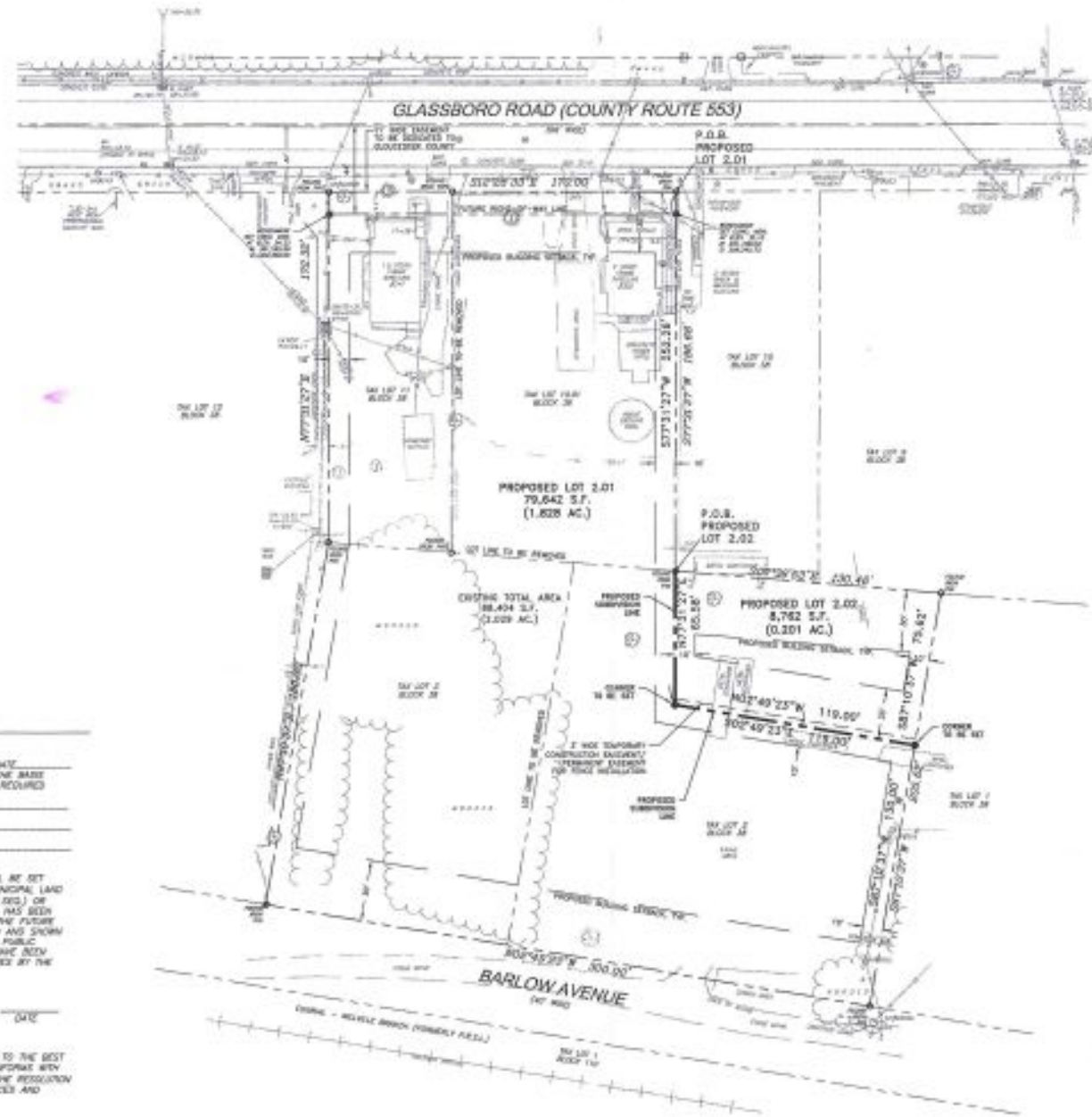
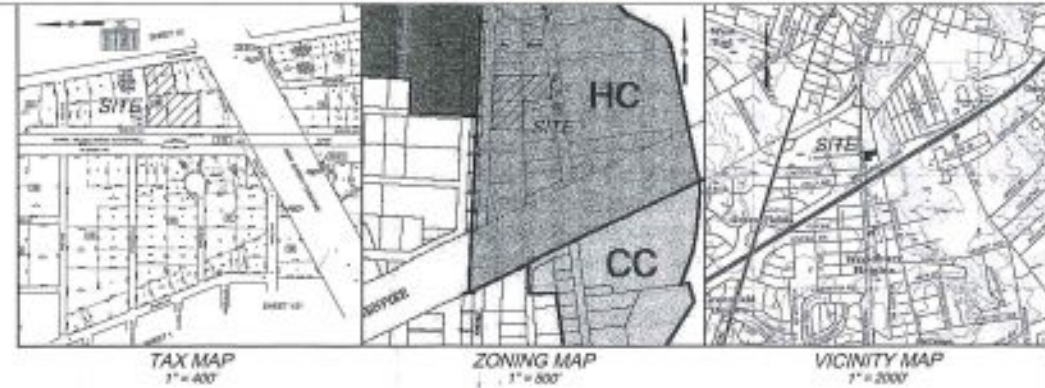


**ZONING SCHEDULE**

HC - HIGHWAY COMMERCIAL	REQUIRED	PROPOSED	CONFORMS	PROPOSED	CONFORMS
MIN. LOT AREA	12,500 sq. ft.	79,642 sq. ft.	YES	8,782 sq. ft.	NO
MIN. LOT FRONTAGE	100'	175'	YES	60'	NO
MIN. LOT DEPTH	100'	379.2'	YES	70.4'	NO
MAX. BUILDING SETBACKS					
FRONT YARD	30'	30'	YES	30'	YES
OTHER SIDE YARD	10'	10'	YES	10'	YES
REAR YARD	25'	25'	YES	25'	YES
MAX. BUILDING COVERAGE	N/A	N/A	N/A	N/A	N/A

NOTE:  
ALL EXISTING STRUCTURES AND FEATURES WITHIN THE LIMITS OF THE SUBJECT PROPERTIES ARE TO BE REMOVED, RELOCATED OR DEMOLISHED AS PART OF THIS APPLICATION.



**NOTES:**

- SUBJECT PROPERTIES SHOWN AS TAX LOTS 2, 3, 10.01 & 11, BLOCK 38 AS SHOWN ON SHEET 2 OF THE CURRENT TAX ASSESSMENT MAPS OF THE BOROUGH OF WOODBURY HEIGHTS, GLOUCESTER COUNTY, NEW JERSEY.
- REFERENCE MAP: PROPERTY & EPOCH/SPACIAL SURVEY, TAX LOTS 2, 3, 10.01 & 11, BLOCK 38, WOODBURY HEIGHTS BOROUGH, GLOUCESTER COUNTY, N.J. PREPARED BY THIS OFFICE, HARD PROJECT NO. 18076, DATED 5/16/18, LAST REVISION 6/12/18.
- VERTICAL DATUM IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATES (NAD 83).
- VERTICAL DATUM IN FEET AND IS REFERENCED TO N.A.S.D. 1985.
- SUBJECT PROPERTIES LOCATED IN THE 'HC' (HIGHWAY COMMERCIAL) ZONE.

**LEGEND**

30' 4" OFF	CONCRETE CURB
30' 8" PAINT	CONCRETE CURB
3" CURB-CUT	EDGE OF PAVEMENT
1" 2" 2" 4" 6" 8" 10" 12" 14" 16" 18" 20" 22" 24" 26" 28" 30" 32" 34" 36" 38" 40" 42" 44" 46" 48" 50" 52" 54" 56" 58" 60" 62" 64" 66" 68" 70" 72" 74" 76" 78" 80" 82" 84" 86" 88" 90" 92" 94" 96" 98" 100"	EDGE OF ROAD
1" 2" 3" 4" 5" 6" 7" 8" 9" 10" 11" 12" 13" 14" 15" 16" 17" 18" 19" 20" 21" 22" 23" 24" 25" 26" 27" 28" 29" 30" 31" 32" 33" 34" 35" 36" 37" 38" 39" 40" 41" 42" 43" 44" 45" 46" 47" 48" 49" 50" 51" 52" 53" 54" 55" 56" 57" 58" 59" 60" 61" 62" 63" 64" 65" 66" 67" 68" 69" 70" 71" 72" 73" 74" 75" 76" 77" 78" 79" 80" 81" 82" 83" 84" 85" 86" 87" 88" 89" 90" 91" 92" 93" 94" 95" 96" 97" 98" 99" 100"	OVERHEAD WIRE
1" 2" 3" 4" 5" 6" 7" 8" 9" 10" 11" 12" 13" 14" 15" 16" 17" 18" 19" 20" 21" 22" 23" 24" 25" 26" 27" 28" 29" 30" 31" 32" 33" 34" 35" 36" 37" 38" 39" 40" 41" 42" 43" 44" 45" 46" 47" 48" 49" 50" 51" 52" 53" 54" 55" 56" 57" 58" 59" 60" 61" 62" 63" 64" 65" 66" 67" 68" 69" 70" 71" 72" 73" 74" 75" 76" 77" 78" 79" 80" 81" 82" 83" 84" 85" 86" 87" 88" 89" 90" 91" 92" 93" 94" 95" 96" 97" 98" 99" 100"	RAILROAD TRACKS
1" 2" 3" 4" 5" 6" 7" 8" 9" 10" 11" 12" 13" 14" 15" 16" 17" 18" 19" 20" 21" 22" 23" 24" 25" 26" 27" 28" 29" 30" 31" 32" 33" 34" 35" 36" 37" 38" 39" 40" 41" 42" 43" 44" 45" 46" 47" 48" 49" 50" 51" 52" 53" 54" 55" 56" 57" 58" 59" 60" 61" 62" 63" 64" 65" 66" 67" 68" 69" 70" 71" 72" 73" 74" 75" 76" 77" 78" 79" 80" 81" 82" 83" 84" 85" 86" 87" 88" 89" 90" 91" 92" 93" 94" 95" 96" 97" 98" 99" 100"	STONE CURB
1" 2" 3" 4" 5" 6" 7" 8" 9" 10" 11" 12" 13" 14" 15" 16" 17" 18" 19" 20" 21" 22" 23" 24" 25" 26" 27" 28" 29" 30" 31" 32" 33" 34" 35" 36" 37" 38" 39" 40" 41" 42" 43" 44" 45" 46" 47" 48" 49" 50" 51" 52" 53" 54" 55" 56" 57" 58" 59" 60" 61" 62" 63" 64" 65" 66" 67" 68" 69" 70" 71" 72" 73" 74" 75" 76" 77" 78" 79" 80" 81" 82" 83" 84" 85" 86" 87" 88" 89" 90" 91" 92" 93" 94" 95" 96" 97" 98" 99" 100"	UTILITY POLE
1" 2" 3" 4" 5" 6" 7" 8" 9" 10" 11" 12" 13" 14" 15" 16" 17" 18" 19" 20" 21" 22" 23" 24" 25" 26" 27" 28" 29" 30" 31" 32" 33" 34" 35" 36" 37" 38" 39" 40" 41" 42" 43" 44" 45" 46" 47" 48" 49" 50" 51" 52" 53" 54" 55" 56" 57" 58" 59" 60" 61" 62" 63" 64" 65" 66" 67" 68" 69" 70" 71" 72" 73" 74" 75" 76" 77" 78" 79" 80" 81" 82" 83" 84" 85" 86" 87" 88" 89" 90" 91" 92" 93" 94" 95" 96" 97" 98" 99" 100"	UTILITY POLE W/ WIRE
1" 2" 3" 4" 5" 6" 7" 8" 9" 10" 11" 12" 13" 14" 15" 16" 17" 18" 19" 20" 21" 22" 23" 24" 25" 26" 27" 28" 29" 30" 31" 32" 33" 34" 35" 36" 37" 38" 39" 40" 41" 42" 43" 44" 45" 46" 47" 48" 49" 50" 51" 52" 53" 54" 55" 56" 57" 58" 59" 60" 61" 62" 63" 64" 65" 66" 67" 68" 69" 70" 71" 72" 73" 74" 75" 76" 77" 78" 79" 80" 81" 82" 83" 84" 85" 86" 87" 88" 89" 90" 91" 92" 93" 94" 95" 96" 97" 98" 99" 100"	WATER MAIN

**CERTIFICATIONS**

THIS PLAN IS HEREBY APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF WOODBURY HEIGHTS, NEW JERSEY.

PLANNING BOARD CHAIRPERSON DATE

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE BOROUGH OF WOODBURY HEIGHTS PLANNING BOARD AT AN OFFICIAL MEETING HELD ON AND SHALL BE FILED ON OR BEFORE I FURTHER CERTIFY THAT THE PLANNING BOARD IS THE CONTINGENT AUTHORITY.

PLANNING BOARD SECRETARY DATE

IT IS HEREBY CERTIFIED THAT THE LINES SUBMITTED BY THIS MAP ARE SHOWN BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF THIS PLAN IS GIVEN.

OWNER OF REPRESENTATIVE CONFORMING BROTHERS, INC. DATE

OWNER OF REPRESENTATIVE STEVE'S STORAGE SNACKS, LLC DATE

OWNER OF REPRESENTATIVE STEVE HANSAUGH DATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 12/12/2018 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS WITH OUTSTANDING CORNERS MARKED AS PROMISED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION AND COMPLES WITH THE PROVISIONS OF THE MAP PLANNING LAW AND THAT THE OUTSTANDING CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR WILL BE SET.

Michael R. Vargo  
MICHAEL R. VARGO, P.L.L.C.  
N.J. LAND SURVEYOR LICENSE NO. 23182

GLOUCESTER COUNTY APPROVES SUBDIVISION DATE  
GLOUCESTER COUNTY PLANNING BOARD ON THE BEHALF THAT THE SUBDIVISION MEETS ALL REQS REQUIRED UNDER REVENUE RESOLUTION FILE NO.

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE PLAN" P.L. 1978, C.207 (C.40:40-7) (ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP. I FURTHER CERTIFY THAT THE PUBLIC STREETS OR OTHER WAYS SHOWN HEREON HAVE BEEN APPROVED AS TO LOCATION, WIDTH AND NAMES BY THE PROPER AUTHORITY.

MUNICIPAL CLERK DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP PLANNING LAW, THE RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THEREIN.

MUNICIPAL ENGINEER DATE

I DO HEREBY CERTIFY THAT ALL TAXES HAVE BEEN PAID TO DATE.

MUNICIPAL TAX COLLECTOR DATE

**OWNERS**

LOT 2 & 3, BLOCK 38  
CONFORMING BROTHERS, INC.  
1838 GLASSBORO ROAD  
WOODBURY HEIGHTS, NJ 08097

LOT 10.01, BLOCK 38  
STEVE'S STORAGE SNACKS, LLC  
8707 3RD AVENUE  
STONE HARBOR, NJ 08047

LOT 11, BLOCK 38  
STEVE HANSAUGH  
812 LINDEN COURT  
MCKEON, NJ 08055

**APPLICANT**

WINDHAUGH DEVELOPERS  
2 WINDS DRIVE  
MULLICK HILL, NJ 08052

12/12/2018 1 10:00 AM  
12/12/2018 1 10:00 AM

PLAN OF MINOR SUBDIVISION  
TAX LOTS 2, 3, 10.01, & 11, BLOCK 38  
WOODBURY HEIGHTS BOROUGH, GLOUCESTER COUNTY, N.J.  
PREPARED FOR:  
WINDHAUGH DEVELOPERS

**VARGO ASSOCIATES**  
Surveying and Mapping  
P.O. Box 541, Flemington, New Jersey  
7-17-19822 (609) 894-1719  
A member of the VARGO GROUP of companies

DATE: 12/12/2018 TIME: 10:00 AM SHEET: 1 OF 1

Michael R. Vargo  
**MICHAEL R. VARGO**  
N.J. Professional Land Surveyor License No. 23182  
N.J. Professional Land Surveyor License No. 23182-010  
N.J. Professional Land Surveyor License No. 23182-010

