

1. OWNER/APPLICANT:
AN REALTY, LLC
6021 BLACK HORSE PIKE
EGG HARBOR TOWNSHIP, NJ 08234
609-646-1104 (PHONE)
609-641-5829 (FAX)

2. PROPERTY INFORMATION:
BLOCK 59 LOT 19
#400 W. BLACK HORSE PIKE
PLEASANTVILLE, NEW JERSEY
TOTAL LOT AREA = 3.18 ACRES - 138,761.3 SF
FLOOD ZONE = C
EXISTING USE = COMMERCIAL CAR DEALERSHIP
ZONING = RC DISTRICT

3. INTENT OF APPLICANT:
THE APPLICANT PROPOSES TO SUBDIVIDE THE EXISTING PARCEL AS SHOWN.

4. PROPERTY SURVEY:
ALL INFORMATION SHOWN ON THIS PLAN ACQUIRED FROM A PHYSICAL FIELD SURVEY BY ARTHUR W. PONZIO CO. & ASSOC., INC. ALL ELEVATIONS INDICATED REFLECT NAVD88.

ARTHUR W. PONZIO, JR.
PROFESSIONAL LAND SURVEYOR
NJ LICENSE NO. 28314

DATE

5. IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF THIS MAP IS HEREBY GIVEN.

BY: OWNER

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

MUNICIPAL ENGINEER

7. THE MONUMENTS SHOWN ON THIS MAP HAVE BEEN SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW", P.L. 1975 c.291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE.

I CERTIFY THAT THE PUBLIC STREETS OR OTHER WAYS SHOWN HEREON HAVE BEEN APPROVED AS TO LOCATION, WIDTH AND NAMES BY THE PROPER AUTHORITY.

CITY CLERK DATE

IT IS HEREBY CERTIFIED THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" AND WAS DULY APPROVED BY RESOLUTION OF THE CITY OF VENTNOR PLANNING BOARD AT AN OFFICIAL MEETING HELD ON _____ IT IS FURTHER CERTIFIED THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY. THIS MAP SHALL BE FILED WITH THE ATLANTIC COUNTY RECORDING OFFICER ON OR BEFORE _____ (190 DAYS FROM DATE OF MEMORIALIZATION OF RESOLUTION).

LIST OF OWNERS WITHIN 200 FT

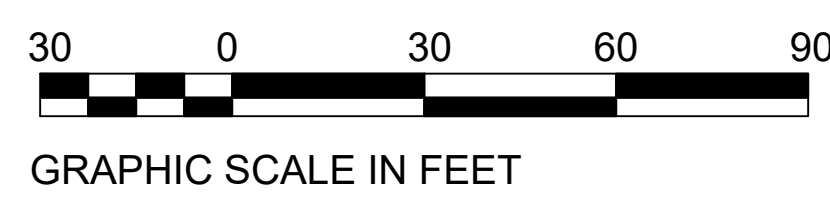
BLOCK	LOT	OWNER	PROPERTY ADDRESS	PROPERTY TYPE	APPT. LENS
81	27	ATLANTIC COUNTY ENGINEERING DEPT	PO BOX 719, NORWALD, NJ 08223	Public	Delish B.G.
84	1	ATLANTIC COUNTY ENGINEERING DEPT	PO BOX 719, NORWALD, NJ 08223	Public	Delish B.G.
103	3	ATLANTIC COUNTY ENGINEERING DEPT	PO BOX 719, NORWALD, NJ 08223	Public	Delish B.G.
103	3.11	ATLANTIC COUNTY ENGINEERING DEPT	PO BOX 719, NORWALD, NJ 08223	Public	Delish B.G.
100	4	ATLANTIC COUNTY ENGINEERING DEPT	PO BOX 719, NORWALD, NJ 08223	Public	Delish B.G.
100	4.02	ATLANTIC COUNTY ENGINEERING DEPT	PO BOX 719, NORWALD, NJ 08223	Public	Delish B.G.

PLAN REFERENCES

- PLAN PREPARED BY ARTHUR W. PONZIO CO. TITLED "MINOR SUBDIVISION OF ADMIRAL DATSUN PROPERTY" DATED 10/21/1980.
- PLAN PREPARED BY CONSULTING ENGINEER SERVICES TITLED "ALTA/ACSM LAND TITLE SURVEY" PROJECT NO: 2655 DATED 1/2/2006.
- PLAN PREPARED BY DORAN ENGINEERING TITLED "SURVEY OF PROPERTY FOR HERMAN POGACHEFSKY DATED 7/28/86 PROJECT NO: 2849.
- PROPERTY DEED FILED 422593 BK 7451 PG. 1.
- CITY OF PLEASANTVILLE TAX MAP SHEET NUMBER 13.
- CITY OF PLEASANTVILLE ZONING MAP.
- FEMA FLOOD INSURANCE RATE MAP NO. 340015 0004B

ZONING SCHEDULE RC COMMERCIAL DISTRICT

DESCRIPTION	REQUIRED	PROPOSED LOT 19.01	PROPOSED LOT 19.02
LOT AREA	43560 SF	4940.55 SF (0.11 ACRES) (V)	132163.75 SF (3.03 ACRES)
LOT WIDTH	200 FT	75 FT (V)	196.1 FT
LOT DEPTH	100 FT	65.56 FT (V)	220.15 FT
SETBACKS			
FRONT	20 FT	10 FT (SIGN)	95.4 / 96.8 FT
SIDE	20 FT	10 FT (SIGN)	99.6 / 51.5 FT
REAR	40 FT	14 FT (SIGN)	145.7 FT
COVERAGE (LOT)	80%	100% (V)	94% (ENC)
COVERAGE (BLDG)	60%	0%	15%



ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGH VOLTAGE PROXIMITY ACT, STATE OF NEW JERSEY ADOPTED 7/21/88 AS P.L. 1988 c.280, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, BOCA ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

A.W. PONZIO CO & ASSOCIATES, INC. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTORS COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
REVISIONS							

AWP
ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
SURVEYORS, PLANNERS, ENGINEERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

JON J. BARNHART
PROFESSIONAL PLANNER N.J. NO. _____
PROFESSIONAL ENGINEER N.J. NO. GE43483

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 2676
PROFESSIONAL LAND SURVEYOR N.J. NO. 28314

MINOR SUBDIVISION PLAN
BLOCK 59 LOT 19
CITY OF PLEASANTVILLE ATLANTIC COUNTY NEW JERSEY
SCALE: 1" = 30'
DATE: 5-21-21
BY: JUB
PROJ. NO.: 30198

SHEET NO. _____
SHEET 1 of 1