UTILITIES Michael F. Stonac, Mgr. Engineering Design One Elizabethtown Plaza, 3<sup>rd</sup> Floor East Union, New Jersey 07083

Comcast Cable 800 Rahway Avenue Union, New Jersey 07083 Donna Short, GIS Supervisor NJ American Water Company, Inc. Sun Pipe Line Company 1025 Laurel Oak Road Right-of-Way Department 26th Floor Voorhees, New Jersey 08043 1801 Market Street Philadelphia, PA 19103 Manager - Corporate Properties

80 Park Plaza T6B Newark, New Jersey 07102 Elizabethtown Gas Company Greg Balint 530 Green Lane Union, New Jersey 07083

Montello Complex 525 Fritztown Road Sinking Spring, PA 19608 NJDEP

Sunco Pipe Line Company

Right-of-Way Department

Verizon, c/o Thomas Grabowski

North Brunswick, New Jersey 08902

445 Georges Road

CN402 Trenton, New Jersey 08625

CITY OF LINDEN, UNION COUNTY, NEW JERSEY BULK ZONING REQUIREMENTS 4900 TREMLEY POINT ROAD REDEVELOPMENT PLAN						
REGULATION	REQUIRED	EXISTING BLOCK 587 LOT 8	PROPOSES BLOCK 587 LOT 8.01	PROPOSED BLOCK 587 LOT 8.02		
MINIMUM LOT DIMENSIONS						
MINIMUM LOT SIZE (S.F.)	40,000	1,357,136.79	428,883.00	928,253.79		
MINIMUM LOT WIDTH (FT.)	200	854.3	854.3	992.4		
MINIMUM LOT DEPTH (FT.)	200	1,012.9	145.3**	643.7		
MINIMUM YARD REQUIREMENTS						
MINIMUM SETBACK — BUILDINGS/STRUCTURES CONTAINING PRINCIPAL LAND USE (FT.)	25	N/A	N/A	> 25		
MINIMUM SETBACK — BUILDINGS/STRUCTURES CONTAINING ACCESSORY LAND USE (FT.)	20	N/A	N/A	> 20		
LOT COVERAGE						
MAXIMUM IMPERVIOUS COVERAGE (%)	95	100*	< 95	< 95		
MAXIMUM BUILDING COVERAGE (%)	60	N/A	N/A	< 60		
BUILDING REQUIREMENTS						
MAXIMUM PRINCIPAL BUILDING HEIGHT (FT.)	75	N/A	N/A	< 75		
MAXIMUM ACCESSORY BUILDING HEIGHT (FT.)	110	N/A	N/A	< 110		

\* EXISTING NON-CONFORMITY \*\* DEVIATION REQUESTED

**APPLICANT:** 

OWNER:

LINDEN RENEWABLE ENERGY, LLC LINDEN MARINE LLC 163 NORTH SHORE ROAD 1355 CAMPUS PARKWAY HAMPTON, NH 03842 NEPTUNE, NJ 07753 603-475-5914 732-751-7605 c/o JAMES POTTER c/o J GORDON MILNES

## NOTES:

- 1. INFORMATION SHOWN HEREON WAS OBTAINED FROM AERIAL PHOTOGRAPHY TAKEN FROM PROMAPS INC. ON MARCH 14, 2017 WITH AERIAL TARGETS SUPPLIED BY FRENCH AND PARRELLO ASSOCIATES TAKEN IN THE FIELD ON APRIL 10, 2017.
- 2. SUPPLEMENTAL INFORMATION SHOWN HEREON WAS OBTAINED IN THE FIELD BY FRENCH & PARRELLO ASSOCIATES ON AUGUST 3, 2017.
- 3. THE HORIZONTAL DATUM REFERENCED ON THIS SURVEY ARE BASED ON GPS OBSERVATIONS AND ARE RELATIVE TO NAD 83 ADJUSTMENT.
- 4. THE NORTH ARROW AND METES AND BOUNDS INDICATED ON THIS PLAN ARE BASED ON GPS OBSERVATIONS AND ARE RELATIVE TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83); THESE MAY DIFFER FROM THE METES AND BOUNDS OF THE INDIVIDUAL PROPERTY DEED DESCRIPTIONS.
- 5. TIDELANDS INFORMATION SHOWN HEREON WAS OBTAINED FROM ARCGIS DATA FILES (SHAPEFILES) LOCATED ON THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION WEBSITE.
- 6. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS, UTILITY MARKING FOUND IN THE FIELD AND/OR INFORMATION SUPPLIED BY THE UTILITY COMPANIES. SINCE NO PHYSICAL LOCATION OF THE UNDERGROUND FACILITIES HAVE BEEN MADE BY THE UNDERSIGNED, NO GUARANTEE IS BEING MADE FOR THEIR COMPLETENESS OR ACCURACY.
- 7. THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AND/OR HAZARDOUS MATERIALS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON, NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS AND/OR HAZARDOUS MATERIALS IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS SEPARATE AND APART FROM THIS SURVEY.

- 8. ANY AND ALL NOTES SHOWN ON THIS PLAN REGARDING ENVIRONMENTALLY SENSITIVE AREAS ARE STRICTLY FOR INFORMATIONAL PURPOSES ONLY, BEING PART OF THE TITLE COMMITMENT PROVIDED TO THE SURVEYOR WHO PREPARED THIS PLAN AND WHICH ARE ALSO FILED WITH THE COUNTY CLERK'S OFFICE OF UNION.THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OR NON-EXISTENCE OF HAZARDOUS MATERIALS OR ENVIRONMENTALLY SENSITIVE AREAS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON, NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF HAZARDOUS MATERIALS IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS SEPARATE AND APART FROM THIS SURVEY TO VERIFY THE EXACT LOCATION(S) OF ANY HAZARDOUS MATERIALS OR ENVIRONMENTALLY SENSITIVE AREAS.
- 9. IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.
- 10. THE STATE OF NEW JERSEY HAS DECLARED THAT IT HAS NO RIGHT, TITLE OR OWNERSHIP INTEREST IN LOT 8, BLOCK 587. AND/OR ADJACENT AREA OUT SHORE OF SAID LOT AND BLOCK TO THE BOUNDARY LINE LIMITS AS DESCRIBED IN A STATMENT OF NO INTEREST LETTER, DATED MARCH 6, 2019, FILE No. 2009-17-0002.1 SNI170001, AND RECORDED IN LIBER BOOK B-14, PAGE 61.
- 11. THIS SURVEY AND THE INFORMATION SHOWN HEREON IS PRIVILEGED AND HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF LINDEN MARINE, LLC FOR DESIGN PURPOSES ONLY. THIS SURVEY AND THE INFORMATION CONTAINED HEREON CANNOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED PROFESSIONAL.

## **MAP REFERENCES:**

OVERALL PLAN

- 1. A PLAN ENTITLED "SURVEY OF PROPERTY, WARNERS PLANT, TREMLEY POINT, CITY OF LINDEN, UNION COUNTY, NEW JERSEY", DATED SEPTEMBER 15, 2005.
- 2. A PLAN ENTITLED "PRELIMINARY SITE PLAN & MINOR SUBDIVISION, No. 4900 TREMLEY POINT ROAD, PROPOSED METAL SHREDDING FACILITY, LOT 8, BLOCK 587, TAX MAP SHEET No. 127, CITY OF LINDEN, UNION COUNTY, NEW JERSEY" PREPARED BY HARBOR CONSULTANTS ENGINEERS & SURVEYORS, DATED OCTOBER 14, 2011, LAST REVISED NOVEMBER 15, 2011
- 3. A PLAN ENTITLED "PLAN OF SURVEY, PREPARE FOR LOT 8, 587, SITUATED IN THE CITY OF LINDEN, UNION COUNTY, NEW JERSEY", PREPARED BY FRENCH & PARRELLO ASSOCIATES, DATED SEPTEMBER 11, 2017, LAST REVISED OCTOBER 26, 2017.
- 4. THE OFFICIAL TAX MAP OF THE CITY OF LINDEN, UNION COUNTY, NEW JERSEY, SHEET No. 127.

## **DEED REFERENCES**

4801 Tremley Point Road

N/F CITGO Holding Terminals LL

4600 Tremely Point Road

Tremely Point Road

Proposed Lot 8.02

928,253.79 S.F. / 21.310 Ac.

N/F CITGO Holdng Terminals LLC

BLOCK 587

1,357,136.79 S.F. / 31.156 Ac.

4900 Tremley Point Road

N/F Linden Marine LLC

ARTHUR KILL (A.K.A. STATEN ISLAND SOUND)

DEED BOOK	PAGE NUMBER	REFERENCE
DB-5534	0900	DEED (PLOTTED AND SHOWN)
DB-952	40	TRANSITION OF OWNERS SHIP (PLOTTED AND SHOWN)
DB-1140	144	TRANSITION OF OWNERSHIP (PLOTTED AND SHOWN)
DB-2725	267	PIPE LINE EASEMENT AGREEMENT (AFFECTS SUBJECT
22 2. 20		PROPERTY) (LOCATION COULD NOT BE DETERMINED
		FROM DOCUMENTATION PROVIDED).
DB-3001	337	IRREVOCABLE LICENSE (PIPELINE) DOES NOT AFFECT
		SUBJECT PROPERTY)
DB-3017	793	LAND SUBJECT TO EASEMENTS, RESTRICTIONS, ETC.
		(SHOWN)
DB-3034	196	PIPELINE EASEMENT (PLOTTED AND SHOWN)
DB-3679	316	NJDEP CONSENT ORDER (BLANKET IN NATURE)
DB-4043	257	NJDEP CONSENT ORDER AMENDMENT (BLANKET IN
		NATURE)
DB-3189	312	SANITARY FORCE MAIN EASEMENT (DOES NOT AFFECTS
		SUBJECT PROPERTY)
DB-3189	322	SANITARY FORCE MAIN EASEMENT (DOES NOT AFFECTS
		SUBJECT PROPERTY)
DB-3193	904	SANITARY FORCE MAIN EASEMENT (AFFECTS SUBJECT
		PROPERTY, SHOWN)
DB-4567	0333	DECLARATION OF ENVIRONMENTAL RESTRICTIONS
		(AFFECTS SUBJECT PROPERTY)
DB-4978	0052	DEED OF RESTRICTIONS (AFFECTS SUBJECT PROPERTY)
		(BLANKET IN NATURE)
DB-4978	0058	EASEMENT AGREEMENT (AFFECTS SUBJECT PROPERTY)
		(BLANKET IN NATURE)
DB-5487	0083	BIENNIAL CERTIFICATION MONITORING REPORT
DB-5717	0681	MEMORANDUM OF REVOCABLE LICENSE AGREEMENT
		(BLANKET IN NATURE).
DB-376	515	RIPARIAN GRANT LIBER N-512 (PLOTTED AND SHOWN).
DB-385	364	RIPARIAN GRANT LIBER 0-83 (PLOTTED AND SHOWN).
DB-4442	0255	NJDEP PERMIT (NON-SURVEY RELATED DOCUMENT).
DB-5272	0240	DEED OF NOTICE (BLANKET IN NATURE).
LIBER BOOK	PAGE NUMBER	REFERENCE

N	512	RIPARIAN GRANT IN FAVOR OF THE STATE OF NEW JERSEY
0	83	RIPARIAN GRANT IN FAVOR OF THE STATE OF NEW JERSEY
X-1	154	RIPARIAN GRANT BETWEEN STATE OF NEW JERSEY AND

STATEMENT OF NO INTEREST

#### SURVEYOR'S CERTIFICATION

4801 Tremley Point Road

N/F CITGO Holding Terminals LLC

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED AUGUST 3, 2017, MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPILES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET. A BOND WILL BE GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE OUTBOUND MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

Thomas J. Ertle, PLS New Jersey Professional Land Surveyor, No. 24GS03583400

#### **CITY OF LINDEN CERTIFICATIONS:**

THIS IS TO CERTIFY THAT THIS MAP COMPILES WITH THE PROVISIONS OF P.L. 2011, C.217 (N.J.S.A. 46:26A-1 ET. SEQ). KNOWN AS THE "MAP FILING LAW" AND FURTHER CERTIFIES THAT THE MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF THE CITY OF LINDEN, THE PROPER AUTHORITY FOR SUCH APPROVAL. THIS MAP SHALL BE FILED IN THE UNION COUNTY CLERK'S OFFICE ON OR BEFORE THE \_\_\_\_\_ DAY OF \_\_\_ 2020 WHICH IS 180 DAYS FROM THE DATE OF THE SIGNING

Planning Board Chairman

Planning Board Secretary

**Township Clerk** 

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

THE MONUMENTS SHOWN ON THE MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW", P.L. 1975 c.291 (C.40:55D-1 ET SE1Q) OR LOCAL ORDINANCE. I HEREBY CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

**Township Engineer** 

**OWNER'S CERTIFICATION:** 

THE UNDERSIGNED HEREBY DECLARES TO BE THE OWNER OF BLOCK 587, LOT 8, AS DEFINED HEREON, AND HEREBY CONSENTS TO THE FILING OF THIS MAP IN THE UNION COUNTY CLERK'S OFFICE.

LINDEN MARINE LLC

c/o J GORDON MILNES THIS NOTARIZATION IS FOR THE OWNER'S SIGNATURE SWORN TO AND SUBSCRIBED BEFORE ME THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC OF NEW JERSEY COMMISSION EXPIRATION DATE

**APPROVED BY:** 

## **CITY OF LINDEN PLANNING BOARD:**

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF CHAPTER 141 p.I. 1960, AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE COUNTY OF UNION BY THE "PROPER AUTHORITY", THE CITY OF LINDEN PLANNING BOARD.

PLANNING BOARD NUMBER:

Planning Board Chairman

Planning Board Secretary

MINOR SUBDIVISION PLAT

Corporate Office Wa**ll**, NJ 07719 732.312.9800 Regional Offices Camden, NJ Hackettstown, NJ

New York, NY King of Prussia, PA

PREPARED FOR **LOT 8, BLOCK 587 LINDEN MARINE** SITUATED IN THE **CITY OF LINDEN UNION COUNTY, NEW JERSEY** 

THOMAS J. ERTLE, PLS PROFESSIONAL LAND SURVEYOR, NJ LIC. No. 24GS03583400

1"=50' 11119.001 T.J.E. L.S.W.

**LEGEND** IRON BAR, IRON PIPE, MAG NAIL, MONUMENTS FOUND / SET PROPERTY LINE SUBDIVISION LINE — — — ADJACENT PROPERTY LINE — — STORM DRAINAGE EASEMENT LINE \_\_ \_ \_ SANITARY SEWER EASEMENT LINE — — UTILITY EASEMENT LINE **UTILITY POLE SANITARY SEWER MANHOLE** STORM DRAINAGE MANHOLE DRAINAGE INLETS AREAS WITHIN RIPARIAN

## MINOR SUBDIVISION PLAT

PREPARED FOR

# **LOT 8, BLOCK 587** LINDEN MARINE

SITUATED IN THE CITY OF LINDEN, UNION COUNTY, NEW JERSEY

THE USE OF THIS SURVEY IN ITS PRESENT FORMAT IS SUBJECT TO THE STATE

BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ADMINISTRATIVE RULES AND REGULATIONS TITLE 13 CHAPTER 40 SUBCHAPTER 8 SECTION 13:40-8.2(e) "NO PERSON SHALL REMOVE A TITLE BLOCK FROM ANY PRINT OR REPRODUCTION" AND SECTION 13:40-8.3(a)5 "THE HANDWRITTEN SIGNATURE OF THE PERSON(S) IN RESPONSIBLE CHARGE AND DATE WHEN SIGNED".

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Revised By Checked By SCALE IN FEET

