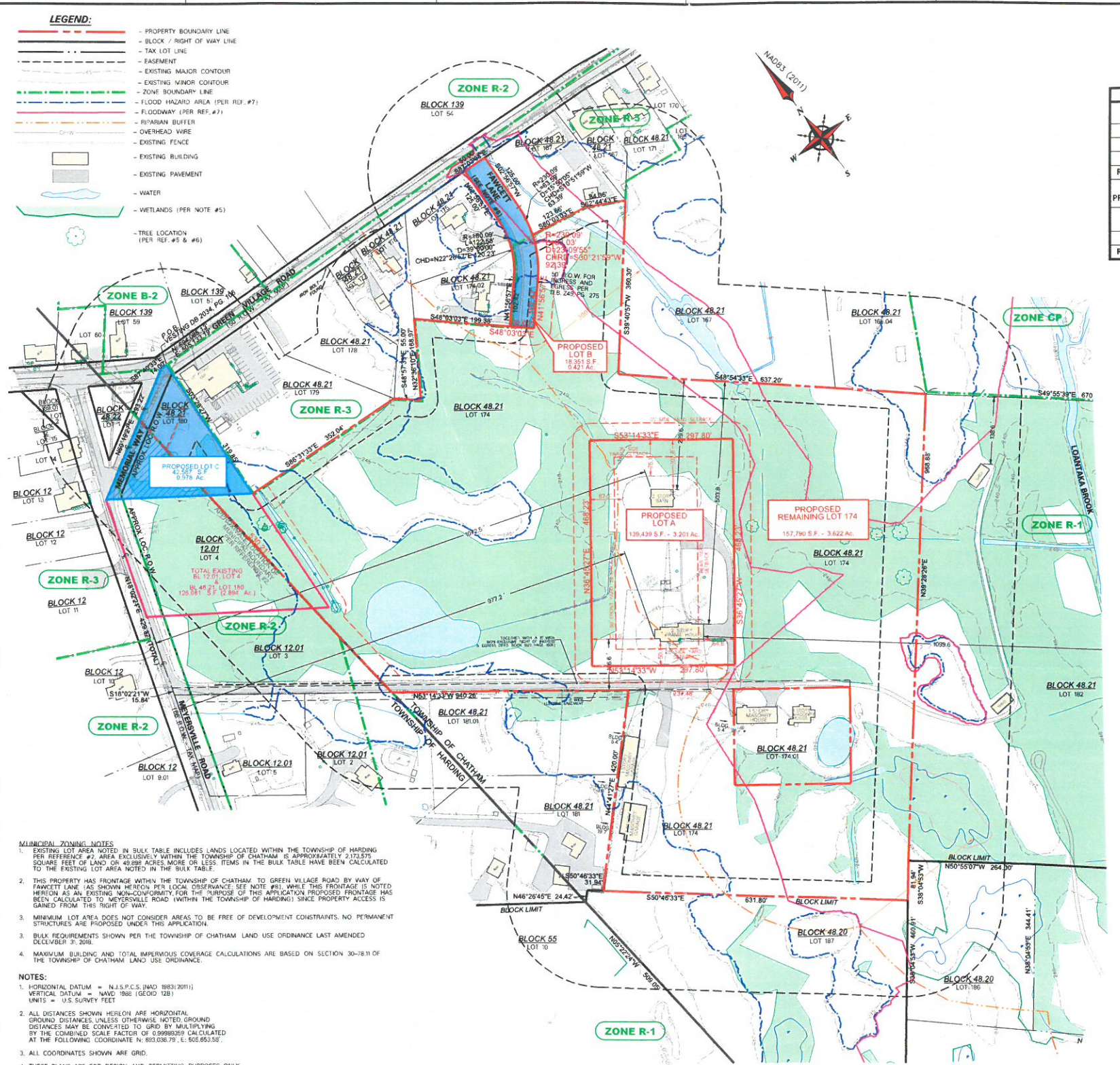


TOWNSHIP OF CHATHAM		
ADJOINING OWNERS WITHIN 200 FEET		
BLOCK	LOT	PROPERTY OWNERS
139.01	2	BILLINGTON, ELBERT LOUIS JR & ELIZ C GREEN VILLAGE, NJ 07935
139	54	O'CONNELL, MICHAEL & NICOLE 486 GREEN VILLAGE RD GREEN VILLAGE, NJ 07935
	57	ZALIS, 10 MILE PL SUMMIT, NJ 07901
	59	MARJOE HOLDING, INC PO BOX 259 GREEN VILLAGE, NJ 07935
	60	MATTA, KATHLEEN A 540 GREEN VILLAGE RD GREEN VILLAGE, NJ 07935
183	QFARM	BAKUNAS, DAVID M TRUSTEE 110 BRITTEN RD GREEN VILLAGE, NJ 07935
184	QFARM	MIELE, ROBERT TRUSTEE LWT ANGELO J 38 BRITTEN RD GREEN VILLAGE, NJ 07935
185	QFARM	FERBER, VIRGINIA B PO BOX 220 GREEN VILLAGE, NJ 07935
48.20	186	HARNETT, JAMES J PO BOX 220 GREEN VILLAGE, NJ 07935
	187	FERBER, VIRGINIA B PO BOX 220 GREEN VILLAGE, NJ 07935
	187.01	HARNETT, JAMES J PO BOX 58 GREEN VILLAGE, NJ 07935
	188	MURPHY, DONALD A & ELIZAR 43 MEYERSVILLE RD GREEN VILLAGE, NJ 07935
	184.08	MIELE, PAUL F & LISA 88 BRITTEN RD GREEN VILLAGE, NJ 07935
	184.11	MIELE, ROBERT G JR & JUDY ANN 80 BRITTEN RD GREEN VILLAGE, NJ 07935
	185.04	MILLER, DANIEL & CAROL ANN 445 GREEN VILLAGE RD CHATHAM, NJ 07935
185.08	QFARM	COUNTY OF MORRIS CLERK OF RECORDS, BOX 319 MORRISTOWN, NJ 07960
	187	O'CONNOR, JOHN & SIOBANN GREEN VILLAGE, NJ 07935
	170	DEPIHRO, NICHOLAS & JESSICA 485 GREEN VILLAGE RD GREEN VILLAGE, NJ 07935
	171	HAY, DAVID E 489 GREEN VILLAGE RD GREEN VILLAGE, NJ 07935
	172	BURKIN, IVAN 139 GREEN VILLAGE RD GREEN VILLAGE, NJ 07935
	173	LAALACEY, BRETT 497 GREEN VILLAGE RD GREEN VILLAGE, NJ 07935
	174.01	FERBER, VIRGINIA B PO BOX 220 GREEN VILLAGE, NJ 07935
48.21	174.02	VILLALOBOS, SERGIO & NINA MANISH 503 GREEN VILLAGE RD GREEN VILLAGE, NJ 07935
	174	FERBER, VIRGINIA B PO BOX 220 GREEN VILLAGE, NJ 07935
	175	FAWCETT, GERALD JR & PEGGY J 507 GREEN VILLAGE RD GREEN VILLAGE, NJ 07935
	176	KANDY, BARBARA L 513 GREEN VILLAGE RD GREEN VILLAGE, NJ 07935
	177	WALLACE, BRADLEY K & DIANE M ROMANO 517 GREEN VILLAGE RD GREEN VILLAGE, NJ 07935
	178	GREEN VILLAGE VOL FIRE CO 529 GREEN VILLAGE RD GREEN VILLAGE, NJ 07935
	179	GREEN VILLAGE VOL FIRE CO 529 GREEN VILLAGE RD GREEN VILLAGE, NJ 07935
	180	FERBER, VIRGINIA B PO BOX 220 GREEN VILLAGE, NJ 07935
	180	QFARM
	181	DE POORTERE, ROBERT E & MAUREEN PO BOX 15 GREEN VILLAGE, NJ 07935
	181.01	QFARM
	181	DE POORTERE, ROBERT E & MAUREEN PO BOX 15 GREEN VILLAGE, NJ 07935
	182	QFARM
48.22	1	CHATHAM TWP CHATHAM, NJ 07935

TOWNSHIP OF HARDING		
ADJOINING OWNERS WITHIN 200 FEET		
BLOCK	LOT	PROPERTY OWNERS
12.01	3	FERBER, VIRGINIA B PO BOX 220 GREEN VILLAGE, NJ 07935
	4	FERBER, VIRGINIA B PO BOX 220 GREEN VILLAGE, NJ 07935
	5	DE POORTERE, ROBERT & MAUREEN PO BOX 15 GREEN VILLAGE, NJ 07935
5	QFARM	DE POORTERE, ROBERT & MAUREEN PO BOX 15 GREEN VILLAGE, NJ 07935
	10	QUINN, PETER M/SUSAN HANLON 14 MEYERSVILLE RD GREEN VILLAGE, NJ 07935
12	11	FLANAGAN, ELIZABETH PO BOX 2 GREEN VILLAGE, NJ 07935
12	QFARM	VILLAGE TREE FARM LLC GREEN VILLAGE, NJ 07935
	13	FLANAGAN, JEFFREY & TIF 4 MEYERSVILLE RD GREEN VILLAGE, NJ 07935
	14	BILLING, A 4 MEYERSVILLE RD GREEN VILLAGE, NJ 07935
	15	BILLINGTON, EL J R & ELIZABETH PO BOX 8 GREEN VILLAGE, NJ 07935
12.01	2	DE POORTERE, ROBERT & MAUREEN PO BOX 15 GREEN VILLAGE, NJ 07935
2	QFARM	DE POORTERE, ROBERT & MAUREEN PO BOX 15 GREEN VILLAGE, NJ 07935
12	9.01	SWIFT, EUGENIA PO BOX 207 GREEN VILLAGE, NJ 07935
12.01	2.01	DE POORTERE, ROBERT & MAUREEN PO BOX 15 GREEN VILLAGE, NJ 07935
12.01	2.01	QFARM
	6	HARNETT, JAMES J & NADINE 39 MEYERSVILLE RD, PO 58 GREEN VILLAGE, NJ 07935
6	QFARM	HARNETT, JAMES J & NADINE 39 MEYERSVILLE RD, PO 58 GREEN VILLAGE, NJ 07935
55	8	PETERSON, KARL ANDREWS, TERRY 33 MEYERSVILLE RD GREEN VILLAGE, NJ 07935
	9	GATES, CHARLES P JR & ROSALIE MEYERSVILLE RD, BOX 215 GREEN VILLAGE, NJ 07935
	10	JOHNSON, JEFFREY A & DOREEN K 7 HAWK'S NEST LN GREEN VILLAGE, NJ 07935

UTILITIES & AGENCIES	NAME	ADDRESS
✓	TRANSCONTINENTAL GAS PIPELINE CORP.	PO BOX 1306 HOUSTON, TX 77252
✓	JCP&L CO. REAL ESTATE DEPARTMENT	300 MADISON AVENUE MORRISTOWN, NJ 07962 ATTN: PAUL HARTLEBUS
✓	NEW JERSEY AMERICAN WATER CO.	167 J.F. KENNEDY PARKWAY SHORT HILLS, NJ 07078
✓	NJ AMERICAN WATER (NORTHERN DIVISION)	M.R. D. CONYERS, DIVISION MGR 167 J.F. KENNEDY PARKWAY SHORT HILLS, NJ 07078
✓	THE SOUTHEAST MORRIS COUNTY MUNICIPAL UTILITY AUTHORITY	HARRY G. GERKEN, EXECUTIVE DIRECTOR 19 SADDLE ROAD CEDAR KNOLLS, NJ 07927
✓	TEXAS EASTERN TRANSMISSION CORP.	MANAGER, PROPERTY TAX PO BOX 1642 HOUSTON, TX 77251-1642
✓	TEXAS EASTERN TRANSMISSION CORP.	5400 WESTHEMER CT SUITE 692 HOUSTON, TX 77056
✓	PUBLIC SERVICE ELECTRIC AND GAS CO.	MANAGER-COOP/DATE PROPERTIES 80 PARK PLAZA, T88 NEWARK, NJ 07102
✓	COMCAST CORPORATION	100 RANDOLPH ROAD SOMERSET, NJ 08873
✓	MORRIS COUNTY PLANNING BOARD	COURT HOUSE, CN 900 MORRISTOWN, NJ 07960-0900



MUNICIPAL ZONING NOTES

- EXISTING LOT AREA NOTED IN BULK TABLE INCLUDES LANDS LOCATED WITHIN THE TOWNSHIP OF HARDING PER REFERENCE #2. AREA EXCLUSIVELY WITHIN THE TOWNSHIP OF CHATHAM IS APPROXIMATELY 2,172,572 SQUARE FEET OF LAND OR 49,898 ACRES. MORE OR LESS. ITEMS IN THE BULK TABLE HAVE BEEN CALCULATED TO THE EXISTING LOT AREA NOTED IN THE BULK TABLE.
- THIS PROPERTY HAS FRONTAGE WITHIN THE TOWNSHIP OF CHATHAM TO GREEN VILLAGE ROAD BY WAY OF FAWCETT LANE (AS SHOWN HEREON) PER LOCAL DISPERSEMENT PER NOTE #83. WHILE THIS FRONTAGE IS NOTED HEREON AS AN EXISTING NON-CONFORMITY FOR THE PURPOSE OF THIS APPLICATION PROPOSED FRONTAGE HAS BEEN CALCULATED TO MEYERSVILLE ROAD (WITHIN THE TOWNSHIP OF HARDING) SINCE PROPOSED ACCESS IS GAINED FROM THIS RIGHT OF WAY.
- MINIMUM LOT AREA DOES NOT CONSIDER AREAS TO BE FREE OF DEVELOPMENT CONSTRAINTS. NO PERMANENT STRUCTURES ARE PROPOSED UNDER THIS APPLICATION.
- BULK REQUIREMENTS SHOWN PER THE TOWNSHIP OF CHATHAM LAND USE ORDINANCE LAST AMENDED DECEMBER 01, 2019.
- MAXIMUM BUILDING AND TOTAL IMPERVIOUS COVER CALCULATIONS ARE BASED ON SECTION 30-2(B) OF THE TOWNSHIP OF CHATHAM LAND USE ORDINANCE.

NOTES:

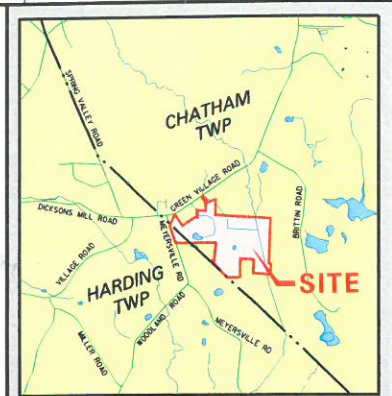
- HORIZONTAL DATUM = N.J.S.P.C.S. (NAD 1983/2011)
VERTICAL DATUM = NAVD 1986 (IGD 128)
UNITS = U.S. SURVEY FEET
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES. UNLESS OTHERWISE NOTED, GROUND DISTANCES MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999329 CALCULATED AT THE FOLLOWING COORDINATE N: 853,036.79, E: 503,653.58.
- ALL COORDINATES SHOWN ARE GRID.
- THESE PLANS ARE FOR DESIGN AND PERMITTING PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION. THE ORIGINAL SIGNED DOCUMENT WITH A RAISED SEAL IS THE DOCUMENT OF RECORD.
- WETLANDS AS SHOWN HEREON WERE DELINEATED IN THE FIELD BY ECOSCIENCES INC. IN AUGUST 2019 AND FIELD LOCATED BY CARROLL ENGINEERING IN AUGUST 2019.
- PROPERTY CONTAINS 2,326,100 SQUARE FEET OF LAND OR 53.603 ACRES, MORE OR LESS.
- MATTEO PROPOSED TO MINIMIZE DISTURBANCES IN REGULATED AREAS (WETLANDS, TRANSITION AREAS, AND PERMITTING ZONES) AND TO PROVIDE ADDITIONAL PROTECTION TO UNDERGROUND GAS LINES AS REQUIRED PER SAFETY PROTOCOLS. AT THE CONTRACTOR'S DISCRETION AND WITH THE APPROVAL OF PSEG, GRASS OR FILTER FABRIC MAY BE USED INSTEAD OF MATTEO FOR THE TEMPORARY ACCESS ROADS AND WORK PADS BUT ONLY IN WETLANDS/TRANSITION AREAS NOT IN WETLANDS OR RIPARIAN ZONES. IN ADDITION, GRAVEL OR FILTER FABRIC COULD ONLY BE USED IN WETLAND/TRANSITION AREAS THAT ARE NOT THREATENED/ENDANGERED SPECIES HABITAT OR THAT ARE NOT TRANSITION AREAS FROM A VERNAL HABITAT FOR ADDITIONAL INFORMATION SEE COMPLIANCE STATEMENT INCLUDED IN THE APPLICATION.
- FAWCETT LANE IS A LOCALLY OBSERVED AND NAMED STREET AND DOES NOT APPEAR ON THE MUNICIPAL TAX MAP FOR THE TOWNSHIP OF CHATHAM PER DEED BOOK 248 PAGE 275. THIS IS A 50' WIDE RIGHT OF WAY EASEMENT AND SERVES AS ACCESS AND EGRESS TO BLOCK 48.21 LOT 174.02 AND LOT 175. THIS R.O.W. EASEMENT ALSO SERVES AS A UTILITY EASEMENT RESTRICTED TO THE WESTERN 1/2 THEREIN.
- METHOD 3 - FEMA FLUMINAL METHOD WAS USED TO DETERMINE THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION FOR THE LOANTAKA BROOK ON THE FERBER FARM PROJECT SITE. THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION WAS DELINEATED PER REFERENCE #7.
- THE APPLICANT SHALL COORDINATE WITH TOWNSHIP OF HARDING REGARDING THE POTENTIAL NEED FOR ROAD OPENING/ACCESS PERMITS ASSOCIATED WITH THE PROPOSED CONSTRUCTION ACTED BY MEYERSVILLE ROAD.
- CONTRACTOR TO CLEARLY MARK EXISTING ON-SITE SEPTIC FIELDS PRIOR TO THE START OF CONSTRUCTION TO PREVENT FROM OVER-COMPACTION OR LOSS OF VEGETATION FOR CONSISTENCY WITH THE GOALS OF N.J.A.C. 7-3A-10.31(F).

REFERENCES:

- SHEET NOS 4 & 5 OF THE TAX MAP FOR THE TOWNSHIP OF CHATHAM, AND SHEET NO. 8 OF THE TAX MAP FOR THE TOWNSHIP OF HARDING, MORRIS COUNTY, N.J.
- "ALTA" MAPS LAND TITLE SURVEY, VIRGINIA B FERBER LIVING TRUST, PSEG PROJECT #17128 - FERBER FARM SURVEY SITUATED IN TOWNSHIP OF CHATHAM, BLOCK 48.20 LOTS 185 & 187; BLOCK 48.21 LOTS 174, 174.01, 180 & 182; TOWNSHIP OF HARDING, BLOCK 12.01 LOTS 3 & 4; MORRIS COUNTY NEW JERSEY, PREPARED BY CARROLL ENGINEERING, HILLSBOROUGH, NJ, DATED OCTOBER 18, 2019 AS DRAWING NUMBER 200-467.
- "FIRM" FLOOD INSURANCE RATE MAP, MORRIS COUNTY, NEW JERSEY, [ALL JURISDICTIONS], PANEL 427 OF 475, REVISED PRELIMINARY FEBRUARY 26, 2016.
- "RPV" LAYDOWN AREA, FERBER FARMS, PREPARED BY PSEG ASSET MANAGEMENT ELECTRIC TRANSMISSION ENGINEERING, DATED 09/19/19.
- "LIMIT OF DISTURBANCE STAKEOUT & PARTIAL TREE LOCATION SURVEY, PSEG PROJECT #17128 - FERBER FARM SURVEY", PREPARED BY CARROLL ENGINEERING, HILLSBOROUGH, NJ, DATED 10-28-2019.
- TREE MARKUP PROVIDED BY DW SMITH ASSOCIATES 11/05/2019.
- METHOD 6 - CALCULATION METHOD WAS USED TO DETERMINE THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION AND THE FLOODWAY LIMIT FOR THE LOANTAKA BROOK AND THE UNPAVED TRIBUTARY TO THE LOANTAKA BROOK. THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION AND FLOODWAY LIMIT WERE DELINEATED AT THE RECENT TITLED "FLOOD HAZARD ENGINEERING REPORT, FERBER FARM LAYDOWN AREA", PREPARED BY TETRA TECH, DATED APRIL 10, 2020.

AREA SUMMARY		
TAX PARCEL	S.F.	ACRES
Existing Block 48.21, Lot 174	1,109,385	25.468
Proposed Lot A	139,439	3.201
Proposed Lot B	18,351	0.421
Remainder Block 48.21, Lot 174	951,595	21.846

PROPOSED FIRE DEPARTMENT PARCEL		
TAX PARCEL	S.F.	ACRES
Existing Block 48.21, Lot 180 & Block 12.01, Lot 4	126,081	2.894
Proposed Lot C	42,587	0.978
Remainder Block 48.21, Lot 174	83,494	1.916



SITE LOCATION MAP
N.T.S.

CHATHAM TOWNSHIP	HARDING TOWNSHIP
ZONE R-1 - RESIDENTIAL	ZONE R-1 - RESIDENTIAL
ZONE R-2 - RESIDENTIAL	ZONE R-2 - RESIDENTIAL
ZONE R-3 - RESIDENTIAL	ZONE R-3 - RESIDENTIAL
ZONE CP - COUNTY PARK	ZONE R-1 - RURAL RESIDENTIAL

CONSENT TO THE FILING OF THIS PLAT WITH THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF CHATHAM

OWNER: PUBLIC SERVICE ELECTRIC & GAS COMPANY
APPLICANT: BRANDI BARTOLOMEO
MANAGER/MAJOR PERMITS & FIELD SERVICES: PUBLIC SERVICE ELECTRIC & GAS COMPANY
APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF CHATHAM:

DATE: 9/8/20

DATE: _____

DATE: _____

DATE: _____

SCHEDULE OF BULK REQUIREMENTS FERBER FARM TEMPORARY LAYDOWN BLOCK 48.21 - LOTS 174 & 180 TOWNSHIP OF CHATHAM, MORRIS COUNTY, NEW JERSEY ZONE R-1 RESIDENCE DISTRICT & R-3 RESIDENCE DISTRICT							
AREA & DESIGN STANDARDS	REQUIRED ZONE R-1	EXISTING LOT 174	PROPOSED LOT A	PROPOSED LOT B	PROPOSED REMAINDER LOT 174	EXISTING LOT 180/4	VARIANCE
MINIMUM LOT AREA	100,000 SF	1,109,385 SF	139,439 SF	18,351 SF	951,595 SF	40,407 SF	
MINIMUM DEPTH OF MEASUREMENT	400 ft.	2,283.7 ft.	468.23 ft.	160 ft.	No Charge	189 ft.	
MINIMUM LOT DEPTH	175 ft.	2,283.7 ft.	468.23 ft.	160 ft.	No Charge	189 ft.	
MINIMUM LOT WIDTH AT STREET	225 ft.	(GRID, VILLAGE ROAD)	NA	50 ft.	0	X	
MINIMUM LOT WIDTH AT SETBACK	250 ft.	(GRID, VILLAGE ROAD)	297.80 ft.	50 ft.	7	X	
MINIMUM SETBACKS							
FRONT	100 ft.	977.2 ft.	120.0 ft.	NA	NA	NA	
SIDE	35 ft.	106.6 ft.	50.1 ft.	NA	NA	NA	
SIDE (CONFINED)	225 ft.	610.4 ft.	152.9 ft.	NA	NA	NA	
REAR	75 ft.	1,099.6 ft.	64.6 ft.	NA	NA	NA	
MAXIMUM BUILDING COVER	2,000 SF + 6% LOT AREA OVER 50,000 SF	0.6%	3.4%	0	0	0	
MAXIMUM TOTAL IMPERVIOUS COVER	15,000 SF + 7.2% LOT AREA OVER 50,000 SF	2.7%	10.9%	25.3%	1.4%	X	
MAXIMUM BUILDING HEIGHT	35 ft./25' STY	2 STY/20 ft. ±	2 STY/20 ft. ±	NA	NA	X	

NA - NOT APPLICABLE
X - EXISTING NON-CONFORMITY

NO.	DATE	DESCRIPTION	DATE	CHKD.
1				
2				
3				

PSEG
Services Corporation
CORPORATE HEADQUARTERS
80 Park Plaza 120
Newark, NJ 07102-4154
Email: surveying@pseg.com

PRELIMINARY

**BLOCK 48.21
LOTS 174 & 180**

TOWNSHIP OF CHATHAM MORRIS COUNTY, N.J.

SHEHZAD C. KHAN
SUBDIVISION PLAN

N.J. PROFESSIONAL LAND SURVEYOR No. 0543334
COA No. 24GA28078500

DRAWN: CML CHECKED: MDR SCALE: AS SHOWN
DATE: 3/04/2022 EXAMINED: BSG AUTH: P-17128