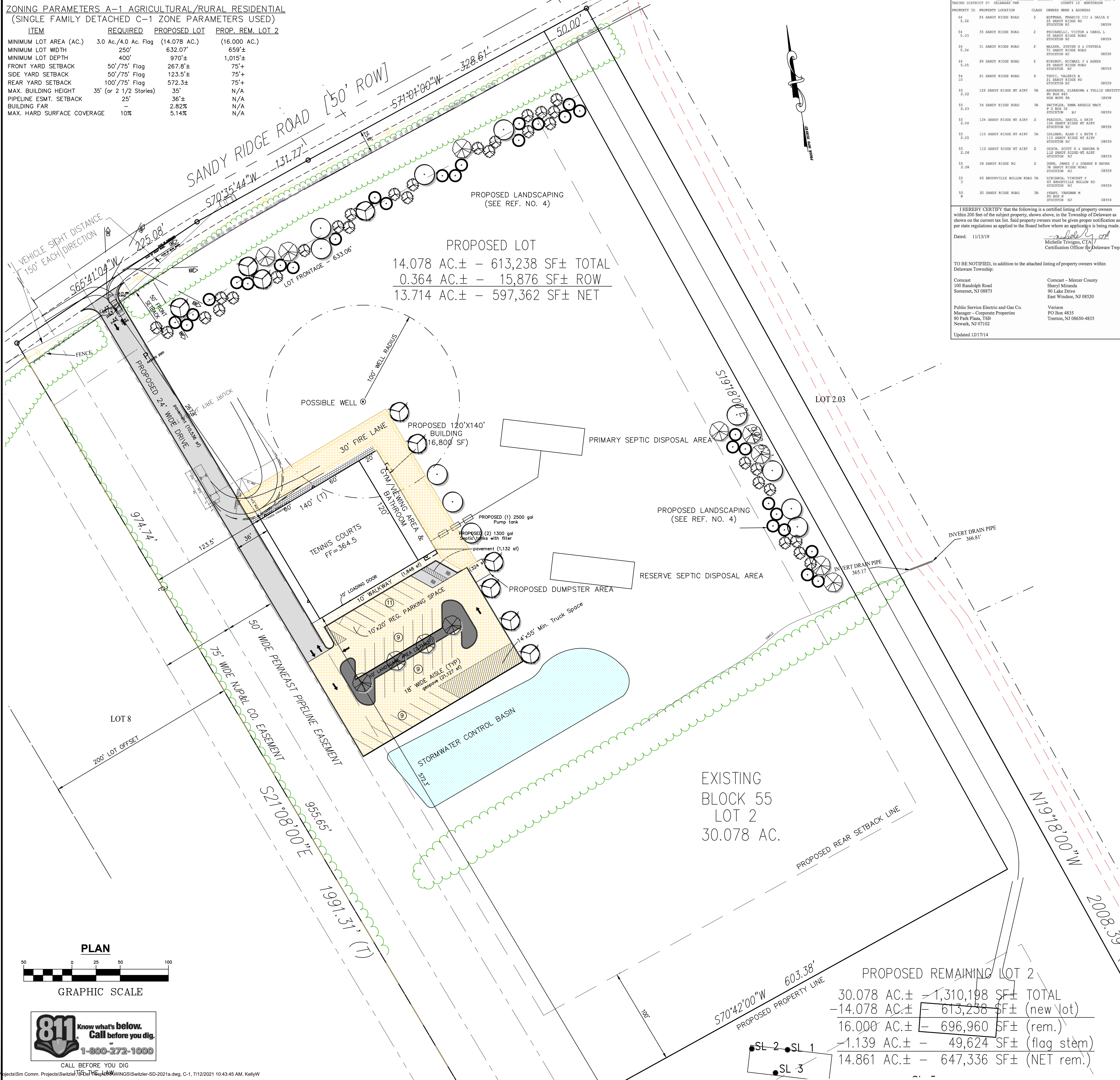


ITEM	REQUIRED	PROPOSED LOT	PROP. REM. LOT 2
MINIMUM LOT AREA (AC.)	3.0 AC./4.0 AC. Flag	(14,078 AC.)	(16,000 AC.)
MINIMUM LOT WIDTH	250'	632.07'	659'
MINIMUM LOT DEPTH	400'	970'	1,015'
FRONT YARD SETBACK	50'/75' Flag	267.8'	75'
SIDE YARD SETBACK	50'/75' Flag	123.5'	75'
REAR YARD SETBACK	100'/75' Flag	572.3'	75'
MAX. BUILDING HEIGHT	35' (or 2 1/2 Stories)	35'	N/A
PIPELINE ESMT. SETBACK	25'	35'	N/A
BUILDING FAR		2.82%	N/A
MAX. HARD SURFACE COVERAGE	10%	5.14%	N/A

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PROPERTY ID	DISTRICT	ADDRESS	PROPERTY LISTING	APPLICANT	CLASS	OWNER NAME & ADDRESS
54	5.02	25 SANDY RIDGE ROAD	HOPKINS, PATRICK T I I & DAISY E 25 SANDY RIDGE RD	08559		
54	5.03	35 SANDY RIDGE ROAD	PODCORNELL, VICTOR A I I 35 SANDY RIDGE RD STOCKTON NJ	08559		
54	5.04	35 SANDY RIDGE ROAD	MAKLER, STEVEN G & CYNTHIA 35 SANDY RIDGE RD STOCKTON NJ	08559		
54	5.05	29 SANDY RIDGE ROAD	BRADY, MICHAEL J I & JAMES 29 SANDY RIDGE RD STOCKTON NJ	08559		
54	5.07	25 SANDY RIDGE ROAD	THOM, VALERIE A I 25 SANDY RIDGE RD STOCKTON NJ	08559		
54	5.08	122 SANDY RIDGE RD A13RY	SHAW, JENNIFER A & TULLIE 122 SANDY RIDGE RD STOCKTON NJ	08559		
54	5.03	34 SANDY RIDGE ROAD	SWITZER, JANE ANNE 34 SANDY RIDGE RD STOCKTON NJ	08559		
54	5.04	104 SANDY RIDGE ROAD	BRADY, MICHAEL J I & JAMES 104 SANDY RIDGE RD STOCKTON NJ	08559		
54	5.05	110 SANDY RIDGE RD A13RY	SHAW, JENNIFER A & TULLIE 110 SANDY RIDGE RD STOCKTON NJ	08559		
54	5.06	112 SANDY RIDGE RD A13RY	SHAW, JENNIFER A & TULLIE 112 SANDY RIDGE RD STOCKTON NJ	08559		
54	5.08	34 SANDY RIDGE RD	SWITZER, JANE ANNE 34 SANDY RIDGE RD STOCKTON NJ	08559		
54	5.09	45 BAYVIEWVILLE WOLLAM ROAD	OLIVANO, VINCENZO P 45 BAYVIEWVILLE WOLLAM RD STOCKTON NJ	08559		
54	5	20 SANDY RIDGE ROAD	FRYER, VANISHA M 20 SANDY RIDGE RD STOCKTON NJ	08559		

I HEREBY CERTIFY that the following is a certified listing of property owners within 200 feet of the subject property, shown above, in the Township of Delaware as shown on the current tax list. Said property owners must be given proper notification as per state regulations as applied to the Board before whom an application is being made.

Dated: 11/13/19

Michelle Y. Criss
Michelle Trivigno, CTA
Certification Officer for Delaware Twp

TO BE NOTIFIED, in addition to the attached listing of property owners within Delaware Township:

Comcast
100 Randolph Road
Somerset, NJ 08873

Comcast – Mercer County
Sheryl Miranda
90 Lake Drive
East Windsor, NJ 08820

Public Service Electric and Gas Co.
Manager - Corporate Properties
80 Park Plaza, T6B
East Windsor, NJ 08520

Verizon
PO Box 4835
Trenton, NJ 08650-4835

Updated 12/17/14



1. NO WETLANDS (2012) OR STREAMS WITHIN 300' PER NJ GEOWEB, PROVIDED BY NJDEP.
2. NO FLOODPLAIN LIMITS PER FEMA COMMUNITY PANEL #340506-0005.
3. NO SLOPES GREATER THAN 15% WITHIN 200'
4. SITE LOCATED IN DELAWARE AND RARITAN COMMISSION REVIEW ZONE 'B' DESIGNATION.

1. METES AND BOUNDS, A MAP ENTITLED, "SUBDIVISION OF LAND FOR JANE HENDERSON, DELAWARE TWP., HUNTERDON COUNTY, NJ," PREPARED BY BORHEN AND BORHEN ENGINEERING ASSOC., INC., DATED SEPT. 1991, LATEST REVISION 4/24/1992.
2. AN UPDATED TOPOGRAPHICAL SURVEY (PARTIAL)/FOR BRANT SWITZLER, PREPARED BY BORHEN AND BORHEN ENGINEERING ASSOC., INC., DATED 3/16/2020 (SEE C-2).
3. AERIAL PHOTOS TAKEN FROM 2012 ORTHO PHOTOGRAPHY FOR THE NJGIN INFORMATION WAREHOUSE. PHOTOS USED ARE TILE NOS. E9C7 & E9C8.
4. CONCEPTUAL PLANTING PLAN PREPARED BY BOSENBERG LANDSCAPE ARCHITECTURE (L1 & L2), DATED 7/7/2020.

OWNER

I HEREBY CONSENT TO THE FILING OF THIS PLAN
WITH THE ZONING BOARD OF DELAWARE TOWNSHIP

AGENT _____ DATE _____

APPLICANT
BRANT SWITZLER
28 SANDY RIDGE ROAD
PO BOX 32
STOCKTON, NJ 08559

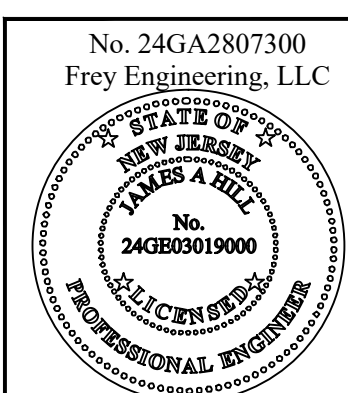
DATE	MUNICIPAL CHAIRMAN
------	--------------------

DATE	MUNICIPAL SECRETARY
------	---------------------

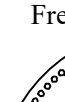
REV.	DATE	DESCRIPTION	BY
1	07/09/2021	REVISED PER BOA HEARING/PROFESSIONAL REVIEW	JAH

SHEET INDEX

- C-1 LOT LAYOUT PLAN
C-2 EXISTING CONDITIONS & LOT LAYOUT
C-3 PROPOSED CONDITIONS
C-4 SITE CROSS SECTION - TREE PLAN
C-5 CONSTRUCTION DETAILS
C-6 S.E.S.C. DETAILS & NOTES
C-7 LIGHTING PLAN



No. 24GA2807300
Frey Engineering, LLC



The seal is circular with a double-lined border. The outer ring contains the text "STATE OF NEW JERSEY" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. The inner circle contains the name "JAMES A. HILL" in a stylized font, with "No. 24GE03019000" below it and "LICENSED" in a curved banner at the bottom.

JAMES A. HILL
NJ Professional Engineer
License No. 30190

FREY ENGINEERING, LLC

1117 STATE HWY 31
LEBANON, NEW JERSEY 08833
Phone 908-238-0502
www.freyengineering.com
No. 24GA2807300

Preliminary Site Plan & Major Subdivision
LOT LAYOUT PLAN
PROPOSED IN-DOOR TENNIS COURTS
BRANT SWITZLER

PREPARED FOR:

TAX MAP SHEET 16, BLOCK 55, LOT 2
DELAWARE TOWNSHIP, HUNTERDON COUNTY, NJ

CHK:	SCALE: AS SHOWN	DRAWING NO.	REV. NO.
ENG. JAH	CAD FILE NO. Switzler SD 2021	C-1	1
DATE: JULY 2020	SHEET		