

KEY MAP
 SCALE: 1"=500'
 BOROUGH OF ROCKAWAY
 TAX MAP SHEET NO. 14, 15, 16, & 17

PROPERTY OWNERS WITHIN 200' BOROUGH OF ROCKAWAY

BLOCK	LOT	OWNER
33	7	WNCZOWSKI, JOHN & ZOFIA
33	7.01	350 FRANKLIN AVE, ROCKAWAY, NJ 07866
40	33	WILMINGTON SAVINGS FUNDS SOCIETY FS
40	33	1715 IRVINE CENTERS DR, IRVINE, CA 92618
40	34	154 POLKVILLE AVE, ROCKAWAY, NJ 07866
40	35.01	GALLO BROTHERS INC
40	35.01	154 POLKVILLE AVE, ROCKAWAY, NJ 07866
40	37.04	UNKNOWN
84	1	C/O 1 E MAIN ST, ROCKAWAY, NJ 07866
84	2	203 ROCKAWAY, LLC
84	2	203 ROUTE 23, ROCKAWAY, NJ 07866
84	2	ROCKAWAY COMMONS, LLC
84	2	425 ROUTE 46 WEST, FAIRFIELD, NJ 07004
84	2	TYMD, LLC
84	3	425 ROUTE 46 WEST, FAIRFIELD, NJ 07004
84	3	SHAFTER, SCOTT/DAWN D
84	3	351 FRANKLIN AVE, NJ 07866
84	5.01	MC WILLIAMS DEVELOPMENT CORP
84	5.01	23 KULICK RD, FAIRFIELD, NJ 07004
84	6.01	MC WILLIAMS FORGE COMPANY
84	6.01	PO BOX 489, BASKING RIDGE, NJ 07920
84	7.01	MC WILLIAMS FORGE COMPANY
84	7.01	387 FRANKLIN AVE, ROCKAWAY, NJ 07866
ROCKAWAY BOROUGH MUNICIPAL BUILDING-BOROUGH CLERK		
1 EAST MAIN STREET, ROCKAWAY, NJ 07866		
PUNCHBOW, @ 300 MADISON AVENUE, MORRISTOWN, NJ 07960		
GPU ENERGY		
NEW JERSEY BELL TELEPHONE COMPANY		
540 BROAD STREET, NEWARK, NJ 07102		
ROCKAWAY VALLEY REGIONAL SENIOR AUTHORITY		
99 GREENBANK ROAD, RD#1, BOONTON, NJ 07005-9602		
NJ NATURAL GAS COMPANY		
1415 WYCKOFF ROAD, P.O. BOX 1464, WALL, NJ 07719		
CABLEVISION		
683 ROUTE 10 EAST, RANDOLPH, NJ 07869-3799		

TOWNSHIP OF DENVILLE

BLOCK	LOT	OWNER
40201	5	FEDERAL NATIONAL MORTGAGE ASSN
40201	5	14221 DALLAS PKWY, STE 1000, DALLAS, TX 75254
40201	7	KARI M. GRIBBON
40201	7	359 FRANKLIN AVE, ROCKAWAY, NJ 07866
40203	1	RAM ASSOCIATES/ THE UPPER GROUP
40203	1	65 HARRISTOWN RD, 3RD FLOOR, GLEN ROCK, NJ 07452
UTILITIES/OTHERS		
PLANNING BOARD		
PO BOX 900, MORRISTOWN, NJ 07963-0900		
BELL ATLANTIC		
540 BROAD STREET, NEWARK, NJ 07101		
JERSEY CENTRAL POWER & LIGHT CO, c/o GPU SVC. TAX DEPT.		
PO BOX 1911, MORRISTOWN, NJ 07962-1911		
NEW JERSEY NATURAL GAS CO, c/o CORPORATE SECRETARY		
201 ROUND HILL ROAD, ROCKAWAY TOWNSHIP, NJ 07866		
PUBLIC SERVICE ELECTRIC & GAS CO, MANAGER - CORPORATE PROJECTS		
80 PARK PLAZA, 68NEWARK, NJ 07102		
CABLEVISION OF MORRIS		
685 ROUTE 10 EAST, RANDOLPH, NJ 07869		
ROCKAWAY VALLEY REGIONAL SEWERAGE AUTHORITY		
RD1, 99 GREEN BANK ROAD, BOONTON, NJ 07005		
ATTN: LAND AGENT, COLUMBIA GAS TRANSMISSION CORP.		
4800 FREDANSBURG AVENUE, EASTON, PA 18045		
STATE OF NEW JERSEY HIGHWAY DEPARTMENT, REGION 1-PERMIT OFFICE		
200 STERLI CT, MT. ARLINGTON, NJ 0756		
DEPARTMENT OF ENVIRONMENTAL PROTECTION		
CN 402, TRENTON, NJ 08625-0402		

NOTES

1. INDUSTRIAL BUILDING HEIGHTS VARY FROM 1 STORY TO 2-1/2 STORIES - NO BUILDING EXPANSION PROPOSED.
2. PROPERTIES SERVICED BY MUNICIPAL WATER AND SEWER.
3. LOT & BLOCK NUMBERS REFER TO BOROUGH OF ROCKAWAY TAX MAP SHEETS 14, 15, 16, 17 AND TOWNSHIP OF DENVILLE TAX MAP SHEETS 401, 402

ZONING REQUIREMENTS

HT-LI ZONE HIGH-TECH/LIGHT INDUSTRIAL ZONE

REQUIREMENT:	REQUIRED	EXISTING LOT 5.01	REMAINING LOT 5.01	PROPOSED LOT 5.02
MINIMUM LOT AREA (ACRES)	-	24.613	17.199	7.414
MINIMUM LOT AREA (SQ. FT.)	-	1,072,148	749,184	322,964
MINIMUM LOT WIDTH (FEET)	-	68.33	68.33	302.8
MINIMUM FRONT YARD (FEET)	25	117.7	NA	117.7
MINIMUM REAR YARD (FEET)	40	NA	NA	58.4
MINIMUM SIDE YARD (FEET)	20	92.0	NA	92.0
MAX. IMPROVED COV. (%)	60%	16.3%	NA	53.9%

* DENOTES EXISTING NON-CONFORMING CONDITION
 ** DENOTES VARIANCE REQUIRED

- ZONE A1-A30 AREAS OF 100-YEAR FLOOD
 ZONE B AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD
 ZONE C AREAS OF MINIMAL FLOODING

*FLOOD ZONE INFORMATION PER ROCKAWAY BOROUGH F.I.R.M. MAP COMMUNITY PANEL #345315-001B

REFERENCES

BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY ALFRED A. STEWART JR. PE PLS LICENSE NO. 35883. BOROUGH OF ROCKAWAY TAX ASSESSMENT MAPS

APPROVED BY THE BOROUGH OF ROCKAWAY LAND USE BOARD

LAND USE BOARD CHAIRPERSON	DATE
LAND USE BOARD SECRETARY	DATE
LAND USE BOARD ENGINEER	DATE

OWNER/APPLICANT

MCWILLIAMS DEVELOPMENT CORP.
 23 KULICK ROAD
 FAIRFIELD, NJ 07004

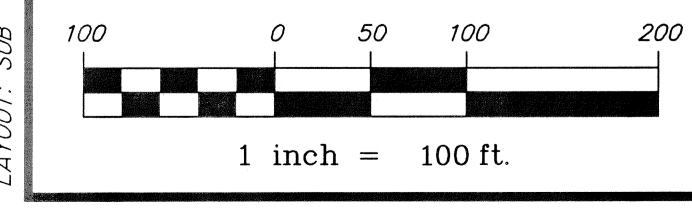
TOPOGRAPHIC SURVEY & MINOR SUBDIVISION FOR 385 FRANKLIN AVENUE LOT 5.01 BLOCK 84

BOROUGH OF ROCKAWAY, MORRIS COUNTY, N.J.

ALFRED A. STEWART, JR.

Alfred A. Stewart, Jr.
 DATE: 04-03-18
 NJ PROFESSIONAL ENGINEER & LAND SURVEYOR, LIC. No. 24G803588300

STEWART SURVEYING & ENGINEERING, LLC
 DRAWN BY: G.B.S.
 SCALE: 1"=100'
 FILE No. 06-074F
 DWG 06074F.DWG
 148 EAST MAIN STREET SUITE 1 ROCKAWAY, N.J. 07866
 PHONE: 973-586-3736 FAX: 973-586-3739 SIRVEYOR@VERIZON.NET
 CERTIFICATE OF AUTHORIZATION No. 24GA28093800



LAYOUT: SJB