

BLOCK 6  
LOT 8.06  
DB:2826/260  
N/F JOHN GEANEY  
& ALICE GEANEY

BLOCK 6  
LOT 8.05  
DB:1943/168  
N/F KENNETH W. FOWLER  
& TAMMY L. FOWLER

BLOCK 6  
LOT 8.02  
DB:3369/499  
N/F WALTER G. JAKL  
& MARIE C. JAKL

BLOCK 6  
LOT 8.03  
DB:3257/316  
N/F JEFFREY C. HOOKWAY  
& MARY M. HOOKWAY

BLOCK 6  
LOT 11  
DB:3348/826  
N/F STACEY A. KOMOREK  
& MICHAEL KOMOREK

BLOCK 6  
LOT 13  
DB:3076/7  
N/F THOMAS G. KELLEHER  
& AMANDA G. KELLEHER

BLOCK 6  
LOT 9.04  
DB:3318/941  
N/F JEFFREY MARSHALL  
& KATHERINE MARSHALL

BLOCK 6  
LOT 10.01  
DB:3340/862  
636,115 S.F.  
14.603 ACRES

BLOCK 6  
LOT 17  
DB:3235/14  
N/F ISMAIL ALFTEKIN

PROPOSED  
BLOCK 6  
LOT 10.05  
526,943 S.F.  
12.097 ACRES

PROPOSED  
BLOCK 6  
LOT 10.01  
109,172 S.F.  
2.506 ACRES

BLOCK 6  
LOT 19  
DB:3075/284  
N/F WILLOGLLEN ACADEMY  
- NEW JERSEY, INC.

BLOCK 6  
LOT 9.03  
DB:2425/72  
N/F AVALIS, LLC.

BLOCK 6  
LOT 10.03  
DB:1147/145  
N/F WILLIAM C. EDWARDS  
& WENDY P. EDWARDS

BLOCK 6  
LOT 10.04  
DB:2102/200  
N/F KEVIN A. COOKE

BLOCK 6  
LOT 23  
DB:3215/325  
N/F TERRANCE GELLNER

BLOCK 6  
LOT 27  
DB:3210/893  
N/F JEREMY C. ROMASH

BLOCK 6  
LOT 10.02  
DB:2561/319  
N/F BRIAN P. EVERSWICK

**TAX COLLECTOR**  
I hereby certify that the taxes on the lot(s) being subdivided have been paid.  
Tax Collector - Township of Lafayette

**TAX ASSESSOR**  
I hereby certify that the Block and Lot numbers as shown have been approved by me.  
Tax Assessor - Township of Lafayette

**TOWNSHIP OF LAFAYETTE  
PLANNING BOARD**  
The undersigned members of the Township of Lafayette Planning Board have approved this map.  
Approval Date - Township of Lafayette Planning Board  
Chairperson - Township of Lafayette Planning Board  
Secretary - Township of Lafayette Planning Board

**MUNICIPAL ENGINEER**  
I have carefully examined this map and to the best of my knowledge and belief it conforms with the provisions of the map filing law resolution of approval and the municipal ordinances and requirements applicable thereto.  
Municipal Engineer - Affix Seal

**CERTIFICATE OF OWNERSHIP**  
The undersigned owner(s) of the property covered by this Minor Subdivision, hereby consent to the approval of this Map.  
Alexandra Gutu, widow  
186 Route 94  
Lafayette, NJ 07848  
Alexandra Gutu, widow - Date  
Mircea J. G. Gutu, unmarried  
186 Route 94  
Lafayette, NJ 07848  
(973) 951-6190  
Mircea J. G. Gutu, unmarried - Date

**EXISTING LOT 10.01 - IMPROVED COVERAGE**

|                             |                            |
|-----------------------------|----------------------------|
| A.                          | 4,764 S.F. BIT. DRIVE      |
| B.                          | 1,956 S.F. DWELLING        |
| C.                          | 871 S.F. BARN              |
| D.                          | 641 S.F. WOOD DECK & STEPS |
| E.                          | 612 S.F. CONC. SDWK        |
| F.                          | 565 S.F. GARAGE            |
| 9,409 S.F. TOTAL IMPROVED   |                            |
| / 636,115 S.F. LOT AREA     |                            |
| 0.0148 = 1.48% LOT COVERAGE |                            |

**PROPOSED LOT 10.01 - IMPROVED COVERAGE**

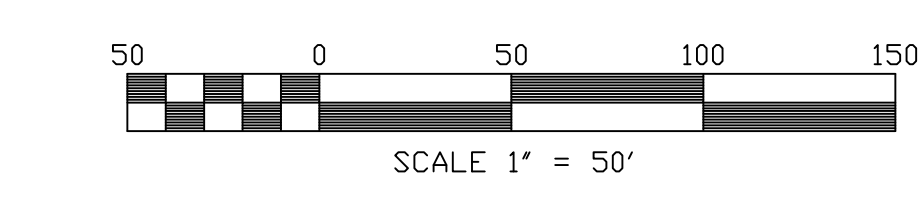
|                             |                            |
|-----------------------------|----------------------------|
| A.                          | 4,764 S.F. BIT. DRIVE      |
| B.                          | 1,956 S.F. DWELLING        |
| C.                          | 641 S.F. WOOD DECK & STEPS |
| D.                          | 612 S.F. CONC. SDWK        |
| E.                          | 565 S.F. GARAGE            |
| 8,538 S.F. TOTAL IMPROVED   |                            |
| / 109,172 S.F. LOT AREA     |                            |
| 0.0782 = 7.82% LOT COVERAGE |                            |

**PROPOSED LOT 10.05 (EXISTING) IMPROVED COVERAGE**

|                              |               |
|------------------------------|---------------|
| A.                           | 871 S.F. BARN |
| 871 S.F. TOTAL IMPROVED      |               |
| / 526,943 S.F. LOT AREA      |               |
| 0.00165 = 0.17% LOT COVERAGE |               |

**PROPOSED LOT 10.05 (CAPRICORN) IMPROVED COVERAGE**

|                              |                              |
|------------------------------|------------------------------|
| A.                           | 6,050 S.F. PROPOSED DRIVEWAY |
| B.                           | 1,500 S.F. PROPOSED DWELLING |
| C.                           | 871 S.F. EXISTING BARN       |
| 8,421 S.F. TOTAL IMPROVED    |                              |
| / 526,943 S.F. LOT AREA      |                              |
| 0.01600 = 1.60% LOT COVERAGE |                              |



NEW JERSEY STATE HIGHWAY 94  
(AKA MORRIS FARM ROAD)

ZONING TABLE - ZONE R-2.5 RESIDENTIAL CONVENTIONAL

| REQUIREMENTS                       | EXISTING LOT 10.01<br>636,115 SF / 14.603 ACRES | PROPOSED LOT 10.01<br>109,172 SF / 2.506 ACRES | PROPOSED LOT 10.05 (EXISTING)<br>526,943 SF / 12.097 ACRES | PROPOSED LOT 10.05 (CAPRICORN)<br>526,943 SF / 12.097 ACRES |
|------------------------------------|---|--|--|---|
| MIN. LOT AREA                      | 108,900 SF / 2.5 ACRES                          | 636,115 SF / 14.603 ACRES                      | 109,172 SF / 2.506 ACRES                                   | 526,943 SF / 12.097 ACRES                                   |
| MIN. LOT WIDTH                     | 150'  | 430.14'  | 199.08'  | 231.06'   |
| MIN. LOT DEPTH                     | 200'  | 436.91'  | 202.21'  | 234.70'   |
| MIN. FRONT YARD                    | 200'  | 1,360.14'                                      | 579.16'  | 1,360.14'   |
| MIN. FRONT YARD                    | 50'   | 251.77'  | 251.77'  | 200.7'  |
| MIN. REAR YARD                     | 100'  | 759.77'  | 312.67'  | 759.77'   |
| MIN. SIDE YARD                     | 40'   | 62.5'  | 56.0'  | 62.3'   |
| MAX. LOT COVERAGE                  | 20%   | 1.48%  | 7.82%  | 0.17%   |
| MAX. DISTURBED AREA                | 25,000 S.F.                                     | N/A  | N/A  | N/A   |
| MIN. CONTIGUOUS UNCONSTRAINED LAND | 0.75 AC.  | 10.325 AC.                                     | 1.070 AC.  | 7.935 AC.   |

NOTE:  
ALL PROPOSED FEATURES AND TEST HOLE INFORMATION WAS SUPPLIED FROM INFORMATION PROVIDED BY CAPRICORN ENGINEERING, INC. A FUTURE SITE PLAN WILL BE PROVIDED ONCE THE MINOR SUBDIVISION IS APPROVED.

Subject to any easements or restrictions that may affect the subject property. Boundary line determinations to be made by using the property corners as staked only. A written Waiver and Directions Not to Set Corner Markers has been obtained from the ultimate user pursuant to N.J.A.C. 17:27-2.1(d). Certifications are not transferable to subsequent owners or additional institutions. Subject to such data as an accurate search may reveal.  
COPYRIGHT, 2016 DAB SURVEYING, INC.

| DATE          | REVISION  |
|---------------|---|
| JAN. 02, 2017 | REVISED AS PER LETTER FROM ND ENGINEERING, LLC DATED AUGUST 19, 2016. |

**MINOR SUBDIVISION  
SHEET 2 OF 2**

186 Route 94  
TAX MAP SHEET 10 ~ BLOCK 6 ~ LOT 10.01  
TOWNSHIP OF LAFAYETTE  
SUSSEX COUNTY, NEW JERSEY

SCALE: 1"=50' FEB. 03, 2016 REFERENCES: DEEDS OF RECORD AND EVIDENCE IN THE FIELD.  
973-838-4792 FAX 289-1655

**DAB**  
SURVEYING INC.  
170 KINNELD ROAD  
SUITE 25  
KINNELD, NJ 07405  
CERTIFICATION OF AUTHORIZATION  
26427953109

CERTIFIED TO:  
*Doug B. Smith*  
DOUGLAS B. SMITH PROFESSIONAL LAND SURVEYOR N.J. LIC.43234