

VICINITY MAP U.S.G.S. QUADRANGLE MAP HIGHTSTOWN, NJ - PANEL (HIGHTSTOWN) SCALE: 1"=4000'

SWORN AND SUBSCRIBED BEFORE ME THIS ___ DAY OF ______ 2020

NOTARY PUBLIC

MY COMMISSION EXPIRES ON

GENERAL NOTES

1. THE SUBJECT PROPERTY IS KNOWN AS BLOCK 8, LOT 12, BLOCK 21 LOTS 1-14, 20, 21 & 26, AND BLOCK 30 LOTS 1-7 & 10-13 AS SHOWN ON SHEETS 2 AND 9 OF THE OFFICIAL TAX MAP OF THE BOROUGH OF HIGHTSTOWN, MERCER COUNTY COUNTY, NEW JERSEY, DATED OCTOBER, 1965

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE

MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK

"MUNICIPAL LAND USE LAW," P.L. 1975, c.291 (C.40:55D-1 et seq.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO HIGHTSTOWN BOROUGH, GUARANTEEING THE FUTURE SETTING OF THE

2. THE PROPERTY IS LOCATED IN THE BANK STREET SUB-AREA REDEVELOPMENT DISTRICT. THE UNDERLYING ZONING ARE THE RESIDENTIAL 3, RESIDENTIAL 4, RESIDENTIAL MULTIFAMILY, DOWNTOWN CORE AND DOWNTOWN GATEWAY ZONING DISTRICTS (PER THE 2014 ZONING

AND REVISED THROUGH DECEMBER, 2019 AND CONTAINS A TOTAL TRACT AREA OF 4.58 ACRES.

- (B:8, L:12; B:21, L:1-14 & 26; B:30, L:1-7) 141 WEST FRONT STREET, SUITE 410
- RED BANK, NJ 07701 (B:21, L:20 & L:21; B:30, L:10-13) BOROUGH OF HIGHTSTOWN

148 N. MAIN STREET

HIGHTSTOWN, NJ 08520

APPLICANT: 3PRC LLC 141 WEST FRONT STREET, SUITE 410 RED BANK, NJ 07701

1104-04-0002.2 LUP 200001.

- 3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR BLOCK 21, LOTS 1-4, 20, 21 & 26 BLOCK 30, LOTS 1-13", DATED JANUARY 19, 2017, LAST REVISED APRIL 27, 2020 AND A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY FOR 3PRC, LLC BLOCK 8, LOT 12", DATED JANUARY 19, 2017, LAST REVISED AUGUST 10, 2020, BOTH PREPARED
- 4. THE HORIZONTAL DATUM IS RELATIVE TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM AND ADJUSTED TO NAD 1983. THE VERTICAL DATUM IS RELATIVE TO NAVD 1988.
- 5. THE LIMITS OF FRESHWATER WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY MASER CONSULTING P.A. AND VERIFIED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION WITH A LETTER OF INTERPRETATION DATED: JUNE 2020 (FILE NO. FWW-FWL14-040001).
- 6. PORTIONS OF THE SITE ARE LOCATED WITHIN A FLOOD PLAIN PER THE EFFECTIVE FLOOD INSURANCE RATE MAP FOR MERCER COUNTY MAP NUMBER 34021C0169F EFFECTIVE DATE JULY 20, 2016 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD HAZARD ELEVATIONS WERE CONFIRMED BY A NIDEP FHA VERIFICATION UNDER NIDEP FILE NO.:

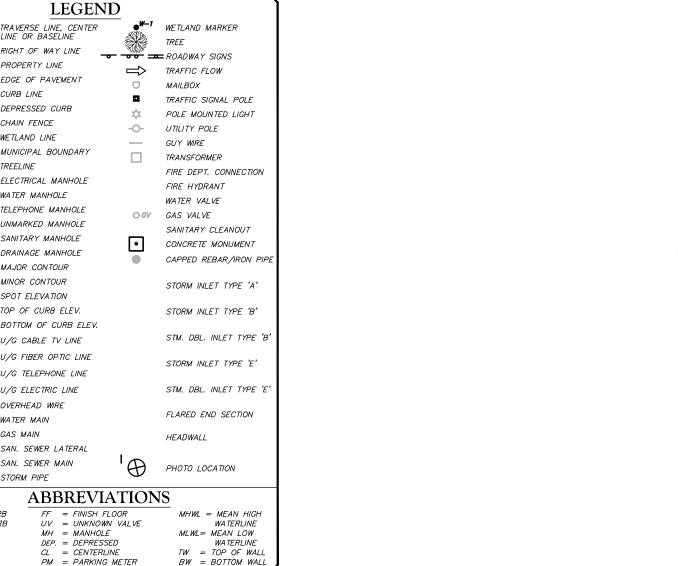
THIS IS TO CERTIFY THAT THE PLANNING BOARD OF HIGHTSTOWN BOROUGH IS THE PROPER

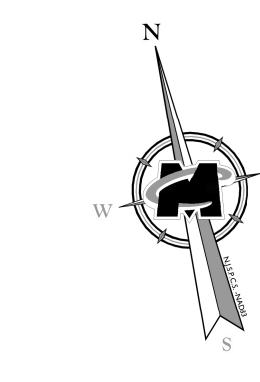
SAID DATE IS 95 DAYS FROM THE SIGNING OF THIS MAP.

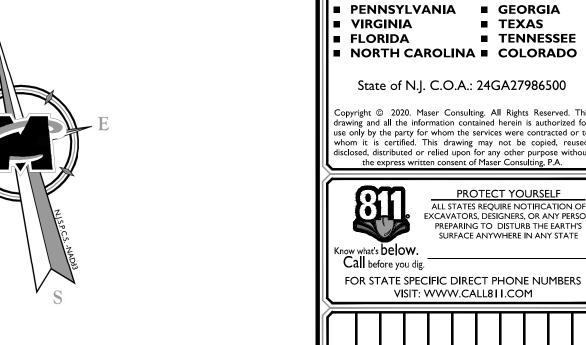
SECRETARY OF PLANNING BOARD

AUTHORITY TO APPROVE, AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF R.S. 46:23-9.9 KNOWN AS THE "MAP FILING LAW". THIS MAP SHALL BE FILED IN THE MERCER COUNTY CLERK'S OFFICE ON OR BEFORE THE _____DAY OF _____ 2020 WHICH

			FAC D.C. BAC	PROPERTY LINE EDGE OF PAVEMENT CURR LINE		TREE
SUMMARY OF PROPOSED LOTS		SUMMARY OF EXISTING LOTS	<u> </u>	- WETLAND LINE	-	GUY
LOT#	AREA	LOTS / BLOCK AREA		■ MUNICIPAL BOUNDARY TREELINE		TRA
OT A (TRACT A) OT B (TRACT B) OT C (TRACT B) .O.W. VACATION OTAL AREA	190,377± S.F. 4.370± Ac. 146,402± S.F. 3.361±Ac. 43,560± S.F. 1.000± Ac. 9,140± S.F. 0.210± Ac. 389,479± S.F. 8.941± Ac.	BLOCK 21 LOTS I-14, 20, 21 & 26 BLOCK 30 LOTS I-7, & 10-13 MECHANIC ST. TOTAL AREA BLOCK 30 380,339± S.F. 8.73I± Ac. 9,140± S.F. 0.210± Ac. 8.94I± Ac.	~ 75 ~ 74 × 6 29.0 × 7C 29.0 × BC 29.0 — CATV	ELECTRICAL MANHOLE WATER MANHOLE TELEPHONE MANHOLE UNMARKED MANHOLE SANITARY MANHOLE DRAINAGE MANHOLE MAJOR CONTOUR	• GV	FIR FIR WA V GA: SAN CON STO
			FO	- U/G FIBER OPTIC LINE - U/G TELEPHONE LINE		STO
				U/G ELECTRIC LINE		STA
				— OVERHEAD WIRE — WATER MAIN		FL
			—— G———	— GAS MAIN SAN. SEWER LATERAL		HE
				SAN. SEWER MAIN STORM PIPE	$_{I}\oplus$	PH
				ABBREVI	[ATIO]	NS
			D.C. = DEPRESSED OF BC = BOTTOM OF STANDING SOLL = BOLLARD GRT = GRATE MB = MAILBOX	$ \begin{array}{ccc} CURB & FF &= FINISH \\ CURB & UV &= UNKNO \end{array} $	FLOOR WN VALVE LE SSED PLINE	







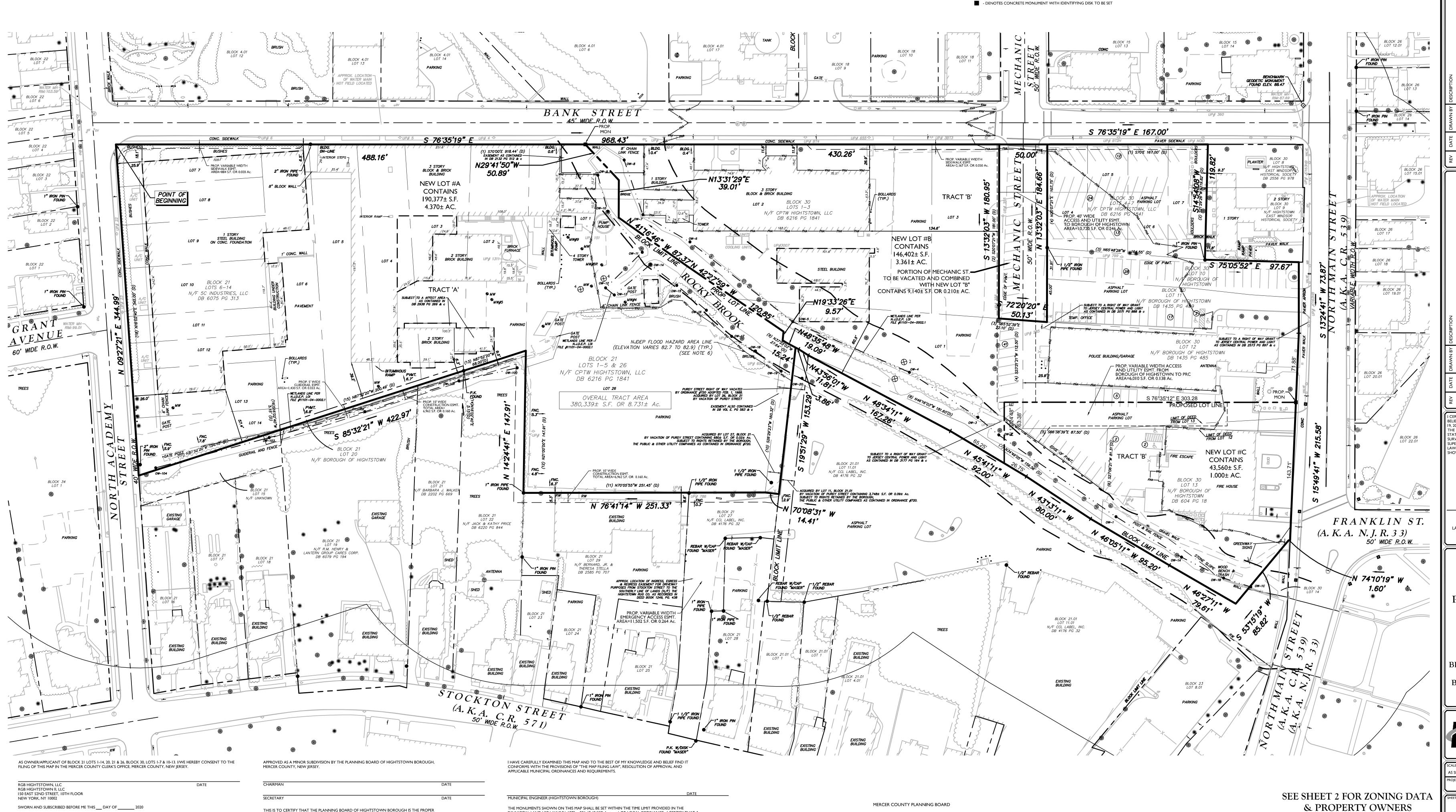
Customer Loyalty through Client Satisfactio

www.maserconsulting.com

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■ NEW JERSEY ■ NEW MEXICO

■ NEW YORK ■ MARYLAND



FILED IN THE MERCER COUNTY CLERK'S OFFICE

TATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER M' SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKER HOWN HAVE BEEN FOUND, OR SET. ERIC V. WILDE NEW JERSEY PROFESSIONAL LAND SURVEYOR - LICENSE NUMBER: GS4327 **MINOR SUBDIVISION FOR** PRC HIGHTSTOWN BLOCK 21, LOTS 1-14, 20, 21 & 26 BLOCK 30, LOTS 1-7 & 10-13 BORO. OF HIGHTSTOWN

> **NEW JERSEY** Corporate Headquarters 331 Newman Springs Road Suite 203 Red Bank, NJ 07701 Phone: 732.383.1950 Fax: 732.383.1984

MERCER COUNTY

16001094B

SUBDIVISION PLAN

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

SCALE: 1" = 40'

ZONE DATA: BANK STREET SUB-AREA REDEVELOPMENT DISTRICT

TRACT A		
	REQUIRED	PROPOSED
TRACT REQUIREMENTS		
MINIMUM INDIVIDUAL LOT AREA	50,000 SF	190,377 SF
MAXIMUM BUILDING COVERAGE	40%	28%
MULTIFAMILY BUILDING REQUIREMENTS		
VERTICAL EXTENSION SETBACK FROM EXISTING FOOTPRINT	I5 FT	<15 FT
MAXIMUM BUILDING HEIGHT (STORIES)	4	4
TOWNHOUSE REQUIREMENTS		
MINIMUM BANK ST. FRONT YARD SETBACK	I0 FT	I0 FT
MINIMUM N. ACADEMY ST. FRONT YARD SETBACK	I0 FT	I0 FT
MINIMUM SETBACK FROM ALL OTHER TRACT BOUNDARIES	30 FT	40.4 FT
MINIMUM FRONT TO FRONT DISTANCE	30 FT	30 FT
MINIMUM FRONT TO SIDE DISTANCE	20 FT	20 FT
MINIMUM SIDE TO SIDE DISTANCE	I0 FT	I0 FT
MINIMUM REAR TO SIDE DISTANCE	30 FT	38 FT
MINIMUM REAR TO REAR DISTANCE	30 FT	30 FT
MAXIMUM BUILDING HEIGHT (STORIES)	3	3
MAXIMUM BUILDING HEIGHT WHEN FACING A PUBLIC STREET (STORIES)	2.5	2.5

ZONE DATA: BANK STREET SUB-AREA REDEVELOPMENT DISTRICT

TRACT	В	
	REQUIRED	PROPOSED
TRACT REQUIREMENTS		
MINIMUM INDIVIDUAL LOT AREA	30,000 SF	43,560 SF
MAXIMUM BUILDING COVERAGE	60%	47%
MIXED-USE BUILDING REQUIREMENTS		
MINIMUM BANK ST. FRONT YARD	I0 FT	12.8 FT
MINIMUM N. MAIN ST. FRONT YARD (FROM CURBLINE)	I0 FT	12.5 FT
MINIMUM SETBACK FROM ALL OTHER TRACT BOUNDARIES	50 FT	60 FT
MAXIMUM BUILDING HEIGHT (STORIES) ^I	4	4
MAXIMUM BUILDING HEIGHT (PARKING LEVELS) ^I	6	6
MULTIFAMILY BUILDING REQUIREMENTS		
VERTICAL EXTENSION SETBACK FROM EXISTING FOOTPRINT	I5 FT	<15 FT
MAXIMUM BUILDING HEIGHT (STORIES) ^I	4	4
GOVERNMENT, PUBLIC, AND COMMUNITY FACILITIES		
HIGHTSTOWN ENGINE COMPANY BUILDING	EX. FOOTPRINT & HEIGHT	COMPLIES

CERTIFIED R.O.W. & UTILITY OWNERS LIST

County Roads
Mercer County Planning Board
Mercer County Administration Building
P.O. Box 8068
Trenton, New Jersey 08650

State Highways
State of New Jersey

State of New Jersey
Department of Transportation 1035 Parkway Avenue Trenton, New Jersey 08650

Utilities
Corporate Secretary
Jersey Central Power & Light
P.O. Box 16001
2800 Pottsville Pike

Corporate Secretary Public Service Electric & Gas 80 Park Plaza, Tower 4B Newark, New Jersey 07101 Reading, Pennsylvania 19640

Technical Manager Corporate Secretary
Comcast Cable AT&T
90 Lake Drive 4260 US Highway One
East Windsor, New Jersey 08520 Monmouth Jct., New Jersey 08852

Corporate Secretary Verizon 540 Broad Street Newark, New Jersey 07

540 Broad Street Newark, New Jersey 07101 CERTIFIED OWNERS LIST PROVIDED BY KEN PACERA BOROUGH ASSESSOR

CERTIFIED 200' OWNERS LIST

Block	Lot	Property Location	Owner Name	Owner Address		Zip Code
4.01	1	BANK STREET	BOROUGH OF HIGHTSTOWN	156 NO MAIN ST	HIGHTSTOWN, NJ	08520
4.01	6	BANK ST	BOROUGH OF HIGHTSTOWN	156 NO MAIN ST	HIGHTSTOWN, NJ	08520
4.01	17	BANK STREET	BOROUGH OF HIGHTSTOWN	156 NO MAIN ST	HIGHTSTOWN, NJ	08520
1.01 5	6	205 GLEN BROOK PL				
			SULLIVAN, WALTER F. & MARY C.	205 GLEN BROOK PLAVE	HIGHTSTOWN, NJ	08520
3	1	18 GLEN BROOK PL	DUPERREAULT BRIAN & NANCY J	APT 37D, 115 E. 87TH ST.	NEW YORK, NY	10028
3	2	116 GLEN BROOK PL.	FILION, ROSS & KATHY	116 GLEN BROOK PL.	HIGHTSTOWN, NJ	08520
3	8	114 PARK AVE	SMITH, VIRGINIA	114 PARK AVE	HIGHTSTOWN, NJ	08520
3	9	110-112 PARK AVE	FALCO, CHRISTOPHER	219 MERCER STREET	HIGHTSTOWN, NJ	08520
= B	10	104 PARK AVE	DIEFENBACH, FRANK R & ELVIRA	104 PARK AVE	HIGHTSTOWN, NJ	08520
8	11		•			
		100 PARK AVE	SAIK, KATHLEEN	100 PARK AVE	HIGHTSTOWN, NJ	08520
8	13	BANK ST	HIGHTSTOWN FIRST AID SQUAD	148 N MAIN ST	HIGHTSTOWN, NJ	08520
8	14	BANK ST	HIGHTSTOWN FIRST AID SQUAD	148 N MAIN ST	HIGHTSTOWN, NJ	08520
15	12	MECHANIC ST	CALVARY ASSEMBLY OF GOD	120 MECHANIC STREET	HIGHTSTOWN, NJ	08520
15	13	MECHANIC ST	CALVARY ASSEMBLY OF GOD	120 MECHANIC STREET	HIGHTSTOWN, NJ	08520
15	14	200 N MAIN ST	ELKINS, DOUGLAS	200 N MAIN STREET	HIGHTSTOWN, NJ	08520
15	15	208 N MAIN ST	PATTERSON, ERNEST F	208 N MAIN ST	HIGHTSTOWN, NJ	08520
15 15	27					
		212 N MAIN ST	NIXON, LINDA	212 NORTH MAIN STREET	HIGHTSTOWN, NJ	08520
15	28	126 MECHANIC ST	PASTORE, FRANK R.	126 MECHANIC ST	HIGHTSTOWN, NJ	08520
18	7	128 PURDY ST	MANN, STEPHEN	128 PURDY STREET	HIGHTSTOWN, NJ	08520
18	8-12	BANK ST	BOROUGH OF HIGHTSTOWN	156 BANK STREET	HIGHTSTOWN, NJ	08520
18	13	127 MECHANIC ST	PASTORE, FRANK & JULIA MARIE	127 MECHANIC ST	HIGHTSTOWN, NJ	08520
21	15	ACADEMY STREET	UNKNOWN OWNER	22, 1412017 (1410 31		
				100 STOCKTON STREET	LUCLITETOWN NO	08520
21	16	198 STOCKTON ST	HITTESDORF, MATTHEW & SHEILA	198 STOCKTON STREET	HIGHTSTOWN, NJ	08520
21	17	194 STOCKTON ST	BURIAK, DANIEL	194 STOCKTON STREET	HIGHTSTOWN, NJ	08520
21	18	190 STOCKTON ST	TELLER, STEPHEN & KRISTINA	190 STOCKTON ST	HIGHTSTOWN, NJ	08520
21	19	182 STOCKTON ST	HENRY, R. M. & LANTERN GROUP CARES CORP	PO BOX 1483	HIGHTSTOWN, NJ	08520
21	21	176 STOCKTON ST	WALKER, BARBARA J.	176 STOCKTON ST	HIGHTSTOWN, NJ	08520
21	22	172 STOCKTON ST	PRICE, JACK & KATHY	172 STOCKTON ST		08520
					HIGHTSTOWN, NJ	
21	23	166 STOCKTON ST	ORDONEZ, VERONICA	919 OLD YORK ROAD	EAST WINDSOR, NJ	08520
21	24	160 STOCKTON ST	160 STOCKTON ST LLC	160 STOCKTON ST	HIGHTSTOWN, NJ	08520
21	25	156 STOCKTON ST	UNISTATE, INC.	P.O. BOX 1329	HIGHTSTOWN, NJ	08520
21	27	STOCKTON ST.	CCL LABEL, INC.	120 STOCKTON STREET	HIGHTSTOWN, NJ	08520
21	28	148-150 STOCKTON ST	JONES LAWRENCE K	148 STOCKTON STREET	HIGHTSTOWN, NJ	08520
21	29					
		STOCKTON ST	STELLA JR., BERNARD & THERESE A.	617 FLOCK RD.	HAMILTON SQ., NJ	08690
21.01	1	144-146 STOCKTON ST	GOSPEL MISSION CORPS, ARW INC.	P.O. BOX 175	HIGHTSTOWN, NJ	08520.0175
21.01	2	140 STOCKTON ST	JOEST, GARRETT L. IV & LAUREN N.	140 STOCKTON STREET	HIGHTSTOWN, NJ	08520
21.01	4.01	136 STOCKTON ST	GALLO DONALD D & VALERIE A	136 STOCKTON STREET	HIGHTSTOWN, NJ	08520
21.01	11.01	118 STOCKTON ST	CCL LABEL, INC.	120 STOCKTON STREET	HIGHTSTOWN, NJ	08520
22	1	135-137 ACADEMY ST	ARSENAULT, CHRISTOPHER M	PO BOX 503	ROSEVELT, NJ	08555
	1					
22	2	141 ACADEMY ST	KIMMEL, KEVIN & DIANE	141 N. ACADEMY STREET	HIGHTSTOWN, NJ	08520
22	3	145 ACADEMY ST	RHODES JOHN D & JOYCE A	145 ACADEMY STREET	HIGHTSTOWN NJ	08520
22	4	149 ACADEMY ST	KLUXEN, WILLIAM & SARAH	149 ACADEMY ST	HIGHTSTOWN, NJ	08520
22	15	151 ACADEMY ST	KLUXEN, WILLIAM & SARAH	151 N. ACADEMY STREET	HIGHTSTOWN, NJ	08520
22	6	153 ACADEMY ST	NOSOV, YURI	153 N. ACADEMY STREET	HIGHTSTOWN, NJ	08520
22	7	155 ACADEMY ST	WHARRAM, PATRICK E. & APRIL D.	155 NORTH ACADEMY STREET	HIGHTSTOWN, NJ	08520
22	8	159 ACADEMY ST	WINTER, JANEL	159 N. ACADEMY STREET	HIGHTSTOWN, NJ	08520
22	9	111 PARK AVE	EGAN, DANA	111 PARK AVE	HIGHTSTOWN, NJ	08520
22	14	118 GRANT AVE	COLLINS, PAUL C & JEAN MARIE	118 GRANT AVE	HIGHTSTOWN, N J	08520
23	3.01	106 N MAIN ST	ALLEN & STUTS REAL EST CO. INC	100 N. MAIN ST	HIGHTSTOWN, NJ	08520
23	4.01	108-112 N MAIN ST	HUZZY, WALTER & PATRICIA	221 MORRISON AVE	HIGHTSTOWN, NJ	08520
23	5.01	116-24 N MAIN ST	BOND, MJEFFREY	210 SOUTH MAIN STREET	HIGHTSTOWN, NJ	08520
			,			
23	7.01	126 N MAIN ST	DIAZ, RICARDO & SANDRA	12 COBBLESTONE BLVD.	MONROE, NJ	08831
23	8.01	STOCKTON ST	CCL LABEL, INC.	120 STOCKTON STREET	HIGHTSTOWN, NJ	08520
23	8.06	126 N MAIN ST	DIAZ, RICARDO & SANDRA	12 COBBLESTONE BLVD.	MONROE, NJ	08831
	1	205 N MAIN ST	NIX, FREDERICK P. II	205 N MAIN STREET	HIGHTSTOWN, NJ	08520
26	12.01		,	201 NORTH MAIN STREET	HIGHTSTOWN, N.J.	08520
			I BEHRENS, GARY	1201 NONTH MAIN STREET		
26	13	201 N MAIN ST	BEHRENS, GARY DEMETRIADES PATRICIA E			
26 26 26	13 14	201 N MAIN ST 175 N MAIN ST	DEMETRIADES, PATRICIA F.	67 WYNDHAM PLACE	ROBBINSVILLE, NJ	08691
26 26 26	13 14 15.01	201 N MAIN ST 175 N MAIN ST 169-71 N MAIN ST	DEMETRIADES, PATRICIA F. NAULAGUARI, MANUEL & MARIA, VIVAR	67 WYNDHAM PLACE 171 N. MAIN ST.	ROBBINSVILLE, NJ HIGHTSTOWN, NJ.	08691 08520
26 26 26 26	13 14 15.01 17	201 N MAIN ST 175 N MAIN ST 169-71 N MAIN ST 163 N MAIN ST	DEMETRIADES, PATRICIA F. NAULAGUARI, MANUEL & MARIA, VIVAR GALARRITA, FRANK	67 WYNDHAM PLACE 171 N. MAIN ST. 163 N. MAIN STREET	ROBBINSVILLE, NJ HIGHTSTOWN, NJ. HIGHTSTOWN, NJ	08691 08520 08520
26 26 26 26 26	13 14 15.01 17 18	201 N MAIN ST 175 N MAIN ST 169-71 N MAIN ST 163 N MAIN ST 161 N MAIN ST	DEMETRIADES, PATRICIA F. NAULAGUARI, MANUEL & MARIA, VIVAR GALARRITA, FRANK SHAH, MITESH & NILI	67 WYNDHAM PLACE 171 N. MAIN ST. 163 N. MAIN STREET 15 ORCHARD GROVE	ROBBINSVILLE, NJ HIGHTSTOWN, NJ. HIGHTSTOWN, NJ MONROE, NJ	08691 08520 08520 08851
26 26 26 26 26	13 14 15.01 17	201 N MAIN ST 175 N MAIN ST 169-71 N MAIN ST 163 N MAIN ST	DEMETRIADES, PATRICIA F. NAULAGUARI, MANUEL & MARIA, VIVAR GALARRITA, FRANK	67 WYNDHAM PLACE 171 N. MAIN ST. 163 N. MAIN STREET	ROBBINSVILLE, NJ HIGHTSTOWN, NJ. HIGHTSTOWN, NJ	08691 08520 08520
26 26 26 26	13 14 15.01 17 18	201 N MAIN ST 175 N MAIN ST 169-71 N MAIN ST 163 N MAIN ST 161 N MAIN ST	DEMETRIADES, PATRICIA F. NAULAGUARI, MANUEL & MARIA, VIVAR GALARRITA, FRANK SHAH, MITESH & NILI	67 WYNDHAM PLACE 171 N. MAIN ST. 163 N. MAIN STREET 15 ORCHARD GROVE	ROBBINSVILLE, NJ HIGHTSTOWN, NJ. HIGHTSTOWN, NJ MONROE, NJ	08691 08520 08520 08851
26 26 26 26 26 26 26	13 14 15.01 17 18 19.01 20.01	201 N MAIN ST 175 N MAIN ST 169-71 N MAIN ST 163 N MAIN ST 161 N MAIN ST 153-57 N MAIN ST 147-151 N MAIN ST	DEMETRIADES, PATRICIA F. NAULAGUARI, MANUEL & MARIA, VIVAR GALARRITA, FRANK SHAH, MITESH & NILI SLBJJS ONE, LLC K'S ASSETS, LLC	67 WYNDHAM PLACE 171 N. MAIN ST. 163 N. MAIN STREET 15 ORCHARD GROVE 5 SCOTT DR 213 WAVERLY COURT	ROBBINSVILLE, NJ HIGHTSTOWN, NJ. HIGHTSTOWN, NJ MONROE, NJ MONROE, NJ ROBBINSVILLE, NJ	08691 08520 08520 08851 08831 08691
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26 26 26 26 26 26 26 26 26 26	13 14 15.01 17 18 19.01 20.01 22.01	201 N MAIN ST 175 N MAIN ST 169-71 N MAIN ST 163 N MAIN ST 161 N MAIN ST 153-57 N MAIN ST 147-151 N MAIN ST 105-19 FRANKLIN ST. FRANKLIN ST	DEMETRIADES, PATRICIA F. NAULAGUARI, MANUEL & MARIA, VIVAR GALARRITA, FRANK SHAH, MITESH & NILI SLBIJS ONE, LLC K'S ASSETS, LLC HEIGHTSTOWN VILLAGE CENTER, LLC BOROUGH OF HIGHTSTOWN	67 WYNDHAM PLACE 171 N. MAIN ST. 163 N. MAIN STREET 15 ORCHARD GROVE 5 SCOTT DR 213 WAVERLY COURT 61 NORTH BOUNTY LANE 156 BANK STREET	ROBBINSVILLE, NJ HIGHTSTOWN, NJ. HIGHTSTOWN, NJ MONROE, NJ MONROE, NJ ROBBINSVILLE, NJ KEY LARGO, FL HIGHTSTOWN, N J	08691 08520 08520 08851 08831 08691 33037 08520
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AS OWNER/APPLICANT OF BLOCK 21 LOTS 1-14, 20, 21 & 26, BLOCK 30, LOTS 1-7 & 10-13. I/WE HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MERCER COUNTY CLERK'S OFFICE, MERCER COUNTY, NEW JERSEY.

RGB HIGHTSTOWN, LLC RGB HIGHTSTOWN II, LLC I50 EAST 52ND STREET, I0TH FLOOR NEW YORK, NY 10002

MY COMMISSION EXPIRES ON ______

NOTARY PUBLIC

SWORN AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _______ 2020

APPROVED AS A MINOR SUBDIVISION BY THE PLANNING BOARD OF HIGHTSTOWN BOROUGH,

HAIRMAN DATE

ECRETARY DATE

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF HIGHTSTOWN BOROUGH IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF R.S. 46:23-9.9 KNOWN AS THE "MAP FILING LAW". THIS MAP SHALL BE FILED IN THE MERCER COUNTY CLERK'S OFFICE ON OR BEFORE THE ______DAY OF _____ 2020 WHICH SAID DATE IS 95 DAYS FROM THE SIGNING OF THIS MAP.

SECRETARY OF PLANNING BOARD DATE

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

MUNICIPAL CLERK

MUNICIPAL ENGINEER (HIGHTSTOWN BOROUGH)

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

FILED IN THE MERCER COUNTY CLERK'S OFFICE AS MAP NO.

MERCER COUNTY PLANNING BOARD

Customer Loyalty through Client Satisfaction www.maserconsulting.com
Office Locations:

NEW JERSEY
NEW YORK
MARYLAND
PENNSYLVANIA
FEORIDA
TEXAS
FLORIDA
FLORIDA
TENNESSEE
NORTH CAROLINA
COLORADO

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PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

SUBDIVISION PLAN

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED NOVEMBER 19, 2017 AND LAST REVISED AUGUST 10, 2020 TO MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS

ERIC V. WILDE

NEW JERSEY PROFESSIONAL

LAND SURVEYOR - LICENSE NUMBER: GS43279

MINOR SUBDIVISION

FOR

PRC HIGHTSTOWN

BLOCK 21, LOTS 1-14, 20, 21 & 26 BLOCK 30, LOTS 1-7 & 10-13

BORO. OF HIGHTSTOWN
MERCER COUNTY
NEW JERSEY

RED BANK OFFICE
Corporate Headquarters
33 I Newman Springs Road
Suite 203
Red Bank, NJ 07701

Phone: 732.383.1950
Fax: 732.383.1984

SHOWN HAVE BEEN FOUND, OR SET.

2 of 2

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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