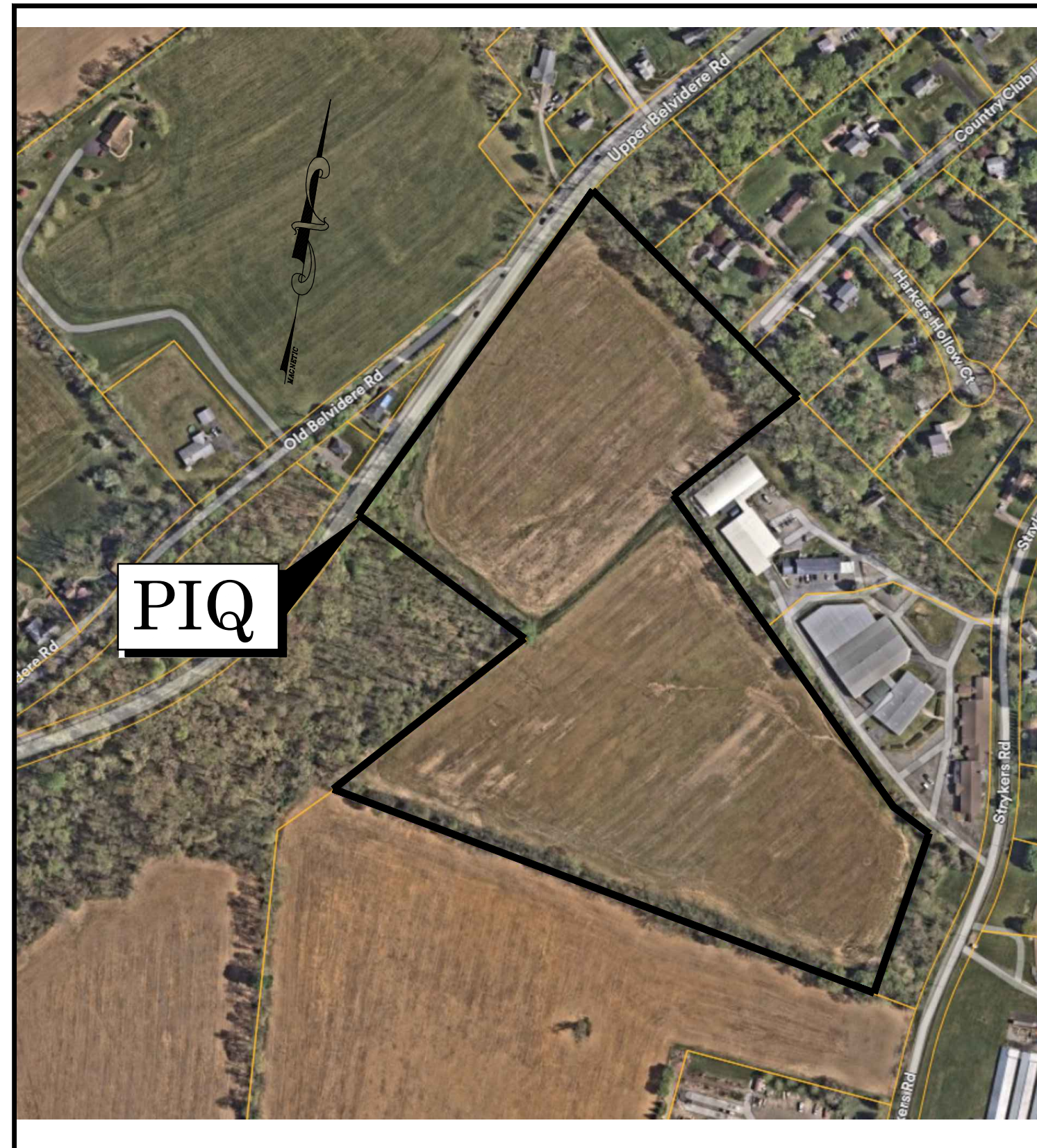


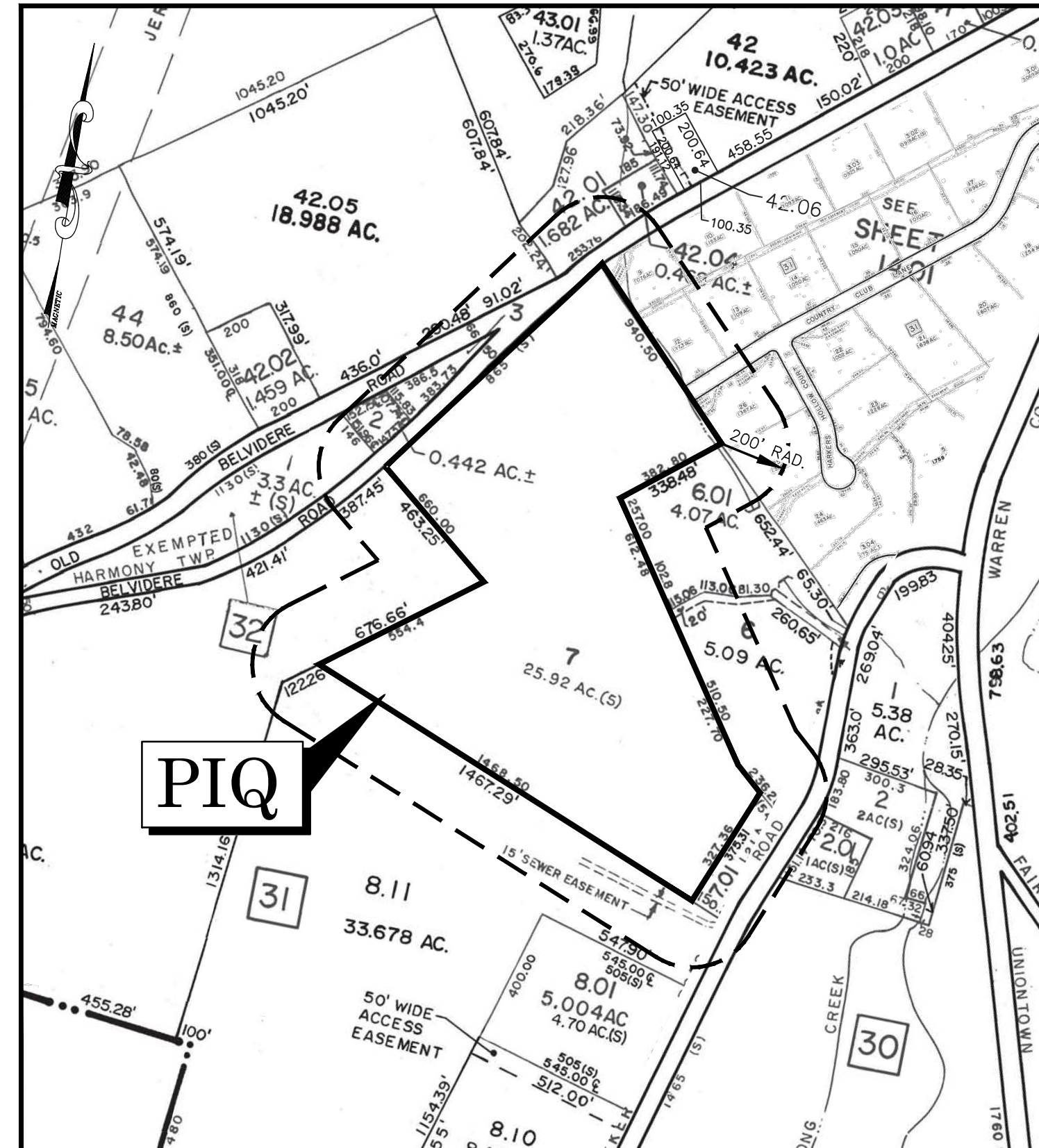
# MINOR SUBDIVISION SKETCH PLAT

## Lot 7 Block 31

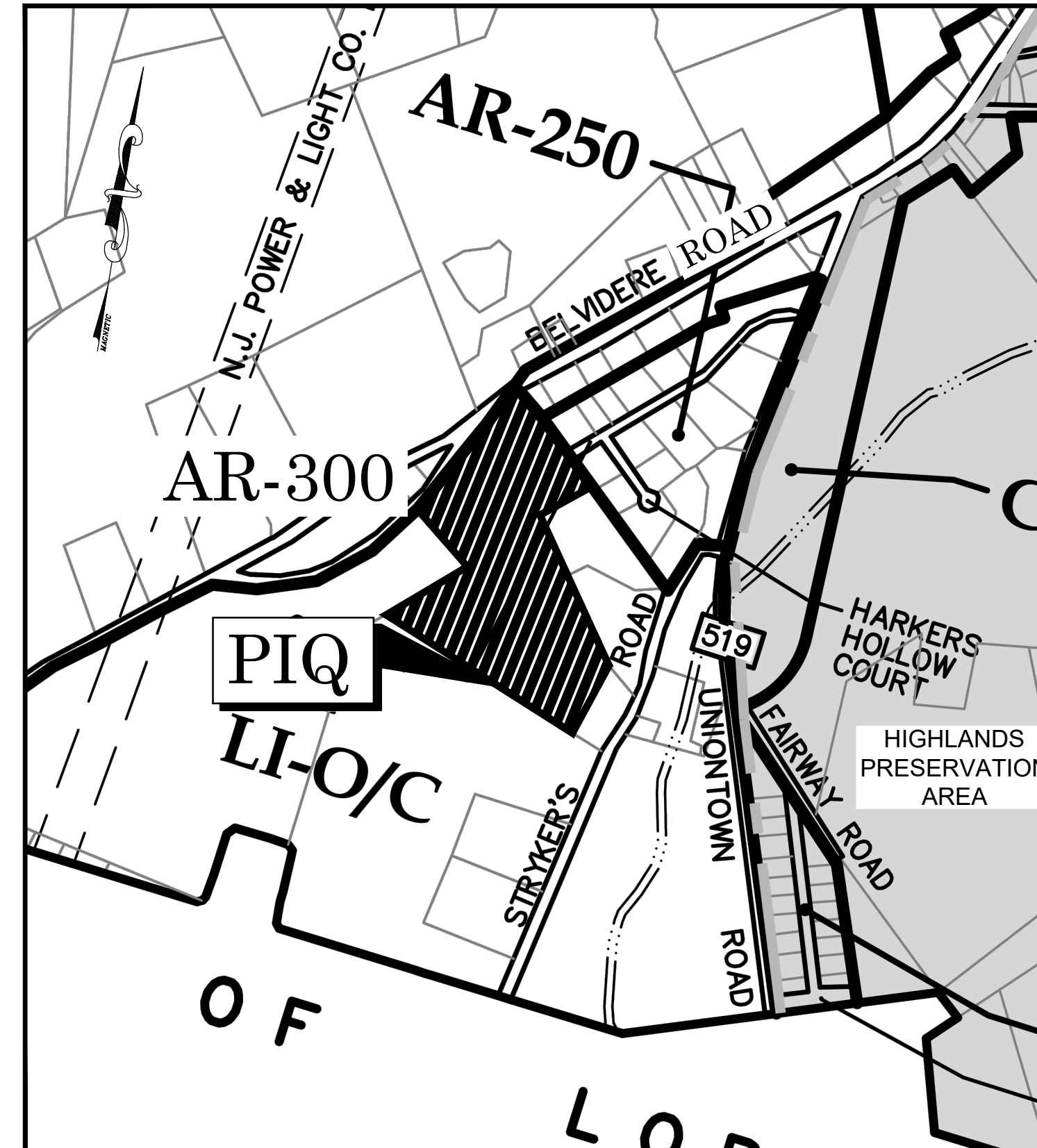
AS SHOWN ON TAX MAP SHEET 14 (rev. 10/25/20)  
Township of Harmony, Warren County, New Jersey



**KEY MAP**  
SCALE: 1" = 300'



**TAX MAP**  
SCALE: 1" = 400'



**ZONING MAP**  
SCALE: 1" = 800'

### 200' ADJOINING OWNERS

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State Zip Code
31 6	1365 STRYKER RD.	4A	SALIM, GUNTUR & SHARLEEN NATANJA 1365 STRYKER ROAD PHILLIPSBURG, NJ 08865
31 6.01	1375 STRYKER RD	4A	DEEP POOL HOLDING, LLC 1375 STRYKERS RD PHILLIPSBURG, NJ 08865
31 8	BELVIDERE RD.	15C	WARREN CTY BD OF CHOSEN FREEHOLDERS ADMIN BLDG 165 CR 519 S BELVIDERE NJ 07823
31 8.11 Q0190	STRYKERS RD	3B	WARREN COUNTY FARMER'S FAIR ASSOC 165 CR 519 SOUTH BELVIDERE NJ 07823
31 9	2140 BELVIDERE ROAD	1	KINDRED SPIRITS REALTY, LLC 2200 BELVIDERE ROAD PHILLIPSBURG NJ 08865
31 12	63 COUNTRY CLUB LANE	2	FICARRA, MARK & CAROL ANN 63 COUNTRY CLUB LANE PHILLIPSBURG NJ 08865
31 25	11 HARKERS HOLLOW COURT	2	PAINTONHILL, THERESA & REGINALD 11 HARKERS HOLLOW CT PHILLIPSBURG NJ 08865
31 26	64 COUNTRY CLUB LANE	2	FLYNN RICHARD & SUSAN 64 COUNTRY CLUB LANE PHILLIPSBURG, NJ 08865
32 1	BELVIDERE RD.	15C	HARMONY TOWNSHIP 3003 BELVIDERE ROAD PHILLIPSBURG, N.J. 08865
32 2	2071 BELVIDERE RD	2	SHEPHERD, FRANK S & DIANA Q 134 HARMONY BRASS CASTLE PHILLIPSBURG, NJ 08865
33 42.01	2141 BELVIDERE RD	2	KUSIOR, STEPHEN M & LINDSEY 2141 BELVIDERE ROAD PHILLIPSBURG, NJ 08865
33 42.04	2143 BELVIDERE RD	2	HOFFMAN, RANDY M & SHERI LYNN 2179 BELVIDERE ROAD PHILLIPSBURG, NJ 08865
33 42.05	99 OLD BELVIDERE RD	3A	STOCKER, ROBERT L 99 OLD BELVIDERE RD PHILLIPSBURG, NJ 08865

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State Zip Code
33 42.05 QFARM	99 OLD BELVIDERE RD	3B	STOCKER, ROBERT L 99 OLD BELVIDERE RD PHILLIPSBURG, NJ 08865

# MINOR SUBDIVISION SKETCH PLAT

## Lot 7 Block 31

AS SHOWN ON TAX MAP SHEET 14 (rev. 10/25/20)  
Township of Harmony, Warren County, New Jersey

JOB # 24160



CERT. OF AUTH. NO. 246A28117300

257 MONMOUTH ROAD, BLDG. A, SUITE 7, OAKHURST, NJ 07755  
PHONE - 732-223-1313

WALTER JOSEPH HOPKIN  
N.J. PROFESSIONAL ENGINEER, LIC. No. 40673

### Light Industrial/Office/Commercial Zone District

	REQUIRED	EXISTING	PROPOSED LOT 7.1	PROPOSED LOT 7.2
MIN. LOT AREA	5 AC.	27.23± AC.	10.03± AC.	17.20± AC.
MIN. LOT WIDTH	500 FT.	861.07 FT.	505.32 FT.	621.55 FT.
MAX. LOT COVERAGE	5%	N/A	N/A	N/A
MAX. BLDG. HEIGHT (FT./STY.)	35/2.5	N/A	N/A	N/A
FRONT YARD SETBACK	75 FT.	N/A	N/A	N/A
SIDE YARD SETBACK - ONE	50 FT.	N/A	N/A	N/A
SIDE YARD SETBACK - BOTH	100 FT.	N/A	N/A	N/A
REAR YARD SETBACK	75 FT.	N/A	N/A	N/A
SIDE YARD SETBACK - ACCESSORY BUILDING (FT)	40 FT.	N/A	N/A	N/A
REAR YARD SETBACK - ACCESSORY BUILDING (FT)	40 FT.	N/A	N/A	N/A

### APPLICANT/OWNER:

HARMONY HOLDINGS  
DEVELOPMENT, LLC  
2100 BELVIDERE ROAD  
PHILLIPSBURG, NJ 08865  
PHONE - (517) 230-7440

### ENGINEER / SURVEYOR:

WJH ENGINEERING  
257 MONMOUTH ROAD,  
BLDG. A, SUITE 7,  
OAKHURST, NJ 07755  
PHONE - (732) 223-1313

### ATTORNEY:

ADAM J. STEUERMAN, ESQ.  
SINN, CANTOLI, BOGAN & STEUERMAN  
501 TRENTON AVENUE, PO BOX 1347  
POINT PLEASANT BEACH, NJ 08742  
PHONE - 732-892-1000 EXT. 215

### SHEET INDEX

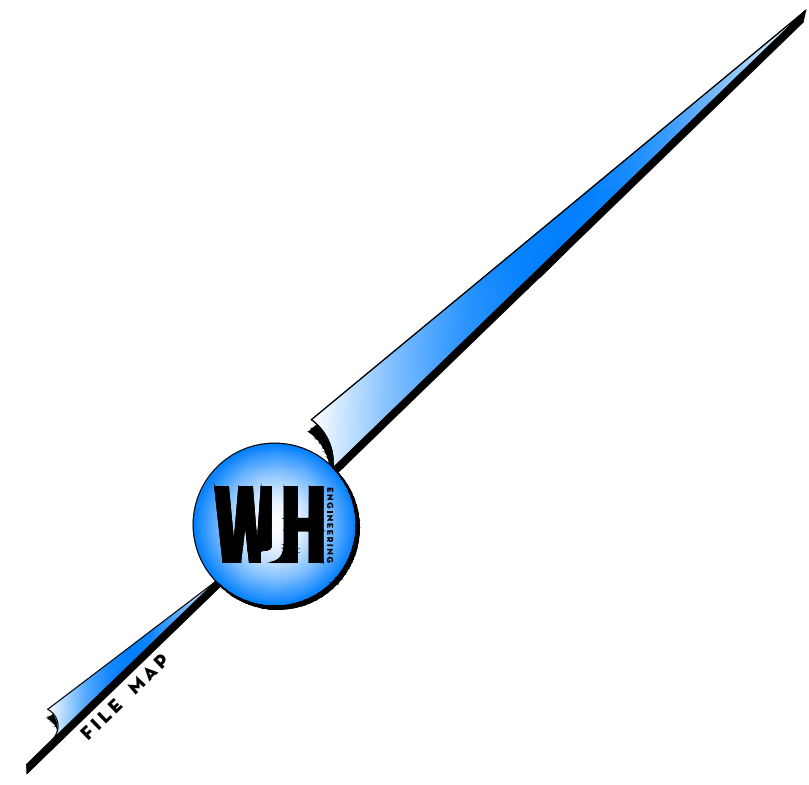
SHEET NO.	SHEET TITLE	ORIG. ISSUE DATE	LATEST REV. DATE
1	COVER SHEET	12/4/24	3/5/2025
2	EXISTING CONDITIONS PLAN	12/4/24	3/5/2025
3	MINOR SUBDIVISION DIMENSION PLAN	12/4/24	3/5/2025
4	DRIVEWAY ACCESS EASEMENT PLAN	12/4/24	3/5/2025
5	DRIVEWAY PROFILE	12/4/24	3/5/2025

APPROVED BY THE  
TOWNSHIP OF HARMONY  
PLANNING BOARD

MUNICIPAL CLERK DATE  
PLANNING BOARD CHAIRMAN DATE  
PLANNING BOARD SECRETARY (ATTEST)  
TOWNSHIP ENGINEER DATE

APPROVED BY THE  
WARREN COUNTY PLANNING BOARD

PLANNING BOARD CHAIRMAN DATE  
PLANNING BOARD SECRETARY (ATTEST)  
ENGINEER DATE

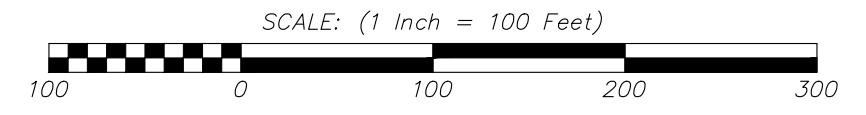


Custom Soil Resource Report

**Map Unit Legend**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AnnDb	Annapdale loam, 15 to 25 percent slopes, very stony	1.4	4.3%
BabB	Bartley loam, 3 to 8 percent slopes	13.6	41.6%
RnFD	Rock outcrop-Farmington-Galway complex, 15 to 35 percent slopes	0.2	0.6%
WafB	Washington silt loam, 3 to 8 percent slopes	15.0	46.0%
WafC	Washington silt loam, 8 to 15 percent slopes	2.4	7.4%
<b>Totals for Area of Interest</b>		<b>32.6</b>	<b>100.0%</b>

**LEGEND**

NO.	DATE	DESCRIPTION	DRAWN BY
1	3/5/2025	MODIFIED FLAG LOT	ZEE

**MINOR SUBDIVISION SKETCH PLAT**  
OF  
**LOT 7 BLOCK 31**  
TOWNSHIP OF HARMONY WARREN COUNTY NEW JERSEY

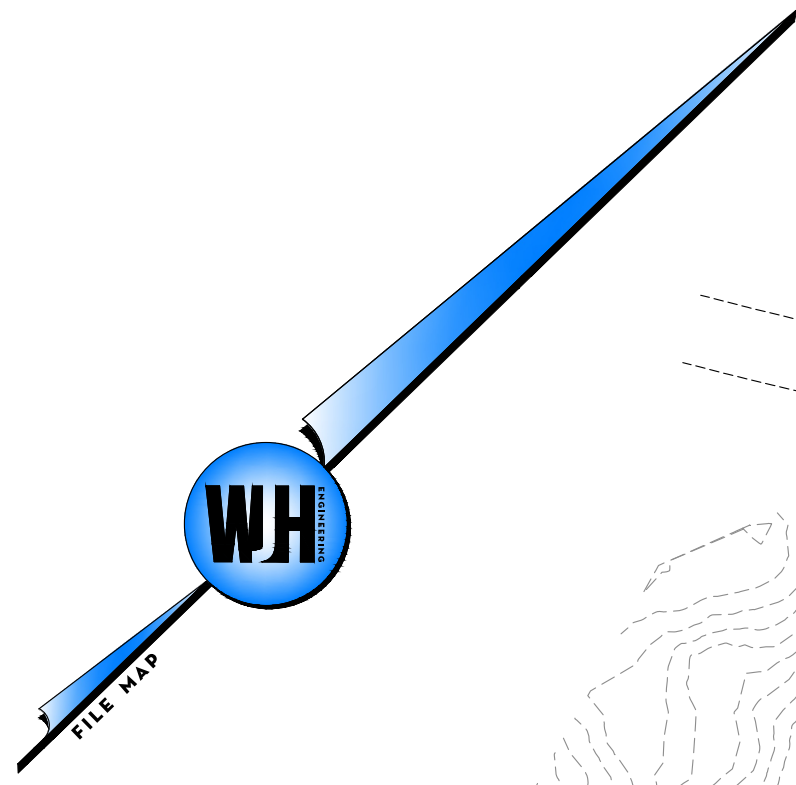
**EXISTING CONDITIONS PLAN**

**PETER P. BENNETT III**  
N.J. PROFESSIONAL LAND SURVEYOR, L.C. No. 40651

*Peter P. Bennett III*

SCALE: 1" = 100'	DRAWN BY: DD	DATE: 12/4/24	JOB No.: 24160	SHEET No.: 2 of 5
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**WH ENGINEERING**  
CERT. OF AUTH. NO. 246A28117300  
257 MONMOUTH ROAD,  
BLDG. A, STE. 7,  
ORANJURST, NJ 07755  
PHONE: 732.223.1313  
WWW.WHENGINEERING.COM



### GENERAL NOTES:

1. THE PROPERTY IS KNOWN AS LOT 7, BLOCK 31 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF HARMONY, WARREN COUNTY, NEW JERSEY.
2. OUTBOUND AND EXISTING CONDITIONS INFORMATION DEPICTED HEREON TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY WJH ENGINEERING, DATED 9/30/24..
3. SITE LOCATED IN A FLOOD ZONE "X" PER FIRM 34025C0156F DATED SEPTEMBER 25, 2009.
4. THE PROPERTY IS LOCATED OUTSIDE THE HIGHLANDS PRESERVATION AREA
5. MINOR SUBDIVISION TO BE PERFECTED BY DEED.
6. THE MINOR SUBDIVISION PROPOSED TO CREATE 2 LOTS, A FLAG LOT (LOT 7.2) AND A SECOND LOT (LOT 7.1). BOTH LOTS HAVE FRONTAGE ON BELVIDERE ROAD HOWEVER ACCESS TO BOTH LOTS SHALL BE FROM A SINGLE DRIVEWAY.
7. STORMWATER MANAGEMENT MEASURES FOR THE PROPOSED DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY AS PART OF THE LOT DEVELOPMENT PLAN FOR THE INITIAL LOT TO BE IMPROVED.

#### SURVEY REFERENCES:

MR1: THE OFFICIAL TAX MAP OF THE TOWNSHIP OF HARMONY.

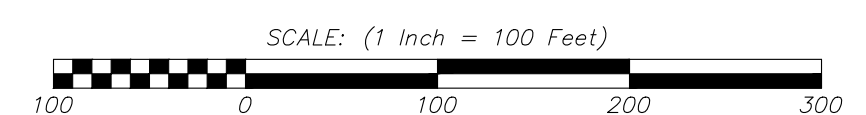
#### NOTES:

OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES ARE NOT TO BE USED FOR ESTABLISHING PROPERTY LINES.

THE CERTIFICATION IS MADE ONLY TO THOSE PARTIES NAMED HEREON FOR THE PURCHASE AND/OR MORTGAGE OF PROPERTY DELINEATED AND NAMED HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR USE OF THIS SURVEY FOR ANY PURPOSE; INCLUDING, BUT NOT LIMITED TO, SURVEY AFFIDAVIT, RESALE OF PROPERTY OR USE BY ANY PARTIES NOT LISTED DIRECTLY OR INDIRECTLY IN THE CERTIFICATION.

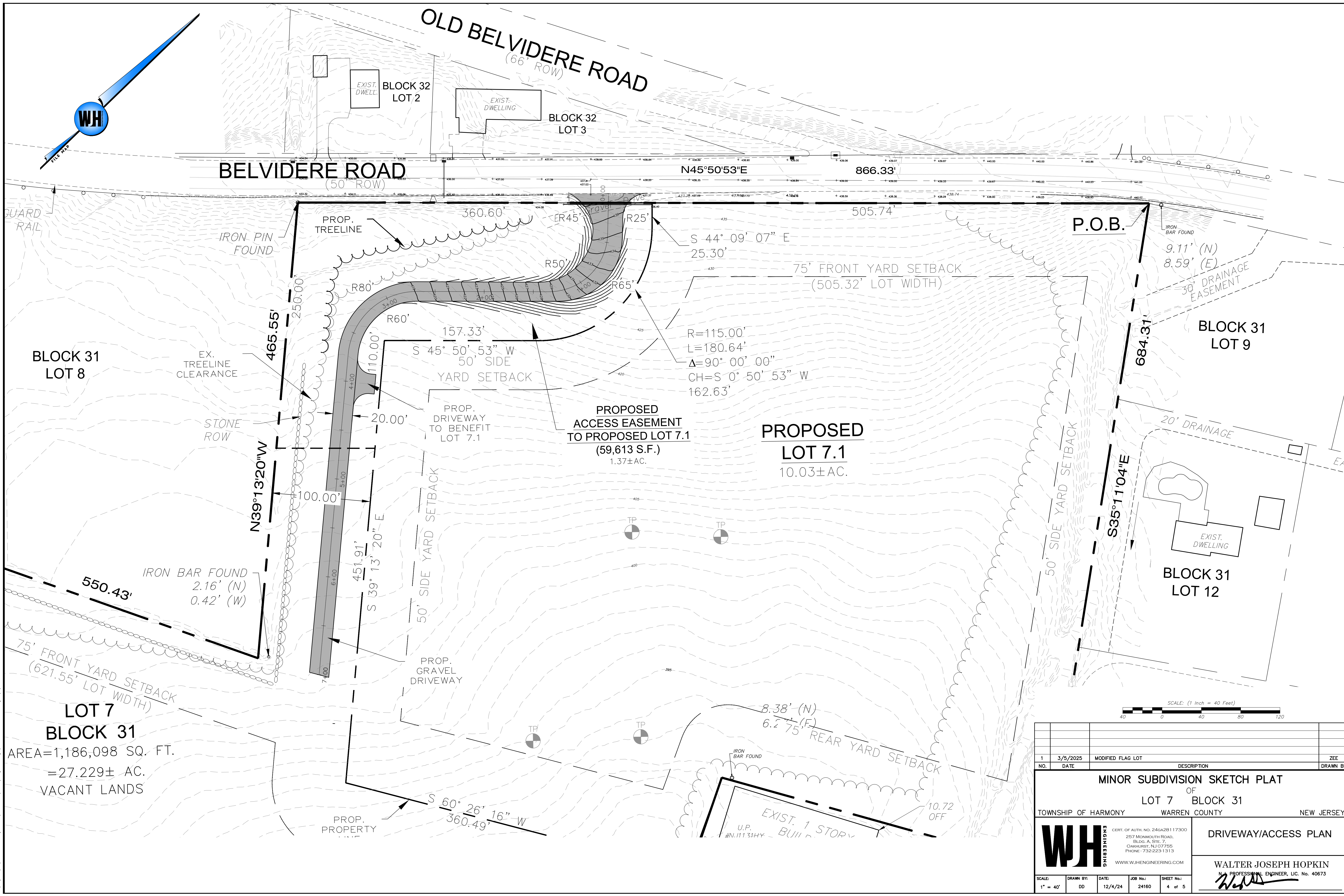
I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS THE RESULT OF A FIELD SURVEY MADE ON THE DATE SHOWN WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS". THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

PROPERTY CORNERS WERE NOT SET AS PER CONTRACTUAL AGREEMENT.



1	3/5/2025	MODIFIED FLAG LOT	ZEE
NO.	DATE	DESCRIPTION	DRAWN BY
<b>MINOR SUBDIVISION SKETCH PLAT</b> OF <b>LOT 7 BLOCK 31</b> TOWNSHIP OF HARMONY WARREN COUNTY NEW JERSEY			
		CERT. OF AUTH. NO. 24GA28117300 257 MONMOUTH ROAD, BLDG. A, STE. 7 CAMDEN, NJ 07735 PHONE: 732-223-1313 WWW.WJHENGINEERING.COM	
<b>MINOR SUBDIVISION</b> <b>DIMENSION PLAN</b>		<b>WALTER JOSEPH HOPKIN</b> P.E. PROFESSIONAL ENGINEER, LIC. No. 40673	
SCALE:	DRAWN BY:	DATE:	JOB No.:
1" = 100'	DD	12/4/24	24160
			SHEET No.:
			3 of 5

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BLOCK 31  
LOT 8

EXIST. DWELL.  
BLOCK 32  
LOT 2

EXIST. DWELLING  
BLOCK 32  
LOT 3

BELVIDERE ROAD  
(50' ROW)

OLD BELVIDERE ROAD  
(66' ROW)

N45°50'53"E  
866.33'

P.O.B.

IRON BAR FOUND  
9.11' (N)  
8.59' (E)  
30' DRAINAGE  
EASEMENT

BLOCK 31  
LOT 9

PROPOSED  
ACCESS EASEMENT  
TO PROPOSED LOT 7.1  
(59,613 S.F.)  
1.37± AC.

PROPOSED  
LOT 7.1  
10.03± AC.

BLOCK 31  
LOT 12

75' FRONT YARD SETBACK  
(621.55' LOT WIDTH)  
**LOT 7**  
BLOCK 31  
AREA=1,186,098 SQ. FT.  
=27.229± AC.  
VACANT LANDS

SCALE: (1 Inch = 40 Feet)

NO.	DATE	DESCRIPTION	DRAWN BY
1	3/5/2025	MODIFIED FLAG LOT	ZEE

**MINOR SUBDIVISION SKETCH PLAT**  
OF  
**LOT 7 BLOCK 31**  
TOWNSHIP OF HARMONY WARREN COUNTY NEW JERSEY

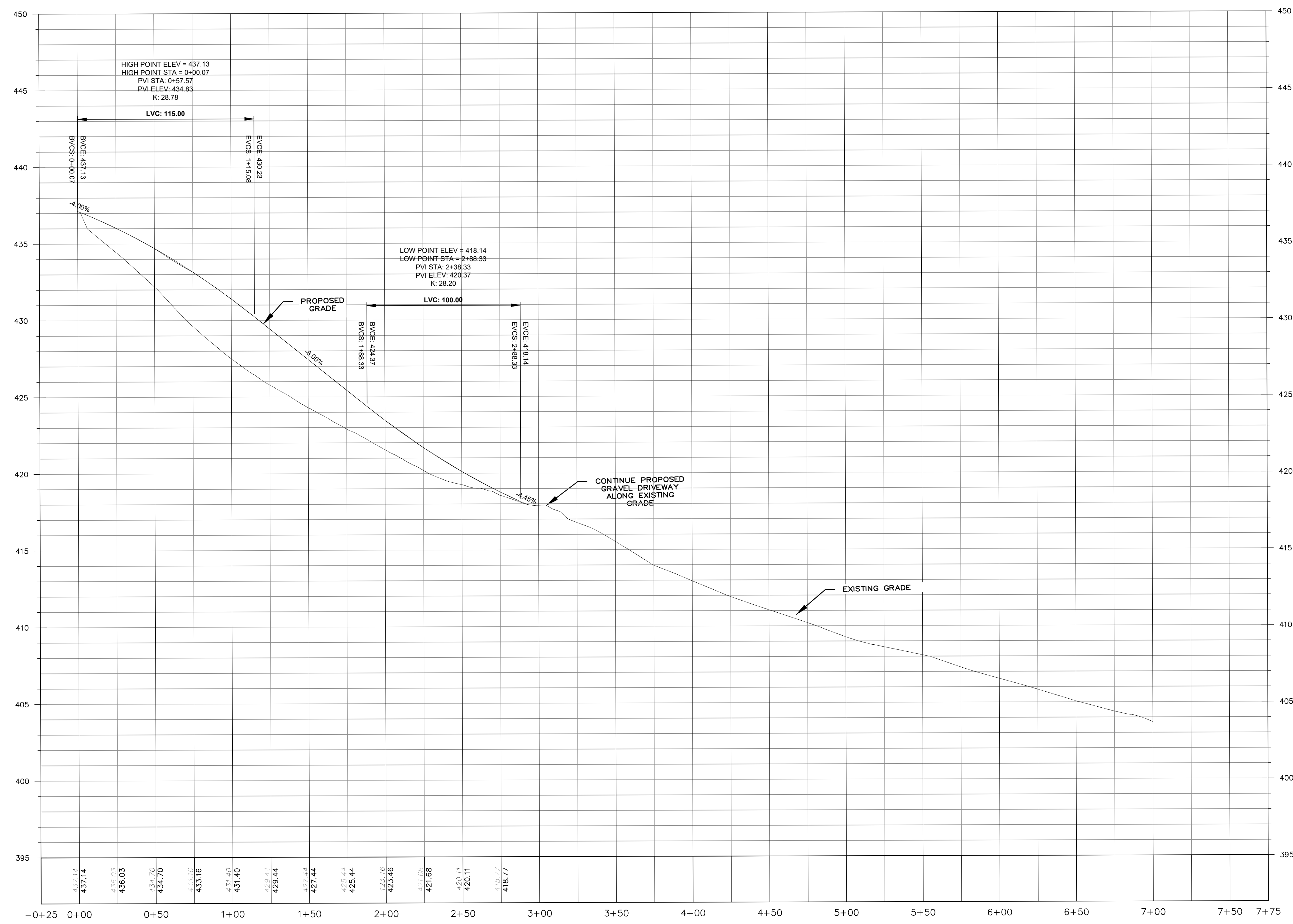
**WH** ENGINEERING  
CERT. OF AUTH. NO. 24G028117300  
257 MONMOUTH ROAD,  
BLDG. A, STE. 7  
ONANGLIST, NJ 07755  
PHONE: 732-223-1313  
WWW.WJENGINEERING.COM

**DRIVEWAY/ACCESS PLAN**

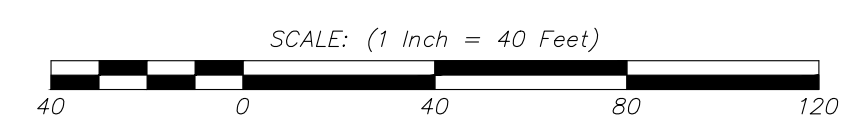
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DRAWN BY: DD  
DATE: 12/4/24  
JOB No.: 24160  
SHEET No.: 4 of 5

**WALTER JOSEPH HOPKIN**  
N.J. PROFESSIONAL ENGINEER, LIC. No. 40673

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**PROFILE OF PROPOSED DRIVEWAY**  
 STA.-0+25.00 TO STA.7+75.00  
 1" = 40' HORIZ. / 1" = 4' VERT.



NO.	DATE	DESCRIPTION	DRAWN BY
1	3/5/2025	MODIFIED FLAG LOT	ZEE

**MINOR SUBDIVISION SKETCH PLAT**  
 OF  
**LOT 7 BLOCK 31**  
 TOWNSHIP OF HARMONY WARREN COUNTY NEW JERSEY

CERT. OF AUTH. NO. 24GA28117300  
 257 MONMOUTH ROAD,  
 BLDG. A, STE. 7  
 CAMDEN, NJ 07755  
 PHONE: 732-223-1313  
 WWW.WJENGINEERING.COM

**DRIVEWAY PROFILE**

**WALTER JOSEPH HOPKIN**  
 N.J. PROFESSIONAL ENGINEER, LIC. No. 40673

SCALE: 1" = 40'	DRAWN BY: DD	DATE: 12/4/24	JOB No.: 24160	SHEET No.: 5 of 5
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