

PRELIMINARY & FINAL MINOR SITE PLAN FOR A NEW MAINTENANCE GARAGE FLYNN TOWING

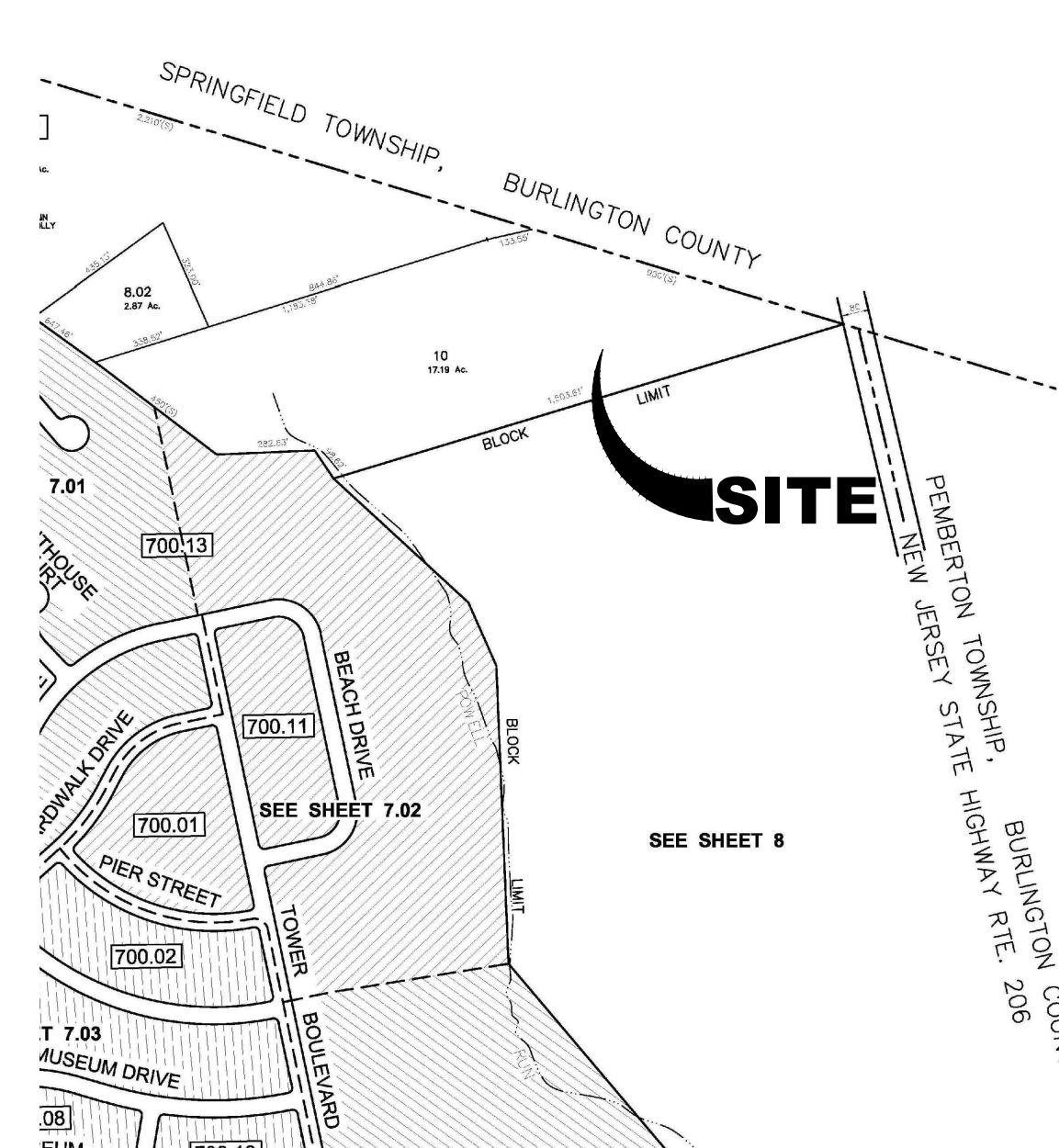
LOT 10, BLOCK 700
2619 U.S. ROUTE 206,
EASTAMPTON, NEW JERSEY

ADJOINING PROPERTY OWNER WITHIN 200' OF BLOCK 700 LOT 10 EASTAMPTON TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY	
EAST HAMPTON PROPERTY OWNER	
MYERS, BURTIS F JR. & PAULA M., TRUSTEE 1450 MONMOUTH ROAD, EASTAMPTON, NJ 08060	AKTHER, SAYHEEDA, 118 BRIDGE BOULEVARD EASTAMPTON, NJ 08060
GOLLER, GLEN, 132 BRIDGE BOULEVARD, EASTAMPTON, NJ 08060	PAPPAS, JOHN P 116 BRIDGE BOULEVARD EASTAMPTON, NJ 08060
MACCLAY, ROBERT & GINA L 130 BRIDGE BOULEVARD EASTAMPTON, NJ 08060	STARR, KIM A 114 BRIDGE BOULEVARD EASTAMPTON, NJ 08060
MACCABE CAROL L 128 BRIDGE BOULEVARD EASTAMPTON, NJ 08060	SOLIMAN, MONTASER M & SHAFIKA 112 BRIDGE BOULEVARD EASTAMPTON, NJ 08060
GODDARD, BEVERLEY S & JONES 126 BRIDGE BOULEVARD EASTAMPTON, NJ 08060	MIRANDA, MILDRED 110 BRIDGE BOULEVARD EASTAMPTON, NJ 08060
GIAMPIETRO, GUY AND DONNA 124 BRIDGE BOULEVARD EASTAMPTON, NJ 08060	US HOME CORPORATION 2465 KUSER RD HAMILTON, NJ 08690
BRELAND, GERALD H. & TONYA D 122 BRIDGE BOULEVARD EASTAMPTON, NJ 08060	J&L REALTY LLC 242 S GROFFDALE RD GORDONVILLE, PA 17529
KAMAL, SOHAILA M 120 BRIDGE BOULEVARD EASTAMPTON, NJ 08060	EAST SPRING PROP.LLC % R KAYPO BOX 401 COLUMBUS NJ 08022
ALLEN, EDWARD W & KATHY B 260 LANDING ST. VINCENTOWN, NJ 08088	(QFARM) 206 ASSOCIATES PO BOX 401 COLUMBUS, NJ 08022
MYERS, BURTIS F JR & P MTRUS 1450 MONMOUTH RD MT. HOLLY, NJ 08060	



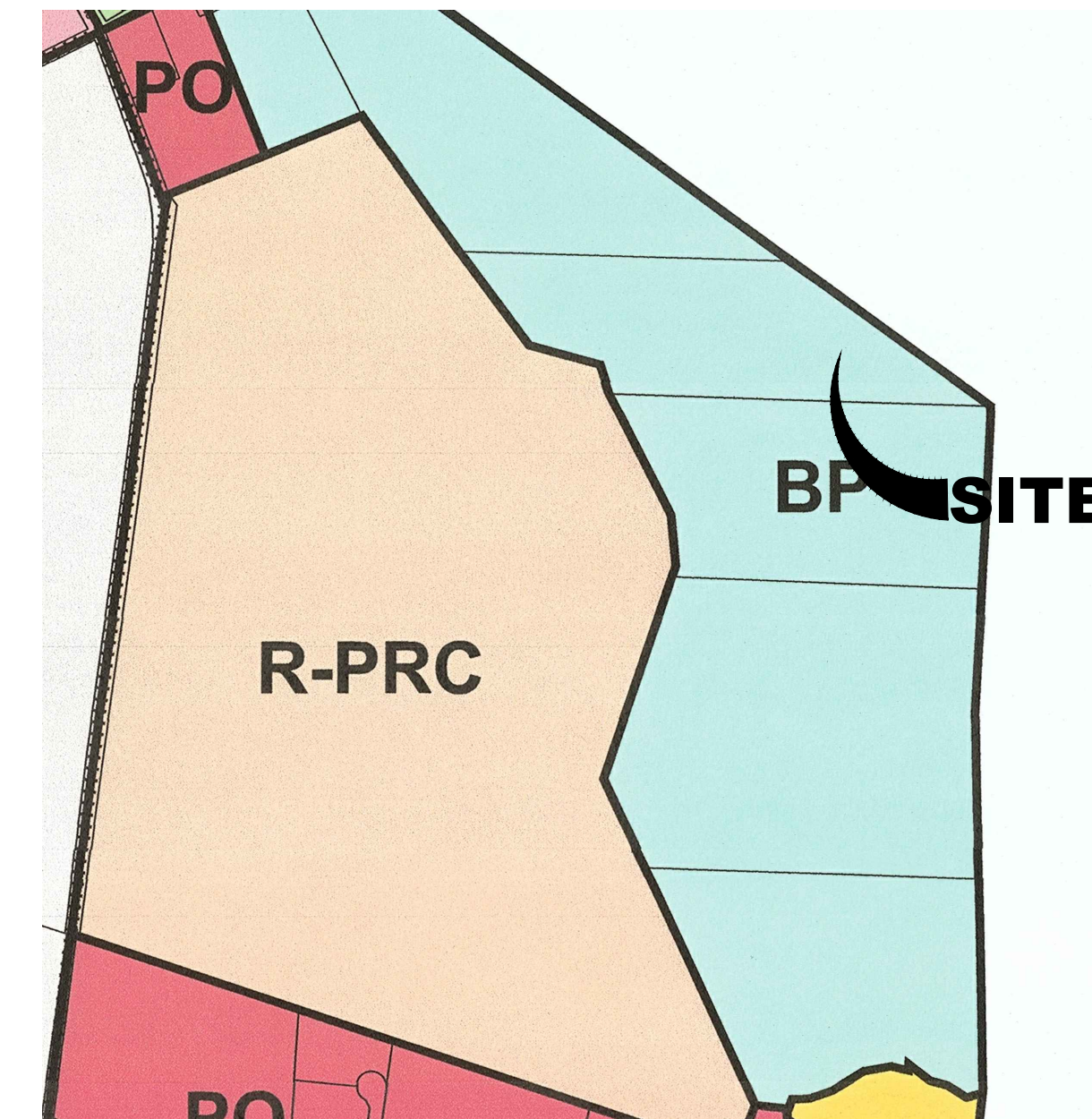
AERIAL MAP

Scale: 1"=100'



TAX MAP

Scale: 1"=500'



ZONING MAP

Scale: 1"=700'

ALSO NOTIFY:

BERARD J. DUNN, JR. SONING OFFICER 2159 JACKSONVILLE-JOBSTOWN ROAD, JOBSTOWN, NJ 08041	COMCAST CABLEVISION PO BOX 5025 CHERRY HILL, NJ 08034
BURLINGTON COUNTY PLANNING BOARD PO BOX 6000 MT. HOLLY, NJ 08060	SOHIO PIPELINE CO. C/O SUN CO., INC. 1801 MARKET ST PHILADELPHIA, PA 19103
AT&T C/O R.E. SCANNELL, VP LAW & SEC 295 NO. MAPLE AVENUE BASKING RIDGE, NJ 07920	INTERSTATE STORAGE C/O PIPELINE CORP. 400 AMHERST STREET, SUITE 202 NASHUA, NH 03063
BELL ATLANTIC/VERIZON PO BOX 152206 IRVING, TX 75015-2206	TRANSCONTINENTAL GAS PIPELINE CORP P. O. BOX 2400, MD 4646-4 TULSA, OK 74102-2400 ATTN: AD VALOREM TAX
VERIZON 1095 6TH AVENUE NEW YORK, NY 10036	GPU P. O. Box 203 Allenhurst, NJ 07709
P S E & G MANAGER - CORPORATE PROPERTIES, 80 PARK PLACE T6B NEWARK, NJ 07102	STATE HIGHWAY 206 NJ DEPARTMENT OF TRANSPORTATION 1035 PARKWAY AVENUE, CN 600 TRENTON, NJ 08625
VERIZON NEW JERSEY ADMINISTRATIVE OFFICES 540 BROAD STREET, NEWARK, NJ 07101	GARDEN STATE CABLE COMPANY, INC. ADMINISTRATIVE OFFICES 1250 BERLIN ROAD CHERRY HILL, NJ 08034
MT. HOLLY SEWERAGE AUTHORITY 37 WASHINGTON STREET, MT.HOLLY, NJ 08060	NEW JERSEY WATER COMPANY, INC., GIS SUPERVISOR, 1025 LAUREL OAK ROAD, VOORHEES, NJ08043

EASTAMPTON TOWNSHIP PLANNING BOARD

PLANNING BOARD CHAIRPERSON	DATE
PLANNING BOARD SECRETARY	DATE
PLANNING BOARD ENGINEER	DATE
TOWNSHIP ENGINEER	DATE
TOWNSHIP CLERK	DATE

BURLINGTON COUNTY DIVISION OF PLANNING

CHAIRPERSON	DATE
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APPLICANT

APPLICANT	DATE
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ZONING SCHEDULE

	REQUIRED	PROVIDED
MIN. LOT AREA	20 ACRES	17.19* ACRES
MIN. LOT FRONTAGE	500 FT	504.51
MIN. BUILDING SETBACKS		
FRONT YARD	50 FT.	533 FT.±
REAR YARD	50 FT.	700 FT.+
SIDE YARD	50 FT.	49.16* FT.
MAX. BLDG. COVERAGE	50%	2.1300 %
MAX. IMPERV. COVERAGE	65 %	2.44 %
MAX. BUILDING HEIGHT	50 FT	35 Ft.

NOTE: * = EXISTING NON-CONFORMING CONDITION

GENERAL NOTES

1. THE APPLICANT IS: BRUCE FLYNN
P.O. BOX 73
JULIUSTOWN
NEW JERSEY 08043
2. THE OWNER IS: EAST SPRING PROPERTIES LLC
11 FORKLANDING ROAD,
CINNAMINSON, NJ 08077
3. THE SCOPE OF APPLICATION IS TO REQUEST APPROVAL
FOR A NEW 18'x 50' MAINTENANCE GARAGE.
4. TAX MAP REFERENCE: BLOCK 700, LOT 10
5. ZONE: BP BUSINESS PARK
6. THE PROPERTY IS SERVICED BY EXISTING PUBLIC WATER,
ELECTRIC, NATURAL GAS, AND SANITARY SEWER SYSTEMS.
7. TOTAL TRACT AREA: 17.19 ACRES
8. THIS PLAN IS NOT INTENDED TO DELINEATE OR DEFINE
UNDERGROUND UTILITIES. THE USER IS CAUTIONED TO CONTACT
NEW JERSEY ONE CALL FOR UTILITY MARKOUTS AT
1-800-272-1000.
9. THIS DRAWING IS BASED ON ASSUMED DATUM.
10. OUTBOUNDS ARE BASED ON SURVEY INFORMATION
PROVIDED BY RWC SURVEYING, LLC; DATED: 1/31/2023

COVER SHEET

FLYNN TOWING
2619 U.S. ROUTE 206
EASTAMPTON NEW JERSEY
BLOCK 700, LOT 10

KLUK CONSULTANTS, LLC

2 EASTWICK DRIVE - SUITE 202
GIBBSBORO, NEW JERSEY 08026
TEL. (856) 566-0013

KRIS KLUK, PH.D., P.E.

Kris Kluk
NJ Professional Engineer No. 34089

DATE: 02/04/2023

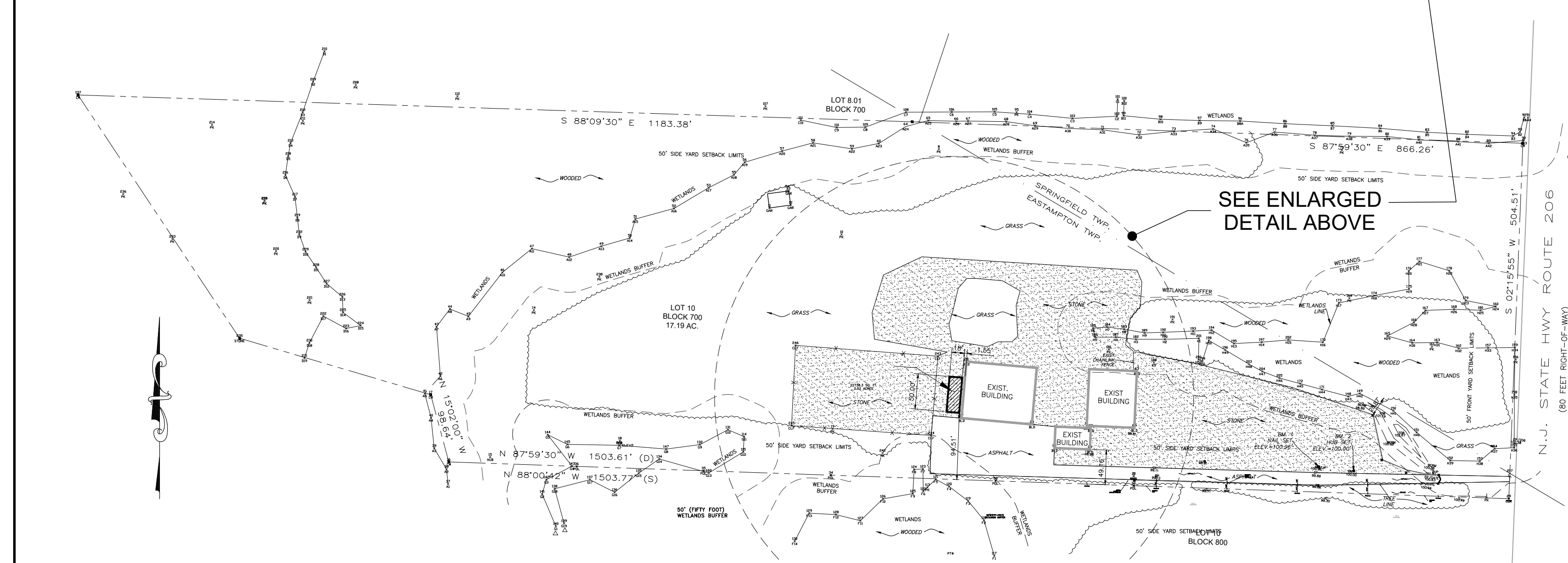
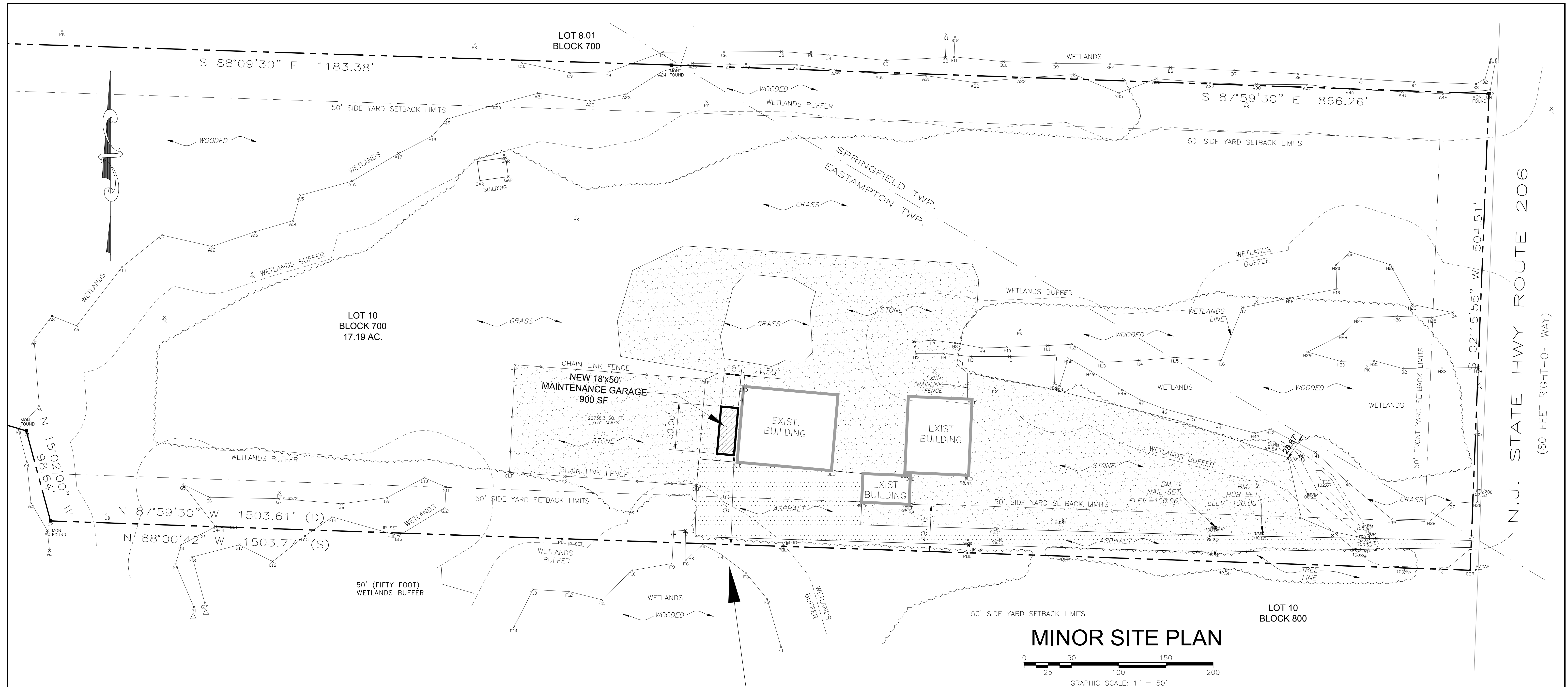
DATE: 02/04/2023


SCALE: AS SHOWN

DRAWN BY: AJD

REVIEWED BY: KK

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MINOR SITE PLAN		
FLYNN TOWING 2619 U.S. ROUTE 206 EASTAMPTON NEW JERSEY BLOCK 700, LOT 10		
KLUK CONSULTANTS, LLC 2 EASTWICK DRIVE - SUITE 202 GIBBSBORO, NEW JERSEY 08026 TEL. (856) 566-0013		
KRIS KLUK, PH.D., P.E. 		DATE: 02/04/2023 NJ Professional Engineer No. 34089
DATE: 02/04/2023 SCALE: AS SHOWN DRAWN BY: AJD REVIEWED BY: KK	2 of 2	