

**ZONING REQUIREMENTS AND CONFORMANCE**  
ZONE = 'R' RESIDENTIAL DISTRICT

PARAMETER	REQUIRED	EXISTING LOT 18	PROPOSED LOT 18	EXISTING LOT 19	PROPOSED LOT 19
MIN. LOT SIZE/AREA	9,000 S.F.	10,000 S.F.	15,000 S.F.	30,000 S.F.	25,000 S.F.
MIN. LOT FRONTAGE	75 FT.	50 FT.**	75 FT.	150 FT.	125 FT.
MIN. LOT WIDTH	75 FT.	50 FT.**	75 FT.	150 FT.	125 FT.
MIN. LOT DEPTH	100 FT.	200 FT.	200 FT.	200 FT.	200 FT.
MIN. SIDE YARD (EACH)	10 FT.	10 FT.	10 FT.	60.4 FT.	36.5 FT.
MIN. FRONT YARD	30 FT.	37.0 FT.	37.0 FT.	16.4 FT.**	16.4 FT.*
MIN. REAR YARD	25 FT.	25 FT.	25 FT.	25 FT.	25 FT.
MIN. FRONT HEIGHT	35 FT.	<35 FT.	<35 FT.	<35 FT.	<35 FT.
MAX. BUILDING COVERAGE	30 %	30 %	30 %	30 %	30 %

\* DENOTES CONTINUING NON-CONFORMING USE  
\*\* DENOTES AN EXISTING NON-CONFORMING USE

TO: THOMAS J. & ROSEMARY CAPASSO AND MICHELE A. PALUMBO  
ITS SUCCESSORS AND/OR ASSIGNS.

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY DECLARE ITS ACCURACY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT TO THE INSUROR OF TITLE TO THIS PROPERTY TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN HEREON. THIS CERTIFICATION ISSUED SOLELY TO THE HEREIN NAMED FOR THIS TRANSACTION ONLY. IF NO FEE IS PAID FOR THIS SURVEY, THIS CERTIFICATION IS INVALID.

**Edward F. Kuhn, Jr.**  
PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 37188

**NOTES:**

- Only copies of the original of this plan bearing the licensed Land Surveyor's embossed seal shall be considered valid copies.
- Do not scale from photocopied prints of this plan.
- Bearings are shown in degrees, minutes, and seconds.
- Distances are shown in feet.
- This survey does not show the location of any regulated wetlands, floodplains, etc., that may exist on the site. It also does not show the location of any underground improvements, restrictions, easements or property line agreements not visible, unknown to the surveyor or that which a correct and current title report of the property would disclose.
- The following information was used in preparing the survey:
  - A. The following deeds:
    - Deed Book 3050, Page 136, LOT 17
    - Deed Book 1578, Page 012, LOT 18
    - Deed Book 2850, Page 264, LOT 19
    - Deed Book 3698, Page 254, LOT 20

**APPROVALS**

WOODBURY HEIGHTS PLANNING BOARD APPROVAL

RESOLUTION \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING BOARD PLANNER \_\_\_\_\_

PLANNING BOARD ENGINEER \_\_\_\_\_

PLANNING BOARD SECRETARY \_\_\_\_\_

PLANNING BOARD CHAIRMAN \_\_\_\_\_

**OWNER/APPLICANT LOT 18**

APPLICANT: THOMAS J. CAPASSO  
1116 WALNUT AVE.  
WOODBURY HEIGHTS, NJ 08097

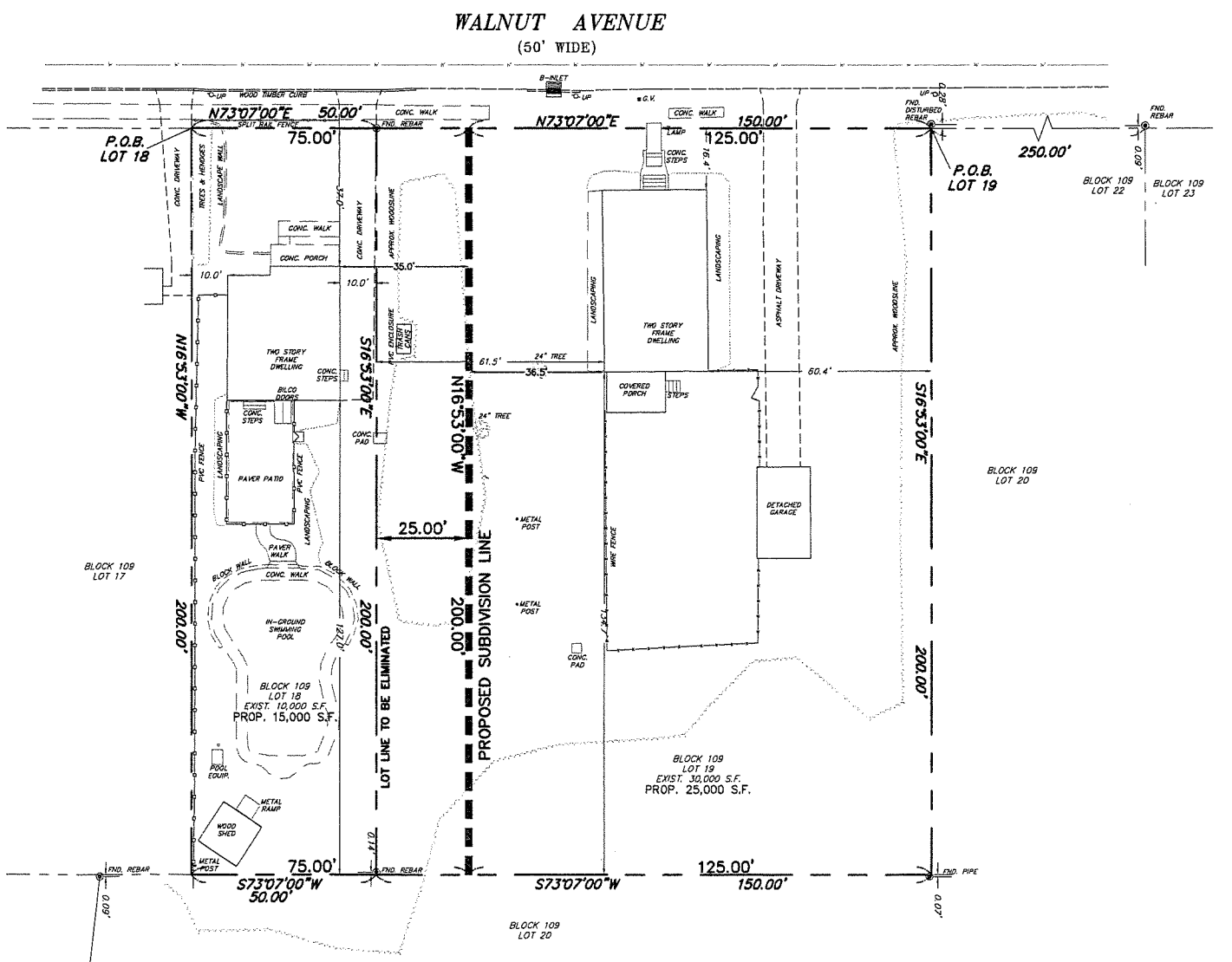
OWNER OF RECORD: THOMAS J. & ROSEMARY CAPASSO  
1116 WALNUT AVE.  
WOODBURY HEIGHTS, NJ 08097

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DEPICTED ON THIS PLAN AND CONSENT TO THE FILING THEREOF.

**OWNER/APPLICANT LOT 19**

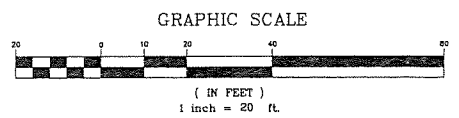
OWNER OF RECORD: MICHELE A. PALUMBO  
1128 WALNUT AVE.  
WOODBURY HEIGHTS, NJ 08097

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DEPICTED ON THIS PLAN AND CONSENT TO THE FILING THEREOF.



**200' PROPERTY OWNER'S LIST**

MUNICIPAL CODE	TAX BLOCK	TAX LOT	OWNER NAME	PROPERTY LOCATION	OWNER ADDRESS	CITY, STAT, ZIP CODE
0823	109	13	PASHANTIS, PETER	233 GLENWOOD AVE	233 GLENWOOD AVE	WOODBURY HTS, NJ 08097
0823	109	13.01	GLEASON, JOSEPH & DANA	833 BOUNDARY RD	833 BOUNDARY RD	WOODBURY HTS, NJ 08097
0823	109	14.01	MCGINNIS, MARGARET FAITH	207 GLENWOOD AVE	207 GLENWOOD AVE	WOODBURY HTS, NJ 08097
0823	109	16	BIEGENWALD, BLANCHE & EMORY, CAROLY	203 GLENWOOD AVE	203 GLENWOOD AVE	WOODBURY HTS, NJ 08097
0823	109	16.01	COBB, ALAN S & PAMELA A	205 GLENWOOD AVE	205 GLENWOOD AVE	WOODBURY HTS, NJ 08097
0823	109	17	THOMPSON, BRIAN J & CHRISTY F	1112 WALNUT AVE	1112 WALNUT AVE	WOODBURY HTS, NJ 08097
0823	109	18	CAPASSO, THOMAS J & ROSEMARY	1116 WALNUT AVE	1116 WALNUT AVE	WOODBURY HTS, NJ 08097
0823	109	19	PALUMBO, MICHELE A	1128 WALNUT AVE	1128 WALNUT AVE	WOODBURY HTS, NJ 08097
0823	109	20	SELTZER, JEFFREY & CRISPIN, MARY E	1142 WALNUT AVE	1142 WALNUT AVE	WOODBURY HTS, NJ 08097
0823	109	21	MONK, DAVID E	1148 WALNUT AVE	1148 WALNUT AVE	WOODBURY HTS, NJ 08097
0823	109	22	MALONE, MARIALISA AMOROSI	1152 WALNUT AVE	1152 WALNUT AVE	WOODBURY HTS, NJ 08097
0823	109	24.01	AMARO, ERIC JOEL & COLON, SHEREE L	825 BOUNDARY RD	825 BOUNDARY RD	WOODBURY HTS, NJ 08097
0823	108	7	LS FUTURES LIMITED LIABILITY COMPA	1051 WALNUT AVE	230 KINGS HWY SUITE 217	HADDONFIELD, NJ 08033
0823	108	8	TALLEY, HARRY & MILOSZEWSKI, DENISE	1107 WALNUT AVE	1107 WALNUT AVE	WOODBURY HTS, NJ 08097
0823	108	9	SCHUCKERT, CHRISTOPHER & JODIE	1131 WALNUT AVE	1131 WALNUT AVE	WOODBURY HTS, NJ 08097
0823	108	9.02	NEALE, PAUL D & LYNN	1123 WALNUT AVE	1123 WALNUT AVE	WOODBURY HTS, NJ 08097
0823	108	9.04	KAPLAN, MATTHEW PAUL	1115 WALNUT AVE	1115 WALNUT AVE	WOODBURY HTS, NJ 08097
0823	108	10	DESANTIS, HARRY JR & JENNIFER	1141 WALNUT AVE	1141 WALNUT AVE	WOODBURY HTS, NJ 08097
0823	108	12	DELANEY, SHARDN	1151 WALNUT AVE	1151 WALNUT AVE	WOODBURY HTS, NJ 08097



**SURVEY & MINOR SUBDIVISION PLAN**  
1116 & 1128 WALNUT AVENUE  
CAPASSO & PALUMBO PROPERTY  
LOTS 18 & 19 BLOCK 109  
WOODBURY HEIGHTS, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY

**BRYSON & YATES**  
CONSULTING ENGINEERS, LLC  
307 Granite Road, Sewell, New Jersey 08080  
Phone: (856) 809-1400 Fax: (856) 882-7976

JOB NO.: 22218  
DATE: 5/31/2022  
SCALE: 1" = 20'  
DRAWN BY: JTC  
CHECKED BY:  
SHEET: 1 OF 1