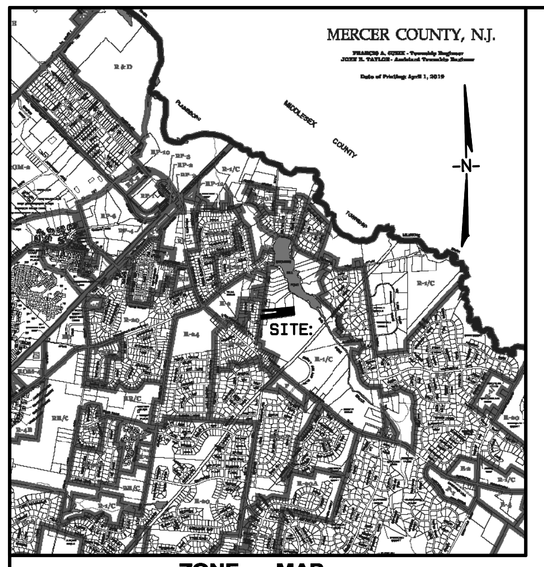
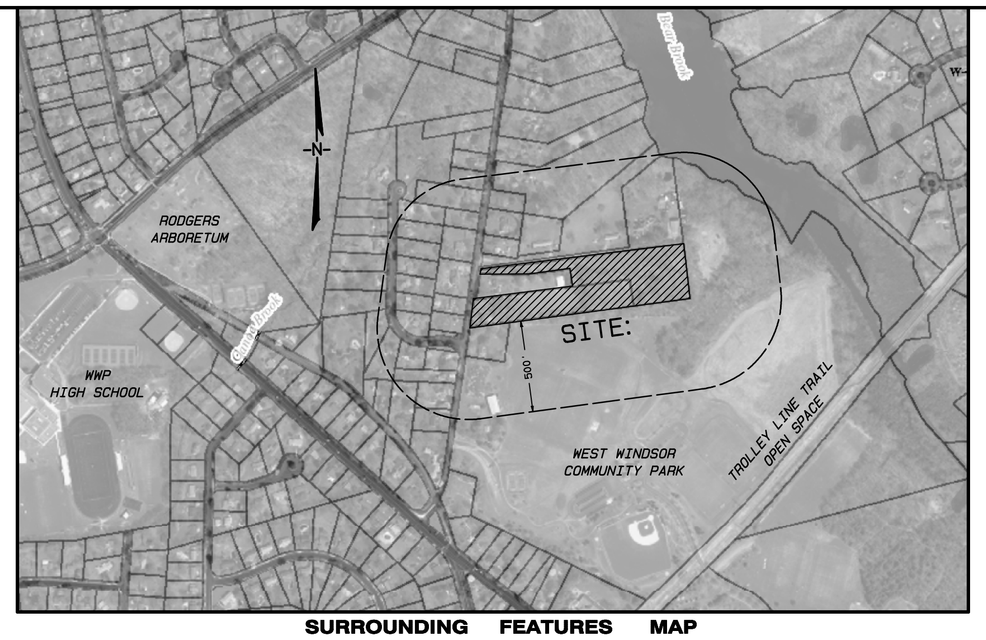


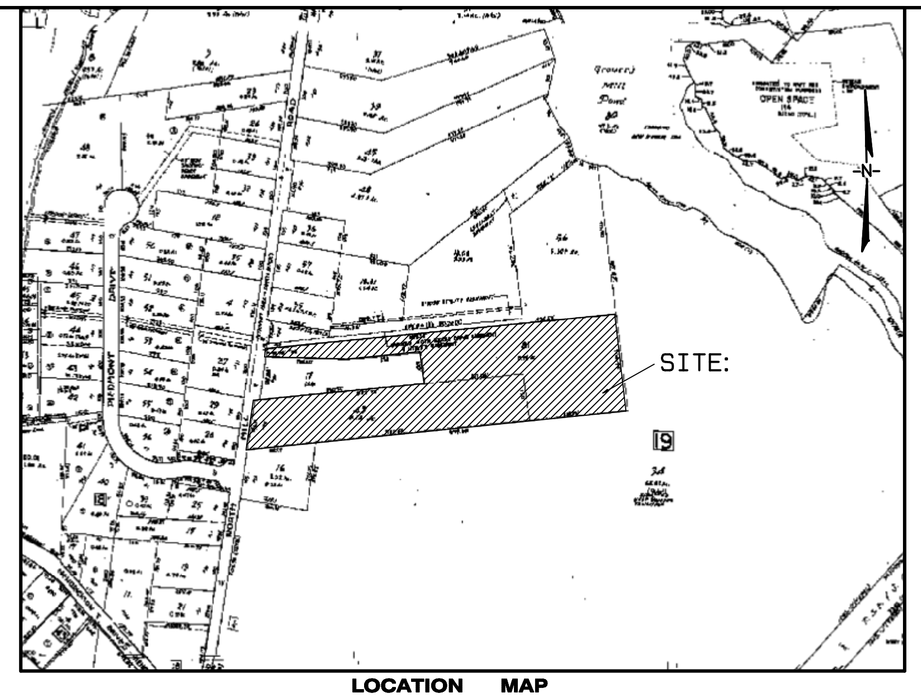
ZONE MAP
SCALE: 1"=4000'±



SURROUNDING FEATURES MAP
SCALE: 1"=600'±

MASTER PLAN

1. THIS SITE IS SHOWN TO BE WITHIN A PROPOSED GREENBELT ZONE PER THE WEST WINDSOR OPEN SPACE AND RECREATION PLAN
2. THIS SITE IS SHOWN TO BE OUTSIDE FLOOD HAZARD AREA PER THE WEST WINDSOR CONSERVATION PLAN, AS WELL AS THE FEMA FIRM MAP



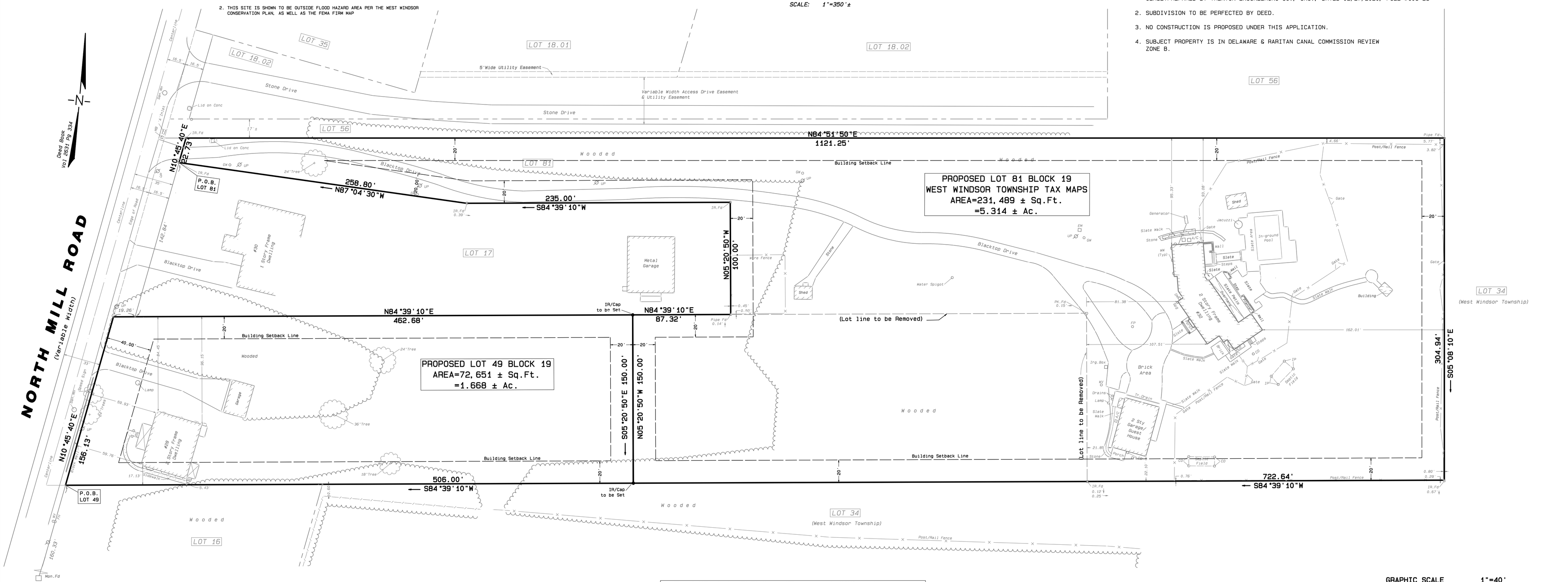
LOCATION MAP
SCALE: 1"=350'±

LEGEND

1. FINAL SUBDIVISION OF #28 & #32 NORTH MILL ROAD
   BLOCK 19 LOT(S) 81, 49 ZONE R-1/C
   DATE 3-5-20 SCALE 1"=40'
   APPLICANTS
   The Schroeder Living Trust, 28 North Mill Road, West Windsor, NJ 08550
   Clinton D. & Marta S. Lively, 32 North Mill Road, Princeton Junction, NJ 08550
   SUBDIVISION CONTROL NO. _____
2. I CONSENT TO THE FILING OF THIS SUBDIVISION PLAT WITH THE PLANNING BOARD OF WEST WINDSOR TOWNSHIP
   Clinton D. & Marta S. Lively — DATE
   The Schroeder Living Trust — DATE
3. (OMITTED)
4. TO BE INCORPORATED ON FINAL PLAT FOR MAJOR OR SKETCH PLAT FOR MINOR SIGNED PRIOR TO ISSUANCE OF A BUILDING PERMIT
   VERIFICATION THAT PAYMENT OF MUNICIPAL TAXES OR ASSESMENTS IS CURRENT
   TOWNSHIP CLERK — DATE
5. THE APPROPRIATE APPROVAL SIGNATURE BLOCK TO BE INCORPORATED DEPENDING ON WHETHER SUBDIVISION IS A MINOR OR A MAJOR
   a. MINOR SUBDIVISION APPROVED _____ DATE OF BOARD APPROVAL
   CHAIRMAN — DATE
   PLANNING BOARD SECRETARY — DATE
   HEALTH OFFICER — DATE
   DEED TO SUBDIVISION MUST BE FILED WITHIN COUNTY CLERK WITHIN 190 DAYS OF BOARD APPROVAL
6. EXPIRATION OF APPROVAL (1) MAJOR: PRELIMINARY - 3 YEARS; FINAL - 2 YEARS; OR (2) MINOR: 2 YEARS)
   DATE (WITHOUT EXTENSIONS)

SUBDIVISION NOTES:

1. SUBDIVISION BASED ON MAP ENTITLED "PLAN OF SURVEY OF LOT 81, BLOCK 49 AND LOT 49, BLOCK 19 IN WEST WINDSOR TOWNSHIP, MERCER COUNTY, NEW JERSEYPREPARED BY TRENTON ENGINEERING CO., INC., DATED 02/27/2020, FILE #106-25
2. SUBDIVISION TO BE PERFECTED BY DEED.
3. NO CONSTRUCTION IS PROPOSED UNDER THIS APPLICATION.
4. SUBJECT PROPERTY IS IN DELAWARE & RARITAN CANAL COMMISSION REVIEW ZONE B.



GRAPHIC SCALE 1"=40'
0 40 80 120

ZONING SCHEDULE: RESIDENTIAL DISTRICT R-1/C

DESCRIPTIONS	REQUIRED	EXISTING LOT 81	PROPOSED LOT 81	EXISTING LOT 49	PROPOSED LOT 49
Principal Building					
Minimum Lot Area	1.67 Ac	3.922 Ac	5.314 Ac	3.060 Ac	1.668 Ac
Minimum Lot Frontage	85 ft	22.73 ft (V) (FL)	22.73 ft (V) (FL)	156.13 ft	156.13 ft
Minimum Lot Width	175 ft	305.97 ft	305.97 ft	155.46 ft	155.46 ft
Minimum Lot Depth	175 ft	Complies	Complies	Complies	Complies
Minimum Front Yard	40 ft	940.75 ft	Complies	59.76 ft	59.76 ft
Minimum Rear Yard	20 ft	162.01 ft	Complies	Complies	Complies
Minimum Side Yard	20 ft	93.07 ft	93.07 ft	5.43 ft (V)	5.43 ft (V)
Maximum F.A.R.	13%	5.52%	4.07%	1.71%	3.14%
Maximum improvement coverage	17%	13.56%	10.0%	4.11%	7.54%
Maximum Building Height	2.5 sty/35 ft	2 sty/23 ft ±	2 sty/23 ft ±	2 sty/24 ft ±	2 sty/24 ft ±

(V) INDICATES VARIANCE (FL) FLAG LOT

SURROUNDING OWNERS (WITHIN 200 FT.)

BLOCK	LOT		BLOCK	LOT	
18	4	Gene Fou & Shengmei Wu 37 North Mill Rd Princeton Jct, NJ 08550	18	17	Charles Dey 30 North Mill Rd West Windsor, NJ 08550
	25	Narayanaswamy & Deepa Vilmalraj 19 North Mill Rd Princeton Jct, NJ 08550	18.01		Dinkar & Kiranmai Ganti 507 Blossom Circle Dayton, NJ 08810
	27	Johan & Julia Miceler 31 North Mill Rd West Windsor, NJ 08550	18.02		Melvin & Barbara Sanders 36 North Mill Rd West Windsor, NJ 08550
	28	Lori Chase	34		West Windsor Township P.O. Box 38 West Windsor, NJ 08550
	37	23 North Mill Rd West Windsor, NJ 08550	35		Elizabeth Tetteme 38 North Mill Rd West Windsor, NJ 08550
	29	Kamlender B. Negi 25 North Mill Rd West Windsor, NJ 08550	48		Ivan & Jill Gevirtz 46 North Mill Rd West Windsor, NJ 08550
	35	Allen Arthur C ET/B Drummond 183 Churchill Rd Trumbull, CT 06611	56		Anthony & Stacy Mangone 34 North Mill Rd West Windsor, NJ 08550
	38	Steven Lin 19 North Mill Rd Princeton Jct, NJ 08550	57		Anna Bruno Revocable Trust 6613 Degan Dr Burke, VA 22015
	4	Carl Stillwell 24 North Mill Rd West Windsor, NJ 08550			

Mercer Co Planning Board
640 South Broad St
PO Box 8068
Trenton, NJ 08650-8068

JCP&L Real Estate
P.O. Box 1911
Morristown, NJ 07962

Comcast
Monmouth Cluster
751 Brick Blvd
Brick, NJ 08723

PSE&G Co
Manager-Corp Properties
80 Park Plaza, T6B
Newark, NJ 07102

NJ American Water Co., Inc
GIS Supervisor
1025 Laurel Oak Rd
Voorhees, NJ 08043

Verizon-NJ
c/o Wireline Engineering
999 West Main St, Flr 2
Freehold, NJ 07728

LEGEND

UP	= Utility Pole	FP	= Flag Pole
WV	= Water Valve	PK.Fd	= PK Nail Found
FH	= Fire Hydrant	WW	= Window Well
San	= Sanitary	GM	= Gas Meter
MH	= Manhole	Spg	= Spigot
IR.Fd	= Iron Rod Found	CO	= Cleanout
MB	= Mailbox	IP	= Inspection Port
GW	= Guy Wire	Tr	= Trench
EM	= Electric Meter	Irg	= Irrigation
		P.O.B	= Point of Beg.

No.	Date	Description

REVISIONS

TRENTON ENGINEERING CO., INC.
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
ESTABLISHED 1907
2193 SPRUCE STREET TRENTON , N.J. 08638
TEL. NO. 609-882-0616
FAX. NO. 609-882-6004
D.F. STRATTON, L.S. N.J.-27523 P.P.N.J.-5021
C.W. STRATTON, L.S. N.J.-43355
CRAIG W. STRATTON
N.J. PROFESSIONAL LAND SURVEYOR
No. 43355
DATE 2/24/20

PLAN OF MINOR SUBDIVISION

of

Lot 81, Block 19 and Lot 49, Block 19

in

WEST WINDSOR TOWNSHIP
MERCER CO., NEW JERSEY

CERTIFICATE OF AUTHORIZATION NO. 24GA28052600

TAX MAP DATA		
LOT	BLOCK	PAGE
81	19	16.01

DATE	2/24/20
INV.	43892
DRAWN BY:	BDS
SCALE	1"=40'
FB.	PG.
FILE	106-25

Draft2-F:\wjobs\NORTH MILL RD WW\NORTH MILL ROAD.pro

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