

BOROUGH OF ALPHA

SUBDIVISION APPLICATION

SUBDIVISION APPLICATION TO _____ PLANNING BOARD – ZONING BOARD

FOR OFFICIAL USE ONLY

Date Application Filed: _____ Board Action Required by: _____

Fee Paid: Amount _____ Date: _____

Date File Complete _____

I certify that the enclosed Application is complete

Signature of Certifying Agent _____ Date _____

Other _____ Date _____

SECTION 1. GENERAL INFORMATION

A. Applicant: Name Teresa Williams
Address 1420 Warren Street, Alpha, NJ 08865
Telephone Number (908) 763-8119

B. The Applicant is a: CORPORATION
PARTNERSHIP INDIVIDUAL(S) X
OTHER (please specify)

C. If the Applicant is a corporation or a partnership, please attach a list of the names and address of persons having a 10% interest or more in the corporation or partnership.

D. The relationship of the Applicant to the property in question is:
OWNER X LESSEE PURCHASER UNDER CONTRACT
OTHER (PLEASE SPECIFY)

E. Owner: Name Albert C & Norman Williams
Address 1418 & 1420 Warren Street, Alpha, NJ 08865
Telephone Number (908) 763-8119

F. Engineer/Surveyor: Name E&LP c/o Christophe Nusser, PE
Address 140 W Main Street, High Bridge, NJ 08829
Telephone Number 908-238-0544

G. Attorney: Name William Edleston, Esq.
Address 461 Corliss Avenue, Phillipsburg, NJ 08865
Telephone Number 908 859-5186

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SECTION 2. TYPE OF APPLICATION

Minor _____

Major-Preliminary _____

Extension of Major-Preliminary _____

Major Final _____

SECTION 3. INFORMATION REGARDING THE PROPERTY

A. The street address of the Property is 1418-1420 Warren Street

B. The location of the Property is approximately 0 feet from the _____ intersection of Warren Street and Fourth Ave

C. The Block number(s) is 65.01; the Lot number (s) is 12

D. Use of Property: Existing use two family residential
Proposed use 2 single family residential homes

E. The zone in which the Property is located is R-4
(The Building Inspector's office can help determine this information)

F. Acreage of the entire tract to be subdivided 0.18 Ac.

G. Number of lots proposed 2

H. Is the subject Property located on a county road? Yes _____ No ; state road? Yes _____ No ; or within 200 feet of a municipal boundary? Yes _____ No .

I. Was the Property subject to a prior subdivision? Yes _____ No .
(If so, list dates of prior subdivisions and attach resolutions or minutes).

J. Number of lots created on tract prior to this application 0

K. Are there any existing or proposed deed restrictions, easements, rights-of-way or other dedication? Yes _____ No (If yes, attached a copy).

L. Improvements: List all proposed on-site utility and off-tract improvements.

None

M. Plat submission: List maps and other exhibits accompanying this application.

Minor Subdivision Plat

Boundary Survey

SECTION 4. INFORMATION REGARDING APPLICATION

A. Describe any proposed "C" variances requested, their location (proposed lot and block), and the sections of the zoning ordinance from which relief is granted.

Lot Frontage and Width Warren St, Cedar Al
Side Yard Setback
Accessory Bldg Side Yard Setback
Maximum Impervious Coverage

FOR OFFICIAL USE ONLY
COMMENTS BY ZONING OFFICER

B. Additional relief required for approval

- 1) Waiver of lot to abut street _____.
- 2) Exception to the official map _____.
- 3) Application for construction on mapped street, public drainage way, flood control basin or public area _____.

SECTION 5. CHECK LIST AND WAIVER REQUESTS

A. This subsection is reserved for the individual municipality to list all the submissions required by its ordinance.

B. Please list which sections of the ordinance Applicant requests a waiver from and the reasons therefore.

SECTION 6. AUTHORIZATION AND VERIFICATION

I certify the statements and information contained in this application are true.

3/1/22
Date
3/1/22
Date

Diare Williams
Albert Williams
Lena M. Williams
Applicant's Signature
Lena M. Williams
Owner's Signature
Albert Williams
Diare Williams

SUBDIVISION OF LAND

ALPHA BOROUGH

Minor Subdivision Plat Checklist¹

Yes	No	Waiver ²		
✓			§ 350-8A(1)	Sheet size
✓			§ 350-8A(3)	Scale
✓			§ 350-8A(4)(a)	Subdivision name
✓			§ 350-8A(4)(b)	Name of preparer
✓			§ 350-8A(4)(c)	“Minor Subdivision Plat”
✓			§ 350-8A(4)(d)	Date of drawing
✓			§ 350-8A(4)(e)	Drawing reference number
N/A			§ 350-8A(4)(f)	Section number (if applicable)
✓			§ 350-8A(4)(g)	Scale
✓			§ 350-8A(5)(a)	North arrow and reference meridian
N/A			§ 350-8A(5)(b)	Revision date
✓			§ 350-8A(5)(c)	Graphic scale
✓			§ 350-8A(5)(d)	Tax sheet data
✓			§ 350-8A(5)(e)	Owners within 200 feet
✓			§ 350-9A	Key map
✓			§ 350-9B	Boundary survey
		✓	§ 350-9C	Topographic conditions
✓			§ 350-9D	Drainage features
✓			§ 350-9E	Special site features
✓			§ 350-9F	Relation of subdivision to tract
✓			§ 350-9G	Adjoining owners
✓			§ 350-9H	Tax Map data
✓			§ 350-9I	Streets
✓			§ 350-9J	Setbacks and dimensions
✓			§ 350-9K	Lot lines
✓			§ 350-9L	Name and addresses
✓			§ 350-9M	Sewage disposal feasibility

NOTES:

¹ The checklist item descriptions are not all-inclusive. The applicant is directed to refer to Chapter 350, Subdivision of Land, for more specific detail on requirements for completeness.

² Specific reasons for consideration must be submitted in writing for each waiver requested.

January 21, 2022

METES AND BOUNDS DESCRIPTION
1418 WARREN STREET
BLOCK 65.01, PROPOSED LOT 12.01
ALPHA BOROUGH
WARREN COUNTY, NEW JERSEY

CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE

DESCRIPTION of a tract of land known as Block 65.01; Proposed Lot 12.01 as shown on the Tax Maps for Alpha Borough, Warren County, New Jersey.

BEGINNING at a point on the northerly side of Warren Street (50' wide Right-of-Way) and the easterly side of Fourth Street (40' wide Right-of-Way); thence

- 1) Along the northerly side of Warren Street, North 83 Degrees 04 Minutes 24 Seconds East, a distance of 14.29 feet to a point; thence
- 2) Along the westerly line of proposed Lot 12.02, North 07 Degrees 02 Minutes 06 Seconds West, a distance of 65.95 feet to a point; thence
- 3) Along the northerly line of proposed Lot 12.01, North 83 Degrees 00 Minutes 45 Seconds East, a distance of 18.73 feet to a point; thence
- 4) Along the westerly line of proposed Lot 12.02, North 06 Degrees 56 Minutes 39 Seconds West, a distance of 59.02 feet to a point; thence
- 5) Along the southerly side of Cedar Alley (14' wide Right-of-Way), South 83 Degrees 04 Minutes 24 Seconds West, a distance of 42.02 feet to a point; thence
- 6) Along the easterly side of Fourth Street (40' wide Right-of Way), South 11 Degrees 06 Minutes 36 Seconds East, a distance of 125.33 feet to the point and place of **BEGINNING**.

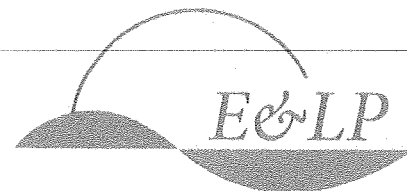
CONTAINING 0.079 Acres or 3.451 square feet of land more or less.

THE above-described tract of land is subject to all easements and restrictions of the record.

THE above-described tract of land was drawn in accordance with a survey prepared by Engineering & Land Planning Associates, Inc., Project No. 01-21549 and dated January 21, 2022.



Wayne J. Ingram
Professional Land Surveyor
N.J.P.L.S. Lic. No. 24GB04258200



Headquarters
140 West Main Street | High Bridge, NJ 08829
T: 908.238.0544

Clinton | Asbury Park | Denville | Philadelphia

January 21, 2022

METES AND BOUNDS DESCRIPTION
1418 WARREN STREET
BLOCK 65.01, PROPOSED LOT 12.02
ALPHA BOROUGH
WARREN COUNTY, NEW JERSEY

CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE

DESCRIPTION of a tract of land known as Block 65.01; Proposed Lot 12.02 as shown on the Tax Maps for Alpha Borough, Warren County, New Jersey.

BEGINNING at a point on the northerly side of Warren Street (50' wide Right-of-Way), said point being 100.00 feet from the easterly side line of Fifth Avenue; thence

- 1) Along the westerly line of Lots 13 and 14, North 06 Degrees 55 Minutes 36 Seconds West, a distance of 125.00 feet to a point; thence
- 2) Along the southerly side of Cedar Alley (14' wide Right-of-Way), South 83 Degrees 04 Minutes 24 Seconds West, a distance of 24.12 feet to a point; thence
- 3) Along the easterly line of proposed Lot 12.01, South 06 Degrees 56 Minutes 39 Seconds East, a distance of 59.02 feet to a point; thence
- 4) Along the southerly line of proposed Lot 12.01, South 83 Degrees 00 Minutes 45 Seconds West, a distance of 18.73 feet to a point; thence
- 5) Along the easterly line of proposed Lot 12.01, South 07 Degrees 02 Minutes 06 Seconds East, a distance of 65.95 feet to a point; thence
- 6) Along the northerly side of Warren Street (50' wide Right-of Way), North 83 Degrees 04 Minutes 24 Seconds East, a distance of 42.71 feet to the point and place of **BEGINNING**.

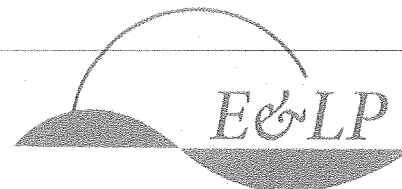
CONTAINING 0.975 Acres or 4,245 square feet of land more or less.

THE above-described tract of land is subject to all easements and restrictions of the record.

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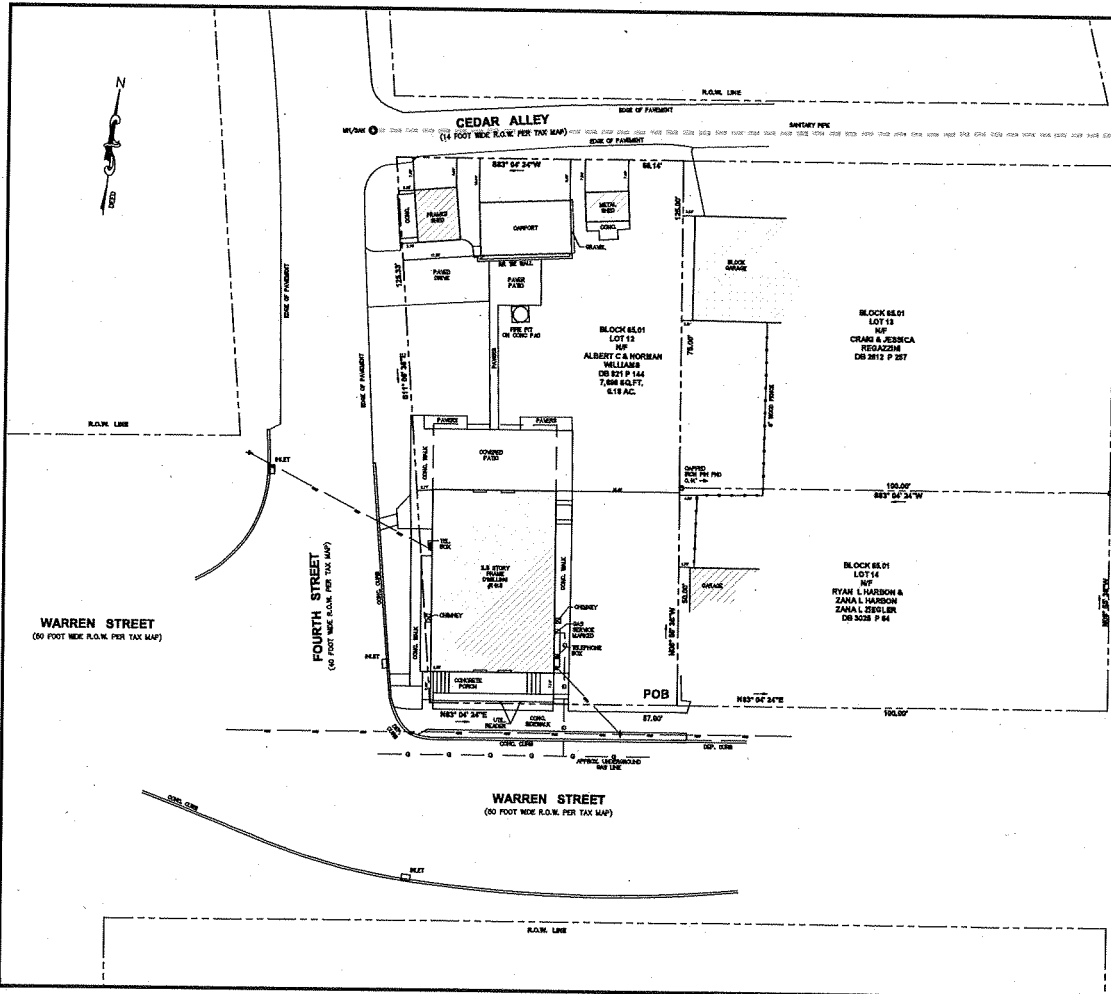


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140 HERTY MAN STREET PHILADELPHIA, PA 19104 A PROFESSIONAL ASSOCIATION	1801 BRIDGE PL. SUITE 200 PHILADELPHIA, PA 19103 A PROFESSIONAL ASSOCIATION
NO.	BY DATE
DATE	BY THE SURVEYOR ALBERT C. WILLIAMS A PROFESSIONAL LAND SURVEYOR A.P.S. 14-10-2008-00000000
PROJECT: 1418-1420 WARREN STREET BLOCK 65.01 LOT 12 ALPHA BOROUGH	
WARREN COUNTY NEW JERSEY	
BOUNDARY SURVEY	
BOOK NO: 0121648	DOCUMENT NO: 1
SCALE: 1" = 10'	PAGE: 1
CADRENO: 1418-1420 WARREN STREET	DATE: 12/06/2011

