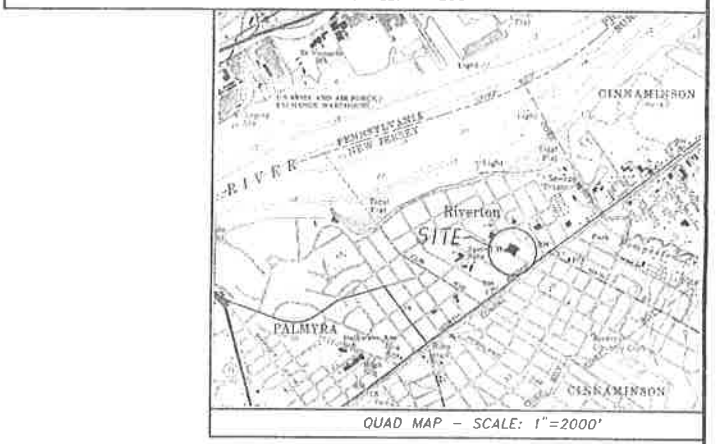
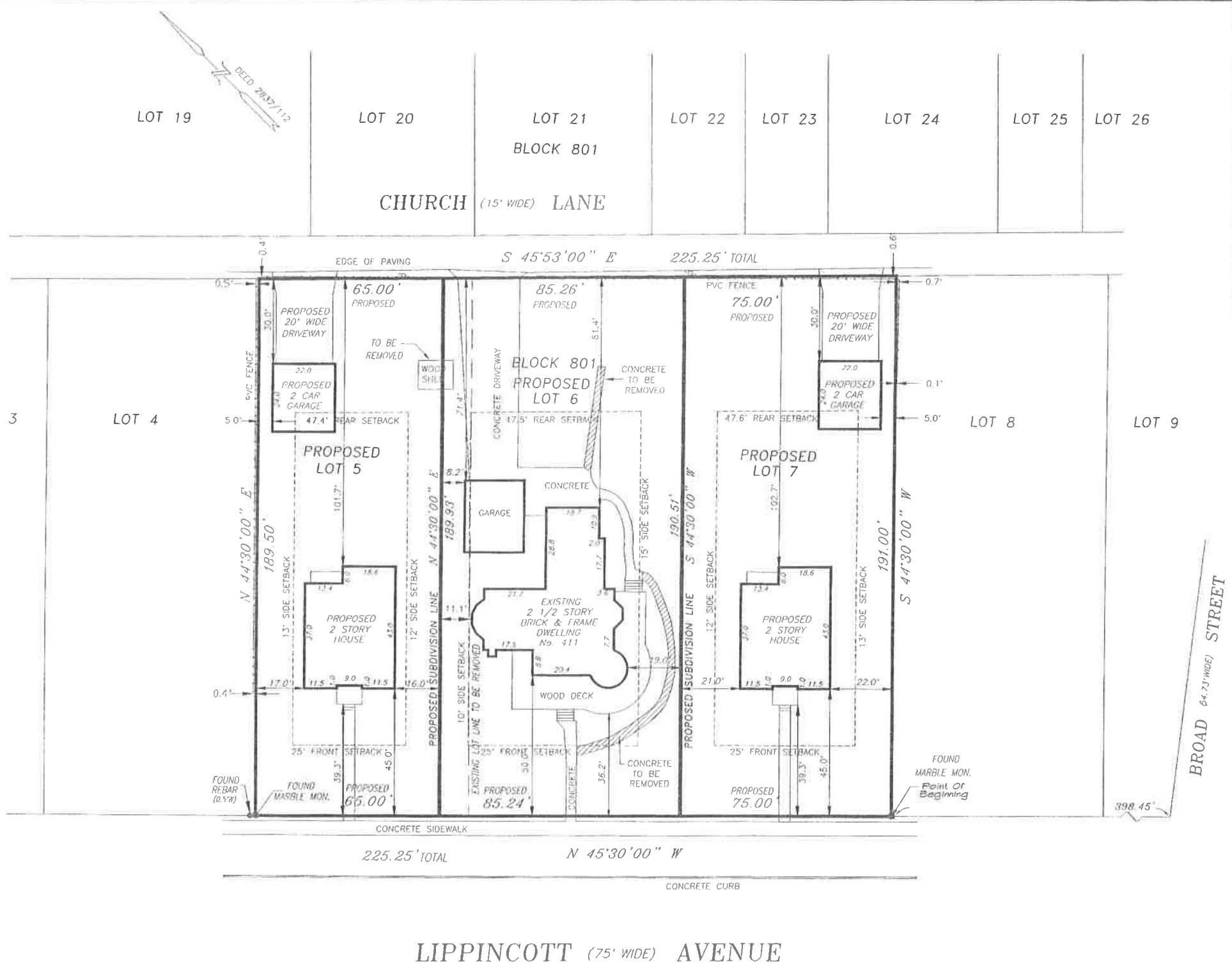


LOT	PROPERTY OWNERS WITHIN 200 FEET	PROPERTY LOCATION	OWNERS NAME AND ADDRESS
1		406 LIPPINCOTT AVE	JOHNSON-FRIZELL, LORNA
2		406 LIPPINCOTT AVE	406 LIPPINCOTT AVE
3		408 LIPPINCOTT AVE	RIVERTON BORO NJ 08077
4		408 LIPPINCOTT AVE	DTY, JACQUELYN
5		410 LIPPINCOTT AVE	408 LIPPINCOTT AVE
6		410 LIPPINCOTT AVE	RIVERTON BORO NJ 08077
7		412 LIPPINCOTT AVE	CARROLL, JAMES S & DORIS
8		412 LIPPINCOTT AVE	412 LIPPINCOTT AVE
9		414 LIPPINCOTT AVE	RIVERTON BORO NJ 08077
10		414 LIPPINCOTT AVE	EDGEMOND, EDWARD P & DANA L
11		416 LIPPINCOTT AVE	416 LIPPINCOTT AVE
12		416 LIPPINCOTT AVE	RIVERTON BORO NJ 08077
13		418 LIPPINCOTT AVE	WAPROCK, SCOTT S & JARITANE
14		418 LIPPINCOTT AVE	418 LIPPINCOTT AVE
15		420 LIPPINCOTT AVE	RIVERTON BORO NJ 08077
16		420 LIPPINCOTT AVE	307 BAYVIEW AVE
17		422 LIPPINCOTT AVE	416 LIPPINCOTT AVE
18		422 LIPPINCOTT AVE	RIVERTON BORO NJ 08077
19		424-26 LIPPINCOTT AVE	WILLIAMS, GYRCE E & KATHY A
20		424-26 LIPPINCOTT AVE	608 BAYVIEW DR
21		403 LIPPINCOTT AVE	STEVENSVILLE, NJ 21666
22		403 LIPPINCOTT AVE	FRIDRETTI, ERV L & LINDA
23		405 LIPPINCOTT AVE	405 LIPPINCOTT AVE
24		405 LIPPINCOTT AVE	RIVERTON BORO NJ 08077
25		407 LIPPINCOTT AVE	ROBERTS, TRACY J & CHRISTOPHER J
26		407 LIPPINCOTT AVE	420 LIPPINCOTT AVE
27		407 LIPPINCOTT AVE	RIVERTON BORO NJ 08077
28		415 LIPPINCOTT AVE	ANNACONNE, MICHAEL & ROBERTA
29		415 LIPPINCOTT AVE	407 LIPPINCOTT AVE
30		415 LIPPINCOTT AVE	RIVERTON BORO NJ 08077
31		417 LIPPINCOTT AVE	LONGOTTI, FRANK R & MART B
32		417 LIPPINCOTT AVE	415 LIPPINCOTT AVE
33		417 LIPPINCOTT AVE	RIVERTON BORO NJ 08077
34		419 LIPPINCOTT AVE	417 LIPPINCOTT AVE
35		419 LIPPINCOTT AVE	RIVERTON BORO NJ 08077
36		421 FOURTH ST	HOBSON, ANNE B
37		421 FOURTH ST	37 RIVA AND ST 1ST FLOOR
38		421 FOURTH ST	740 BAYVIEW NJ 08077
39		423 FOURTH ST	DELANEY, NORMAN PAUL III & JEAN H
40		423 FOURTH ST	403 FOURTH ST
41		423 FOURTH ST	RIVERTON BORO NJ 08077
42		423 FOURTH ST	ZIMMERMAN, DEAN E & VERONICA, ROBERT
43		423 FOURTH ST	403 FOURTH ST
44		423 FOURTH ST	RIVERTON BORO NJ 08077
45		423 FOURTH ST	CASSIDY, THOMAS & MELANEE, W M
46		423 FOURTH ST	403 FOURTH ST
47		423 FOURTH ST	RIVERTON BORO NJ 08077
48		423 FOURTH ST	BEYER, WIT V & MARGARET
49		423 FOURTH ST	404 MAIN ST
50		423 FOURTH ST	RIVERTON BORO NJ 08077
51		423 FOURTH ST	505 N BAYVIEW ST & PATERICK C
52		423 FOURTH ST	426 MAIN ST
53		423 FOURTH ST	RIVERTON BORO NJ 08077
54		423 FOURTH ST	DILLON, MARK
55		423 FOURTH ST	426 MAIN ST
56		423 FOURTH ST	RIVERTON BORO NJ 08077
57		423 FOURTH ST	CHAMBERLAIN, ROBERTA
58		423 FOURTH ST	208 BAYVIEW ST
59		423 FOURTH ST	CHAMBERLAIN, ROBERTA
60		423 FOURTH ST	208 BAYVIEW ST
61		423 FOURTH ST	208 BAYVIEW ST
62		423 FOURTH ST	208 BAYVIEW ST
63		423 FOURTH ST	208 BAYVIEW ST
64		423 FOURTH ST	208 BAYVIEW ST
65		423 FOURTH ST	208 BAYVIEW ST
66		423 FOURTH ST	208 BAYVIEW ST
67		423 FOURTH ST	208 BAYVIEW ST
68		423 FOURTH ST	208 BAYVIEW ST
69		423 FOURTH ST	208 BAYVIEW ST
70		423 FOURTH ST	208 BAYVIEW ST
71		423 FOURTH ST	208 BAYVIEW ST
72		423 FOURTH ST	208 BAYVIEW ST
73		423 FOURTH ST	208 BAYVIEW ST
74		423 FOURTH ST	208 BAYVIEW ST
75		423 FOURTH ST	208 BAYVIEW ST
76		423 FOURTH ST	208 BAYVIEW ST
77		423 FOURTH ST	208 BAYVIEW ST
78		423 FOURTH ST	208 BAYVIEW ST
79		423 FOURTH ST	208 BAYVIEW ST
80		423 FOURTH ST	208 BAYVIEW ST
81		423 FOURTH ST	208 BAYVIEW ST
82		423 FOURTH ST	208 BAYVIEW ST
83		423 FOURTH ST	208 BAYVIEW ST
84		423 FOURTH ST	208 BAYVIEW ST
85		423 FOURTH ST	208 BAYVIEW ST
86		423 FOURTH ST	208 BAYVIEW ST
87		423 FOURTH ST	208 BAYVIEW ST
88		423 FOURTH ST	208 BAYVIEW ST
89		423 FOURTH ST	208 BAYVIEW ST
90		423 FOURTH ST	208 BAYVIEW ST
91		423 FOURTH ST	208 BAYVIEW ST
92		423 FOURTH ST	208 BAYVIEW ST
93		423 FOURTH ST	208 BAYVIEW ST
94		423 FOURTH ST	208 BAYVIEW ST
95		423 FOURTH ST	208 BAYVIEW ST
96		423 FOURTH ST	208 BAYVIEW ST
97		423 FOURTH ST	208 BAYVIEW ST
98		423 FOURTH ST	208 BAYVIEW ST
99		423 FOURTH ST	208 BAYVIEW ST
100		423 FOURTH ST	208 BAYVIEW ST

- NOTES:
- 1) BEING LOTS 5, 6 AND 7, BLOCK 801, PLATE A ON THE BOROUGH OF RIVERTON TAX MAP
 - 2) AREA OF LOTS:
EXISTING LOTS 5, 6 & 7:
42,804 SQ.FT. ± 0.983 ACRES ±
PROPOSED LOT 5:
12,332 SQ.FT. ± 0.283 ACRES ±
PROPOSED LOT 6:
18,215 SQ.FT. ± 0.417 ACRES ±
PROPOSED LOT 7:
14,307 SQ.FT. ± 0.328 ACRES ±
 - 3) ALSO KNOWN AS LOTS 53, 54 AND 55, ON TOWN PLOT MADE BY EDWARD LIPPINCOTT, FILED BY DEED.
 - 4) PROPOSE MINOR SUBDIVISION TO BE FILED BY DEED.
 - 5) SURVEY OF LOTS 5, 6 AND 7 WAS DONE MARCH 11, 2021
 - 6) THE LOT COVERAGE FOR PROPOSED LOT 6 DOES NOT INCLUDE THE CONCRETE TO BE REMOVED.



ZONE R-8	REQUIRED	EXISTING LOTS 5, 6 & 7	PROPOSED LOT 5	PROPOSED LOT 6	PROPOSED LOT 7
LOT AREA (SF)	8,000 MIN.	42,804	12,332	18,215	14,307
FRONTAGE	75' MIN.	225.25'	65.00'	85.24'	75.00'
FRONT YARD	25' MIN.	36.2'	30.3' PROP.	36.2'	25'
SIDE YARD	10' MIN.	80.5'	16' PROP.	11.1'	13'
REAR YARD	25' AGGREGATE	176.3'	33' AGGR.	30.1'	13'
REAR YARD	25' OF TOTAL	47.5'	47.4'	47.5'	47.6'
BUILDING HGT	35 FEET MAX.	<35'	<35'	<35'	<35'
LOT COVERAGE	35% MAX.	13.5%	21.7%	33.7%	18.7%
ACCESSORY BUILDING					
SIDE YARD	5' MIN.	73.2'	5'	8.2'	5'
REAR YARD	5' MIN.	71.4'	30.0'	71.4'	30.0'

ZONING TABLE
C=CONFORM V=VARIANCE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERE TO:

MUNICIPAL ENGINEER _____ DATE _____

THIS PLAN IS HEREBY APPROVED BY THE RIVERTON BOROUGH PLANNING BOARD

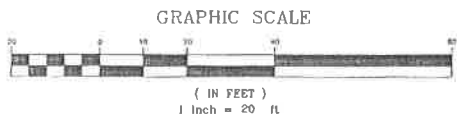
CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

SIGNED: _____ DATE _____

JIM BRANDENBURGER
JRB PROPERTY GROUP LLC
163 PINNACLE ROAD
OCEAN CITY NJ 08226
PHONE 215-740-0845

SIGNED: _____ DATE _____



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED MARCH 11, 2021 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION

WILLIAM J. ROBINS
PROFESSIONAL LAND SURVEYOR N.J. LICENSED No. 31663
9 SCOTT ST., RIVERSIDE N.J. 08075
PHONE: 856-461-9494

REVISION	DESCRIPTION

ROBINS ASSOCIATES
LAND SURVEYING

MINOR SUBDIVISION
LOTS 5, 6 & 7
BLOCK 801
LOCATED IN
BOROUGH OF RIVERTON
BURLINGTON COUNTY, NEW JERSEY

PREPARED FOR
JRB PROPERTY GROUP LLC
163 PINNACLE ROAD
OCEAN CITY NJ 08226
PHONE: 215-740-0845

9 SCOTT ST., RIVERSIDE NJ 08075
PHONE: 856-461-9494

DRAWN BY: KR CHECKED BY: JR SCALE: 1"=20' DATE: MAY 5, 2021
SHEET: _____ DRAWING NUMBER: C-21-0056-S