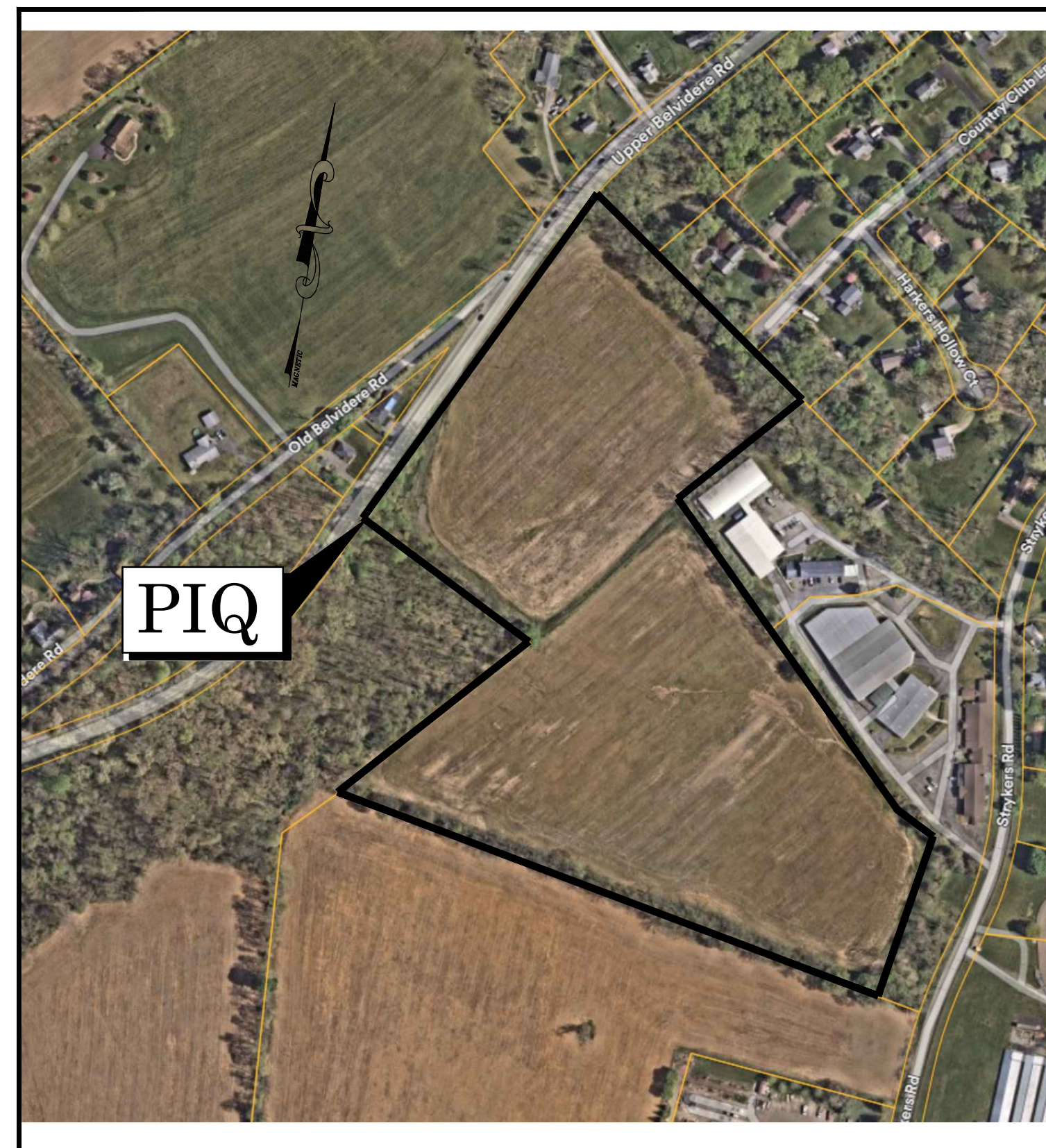


PRELIMINARY & FINAL MINOR SUBDIVISION SKETCH PLAT

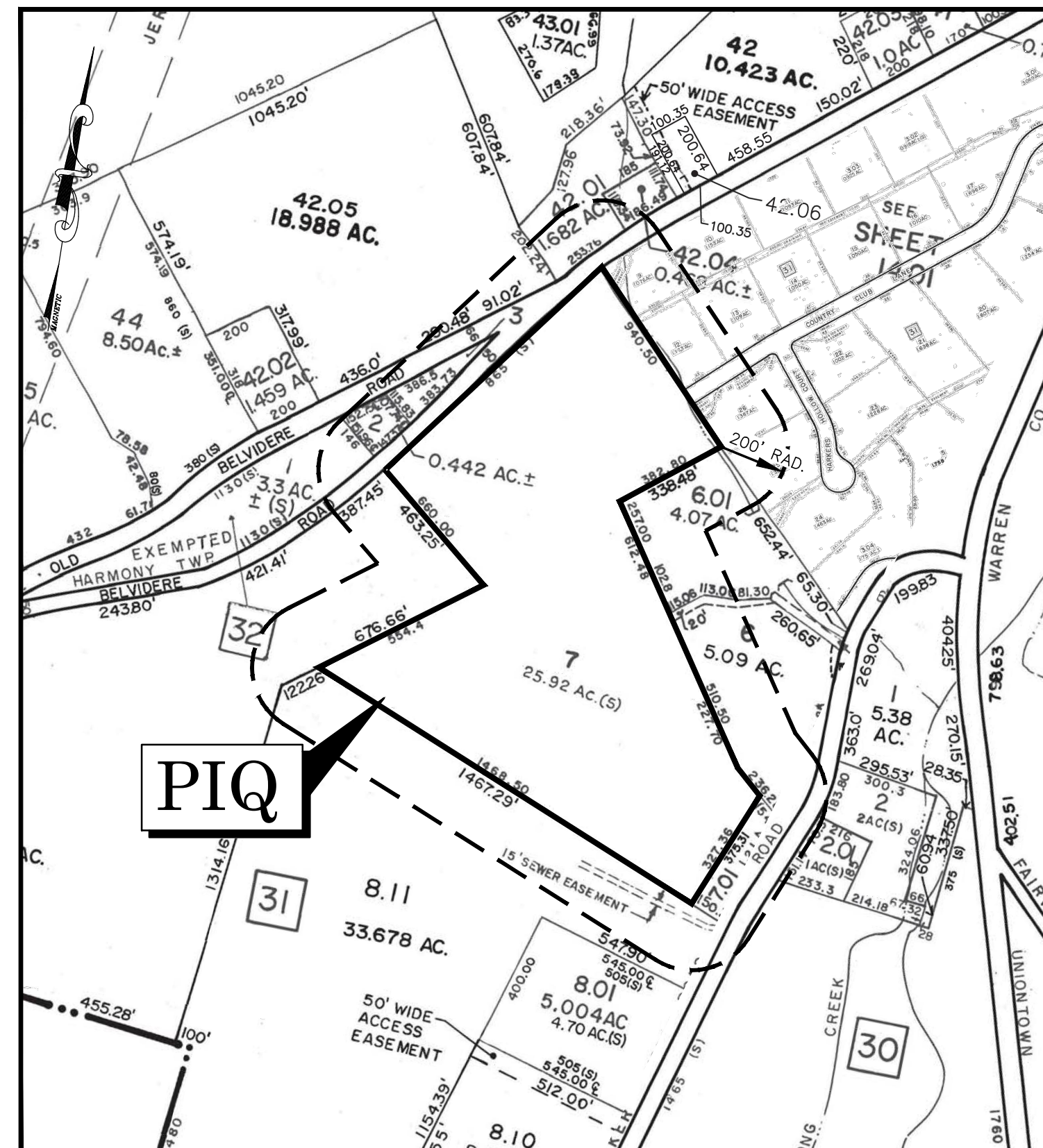
Lot 7 Block 31

AS SHOWN ON TAX MAP SHEET 14 (rev. 10/25/20)

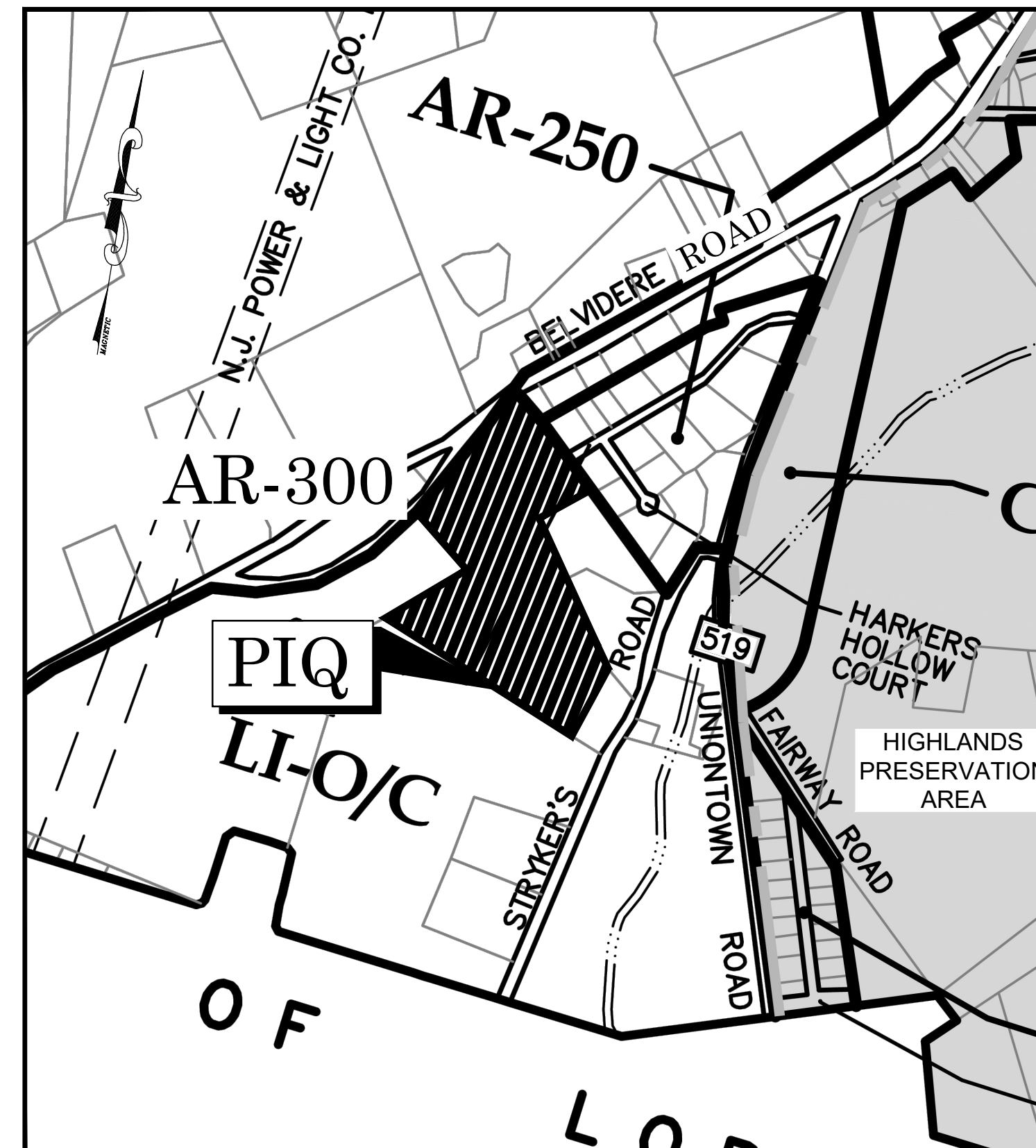
Township of Harmony, Warren County, New Jersey



KEY MAP
SCALE: 1" = 300'



TAX MAP
SCALE: 1" = 400'



ZONING MAP
SCALE: 1" = 800'

200' ADJOINING OWNERS

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State Zip Code
31 6	1365 STRYKER RD.	4A	SALIM, GUNTUR & SHARLEEN NATANIA 1365 STRYKER ROAD PHILLIPSBURG, NJ 08865
31 6.01	1375 STRYKER RD	4A	DEEP POOL HOLDING, LLC 1375 STRYKERS RD PHILLIPSBURG, NJ 08865
31 8	BELVIDERE RD.	15C	WARREN CTY BD OF CHOSEN FREEHOLDERS ADMIN BLDG 165 CR 519 S BELVIDERE NJ 07823
31 8.11 Q0190	STRYKERS RD	3B	WARREN COUNTY FARMER'S FAIR ASSOC 165 CR 519 SOUTH BELVIDERE NJ 07823
31 9	2140 BELVIDERE ROAD	1	KINDRED SPIRITS REALTY, LLC 2200 BELVIDERE ROAD PHILLIPSBURG NJ 08865
31 12	63 COUNTRY CLUB LANE	2	FICARRA, MARK & CAROL ANN 63 COUNTRY CLUB LANE PHILLIPSBURG NJ 08865
31 25	11 HARKERS HOLLOW COURT	2	PARTONPHLET, THERESA & REGINALD 11 HARKERS HOLLOW CT PHILLIPSBURG NJ 08865
31 26	64 COUNTRY CLUB LANE	2	FLYNN RICHARD & SUSAN 64 COUNTRY CLUB LANE PHILLIPSBURG, NJ 08865
32 1	BELVIDERE RD.	15C	HARMONY TOWNSHIP 3003 BELVIDERE ROAD PHILLIPSBURG, N.J. 08865
32 2	2071 BELVIDERE RD	2	SHIFFRINO, FRANK S & DIANA Q 134 HARMONY BRASS CASTLE PHILLIPSBURG, NJ 08865
33 42.01	2141 BELVIDERE RD	2	KUSIOR, STEPHEN M & LINDSEY 2141 BELVIDERE ROAD PHILLIPSBURG, NJ 08865
33 42.04	2143 BELVIDERE RD	2	HOFFMAN, RANDY M & SHERI LYNN 2179 BELVIDERE ROAD PHILLIPSBURG, NJ 08865
33 42.05	99 OLD BELVIDERE RD	3A	STOCKER, ROBERT L 99 OLD BELVIDERE RD PHILLIPSBURG, NJ 08865

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State Zip Code
33 42.05 QFARM	99 OLD BELVIDERE RD	3B	STOCKER, ROBERT L 99 OLD BELVIDERE RD PHILLIPSBURG, NJ 08865

PRELIMINARY & FINAL MINOR SUBDIVISION SKETCH PLAT

Lot 7 Block 31

AS SHOWN ON TAX MAP SHEET 14 (rev. 10/25/20)
Township of Harmony, Warren County, New Jersey

JOB # 24160



CERT. OF AUTH. NO. 24GA28117300
257 MONMOUTH ROAD, BLDG. A, SUITE 7, OAKHURST, NJ 07755
PHONE - 732-223-1313

WALTER JOSEPH HOPKIN
N.J. PROFESSIONAL ENGINEER, LIC. No. 40673

LI-O/C FARMS Zone District				
	REQUIRED	EXISTING	PROPOSED LOT 7.1	PROPOSED LOT 7.2
MAX. LOT AREA	5 AC.	27.23± AC.	12.15± AC.	15.08± AC.
MAX. LOT WIDTH	500 FT.	675± FT.	462± FT.	297± FT.
MAX. LOT COVERAGE	5%	N/A	N/A	N/A
MAX. BLDG. HEIGHT (FT./STY.)	35/2.5	N/A	N/A	N/A
FRONT YARD SETBACK	75 FT.	N/A	N/A	N/A
SIDE YARD SETBACK - ONE	50 FT.	N/A	N/A	N/A
SIDE YARD SETBACK - BOTH	100 FT.	N/A	N/A	N/A
REAR YARD SETBACK	75 FT.	N/A	N/A	N/A
SIDE YARD SETBACK - ACCESSORY BUILDING (FT)	40 FT.	N/A	N/A	N/A
REAR YARD SETBACK - ACCESSORY BUILDING (FT)	40 FT.	N/A	N/A	N/A

APPLICANT/OWNER:

XX

ENGINEER / PLANNER:

WJH ENGINEERING
257 MONMOUTH ROAD,
BLDG. A, SUITE 7,
OAKHURST, NJ 07755
PHONE - (732) 223-1313

ATTORNEY:

XX

SHEET INDEX

SHEET NO.	SHEET TITLE	ORIG. ISSUE DATE	LATEST REV. DATE
1	COVER SHEET	10/10/24	-
2	EXISTING CONDITIONS PLAN	10/10/24	-
3	MINOR SUBDIVISION PLAN	10/10/24	-
4	DRIVEWAY/ACCESS EASEMENT PLAN	10/10/24	-
5	DRIVEWAY PROFILE	10/10/24	-

APPROVED BY THE
TOWNSHIP OF HARMONY
PLANNING BOARD

MUNICIPAL CLERK _____ DATE _____
PLANNING BOARD CHAIRMAN _____ DATE _____
PLANNING BOARD SECRETARY (ATTEST) _____
TOWNSHIP ENGINEER _____ DATE _____

APPROVED BY THE
WARREN COUNTY PLANNING BOARD

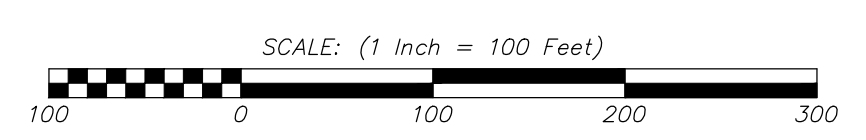
PLANNING BOARD CHAIRMAN _____ DATE _____
PLANNING BOARD SECRETARY (ATTEST) _____
ENGINEER _____ DATE _____



Custom Soil Resource Report

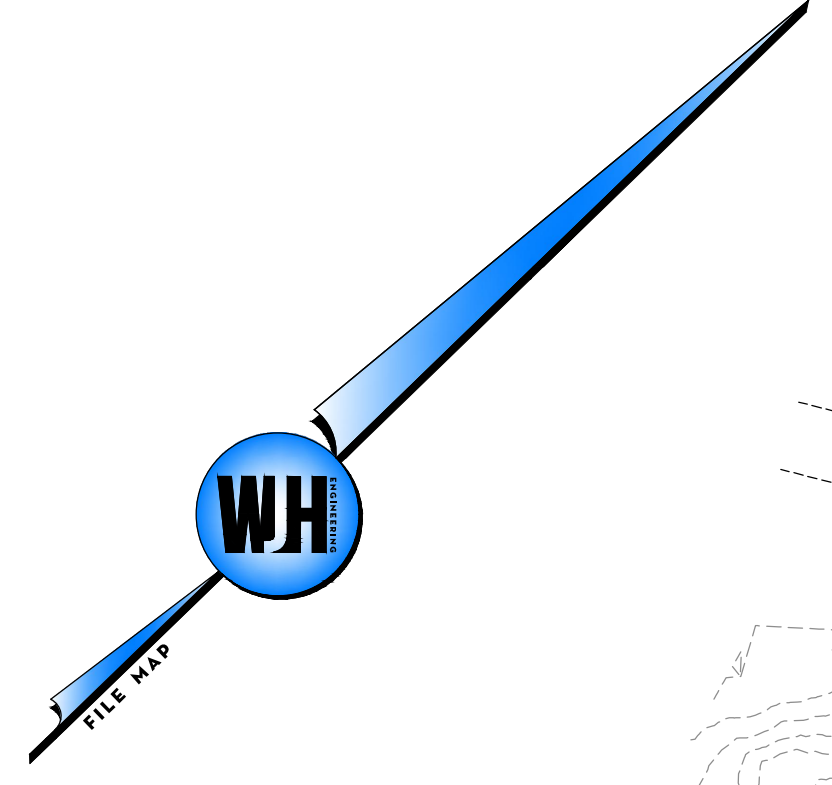
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AnnDb	Annandale loam, 15 to 25 percent slopes, very stony	1.4	4.3%
BabB	Bartley loam, 3 to 8 percent slopes	13.6	41.6%
RmD	Rock outcrop-Farmington-Galway complex, 15 to 35 percent slopes	0.2	0.6%
WalB	Washington silt loam, 3 to 8 percent slopes	15.0	46.0%
WalC	Washington silt loam, 8 to 15 percent slopes	2.4	7.4%
Totals for Area of Interest		32.6	100.0%



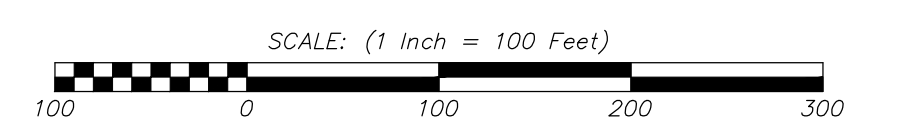
LEGEND			

NO.	DATE	DESCRIPTION	DRAWN BY
PRELIMINARY & FINAL MINOR SUBDIVISION SKETCH PLAT OF LOT 7 BLOCK 31 TOWNSHIP OF HARMONY WARREN COUNTY NEW JERSEY			
CERT. OF AUTH. NO. 24GA28117300 257 MONMOUTH ROAD, BLDG. A, STE. 7, OAKBURST, NJ 07755 PHONE: 732.223.1313 WWW.WJHENGINEERING.COM		EXISTING CONDITIONS PLAN	
		WALTER JOSEPH HOPKIN N.J. PROFESSIONAL ENGINEER, LIC. No. 40673 	
SCALE: 1" = 100'	DRAWN BY: DD	DATE: 10/10/24	JOB No.: 24160 SHEET No.: 2 of 5



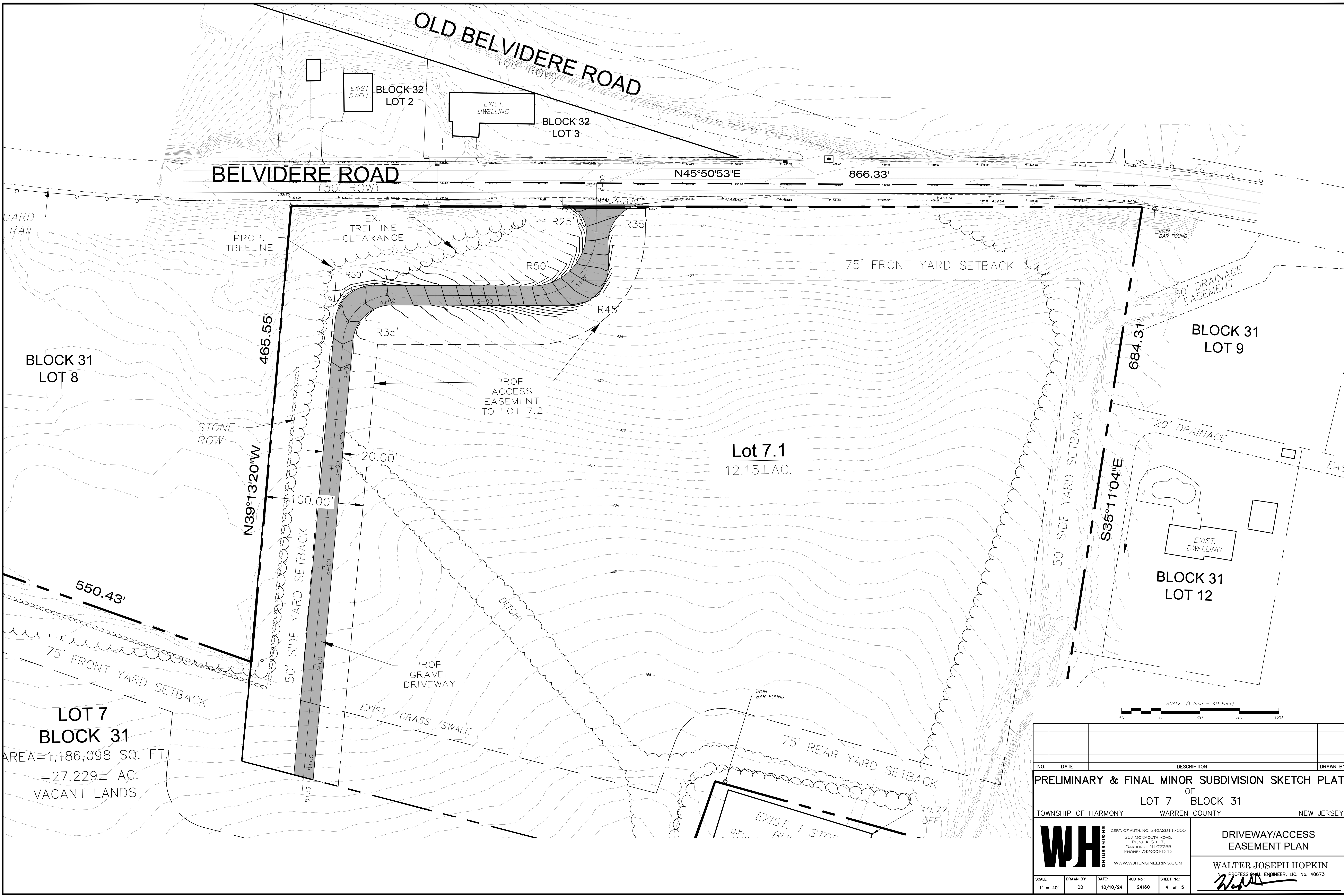
GENERAL NOTES:

1. THE PROPERTY IS KNOWN AS LOT 12, BLOCK 5002 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY.
2. OUTBOUND AND EXISTING CONDITIONS INFORMATION DEPICTED HEREON TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY WJH ENGINEERING, DATED 9/30/24..
3. SITE LOCATED IN A FLOOD ZONE "X" PER FIRM 34025C0156F DATED SEPTEMBER 25, 2009.
4. THE PROPERTY IS LOCATED OUTSIDE THE HIGHLANDS PRESERVATION AREA
5. A DRAFT ORDINANCE (0:24-02) IS BEING PROPOSED THAT WILL ALLOW CANNABIS CULTIVATION CENTERS AND MANUFACTURING FACILITIES TO BE PERMITTED IN THE SUBJECT PROPERTY'S ZONE.



NO.	DATE	DESCRIPTION	DRAWN BY
PRELIMINARY & FINAL MINOR SUBDIVISION SKETCH PLAT OF LOT 7 BLOCK 31 TOWNSHIP OF HARMONY WARREN COUNTY NEW JERSEY			
		MINOR SUBDIVISION PLAN	
CERT. OF AUTH. NO. 24GA28117300 257 MONMOUTH ROAD, BLDG. A, STE. 7 CAMDEN, NJ 07755 PHONE: 732-223-1313 WWW.WJHENGINEERING.COM		WALTER JOSEPH HOPKIN P.E. PROFESSIONAL ENGINEER, LIC. NO. 40673 	
SCALE:	DRAWN BY:	DATE:	JOB No.:
1" = 100'	DD	10/10/24	24160
			SHEET No.:
			3 of 5

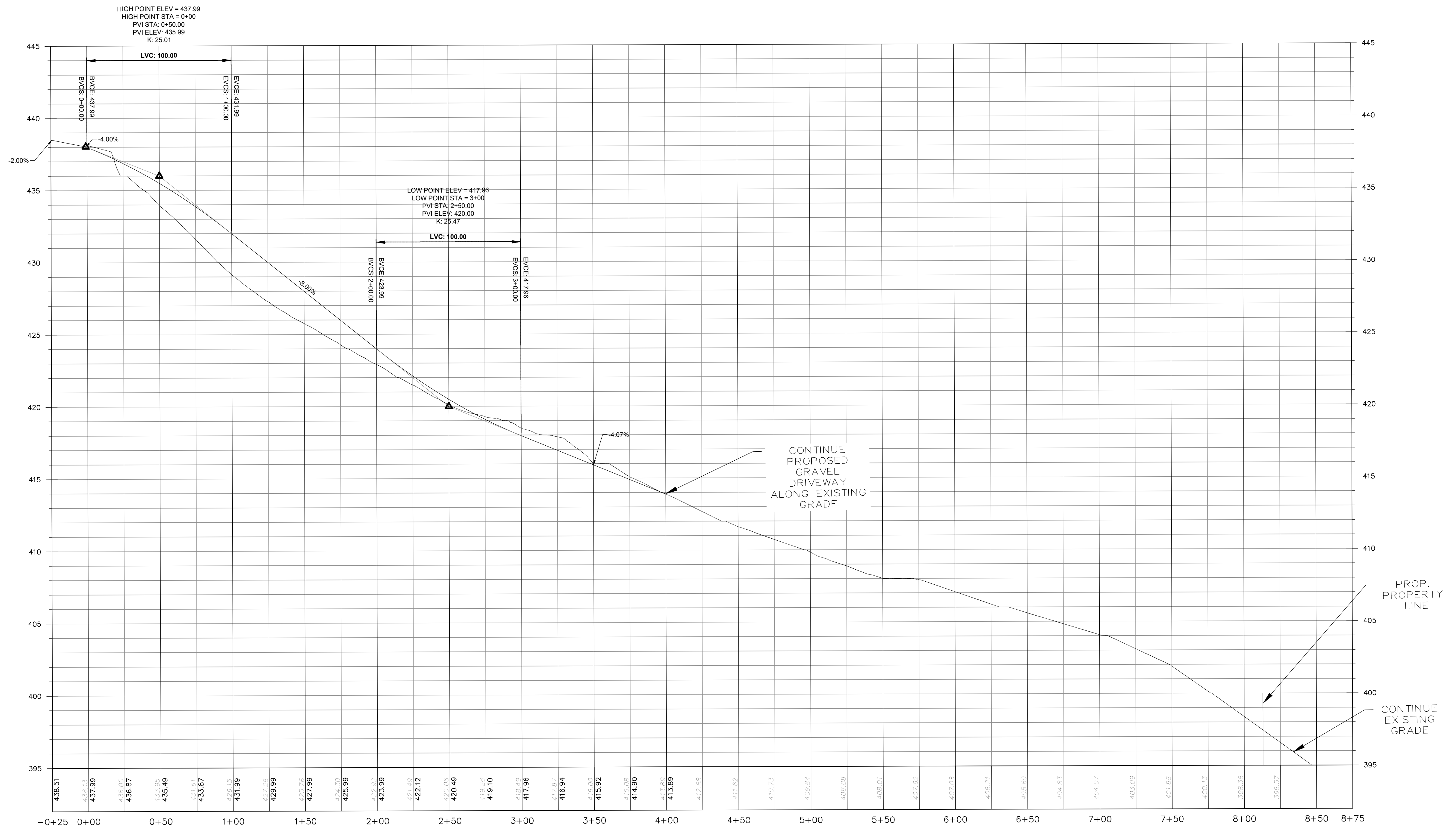
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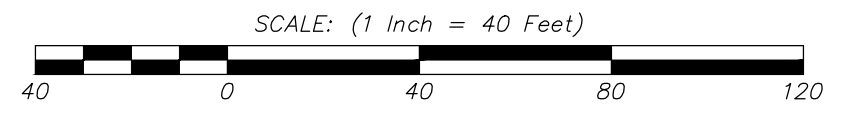
W:\Projects\24160-Harmony Township\Commodore\Design Drawings\Minor Subdivision Plan-REVISED.dwg 10/9/2024 3:02:22 PM

LOT 7
BLOCK 31
 AREA=1,186,098 SQ. FT.
 =27.229± AC.
 VACANT LANDS

NO.	DATE	DESCRIPTION	DRAWN BY
PRELIMINARY & FINAL MINOR SUBDIVISION SKETCH PLAT OF LOT 7 BLOCK 31 TOWNSHIP OF HARMONY WARREN COUNTY NEW JERSEY			
WH ENGINEERING <small>CERT. OF AUTH. NO. 24GA28117300 257 MONMOUTH ROAD, BLDG. A STE. 7 CAMDEN, NJ 07755 PHONE: 732-223-1313 WWW.WHENGINEERING.COM</small>		DRIVEWAY/ACCESS EASEMENT PLAN WALTER JOSEPH HOPKIN <small>PROFESSIONAL ENGINEER, LIC. NO. 40673</small> 	
SCALE: 1" = 40'	DRAWN BY: DD	DATE: 10/10/24	JOB No.: 24160 SHEET No.: 4 of 5



PROFILE OF ALIGNMENT - NEW
 STA. 0+25.00 TO STA. 8+75.00
 1" = 40' HORIZ. / 1" = 4' VERT.



NO.	DATE	DESCRIPTION	DRAWN BY

PRELIMINARY & FINAL MINOR SUBDIVISION SKETCH PLAT
 OF
LOT 7 BLOCK 31
 TOWNSHIP OF HARMONY WARREN COUNTY NEW JERSEY

CERT. OF AUTH. NO. 24GA28117300
 257 MONMOUTH ROAD,
 BLDG. A, STE. 7
 CAMDEN, NJ 07755
 PHONE: 732-223-1313
 WWW.WJENGINEERING.COM

DRIVEWAY PROFILE

WALTER JOSEPH HOPKIN
REGISTERED PROFESSIONAL ENGINEER, LIC. No. 40673

SCALE: 1" = 40'	DRAWN BY: DD	DATE: 10/10/24	JOB No.: 24160	SHEET No.: 5 of 5
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