

**KEY MAP**  
SCALE: 1" = 200'±

NOTE:  
INFORMATION SHOWN HEREON TAKEN FROM STILLWATER TOWNSHIP TAX MAP SHEET 18.01, 20, 21 AND 36 AND THE STILLWATER TOWNSHIP ZONING MAP. THE SUBJECT PROPERTY IS SHOWN ON TAX MAP SHEET 20.

**LIST OF PROPERTY OWNERS WITHIN 200'**

LIST AS PREPARED BY TOWNSHIP OF STILLWATER TAX ASSESSOR, DATED APRIL 30, 2020

- BLOCK 2001, LOT 1**  
STATE OF NEW JERSEY DEP  
PO BOX 412  
TRENTON, NJ 08625
- BLOCK 2001, LOT 2**  
BURTON, ALLEN C & BARBARA W  
620 LENOX AVE  
WESTFIELD, NJ 07090
- BLOCK 2001, LOT 3**  
TOWNSHIP OF STILLWATER  
964 STILLWATER RD  
NEWTON, NJ 07860
- BLOCK 2002, LOT 4**  
SAVARESE, ELI A & DOREEN  
909 LOTUS TERR  
NEWTON, NJ 07860
- BLOCK 2002, LOT 5**  
RENN, ANTHONY P & ODELTA  
913 LOTUS TERR  
NEWTON, NJ 07860
- BLOCK 2002, LOT 6**  
CAPPELLETTI, FRANCESCA MARIA  
55 KENAH-MECCA LAKE RD  
NEWTON, NJ 07860
- BLOCK 2101, LOT 28**  
STATE OF NJ DEP  
401 EAST STATE ST  
TRENTON, NJ 08625
- BLOCK 3601, LOT 24**  
STATE OF NEW JERSEY DEP  
PO BOX 412  
TRENTON, NJ 08625
- UTILITIES:**  
AT&T CORPORATE OFFICES  
2095 NORTH MAPLE AVENUE  
BASKING RIDGE, NJ 07920
- EMBARO  
1201 WALNUT BOTTOM ROAD  
CARLISLE, PA 17013-0920
- GPU ENERGY  
P.O. BOX 1911  
300 MADISON AVENUE  
MORRISTOWN, NJ 07960
- PUBLIC SERVICE ELECTRIC & GAS COMPANY  
80 PARK PLAZA  
NEWARK, NJ 07101
- SERVICE ELECTRIC CABLE TV  
320 SPARTA AVENUE  
P.O. BOX 85  
SPARTA, NJ 07871

**FLOOD HAZARD AREA LIMIT:**

LINE #	BEARING	DISTANCE
L1	S60°34'10.33"W	15.90'
L2	S43°09'41.05"W	21.05'
L3	S39°45'21.09"W	30.54'
L4	S83°23'53.60"W	14.18'
L5	S59°10'39.03"W	13.85'
L6	S2°33'03.36"E	10.93'
L7	S7°01'27.31"W	13.63'
L8	S36°27'53.33"W	8.13'
L9	S52°33'49.30"W	14.32'
L10	S69°03'34.82"W	11.41'
L11	N75°11'27.96"W	11.87'
L12	S79°25'03.29"W	22.35'
L13	S71°56'14.86"W	14.39'
L14	S82°35'28.77"W	21.35'
L15	S71°59'03.50"W	26.81'
L16	N60°27'45.07"W	1.55'
L17	S65°50'55.17"W	4.96'
L18	S28°54'10.37"W	2.56'

**NOTES AND REFERENCES**

1. APPLICANT: ALLEN AND BARBARA BURTON  
620 LENOX AVENUE  
WESTFIELD, NJ 07090
2. TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT 2, BLOCK 2001, TOWNSHIP OF STILLWATER, COUNTY OF SUSSEX, NEW JERSEY" PREPARED BY MORGAN ENGINEERING AND SURVEYING DATED 08/21/2018 AND LAST REVISED 01/25/2021.
3. VERTICAL DATUM IN NAVD88 ESTABLISHED THROUGH GPS OBSERVATIONS USING LEICA GPS NETWORK PER MORGAN ENGINEERING.
4. NO EASEMENTS EXISTING WITHIN THE BOUNDARY OF THE SUBJECT PROPERTY.
5. NO ADJACENT BUILDING OR STRUCTURE HAVE BEEN FIELD LOCATED. ADJACENT LOTS ARE VACANT, THE NEAREST STRUCTURE IS A SIGNIFICANT DISTANCE AWAY FROM THE SUBJECT PROPERTY.
6. THE APPLICANT DESIRES TO CONSTRUCT A TWO-STORY DWELLING UTILIZING THE FOUNDATION THAT SUPPORTED THE FORMER ONE-STORY SINGLE FAMILY DWELLING. THERE WILL BE A 129 SF INCREASE IN THE FLOOR AREA DUE TO A 3 FOOT WIDE CANTILEVER EXTENSION.
7. THE PROPERTY HAS FRONTAGE ALONG SWARTSWOOD LAKE, WHICH HAS A SURFACE WATER QUALITY DESIGNATION OF FW2-TMCI, IS A CATEGORY 1 WATER, AND HAS A 300 FOOT RIPARIAN BUFFER.
8. PER NJGEOWEB THERE ARE NO WETLANDS WITHIN 150 FEET OF THE DWELLING.
9. FLOOD HAZARD AREA LIMIT BASED ON PERMIT OBTAINED BY NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (PERMIT NUMBER 1920-20-0002.1 LUP200001)
10. VARIANCE REQUIRED AS THE SUBJECT LOT HAS AN EXISTING NON-CONFORMING FRONT YARD SETBACK OF 38.2 FT AND A PROPOSED FRONT YARD SETBACK OF 35.6 FT WHILE THE REQUIRED SETBACK DISTANCE IS 75 FT PER THE COMPREHENSIVE LAND DEVELOPMENT CHAPTER ARTICLE XI, SECTION 240-107.7(0)(2).
11. VARIANCE REQUIRED AS THE SUBJECT LOT CONTAINS A BUILDING, SEPTIC SYSTEM, AND DRIVEWAY WITHIN THE FLOOD HAZARD AREA PER THE COMPREHENSIVE LAND DEVELOPMENT CHAPTER ARTICLE XI, SECTION 240-104.I.
12. VARIANCE REQUIRED AS THE SUBJECT PROPERTY IS LOCATED WITHIN 100 FT OF A LAKE AREA IN THE TOWNSHIP OF STILLWATER PER THE COMPREHENSIVE LAND DEVELOPMENT CHAPTER ARTICLE XI, SECTION 240-104.J.(1).

**TOWNSHIP OF STILLWATER ZONING REQUIREMENTS**

R-7.5 (RESIDENTIAL) ZONE DISTRICT			
ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2 ACRES	0.522 ACRES (2)	0.522 ACRES (2)
MINIMUM LOT WIDTH	200 FT	232.8 FT	232.8 FT
MINIMUM FRONT YARD SETBACK	75 FT	38.2 FT (2)	35.6 FT (1)
MINIMUM REAR YARD SETBACK	75 FT	8.8 FT (2)	8.8 FT (2)
MINIMUM SIDE YARD SETBACK	30 FT	53.6 FT (2)	53.6 (2)
MAXIMUM LOT (BUILDING) COVERAGE	15%	3.8%	4.3%
MAXIMUM IMPERVIOUS COVERAGE	NO STANDARD	7.1%	6.9%
MAXIMUM BUILDING HEIGHT	35 FT (2 STORIES)	15.8 FT	29 FT
MAXIMUM ACCESSORY BUILDING HEIGHT	14 FT (1 STORY)	N/A	N/A

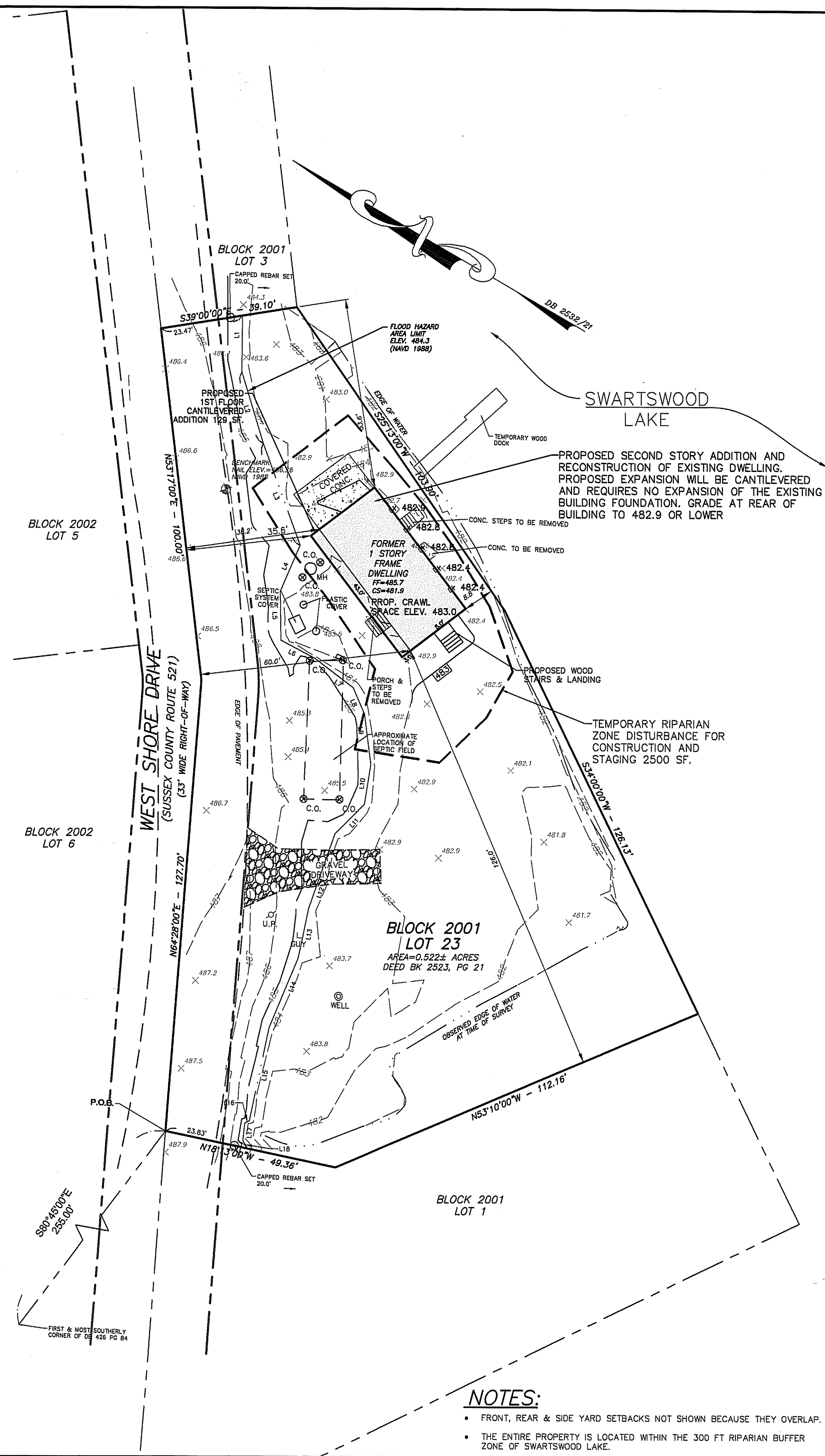
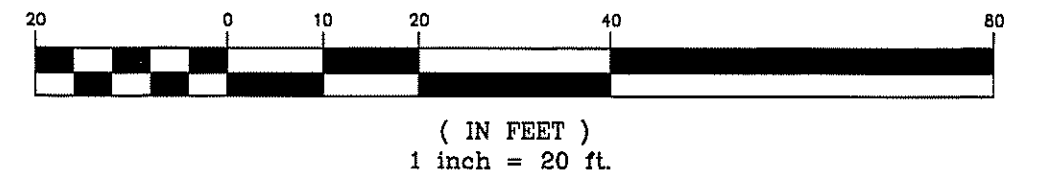
**CRITICAL AREAS TABLE**

ARTICLE XI ZONING		
SECTION		COMPLIANCE
240-104.I		VARIANCE REQUIRED: THE BUILDING, SEPTIC SYSTEM, AND A PORTION OF THE DRIVEWAY LIE WITHIN THE FLOODPLAIN AREA.
240.104.J		VARIANCE REQUIRED: THE BUILDING, SEPTIC SYSTEM, AND A PORTION OF THE DRIVEWAY LIE WITHIN 100 FT OF A LAKE AREA.
240.104.K		(1) EXISTING NON-CONFORMING LOT SIZE PER (2) EXISTING NON-CONFORMING BUILDING ENVELOPE

**VERTICAL DATUM CONVERSION:**

- FHADFE = 484.3 FT (NAVD 1988) + 0.67 FT = 485.0 FT (NGVD 1929).
- PROJECT DATUM = NAVD 1988

**GRAPHIC SCALE**



**NOTES:**

- FRONT, REAR & SIDE YARD SETBACKS NOT SHOWN BECAUSE THEY OVERLAP.
- THE ENTIRE PROPERTY IS LOCATED WITHIN THE 300 FT RIPARIAN BUFFER ZONE OF SWARTSWOOD LAKE.

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LOT REDEVELOPMENT PLAN

**BURTON RESIDENCE**  
BLOCK 2001, LOT 2  
R-7.5 RESIDENTIAL ZONE  
#1036 WEST SHORE DRIVE  
TOWNSHIP OF STILLWATER  
SUSSEX COUNTY NEW JERSEY

SCALE: 1" = 20'
JOB NO.: 19158
DRAWN BY: TJB
CHECKED BY: TFG
DATE: 6/25/20
SHEET NO. 1 OF 1

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