



Evesham Township
DEPT. OF COMMUNITY DEVELOPMENT - ZONING
984 TUCKERTON ROAD
MARLTON, NJ 08053
(856) 983-2914

Application Date:	6/15/2026
Application Number:	0323
Permit Number:	
Project Number:	
Fee:	\$100

Denial of Application

Date: 7/1/2026

To: WHARTON STOW INDUSTRIAL, LLC
757 THIRD AVENUE STE 1801
NEW YORK, NY 10017

CC: APP TELE:(856) 452-3522
APP EMAIL:JOE@THEM.NET

RE: 5 STOW ROAD
BLOCK: 2.05 LOT: 10 QUAL: ZONE: IP

DEAR WHARTON STOW INDUSTRIAL, LLC,

We are in receipt of a zoning permit application submitted on 6/15/2026 for installation of a temporary portable steam boiler system trailer at a commercial property. This application is denied.

Temporary portable steam boiler systems with or without trailers are not listed an accessory use permitted in the Industrial Park (IP) zone (Code 160-72D.).

You may submit an application to the Zoning Board of Adjustment. Please contact the Board Secretary at 856-983-2900 ext. 2083 for more information.

If you feel aggrieved by this denial, a notice of appeal is possible in accordance with New Jersey State Statute. The appeal must be filed with this office not later than twenty (20) days from the date of this notice per Chapter 15-4 of the Township Code. The appeal would be heard before the Zoning Board of Adjustment.

Your zoning application has been placed in the inactive files in the Zoning Department of Community Development.

Please contact this office at 856-983-2900 ext. 2083 to resubmit the application.

Sincerely,


JENNIFER A. NEWTON, ADMINISTRATIVE OFFICER



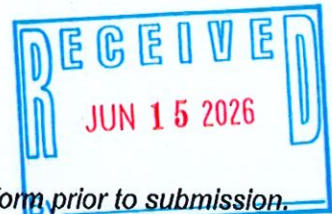
Township of Evesham

Hours: 8:30 am – 4:30 pm, M-F
Phone: 856-983-2914 ext. 4

Zoning Permit Application

Township Zoning Code Chapter 160-9

Please review all Application Procedures and Filing Fee on the reverse side of this form prior to submission.
Application fee is non-refundable. Please Note: Review may take up to 10 business days.



Block: 2.05 Lot: 10 Zone: IP ✓

Does the property have well & septic? ☒ No ☐ Yes

Does the property have a variance approval? ☒ No ☐ Yes (if yes, please include resolution with application)

Note: If this property is governed by a Homeowners Association (HOA) which requires their approval, that approval must be sought from the association separately. The issuance of a Zoning Permit does not replace or negate a property's owner's responsibility or requirement to obtain their association's approval.

Please print

Work Site Address: 5 E Stow Rd

Applicant/Owner: Universal Synergetics, Inc. (d/b/a T.H.E.M.)

Address: 5 E Stow Rd

Telephone: 856-452-3522

Email: joe@them.net

Contractor: _____

Contact Name: Joseph Schaible

Address: _____

Telephone: 609-744-7617

Email: _____

Primary Contact for this Application: Owner ☒ Contractor ☐ Other ☐ _____

Email address where approval is to be sent: joe@them.net

Use of Property: Former Use: Food manufacturing

Proposed Use: N/A

Type of Work (check all that apply):

☐ Fence - If the fence acts as a pool barrier a UCC permit is required. Please see "UCC Guidance" on reverse.

Fence Height (front yard) _____ (side yard) _____ (rear yard) _____

☐ Shed or similar accessory building ☐ Deck ☐ Finished Basement ☐ Patio

☐ Pool or Hot Tub (specify below) ☐ Standby generator ☐ Addition

☐ Driveway expansion (DPW approval may be needed) ☐ New Building

☐ Business sign (commercial only) ☐ Tenant fit out or expansion (commercial only)

☒ Other Work Type: Temporary Boiler Installation

Detailed description of the proposed work, including dimensions/square footage, use, and/or activities or services proposed at the property:

Install and operate a temporary rental steam boiler until a boiler can be installed within the current building envelope.

Boiler is model RL-50 from Powerhouse in Delanco, NJ. Max output of boiler is 50HP at 15PSIG (2.1MM btu/h)

Proposed setbacks (distance from property line, excluding fences/interior projects):

Front Yard 225' Rear Yard 70' Right Side 140' Left Side 290'

I am the (circle one) Property Owner, Contractor, Tenant, Other (specify _____) making this application. I hereby certify that the owner of record authorizes the proposed work and, as his/her/their agent, we agree to conform to all applicable laws and regulations of this jurisdiction. The undersigned certifies the information stated in this application and submissions made therewith are true and correct. If any of the statements are willfully false, the undersigned understands they are subject to punishment.

Signature: _____ Print Name: Joseph R Schaible Date: 6/12/2026

ZONING OFFICE USE ONLY			
Date Paid: 6/15/26	Cash/Check #: <u>C-0323</u>	Receipt #: <u>R-26-1547</u>	Collected by: <u>[Signature]</u>

7/1/00. 00

Zoning Permit Application Procedures (Note: Items in blue are hyperlinks to the Township Website)

The application will be considered incomplete and will not be reviewed unless the following have been received:

- o A completed Zoning Permit Application with all applicable fields completed. All proposed improvements require at least the dimensions of the structure, height above grade, and setbacks (distance) from the improvement to the property line as applicable.
- o A copy of a property survey to scale with location of fence(s) marked and/or shed, patio, addition, etc. drawn with dimensions and setbacks (distances) to the property lines indicated (except in application for finished basements, interior work not expanding the current footprint, commercial tenant fit outs)
- o Grading plan review if required. For any improvements that involve the grading or disturbance of more than 201 S.F. of surface dirt (unless exempt), as well as in-ground pools, submit two (2) original signed and sealed grading plans along with an initial escrow deposit \$500.00 (exact cash or check), completed Agreement to Pay Fees and W-9 form (see Chapter 72-1E.(4)).
- o Building & Lot Coverage Worksheet (except in application for fences, finished basements, interior work not expanding the current footprint, commercial tenant fit outs)
- o A drawing/catalog photo/brochure or similar showing details of the proposed structure including fences.
- o Payment of the applicable Zoning Permit fee.

The applicant will be advised via email of any deficiencies which would prohibit the issuance of a Zoning Permit.

Please be sure the email address to which approval is to be sent is completed and is legible.

Zoning Permit Application Filing Fee Chapter 72-1E. (non-refundable)

Residential additions, rehabilitation, fences, pools, sheds, etc.	\$ 50.00*
*Fee for <u>Active Evesham Township volunteer firefighter/EMT</u>	\$25.00 (per <u>Chapter 39-2.F.</u>)
Each lot containing a new 1 or 2 family dwelling unit	\$100.00
Each new multiple dwelling building	\$200.00
Non-residential development not requiring site plan approval	\$100.00
Non-residential development authorized by site plan approval	\$200.00
Grading Plan Review (if required) <u>Chapter 62-54</u>	\$500.00** Escrow (initial deposit)

****W-9 and Agreement to Pay Fees forms required with check submission****

Development Fees (Article XXII Ch.205-106 & 107) for residential (1.5%) & nonresidential development (2.5%) may be applicable.

For residential projects that require construction review, the tolling of time for review of the Construction Permit Application begins one day after the Zoning Permit has been issued. You will not be notified of issuance of the Zoning Permit until the Construction Permit is released (approved).

Regulations: Zoning Ordinance Chapter 160

Fences Chapter 160-22

Swimming Pools Chapter 62-62

Sign Regulations Chapter 160-75

UCC Guidance:

Pool Installation Guide (including Barrier)

Replacement Fence Guide

UCC/Zoning: Information Regarding Shed Installation

ZONING OFFICE USE ONLY

Application Control Number: _____

Proposed project approved by: Zoning Board _____ Planning Board _____

Application # _____ Hearing date _____ Resolution # _____ Resolution date _____

Grading Plan # _____ Engineer Approval date _____ MUA Approval date _____

Application *Incomplete* date: _____ Reason: _____

Application *Denied* date: 7/1/26 Reason for Denial: X Bulk Variance Required _____ Use Variance Required _____

_____ Prior required/type _____ Notes: _____

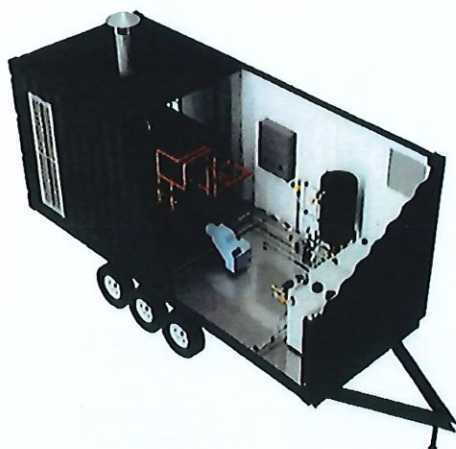
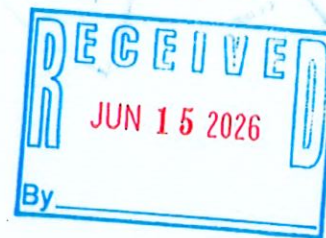
Application Conditions of Approval: _____

Zoning Permit Approval date: _____ Zoning Permit # _____

_____ Authorized Signature/Approval

PRODUCT DATASHEET

RL-50 PORTABLE BOILER SYSTEM



MAIN FEATURES:

- Control Systems and Panels
- Tri-Fuel Handling Equipment
- Feedwater Tank and Pump
- Stack Domestic Hot Water Coils
- 280 Gallon Oil Tank

GENERAL INFORMATION	
Rental Category	Portable Boiler System
Boiler Type	Section IV
Boiler Size	50 BHP (490 KW)
Max Output Capacity	1,725 PPH (0.78 T/H)
Max Pressure (LPS)	15 PSIG (1 BARG)
Max Pressure (HHW)	30 / 100 PSIG (2.1 / 6.9 BARG)*
Max Pressure (DHW)	75 / 100 PSIG (5.2 / 6.9 BARG)*
Fuel(s)	NG / #2 Oil / Propane
Service	LPS / DHW / HHW
NOx Emission Rating	75 PPM

DIMENSIONS	
Overall Length	24' 09" (7.5 M)
Overall Width	08' 00" (2.4 M)
Overall Height	11' 04" (3.4 M)
Shipping Weight	14,000 LBS (6,350 KGS)
Operating Weight	18,100 LBS (8,210 KGS)

OUTPUT SPECIFICATIONS	
Operating Range	0 - 12 / 0 - 95 PSIG (0 - 0.8 / 0 - 6.5 BARG)
Turndown (All Fuels)	LHL Operation
Steam Quality	99.50%
Efficiency (NG / #2 Oil)	80% - 82%
HHW Design Flow	165 GPM @ 20°F ΔT (625 LPM @ 11°C ΔT)
DHW Design Flow	30 GPM @ 100°F ΔT (113 LPM @ 55°C ΔT)

INPUT SPECIFICATIONS	
City Water	7.5 GPM @ 50 PSIG (28.4 LPM @ 3.5 BARG)
Electricity	120 / 1 / 60 @ 30 A
Fuel Input	2.09 MMBTU/HR (613 kW)
NG Flow	1,049 - 2,092 CFH (495 - 987 LPM)
NG Pressure	0.22 - 0.51 PSIG / 6 - 14" WC (1.52 - 3.52 kPa)
#2 Oil Flow	8.5 - 14.9 GPH (32.18 - 56.4 LPH)
#2 Oil Pressure	Use Onboard Oil Pump
Pilot	Propane Tank Included
Fuel Oil Tank	280 GAL (1,060 L)

CONNECTIONS	
Steam Outlet	4" 150# FLG
HHW Supply / Return	4" 150# FLG
Stack Exhaust	12" Ø
City Water	1" NPT
Condensate Return	1.25" NPT
Natural Gas	2" 150# FLG
Fuel Oil Supply/Return	0.75" NPT
System Drain	1.5" NPT
Electrical	1" NPT

*Based on availability of boiler variant(s)

Version: North America 03/27/2023

Atlas Copco

Atlas Copco
Rental

Atlas Copco Rental

www.atlascopcorental.com

rental.usa@atlascopco.com | 1-866-311-9072

Subject to change without prior notice. Information is for guidance only.
Please contact your nearest rental office for detailed application advice.

JUN 15 2026

Manufactured by Columbia Boiler Company, 390 Old Reading Pike, Stowe, PA 19464Mfr's. Serial No. 153971National Board No. 153971

10.

		MAW P	Maximu m Water Temp	Shop Hydro. Test, psi	Heating Surface, sq ft
a	Boiler	30	250° F	60	132
b	Waterwall				
c	Superheater				
d	Other Parts				

Heating surface to be stamped
on drum heads.This heating surface not to be
used for determining minimum
safety valve capacity

11. Field Hydro. Test

12. Manufacturer's Partial Data Reports properly identified and signed by Commissioned Inspectors have been furnished for the following items of this report

(name of part, item number, manufacturer's name and identifying stamp)

13. Remarks *Built with corner joints in accordance with H.W.-701.3

CERTIFICATE OF SHOP COMPLIANCE

We certify that the statements made in this data report are correct and that all details of design, material, construction, and workmanship of this boiler conform to Section IV of the ASME BOILER AND PRESSURE VESSEL CODE.

"H" Certificate of Authorization no. 752 expires May 30, 2017Date 4/18/2017 Signed William Whitman Name Columbia Boiler Company
(by representative) (manufacturer that constructed and certified boiler)

CERTIFICATE OF SHOP INSPECTION

Boiler constructed by Columbia Boiler Company at 390 Old Reading Pike Stowe, PA 19464I, the undersigned, holding a valid commission issued by the National Board of Boiler and Pressure Vessel Inspectors and employed by
OneCIS Insurance Co. have inspected parts of this boiler referred to as data items 4,5,6,8,9,10and have examined Manufacturers' Partial Data Reports for items None
and state that, to the best of my knowledge and belief, the manufacturer has constructed this boiler in accordance with Sections IV of the ASME BOILER AND PRESSURE VESSEL CODE.

By signing this certificate neither the Inspector nor his employer makes any warranty, expressed or implied, concerning the boiler described in this Manufacturer's Data Report. Furthermore, neither the Inspector nor his employer shall be liable in any manner for any personal injury or property damage or a loss of any kind arising from or connected with this inspection.

Date 4/18/17 Signed Patricia Fore Commissions NB 11179
(Authorized Inspector) (National Board commission number and endorsement)

CERTIFICATE OF FIELD ASSEMBLY COMPLIANCE

We certify that the field assembly construction of all parts of this boiler conforms with the requirements of SECTION IV of the ASME BOILER AND PRESSURE VESSEL CODE.

"H" Certificate of Authorization no. _____ expires _____

Date _____ Signed _____ Name _____
(by representative) (assembler that certified and constructed field assembly)

CERTIFICATE OF FIELD ASSEMBLY INSPECTION

I, the undersigned, holding a valid commission issued by the National Board of Boiler and Pressure Vessel Inspectors and employed by _____

have compared the statements in this Manufacturer's Data Report with the described boiler and state that the parts referred to as data items _____, not included in the certificate of shop inspection, have been inspected by me and that to the best of my knowledge and belief the manufacturer and/or the assembler has constructed and assembled this boiler in accordance with Section IV of the ASME BOILER AND PRESSURE VESSEL CODE. The described boiler was inspected and subjected to a hydrostatic test of _____ psi.

By signing this certificate neither the Inspector nor his employer makes any warranty, expressed or implied, concerning the boiler described in this Manufacturer's Data Report. Furthermore, neither the Inspector nor his employer shall be liable in any manner for any personal injury or property damage or a loss of any kind arising from or connected with this inspection.

Date _____ Signed _____ Commissions _____
(Authorized Inspector) (National Board commission and endorsement)

JUN 15 2026

Page 1 of 2,
WL 140

6. (a) Drums:

[illegible]

**Indicate if (1) flat; (2) dished; (3) ellipsoidal; (4) hemispherical

6. (c) Headers no:

Heads or ends	Hydro test psi
1	100
2	100
3	100
4	100
5	100
6	100
7	100
8	100
9	100
10	100
11	100
12	100
13	100
14	100
15	100
16	100
17	100
18	100
19	100
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90	100
91	100
92	100
93	100
94	100
95	100
96	100
97	100
98	100
99	100
100	100

(shape; material spec. no.: thickness)

6. (d) Staybolts: SA-36, (124) 0.75" Dia., 0.442 Sq In

(Material spec. no; diameter; size (elliptic); net area)

Pitch 7.875 in. Net area 61.57 sq in. Design pressure 30 psi
(supported by one bolt)

(supported by one bolt)

Hydro test, psi

Waterwall headers

8. (a) Other Parts. (1) Outlet Pipe (2) _____ (3) _____ 8. (b) Tubes for other parts:

9. Nozzles, inspection and safety valve openings:

Purpose (Inlet, outlet, drain, etc)	No.	Dia, or size	Type	How Attached	Mat'l	Nom. Thickness	Reinforcement Mat'l	Location
Handhole up to 3" X 4"					NA		NA	
Manhole								
Outlet	1	6 IPS	Flange	HW731 (d)	SA 105			Top
Feed/Blowoff	4	2 IPS	Coup.	HW731 (t-2)	SA 105			Blm. Shell
Safety Valve	1	1.5 IPS	W.F.	HW731 (P-1)	SA 181			Top
Return	2	3 IPS	W.F.	HW731 (P-1)	SA 181			Blm. Shell

SCHEDULE A LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE TOWNSHIP OF Evesham, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF STOW ROAD (60.00 FEET WIDE) WHERE THE SAME IS INTERSECTION BY THE NORTHEASTERLY LINE OF BLOCK 2.05, LOT 11, SAID POINT ALSO BEING THE FOLLOWING THREE COURSES AS MEASURED ALONG THE AFORESAID NORTHEASTERLY LINE OF STOW ROAD FROM THE NORTHEASTERLY END OF A CURVE CONNECTING THE SAID LINE OF STOW ROAD WITH THE NORTHEASTERLY LINE OF GREENTREE ROAD (AS PROPOSED TO BE WIDENED 43.00 FEET TO THE CENTERLINE):

- NORTH 19 DEGREES 08 MINUTES 42 SECONDS WEST, 86.64 FEET TO A POINT OF CURVATURE
- ON A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, NORTHWESTWARDLY, AN ARC DISTANCE OF 50.64 FEET TO A POINT OF TANGENCY
- NORTH 27 DEGREES 58 MINUTES 20 SECONDS WEST, 671.88 FEET TO THE POINT AND PLACE OF BEGINNING AS ILLUSTRATED ON THE PLAN ENTITLED, "EVESHAM CORPORATE CENTER, PHASE TWO, BLOCK 2.05, LOTS 10, 11 & 12" PREPARED BY TAYLOR, WISEMAN AND TAYLOR, DATED APRIL 1984 (FILED ON ABOUT TO BE FILED), AND FROM SAID BEGINNING POINT RUNS THENCE, ALONG THE AFORESAID NORTHEASTERLY LINE OF STOW ROAD
- NORTH 27 DEGREES 58 MINUTES 20 SECONDS WEST, 320.38 FEET TO A POINT OF CURVATURE, THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET
- NORTHWESTWARDLY, AN ARC DISTANCE OF 177.62 FEET TO A POINT IN THE SAME, THENCE THROUGH LANDS OF THE GRANTEE HEREIN
- NORTH 82 DEGREES 01 MINUTES 40 SECONDS EAST, 446.84 FEET TO A POINT IN LINE OF LANDS NOW OR FORMERLY OF EDWARD G. GOODWIN, THENCE, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS IN PART AND ALONG THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF CHURCH AND CHURCH ENT, C/O NU-WAY LOGA
- SOUTH 27 DEGREES 58 MINUTES 20 SECONDS EAST, 489.54 FEET TO A POINT CORNER TO BLOCK 2.05, LOT 11, THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LOT 11, THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LOT 11
- SOUTH 82 DEGREES 01 MINUTE 40 SECONDS WEST, 400.00 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID ABOVE DESCRIBED TRACT OF LAND BEING SUBJECT TO A 5.00 FOOT WIDE COMMUNICATION SERVICES, GAS AND ELECTRIC EASEMENT LYING ADJACENT TO AND NORTHEASTERLY FROM THE FIRST AND SECOND COURSE ABOVE DESCRIBED

THE ABOVE DESCRIPTION IS IN ACCORDANCE WITH A SURVEY MADE BY TAYLOR, WISEMAN & TAYLOR DATED OCTOBER 28, 2016.

NOTE: BEING LOT(S) 10, BLADE 2.05: TAX MAP OF THE TOWNSHIP OF EVESHAM, COUNTY OF BURLINGTON, STATE OF NEW JERSEY

NOTE FOR INFORMATION ONLY: MAILING ADDRESS IS 5 STOW ROAD, MARLTON

THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A TITLE COMMITMENT PREPARED BY LAND SERVICES USA, INC., AS AGENT FOR STEWART TITLE GUARANTY COMPANY, FILE NUMBER NJST21-4219 MK, COMMITMENT DATE JUNE 5, 2021.

LEGEND

- APPROX. LOC. UNDERGROUND WATER LINE
- DEPRESSION CURVE
- HYDRANT
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- WATER VALVE
- GAS METER
- ELECTRIC METER
- IRRIGATION VALVE
- SANITARY/SEWER MANHOLE
- CATCH BASIN
- ROOF DRAIN
- PAINTED HANDICAPPED
- METAL COVERS
- SIGN
- AREA LIGHT
- DECIDUOUS TREE & TRUNK SIZE
- CONIFEROUS TREE & TRUNK SIZE
- PARKING SPACE COUNT
- CHAIN LINK FENCE
- DEPRESSION CURVE
- LANDSCAPED AREA
- METAL COVER
- FIRE DEPARTMENT CONNECTION
- TYPICAL
- SOLID WHITE LINE
- SOLID BLUE LINE
- HANDICAP
- BUILDING FOOTPRINT AREA
- STATE PLANE
- EVIDENCE FOUND
- TITLE REPORT EXCEPTION
- OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

PARKING SPACE COUNT	
REGULAR SPACES	151
HANDICAP SPACES	2
TOTAL SPACES	153

REFERENCES

- THE OFFICIAL TAX ASSESSOR'S MAP OF EVESHAM TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY, SHEET #1.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM, FLOOD INSURANCE RATE MAP, BURLINGTON COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 241 OF 641, MAP NUMBER 3405C0241F, EFFECTIVE DATE: DECEMBER 21, 2017.
- MAP ENTITLED "EVESHAM CORPORATE CENTER, PHASE TWO SECTION 2, EVESHAM TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY", PREPARED BY TAYLOR WISEMAN & TAYLOR, DATED SEPTEMBER 17, 1984, LAST REVISED DECEMBER 5, 1984.

GRAPHIC SCALE



THIS SURVEY IS CERTIFIED TO:
WHARTON EQUITY PARTNERS, LLC
LAND SERVICES USA, INC.
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b), 8, 9, 11(a), & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 27, 2021.

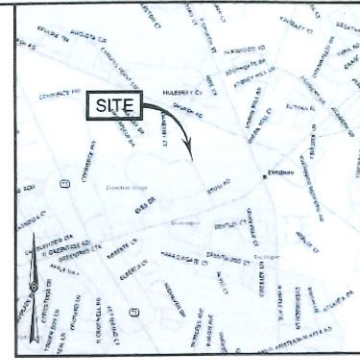
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION

DONALD P. SWEENEY
NEW JERSEY PROFESSIONAL LAND SURVEYOR #245203588600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24G27838600



FIELD DATE 07-27-2021	ALTA/NSPS LAND TITLE SURVEY		
FIELD BOOK NO. 20-14	BLOCK 2.05, LOT 10		
FIELD BOOK PG. 194	5 EAST STOW ROAD		
	TOWNSHIP OF EVESHAM		
	BURLINGTON COUNTY, STATE OF NEW JERSEY		
FIELD CREW D.G.	CONTROL POINT ASSOCIATES, INC. 1300 ROUTE 73, SUITE 211 MT. LAUREL, NJ 08054 (609) 261-2200 • (609) 261-1145 FAX WWW.CONTROLPOINTNJ.COM		
DRAWN L.S.W.			
REVIEWED A.H.	APPROVED D.P.S.	DATE 08-16-2021	SCALE 1" = 30'
		FILE NO. 05-210291-00	SHEET NO. 1 OF 1

GREEN TREE ROAD
(W/ 40' WIDE PUBLIC R.O.W.)
(TWO WAY TRAFFIC)



VICINITY MAP
© 2018 DeLorme, Street Atlas USA
(NOT TO SCALE)

NOTES

- PROPERTY KNOWN AS BLOCK 2.05, LOT 10, TOWNSHIP OF EVESHAM, COUNTY OF BURLINGTON, STATE OF NEW JERSEY. (MAP REF. #1)
- AREA = 198,369 SQUARE FEET OR 4.554 ACRES.
- THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARK-OUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN. UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT PREPARED BY LAND SERVICES USA, INC. AS AGENT FOR STEWART TITLE GUARANTY COMPANY, FILE NUMBER NJST21-4219 MK, COMMITMENT DATE JUNE 5, 2021, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, PART II:
 - SUBJECT TO A 50 FEET BUILDING SETBACK LINE AS SHOWN ON FILED PLAN - SETBACK LINE SHOWN - DOCUMENT NOT PROVIDED
 - UTILITY RIGHT OF WAY AS CONTAINED IN DEED BOOK 2850, PAGE 144 - NEW JERSEY BELL RIGHT-OF-WAY SHOWN
 - SUBJECT TO A 5 FOOT WIDE COMMUNICATIONS SERVICES, GAS AND ELECTRIC EASEMENT AS SHOWN ON FILED PLAN - SHOWN PER EXCEPTION 9
 - EASEMENT AS GRANTED IN DEED BOOK 3577, PAGE 229 - SANITARY SEWER EASEMENT SHOWN
- EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS OF MINIMAL FLOODING). (MAP REF. #2).
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.S.A. 45:9-36.3) AND N.J.A.C. 13:46-5.1 (6).
- THE SURVEYED PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS FROM EAST STOW ROAD (A 60' WIDE PUBLIC RIGHT-OF-WAY).
- A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF THE SURVEY.

