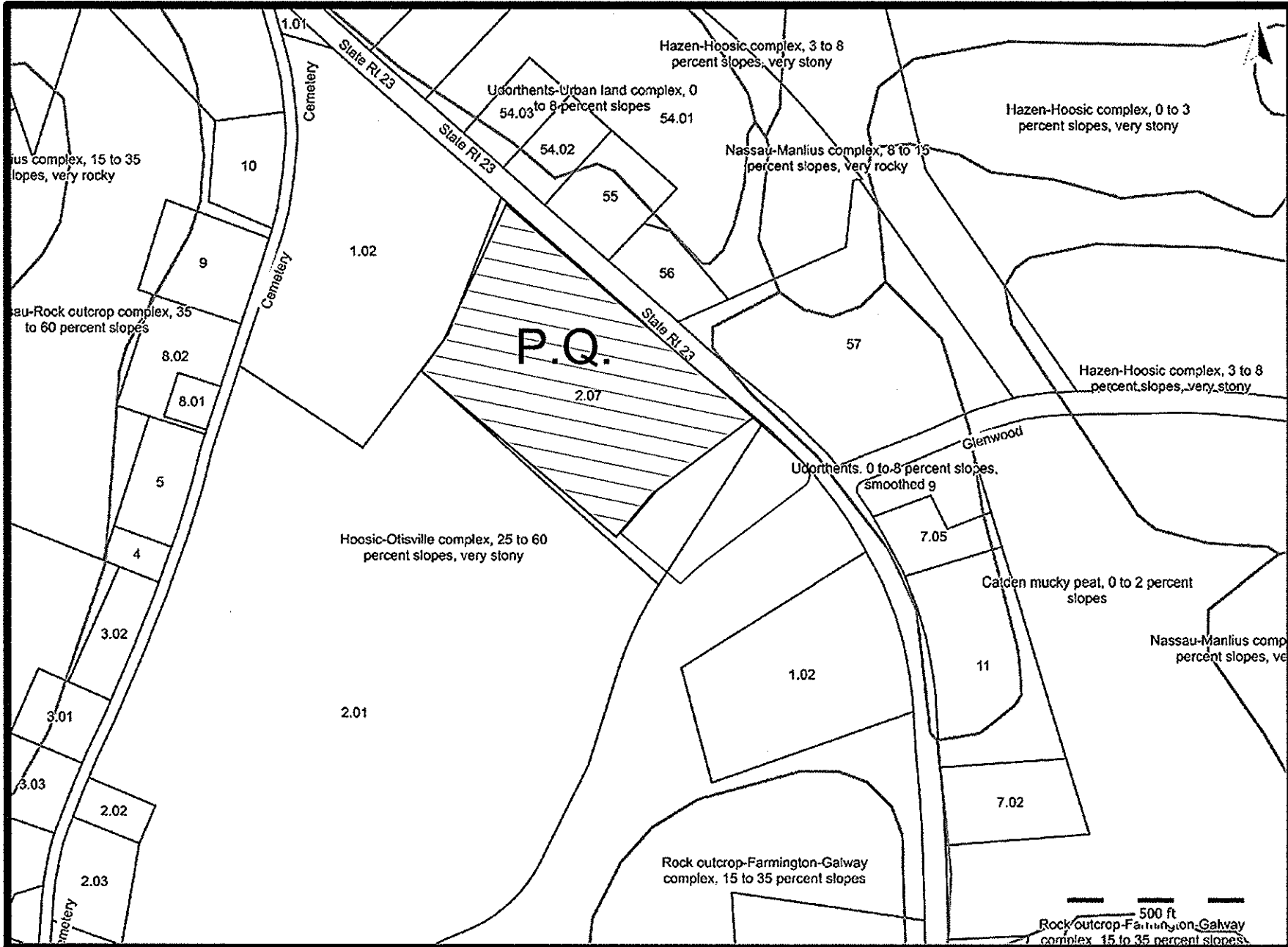


CONCEPT SITE PLAN
FOR
DECKERTOWN HEIGHTS PARTNERSHIP
LOT 2.07 IN BLOCK 3
WANTAGE TOWNSHIP
SUSSEX COUNTY, NEW JERSEY



SSURGO SOILS AS PER NRCS-USDA SOIL SURVEY

NOTES:

- Boundary as per Minor Subdivision Plan for Quick Chek Corp. Control Point Associates Inc. Dated 9-28-2007 (Provided by Owner)
- Topography as per New Jersey Geographic Information Network, Northwest NJ 2018, 2 ft. Digital Elevation Model (DEM) and field data collected by Robert L. Campbell Associates (NAVD88)
X 505.4 Existing Elevation
- - - 500 Existing Contour
- Future Site Plan will require survey and topography controls
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CERTIFIED LIST OF ADJOINING OWNERS WITHIN 200 FEET
OF TAX LOT 2.07 IN BLOCK 3, WANTAGE TOWNSHIP, CERTIFIED AUGUST 28, 2024

BLOCK	LOT	OWNER	PROPERTY LOCATION
2	52.02	OOSTOYK REALTY, LLC 355 RT 23 SUSSEX, NJ 07461	355 RT 23
2	54.01	KUPERUS, MILES C/O MARGE KUPERUS 21 LOOMIS AVE SUSSEX, NJ 07461	KUPERUS LN
2	55	AAK, LLC C/O 21 LOOMIS AVENUE SUSSEX, NJ 07461	339 RT 23
2	56	FRANKLIN SUSSEX REALTY, LLC PO BOX 347 SUSSEX, NJ 07461	173 RT 23
2	57	DUNCAR REALTY CORP PO BOX 347 SUSSEX, NJ 07461	303 RT 23
2	53	375 ROUTE 23 REALTY, LLC 375 RT 23 WANTAGE, NJ 07461	373 RT 23
3	1.02	DECKERTOWN UNION CEMETERY ASSN 37 QUARRY RD WANTAGE, NJ 07461	112 CEMETERY RD
3	2.01	RER SUPPLY, LLC 4 SOUTH CORPORATE DR RIVERDALE, NJ 07457	1 CLARK RD
3	2.08	MDC COASTAL 23 LLC C/O QUICKCHEK CO PO BOX 600, 3 OLD HWY 28 WHITEHOUSE STATION, NJ 08889	270 RT 23

UTILITIES

ELIZABETHTOWN GAS COMPANY
ENGINEERING DEPARTMENT
520 GREEN LANE
UNION, NJ 07083

JERSEY CENTRAL POWER & LIGHT REAL ESTATE
CRAIG MANDEL
300 MADISON AVE
PO BOX 1911
MORRISTOWN, NJ 07962

SERVICE ELECTRIC CABLE TELEVISION OF NJ
330 SPARTA AVENUE
SPARTA, NJ 07851

SIMMONS WATER COMPANY, INC
PO BOX 900
BRANCHVILLE, NJ 07826-0900

SUSSEX BOROUGH WATER & SEWER DEPARTMENT
2 MAIN STREET
SUSSEX, NJ 07461

SUSSEX RURAL ELECTRIC CO-OP
64 COUNTRY ROUTE 639
SUSSEX, NJ 07461

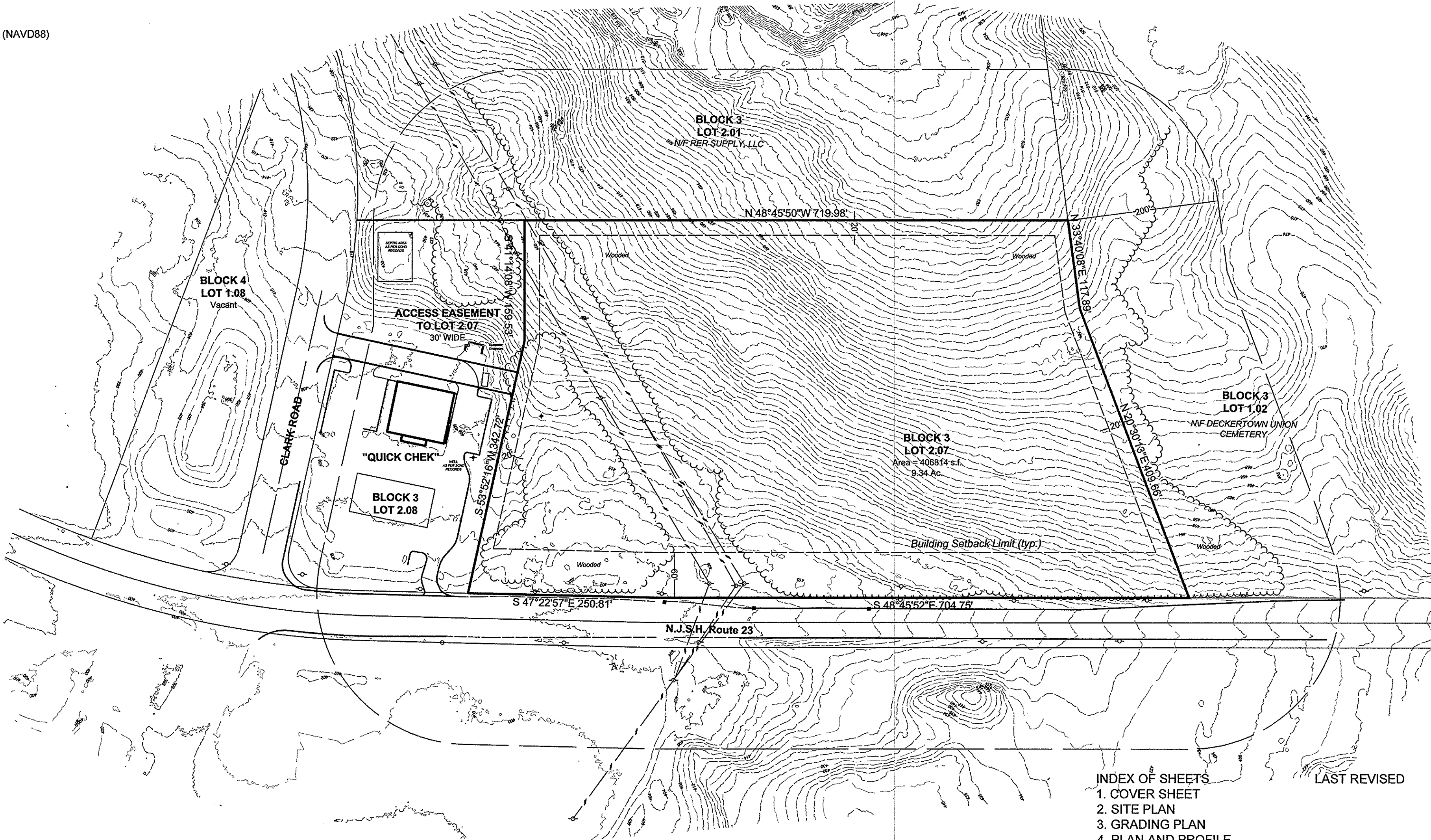
UTILITIES

TENNESSEE GAS COMPANY, LLC
C/O PROPERTY TAX DIVISION
PO BOX 4372
HOUSTON, TX 77210-4372

CENTURYLINK
ATTN: ENGINEERING
137 STATE ROUTE 34 N.
LAFAIETTE, NJ 07848

SUSSEX COUNTY PLANNING BOARD
SUSSEX COUNTY ADMINISTRATIVE CENTER
ONE SPRING STREET
NEWTON, NJ 07860

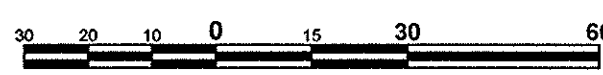
NJ DEPARTMENT OF TRANSPORTATION
ROW DIVISION
PO BOX 600
1035 PARKWAY AVE
TRENTON, NJ 08625



INDEX OF SHEETS

- COVER SHEET
- SITE PLAN
- GRADING PLAN
- PLAN AND PROFILE
- SECTIONS

LAST REVISED



SCALE: 1"= 30'

OWNER

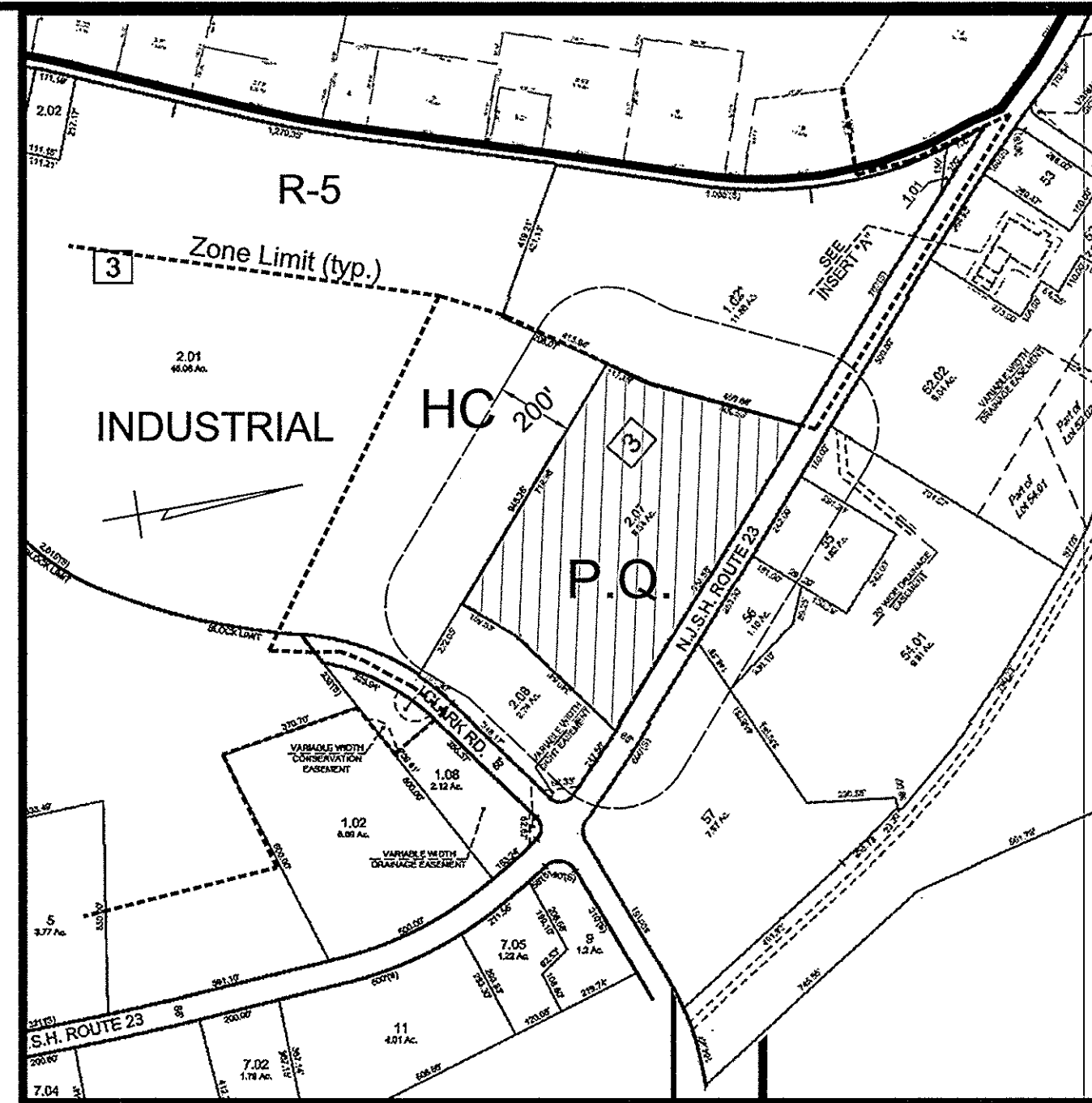
DECKERTOWN HEIGHTS PARTNERSHIP
MANAGING PARTNER ROBERT CERUTTI

APPLICANT

DECKERTOWN HEIGHTS PARTNERSHIP
ROBERT CERUTTI, MANAGING PARTNER

PHONE 973-670-8426

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KEY MAP

as per Tax Map Sheets 4.01, 4.02 and 8.03



SCALE: 1"= 400'

ZONING REQUIREMENTS: "HC" ZONE (Highway Commercial District)

LOT AREA	REQUIRED	LOT 2.07
40,000 s.f.	40,000 s.f.	406814 s.f.
LOT WIDTH	150'	955.58'
BUILDING SETBACK		
FRONT	65' from ROW or 95' from Centerline	Vacant
SIDE	20'	Vacant
REAR	20'	Vacant
MAX. BUILDING HEIGHT	2 Story or 35'	Vacant
MAX. LOT COVERAGE		Vacant
FAR		Vacant

CONCEPT DEMONSTRATES
PROPERTY CAN BE DEVELOPED AND
CONFORM TO REQUIRED ZONING.
SETBACK AND COVER REQUIREMENTS

MAP REFERENCES:

MINOR SUBDIVISION PLAN
FOR
QUICK CHEK CORPORATION
BY CONTROL POINT ASSOCIATES INC.
DATED SEPT. 28, 2007

MAJOR SUBDIVISION PLAN
QUICK CHEK CORPORATION
BY CONTROL POINT ASSOCIATES INC.
DATED DEC. 14, 2005

DEED REFERENCES:

EASEMENT AGREEMENT
DURLING REALTY, LLC
AND
DECKERTOWN HEIGHTS
FILED JUNE 4, 2008 IN THE SUSSEX COUNTY
CLERKS OFFICE IN DEED BOOK 3203, PAGE 527

COVER SHEET
CONCEPT SITE PLAN

LOT 2.07 in BLOCK 3
FOR
DECKERTOWN HEIGHTS PARTNERSHIP

WANTAGE TOWNSHIP - SUSSEX COUNTY - NEW JERSEY
SCALE : 1" = 50' SEPTEMBER 2024

ROBERT L. CAMPBELL ASSOCIATES
ENGINEERS AND SURVEYORS
Certificate of Authorization No. 24GA28059500

9 Cook Road, Branchville, New Jersey 07826
Phone: 973-948-8037 FAX: 973-948-8039

ALLEN J. CAMPBELL, Professional Engineer

N.J.P.E. License No. 34332, N.J.P.P. 04497

1/5

- NOTES:
- Boundary as per Minor Subdivision Plan for Quick Chek Corp. Control Point Associates Inc. Dated 9-28-2007 (Provided by Owner)
 - Potable water by
 - Topography as per New Jersey Geographic Information Network, Northwest NJ 2018, 2 ft. Digital Elevation Model (DEM) and field data collected by Robert L. Campbell Associates (NAVD88)
X 505.4 Existing Elevation
----- 500 Existing Contour
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**BLOCK 3
LOT 2.01**
N/F RER SUPPLY, LLC

**LOCK 4
LOT 1.08**
Vacant

**ACCESS EASEMENT
TO LOT 2.07**
30' WIDE

"QUICK CHEK"

**BLOCK 3
LOT 2.08**

PROPOSED
WALL
PROPOSED
FENCE

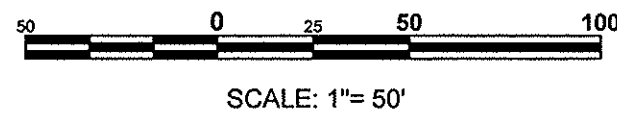
**BLOCK 3
LOT 2.07**
Area = 406814 s.f.
9.34 Ac.

**BLOCK 3
LOT 1.02**
N/F DECKERTOWN UNION
CEMETERY

N.J.S.H. Route 23

ZONING REQUIREMENTS: "HC" ZONE (Highway Commercial District)			
	REQUIRED	LOT 2.07	PROPOSED LOT 2.07
LOT AREA	40,000 s.f.	406814 s.f.	406814 s.f.
LOT WIDTH	150'	955.56'	955.56'
BUILDING SETBACK			
FRONT	65' from ROW or 50' from Centerline	Vacant	78.0'
SIDE	20'	Vacant	29.2'
REAR	20'	Vacant	285.9'
MAX. BUILDING HEIGHT	2 Story or 35'		
MAX. BUILDING COVERAGE		Vacant	
MAX. LOT COVERAGE		Vacant	
FAR		Vacant	

CONCEPT DEMONSTRATES
PROPERTY CAN BE DEVELOPED AND
CONFORM TO REQUIRED ZONING,
SETBACK AND COVER REQUIREMENTS



CERTIFICATION OF ACCURACY:
I hereby certify that this plat is accurate and
is based on an actual field survey which was
prepared by NJLS.

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DATE	REVISION

**CONCEPT
SITE PLAN**

**LOT 2.07 in BLOCK 3
FOR
DECKERTOWN HEIGHTS PARTNERSHIP**

WANTAGE TOWNSHIP - SUSSEX COUNTY - NEW JERSEY
SCALE: 1" = 50' SEPTEMBER 2024

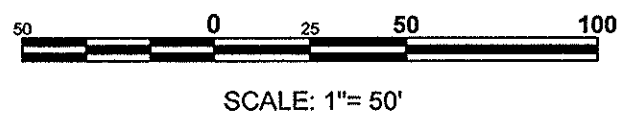
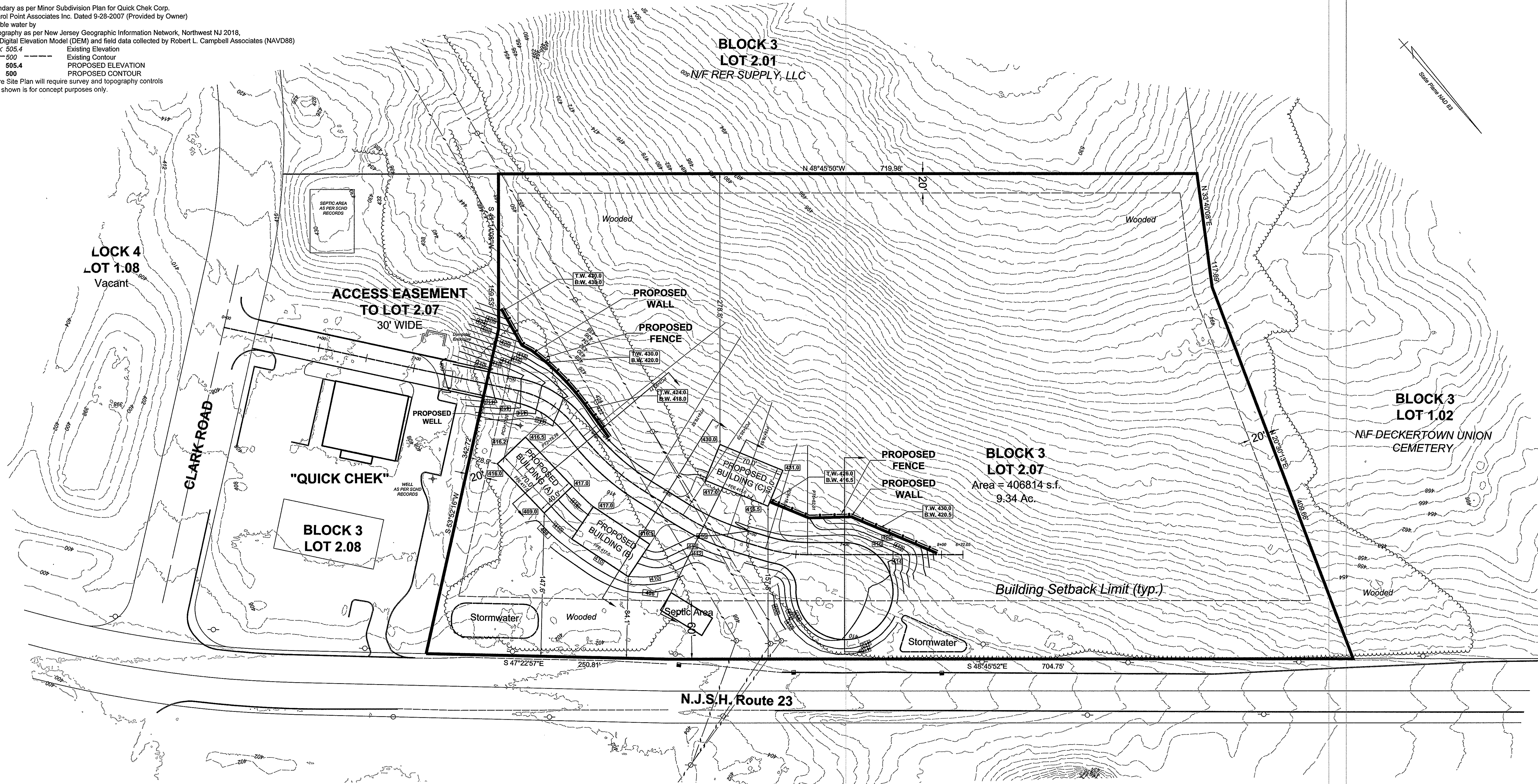
ROBERT L. CAMPBELL ASSOCIATES
ENGINEERS AND SURVEYORS
Certificate of Authorization No. 24GA28059500
9 Cook Road, Branchville, New Jersey 07826
Phone: 973-948-8037 FAX: 973-948-8039

ALLEN J. CAMPBELL, Professional Engineer

N.J.P.E. License No. 34332, N.J.P.P. 04497

2/5

- NOTES:
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 - Topography as per New Jersey Geographic Information Network, Northwest NJ 2018, 2 ft. Digital Elevation Model (DEM) and field data collected by Robert L. Campbell Associates (NAVD88)
 - 505.4 Existing Elevation
 - 500 Existing Contour
 - 505.4 PROPOSED ELEVATION
 - 500 PROPOSED CONTOUR
 - Future Site Plan will require survey and topography controls. Data shown is for concept purposes only.



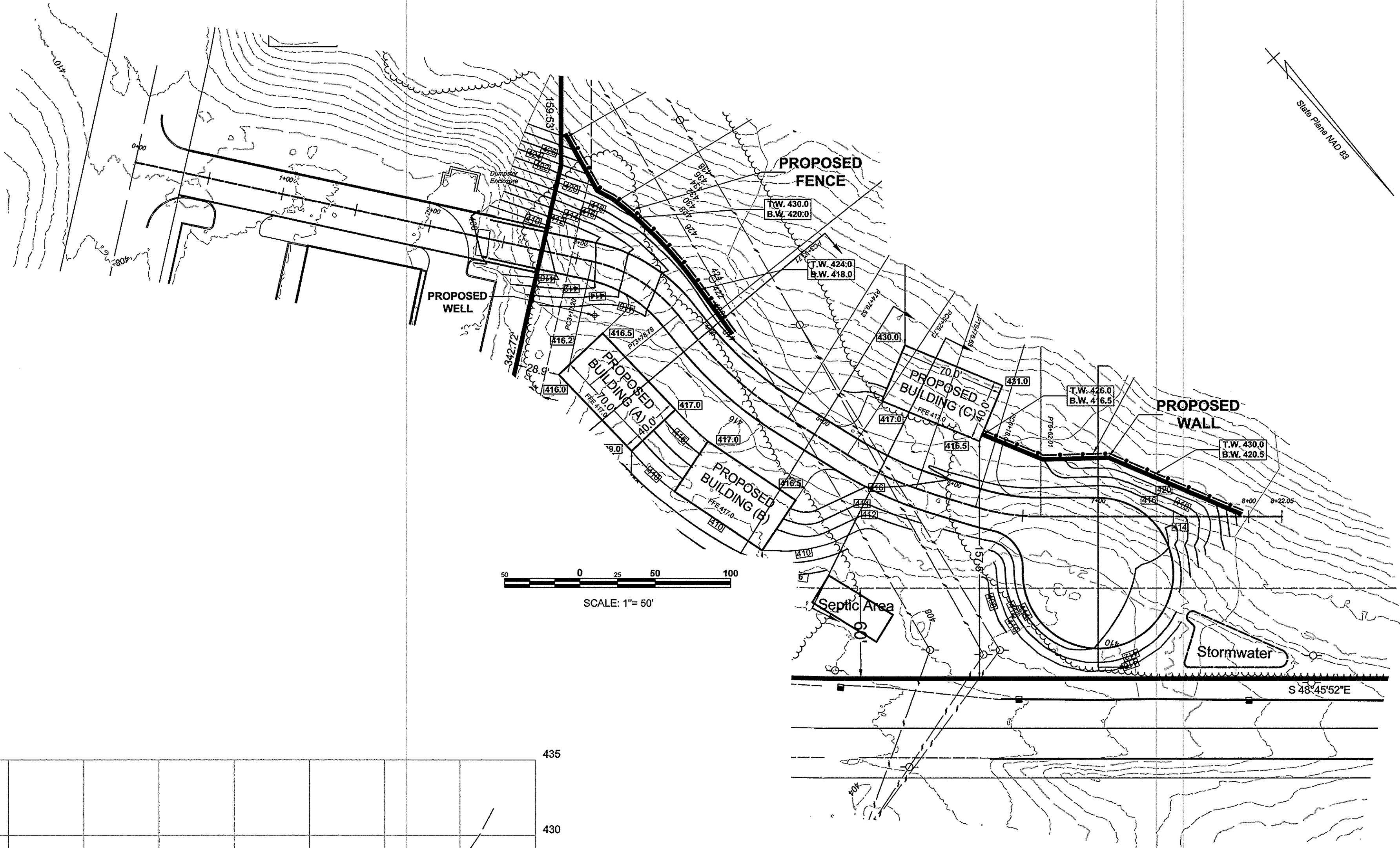
CERTIFICATION OF ACCURACY:
I hereby certify that this plat is accurate and is based on an actual field survey which was prepared by N.J.S.

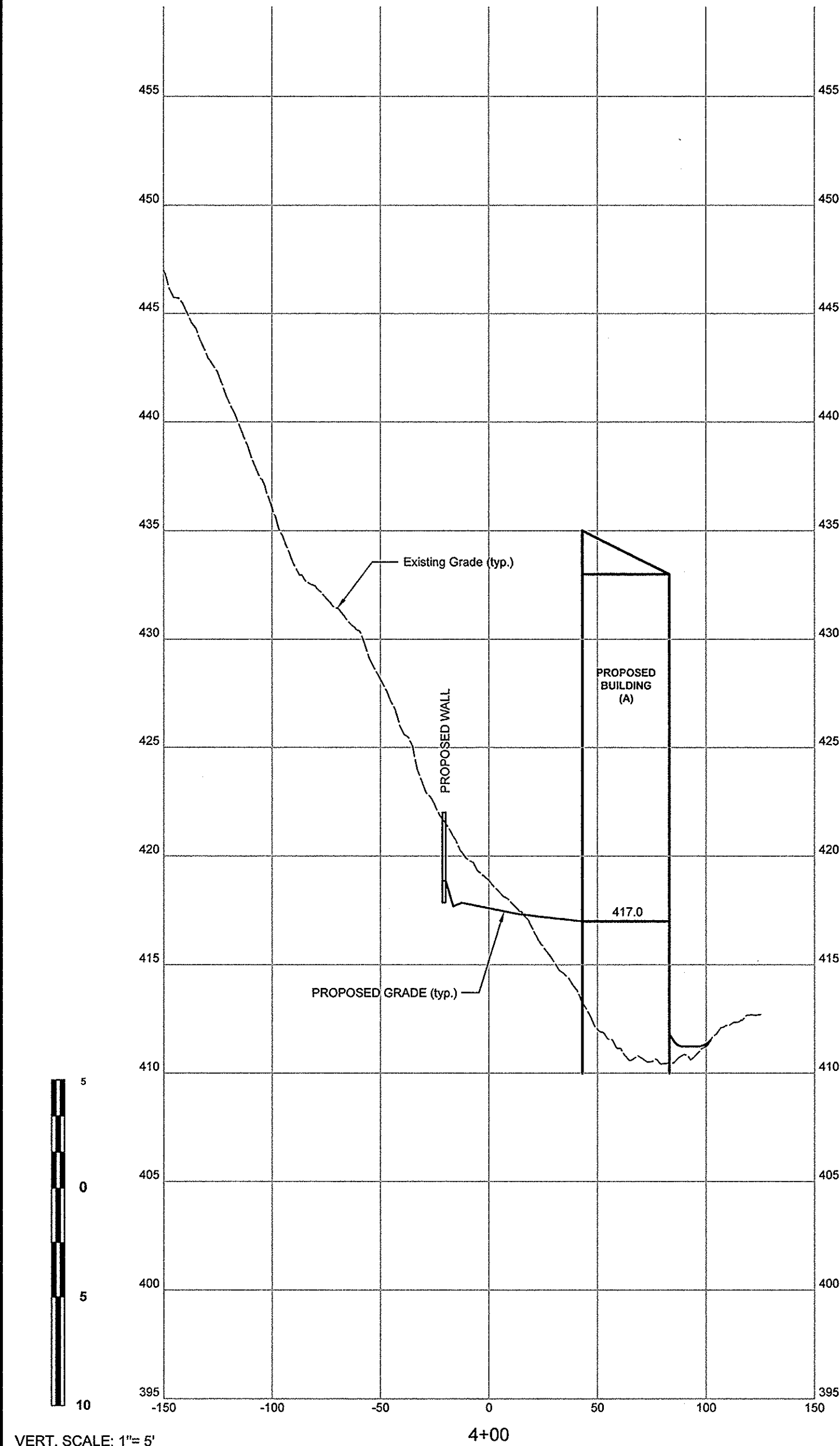
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DATE	REVISION

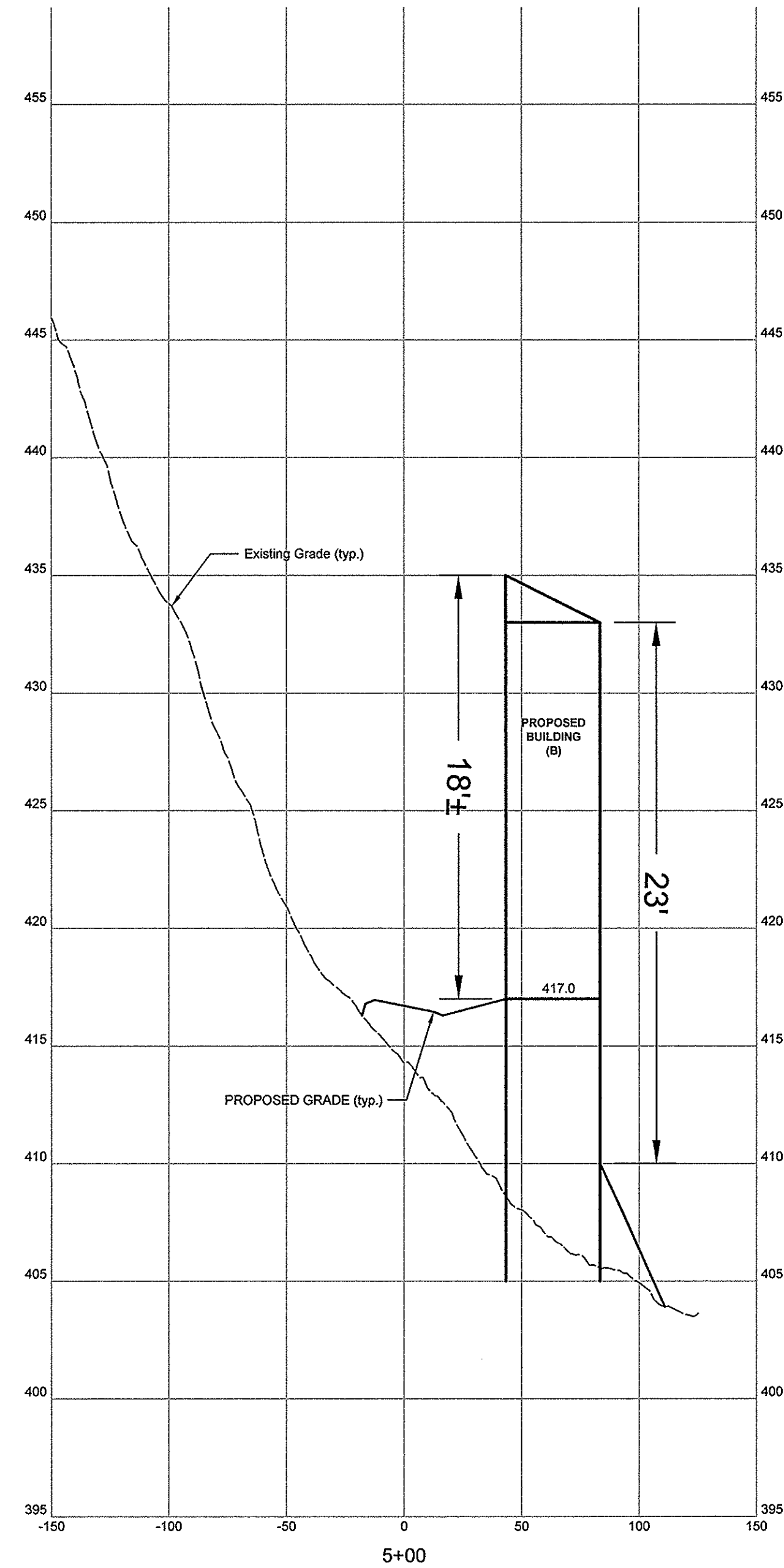
CONCEPT GRADING PLAN	
LOT 2.07 in BLOCK 3 FOR DECKERTOWN HEIGHTS PARTNERSHIP	
WANTAGE TOWNSHIP - SUSSEX COUNTY - NEW JERSEY SCALE : 1" = 50' SEPTEMBER 2024	
ROBERT L. CAMPBELL ASSOCIATES ENGINEERS AND SURVEYORS Certificate of Authorization No. 24GA28059500 9 Cook Road, Branchville, New Jersey 07826 Phone: 973-948-8037 FAX: 973-948-8039	
ALLEN J. CAMPBELL, Professional Engineer	
N.J.P.E. License No. 34332, N.J.P.P. 04497	

- NOTES:
- Boundary as per Minor Subdivision Plan for Quick Chek Corp.
Control Point Associates Inc. Dated 9-28-2007 (Provided by Owner)
 - Potable water by
 - Topography as per New Jersey Geographic Information Network, Northwest NJ 2018,
2 ft. Digital Elevation Model (DEM) and field data collected by Robert L. Campbell Associates (NAVD88)
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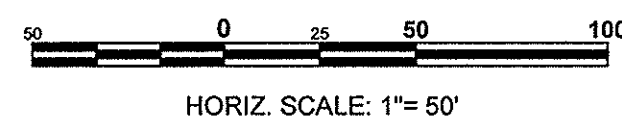




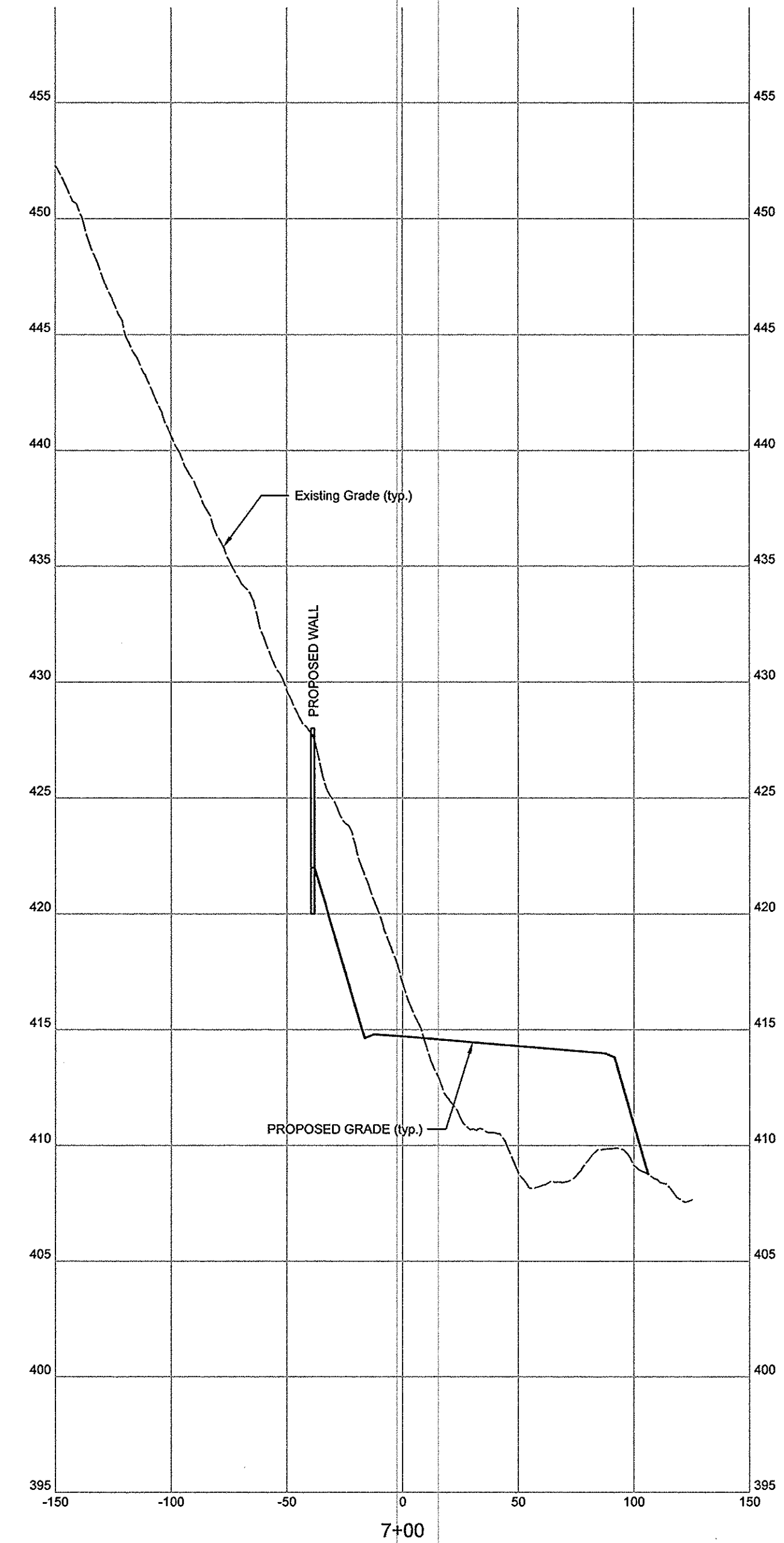
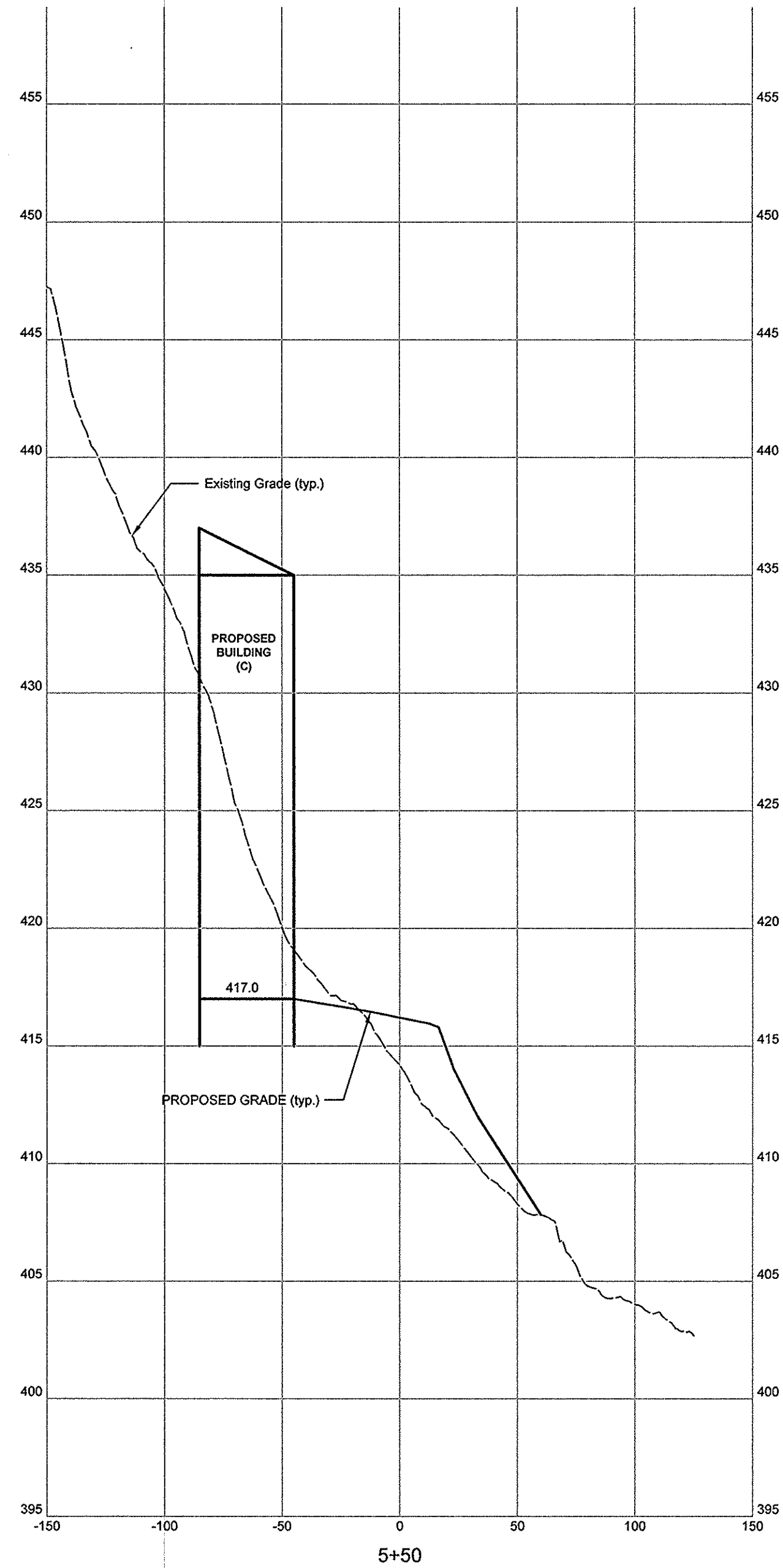
VERT. SCALE: 1"= 5'



DRIVEWAY SECTIONS



HORIZ. SCALE: 1"= 50'



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DATE	REVISION

CONCEPT
TYPICAL SECTIONS

LOT 2.07 in BLOCK 3
FOR
DECKERTOWN HEIGHTS PARTNERSHIP

WANTAGE TOWNSHIP - SUSSEX COUNTY - NEW JERSEY
SCALE: VERT.: 1"= 5'
HORIZ.: 1"= 50' SEPTEMBER 2024

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