

DEVELOPMENT APPLICATION# 2025-016 DATE FILED: 7/17/25

MANTUA TOWNSHIP SUBDIVISION APPLICATION

INSTRUCTIONS:

- A. The applicant shall submit the following item in accordance with the required submission dates in this package.
 - 1. Seventeen (17) copies of this application form.
 - 2. Application/Escrow Fees and W9.
 - 3. Seventeen (17) copies of the minor subdivision plan including all details and materials. Five (5) full size sealed drawings and twelve (12) reduced 11x17 sealed drawings.
- B. All requests for minor subdivision require public notice pursuant to the Municipal Land Use Law.

OWNER: Antoine Tortorice
ADDRESS: 791 Heritage Road, Sewell, N.J. 08080
TELEPHONE: (see attorney below) EMAIL: (see attorney below)
APPLICANT (if different from owner) N/A
ADDRESS: _____
TELEPHONE: _____ EMAIL: _____
ENGINEER: SURVEYOR: Donald C. Pennell. P.L.S.
ADDRESS: 327 Clems Run, Mullica Hill, N.J. 08062
TELEPHONE: 856-478-4571 EMAIL: _____
ATTORNEY: Dale T. Taylor, Esquire
ADDRESS: 51 Forage Drive, Mickleton, N.J. 08056
TELEPHONE: (856) 687-5444 EMAIL: dale@daletaylorlaw.com

Any other expert who may submit reports or who will testify for the applicant shall be included on an additional sheet.

PROPERTY INFORMATION:

XX MINOR SUBDIVISION _____ PRELIMINARY MAJOR SUBDIVISION _____ FINAL MAJOR SUBDIVISION
LOCATION: Heritage Road
BLOCK: 4 LOT(S) 22 TAX MAP: Sheet 2
ZONING DISTRICT: AR - Agriculture AREA OF ENTIRE PARCEL: 5.88 Acres
Residential New Lot 22.01 = 2.77 acres (+/-)
NUMBER OF PROPOSED LOTS: 1 LOT SIZE(S): Remainder Lot 22 = 3.11 acres (+/-)
PRESENT USE OF LAND: Residence
PROPOSED USE OF LAND: Residence
HAS TAX ASSESSOR ASSIGNED BLOCK AND LOT NUMBERS: Yes

PROPERTY INFORMATION CONTINUED:

RESTRICTIONS, COVENANTS, EASEMENTS, ASSOCIATION BY-LAWS, EXISTING OR PROPOSED ON THE PROPERTY YES(copies must be attached) NO **XX**

ARE THE FOLLOWING PRESENT:

Public Water Public Sewer **XX** Well **XX** Septic

LOCATED ON:

XX Municipal Road County Road State Highway

If Municipal Road is the road paved? **XX** gravel:

Are off tract improvements required or proposed: No

WILL THE SUBDIVISION BE FILED BY **XX** DEED PLAT

IF VARIANCES ARE REQUESTED as a part of this subdivision they must be listed, including zoning code sections (attach additional pages if needed):

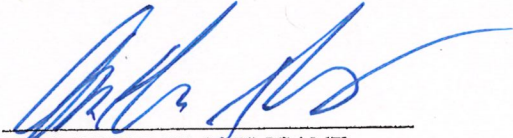
See Attached

IF DEVELOPMENT STANDARDS OR SUBMISSION REQUIREMENT WAIVERS ARE REQUESTED they must be listed (attach additional pages if needed):

N/A

HAS THE SUBJECT PROPERTY RECEIVED PREVIOUS APPROVAL OF ANY DEVELOPMENT APPLICATION? Site Plan/Conditional Use/Variance YES NO **XX** (If yes state date/type of approval)

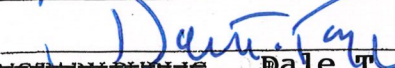
I certify all information and materials submitted are true and accurate. I further certify that I am the individual applicant or that I am an Officer of the Corporation applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership.



SIGNATURE OF APPLICANT
Antoine L. Tortorice

Sworn and subscribed before me this 14th day of

July 2025


NOTARY PUBLIC Dale T. Taylor, Esq.,
an Attorney-At-Law licensed in the
State of New Jersey

VARIANCES REQUESTED

Remainder Lot 22:

Minimum Lot Area -Required: 3 acres; Proposed 2.78 +/- acres

Minimum Street Frontage- 225 Ft., Proposed 175 Ft. +/-

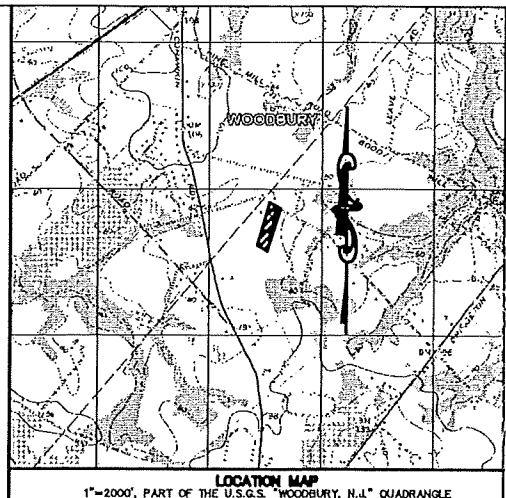
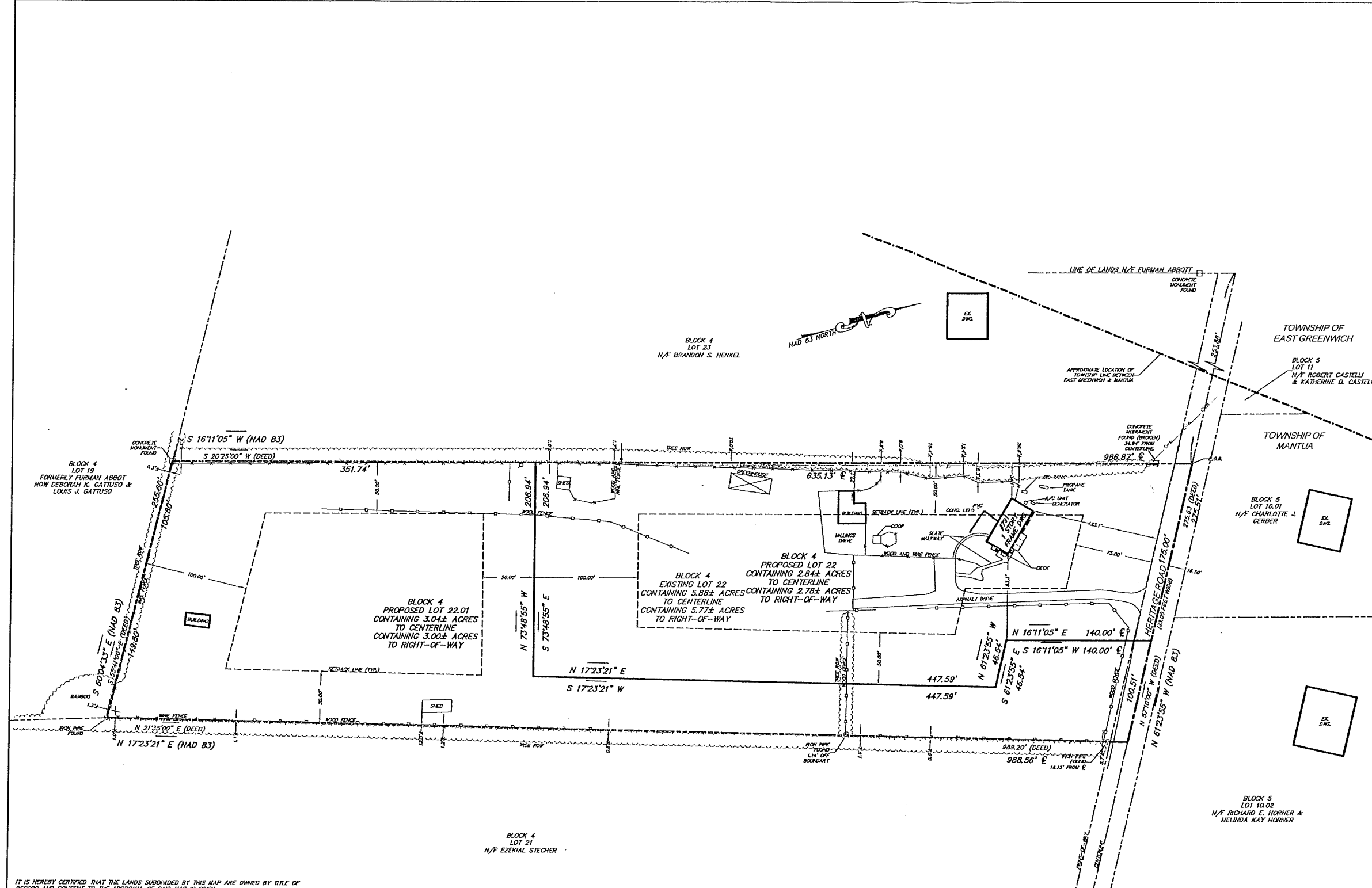
Minimum Lot Width- 250 Ft., Proposed 175 Ft. +/-

Minimum Side Yard Setback- 50 Feet Required, 34.1 Ft. +/- Proposed

New Lot 22.01:

Minimum Street Frontage required 225 Ft., Proposed 100.15 Ft. +/-

Minimum Lot Width: 250 Ft. Required, Proposed 105.11 Ft. +/-



GENERAL NOTES

1. TITLE SEARCH: THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. WETLANDS: NO FRESHWATER WETLANDS, RIGHTS, OR INTERESTS OF THE UNITED STATES OF AMERICA, OR THE STATE OF NEW JERSEY, OR LANDS NOW OR FORMERLY FLOWED BY TIDEWATERS, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING, OR AFFECTED BY, ANIMAL, MARINE, OR BOTANICAL SPECIES, REGULATED, PROTECTED BY, OR UNDER JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY, HAVE BEEN LOCATED OR DELINEATED AS PART OF THIS PROJECT.
3. UTILITIES: NO ATTEMPT WAS MADE TO LOCATE THE UNDERGROUND UTILITIES WHICH MAY EXIST ON THIS PROPERTY. PRIOR TO ANY EXCAVATION, CONTRACTORS SHALL BE RESPONSIBLE TO DETERMINE THEIR EXACT LOCATION.
4. HAZARDOUS SUBSTANCES: NO DOES THIS PLAN PURPORT TO REVEAL THE PRESENCE OR ABSENCE OF SUCH SUBSTANCES.
5. BUILDING OFFSETS: ALL BUILDING OFFSETS SHOWN ARE TO THE FACE OF THE SIGN, UNLESS OTHERWISE NOTED. THE OFFSETS ARE SHOWN FOR THE PURPOSE OF CHECKING ZONING AND DEED RESTRICTIONS. NO RESPONSIBILITY OR LIABILITY SHALL BE ASSUMED BY THIS SURVEYOR IF THEY ARE USED FOR ANY OTHER PURPOSES.
6. GENERAL: ONLY COPIES FROM THE ORIGINAL OF THIS PLAN, CLEARLY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES. THIS PLAN DOES NOT SHOW, NOR INTEND TO SHOW, ANY NON-RECORDED EASEMENTS OR RIGHT OF WAYS. THE ORIGINAL OF THIS DRAWING IS THE PROPERTY OF PENNELL LAND SURVEYING, INC.
7. TAX MAP REFERENCE: TOWNSHIP OF MANTUA, GLOUCESTER COUNTY, NEW JERSEY SHEET: 8 BLOCK: 4 LOT: 22
8. DEED: DB 8204, PG 78
9. AREA: LOT 22 BEFORE SUBDIVISION TO CENTERLINE: 5.88± ACRES LOT 22 BEFORE SUBDIVISION TO RIGHT-OF-WAY: 5.77± ACRES LOT 22 AFTER SUBDIVISION TO CENTERLINE: 3.04± ACRES LOT 22 AFTER SUBDIVISION TO RIGHT-OF-WAY: 2.78± ACRES LOT 22.01 AFTER SUBDIVISION TO CENTERLINE: 3.04± ACRES LOT 22.01 AFTER SUBDIVISION TO RIGHT-OF-WAY: 3.04± ACRES
10. SUBDIVISION: SUBDIVISION TO BE FILED BY DEED.

IT IS HEREBY CERTIFIED THAT THE LANDS SURROUNDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "TITLE RECORDATION LAW", RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

PLANNING BOARD ENGINEER DATE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME UNIT PROVIDED IN THE "MUNICIPAL LAND USE LAW", P.L. 1975, C.291 (C.40:550-1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK DATE

THIS PLAN IS HEREBY APPROVED BY THE GLOUCESTER COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE GLOUCESTER COUNTY PLANNING BOARD.

CHAIRMAN DATE

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE MANTUA TOWNSHIP PLANNING BOARD AT AN OFFICIAL MEETING HELD ON AND SHALL BE FILED ON OR BEFORE

I HEREBY FURTHER CERTIFY THAT THE MANTUA TOWNSHIP PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY.

PLANNING BOARD SECRETARY DATE

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 5-30-25 MEET THE MINIMUM SURVEYING PRACTICE REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "TITLE RECORDATION LAW" AND THE THE OUTSTANDING CORNER MARKERS AS SHOWN HAVE BEEN PLACED OR SET.

DONALD C. PENNELL, P.L.S. LC #35393 DATE 5/30/25



SITE DATA:
OWNER/APPLICANT: ANTOINE L. TORTORICE
791 HERITAGE ROAD
SEWELL, NJ 08080
SITE ADDRESS: 791 HERITAGE ROAD
SEWELL, NJ 08080
ZONE: AR - AGRICULTURE RESIDENTIAL DISTRICT
TOTAL TRACT AREA: 5.88± ACRES

ZONING REQUIREMENTS: (AR - AGRICULTURE RESIDENTIAL DISTRICT)					
PERMITTED USE:	REQUIRED	PROPOSED	COMPLIES	PROPOSED	COMPLIES
	SINGLE-FAMILY DETACHED DWELLING	PROPOSED LOT 22 SINGLE-FAMILY DETACHED DWELLING	YES	PROPOSED LOT 22.01 SINGLE-FAMILY DETACHED DWELLING	YES
MINIMUM LOT AREA:	3 ACRES	2.78± ACRES	NO	3.04± ACRES	YES
MINIMUM STREET FRONTAGE:	225 FT.	175.00± FT.	NO	100.15± FT.	NO
MINIMUM LOT WIDTH:	250 FT.	175.00± FT.	NO	105.11± FT.	NO
MINIMUM LOT DEPTH:	300 FT.	591.62± FT.	YES	970.53± FT.	YES
YARD REQUIREMENTS:					
MINIMUM FRONT YARD SETBACK:	75 FT.	75.00± FT.	YES	N/A	N/A
MINIMUM SIDE YARD SETBACK:	50 FT.	34.1± FT.	NO (ENC.)	50.00± FT.	YES
MINIMUM REAR YARD SETBACK:	100 FT.	100.00± FT.	YES	100.00± FT.	YES
MAXIMUM BUILDING COVERAGE:	15%	<15%	YES	<15% EXISTING	YES
MAXIMUM IMPERVIOUS COVERAGE:	25%	<25%	YES	N/A	N/A
MAXIMUM BUILDING HEIGHT:	35 FT.	<35 FT.	YES	TO COMPLY	TO COMPLY

(ENC.): EXISTING NON-CONFORMING

PENNELL LAND SURVEYING, INC.
EST. 1988
ATLANTA, GA 30341
TEL: (404) 478-4571
FAX: (404) 478-4586

PLAN OF MINOR SUBDIVISION
#791 HERITAGE ROAD
BLOCK 4, LOT 22
TOWNSHIP OF MANTUA
GLOUCESTER COUNTY, NEW JERSEY

PROJECT NO.: 25-34
DATE: 5-30-25
SCALE: 1" = 50'
DRAWN BY: MUT
CHECKED BY: DP
DRAWING NO.: 1

SHEET NO.
1 OF 1

DECLARATION: I, DONALD C. PENNELL, LICENSED PROFESSIONAL LAND SURVEYOR, N.J. LICENSE NO. 35393, DECLARE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE ON 5-30-25 BY ME OR UNDER MY SUPERVISION. I HAVE READ THE ENTIRE PLAN AND THE CONDITIONS FORMING PART OF THE SURVEYING CONTRACT, AND I HEREBY CERTIFY THAT THE INFORMATION IS TRUE AND CORRECT, AND THAT THE PLAN IS NOT TRANSPARENT, AS PROVIDED HEREIN.

DONALD C. PENNELL
DATE: 5/30/25
PROFESSIONAL LAND SURVEYOR, N.J. LICENSE NO. 35393