



**CHERRY HILL TOWNSHIP CERTIFIED PROPERTY OWNER LIST - DATED 8-20-25**

BLOCK	LOT	OWNER
289.02	1	LIN CAIPING 300 OAK AVENUE CHERRY HILL, NJ 08002
289.02	3	TUCKER COURTESY M 308 COOLIDGE ROAD CHERRY HILL, NJ 08002
289.02	4	TYRIS NICKOLAS & SOPHIA G 304 COOLIDGE ROAD CHERRY HILL, NJ 08002
289.02	4.01	TYRIS NICKOLAS & SOPHIA 304 COOLIDGE RD CHERRY HILL, NJ 08002
289.02	5 & 6	LATTIERE WILLIAM D & MARY A 300 COOLIDGE ROAD CHERRY HILL, NJ 08002
289.02	7	BUCK, JOAN 312 COOLIDGE RD CHERRY HILL, NJ 08002
289.02	8	DISANTO, JOHANNA M 310 OAK AVE. CHERRY HILL, NJ 08002
289.02	9	TATE, DOMINIC E 312 OAK AVE. CHERRY HILL, NJ 08002
289.03	1	MANSUY, TANYA M 8 CAROL CT. CHERRY HILL, NJ 08002
289.03	2	BUTLER, GARY H & KATHLEEN A 7 CAROL CT CHERRY HILL, NJ 08002
289.03	3	KUZNIASZ, WALTER M & STACEY C 8 CAROL CT CHERRY HILL, NJ 08002
289.03	4	CHO JAE H 5 CAROL COURT CHERRY HILL, NJ 08002
289.04	1	MARA CT HOMEOWNERS ASSOCIATION COOPER LANDING ROAD CHERRY HILL, NJ 08002
289.05	1	CROSSROADS PARTNERSHIP % NEEDLEMAN 1060 N KINGS HWY STE 250 CHERRY HILL, NJ 08002
289.05	3	ZHOU YING & GAO YI 24 E TURNBULL AVENUE HAVERTOWN, PA 19083
289.05	5	BROWNING, JOAN 305 OAK AVE CHERRY HILL, NJ 08002
289.05	8 & 9	ACCU WASH, INC. 300 N BLACK HORSE PIKE MT. EPHRAIM, NJ 08059
289.05	10	VOJNKA, MAZULIM 18-20 W MAIN ST MAPLE SHADE, NJ 08052
289.05	11	VOJNKA, MAZULIM 18-20 W MAIN STREET MAPLE SHADE, NJ 08052

NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT)  
1035 PARKWAY AVENUE  
TRENTON, NJ 08625

PUBLIC SERVICE ELECTRIC & GAS (PSE&G)  
CORPORATE PROPERTIES  
80 PARK PLAZA, T6B  
NEWARK, NJ 07102

COMCAST  
1250 HADDONFIELD-BERLIN ROAD  
CHERRY HILL, NJ 08003

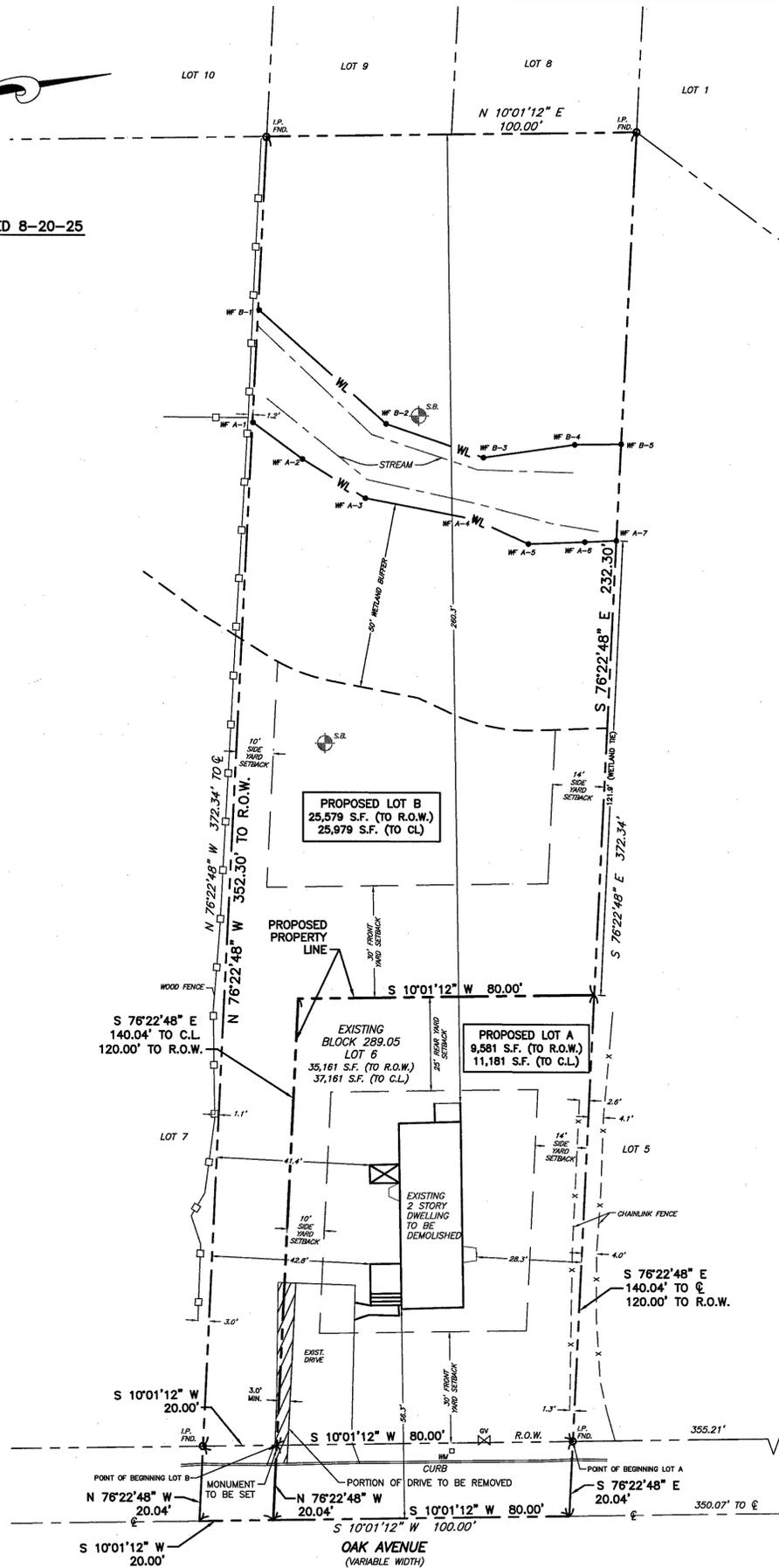
CAMDEN COUNTY MUNICIPAL UTILITIES AUTHORITY (CCMUA)  
1645 FERRY AVENUE  
CAMDEN, NJ 08104

VERIZON, REAL ESTATE OPERATIONS  
ONE VERIZON WAY  
BASKING RIDGE, NJ 07920

TRANSCONTINENTAL GAS PIPE LINE CO.  
3200 SOUTH WOOD AVENUE  
LINDEN, NJ 07036

COLONIAL PIPELINE CO.  
696 MANTUA GROVE ROAD  
WEST DEPTFORD, NJ 08066  
NEW JERSEY AMERICAN WATER (NJAW)  
PRODUCTION MANAGER  
213 CARRIAGE LANE  
DELRAN, NJ 08075

MERCHANTVILLE-PENNSAUKEN WATER COMMISSION (MPWC)  
6751 WESTFIELD AVENUE  
PENNSAUKEN, NJ 08110

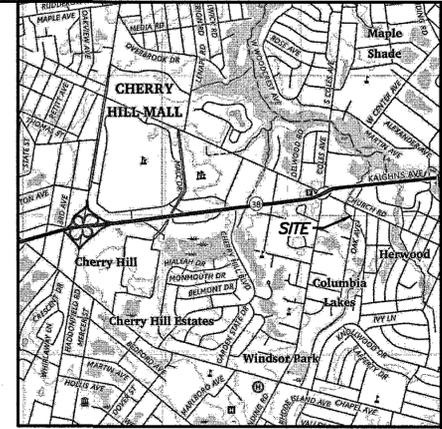


- NOTES:**
- ONLY COPIES OF THE ORIGINAL OF THIS PLAN BEARING THE LICENSED LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.
  - DO NOT SCALE FROM PHOTOCOPIED PRINTS OF THIS PLAN.
  - BEARINGS ARE SHOWN IN DEGREES, MINUTES, AND SECONDS.
  - DISTANCES ARE SHOWN IN FEET.
  - THE FOLLOWING INFORMATION WAS USED IN PREPARING THIS PLAN:
    - DEED BOOK 5285 PAGE 741, DEED BOOK 5146 PAGE 1, DEED BOOK 12642 PAGE 1552, DEED BOOK 4067 PAGE 685, DEED BOOK 747 PAGE 149
    - PLAN ENTITLED "PLAN OF LOTS, OAK LANE TRACT, CHERRY HILL TWP; NEW JERSEY" PREPARED BY HOXWORTH BEHNKE & GIRARD ASSOC. DATED FEB 5, 1965
    - WETLAND DELINEATION PERFORMED BY JOSEPH R. ARSENAULT ENVIRONMENTAL CONSULTING.
    - PLAN ENTITLED "SURVEY OF PREMISES", NO. 309 OAK AVENUE, CHERRY HILL TOWNSHIP, CAMDEN CO., NEW JERSEY, PREPARED BY WALTER H. MACNAMARA ASSOC. INC., DATED AUGUST 31, 2021 AND UNREVISED.
  - EXISTING UNDER GROUND UTILITIES, IF SHOWN ON THIS PLAN, ARE BASED ON THE SURVEYED LOCATION OF VISIBLE SURFACE FEATURES, AND SHOULD NOT ASSUME TO BE COMPLETE. OTHER UNDERGROUND IMPROVEMENTS AND UTILITIES MAY EXIST THAT ARE NOT SHOWN AND SHOULD NOT BE ASSUMED TO BE NON-EXISTENT BECAUSE OF THIS PLAN. THE LOCATION FOR THE UNDERGROUND IMPROVEMENTS SHOWN ARE APPROXIMATE. PRIOR TO ANY EXCAVATION ALL UTILITY COMPANIES SERVING THE AREA AND THE NJ ONE CALL UTILITY LOCATION SERVICE SHOULD BE CONTACTED FOR PROPER MARKOUTS. A UTILITY MARKOUT WAS NOT REQUESTED BY THE CLIENT PRIOR TO THE SURVEY.
  - BLOCK AND LOT NUMBERS REFER TO THE OFFICIAL TAX MAP OF TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, NEW JERSEY. TAX MAP SHEET 142.
  - EXISTING USE: SINGLE FAMILY RESIDENTIAL.
  - PROPOSED USE: SINGLE FAMILY RESIDENTIAL.
  - THE PROPOSED MINOR SUBDIVISION WILL BE FILED BY DEED.
  - THE HORIZONTAL DATUM IS N.J.S.C.P.S. NAD 83.
  - THE EXISTING DWELLING ON LOT 6 HAS BEEN DEMOLISHED.

**ZONING DATA**  
 ZONE: R-2 RESIDENTIAL  
 EXISTING USE: RESIDENTIAL WITH EXISTING DWELLING  
 PROPOSED USE: RESIDENTIAL

ZONING CRITERIA	ORDINANCE REQUIREMENTS	EXISTING LOT 6	COMPLIANCE	PROPOSED LOT A	COMPLIANCE	PROPOSED LOT B	COMPLIANCE
MINIMUM LOT AREA (SF)	9,200	35,160	C	9,581	C	25,579	C
MINIMUM LOT FRONTAGE (FT)	80	100.0	C	80.0	C	20.0	V
MINIMUM LOT DEPTH (FT)	120	352.34	C	120.00	C	235.72	C
MINIMUM FRONT YARD (FT)	30	36.3	C	≥30	C	≥30	C
MINIMUM REAR YARD (FT)	25	260.3	C	≥25	C	≥25	C
MINIMUM SIDE YARD (FT)	10/24 AGG.	28.3/69.7	C	≥10/24	C	≥10/24	C
MAXIMUM IMPERVIOUS COVERAGE (%)	40%	5.2	C	≤40%	C	≤40%	C
MAXIMUM HEIGHT (FT)	30	≤30	C	≤30	C	≤30	C
MINIMUM BUILDING AREA (SF)	35%	2.5	C	≤35	C	≤35	C

ALL LOT DIMENSIONS AND AREAS ARE TO THE R.O.W.  
 C=COMPLIES  
 V=VARIANCE  
 \*IF REQUIRED (LOT WIDTH IS MET AT FRONT YARD SETBACK)



**SUBDIVISION DECLARATION**

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

DATE \_\_\_\_\_ NAME OF PROPERTY OWNER \_\_\_\_\_

I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW".

DATE \_\_\_\_\_ LICENSED LAND SURVEYOR N.J.# \_\_\_\_\_

I HAVE CAREFULLY EXAMINED THIS MAP AND FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

DATE \_\_\_\_\_ MUNICIPAL ENGINEER \_\_\_\_\_

THIS MAP IS HEREBY APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF STRATFORD.

DATE \_\_\_\_\_ PLANNING BOARD CHAIRPERSON \_\_\_\_\_

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

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

DATE \_\_\_\_\_ SECRETARY OF PLANNING BOARD \_\_\_\_\_

THIS MAP HAS BEEN REVIEWED AS PRESCRIBED BY N.J.R.S. 40:27-6.2 AND HAS BEEN APPROVED AS REQUIRED BY N.J.R.S.

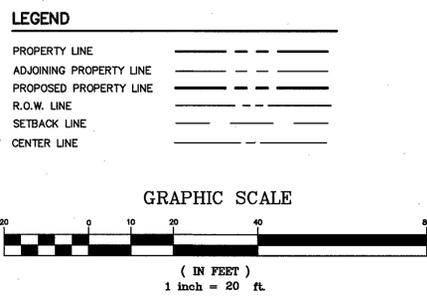
40:27-6.3 ON \_\_\_\_\_ FOR THE CAMDEN COUNTY PLANNING BOARD.

DATE \_\_\_\_\_ PLANNING DIRECTOR \_\_\_\_\_

DATE \_\_\_\_\_ ATTEST \_\_\_\_\_

THIS MAP IS CERTIFIED TO THE REGISTER OF DEEDS AS CONFORMING TO THE PROVISIONS OF THE "MAP FILING LAW", FOR THE CAMDEN COUNTY PLANNING BOARD.

DATE \_\_\_\_\_ PLANNING DIRECTOR \_\_\_\_\_



I CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS LAND SURVEY DATED AUGUST 31, 2021 HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW".

DON P. SWEENEY  
 N.J. LICENSE NO 246503588600  
 PETERMAN MAXCY ASSOCIATES, LLC

DATE \_\_\_\_\_

DEAN B. KIRBY, PLS  
 N.J. LICENSE NO 246504346100

DATE \_\_\_\_\_

TOWNSHIP APPLICATION No. \_\_\_\_\_

DEAN B. KIRBY  
 N.J. PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 246504346100

02/05/2026  
 DATE

PETERMAN • MAXCY ASSOCIATES, LLC  
 ENGINEERING • SURVEYING • PLANNING

189 S. LAKEVIEW DRIVE, SUITE 101  
 GIBBSBORO, NJ 08026  
 PHONE (856) 282-7444 • FAX (856) 282-7443  
 CERTIFICATE OF AUTHORIZATION 246A28131700

NO.	DATE	REVISIONS
1	10/27/25	PER TOWNSHIP COMPLETENESS EMAIL
2	12/10/25	PER MRS REVIEW LETTERS DATED 12.10.25
3		

MINOR SUBDIVISION PLAN  
 BLOCK 289.05 - LOT 6  
 309 OAK AVENUE  
 CHERRY HILL, CAMDEN COUNTY, NEW JERSEY

JOB NO: 25059  
 DATE: 7/15/25  
 SCALE: 1"=20'  
 DRAWN BY: RJB  
 SHEET: 1 OF 1