

Township of Bloomfield
Planning and Zoning Board
1 Municipal Plaza
Bloomfield, NJ 07003

Dear Members of the Planning and Zoning Board,

I am the owner and longtime resident of 60 Walnut Street, Bloomfield, New Jersey, and I respectfully submit this letter in support of my application for approval to replace the rear porch/deck at my home.

The prior deck had become structurally unsafe and was removed on October 10, 2024, to prevent injury and property damage. I acknowledge that demolition was initiated before the permitting process was completed. This was not done with any intent to avoid Township procedures, and neither I nor the family friend assisting me—who is a retired contractor—understood that emergency removal of an unsafe structure required prior zoning or construction approval. I sincerely apologize for this oversight and respectfully request the Board's understanding.

Since purchasing this home in 1996, I have never had a zoning or construction violation, and I have always obtained permits for improvements made to my property. Township records will confirm this history of compliance. I have also paid my property taxes in full and on time for nearly 30 years, and I have been a proud Bloomfield resident since 1989, raising two children in the Bloomfield school system.

The proposed deck will be rebuilt at the same width and in the same historic side-yard footprint as the original porch that has existed as part of this 125-year-old home. In addition, the deck will be extended up to 10 feet toward the rear of my backyard, which is a double lot, in order to improve safe access, functionality, and code-compliant egress. This extension does not encroach toward neighboring side properties and remains fully within my rear yard.

No expansion or encroachment is proposed toward any adjoining property. The existing rear door and mechanical systems were designed around this historic porch location, and moving the

structure sideways would require relocation of the door and heating equipment, which is not feasible and would impose an undue hardship.

Without the rear deck, my home currently has only one means of egress, which creates a serious life-safety concern, particularly in the event of a fire. As a 60-year-old widow living alone, restoring this second exit is critical for my safety.

I also wish to note that since my mortgage was recently satisfied, I have been managing the **financial hardship of home maintenance and taxes on a single income**. I remain employed and fully intend to bring my property taxes current once I receive my annual work bonus in **March 2026**. I take my responsibilities as a homeowner seriously and have every intention of maintaining my property in good standing.

Because I **work from home full-time**, the condition, safety, and upkeep of my residence are not only important for the neighborhood, but also essential for my livelihood and daily well-being.

I respectfully request that the Board grant approval, relief, or variance as needed to allow the deck to be rebuilt in its historic side-yard footprint with the rearward extension, which reflects the long-standing use of the property while avoiding unnecessary hardship and protecting life safety.

Thank you for your consideration and for allowing me the opportunity to correct this matter in good faith.

Sincerely,

Monique Gethers-Williams

Property Owner

60 Walnut Street

Bloomfield, NJ 07003

[201 463-4402]

[mgethers@yahoo.com]

Standard Development Application

Township of Bloomfield
LAND DEVELOPMENT
315 Attachment 6

Below please provide the information requested. Complete only the boxes/spaces that apply to your project. If a box/space on this application does not apply, please leave it blank.

Township of Bloomfield Standard Development Application				
TO BE COMPLETED BY TOWNSHIP STAFF ONLY				
Date Filed:		Date Deemed Complete:		Application No:
GENERAL INSTRUCTIONS: To the extent possible, applicant shall complete every question. When completed, this application shall be submitted to the Planning Board Secretary (if an application to the Planning Board) or the Zoning Officer (if an application to the Board of Adjustment). The proper application and escrow fees must accompany the application. Do not advertise for a public hearing until you are advised to do so by the Board.				
Indicate to which Board application is being made:				
<input type="checkbox"/> Planning Board		<input checked="" type="checkbox"/> Zoning Board of Adjustment		
Indicate all approvals and variances being sought:				
<input type="checkbox"/> Informal Review	<input type="checkbox"/> Prelim. Major Site Plan	<input type="checkbox"/> Interpretation		
<input checked="" type="checkbox"/> Bulk Variance(s)	<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Fill or Soil Removal Permit		
<input type="checkbox"/> Use Variance	<input type="checkbox"/> Prelim. Major Subdivision	<input type="checkbox"/> Waiver of Site Plan Requirements		
<input type="checkbox"/> Conditional Use Variance	<input type="checkbox"/> Final Major Subdivision			
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Appeals from Decision of Admin. Officer			
<input type="checkbox"/> Minor Subdivision	(attach the denial/decision)			
1. APPLICANT				
Name		Address		
Monique Gethers-Williams		60 Walnut St		
City	State	Zip	Telephone	Fax
Bloomfield	NI	07003	201463-4402	-
2. PROPERTY OWNER (if other than applicant)				
Name		Address		
Monique				
City	State	Zip	Telephone	Fax
3. SUBJECT PROPERTY (attach additional sheets if necessary)				
Street Address		Block(s) and Lot(s) Numbers		
60 Walnut St		306-34		
Site Acreage and Square Footage		Zone District(s)	Tax Sheet Nos.	

Please print your email address

mgethers@yahoo.com

BLOOMFIELD CODE

Present Use - how is the area currently being used? <i>BACK DOOR home only exit onto A deck with stairs</i>			
Proposed Development Name and Nature of Use <i>Replacen^{deck} and extend length</i>			
Number of New Buildings	Square Feet of New Building(s)	Height	% of Lot to be Covered by Buildings
% of Lot to be Covered by Pavement	Number of Parking Spaces and Dimensions		Dimensions of Loading Area(s)
Exterior Construction Material/Design			
Total Cost of Building and Site Improvements	Number of Lots Before Subdivision	Number of Lots After Subdivision	Are Any New Streets or Utility Extensions Proposed?
Number of Existing Trees, Two-Inch Caliper or Greater, to be Removed	Are Any Structures to be Removed?		Number of Proposed Signs and Dimensions
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards.		Is the Property Within 200 feet of an Adjacent Municipality? If so, which.	
4. Are there any existing or proposed deed restrictions or covenants? Please detail.			
5. HISTORY OF PAST APPROVALS <input type="checkbox"/> Check here if none			
	APPROVED	DENIED	DATE
<i>Subdivision</i>			
<i>Site Plan</i>			
<i>Variance(s)</i>			
<i>Building Permit</i>			
6. APPLICANT'S ATTORNEY (if applicable)			
Name		Address	
City	State	Zip	Telephone
			Fax

LAND DEVELOPMENT

7. NAMES OF PLAN PREPARERS				
Engineer's Name		Address		
City	State	Zip	Telephone	License #
Surveyor's Name		Address		
City	State	Zip	Telephone	License #
Landscape Architect or Architect's Name		Address		
City	State	Zip	Telephone	License #
8. FEES SUBMITTED				
<i>Application Fees</i>				
<i>Variance Fees</i>				
<i>Escrow Fees</i>				
<i>Total Fees</i>				
CERTIFICATION				
<p>I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an officer of the corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I hereby permit authorized Township officials to inspect my property in conjunction with this application.</p>				
<p><i>Maurilla</i></p>			<p>Sworn to and subscribed before me this date</p> <p>_____</p>	
<p>Signature of Applicant</p>				
<p>_____</p>			<p><i>Christina Young</i></p>	
<p>Property Owner Authorizing Application if Other Than Applicant</p>			<p>Notary Public</p>	

CHRISTINA YOUNG
 Notary Public, State of New Jersey
 My Commission Expires May 30, 2028

Sent from my iPhone

Begin forwarded message:

From: Robert Beese <rbeese@bloomfieldwpnj.com>
Date: October 21, 2025 at 9:41:28 AM EDT
To: mgethers@yahoo.com
Subject: 60 Walnut Deck

Good morning:

Enclosed is the approved zoning permit for the deck, you can now apply for construction permits.

Robert Beese
Senior Deputy Zoning Officer – Community Development
Township of Bloomfield
1 Municipal Plaza – Room 105
Bloomfield, NJ 07003
Office: 973-680-4167
rbeese@bloomfieldwpnj.com

A Zoning Permit is required for a fence, deck, shed, driveway (new/pave/expand), walkway, patio, porch/portico/pavers, retaining wall, stairs, handicap ramp, pool (above ground/ in ground), hot tub/spa, generator, condenser, detached garage, addition, temporary use and new principal structures.

A

Copy of the original survey must be submitted with the permit application. The survey must show all existing structures and all proposed structures with distances to property lines, drawn to scale. It shall contain all property lines, easements and lot restrictions.

For Pools whether it is temporary or permanent any pool above 24 inches, a Zoning permit is needed, the pool needs to be placed in the rear yard and cannot be closer than: five feet to any accessory structure or side or rear lot line or 10 feet to the principal building on the lot and 10 feet from neighboring structures. Also construction permits for building, electrical and plumbing are needed. For more information see <https://ecode360.com/11765802>

To download Zoning permits: <https://www.bloomfieldwpnj.com/251/Township-Forms> please select the Construction/Zoning tab and select the Zoning Permit

*Frequently asked questions: [Zoning---Frequently-Asked-Questions-422-PDF](#)
(bloomfieldwpnj.com)*

For Setbacks and bulk regulations:

<https://www.bloomfieldwpnj.com/DocumentCenter/View/6949/Chapter-315-Schedule-A-Bulk--Setback-Regulations-PDF>

For all other Zoning information: <https://ecode360.com/11765745>

Township Zoning Map: <https://www.bloomfieldwpnj.com/DocumentCenter/View/86/2014-Zoning-Map->

Sent from my iPhone

Begin forwarded message:

From: Anthony Marucci <anthony@marucciengineering.com>
Date: December 3, 2025 at 6:50:49 PM EST
To: mgwilliamsaka@comcast.net
Subject: 60 Walnut Street; Block 306 Lot 34; Zone: R-1B

Ms. Monique Gethers-Williams

Good evening,

It was very nice speaking with you this afternoon.

I serve as Zoning Officer for the Township of Bloomfield, as well as the engineer for the Zoning Board.

Pursuant to our telephone conversation, you understand that the rear dilapidated deck should not have been removed by your contractor, without first obtaining the required zoning approval.

- + As you are aware, the proposed deck is much longer in depth, and will be installed at a 2.5 (+/-) feet side yard setback, where the current zoning ordinance requires a minimum six (6) feet side yard setback. Variance relief is therefore required.
- + Please contact Ms. Waters, Board Secretary, and complete the application requesting Class C Bulk variance relief for not meeting the required minimum side yard setback. [This is the only variance needed]

The fees are minimal.

The application fee is \$250, and the escrow fee is \$400.

The only other expense will be the mailing of notifications to the surrounding properties within 200 feet of your premises.

You can submit the updated survey, showing the proposed deck, as part of your application package.

Please file this application as soon as possible, before the expiration of the 30 day court adjournment.

The earliest date that your application can be heard by the Zoning Board will be February 5, 2026.

However, once the application is deemed complete, and is on the agenda queue, the Municipal Court violation will be stayed, until the matter is adjudicated by the Zoning Board.

Also, once your application is deemed complete, you may apply to the Construction Office for a permit to install the deck, and as a courtesy, I shall instruct the office to issue the permit, while you await Zoning Board approval.

I trust this information will be satisfactory.

Should you have any questions, please do not hesitate to call.

CELL: 973-476-1121

Owners Statement # 6 on the checklist

- a. Date of acquisition of property, and from whom.
- b. The number of existing and proposed dwelling units.
- c. State whether the applicant or owners own or are under contract to purchase any adjoining lands. Set forth lot and block number(s).
- d. State whether the application is or is not to be accompanied by a separate application for subdivision, site plan or conditional use approval.

a. I Monique Gathers-Williams purchased the property located at
60 Walnut St Bloomfield, NJ 07003
(Property address)
on ~~11/29/96~~ 10/29/96 from Luella L. Gerling.
(Date) 10/29/96 (Name of the person you purchased the property from)

b. There is/are 1 existing dwelling(s), 0 proposed.
(how many?) (how many?)

c. Check one:

I/We are under contract to purchase any adjoining lands. Include the Block and Lot numbers. Block _____ Lot _____

I/We are NOT under contract to purchase any adjoining lands.

d. This application is accompanied by a separate application for subdivision.
This application is NOT accompanied by a separate application for subdivision.

Monique Gathers-Williams
Signature

12/5/25
Date

BLQ: 306. 34.
Owner Name: WILLIAMS, PATRICK D & MONIQUE

Tax Year: 2025 to 2026
Property Location: 60 WALNUT STREET

Tax Year: 2025	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	2,961.22	2,961.21	3,179.47	3,081.69	12,183.59
Payments:	2,961.22	2,961.21	3,179.47	3,081.69	12,183.59
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2025 Prin Balance
								12,183.59		12,183.59
								original Billed		
05/23/25	1	Payment	001	6889	CK	101072	1 WINDOW 5	2,848.27	119.16	9,335.32
05/23/25	2	Payment	001	6889	CK	101072	2 WINDOW 5	0.00	32.57	9,335.32
12/24/25	1	Payment	001	3912626055	CK	104458	11 WIPT1224	112.95	11.92	9,222.37
		WIPP								
12/24/25	2	Payment	001	3912626055	CK	104458	12 WIPT1224	2,961.21	312.41	6,261.16
		WIPP								
12/24/25	3	Payment	001	3912626055	CK	104458	13 WIPT1224	2,292.52	227.33	3,968.64
		WIPP								
12/24/25	4	Payment	001	3912626055	CK	104458	14 WIPT1224	0.00	81.66	3,968.64
		WIPP								
01/14/26	3	Payment	001	3913676275	CK	104614	3 WIPT0114	886.95	8.87	3,081.69
		WIPP								
01/14/26	4	Payment	001	3913676275	CK	104614	4 WIPT0114	3,081.69	30.82	0.00
		WIPP								

Tax Year: 2026	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	3,045.90	3,045.90	0.00	0.00	6,091.80
Payments:	0.00	0.00	0.00	0.00	0.00
Balance:	3,045.90	3,045.90	0.00	0.00	6,091.80

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2026 Prin Balance
								6,091.80		6,091.80
								Original Billed		

Total Principal Balance for Tax Years in Range: 6,091.80

David Tax Assessor
\$ 10.00

1 Municipal Plaza
Room 106
Bloomfield, NJ 07003-3487
www.bloomfieldtwpnj.com



dlois@bloomfieldtwpnj.com
Telephone: (973) 680-4021
Fax: (973) 680-4046



Township of Bloomfield
Tax Assessor

PROPERTY LIST REQUEST

The following form should be submitted to the Tax Assessor in order to obtain a 200 foot property list in anticipation of a Planning or Zoning Board application and the notice required.

A fee of \$10 (check/money order payable to the Township of Bloomfield) is required and due when the list is picked up from the Assessor's office. Staff will contact you when the list is complete.

paid \$10
REG 12/8/20
check
12/8/20
D

I am requesting a list of property owners within two hundred feet of the following subject property:

ADDRESS: 60 Walnut St Bloomfield, NJ 07003

OWNER: Monique Gethers-Williams

BLOCK(S): 306 LOT(S): 34

REQUESTER'S NAME: Monique Gethers-Williams

ADDRESS: 60 Walnut St Bloomfield NJ 07003

EMAIL: mgetherB@yahoo.com TELEPHONE: 201 463-4402

M Williams 12/5/20
Signature of Requester Date

FOR OFFICE USE ONLY:
Completed
Received: DING 12/9/20
Bloomfield, NJ 07003-3487
Completed: _____

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
274 1	231 MONTGOMERY STREET	2	IANDOLO, CARMELA 231 MONTGOMERY STREET BLOOMFIELD, NJ	07003
274 2	225 MONTGOMERY STREET	2	FILE, IZAAK & ANNIE 225 MONTGOMERY STREET BLOOMFIELD, NJ	07003
274 4	223 MONTGOMERY STREET	2	GILLIAM, EVERETTE & ALICE 223 MONTGOMERY STREET BLOOMFIELD, NJ	07003
274 6	215 MONTGOMERY STREET	2	MARTINEZ, OLGA 215 MONTGOMERY ST BLOOMFIELD, NJ	07003
306 28	42 WALNUT STREET 68	2	WIGGINS, CHRISTOPHER & DORRETTE 42 WALNUT ST. BLOOMFIELD, NJ	07003
306 29	44 WALNUT STREET	2	NAVARRO, ANTONIO & VINGELA 44 WALNUT STREET BLOOMFIELD, NJ	07003
306 30	50 WALNUT STREET	2	DADLANI, DEV 12 LANTERN LANE RAMSEY, NJ	07446
306 31	52 WALNUT STREET	2	POLANCO, ANA Y. 52 WALNUT ST BLOOMFIELD, NJ	07003
306 32	54 WALNUT STREET	2	GILLIES, ANNIE & ROMERO, JOSE 54 WALNUT STREET BLOOMFIELD, NJ	07003
306 33	56 WALNUT STREET	2	RAMROOP, SIMMONE ALI 56 WALNUT ST BLOOMFIELD, NJ	07003
306 36	214 MONTGOMERY STREET	4A	214 MONTGOMERY,LLC 53 STEWART AVENUE KEARNY, NJ	07032
306 37	218 MONTGOMERY STREET	2	SHAH,VIJAY & KAMINIBEN 89 ARUNDEL ROAD MORRIS PLAINS, NJ	07950
306 38	220 MONTGOMERY STREET	2	ALAM, SHUCHI 220 MONTGOMERY ST BLOOMFIELD, NJ	07003

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
306 39	224 MONTGOMERY STREET	2	CARPENTER, VELMA 224 MONTGOMERY STREET BLOOMFIELD, NJ	07003
306 40	226 MONTGOMERY STREET	2	FLORIAN,GREGOR E & QUIJONES,SALLY M 226 MONTGOMERY STREET BLOOMFIELD, NJ	07003
306 41	228 MONTGOMERY STREET	4A	SCIENTIFIC INTERNATIONAL INC 4 WIMBLEDON COURT CEDAR GROVE, NJ	07009
306 42	234 MONTGOMERY STREET	2	MACHUCA, MERCEDES 234 MONTGOMERY STREET BLOOMFIELD, NJ	07003
306 43	240 MONTGOMERY STREET	4A	240 MONTGOMERY ST.,LLC 240 MONTGOMERY ST. BLOOMFIELD, NJ	07003
306 47	248 MONTGOMERY STREET 80	4B	COSTA'S CUSTOM CABINETS INC. 248 MONTGOMERY STREET BLOOMFIELD, NJ	07003
306 49	25-27 WEST STREET 82	4A	MHV BUILDING,LLC 11 GROVE STREET CALDWELL, NJ	07006
307 1	212 MONTGOMERY STREET 77	2	FELICIANO, JOSE 212 MONTGOMERY ST BLOOMFIELD, NJ	07003
307 5	53 WALNUT STREET	2	FALCHI, ROSEMARIE 53 WALNUT STREET 1ST FLR BLOOMFIELD, NJ	07003
307 6	51 WALNUT STREET	2	OLIVETO, MARIO & ROSA 51 WALNUT STREET BLOOMFIELD, NJ	07003
307 8	49 WALNUT STREET	2	SALVADORE,HENRY & MARY ANN 49 WALNUT STREET BLOOMFIELD, NJ	07003
307 10	47 WALNUT STREET	2	AMO, KWAKU & CYNTHIA 47 WALNUT ST. BLOOMFIELD, NJ	07003
307 12	199 JEROME PLACE	2	ROSALLES,GEMNER G.& ISABEL+GEMNER A. 199 JEROME PLACE BLOOMFIELD, NJ	07003

VARIANCE REPORT (200 Ft)

Essex County

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
307 73	204 MONTGOMERY STREET	2	WARD, KIMBERLEY 204 MONTGOMERY STREET BLOOMFIELD, NJ	07003
307 75	206 MONTGOMERY STREET	4C	WINDMAN, J. + ANFANG, L. EST. / PPP INC. 1 HARDING ROAD S# 103B RED BANK, NJ	07701
308 1	208 JEROME PLACE	2	SANTOS, RUBEN 208 JEROME PLACE BLOOMFIELD, NJ	07003
451 1	213 MONTGOMERY STREET	2	MC GINNISS, NEIL & PATRICIA 213 MONTGOMERY STREET BLOOMFIELD, NJ	07003

TOWNSHIP OF
BLOOMFIELD PUBLIC
UTILITY LIST

Township of Bloomfield
Municipal Clerk
1 Municipal Plaza
Bloomfield, NJ 07003

PSEG
Manager - Corporation Properties
80 Park Plaza T-6B
Newark, NJ 07102

New Jersey Turnpike Authority
PO Box 5042, 581 Main Street
Woodbridge, NJ 07095

Passaic Valley Water Commission
1525 Main Avenue
PO Box 230
Clifton, NJ 07015

City of Newark Water Bureau
1294 McBride Avenue
Little Falls, NJ 07424

North Jersey Dist. Water Supply Comm.
741 Ringwood Avenue
Wanaque, NJ 07465

Transcontinental Gas Pipelines
PO Box 2400
Tulsa, OK 74102

Township of Bloomfield
Sub. Cable/Comcast
800 Rahway Avenue
Union, NJ 07083

TOWNSHIP OF
BLOOMFIELD PUBLIC
UTILITY LIST

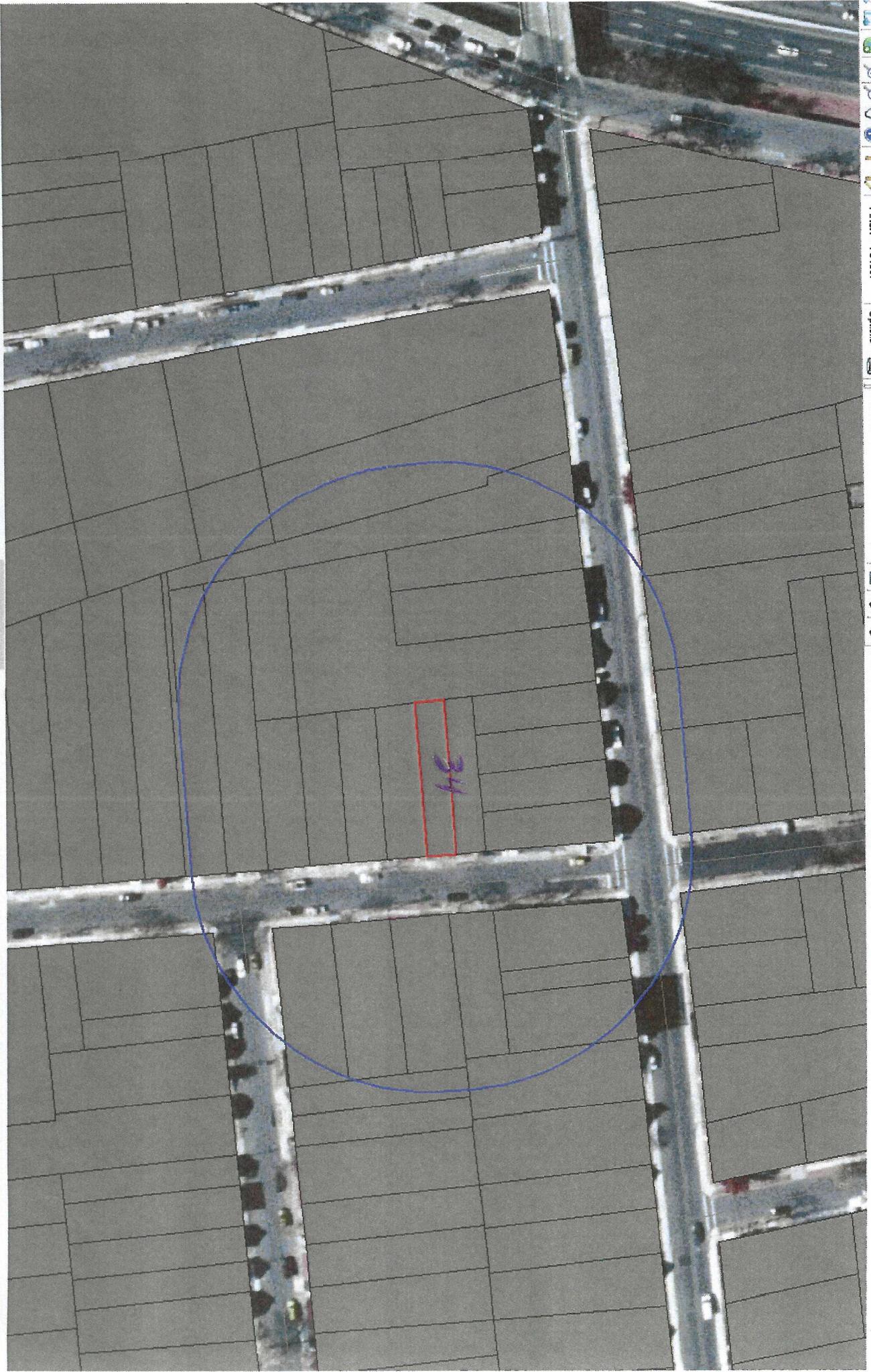
Verizon
PO Box 152206
Irving, TX 75015

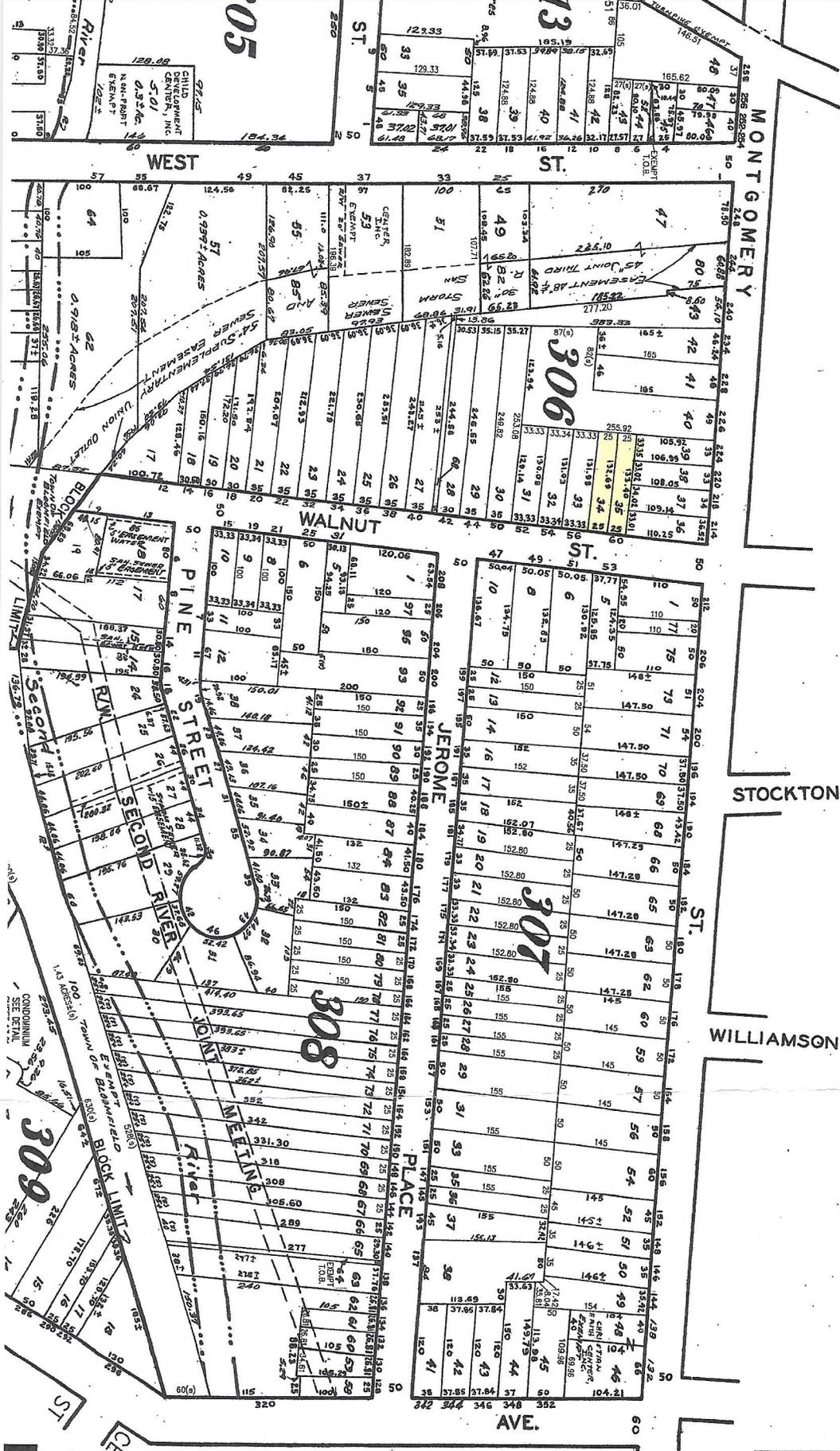
Passaic Valley Sewage Commission
600 Wilson Avenue
Newark, NJ 07105

County of Essex
County Clerk
Hall of Records
465 Dr. Martin Luther King, Jr. Blvd.
Newark, NJ 07102

Norfolk Southern RR Corporation
3 Commercial Place
Norfolk, VA 23510

**You MUST mail a
notice to all of these
public utilities along
with the property
owners within 200
square feet.**





NEW JERSEY DEPARTMENT OF THE TREASURY
 DIVISION OF TAXATION
 APPROVED AS A TAX MAP PURSUANT TO THE AUTHORITY OF
 FOR THE DIRECTOR OF DIVISION OF TAXATION
Charles E. Adamson
 CHIEF, PROPERTY ADMINISTRATION
 SUPERVISOR, TAX MAPS SECTION, VALUATION AND MAPPING
 DATE: FEB 26, 2019 SERIAL NO. 1098

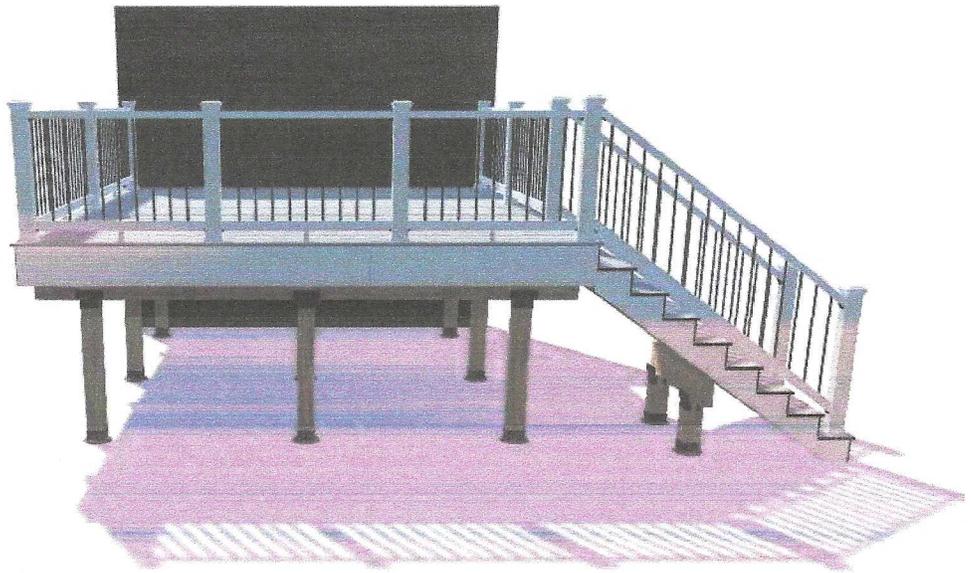
TAX MAP
TOWNSHIP OF BLOOMFIELD
 ESSEX COUNTY NEW JERSEY
 SCALE: 1" = 100' DATE: 11-6-2017
CHARLES E. ADAMSON N.J.P.L.S. LIC. NO. 42627
REMINGTON & VERNICK ENGINEERS
 ONE HARMON PLAZA, SUITE 210, SECAUCUS, NJ 07094
 (201) 624-2137, FAX (201) 624-2156, WEB SITE ADDRESS: WWW.RVE.COM
 Certificate of Authorization: 2494, 28003300
 -ENGINEERING EXPERIENCE-





Customer: **Monique Williams**

Address: **60 WALNUT STREET, BLOOM FIELD, NEW JERSEY 12345**



Download Fullsize Image

Don 5e

Kitchen Windows

Kit. door

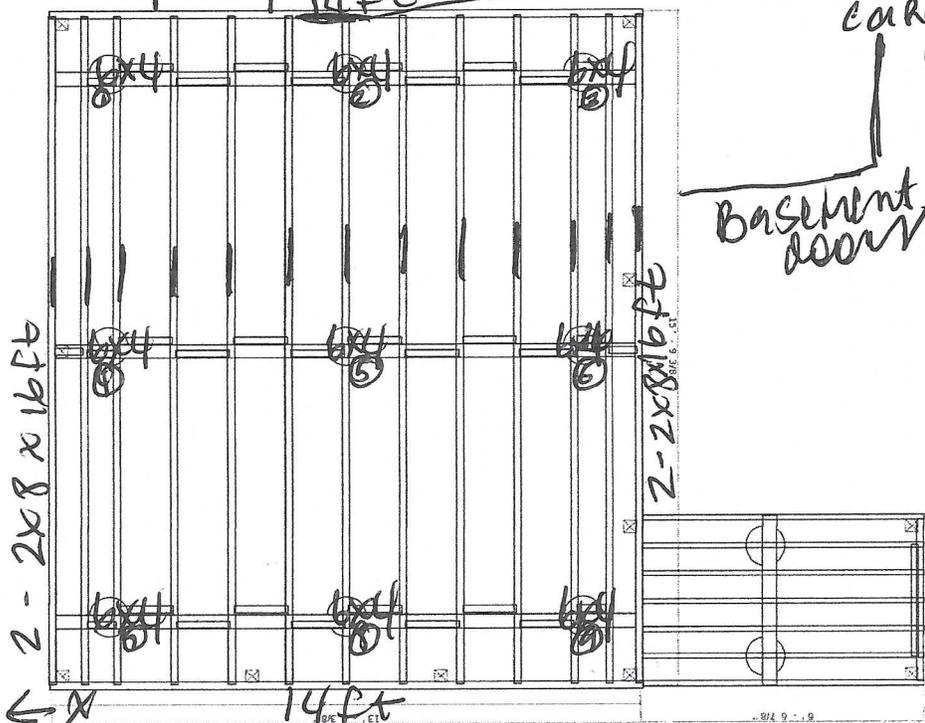
Right side neighbor
6ft Anderson wall

8-10 #6 inch carriage bolts

Basement door

Sara

2-2x8



- ① 9-6x4 treated post
- ON 8-12 inch round concrete footing TYP
- * ② 12-13 stringer

Railing

10-4x4 treated post railing around deck
#1 1.98 railing 36" H
#2 1.98 railing 5" H

Frame Structure - All Decks

Framing Plan

Download Fullsize Image

LOT 33

BLOCK 306
area = 6,634 s.f.

LOT 39

FENCE 0.35' OUTSIDE

S 87° 10' E - 13'

N 87° 10' W - 1'

LOT 38

FENCE 3' OUTSIDE



Deck replacement
Proposed 14' x 16'

LOT 37

56

PAVED DRIVEWAY

2 1/2 STORY
FRAME
VINYL SIDING
ST. NO. 60

LOT 36

ENCLOSED PORCH

FENCE 0.30' OUTSIDE

24.75'

N 2° 50' E - 50.00'

110.25'

WALNUT STREET
50' R.O.W.

THIS SURVEY IS CERTIFIED TO:

MONIQUE WILLIAMS

WILLIAM DI MARZO & SON, ASSOC. INC.

Surveyors • Planners

2204 MORRIS AVENUE, SUITE 103

P.O. BOX 1717

UNION, NEW JERSEY 07083-1717

TEL: (908) 686-2380

This certification is made only to the parties for purchase and/or mortgage of herein delineated property by the named purchaser. No responsibility or liability is assumed by Surveyor for use of survey for any other purpose including but not limited to use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly.

This is a location survey, property corners were not staked by contractual agreement

William Swift

WILLIAM P. SWIFT, N.J.P.L.S. 20768
N.J.P.P. 4767
PROFESSIONAL LAND SURVEYOR and PROFESSIONAL PLANNER
CERTIFICATE of AUTHORIZATION NUMBER 240A27871700

DATE NOV. 10, 2025

BLOCK: 306

SCALE 1" = 20'

PROJ. NO. 25 - 84

PLATE 13