

Department of Public Works

Almar Dyer

Commissioner Liaison

Christopher Costa

Director



Making It Better, Together.

Department of Public Works

Charles J. DePalma Complex

2311 Egg Harbor Road

Lindenwold, NJ 08021

Phone 856.566.2980

Fax 856.566.2988

highway@camdencounty.com

CamdenCounty.com

February 5, 2026

City of Camden Planning Board

520 Market Street, 2nd Floor City Hall

Camden, NJ 08021

Subject: Minor Subdivision – Block 1182, Lot 21 (Proposed Lots 21 & 21.01)

Dear Planning Board Members,

On behalf of The County of Camden, I am submitting the enclosed documents in support of a Minor Subdivision for property located at the intersection of Federal Street (County Route 537) and River Avenue (County Route 543), within the City of Camden, Camden County, New Jersey.

The subject property, currently owned by the City of Camden, is designated as Block 1182, Lot 21 on the City of Camden Tax Map and contains approximately 59,824 square feet (1.373 acres). The proposed subdivision will create two lots as follows:

- New Lot 21 – approximately 46,934 square feet (1.077 acres)
- New Lot 21.01 – approximately 12,980 square feet (0.296 acres)

This subdivision is a critical component of Camden County's Capital Improvement Project to realign the intersection of Federal Street and River Avenue, improving traffic flow and safety in this high-volume corridor. The property is situated within the Transit Oriented Development (TOD) Zone, and the proposed lot configurations have been approved by the City Tax Assessor.

Enclosed for your review are fifteen (15) copies of following documents:

1. Minor Subdivision Plan prepared by French & Parrello Associates, dated November 15, 2024, revised November 18, 2025.
2. Metes and Bounds Descriptions for New Lot 21 and New Lot 21.01.

If approved, the intention would be to file this subdivision by deed.

Should you require any additional information or documentation, please do not hesitate to contact me at (856) 225-5380 or ilene.lampitt@camdencounty.com

Thank you for your attention to this matter and your continued service to the City of Camden.

Sincerely,

/s/ Ilene Lampitt

Ilene Lampitt, Esq.

Director of Planning & Permits for Camden County



1800 Route 34, Suite 101
Wall Township, New Jersey 07719
T: 732.312.9800
F: 732.312.9801
fpaengineers.com

**DESCRIPTION OF
NEW LOT 21 - BLOCK 1182
CITY OF CAMDEN
CAMDEN COUNTY, NEW JERSEY**

All that certain tract or parcel of land located within the City of Camden, Camden County, New Jersey, being a portion of existing Lot 21, Block 1182, as shown on the City of Camden Tax Map, and being more particularly described as follows:

BEGINNING at a point in the Northerly line of Federal Street, a 66 foot wide right of way, per City of Camden Tax Map, also known as County Route No. 537, and said point being distant 136.46 feet, on a course of North 79° 52' 32" East, from the intersection formed by the Northerly line of Federal Street and the Easterly line of River Avenue, a 49.5 foot wide right of way, as described in Deed Book 4327, Page 242, also known as County Route No. 543 and further known as River Road, per the New Jersey Department of Transportation, and from said point of beginning running thence,

Along the new division line of Lot 21 and Lot 21.01, Block 1182, the following (3) three courses:

1. Northwesterly, North 38° 28' 46" West, a distance of 92.68 feet, to a point of non-tangent; thence,
2. Northerly, along a curve to the right having a radius of 470.00 feet, an arc length of 186.54 feet, a central angle of 22° 44' 25", a chord bearing of North 01° 57' 08" West, and a chord distance of 185.32 feet, to a point; thence,
3. Westerly, North 80° 34' 53" West, a distance of 7.34 feet to a point in the Easterly line of River Avenue; thence,
4. Northerly, North 12° 34' 26" East, a distance of 23.68 feet along the Easterly line of River Avenue to a point in the Southerly line of Lot 4, Block 808, lands now or formerly of NJ Transit Corp.; thence,
5. Easterly, North 75° 17' 02" East, a distance of 143.90 feet along the Southerly line of Lot 4, Block 808, to a point in the Westerly line of Lot 5, Block 1182; thence,
6. Southerly, South 10° 07' 28" East, a distance of 300.81 feet along the Westerly line of Lot 5, Block 1182, to a point in the Northerly line of Federal Street; thence,
7. Westerly, South 79° 52' 32" West, a distance of 127.98 feet along the Northerly line of Federal Street to the point and place of **BEGINNING**.

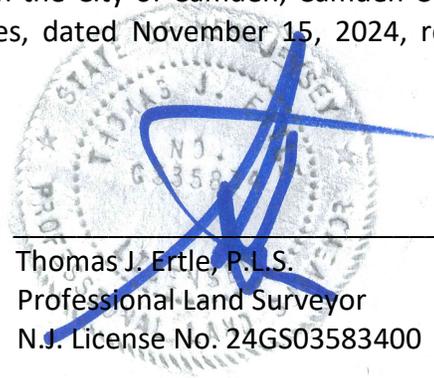


Containing 46,934 square feet or 1.077 acres, more or less.

SUBJECT TO:

1. Any recorded or unrecorded easements, restrictions, and covenants.

Being intended to describe New Lot 21, Block 1182, as shown on a plan entitled, "Minor Subdivision Prepared for Lot 21, Block 1182, Situated in the City of Camden, Camden County, New Jersey", prepared by French & Parrello Associates, dated November 15, 2024, revised November 18, 2025.





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**DESCRIPTION OF
NEW LOT 21.01 - BLOCK 1182
CITY OF CAMDEN
CAMDEN COUNTY, NEW JERSEY**

All that certain tract or parcel of land located within the City of Camden, Camden County, New Jersey, being a portion of existing Lot 21, Block 1182, as shown on the City of Camden Tax Map, and being more particularly described as follows:

BEGINNING at a point of intersection formed by the Northerly line of Federal Street, a 66 foot wide right of way, per City of Camden Tax Map, also known as County Route No. 537, and the Easterly line of River Avenue, a 49.5 foot wide right of way, as described in Deed Book 4327, Page 242, also known as County Route No. 543 and further known as River Road, per the New Jersey Department of Transportation, and from said point of beginning running thence,

1. Northerly, North $12^{\circ} 34' 26''$ East, a distance of 289.90 feet along the Easterly line of River Avenue to a point in the new division line of Lot 21 and Lot 21.01, Block 1182; thence,

Along the new division line of Lot 21 and Lot 21.01, Block 1182, the following (3) three courses:

2. Easterly, South $80^{\circ} 34' 53''$ East, a distance of 7.34 feet to a point; thence,
3. Southerly, along a curve to the left having a radius of 470.00 feet, an arc length of 186.54 feet, a central angle of $22^{\circ} 44' 25''$, a chord bearing of South $01^{\circ} 57' 08''$ East, and a chord distance of 185.32 feet, to a point of non-tangent; thence,
4. Southeasterly, South $38^{\circ} 28' 46''$ East, a distance of 92.68 feet to a point in the Northerly line of Federal Street; thence,
5. Westerly, South $79^{\circ} 52' 32''$ West, a distance of 136.46 feet along the Northerly line of Federal Street to the point and place of **BEGINNING**.

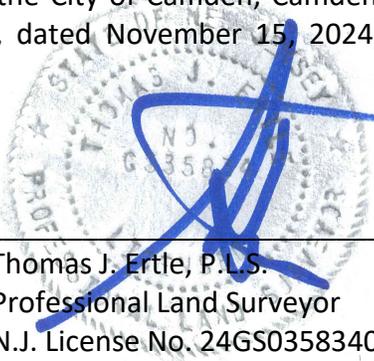
Containing 12,980 square feet or 0.296 acres, more or less.

SUBJECT TO:

1. Any recorded or unrecorded easements, restrictions, and covenants.
2. A Public Service Electric and Gas Company easement as recorded within Deed Book 9482, Page 1652.

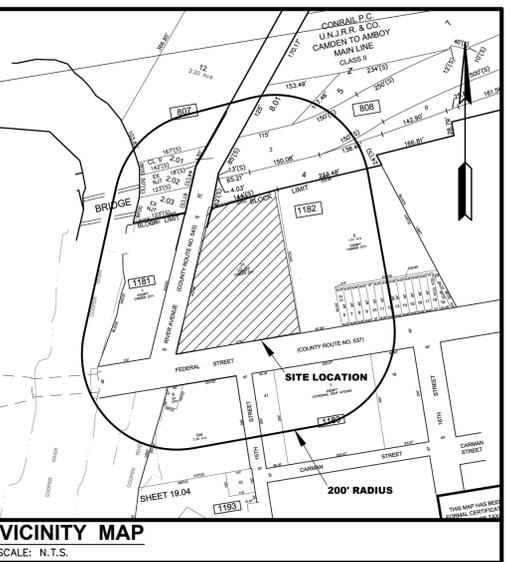
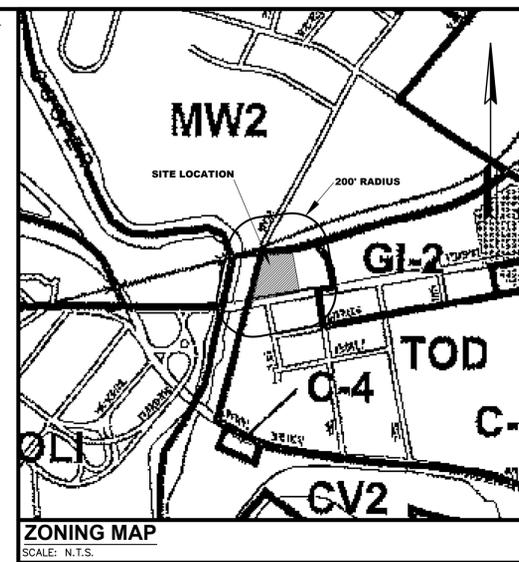
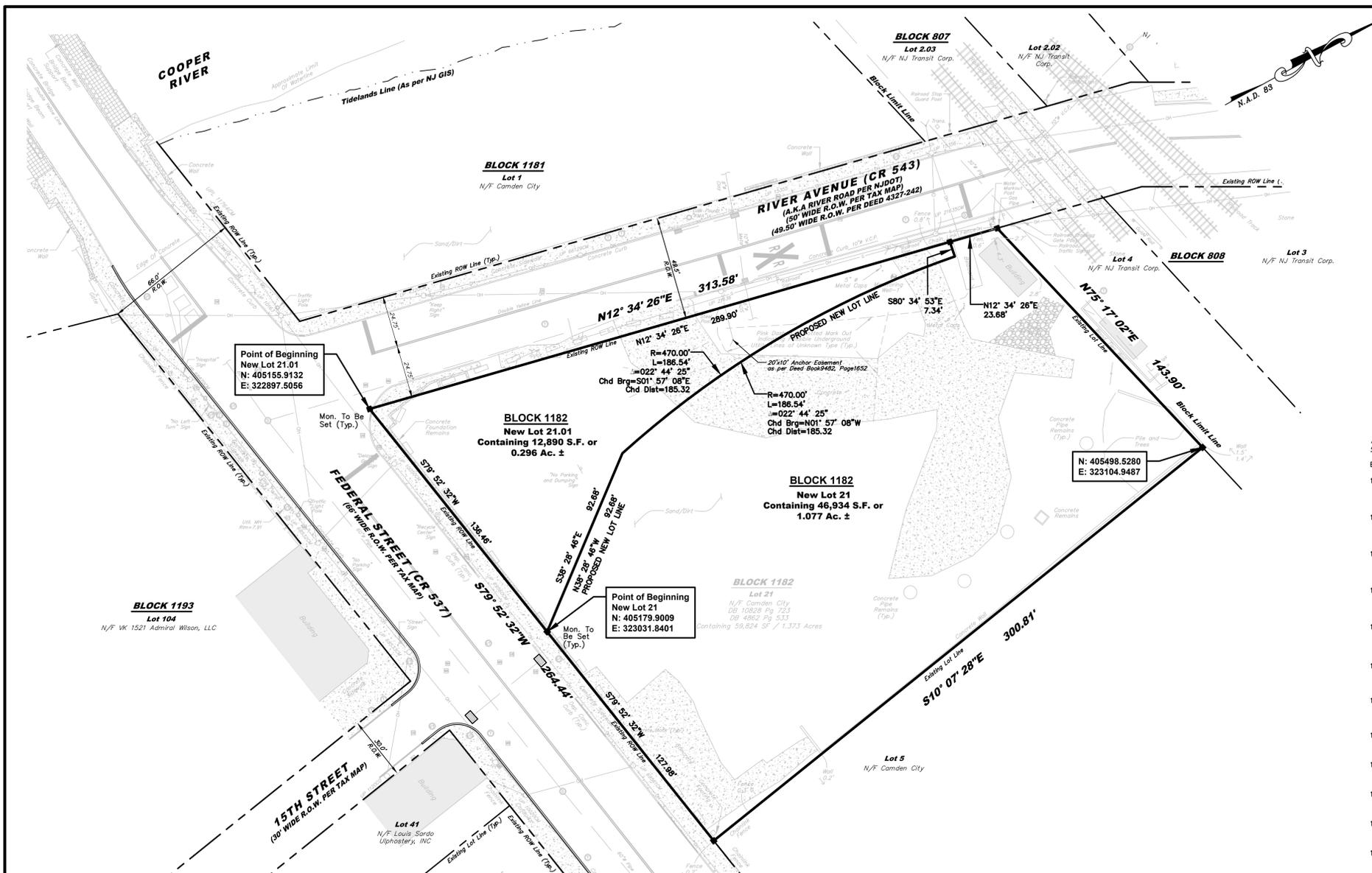


Being intended to describe New Lot 21.01, Block 1182, as shown on a plan entitled, "Minor Subdivision Prepared for Lot 21, Block 1182, Situated in the City of Camden, Camden County, New Jersey", prepared by French & Parrello Associates, dated November 15, 2024, revised November 18, 2025.



Thomas J. Ertle, P.L.S.
Professional Land Surveyor
N.J. License No. 24GS03583400

The seal is circular and contains the text "STATE OF NEW JERSEY" around the top edge, "PROFESSIONAL LAND SURVEYOR" around the bottom edge, and "THOMAS J. ERTL" in the center. A blue signature is written over the seal.



200' OWNERS LIST

BLOCK	LOT	OWNER	LOCATION
1193	6	CAMDEN CITY PO BOX 95120 CAMDEN, NJ 08101	SE FEDERAL & COOPER RIVER
1193	104	VK 1521 ADMIRAL WILSON, LLC 250 PEARL AVE. #200 SADLE BROOK, NJ 08103	1494 FEDERAL ST
1183	1	CATHEDRAL SOUP KITCHEN, INC 1514 FEDERAL STREET CAMDEN, NJ 08105	1506-1514 FEDERAL ST
1183	16	CITY SELECT FEDERAL STREET, LLC 11640 COURT OF PALMS # 402 FT MYERS, FL 33908	1530 FEDERAL ST
1183	41	LOUIS SARDO UPHOLSTERY, INC 512 U ROSECRANS AVENUE GARDENS, CA 90248	1500 FEDERAL ST
1181	1	CAMDEN CITY PO BOX 95120 CAMDEN, NJ 08101	NW FEDERAL & RIVER AVE
1182	21	CAMDEN CITY PO BOX 95120 CAMDEN, NJ 08101	NE FEDERAL & RIVER AVE
1182	5	CAMDEN CITY PO BOX 95120 CAMDEN, NJ 08101	NS FEDERAL 270 E RIVER
1182	6	CAMDEN CITY PO BOX 95120 CAMDEN, NJ 08101	1521 FEDERAL ST
1182	7	RODRIGUEZ GUADALUPE 1523 FEDERAL STREET CAMDEN, NJ 08105	1523 FEDERAL ST
1182	8	RIVERA, BETTY N 1525 FEDERAL STREET CAMDEN, NJ 08105	1525 FEDERAL ST
1182	9	LEVERETT, NEUMAN 1527 FEDERAL STREET CAMDEN, NJ 08105	1527 FEDERAL ST
1182	10	LEVERETT, NEUMAN 1529 FEDERAL STREET CAMDEN, NJ 08105	1529 FEDERAL ST
1182	11	CORREA, CARMEN OLGA 1531 FEDERAL STREET CAMDEN, NJ 08105	1531 FEDERAL ST
1182	12	MAZHAREN, BASEM 323 HALEAH DRIVE CHERRY HILL, NJ 08002	1533 FEDERAL ST
807	2.01	CONSOLIDATED RAIL CORP; STAX DEPT THREE COMMERCIAL PL. 209 NORFOLK, VA 23510	WS RIVER 200 N FEDERAL ST
807	2.02	NJ TRANSIT CORPORATION ONE PENN PLAZA EAST NEWARK, NJ 07105	WS RIVER 170 N FEDERAL ST
807	2.03	NJ TRANSIT CORPORATION ONE PENN PLAZA EAST NEWARK, NJ 07105	WS RIVER 150 N FEDERAL ST
807	12	W H ENTERPRISES, LLC 1507 STATE STREET NEWARK, NJ 08105	1435 RIVER AVE
808	3	NJ TRANSIT CORPORATION ONE PENN PLAZA EAST NEWARK, NJ 07105	SS EAST STATE THRU TO RIV
808	4	NJ TRANSIT CORPORATION ONE PENN PLAZA EAST NEWARK, NJ 07105	SS EAST STATE THRU TO RIV
808	5	CONSOLIDATED RAIL CORP; STAX DEPT THREE COMMERCIAL PL. 209 NORFOLK, VA 23510	1432 RIVER AVE
808	6	CONSOLIDATED RAIL CORP; STAX DEPT THREE COMMERCIAL PL. 209 NORFOLK, VA 23510	E STATE ST 1247 S RIVER

CITY OF CAMDEN CERTIFICATIONS:

THIS IS TO CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF P.L. 2011, C.217 (N.J.S.A. 40:26A-1 ET. SEQ.) KNOWN AS THE "MAP FILING LAW" AND FURTHER CERTIFIES THAT THE MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF THE CITY OF CAMDEN, THE PROPER AUTHORITY FOR SUCH APPROVAL. THIS MAP SHALL BE FILED IN THE CAMDEN COUNTY CLERK'S OFFICE ON OR BEFORE THE _____ DAY OF _____, 2024, WHICH IS 90 DAYS FROM THE DATE OF THE SIGNING OF THIS PLAN.

Planning Board Chairman _____ Date _____

Planning Board Secretary _____ Date _____

THE MONUMENTS SHOWN ON THE MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW", P.L. 1975, C.291 (N.J.S.A. 40:26-1 ET. SEQ.) OR LOCAL ORDINANCE. I HEREBY CERTIFY THAT A BOND HAS BEEN GIVEN TO THE CITY OF CAMDEN, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

City Clerk _____ Date _____

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

City Engineer _____ Date _____

APPROVED BY:

CITY OF CAMDEN PLANNING/ ZONING BOARD:

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF CHAPTER 141 P.L. 1960, AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE COUNTY OF CAMDEN BY THE "PROPER AUTHORITY", THE CITY OF CAMDEN PLANNING/ ZONING BOARD.

PLANNING BOARD NUMBER: _____

Planning Board Chairman _____ Date _____

Planning Board Secretary _____ Date _____

SURVEYOR'S CERTIFICATION:

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED NOVEMBER 15, 2024, MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I GUARANTEE THE FUTURE SETTING OF THE OUTBOUND MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

Thomas J. Ertle, PLS
New Jersey Professional Land Surveyor, No. 24GS03583400

DATE: 11-15-2024 DESIGNED BY: M.C. SCALE: 1"=30' PROJECT NUMBER: 13661.002

DRAWN BY: M.C. CHECKED BY: T.J.E. FIELD BOOK: SHEET: 1 of 1

NOTES:

- THIS PLAN HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE SEARCH PREPARED BY CHARLES JONES A DATA TRACE COMPANY, SEARCH NO. 9329907, EFFECTIVE DATE 09/25/2024, AND IS SUBJECT TO RECORDED AND UNRECORDED EASEMENTS AND ANY OTHER PERTINENT FACTS WHICH A COMPLETE AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED IN THE FIELD BY FRENCH & PARRELLO ASSOCIATES ON NOVEMBER 15, 2024.
- THE HORIZONTAL AND VERTICAL DATUM REFERENCED ON THIS SURVEY ARE BASED ON GPS OBSERVATIONS AND ARE RELATIVE TO NAD 83/NAVD 88 ADJUSTMENT.
- THE NORTH ARROW AND METES AND BOUNDS INDICATED ON THIS PLAN ARE BASED ON GPS OBSERVATIONS AND ARE RELATIVE TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83); THESE MAY DIFFER FROM THE METES AND BOUNDS OF THE INDIVIDUAL PROPERTY DEED DESCRIPTIONS.
- ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS, UTILITY MARKING FOUND IN THE FIELD AND/OR INFORMATION SUPPLIED BY THE UTILITY COMPANIES. SINCE NO PHYSICAL LOCATION OF THE UNDERGROUND FACILITIES HAVE BEEN MADE BY THE UNDERSIGNED, NO GUARANTEE IS BEING MADE FOR THEIR COMPLETENESS OR ACCURACY.
- THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO MAKE ANY DETERMINATION AS TO THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AND/OR HAZARDOUS MATERIALS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON, NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS AND/OR HAZARDOUS MATERIALS IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS SEPARATE AND APART FROM THIS SURVEY.
- IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.
- THIS SURVEY AND THE INFORMATION SHOWN HEREON IS PRIVILEGED AND HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF CAMDEN COUNTY ENGINEERING DEPARTMENT FOR SUBDIVISION PURPOSES ONLY. THIS SURVEY AND THE INFORMATION CONTAINED HEREON CANNOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED PROFESSIONAL.
- TIDELAND CLAIMS LINES SHOWN HEREON ARE BASED ON NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION DIGITAL GEOGRAPHIC INFORMATION SYSTEMS DOWNLOAD DATA.
- PROPERTY IS LOCATED IN THE FEMA FLOOD HAZARD ZONES AE(EL=10) AS PER FEMA FLOOD INSURANCE RATE MAP, MAP NO. 34007C0028F, MAP REVISED ON AUGUST 17, 2016.
- THE PROPOSED NEW LOT NUMBER DESIGNATIONS HAVE BEEN APPROVED BY THE CITY OF CAMDEN TAX ASSESSOR.

MAP REFERENCES:

- MAP ENTITLED, "EXISTING CONDITIONS PLAN FOR FEDERAL STREET & RIVER ROAD ROADWAY IMPROVEMENTS SITUATED IN THE CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY" PREPARED BY FRENCH AND PARRELLO ASSOCIATES DATED 01-19-2023 LAST REVISED 04-13-2023.
- MAP ENTITLED, "BOUNDARY SURVEY, PREPARED FOR LOT 21, BLOCK 1182, SITUATED IN THE CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY" PREPARED BY FRENCH & PARRELLO ASSOCIATES DATED NOVEMBER 15, 2024.
- THE OFFICIAL TAX MAP SHEET OF THE CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY SHEETS NOS. 13.01, 13.08, 13.12, 13.13, 19.01, 19.02, & 19.04.

DEED REFERENCES:

- DEED BOOK 10828 - PAGE 723: LOT 21, BLOCK 1182
- DEED BOOK 4862 - PAGE 533: LOT 21, BLOCK 1182
- DEED BOOK 4421 - PAGE 001: LOT 5, BLOCK 1182
- DEED BOOK 4421 - PAGE 006: LOT 21, BLOCK 1182
- DEED BOOK 4061 - PAGE 806: LOT 21, BLOCK 1182
- DEED BOOK 3787 - PAGE 034: LOT 21, BLOCK 1182
- DEED BOOK 135 - PAGE 068: ORIGINAL TRACT THAT LOT 21 WAS DERIVED FROM
- DEED BOOK 9482 - PAGE 1652: ANCHOR EASEMENT

PROJECT DATA:

PROPERTY IS KNOWN AND DESIGNATED AS BLOCK 1182, LOT 21 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF CITY OF CAMDEN, SHEET NO. 13.01, AND IS SITUATED IN THE TRANSIT ORIENTED ZONE ("TOD"). THE SUBJECT PROPERTY CONTAINS A TOTAL OF 59,824 SF ±, 1.373 ACRES.

BOUNDARY INFORMATION BASED ON A PLAN ENTITLED "BOUNDARY SURVEY, PREPARED FOR LOT 21, BLOCK 1182, SITUATED IN THE CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY" PREPARED BY FRENCH & PARRELLO ASSOCIATES DATED NOVEMBER 15, 2024.

EXISTING NUMBER OF LOTS: ONE (1)
PROPOSED NUMBER OF LOTS: TWO (2)

LOT AREAS:
EXISTING LOT 21: 1.373 ACRES
PROPOSED NEW LOT 21: 1.077 ACRES (SEE NOTE 11)
PROPOSED NEW LOT 21.01: 0.296 ACRES (SEE NOTE 11)

UTILITIES:

PUBLIC SERVICE ELECTRIC AND GAS COMPANY
PO Box 790
Cranford, NJ 07016-0790

NEW JERSEY AMERICAN WATER
PO Box 578
Alton, IL 62002 (Serving East Camden & Cramer Hill)

CAMDEN COUNTY M.U.A.
1645 Ferry Avenue
Camden, NJ 08104

VERIZON
540 Broad Street
Newark, NJ 07101

AMERICAN WATER
PO Box 52743
Phoenix, AZ 08072

COMCAST CABLEVISION
1250 Haddonfield-Berlin Road
Cherry Hill, NJ 08034-0404

Area Regulations for the TOD Transit Oriented Zone

Requirements	Bulk Standards				
	Semi-Detached ¹	Duplex ¹	Townhouse ¹	Multifamily ¹	Non-residential ¹
Minimum lot area per dwelling unit or site area (square feet)	3,000	6,000	2,000	20,000	20,000
Maximum lot area per dwelling unit or site area (square feet)	4,000	8,000	3,000	N/A	N/A ²
Minimum lot width (feet)	30	60	20	100	N/A
Minimum lot depth (feet)	100	100	100	100	N/A
Maximum height ³	3 stories or 35 feet	3 stories or 35 feet	3 stories or 35 feet	5 stories or 75 feet	10 stories or 145 feet
Minimum depth of front yard ⁴ (feet)	10	10	10	20	N/A
Minimum aggregate width of side yards (feet)	25	25	N/A ⁵	50	N/A
Minimum depth of rear yard (feet)	20	20	20	30	N/A
Maximum lot building coverage	40%	40%	60%	60%	80%
Maximum lot impervious coverage	60%	60%	80%	80%	90%

OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE RECORD HOLDER OF TITLE TO LOT 21, IN BLOCK 1182, SITUATED IN THE CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY, AND THAT WE CONCUR WITH THE FILING OF THIS MAP IN THE CAMDEN COUNTY CLERK'S OFFICE.

OWNER OF LOT 21 _____

OWNER/APPLICANT:

CAMDEN CITY
PO BOX 95120
CAMDEN, NJ 08101

No.	Date	Revision	Revised By	Checked By
1	11-18-2025	EDITS PER ENGINEER REVIEW COMMENTS (11-04-2025)	JCL	TJE

FPA
FRENCH & PARRELLO ASSOCIATES
New Jersey • New York • Pennsylvania • Georgia

Corporate Office:
1800 Rt. 34, Suite 101
Wall, New Jersey 07719
732.312.8800
FPAengineers.com

THOMAS J. ERTL, PLS
PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 24GS03583400

MINOR SUBDIVISION
PREPARED FOR
LOT 21, BLOCK 1182
SITUATED IN THE
CITY OF CAMDEN
CAMDEN COUNTY, NEW JERSEY

DATE: 11-15-2024 DESIGNED BY: M.C. SCALE: 1"=30' PROJECT NUMBER: 13661.002
DRAWN BY: M.C. CHECKED BY: T.J.E. FIELD BOOK: SHEET: 1 of 1

U:\PROJECTS\24\13661.002 - RIVER AVE CR543 CAMDEN NJ DESIGN\2025 - CAD\DWG\2413661.002.MNOR SUB-DIV-LAND (2413661.DWG) - RIVER AVE CR543 CAMDEN NJ DESIGN\2025 - CAD\DWG\2413661.002.MNOR SUB-DIV-LAND (2413661.DWG)

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