

Christopher J. Noll, PE, CME, PP  
*President & CEO*

William H. Kirchner, PE, CME, N-2  
*Vice President*

Rakesh R. Darji, PE, PP, CME, CFM  
*Vice President/Treasurer*

Benjamin R. Weller, PE, CME, CPWM, S-3, C-3  
*Secretary*



Joseph P. Orsino, Jr. CET, *Vice President*  
Harry R. Fox, NICET III  
G. Jeffrey Hanson, PE, CME  
Joseph R. Hirsh, PE, CME, CPWM  
C. Jeremy Noll, PE, CME, CPWM  
Marc H. Selover, LSRP, PG

September 5, 2024  
25000 00

Re: 39 Allen Avenue – Former Pinelands Library  
Block # 1705, Lots 6 & 7  
Medford, NJ

Timothy Prime, Esquire  
Prime & Tuvel Law Office  
14000 Horizon Way, Suite 325  
Mount Laurel, NJ 08054-4342

Dear Tim:

Enclosed are four (4) copies of the following documents as prepared by John Dura, PLS of Environmental Resolutions, Inc.:

1. Lot Consolidation Plan dated August 23, 2024.
2. Description of Property – Lot Consolidation, Proposed New Lot 7.01 dated August 23, 2024.

Existing lots 6 & 7 have been consolidated into Lot 7.01. The site has recently been declared an Area in Need of Redevelopment.

Please contact me if you have any questions.

Sincerely,

  
Christopher J. Noll, PE, CME, PP  
Township Engineer

CJN:evc

cc: Ann Bell, Dir., Medford Twp. Planning & Zoning, 49 Union Street, Medford, NJ 08055 via email [abell@medfordtownship.com](mailto:abell@medfordtownship.com)  
Daniel Hornickel, Medford Twp. Mgr, 49 Union Street, Medford, NJ 08055 via email: [dhornickel@medfordtownship.com](mailto:dhornickel@medfordtownship.com)  
Scott Taylor, Taylor Design via email: [STaylor@tdgplanning.com](mailto:STaylor@tdgplanning.com)

G:\25000 - Medford Twp\25000 00 Medford General\25000 00 - Former Pinelands Library - 39 Allen Ave\25000 00 - 39 Allen Ave - Former Pinelands Library - 09.05.24.docx

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DESCRIPTION OF PROPERTY  
LOT CONSOLIDATION, PROPOSED NEW LOT 7.01  
Block 1705, Lots 6 and 7  
Township of Medford, Burlington County, NJ  
ERI Project 25000\_00

August 23, 2024  
Proposed new Lot 7.01  
Medford Township  
Burlington County, New Jersey

ALL THAT CERTAIN tract or parcel of land being Block 1705 Lots 6 and 7 to be consolidated into Proposed New Lot 7.01, lands now or formerly of the Township of Medford, in the Township of Medford, the County of Burlington, State of New Jersey, bounded and described as follows:

BEGINNING at a point on the westerly line of South Main Street (66' wide Right of Way), County Rt. 541, at its intersection with the northerly corner of Allen Avenue (50' wide), said point being the proposed southeasterly corner of Block 1705, New Lot 7.01, lands now or formerly of The Township of Medford, said point being 13.2 feet from the existing face of curb, being marked by a P.K. nail set and having New Jersey State Plane Coordinates (NAD 83) of Northing 387,299.99 and Easting 401,315.38, and from said point of beginning, running thence-

- 1) N89°22'41"W, 285.26 feet, along the northerly line of Allen Avenue (50' wide), to a concrete monument found, said point being the southeasterly corner of Block 1705, Lot 1, lands now or formerly David M. Jr. and Elizabeth T. Sullivan, thence-
- 2) N03°58'19"E, 60.60 feet, along the easterly line of said Block 1705, Lot 1, to a point, said point being the southwesterly corner of Block 1705, Lot 8, lands now or formerly of Chabad in Medford, INC., thence-
- 3) S89°17'41"E, along the southerly line of said Block 1705, Lot 8, passing over a capped rebar found at 1.64 feet and a total distance of 281.81 feet, to a capped rebar found on the aforementioned westerly line of South Main Street, thence-
- 4) S00°42'19"W, 60.09 feet, along the westerly line of South Main Street to a P.K. nail set, said point being the point and place of BEGINNING.

Containing an area of 17,097 Sq. Ft. or 0.392 Acres of land, more or less.

Subject to the findings of a title search.

The above is intended to describe all that portion of land shown as "Proposed New Lot 7.01", on a plan entitled "Lot Consolidation, Medford Library, 39 Allen Avenue, Tax Block 1705, Lots 6 and 7, Township of Medford, Burlington County, New Jersey", prepared by Environmental Resolutions, Inc. dated 08/23/2024.

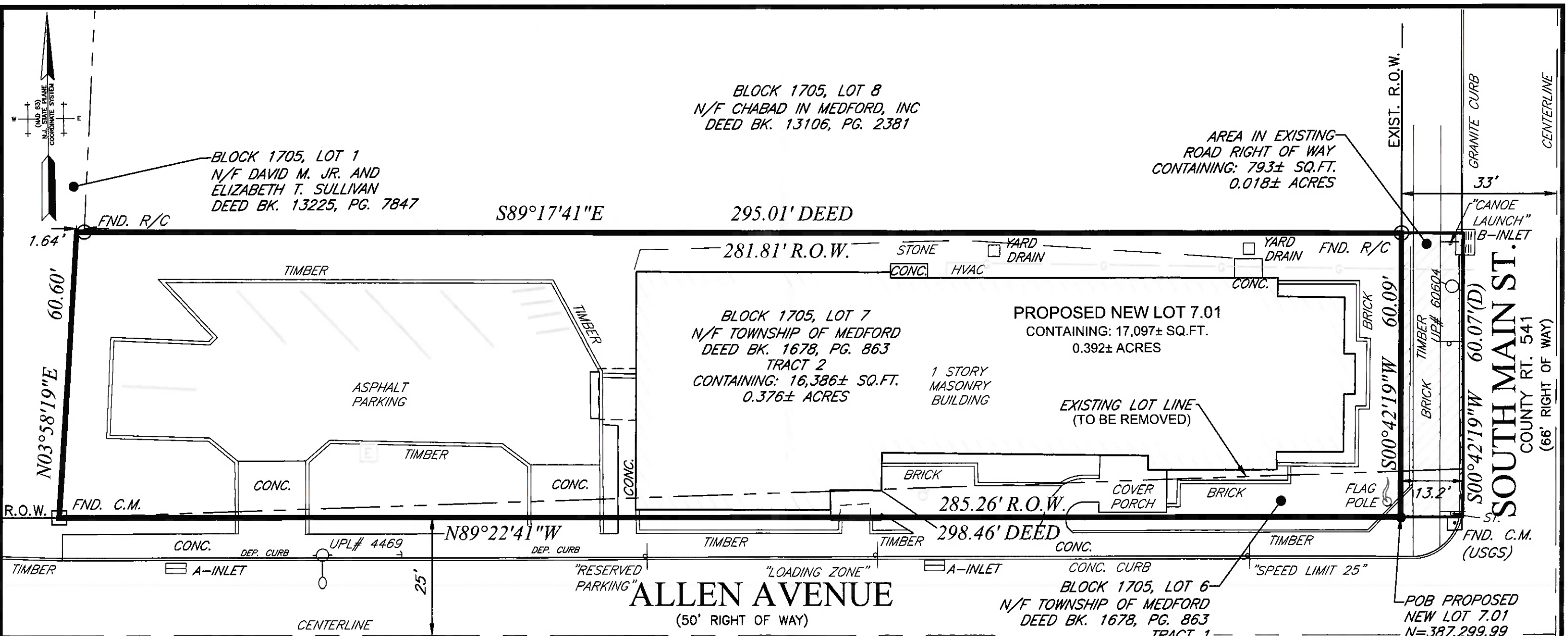
Prepared by:

John M. Dura, NJ P.L.S. License #GS28525

BLOCK 1705, LOT 8  
N/F CHABAD IN MEDFORD, INC  
DEED BK. 13106, PG. 2381

BLOCK 1705, LOT 1  
N/F DAVID M. JR. AND  
ELIZABETH T. SULLIVAN  
DEED BK. 13225, PG. 7847

AREA IN EXISTING  
ROAD RIGHT OF WAY  
CONTAINING: 793± SQ.FT.  
0.018± ACRES



**GENERAL NOTES:**

- 1) DATUMS:  
HORIZONTAL DATUM IS NJSPCS NAD 1983 (2011) GROUND.
- 2) BEING KNOWN AND DESIGNATED AS BLOCK 1705, LOTS 6 AND 7, AS SHOWN ON SHEET 17 OF THE OFFICIAL TAX MAPS OF MEDFORD TOWNSHIP BURLINGTON COUNTY, NJ, DATED JANUARY 1959.
- 3) SURVEY REFERENCES:  
A. DEED BOOK 1678, PG 863, LOTS 6 AND 7.  
B. DEED BOOK 13106, PG 2381, LOT 8  
C. DEED BOOK 13225, PG. 7847, LOT 1
- 4) THE CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE FIELD WORK PERFORMED BY ERI IN JUNE, 2024.
- 5) THIS PLAN WAS PREPARED WITHOUT A TITLE REPORT AND IS SUBJECT TO ANY RESTRICTIONS AND EASEMENTS THAT A TITLE REPORT MAY DISCLOSE.

I HEREBY CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS STATE OF NEW JERSEY.

*John M. Dura*  
**John M. Dura**  
NJ Professional Land Surveyor  
License # GS28525



**ENVIRONMENTAL RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors  
815 East Gate Drive - Suite 103  
Mount Laurel, New Jersey 08054-3415  
Tel. 856-235-7170 Fax 856-273-9239

SCALE:	1"=20'
DATE:	8/23/24
SURVEY DATE:	6/2024
FIELD CREW:	NEA
FIELD BOOK:	MEDFORD
DRAWN BY:	KR
CHECKED BY:	EFH
PROJECT NO:	25000_00

<b>LOT CONSOLIDATION</b>	
MEDFORD LIBRARY 39 ALLEN AVENUE BLOCK 1705, LOTS 6 & 7 TOWNSHIP OF MEDFORD BURLINGTON COUNTY, NEW JERSEY	
CAD FILE LOCATION	K:\25000_00\MEDFORD GENERAL\SURVEY.DWG
CERTIFICATE OF AUTHORIZATION NUMBER:	24GA27974500
SHEET NO:	1 OF 1

POB PROPOSED  
NEW LOT 7.01  
N=387,299.99  
E=401,315.38  
P.K. NAIL SET