

AREA MAP

COVERAGE CALCULATIONS

EXISTING LOT 13		EXISTING LOT 13.01		PROPOSED LOT 13		PROPOSED LOT 13.01	
DRIVE	114 SF	HOUSE	1042 SF	HOUSE	1086 SF	HOUSE	1068 SF
		DRIVE	480 SF	PORCH	55 SF	DRIVE	336 SF
		FRONT STOOP/WALK	206 SF	WALK	52 SF	FRONT STOOP/WALK	72 SF
TOTAL	114 SF	TOTAL	1728	PATIO	118 SF	PATIO	118 SF
				DRIVE	336 SF	TOTAL	1594 SF
				TOTAL	1647 SF		

ZONING CRITERIA

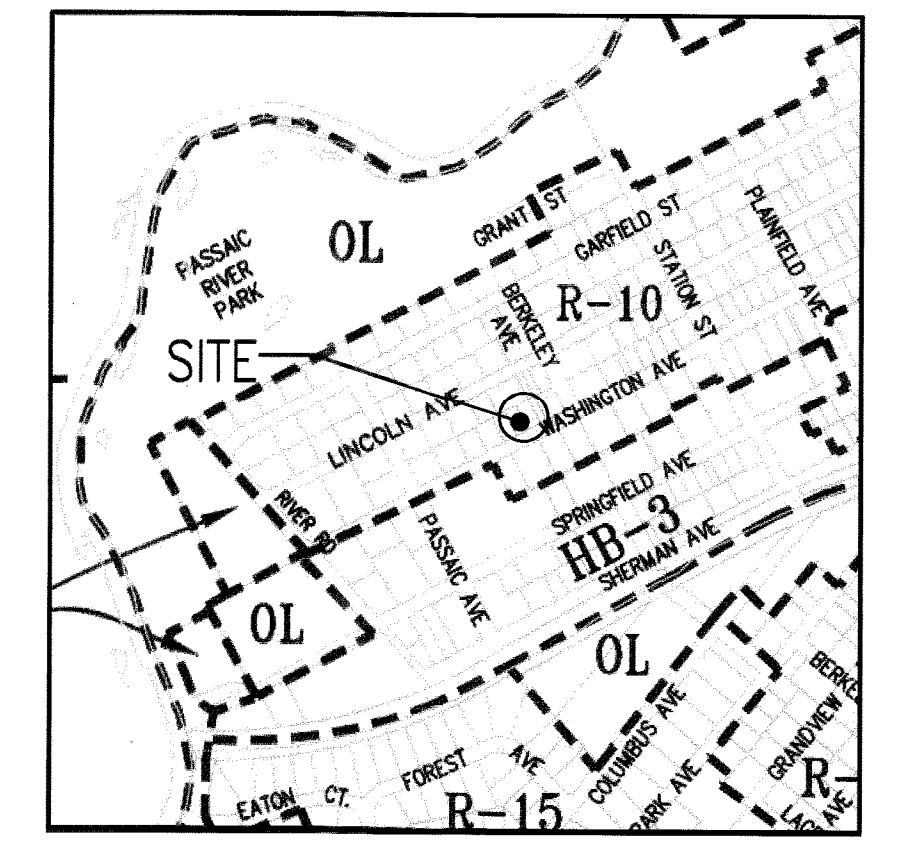
1) ZONED: R-10 (RESIDENTIAL)
 2) ZONING REQUIREMENTS:

	REQUIRED	EXISTING LOT 13	EXISTING LOT 13.01	PROPOSED LOT 13	PROPOSED LOT 13.01
MIN. LOT AREA	10,000 SF	5,000 SF*	5,000 SF*	5,000 SF*	5,000 SF*
MIN. LOT WIDTH	100 FT	50 FT*	50 FT*	50 FT*	50 FT*
MIN. LOT DEPTH	100 FT	100 FT	100 FT	100 FT	100 FT
MIN. FRONT YARD	30 FT	NA	23.0 FT*	28.0 FT**	28.0 FT**
MIN. SIDE YARD	12 FT	NA	12.5 FT	10.5 FT**	11.0 FT**
MIN. COMBINED SIDE YARD	30 FT	NA	75.0 FT	22.5 FT**	23.0 FT**
MIN. REAR YARD	30 FT	NA	29.4 FT*	30.5 FT	30.0 FT
ACCESSORY BLDG MIN. REAR YARD	5 FT	NA	NA	NA	NA
MAX. PRINCIPLE BUILDING COVERAGE	20%	NA	20.8%**	22.8%**	21.4%**
MAX. OTHER COVERAGE	10%	2.3%	13.8%**	10.1%**	10.5%**
MAX. TOTAL IMPERVIOUS COVERAGE	30%	2.3%	34.6%**	32.9%**	31.9%**

* EXISTING NON-CONFORMING CONDITION
 ** PROPOSED NON-CONFORMING CONDITION - VARIANCE REQUIRED

PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	OWNER & ADDRESS
104	8	WANCA, JASON & ANNA 130 LINCOLN STREET, BERKELEY HEIGHTS, NJ 09722
104	9	SCHWENK, WILLIAM & ANA P. 122 LINCOLN STREET, BERKELEY HEIGHTS, NJ 09722
104	10	TING, LILLIAN SUNG LING & GARCUAM C. 114 LINCOLN STREET, BERKELEY HEIGHTS, NJ 09722
104	11	HODDA, RAHUL & PRIYANKA 110 LINCOLN STREET, BERKELEY HEIGHTS, NJ 09722
105	5	IMBIMBO, SAMUEL SR. & SAMUEL JR. 109 LINCOLN STREET, BERKELEY HEIGHTS, NJ 09722
105	6	BATES, JUSTYNA & DAVID ANDREW 117 LINCOLN STREET, BERKELEY HEIGHTS, NJ 09722
105	7	WHALEN, RYAN JON AULD & DRAKE, V E 125 LINCOLN STREET, BERKELEY HEIGHTS, NJ 09722
105	8	DISARNO, JOSEPH M. & DISARNO, DORÉE 133 LINCOLN STREET, BERKELEY HEIGHTS, NJ 09722
105	11	BUTLER, DANIEL & MORENO, CAROLINA 135 WASHINGTON STREET, BERKELEY HEIGHTS, NJ 09722
105	14	KAPLOW, DAVID & SHARON 122 WASHINGTON STREET, BERKELEY HEIGHTS, NJ 09722
105	15	ROTSHEYN, LEONID & MARINA 116 WASHINGTON STREET, BERKELEY HEIGHTS, NJ 09722
105	16	BARTIROMO, DANIEL & MICHELLE 110 WASHINGTON STREET, BERKELEY HEIGHTS, NJ 09722
107	1	PETRONI, PHYLLIS 55 MEADOWVIEW LANE, BERKELEY HEIGHTS, NJ 09722
107	13	MONDELLI, ELIZABETH 148 WASHINGTON STREET, BERKELEY HEIGHTS, NJ 09722
503	2	DUNN, KATHLEEN ANN/TRUSTEE 117 WASHINGTON STREET, BERKELEY HEIGHTS, NJ 09722
503	3	PEREIRA, DANIEL & ANGELA 125 WASHINGTON STREET, BERKELEY HEIGHTS, NJ 09722
503	4.01	SIMPSON, SCOTT & LORI 133 WASHINGTON STREET, BERKELEY HEIGHTS, NJ 09722
503	4.02	MAN, KWOK KEUNG & SETO, SHUI YEE 139 WASHINGTON STREET, BERKELEY HEIGHTS, NJ 09722
503	5	609 SPRINGFIELD AVE LLC 609 SPRINGFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
503	6	T&T REAL ESTATE HOLDINGS LLC 29 GILLETTE ROAD, GILLETTE, NJ 07933
503	10.1	BERKELEY AQUATIC CLUB, INC 629 CENTRAL AVENUE, NEW PROVIDENCE, NJ 07974
503	10.2	GTWBH LLC PO BOX 111, GILLETTE, NJ 07933
503	10.3	BEXDAS & BEXDAS LLC 437 RYESIDE AVENUE, NEW MILFORD, NJ 07646
610	2	IMBIMBO JR, DOM & CARMELLA 145 WASHINGTON STREET, BERKELEY HEIGHTS, NJ 09722



KEY MAP

GENERAL NOTES:

- SUBJECT PROPERTY KNOWN AS LOTS 13 & 13.01, BLOCK 105 ON TAX MAP SHEET No. 1
- AREA OF EXISTING LOT 13, BLOCK 105 = 5,000 S.F.; 0.115 AC.
AREA OF EXISTING LOT 13.01 BLOCK 105 = 5,000 S.F.; 0.115 AC.
- OWNER/APPLICANT:
CIRACO CONSTRUCTION CO.
144 GARFIELD STREET
BERKELEY HEIGHTS, NJ 07922
- ATTORNEY FOR APPLICANT:
RAFF, MASON AND WEEKS
1081 AVENUE C
BAYONNE, NJ 07002
201.339.0924
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- BUILDING SHOWN ON AREA MAP ARE TAKEN FROM FIELD OBSERVATION AND ARE SCHEMATIC ONLY.
- SHADE TREES TO BE 2-2 1/2" CAL. RED MAPLE (ACER RUBRUM) OR AS DIRECTED BY THE TOWNSHIP ENVIRONMENTAL COMMISSION, PLANTED 30 FEET ON CENTER.
- PRIOR TO PREPARING A STORMWATER MANAGEMENT PLAN, INFILTRATION RATE TESTING WILL BE PERFORMED FOR THE NEW BUILDING LOTS TO IDENTIFY THE ANTICIPATED GROUNDWATER RECHARGE RATE. A STORMWATER DRAINAGE REPORT SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER AT THE TIME OF BUILDING PERMIT APPLICATION.
- AT THE TIME OF BUILDING PERMIT APPLICATION A DETAILED GRADING PLAN IS TO BE SUBMITTED TO THE BUILDING DEPARTMENT WHICH WILL INCLUDE ZONING, GRADING, STORMWATER MANAGEMENT, TREE REMOVAL AND REPLACEMENT, AND SOIL EROSION AND SEDIMENT CONTROL.
- ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE CAPPED OR REMOVED.

SHEET INDEX

1	AREA MAP
2	SURVEY & EXISTING CONDITIONS
3	SUBDIVISION/GRADING

THIS MINOR SUBDIVISION PLAN HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF BERKELEY HEIGHTS ON _____ DATE _____

CHAIRPERSON _____ DATE _____
 SECRETARY _____ DATE _____
 MUNICIPAL ENGINEER _____ DATE _____

DRAWN BY: SP	CHECKED BY: WGH
JOB No. 20-068	
BOOK	
SCALE 1" = 50'	
GRAPHIC SCALE	
DATE SEPTEMBER 15, 2020	
REVISIONS	
CERTIFICATE OF AUTHORIZATION No. 246A27959700	
NOTES	
<p>Murphy & Hollows Associates LLC CIVIL ENGINEERING AND SURVEYING 192 CENTRAL AVENUE, STIRLING, NJ 07980 908.580.1255 murphyhollows@gmail.com</p>	
MINOR SUBDIVISION OF LOTS 13 & 13.01 BLOCK 105 124 & 126 WASHINGTON STREET TOWNSHIP OF BERKELEY HEIGHTS UNION COUNTY NEW JERSEY EXISTING CONDITIONS	
AIDAN T. MURPHY N.J. LIC. PROFESSIONAL ENGINEER #21319 1973-2016	
THIS MINOR SUBDIVISION PLAN HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF BERKELEY HEIGHTS ON _____ DATE _____	
CHAIRPERSON _____ DATE _____ SECRETARY _____ DATE _____ MUNICIPAL ENGINEER _____ DATE _____	
FILE LF20-068	SHEET 1 OF 3