



Berkeley Heights Township
 29 Park Ave
 Berkeley Heights, NJ 07922
 908-464-2700, 2115

Date Issued: _____
 Application Number: ZA-21-84
 Application Date: 2/16/2021
 Project Number: _____
 Permit Number: _____
 Fee: \$0.00

Zoning Comments - site plan

Worksite **495 SPRINGFIELD AVE**
 Location: **Berkeley Heights Township, NJ**

Contractor: _____

Owner: **ELSHIEKH ENTERPRISES LLC**
 Address: **12 VIA VITALE**
KENILWORTH, NJ 07033

Applicant: **ELSHIEKH ENTERPRISES LLC**
 Address: **12 VIA VITALE**
KENILWORTH, NJ 07033

Block: 206 Lot: 14 & 15 Qualifier: _____ Zone: DD

This Certifies that an application for the issuance of a Zoning Comments - site plan has been examined.

Present Use: Downtown Development

Non Conforming Use Non Conforming Structure
 Proposed Use: Downtown Development New Building - mixed use; housing & retail

Work Description:

- Zoning Comments - Site Plan / Mixed Use - Zoning Comments - Planning Board site plan (SP-8-19)**
1. Site Plan prepared by Guarriello & Dec Assoc. LLC does not list "other" coverage in their zoning chart. As per Section 6.1.1B "Schedule of General Regulations" maximum other coverage cannot exceed 35% in the DD zone, where nonconforming 49.76% is existing and 56.13% is proposed. A variance is required.
 2. Section 11.1.2A tabulates and totals parking spaces by use; " Where the computed number of required parking spaces for any use involves a fraction of a parking space, the fraction shall count as an additional parking space if the fraction is one-half or more." Listed parking, sheet 1 of 5 on site plan indicates 13 total spaces, where 6 spaces for retail and 8 spaces for residential totaling 14 spaces are required.
 3. Proposed trash enclosure labeling sheet 3 of 5 site plan shows new fencing located on the property line. All new fencing shall be located entirely on the subject lot. A detail of the fence to be installed has not be shown. The proposed "trash enclosure" & ramp has not been graphically drawn on the site plan.
 4. A fence is shown at the rear of the property. Is this fence owned by the applicant? Is this fence to be replaced?
 5. Two possibly three nonconforming street lamp posts front this property. Each should be upgraded to conform to the design standards, Part 19.
 6. Retail tenant space of 1,673 sq. ft. may take on many different forms and result in higher parking ratios as tabulated in this application; 1 space per 300 square feet.
 7. Concrete paver sidewalks are graphically shown and labeled, however site plan sheet 5 of 5 indicates only a Concrete Sidewalk Detail. A paver sidewalk detail and type of produce needs to be detailed.

Application Approved Date: _____

Upon review it was determined that the Zoning Comments - site plan:

- Permitted by Ordinance
 Permitted by Variance approved on: _____
 Approved with Conditions
 Valid Nonconforming Use/Structure is established by
 Zoning Board of Adjustment Zoning Officer

Thomas A. Bocko - Zoning Officer

2/16/2021
 Date