

**AREA MAP**  
SCALE: 1" = 100'

**COVERAGE CALCULATIONS**

| EXISTING     |                  | PROPOSED CHURCH LOT(LOT 32.01) |                  |
|--------------|------------------|--------------------------------|------------------|
| CHURCH       | 7737 SF          | CHURCH                         | 7737 SF          |
| PORCHES      | 879 SF           | PORCHES                        | 879 SF           |
| PARKING LOT  | 32,300 SF        | PARKING LOT                    | 32,300 SF        |
| WALKS        | 2623 SF          | WALKS                          | 2623 SF          |
| HOUSE        | 859 SF           |                                |                  |
| GARAGE       | 674 SF           |                                |                  |
| WALKS        | 856 SF           |                                |                  |
| DRIVE        | 3796 SF          |                                |                  |
| <b>TOTAL</b> | <b>49,724 SF</b> | <b>TOTAL</b>                   | <b>43,539 SF</b> |

**ZONING CRITERIA**

|                                  | REQUIRED  | EXISTING LOT 32    | PROPOSED LOT 32.01    | PROPOSED LOT 32.02 | PROPOSED LOT 32.03 | PROPOSED LOT 32.04 | PROPOSED LOT 32.05 |
|----------------------------------|-----------|--------------------|-----------------------|--------------------|--------------------|--------------------|--------------------|
| 1) ZONED: R-15 (RESIDENTIAL)     |           |                    |                       |                    |                    |                    |                    |
| 2) ZONING REQUIREMENTS:          |           |                    |                       |                    |                    |                    |                    |
| MIN. LOT AREA                    | 15,000 SF | 259,748 SF         | 128,372 SF            | 20,327 SF          | 42,400 SF          | 25,534 SF          | 19,517 SF          |
| MIN. LOT AREA CORNER             | 16,500 SF |                    |                       |                    |                    |                    |                    |
| MIN. LOT WIDTH                   | 100 FT    |                    |                       |                    |                    |                    |                    |
| MIN. LOT WIDTH CORNER            | 120 FT    | 429.3 FT(MOUNTAIN) | 164.09 FT(PLAINFIELD) | 158.26 FT          | 143.03 FT          | 106.0 FT           | 144.69 FT          |
| MIN. LOT DEPTH                   | 130 FT    | 626.9 FT           | 331.8 FT              | 155.0 FT           | 195 FT             | 177 FT             | 130 FT             |
| MIN. FRONT YARD                  | 50 FT     | 81.0 FT            | 81.0 FT               | > 50 FT            | >50 FT             | >50 FT             | >50 FT             |
| MIN. SIDE YARD                   | 12 FT     | 145.4 FT           | 145.4 FT              | >12 FT             | >12 FT             | >12 FT             | >12 FT             |
| MIN. COMBINED SIDE YARD          | 30 FT     | NA                 | NA                    | >12 FT             | >12 FT             | >12 FT             | >12 FT             |
| MIN. REAR YARD                   | 40 FT     | 400.1 FT           | 90.5 FT               | 15 FT**            | >40 FT             | >40 FT             | >40 FT             |
| ACCESSORY BLDG MIN. REAR YARD    | 10 FT     | 64.5 FT            | NA                    | NA                 | NA                 | NA                 | NA                 |
| MAX. PRINCIPLE BUILDING COVERAGE | 15%       | 3.6%               | 6.0%                  | <15%               | <15%               | <15%               | <15%               |
| MAX. OTHER COVERAGE              | 10%       | 15.5%*             | 27.9%**               | <10%               | <10%               | <10%               | <10%               |
| MAX. TOTAL IMPERVIOUS COVERAGE   | 25%       | 19.1%              | 33.9%**               | <25%               | <25%               | <25%               | <25%               |

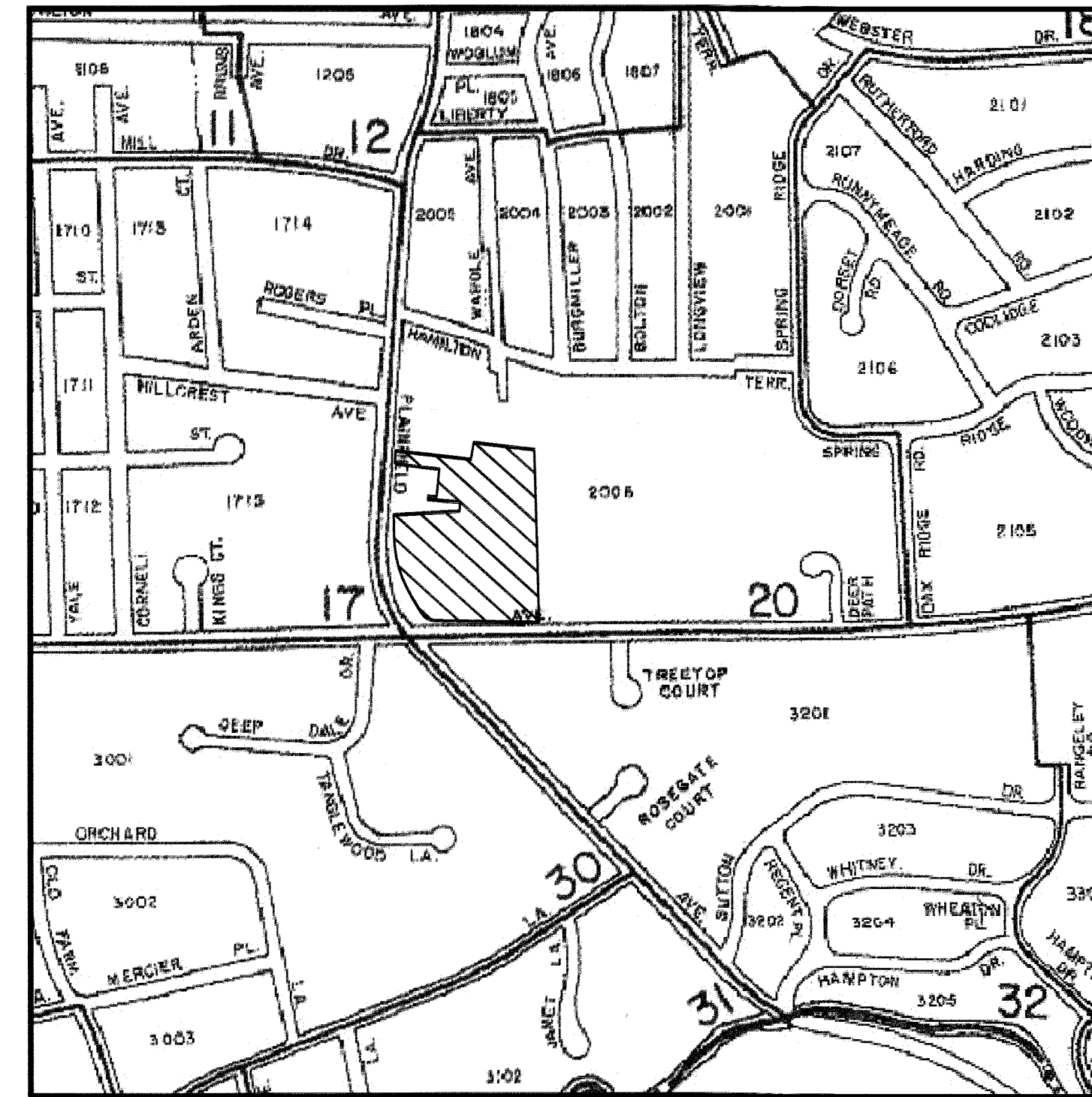
\*EXISTING NON-CONFORMING CONDITION  
\*\*PROPOSED NON-CONFORMING CONDITION  
~HOUSE OF WORSHIP NON-CONFORMING CONDITION

BUILDINGS SHOWN ON PLANS ARE CONCEPTUAL ONLY. PROPOSED BUILDINGS TO BE 3,000 SF AND GREATER, TYPICALLY 2 STORY, MEETING THE HEIGHT ORDINANCE OF BERKELEY HEIGHTS

**PROPERTY OWNERS WITHIN 200 FT.**

| BLOCK | LOT  | OWNER & ADDRESS   |
|-------|------|---|
| 1715  | 13   | HARRISON, WILLIAM & DORIS<br>539 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722              |
| 1715  | 14   | KNIGHT, ROBERT & RHONA DEE<br>543 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722             |
| 1715  | 15   | EBERLIN, CLINT & ERN<br>553 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722                   |
| 1715  | 16   | POPESCU, PETRE A. & JULIA<br>559 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722              |
| 1715  | 17   | DALTON, EDWARD & JOANNE M.<br>565 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722             |
| 1715  | 18   | HOEFFLER, JOHN J. & JENNIFER CLARE<br>573 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722     |
| 1715  | 19   | WISFORD, RICHARD & DIANE<br>579 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722               |
| 1715  | 20   | HOFMANN, THOMAS<br>585 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722                        |
| 1715  | 21   | DEGOY, MONTGOMERY F.<br>749 MOUNTAIN AVENUE, BERKELEY HEIGHTS, NJ 09722                     |
| 2006  | 26   | BOARD OF EDUCATION<br>PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722                         |
| 2006  | 30   | MAXWELL, DONALD ASHLEY<br>685 MOUNTAIN AVENUE, BERKELEY HEIGHTS, NJ 09722                   |
| 2006  | 31   | SPERUTO, CAESAR & CARLA<br>701 MOUNTAIN AVENUE, BERKELEY HEIGHTS, NJ 09722                  |
| 2006  | 33   | SONNENBERG, EDWARD & BEVERLY<br>566 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722           |
| 2006  | 34   | CASTILLO, ALBERTO J. & SCHOEN, KRISTEN<br>560 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722 |
| 2006  | 35   | BARTER FAMILY IRREVOCABLE TRUST<br>550 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722        |
| 2006  | 36   | MALESTER, BRIAN & PORIS, LISA<br>546 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722          |
| 2006  | 37   | 1253 SPRINGFIELD AVENUE, SUITE 173, NEW PROVIDENCE, NJ 07974                                |
| 2006  | 45   | 41 HAMILTON TERRACE, BERKELEY HEIGHTS, NJ 09722   |
| 3001  | 51   | CHEN, ANGUS Z. & CHIN, NATALIE W.L.<br>8 DEEP DALE DRIVE, BERKELEY HEIGHTS, NJ 09722        |
| 3001  | 52   | CICERO, JOSEPHINE<br>609 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722                      |
| 3001  | 53   | THIND, HARVINDER & GUNREET<br>617 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722             |
| 3201  | 1    | TOWNSHIP OF BERKELEY HEIGHTS<br>29 PARK AVENUE, BERKELEY HEIGHTS, NJ 09722                  |
| 3201  | 2    | LUGO, ARMANDO L. & NANCY C.<br>630 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722            |
| 3201  | 3    | SEMON, LEONARD A. & ANN L.<br>704 MOUNTAIN AVENUE, BERKELEY HEIGHTS, NJ 09722               |
| 3201  | 4.01 | SCHETTINO, MICHAEL & PERSEFONE<br>694 MOUNTAIN AVENUE, BERKELEY HEIGHTS, NJ 09722           |
| 3201  | 4.02 | BJORCKSON, CHRISTOFFER H. & DAGMAR R.<br>686 MOUNTAIN AVENUE, BERKELEY HEIGHTS, NJ 09722    |

FIRST 2 DIGITS IN BLOCK NUMBER DENOTES TAX MAP SHEET NUMBER



**KEY MAP**

SCALE: 1"=500'

**GENERAL NOTES:**

- SUBJECT PROPERTY KNOWN AS LOT 32, BLOCK 2006 ON TAX MAP SHEET No. 30
- AREA OF EXISTING LOT 32, BLOCK 2006 = 259,748 S.F.; 5.963 AC.
- OWNER:  
WESTMINSTER PRESBYTERIAN CHURCH  
725 MOUNTAIN AVENUE  
BERKELEY HEIGHTS, NJ 07922  
908.464.9400
- PURCHASER UNDER CONTRAT & APPLICANT:  
OZ CUSTOM BUILDERS, LLC  
364 SPRINGFIELD AVENUE  
BERKELEY HEIGHTS, NJ 07922  
908.451.3131
- ATTORNEY FOR APPLICANT:  
AUGUST N. SANTORE, ESQ.  
143 SUMMIT AVENUE  
BERKELEY HEIGHTS, NJ 07922  
908.665.8004
- 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.
- 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.
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY MURPHY & HOLLOWES ASSOCIATES LLC ON MAY 2021.

**SHEET INDEX**

|    |                              |
|----|------------------------------|
| 1  | AREA MAP                     |
| 2  | SURVEY & EXISTING CONDITIONS |
| 3  | LAYOUT PLAN                  |
| 4  | GRADING PLAN                 |
| 5  | UTILITY PLAN                 |
| 6  | SOIL EROSION PLAN            |
| 7  | CONSTRUCTION PROFILES        |
| 8  | CONSTRUCTION PROFILES        |
| 9  | TREE PLAN                    |
| 10 | CONSTRUCTION DETAIL          |
| 11 | CONSTRUCTION DETAIL          |
| 12 | CONSTRUCTION DETAIL          |
| 13 | CONSTRUCTION DETAIL          |

THIS SUBDIVISION PLAN HAS BEEN APPROVED BY THE ZONING BOARD OF THE TOWNSHIP OF BERKELEY HEIGHTS ON \_\_\_\_\_ DATE

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRAWN BY: SP CHECKED BY: ATM

JOB No. 14-026

BOOK

SCALE 1" = 100'



GRAPHIC SCALE

DATE APRIL 30, 2021

REVISIONS OCTOBER 20, 2021

CERTIFICATE OF AUTHORIZATION No. 24G27959700

NOTES

**Murphy & Hollowes Associates LLC**  
CIVIL ENGINEERING AND SURVEYING  
192 CENTRAL AVENUE, STIRLING, NJ 07980  
908.560.1255 murphyhollowes@gmail.com

FINAL MAJOR SUBDIVISION PLAN  
WESTMINSTER PRESBYTERIAN CHURCH  
LOT 32 BLOCK 2006  
MOUNTAIN AVENUE &  
PLAINFIELD AVENUE  
TOWNSHIP OF  
BERKELEY HEIGHTS  
UNION COUNTY  
NEW JERSEY  
AREA MAP

AIDAN T. MURPHY  
N.J. LIC. PROFESSIONAL ENGINEER #21319  
N.J. PROFESSIONAL PLANNER #2531

*William G. Hollowes*  
WILLIAM G. HOLLOWES  
N.J. LIC. PROFESSIONAL ENGINEER & LAND SURVEYOR #27473  
N.J. PROFESSIONAL PLANNER #2530

FILE SHEET  
LF14-026 1 OF 13