

COVERAGE CALCULATIONS

EXISTING	PROPOSED CHURCH LOT(LOT 32.01)
CHURCH 7737 SF	7737 SF
PORCHES 879 SF	879 SF
WALKS 2623 SF	2623 SF
HOUSE 859 SF	
GARAGE 674 SF	
WALKS 856 SF	
DRIVE 3796 SF	
TOTAL	49,724 SF

PROPOSED CHURCH LOT(LOT 32.01)

EXISTING	PROPOSED
CHURCH 7737 SF	7737 SF
PORCHES 879 SF	879 SF
WALKS 2623 SF	2623 SF
TOTAL	43,539 SF

ZONING CRITERIA

1) ZONED: R-15 (RESIDENTIAL)	REQUIRED	EXISTING LOT 32	PROPOSED LOT 32.01	PROPOSED LOT 32.02	PROPOSED LOT 32.03	PROPOSED LOT 32.04	PROPOSED LOT 32.05
MIN. LOT AREA	15,000 SF	259,748 SF	128,372 SF	20,327 SF	14,303 FT	42,400 SF	25,534 SF
MIN. LOT AREA CORNER	100 FT						
MIN. LOT WIDTH	120 FT						
MIN. LOT WIDTH CORNER	120 FT						
MIN. LOT DEPTH	50 FT						
MIN. SIDE YARD	5 FT						
MIN. COMBINED SIDE YARD	12 FT						
MIN. REAR YARD	30 FT						
MIN. REAR YARD ACCESSORY BLDG	10 FT						
MAX. PRINCIPLE BUILDING COVERAGE	15%						
MAX. TOTAL IMPERVIOUS COVERAGE	25%						

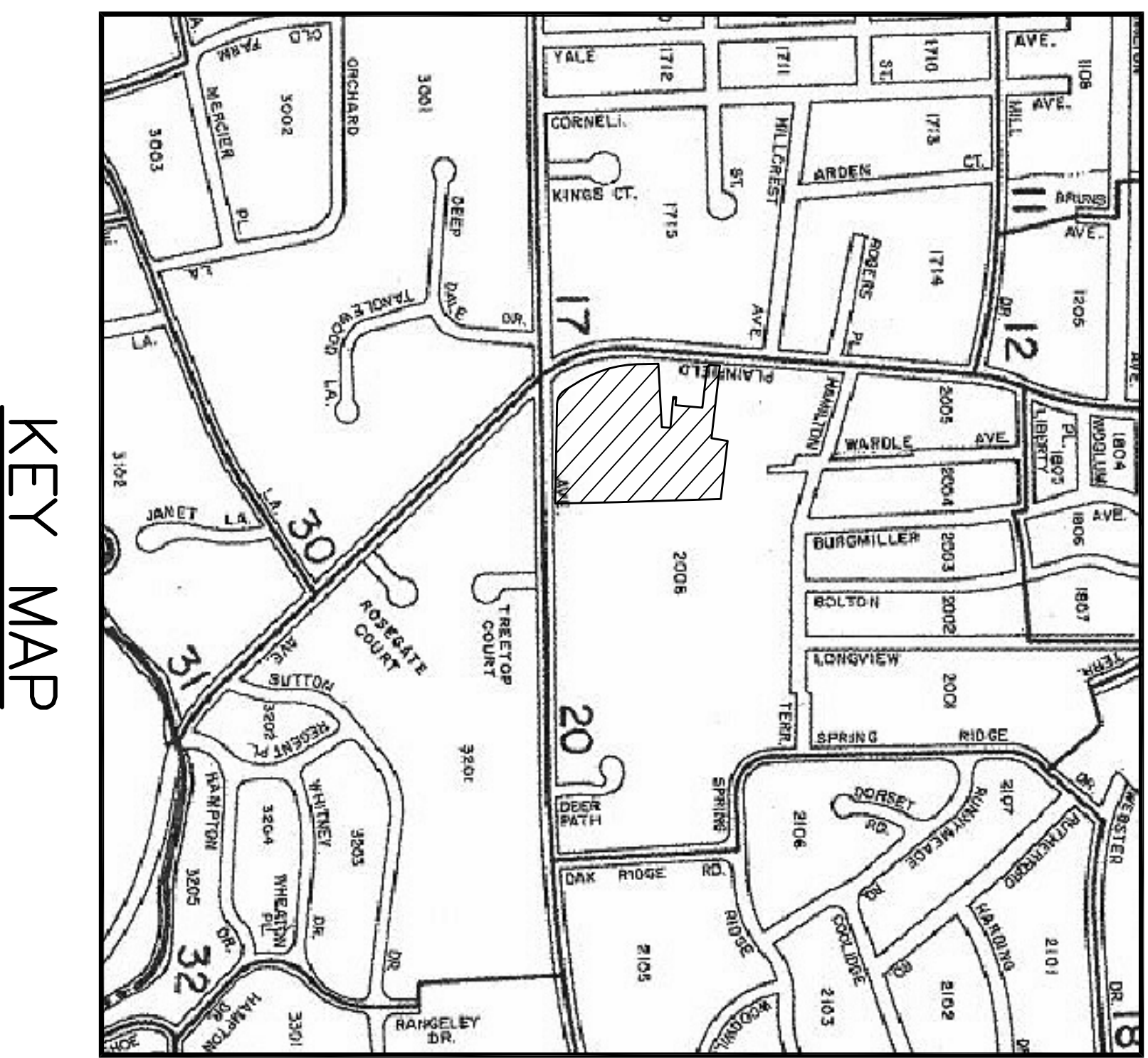
EXISTING NON-CONFORMING CONDITION

PROPOSED NON-CONFORMING CONDITION	EXISTING	PROPOSED
HOUSE OF WORSHIP NON-CONFORMING CONDITION	1917%	610%
	<15%	<15%
	<25%	<25%

AREA MAP
SCALE: 1" = 100'

PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	OWNER & ADDRESS
1715	13	HARRISON, WILLIAM & GORE 539 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
1715	14	KNOIGHT, ROBERT & RHONA DEE 543 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
1715	15	545 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
1715	16	553 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
1715	17	561 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
1715	18	565 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
1715	19	HOFERER, JOHN J. & JENNIFER CLARE 579 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
1715	20	HOFERER, THOMAS 579 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
1715	21	REGNY, MONTOURNEY F. 749 MOUNTAIN AVENUE, BERKELEY HEIGHTS, NJ 09722
2006	26	BOARD OF EDUCATION BERKELEY HEIGHTS, NJ 09722
2006	30	MAXWELL, DONALD A. SHERY 685 MOUNTAIN AVENUE, BERKELEY HEIGHTS, NJ 09722
2006	31	SPIROGLOU, CAESAR & CARLA 588 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
2006	33	588 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
2006	34	CASANOVA, ALBERTO J. & SOROKA, KRISTEN 590 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
2006	35	BARBER FAMILY IRREVOCABLE TRUST 550 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
2006	36	MAESTRI, BRAN & MONS. LISA 538 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
2006	37	1253 SPRINGFIELD AVENUE, SUITE 173, NEW BROOKVILLE, NJ 07974
2008	45	07974, NEW BROOKVILLE, BERKELEY HEIGHTS, NJ 09722
3001	51	CHEN, ANGIS Z. & CHIN, NATALIE W.L. 6 DEEP DALE DRIVE, BERKELEY HEIGHTS, NJ 09722
3001	52	609 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
3001	53	THIRD, HARVINDER & GURJEET 617 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
3201	1	LUJO, ARMANDO L. & NANCY C. 530 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
3201	2	SEKON, LEONARD ANIL & ANKITA 29 PARK AVENUE, BERKELEY HEIGHTS, NJ 09722
3201	3	SCHEITING, MICHAEL & FERREONE 694 MOUNTAIN AVENUE, BERKELEY HEIGHTS, NJ 09722
3201	4.01	689 MOUNTAIN AVENUE, BERKELEY HEIGHTS, NJ 09722
3201	4.02	BARBERSON, CHRISTOPHER H. & DIANMAR R. 689 MOUNTAIN AVENUE, BERKELEY HEIGHTS, NJ 09722



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
908-451-5151
- 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

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8	CONSTRUCTION PROFILES
9	TREE PLAN
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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'
DATE: APRIL 30, 2021
REVISIONS:
OCTOBER 20, 2021
JANUARY 12, 2022

CERTIFICATE OF AUTHORIZATION
No. 246027959700
NOTES

Murphy & Hollowes Associates LLC
CIVIL ENGINEERING AND SURVEYING
193 CENTRAL AVENUE, STIRLING, NJ 07980
908-580-2250
MURPHY@MURPHYANDHOLLOWES.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 SURVEYOR #241319
N.J. PROFESSIONAL PLANNER #2531

WILLIAM G. HOLLOWES
N.J. LIC. PROFESSIONAL ENGINEER #27473
N.J. PROFESSIONAL PLANNER #2530