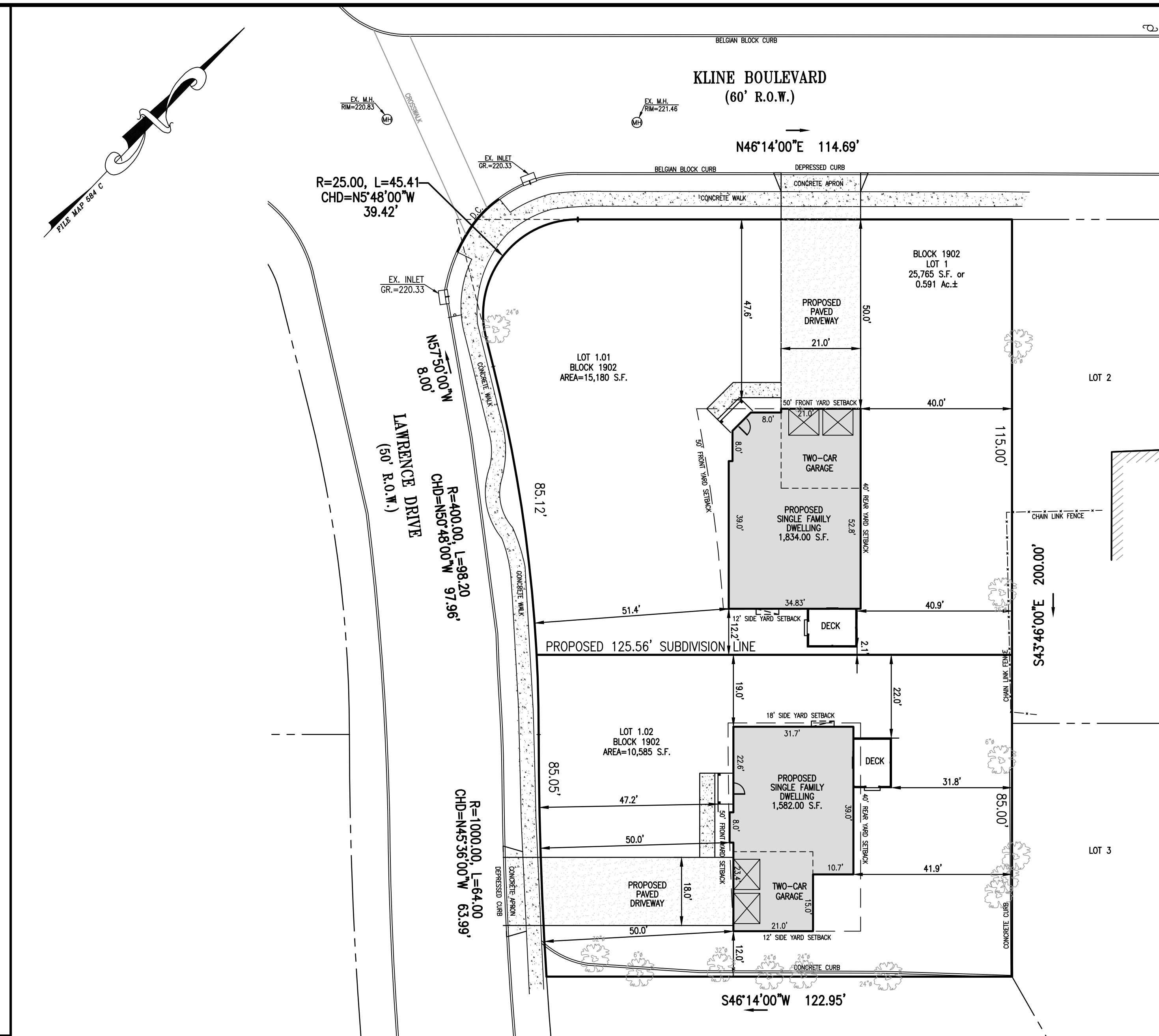


**EXISTING CONDITIONS**  
SCALE: 1"=20'



**MINOR SUBDIVISION**  
SCALE: 1"=20'



**KEY MAP**  
1"=500'

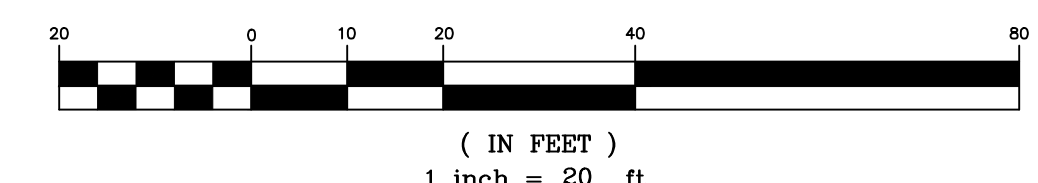
**SCHEDULE OF AREA YARD AND BULK REQUIREMENTS**  
TOWNSHIP OF BERKELEY HEIGHT, UNION COUNTY, NEW JERSEY  
ZONE: R-15 (RESIDENTIAL ZONE)

BULK ITEM	REQUIRED	EXISTING CONDITIONS		PROPOSED CONDITIONS			
		LOT 1	COMPLY	LOT 1.01	COMPLY	LOT 1.02	COMPLY
PERMITTED USE	SINGLE-FAMILY DWELLING	SINGLE-FAMILY DWELLING	YES	SINGLE-FAMILY DWELLING	YES	SINGLE-FAMILY DWELLING	YES
MINIMUM LOT SIZE	15,000 S.F.	N/A	N/A	N/A	N/A	10,585 S.F.	NO (2)
MINIMUM LOT SIZE (10% CORNER LOT)	16,500 S.F.	25,765 S.F. (0.591 Ac.)	YES	15,180 S.F.	NO (2)	N/A	N/A
MINIMUM LOT WIDTH	100.0 FEET	134.82 FEET	YES	115.00 FEET	YES	85.04 FEET	NO (2)
MINIMUM LOT DEPTH	130.0 FEET	201.1 FEET	YES	136.13 FEET	YES	124.26 FEET	NO (2)
SETBACK - PRINCIPAL BUILDING							
MINIMUM FRONT YARD (LAWRENCE DRIVE)	50.0 FEET	58.5 FEET	YES	51.4 FEET	YES	47.2 FEET	NO (2)
MINIMUM FRONT YARD (KLINE BOULEVARD)	50.0 FEET	83.7 FEET	YES	47.6 FEET	NO (2)	N/A	N/A
MINIMUM ONE SIDE YARD	12.0 FEET	23.1 FEET	YES	12.2 FEET	YES	12.0 FEET	YES
MINIMUM BOTH SIDE YARDS	30.0 FEET	N/A	YES	N/A	YES	30.0 FEET	YES
MINIMUM REAR YARD	40.0 FEET	74.2 FEET	YES	40.0 FEET	YES	40.0 FEET	YES
SETBACK - ACCESSORY BUILDING							
MINIMUM FRONT YARD	50.0 FEET	82.5 FEET	YES	N/A	N/A	N/A	N/A
MINIMUM ONE SIDE YARD	12.0 FEET	7.8 FEET	NO (1)	2.1 FEET	NO (2)	22.0 FEET	YES
MINIMUM BOTH SIDE YARDS	30.0 FEET	N/A	YES	N/A	YES	>30.0 FEET	YES
MINIMUM REAR YARD	15.0 FEET	7.4 FEET	NO (1)	40.9 FEET	YES	31.8 FEET	YES
MAXIMUM BUILDING HEIGHT	30.0 FEET	<30.0 FEET	YES	30.0 FEET	YES	30.0 FEET	YES
MAX. PERMITTED COVERAGE							
MAXIMUM BUILDING COVERAGE	15%	7.3% (1,873 S.F.)	YES	12.1% (1,834 S.F.)	YES	15.0% (1,582 S.F.)	YES
MAXIMUM LOT COVERAGE (COMBINED)	25%	12.6% (3,248 S.F.)	YES	20.7% (3,144 S.F.)	YES	24.8% (2,621 S.F.)	YES
MAXIMUM LOT COVERAGE (OTHER COVERAGE)	10%	12.6% (1,375 S.F.)	YES	20.7% (1,310 S.F.)	YES	9.8% (1,039 S.F.)	YES

NOTE:  
(1) PRE-EXISTING CONDITIONS  
(2) VARIANCE REQUESTED

ELEVATIONS SHOWN ARE BASED ON NAVD 88

GRAPHIC SCALE



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- LEGEND**
- STREET SIGN
  - CLEANOUT
  - SANITARY MANHOLE
  - DRAINAGE MANHOLE
  - CATCH BASIN
  - CATCH BASIN
  - SOIL BORING
  - GUY WIRE
  - UTILITY POLE
  - P.K. NAIL FOUND
  - CONC. MONUMENT FOUND
  - IRON BAR FOUND
  - MAILBOX
  - STREET TREE
  - EXIST. SPOT ELEVATION
  - EXISTING CONTOUR LINE
  - GAS LINE
  - WATER LINE
  - GAS VALVE
  - WATER VALVE
  - FIRE HYDRANT
  - LIGHT POST

1	03/04/2022	REVISED AS PER TOWNSHIP OF BERKELEY HEIGHT COMMENTS	S.P.
REV.	DATE	DESCRIPTION	CHK'D, APP'VD

**Harbor Consultants Inc.**  
Engineers & Surveyors  
320 NORTH AVENUE EAST  
CRANFORD, N.J. 07016  
Phone (908) 276-2715 Fax (908) 709-1738  
Email: info@hcicg.net

**MINOR SUBDIVISION PLAN**  
No. 162 KLINE BOULEVARD  
LOT 1, BLOCK 1902 (TAX MAP#19)  
TOWNSHIP OF BERKELEY HEIGHT UNION COUNTY NEW JERSEY

SCALE: 1"=20'  
DATE: 12/21/2021  
DESIGNED BY: V.E.V.  
DRAWN BY: S.P.  
WORK FILE: 2021155\_Subdivision Plan  
CERTIFICATE OF AUTHORIZATION No. 24GA27962100  
PROJECT No. 2021155

**VICTOR E. VINEGRA**  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
NEW JERSEY LICENSE No. 34460