

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		
TOTAL	49,724 SF	TOTAL	43,539 SF

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 WIDTH CORNER	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%

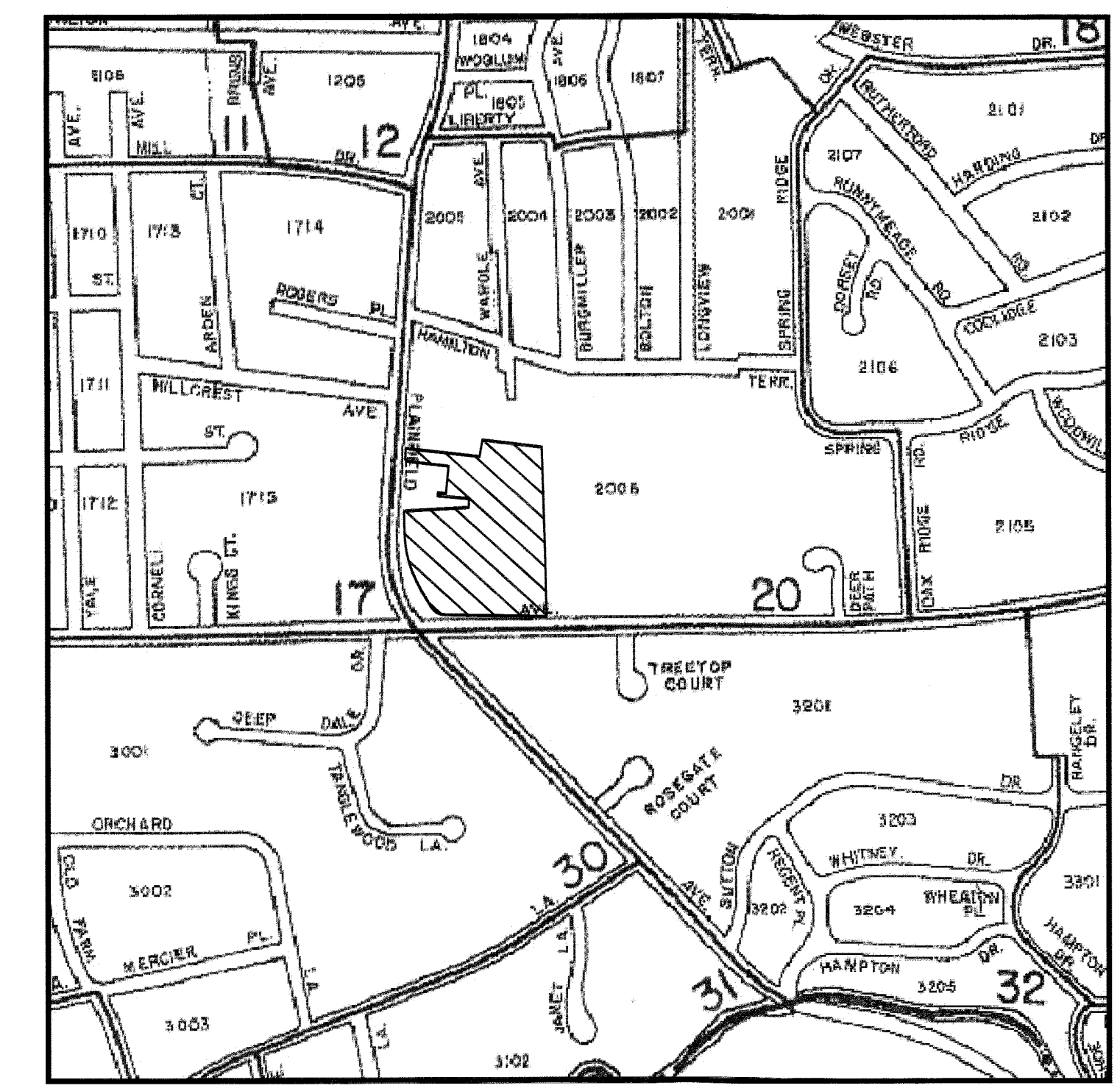
*EXISTING NON-CONFORMING CONDITION
 **PROPOSED NON-CONFORMING CONDITION
 ~HOUSE OF WORSHIP NON-CONFORMING CONDITION

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 539 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
1715	14	KNIGHT, ROBERT & RHONA DEE 543 PLAINFIELD AVE, BERKELEY HEIGHTS, NJ 09722
1715	15	EBERLIN, CLINT & ERIN 553 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
1715	16	POPOSCU, PETRE A. & IULIA 559 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
1715	17	DALTON, EDWARD & JOANNE M. 565 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
1715	18	HOEFFLER, JOHN J. & JENNIFER CLARE 573 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
1715	19	NICEFORO, RICHARD & DIANE 579 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
1715	20	HORMANN, THOMAS 585 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
1715	21	DEGOEY, MONTGOMERY F. 749 MOUNTAIN AVENUE, BERKELEY HEIGHTS, NJ 09722
2006	26	BOARD OF EDUCATION PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
2006	30	MAXWELL, DONALD ASHLEY 685 MOUNTAIN AVENUE, BERKELEY HEIGHTS, NJ 09722
2006	31	SPIRUTO, CAESAR & CARLA 701 MOUNTAIN AVENUE, BERKELEY HEIGHTS, NJ 09722
2006	33	SONNENBERG, EDWARD & BEVERLY 566 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
2006	34	CASTILLO, ALBERTO J. & SCHOEN, KRISTEN 560 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
2006	35	BARBER FAMILY IRREVOCABLE TRUST 550 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
2006	36	MALESTER, BRIAN & FORIS, LISA 546 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
2006	37	538 PLAINFIELD AVENUE LLC 123 SPRINGFIELD AVENUE, SUITE 173, NEW PROVIDENCE, NJ 07974
2006	45	D'ASCOLI, JERRY M. 41 HAMILTON TERRACE, BERKELEY HEIGHTS, NJ 09722
3001	51	CHEN, ANGUS Z. & CHEN, NATALIE W.L. 6 DEEP DALE DRIVE, BERKELEY HEIGHTS, NJ 09722
3001	52	CICERO, JOSEPHINE 609 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
3001	53	THIRD, HARVINDER & GURJEET 617 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
3201	1	TOWNSHIP OF BERKELEY HEIGHTS 29 PARK AVENUE, BERKELEY HEIGHTS, NJ 09722
3201	2	LUIGI, ARMANDO L. & WANCY G. 630 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
3201	3	SEMON, LEONARD A. & ANN L. 704 MOUNTAIN AVENUE, BERKELEY HEIGHTS, NJ 09722
3201	4.01	SCHETTINO, MICHAEL & PERSFONE 694 MOUNTAIN AVENUE, BERKELEY HEIGHTS, NJ 09722
3201	4.02	BJORKESON, CHRISTOFFER H. & DAGMAR R. 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

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15	CONSTRUCTION DETAIL

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

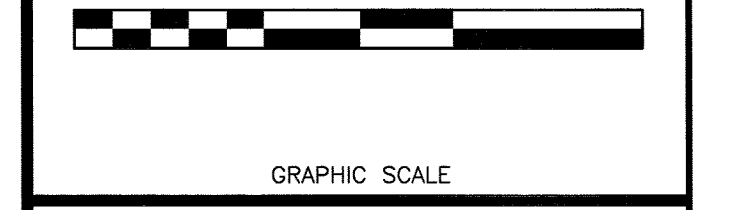
CHAIRPERSON _____ DATE _____
 SECRETARY _____ DATE _____
 MUNICIPAL ENGINEER _____ DATE _____

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
 SEPTEMBER 9, 2022
 SEPTEMBER 30, 2022
 DECEMBER 6, 2022 SIGHT LINE

CERTIFICATE OF AUTHORIZATION
 No. 24GA27959700

NOTES

Murphy & Hollowes Associates LLC
 CIVIL ENGINEERING AND SURVEYING
 192 CENTRAL AVENUE, STIRLING, NJ 07980
 908.580.1255, 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
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