

PRELIMINARY AND FINAL SITE PLAN

189 NORTH AVENUE EAST

LOT 13, BLOCK 312

TAX MAP SHEET No. 72

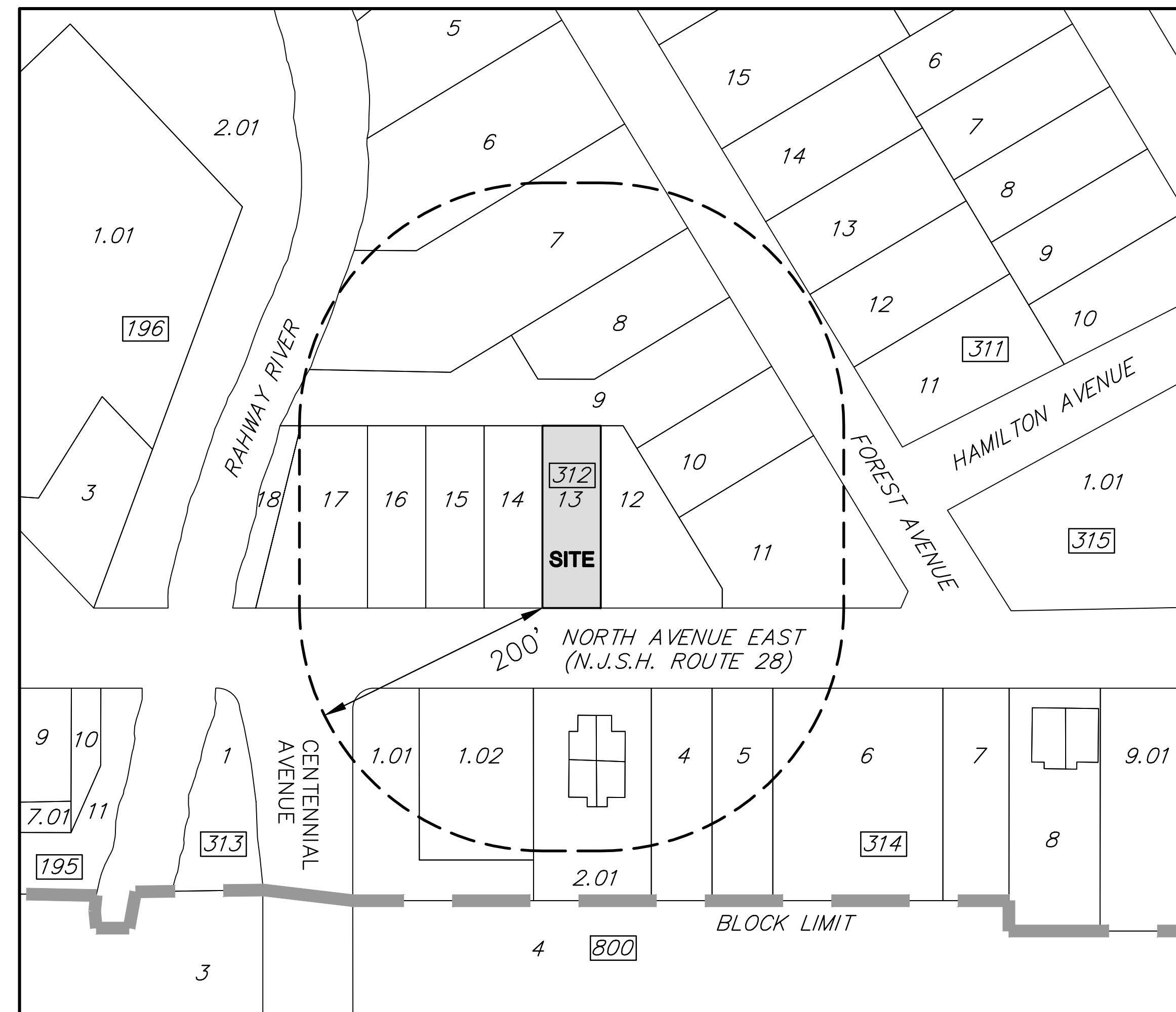
TOWNSHIP OF CRANFORD

UNION COUNTY

NEW JERSEY

LIST PROPERTY OWNERS & UTILITIES 200 FEET

BLOCK & LOT	PROPERTY LOCATION	OWNER/MAIL ADDRESS
312 6	22 FOREST AVENUE	RODRIGUEZ, EDWIN & LYDIA JACKSON 22 FOREST AVENUE CRANFORD, NJ 07016
312 7	26 FOREST AVENUE	DI GIOVANNI, ANTHONY & KAREN 26 FOREST AVENUE CRANFORD, NJ 07016
312 8	28 FOREST AVENUE	DESTEFANO, WARREN & DANA E 28 FOREST AVENUE CRANFORD, NJ 07016
312 9	30 FOREST AVENUE	CADER, HISHAM M & LAUREN J 30 FOREST AVENUE CRANFORD, NJ 07016
312 10	32 FOREST AVENUE	NAUTIYAL, ARJUN & MACLEAN, CRAMEN 32 FOREST AVENUE CRANFORD, NJ 07016
312 11	34 FOREST AVENUE	BENDAH LLC % GINTER, DANIEL 34 FOREST AVENUE CRANFORD, NJ 07016
312 12	191 NORTH AVENUE EAST	SABER, MEHDI DDS 191 NORTH AVENUE EAST CRANFORD, NJ 07016
312 14	187 NORTH AVENUE EAST	GRIFFITH, CHESTER M 187 NORTH AVENUE EAST CRANFORD, NJ 07016
312 15	185 NORTH AVENUE EAST	FERNANDES, MANUEL & CATHY R 185 NORTH AVENUE EAST CRANFORD, NJ 07016
312 16	183 NORTH AVENUE EAST	BEN EL NJ CORPORATION 183 NORTH AVENUE EAST CRANFORD, NJ 07016
312 17	181 NORTH AVENUE EAST	JC DEVELOPMENT GROUP LLC 181 NORTH AVENUE EAST CRANFORD, NJ 07016
312 18	NORTH AVENUE EAST	TOWNSHIP OF CRANFORD 8 SPRINGFIELD AVENUE CRANFORD, NJ 07016



PROJECT AREA MAP

1" = 80'

LIST PROPERTY OWNERS & UTILITIES 200 FEET

BLOCK & LOT	PROPERTY LOCATION	OWNER/MAIL ADDRESS
314 1.01	184 NORTH AVENUE EAST	184 NORTH CENTENNIAL LLC 184 NORTH AVENUE EAST CRANFORD, NJ 07016
314 1.02	186 NORTH AVENUE EAST	TRIARSI, JOSEPH J 186 NORTH AVENUE EAST CRANFORD, NJ 07016
314 2.01	190 NORTH AVENUE EAST UNIT 1A	CASSIDY, CHRISTINE & GUIDENZ, ROBERT 101 CRANFORD AVENUE CRANFORD, NJ 07016
314 2.01	190 NORTH AVENUE EAST UNIT 1B	PALUMBO, ANTHONY / RENAUD, ROBERT 190 NORTH AVENUE EAST - UNIT 1B CRANFORD, NJ 07016
314 2.01	190 NORTH AVENUE EAST UNIT 2	LEHRICH, RICHARD S 217 COLONADE CIRCLE NAPLES, FL 34103
314 2.01	190 NORTH AVENUE EAST UNIT 3	RENAUD, R & P / PALLUMBO, A & D 190 NORTH AVENUE EAST - UNIT 3 CRANFORD, NJ 07016
314 4	192 NORTH AVENUE EAST	TAYLOR, JOHN EDWIN III & SUSAN 1050 WYCHWOOD ROAD WESTFIELD, NJ 07090
314 5	194 NORTH AVENUE EAST	HOGAN, KENNETH D & LYNN M 7 BROWN TERRACE CRANFORD, NJ 07016
314 6	198 NORTH AVENUE EAST	198 NORTH AVE E REALTY LLC 198 NORTH AVENUE EAST CRANFORD, NJ 07016

EASEMENTS AND UTILITIES

COMCAST CABLEVISION
C/O - CORPORATION TRUST CO.
820 BEAR TAVENNA ROAD
WEST TRENTON, NJ 08628

NEW JERSEY AMERICAN WATER, INC.
ATN: GIS SUPERVISOR
1025 LAUREL OAK ROAD
WOODRIDGE, NJ 07045

VERIZON - EXECUTIVE OFFICES
1 VERIZON WAY
ATN: CORPORATE SECRETARY
BASKING RIDGE, NJ 07920

ELIZABETHTOWN GAS COMPANY
ENGINEERING DEPARTMENT
520 GREEN LANE
UNION, NJ 07083

PUBLIC SERVICE ELECTRIC & GAS COMPANY
MANAGER - CORPORATE PROPERTIES
80 PARK PLAZA, 16B
NEWARK, NJ 07101

RAHWAY VALLEY SEWERAGE AUTHORITY
ATN: CHIEF ENGINEER
1050 EAST HAZELWOOD AVENUE
RAHWAY, NJ 07065

APPLICANT:

XXXX
XXXX
XXXX

OWNER:

XXXX
XXXX
XXXX

CERTIFICATION OF APPROVAL

APPROVED BY THE ZONING BOARD
OF THE TOWNSHIP OF CRANFORD

CHAIRMAN _____ DATE _____

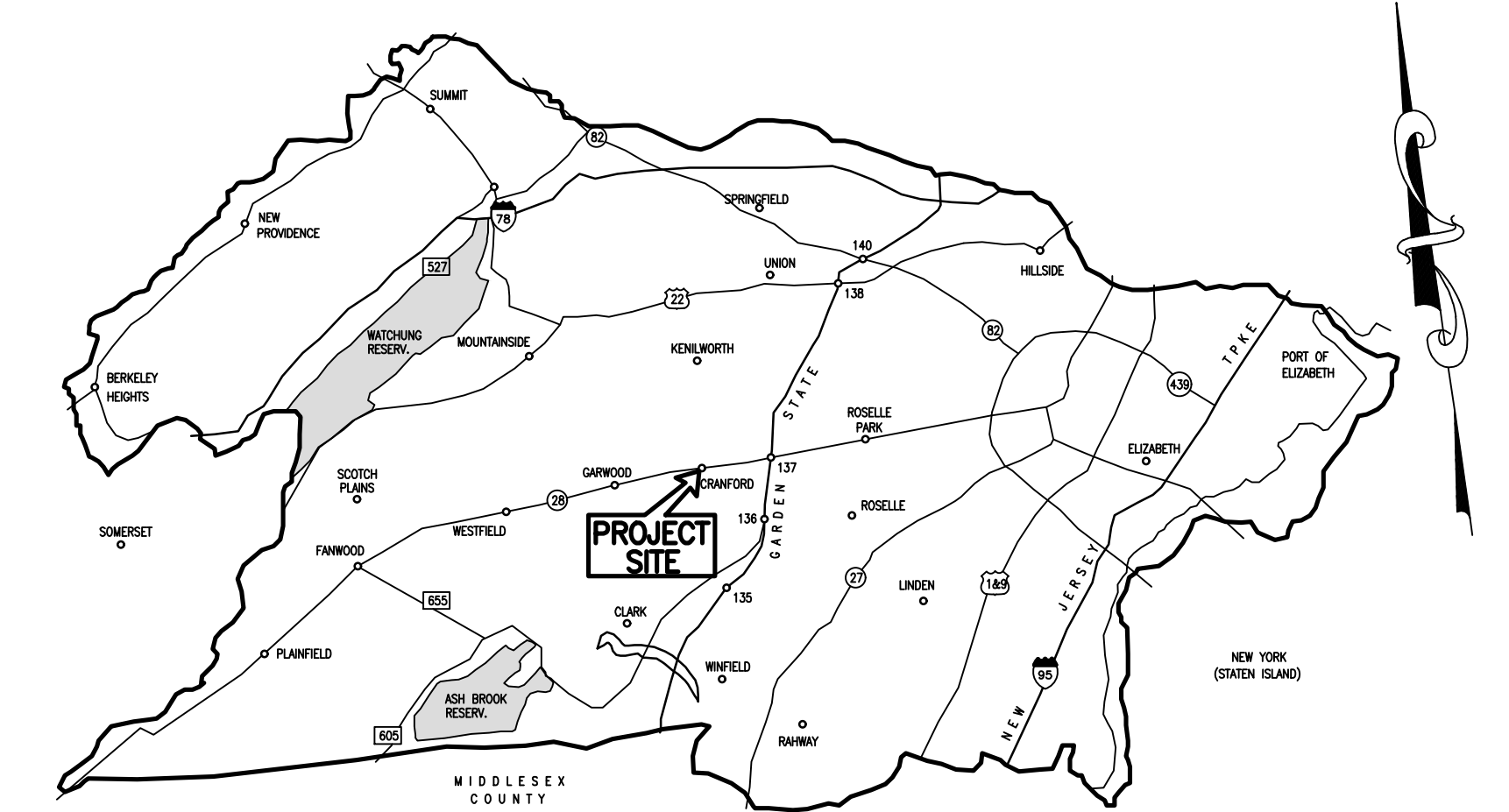
SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

PREPARED DECEMBER 2019

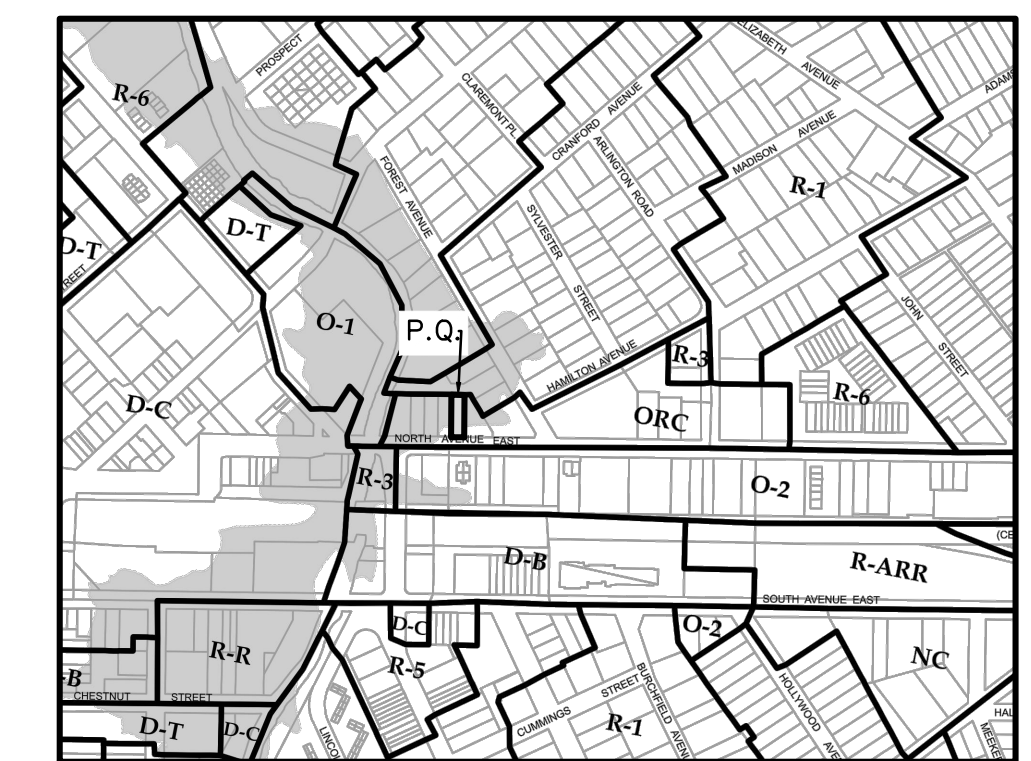
FOR

XXXX
XXXX
XXXX



UNION COUNTY KEY MAP

N.T.S.



TOWNSHIP OF CRANFORD ZONING MAP

N.T.S.

SHEET INDEX

SHEET No.	DESCRIPTION	PREPARED	LAST REVISED
1	COVER SHEET	12/10/2019	
2	EXISTING CONDITIONS & LAYOUT PLAN	12/10/2019	

PRELIMINARY AND FINAL SITE PLAN FOR

189 NORTH AVENUE EAST

LOT 13, BLOCK 312

TOWNSHIP OF CRANFORD UNION COUNTY NEW JERSEY

COVER SHEET

HARBOR CONSULTANTS ENGINEERS & SURVEYORS

320 NORTH AVENUE EAST

CRANFORD, N.J. 07016

Tel. (908) 276-2715 Fax (908) 709-1738



VICTOR E. VINEGRA

PROFESSIONAL ENGINEER & LAND SURVEYOR

NEW JERSEY LICENSE No. 34460

PROJECT No. 2019157

No. 189a

TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY
SCHEDULE OF ZONE DISTRICT AREA, YARD & BUILDING REQUIREMENTS
ZONE ORC (OFFICE RESIDENTIAL CHARACTER DISTRICT)

ITEM	REQUIRED	PROPOSED	COMPLY
PRINCIPAL STRUCTURE PERMITTED USE	SINGLE-FAMILY DWELLING	TWO SINGLE-FAMILY DWELLINGS	NO (2)
MINIMUM LOT DIMENSION			
MINIMUM AREA	15,000 S.F.	7,200 S.F.	NO (1)
MINIMUM WIDTH	100.0 FEET	48.00 FEET	NO (1)
MINIMUM YARDS (PRINCIPAL)			
FRONT YARD	30.0 FEET	97.5 FEET	YES
REAR YARD	25.0 FEET	14.5 FEET	NO (1)
SIDE YARD (ONE SIDE)	10% OF WIDTH(10 FEET MIN.)	1.5 FEET	NO (1)
SIDE YARD (BOTH SIDES)	20% OF WIDTH(20 FEET MIN.)	16.2 FEET	NO (1)
MAXIMUM BULK STANDARDS			
MAXIMUM FLOOR AREA RATIO	0.5	<0.5	YES
MAXIMUM LOT IMPERVIOUS COVERAGE	5,400 S.F. (35%)	3,847 S.F. (53.4%)	YES
MAXIMUM LOT BUILDING COVERAGE	2,160 S.F. (30%)	1,707 S.F. (23.7%)	YES
MAXIMUM BUILDING HEIGHT	35 FEET	18 FEET	YES

(1) EXISTING NON-COMFORMITY
(2) VARIANCE REQUESTED

No. 189a

TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY
SCHEDULE OF ZONE DISTRICT AREA, YARD & BUILDING REQUIREMENTS
ZONE R-5 (ONE & TWO FAMILY DISTRICT "SINGLE-FAMILY")

ITEM	REQUIRED	PROPOSED	COMPLY
PRINCIPAL STRUCTURE PERMITTED USE	SINGLE-FAMILY DWELLING	SINGLE-FAMILY DWELLING	YES
MINIMUM LOT DIMENSION			
MINIMUM AREA	5,000 S.F.	7,200 S.F.	YES
MINIMUM WIDTH	50.0 FEET	48.00 FEET	NO (1)
MINIMUM YARDS (PRINCIPAL)			
FRONT YARD	25.0 FEET	97.5 FEET	YES
REAR YARD	52.5 FEET	14.5 FEET	NO (1)
SIDE YARD (ONE SIDE)	10% OF WIDTH(7 FEET MIN.)	1.5 FEET	NO (1)
SIDE YARD (BOTH SIDES)	30% OF WIDTH (14.4 FEET)	16.2 FEET	YES
MAXIMUM BULK STANDARDS			
MAXIMUM LOT IMPERVIOUS COVERAGE	3,240 S.F. (45%)	3,847 S.F. (53.4%)	NO (1)
MAXIMUM LOT BUILDING COVERAGE	2,160 S.F. (30%)	1,707 S.F. (23.7%)	YES
MAXIMUM BUILDING HEIGHT	32 FEET	18 FEET	YES
LOT AREA AT 100 FEET FROM R.O.W.	5,000 S.F.	4,800 S.F.	NO (1)

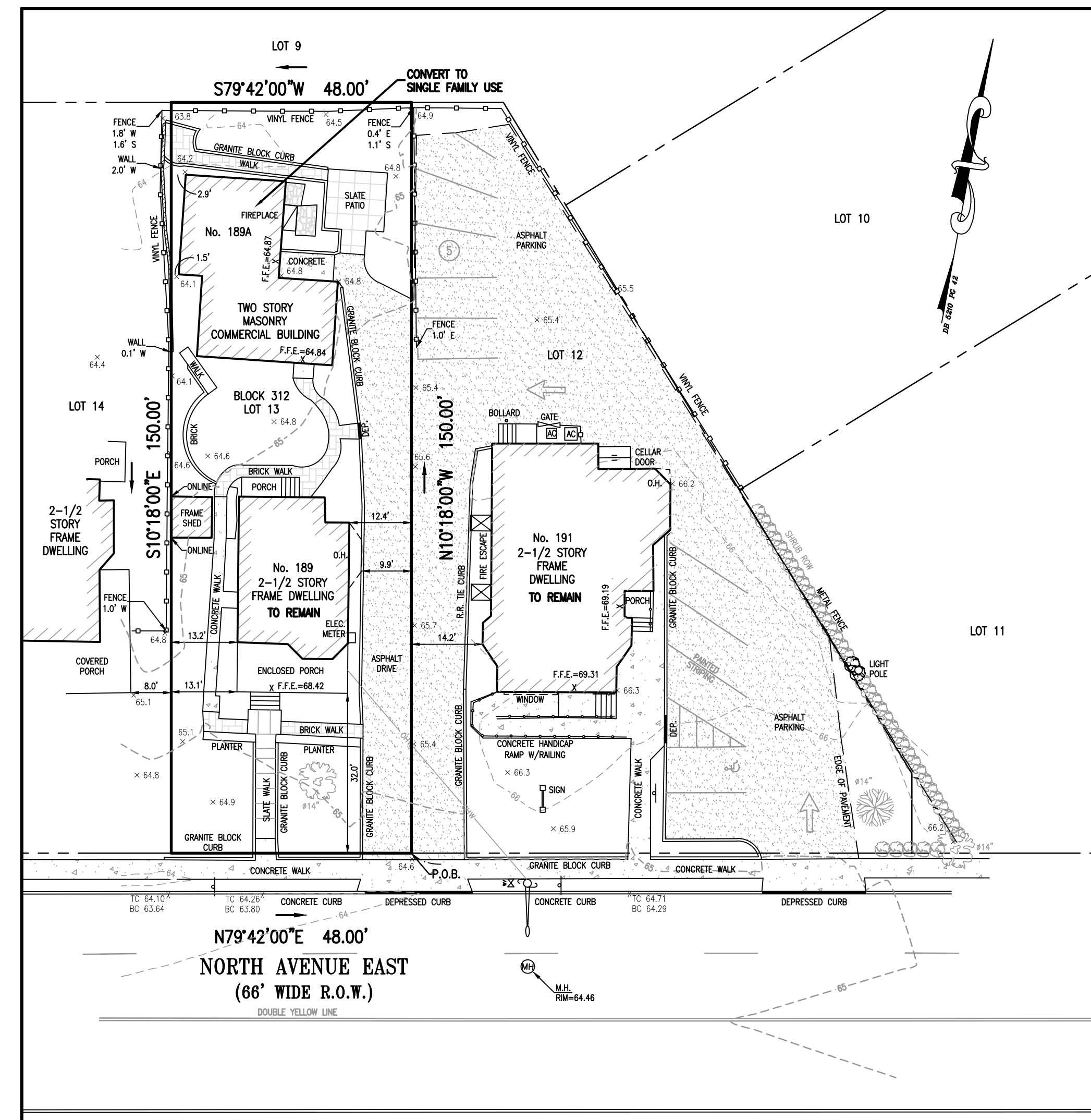
(1) EXISTING NON-COMFORMITY
(2) VARIANCE REQUESTED

No. 189

TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY
SCHEDULE OF ZONE DISTRICT AREA, YARD & BUILDING REQUIREMENTS
ZONE R-5 (ONE & TWO FAMILY DISTRICT "SINGLE-FAMILY")

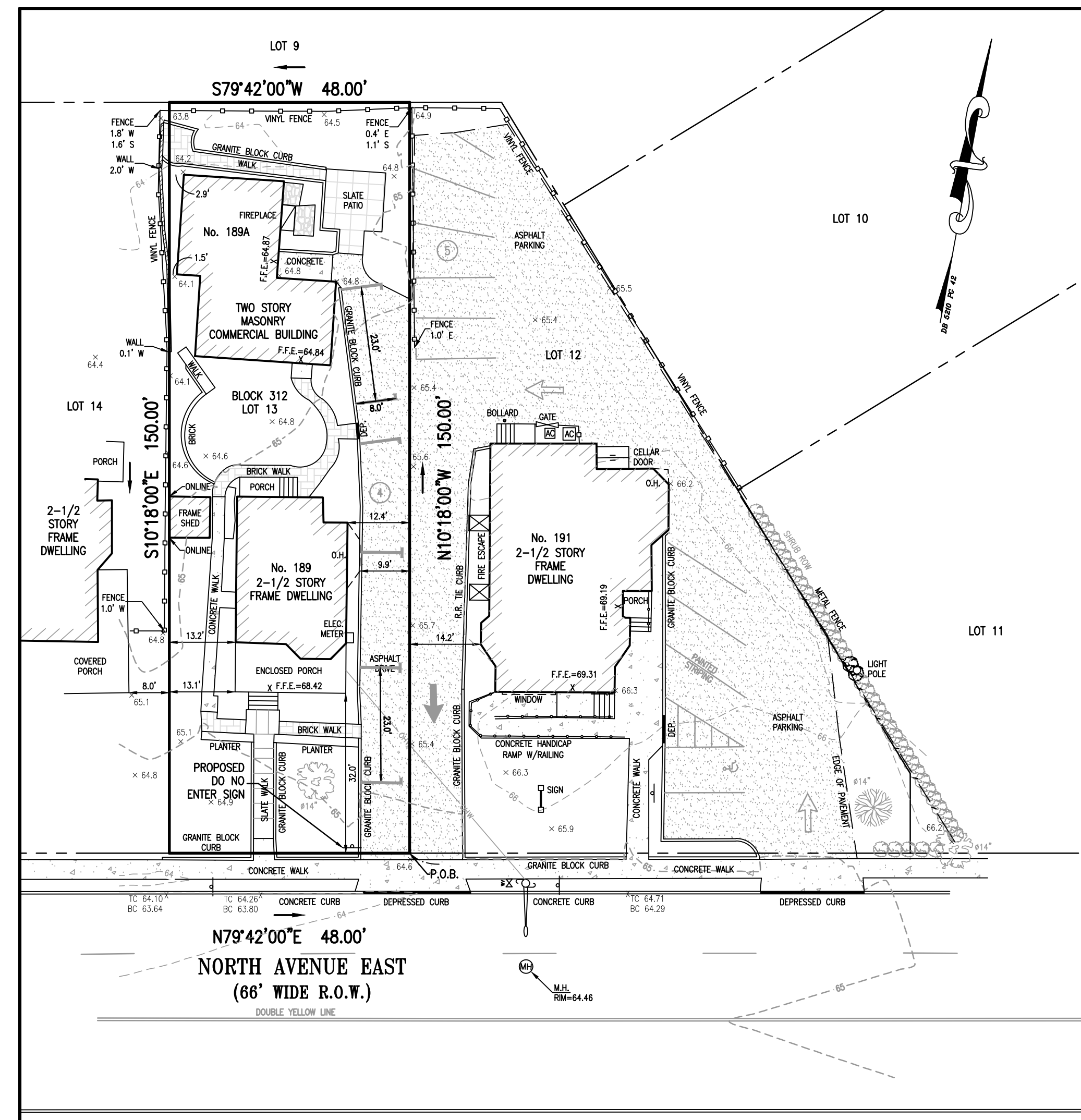
ITEM	REQUIRED	PROPOSED	COMPLY
PRINCIPAL STRUCTURE PERMITTED USE	SINGLE-FAMILY DWELLING	EXISTING SINGLE-FAMILY DWELLING	YES
MINIMUM LOT DIMENSION			
MINIMUM AREA	5,000 S.F.	7,200 S.F.	YES
MINIMUM WIDTH	50.0 FEET	48.00 FEET	NO (1)
MINIMUM YARDS (PRINCIPAL)			
FRONT YARD	25.0 FEET	32.0 FEET	YES
REAR YARD	52.5 FEET	78.8 FEET	YES
SIDE YARD (ONE SIDE)	10% OF WIDTH(7 FEET MIN.)	10.4 FEET	YES
SIDE YARD (BOTH SIDES)	30% OF WIDTH (14.4 FEET)	23.5 FEET	YES
MAXIMUM BULK STANDARDS			
MAXIMUM LOT IMPERVIOUS COVERAGE	3,240 S.F. (45%)	3,847 S.F. (53.4%)	NO (1)
MAXIMUM LOT BUILDING COVERAGE	2,160 S.F. (30%)	1,707 S.F. (23.7%)	YES
MAXIMUM BUILDING HEIGHT	32 FEET	30.33 FEET	YES
LOT AREA AT 100 FEET FROM R.O.W.	5,000 S.F.	4,800 S.F.	NO (1)

(1) EXISTING NON-COMFORMITY
(2) VARIANCE REQUESTED



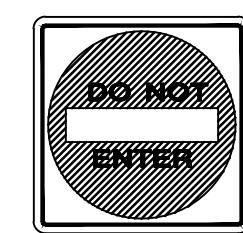
EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1"=20'



LAYOUT & DIMENSIONING PLAN

SCALE: 1"=20'

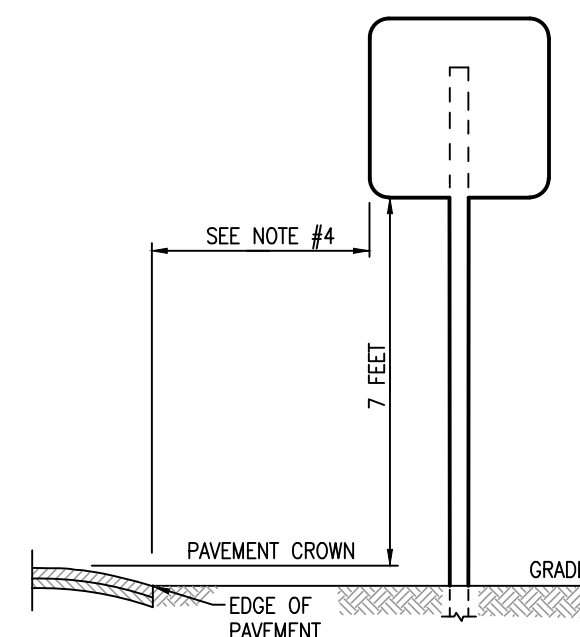


R5-1
DO NOT ENTER
30" x 30"

ALL SIGNAGE SHALL CONFORM TO M.U.T.C.D. STANDARDS, LATEST EDITION.

PROPOSED SIGNAGE DETAILS

N.T.S.



SINGLE POST
30" X 30" OR SMALLER
TYPICAL SIGN MOUNTING DETAIL

N.T.S.

NOTES:

1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION, AS STATED IN THE CURRENT MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS.
2. ALL POSTS SHALL BE EMBEDDED 4"-2" MINIMUM.
3. POSTS SHALL BE STEEL POSTS, 2 LBS PER FOOT, GREEN, IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123.
4. IN AREAS WITHOUT CURBING, THE OUTER EDGE OF SIGN TO BE 6"-0" MINIMUM TO 12"-0" MAXIMUM FROM EDGE OF SHOULDER, AS DIRECTED.

GENERAL NOTES:-

1. THE PREMISES SHOWN HEREON WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO SUCH FACTS AS A CURRENT TITLE SEARCH MAY DISCLOSE. THE PROPERTY ALSO MAY BE SUBJECT TO THE FOLLOWING:
 - A.) RIGHTS OF CLAIMS OF PARTIES IN POSSESSION SHOWN BY THE PUBLIC RECORD.
 - B.) RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD.
 - C.) EASEMENTS OR CLAIMS OF EASEMENTS, SHOWN BY THE PUBLIC RECORD.
 - D.) EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORD.
2. NO DETERMINATIONS HAVE BEEN MADE REGARDING UNDERGROUND UTILITIES WHICH MAY EXIST, UNLESS AS SHOWN.
3. NO DETERMINATIONS HAVE BEEN MADE REGARDING HAZARDOUS MATERIAL CONDITIONS.
4. NO DETERMINATIONS HAVE BEEN MADE REGARDING WETLANDS LOCATION.
5. PROPERTY IS SITUATED IN FLOOD ZONE X 0.2% CHANCE (BASE FLOOD ELEVATIONS DETERMINED) PER A PLAN ENTITLED "FIRM" FLOOD INSURANCE RATE MAP, FOR THE TOWNSHIP OF CRANFORD COMMUNITY/PANEL NO. 345291 0021 F, MAP NO. 34039C0021F EFFECTIVE DATE SEPTEMBER 20th, 2006.
6. PLANIMETRIC FEATURES SHOWN HEREON HAVE BEEN DRAWN IN ACCORDANCE WITH FIELD SURVEY PERFORMED BY HARBOR CONSULTANTS, INC., OCTOBER 10, 2019.
7. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO CONSTRUCTION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING UTILITIES. MATERIALS AND SIZES, TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
8. TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN DRAWN IN ACCORDANCE WITH FIELD SURVEY PERFORMED BY HARBOR CONSULTANTS, INC., OCTOBER 10, 2019.

DESCRIPTION:-

BEING KNOWN AND DESIGNATED AS LOT 13 IN BLOCK 312 ON THE TOWNSHIP OF CRANFORD TAX ASSESSMENT MAP. BEING MORE COMMONLY KNOWN AS NO. 189 NORTH AVENUE EAST TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

NOTES:-

1. REFERENCES WERE MADE TO DEED BOOK 3802, PAGE 159
 2. AT THE REQUEST OF THE OWNERS, PROPERTY CORNERS WERE NOT SET AT THIS TIME.
 3. DIMENSIONS AS SHOWN ARE NOT INTENDED FOR THE CONSTRUCTION OF FENCES OR PERMANENT STRUCTURES.
 4. OFFSETS SHOWN ARE MEASURED FROM THE FRAME OF THE STRUCTURE PERPENDICULAR TO THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
- CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

ADDITIONAL VARIANCES:

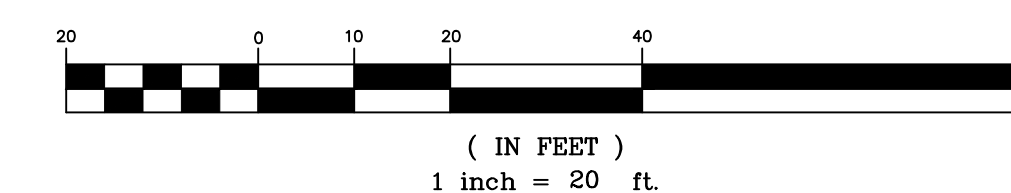
- 255-374(1): 5' SIDE YARD LANDSCAPE BUFFER
- 255-374(1): 7' REAR YARD LANDSCAPE BUFFER
- 255-374(2)(a): PARKING IN FRONT YARD
- 255-374(2)(b): PARKING AREA BUFFER

DESIGN WAIVERS:

- 255-266(3)(c): PARKING AREA SIDELINE SETBACK
- 255-266(3)(c): PARKING AREA PRINCIPAL BUILDING SETBACK
- 255-266(5)(b): PARKING AREA SCREENING
- 255-374(3)(b): ONE PRINCIPAL BUILDING PER LOT.

ELEVATIONS SHOWN ARE BASED ON NAVD 88

GRAPHIC SCALE



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LEGEND

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

CERTIFICATION:-

I CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY MADE ON OCTOBER 10, 2019, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS."

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE.

TO:

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

PRELIMINARY AND FINAL SITE PLAN
EXISTING CONDITION & LAYOUT PLAN
 198 NORTH AVENUE EAST
 LOT 13, BLOCK 312
 TOWNSHIP OF CRANFORD UNION COUNTY NEW JERSEY

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

CERTIFICATE OF AUTHORIZATION NO. PROJECT NO.
 24GA27962100 2019157