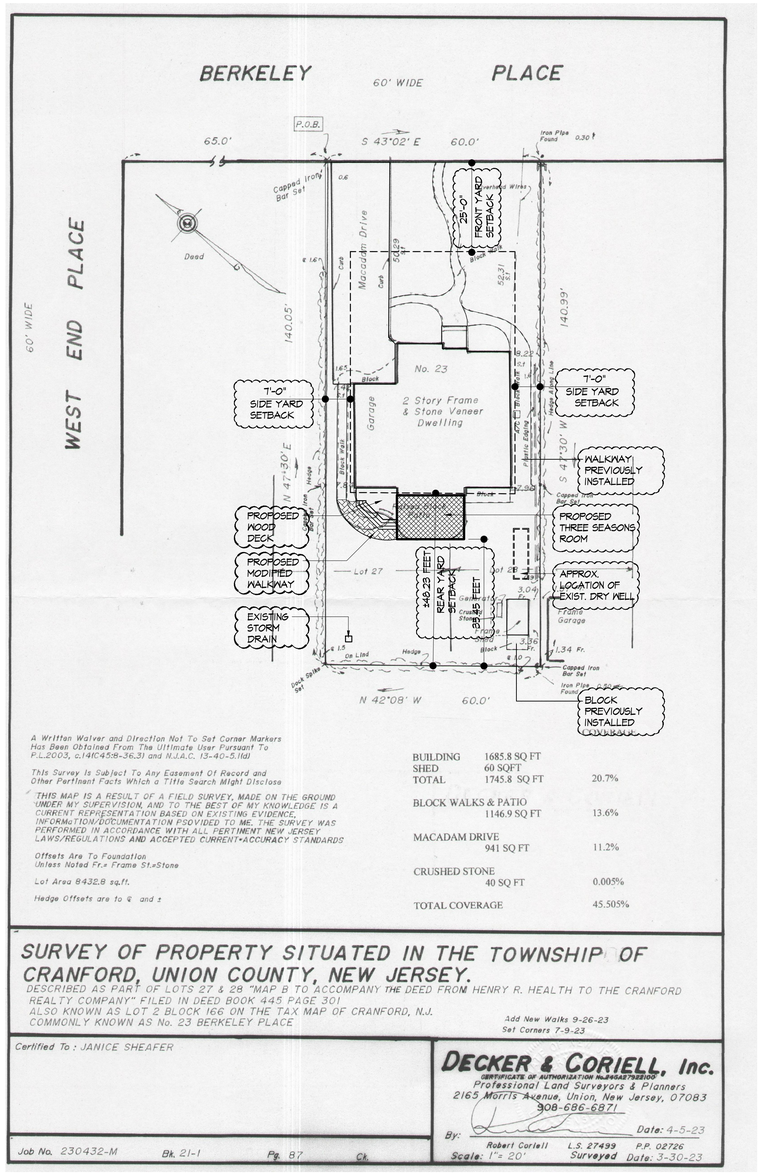


A Written Waiver and Direction Not To Set Corner Markers Has Been Obtained From The Ultimate User Pursuant To P.L.2003, c.141C453:8-36.3) and N.J.A.C. 13-40-5.1(d)

This Survey Is Subject To Any Easement Of Record and Other Pertinent Facts Which a Title Search Might Disclose

THIS MAP IS A RESULT OF A FIELD SURVEY, MADE ON THE GROUND UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE IS A CURRENT REPRESENTATION BASED ON EXISTING EVIDENCE, INFORMATION/DOCUMENTATION PROVIDED TO ME. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH ALL PERTINENT NEW JERSEY LAWS/REGULATIONS AND ACCEPTED CURRENT•ACCURACY STANDARDS

Offsets Are To Foundation
Unless Noted Fr.= Frame St.=Stone

Lot Area 8432.8 sq.ft.

Hedge Offsets are to ℄ and ±

BUILDING	1685.8 SQ FT	
SHED	60 SQFT	
TOTAL	1745.8 SQ FT	20.7%
BLOCK WALKS & PATIO	1146.9 SQ FT	13.6%
MACADAM DRIVE	941 SQ FT	11.2%
CRUSHED STONE	40 SQ FT	0.005%
TOTAL COVERAGE		45.505%

SURVEY OF PROPERTY SITUATED IN THE TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY.

DESCRIBED AS PART OF LOTS 27 & 28 "MAP B TO ACCOMPANY THE DEED FROM HENRY R. HEALTH TO THE CRANFORD REALTY COMPANY" FILED IN DEED BOOK 445 PAGE 301
ALSO KNOWN AS LOT 2 BLOCK 166 ON THE TAX MAP OF CRANFORD, N.J.
COMMONLY KNOWN AS No. 23 BERKELEY PLACE

Add New Walks 9-26-23
Set Corners 7-9-23

Certified To : JANICE SHEAFER

DECKER & CORIELL, Inc.
CERTIFICATE OF AUTHORIZATION No.24GA27928300
Professional Land Surveyors & Planners
2165 Morris Avenue, Union, New Jersey, 07083
908-686-6871

By: Robert Coriell L.S. 27499 P.P. 02726 Date: 4-5-23
Surveyed Date: 3-30-23

Job No. 230432-M Bk. 21-1 Pg. 87 Ck.
Scale: 1" = 20'

ZONING ANALYSIS

PROPOSED ONE STORY THREE SEASON ROOM IN THE REAR

	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
LOT NUMBER	-	2	UNCHANGED	NO
BLOCK NUMBER	-	166	UNCHANGED	NO
ZONING DISTRICT	-	R-4 ZONE	UNCHANGED	NO
MINIMUM LOT AREA	6,000 SF	8,433 SF	UNCHANGED	NO
MINIMUM LOT WIDTH	60 FEET	60.0 FEET	UNCHANGED	NO
MINIMUM LOT DEPTH		140.5 FEET	UNCHANGED	NO
FRONT YARD	25 FEET	50.25 FEET	UNCHANGED	NO
MINIMUM SIDE YARD	10% OF LOT WIDTH OF 60 FEET (7'-0" MIN.)	8.11 FT (LEFT) 7.42 FT (RIGHT)	UNCHANGED UNCHANGED	NO NO
MINIMUM BOTH SIDE YARD	30% OF LOT WIDTH OF 60 FEET (18'-0" MIN.)	15.53 FEET (BOTH)	UNCHANGED	NO
MINIMUM REAR YARD	30% OF 1ST 100 FEET OF LOT DEPTH 30.0 FT 45% OF NEXT 50 FEET OF LOT DEPTH 18.23 FT 65% OF NEXT 50 FEET OF LOT DEPTH --- FT 90 % OF BALANCE OF LOT DEPTH --- FT TOTAL REAR YARD REQUIRED 48.23 FT	± 47.7 FEET	35.45 FEET	EXISTING NON-CONFORMING YES: 12.78 FEET OVER ALLOWED 12.25 FEET OVER EXISTING NON-CONFORMING
MAXIMUM BUILDING COVERAGE	30 % (2,530 SF)	1,700 SF (20.2 %) NOTE 1: (A, F)	2,004 SF (23.8 %) NOTE 1: (A, F, H, J)	NO
MAXIMUM IMPERVIOUS LOT COVERAGE	40 % (3,373 SF)	3,525 SF (41.8%) (A, B, C, D, E, F, 6)	3,728 SF (44.2%) (A, B, C, G, H, K, L, M)	YES: EXISTING NON-CONFORMING (203 SF (2.4%) INCREASE FROM EXISTING) (355 SF (4.2%) MORE THAN PERMITTED)
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES 32 FEET	2 STORIES 24'-6"	UNCHANGED UNCHANGED	NO NO

NOTE 1: LIST OF AREAS, BUILDING COVERAGE CALCULATIONS

- A. EXISTING BUILDING FOOTPRINT — 1,640 SF
- B. EXISTING FRONT STOOP, FRONT WALKWAY — 244 SF
- C. EXISTING DRIVEWAY — 1,009 SF
- D. EXISTING SIDEWALK - RIGHT SIDE — 131 SF
- E. EXISTING SLATE WALK - LEFT SIDE REMOVED — 130 SF
- F. EXISTING REAR RAISED PATIO REMOVED — 305 SF
- G. EXISTING SHED — 60 SF
- H. PROPOSED REAR THREE SEASON ROOM — 230 SF
- J. PROPOSED DECK — 74 SF
- K. EXISTING SIDEWALK (RIGHT SIDE) MODIFIED — 160 SF
- L. EXISTING SIDEWALK (LEFT SIDE) (PREVIOUSLY ADDED) — 361 SF
- M. EXISTING PAVING BEHIND SHED (PREVIOUSLY ADDED) — 24 SF

NOTE:

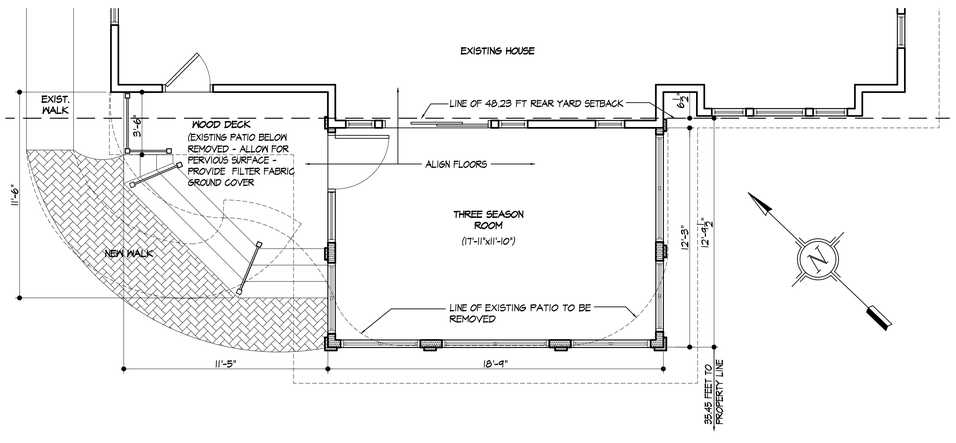
1. THE LEFT HAND DRAWING IS A REPRODUCTION OF AN ORIGINAL SURVEY
2. ALL MARKED UP NOTES ADDED TO THE ORIGINAL DRAWING HAVE BEEN CLOUDED IN.

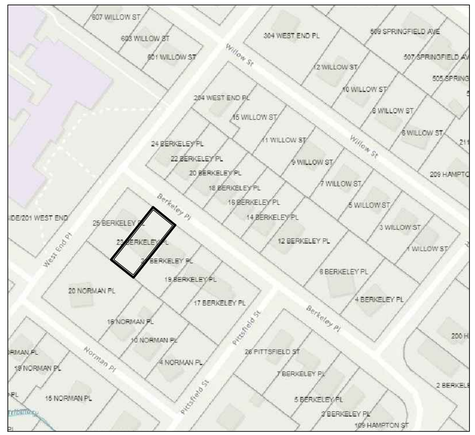
PARTITION LEGEND

- EXISTING WALL CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW CONSTRUCTION

AREA CALCULATIONS

PROPOSED THREE SEASON ROOM . . . . . 230 SQ. FT.





PLOT PLAN

SCALE: 1" = 20'-0"

FIRST FLOOR PLAN

SCALE: 1/4"= 1'-0"

KEY PLAN

SCALE: 1"=150'

JOB NUMBER 23-031

DISCLOSURES

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REVISIONS MARK	DESCRIPTION	DATE

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ARCHITECT
CERTIFICATE NUMBER AI-15038

THREE SEASON ROOM
TO THE RESIDENCE OF
MIKE ASTONE & JANICE SHEAFER
23 BERKELEY PLACE, CRANFORD, NEW JERSEY

DRAWING FLOOR PLAN, PLOT PLAN AND ZONING ANALYSIS
DATE 11-07-2023

DRAWING ZB1-1