



Cranford Township
Parcel Offset List

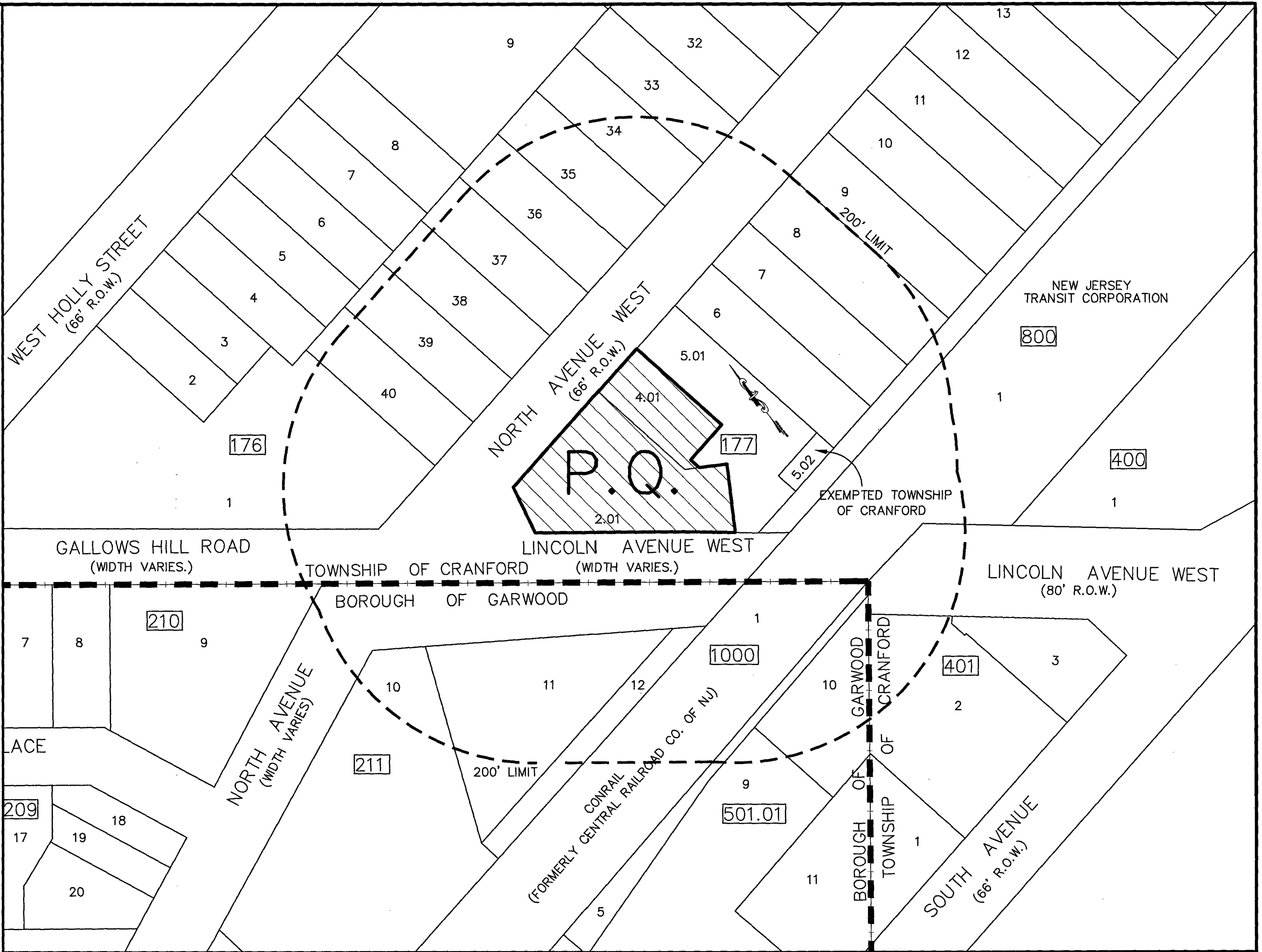
Target Parcel(s): Block-Lot: 177-2.01
THE TOWN BANK
249 NORTH AVE W

16 parcels fall within 200 feet of this parcel(s).

Block-Lot: 177-6 CASTILLO: WALTER & LEONOR 241 NORTH AVE W CRANFORD, N J 07016 RE: 241 NORTH AVE W	No Data
Block-Lot: 177-5.01 HUDSON MAGELLAN DEVELOPMENT LLC 220 DENMAN RD CRANFORD, NJ 07016 RE: 243 NORTH AVE W	Block-Lot: 177-8 CAPAZZO: ANTHONY F & TERESA 237 NORTH AVE W CRANFORD, N J 07016 RE: 237 NORTH AVE W
Block-Lot: 177-7 BOUD, ELYSE N & AIDA E MENDEZ- 239 NORTH AVE W CRANFORD, NJ 07016 RE: 239 NORTH AVE W	Block-Lot: 176-34 RODRIGUEZ: JOSE 312 ORCHARD ST CRANFORD, N J 07016 RE: 238 NORTH AVE W
Block-Lot: 176-37 GONZALEZ, RENE I 244 NORTH AVE W CRANFORD, NJ 07016 RE: 244 NORTH AVE W	Block-Lot: 176-40 HORMILLA: EVELIN 250 NORTH AVE W CRANFORD, N J 07016 RE: 250 NORTH AVE W
Block-Lot: 176-36 VENTURINO: DOMENICO & ANTENETTA 17 MIDDLEBURY LN CRANFORD, N J 07016 RE: 242 NORTH AVE W	Block-Lot: 176-35 ESTRELLA: WILLIAM & DANIELLE 240 NORTH AVE W CRANFORD, N J 07016 RE: 240 NORTH AVE W
Block-Lot: 177-5.02 TOWNSHIP OF CRANFORD 8 SPRINGFIELD AVE CRANFORD, N J 07016 RE: 243 NORTH AVE W REAR	Block-Lot: 401-2 SME 22 HOLDING CORP 106 SOUTH AVE W CRANFORD, N J 07016 RE: 106 SOUTH AVE W
Block-Lot: 176-1 42 SAGAMORE GROUP LLC 120 ST PAUL ST WESTFIELD, N J 07090 RE: 42-44 HOLLY ST W	
Block-Lot: 176-38 PIJANOWSKI: JOSEPH & MARGARET 113 MANOR AVE CRANFORD, N J 07016 RE: 246 NORTH AVE W	
Block-Lot: 176-39 ROSENBLATT: ROBERT L & ISABELLE M 248 NORTH AVE W CRANFORD, N J 07016 RE: 248 NORTH AVE W	
Block-Lot: 177-4.01 THE TOWN BANK 520 SOUTH AVE WESTFIELD, N J 07090 RE: 245 NORTH AVE W	

NOTES

- ELEVATIONS SHOWN HEREON ARE IN USGS DATUM.
- TOTAL LOT AREA: 19,417.8 SF., 0.45 AC.
- REFERENCE MAP:
DEED BOOK 5438; PAGE 228.
- DEED RESTRICTIONS: NONE
- PROPERTY LOCATED IN THE ORC ZONE.
- NO TREES PROPOSED FOR REMOVAL.
- ALL EXIST. UTILITIES TO REMAIN.
- NO OFF-TRACT IMPROVEMENTS ARE PROPOSED.
- WAIVER REQUESTED FOR NOT PROVIDING A GRADING AND STORMWATER MANAGEMENT PLAN SINCE THERE IS ONLY MINOR REGRADING PROPOSED.
- WAIVER REQUESTED FOR NOT PROVIDING LANDSCAPE PLAN SINCE EXISTING LANDSCAPE IS PROPOSED TO REMAIN.
- WAIVER REQUESTED FOR PROVIDING CURBING PROFILE SINCE ONLY MINOR CURBING ALTERATIONS ARE PROPOSED. CURB ELEVATIONS AND DETAILS ARE PROVIDED.

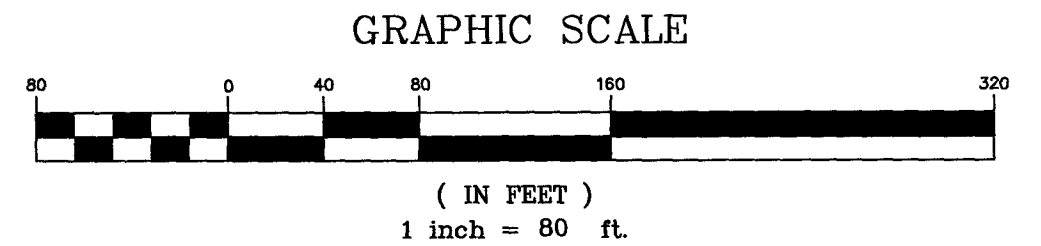


DRAWING LIST

- DRAWING No.1 – TITLE SHEET
- DRAWING No.2 – EXISTING CONDITIONS
- DRAWING No.3 – MINOR SITE PLAN
- DRAWING No.4 – DETAILS SHEET
- DRAWING No.5 – LIGHTING PLAN

ZONING DATA (ORC ZONE)			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 SF.	19,417.8 S.F.	19,417.8 S.F.
MIN. LOT WIDTH:	100 FT.	160.30 FT.	160.30 FT.
MIN. FRONT YARD:	30 FT.	5.0 FT.*	5.2 FT.*
MIN. SIDE YARD:	10 FT.	37.5 FT.	12.5 FT.
MIN. REAR YARD:	25 FT.	44.7 FT.	44.7 FT.
MAX. BUILDING HEIGHT:	35 FT.	23.0 FT.	23.0 FT.
MAX. BUILDING COVERAGE:	30%	12.6%	18.9%
MAX. IMP. LOT COVERAGE:	75%	75.0%	78.0% **

* EXISTING NON CONFORMITY
** VARIANCE REQUESTED



APPROVED BY THE
COUNTY PLANNING BOARD
COUNTY OF UNION, NEW JERSEY

ATTESTED TO BY: _____ DATE: _____
Director of Planning & Economic Development
TITLE: _____

THIS SITE PLAN WAS APPROVED AT A
REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT
THE TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY.

CHAIRMAN: _____
SECRETARY: _____

THIS SITE PLAN WAS APPROVED
BY THE BOROUGH ENGINEER AT A
REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT
THE TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY.

DATE: _____
ENGINEER: _____

OWNER/APPLICANT:

354 N. GARWOOD, LLC.
1 SPRINGFIELD AVENUE
CRANFORD, N.J.

NO.	DATE	DESCRIPTION	BY
3	11/10/21	OWNER	RJW
2	8/3/21	PER TOWNSHIP 7/16/21 LTR.	RJW
1	3/29/21	REV. OWNER/APPLICANT	RJW

TITLE SHEET

LOT 2.01, BLOCK 177
CURRENT TAX ASSESSMENT MAP SHEET NO. 17
245-249 NORTH AVENUE WEST
TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY

SCALE: 1"=80'	DRAFTED BY: JDL	DATE: 02/12/21	JOB NO. 2021-103	SHEET: 1 OF 5
	CHECKED BY: RW			

ROBERT J. WEISSMAN, P.E. & L.S.
WEISSMAN ENGINEERING CO., P.C.
PROFESSIONAL ENGINEER AND LAND SURVEYOR
686 GODWIN AVENUE, MIDLAND PARK, NJ 07432
VOICE(201) 445-2799, FAX(201) 445-0483
CERTIFICATION OF AUTHORIZATION # 24GA27926800

N.J. P.E. & L.S. LIC. NO. 29,624

