

# USE VARIANCE APPLICATION

## 333 NORTH AVENUE EAST

### LOT 22, BLOCK 318

### TAX MAP SHEET No. 75

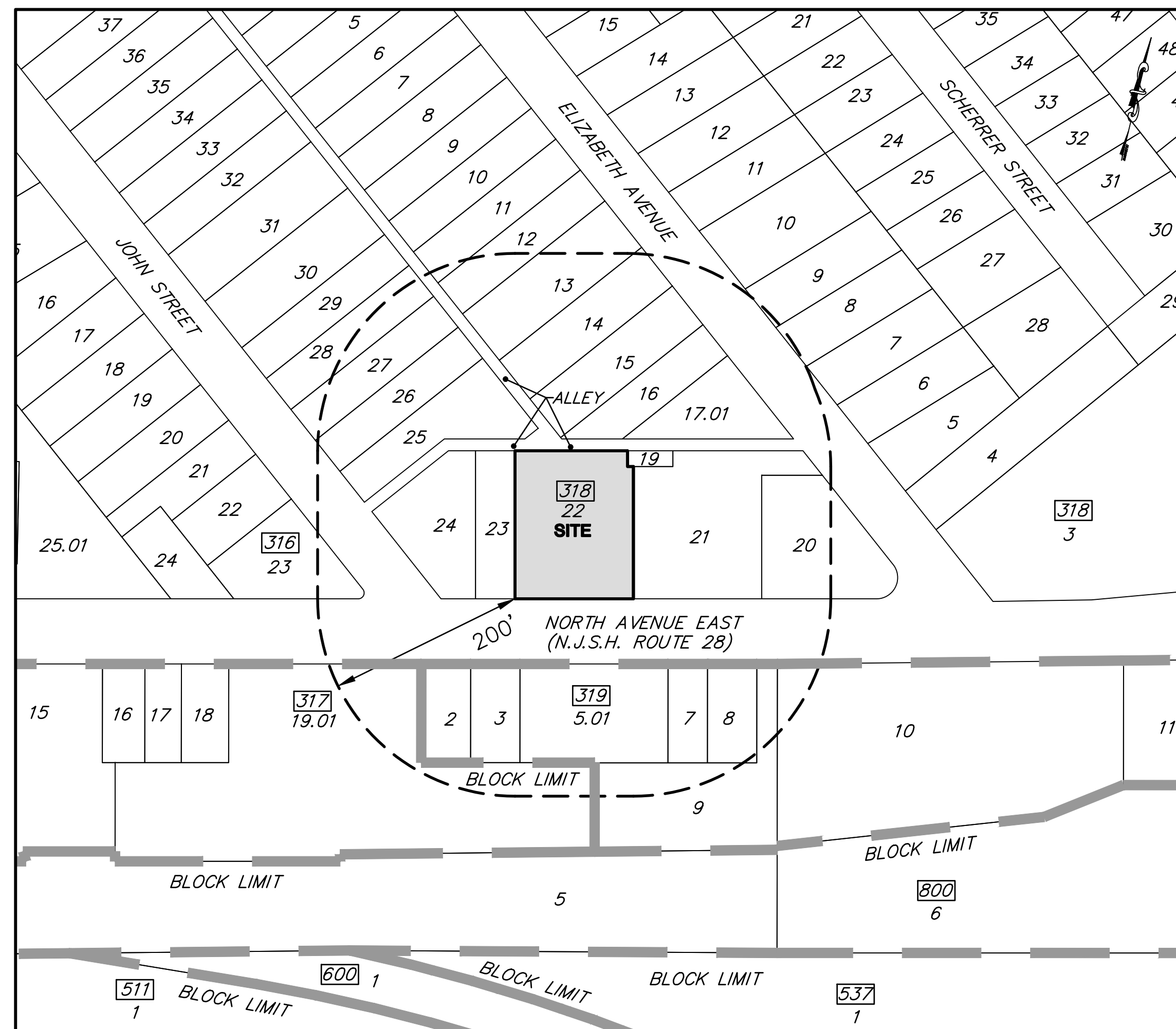
## TOWNSHIP OF CRANFORD

## UNION COUNTY

## NEW JERSEY

#### LIST PROPERTY OWNERS & UTILITIES 200 FEET

BLOCK & LOT	PROPERTY LOCATION	OWNER/MAIL ADDRESS
318 23	20 JOHN STREET	KELLETT, CHARLES F. & MARY F. 20 JOHN STREET CRANFORD, NJ 07016
317 19.01	340 NORTH AVENUE EAST	NORTHSIDE REALTY CO. 340 NORTH AVENUE EAST CRANFORD, NJ 07016
318 11	39 ELIZABETH AVENUE	URBANSKI, MICHAEL & JOY ANN 39 ELIZABETH AVENUE CRANFORD, NJ 07016
318 12	37 ELIZABETH AVENUE	GILLESPIE, THOMAS & LAURA 37 ELIZABETH AVENUE CRANFORD, NJ 07016
318 13	35 ELIZABETH AVENUE	RICCIO, FRANK 35 ELIZABETH AVENUE CRANFORD, NJ 07016
318 14	31 ELIZABETH AVENUE	MELIO, MARCELO 84 JAMES AVENUE CRANFORD, NJ 07016
318 15	29 ELIZABETH AVENUE	TRINER, DAVID M. & ANNETTE T. 29 ELIZABETH AVENUE CRANFORD, NJ 07016
318 16	27 ELIZABETH AVENUE	CHEN, MIQING 27 ELIZABETH AVENUE CRANFORD, NJ 07016
318 17.01	25 ELIZABETH AVENUE	DOLAN, CELESTE 25 ELIZABETH AVENUE CRANFORD, NJ 07016
318 19	25 ELIZABETH AVENUE	DOLAN, CELESTE 25 ELIZABETH AVENUE CRANFORD, NJ 07016
318 20	345 NORTH AVENUE EAST	FRONTIER CRANFORD LLC 1801 S.W. 3RD AVE. STE 500 MIAMI, FL 33129
318 21	337 NORTH AVENUE EAST	ITAGE, INC. % DARY QUEEN 337 NORTH AVENUE EAST CRANFORD, NJ 07016
318 23	327 NORTH AVENUE EAST	DRESSENDORFER, MARY 933 DOUGLAS TERRACE UNION, NJ 07083
318 24	21 JOHN STREET	MC CONKEY, LACEY & GUZMAN, MICHAEL 21 JOHN STREET CRANFORD, NJ 07016



**PROJECT AREA MAP**  
1" = 100'

#### LIST PROPERTY OWNERS & UTILITIES 200 FEET

BLOCK & LOT	PROPERTY LOCATION	OWNER/MAIL ADDRESS
318 25	23 JOHN STREET	BROWN, WILLIAM & KELLY C 23 JOHN STREET CRANFORD, NJ 07016
318 26	25 JOHN STREET	PETROWSKI, NIKI LYNN 25 JOHN STREET CRANFORD, NJ 07016
318 27	27 JOHN STREET	SMITH, GLENN & MARY ELLEN 27 JOHN STREET CRANFORD, NJ 07016
318 28	29 JOHN STREET	DOLAN, TIMOTHY F. & KELLEY L. 29 JOHN STREET CRANFORD, NJ 07016
319 2	348 NORTH AVENUE EAST	PEARL AGENCY LLC 348 NORTH AVENUE EAST CRANFORD, NJ 07016
319 3	350 NORTH AVENUE EAST	DE BERNARDIS, DENNIS 20 STILLWELLS CORNER FREEHOLD, NJ 07728
319 5.01	354 NORTH AVENUE EAST	354 NORTH AVENUE EAST LLC 354 NORTH AVENUE EAST CRANFORD, NJ 07016
319 7	358 NORTH AVENUE EAST	358 NORTH AVENUE EAST LLC 358 NORTH AVENUE EAST CRANFORD, NJ 07016
319 8	360 NORTH AVENUE EAST	GUDOSKI, JOHN PO BOX 134 GARWOOD, NJ 07027
319 9	362 NORTH AVENUE EAST	GUDOSKI, JOHN PO BOX 134 GARWOOD, NJ 07027
319 10	364 NORTH AVENUE EAST	TOWNSHIP OF CRANFORD 8 SPRINGFIELD AVENUE CRANFORD, NJ 07016
320 8	14 ELIZABETH AVENUE	JOHNSON, RAYMOND & NANCY 14 ELIZABETH AVENUE CRANFORD, NJ 07016
320 9	16 ELIZABETH AVENUE	WOLFE, JAMES & SHIRLEY 16 ELIZABETH AVENUE CRANFORD, NJ 07016

#### EASEMENTS AND UTILITIES

COMCAST CABLEVISION C/O - CORPORATION TRUST CO. 820 BEAR TAVERN ROAD WEST TRENTON, NJ 08628	ELIZABETHTOWN GAS COMPANY ENGINEERING DEPARTMENT 500 GREEN LANE UNION, NJ 07083
NEW JERSEY AMERICAN WATER, INC. ATTN: GIS SUPERVISOR 1025 LAUREL OAK ROAD VOORHEES, NJ 08043	PUBLIC SERVICE ELECTRIC & GAS COMPANY MANAGER - CORPORATE PROPERTIES 80 PARK PLAZA, 16B NEWARK, NJ 07101
VERIZON - EXECUTIVE OFFICES 1 VERIZON WAY ATTN: CORPORATE SECRETARY BASKING RIDGE, NJ 07920	RAHWAY VALLEY SEWERAGE AUTHORITY ATTN: CHIEF ENGINEER 1050 EAST HAZELWOOD AVENUE RAHWAY, NJ 07065

#### APPLICANT/OWNER:

NATC-DONUTS, INC.  
777 WALNUT AVE., SUITE E  
CRANFORD, NEW JERSEY 07016

#### CERTIFICATION OF APPROVAL

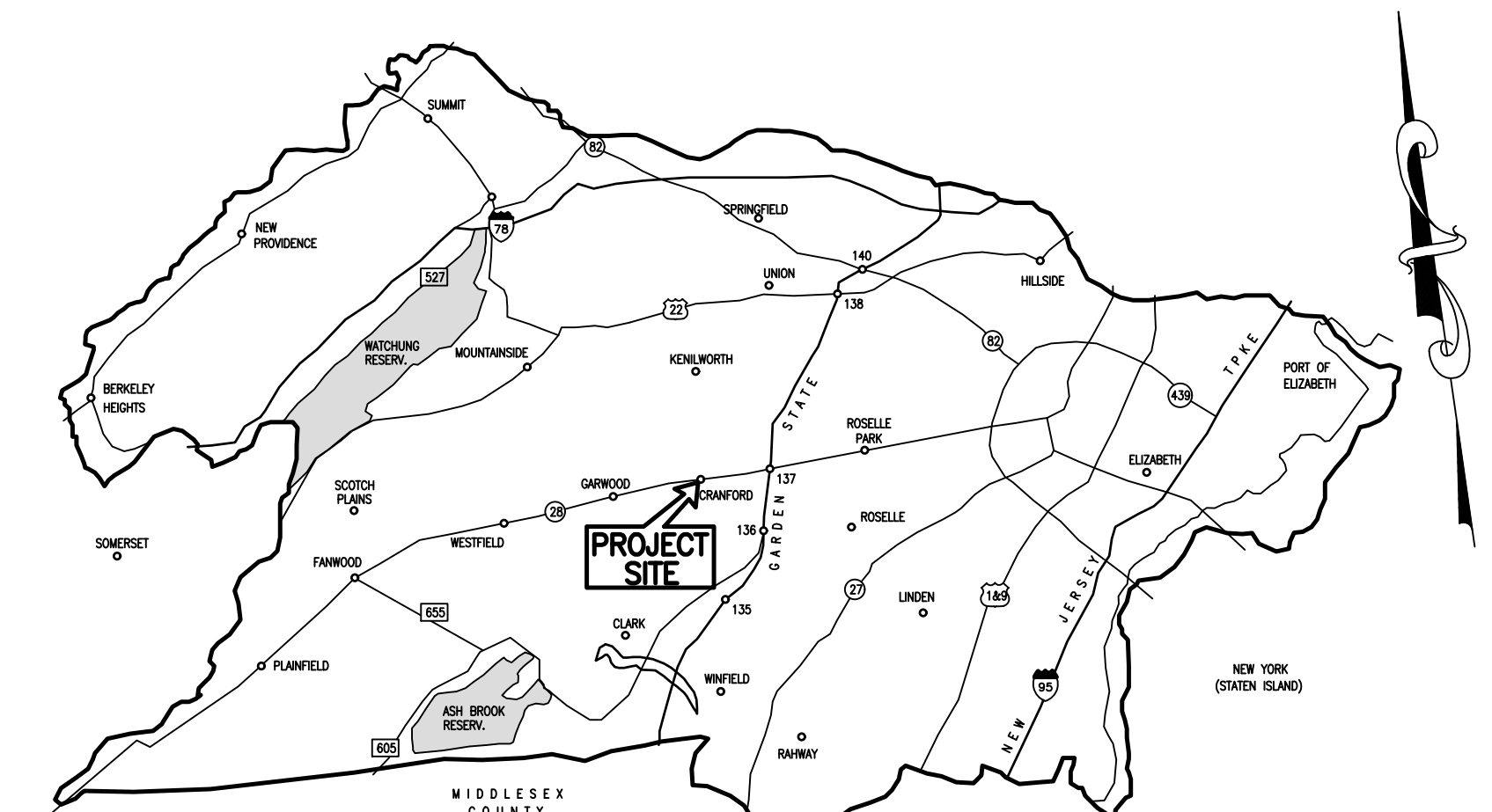
APPROVED BY THE ZONING BOARD  
OF THE TOWNSHIP OF CRANFORD

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

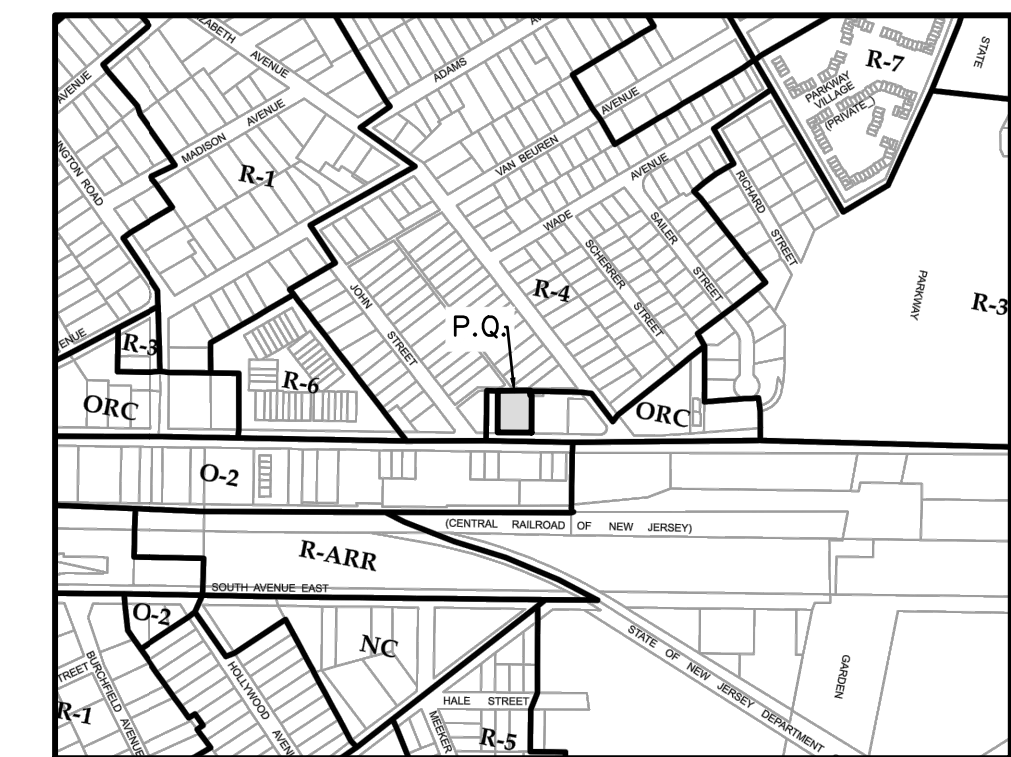
### PREPARED JULY 2022

FOR

**NATC-DONUTS, INC.**  
777 WALNUT AVE., SUITE E  
CRANFORD, NEW JERSEY 07016



**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	7/13/2022	2/13/2024
2	EXISTING CONDITIONS, DEMOLITION, LAYOUT & DIMENSIONING PLAN	7/13/2022	2/13/2024

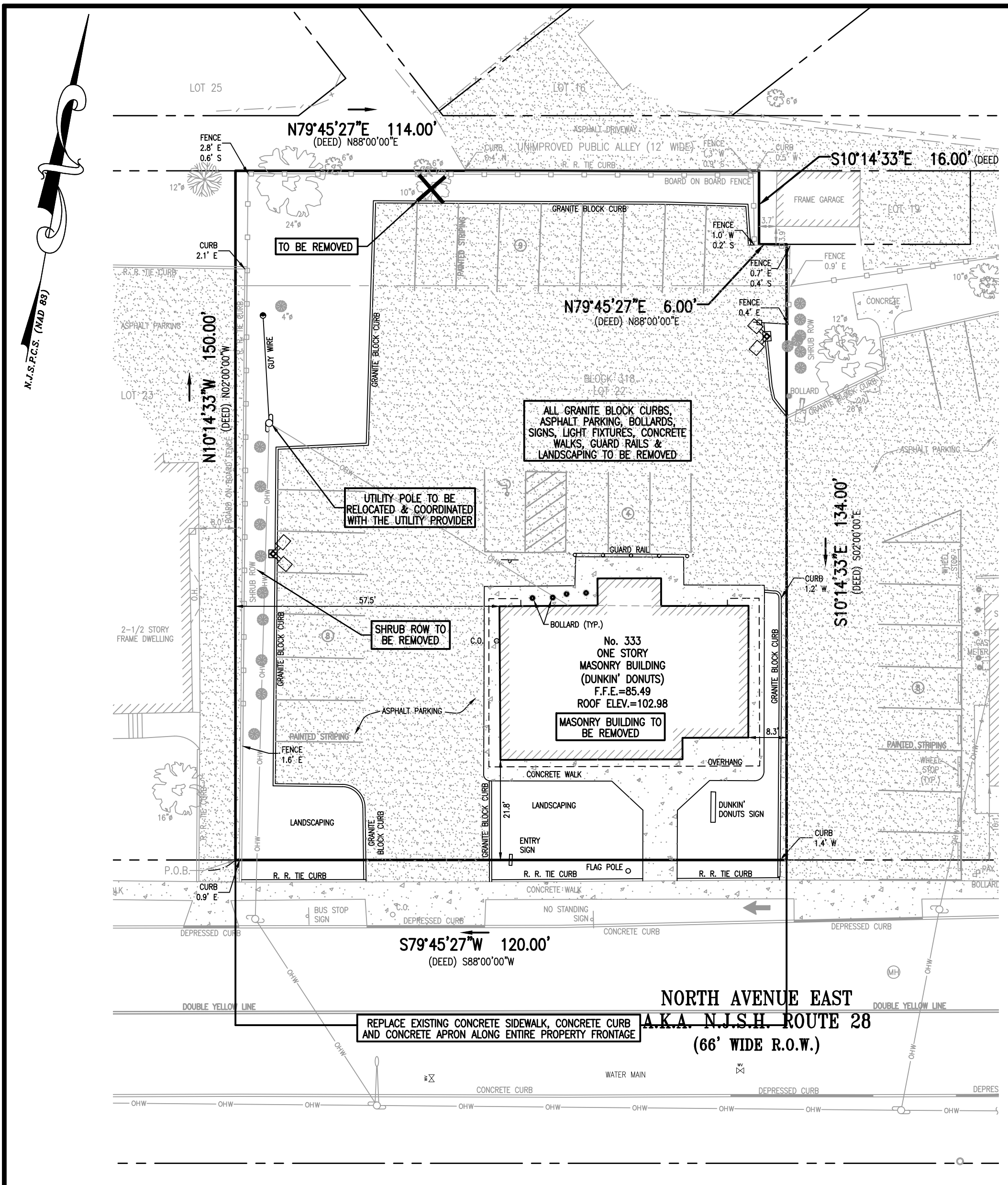
REV.	DATE	DESCRIPTION	CHK'D.	APP'VD.
2	02/13/24	ADD WALKUP WINDOW		
1	01/05/23	AS PER DRC COMMENTS		



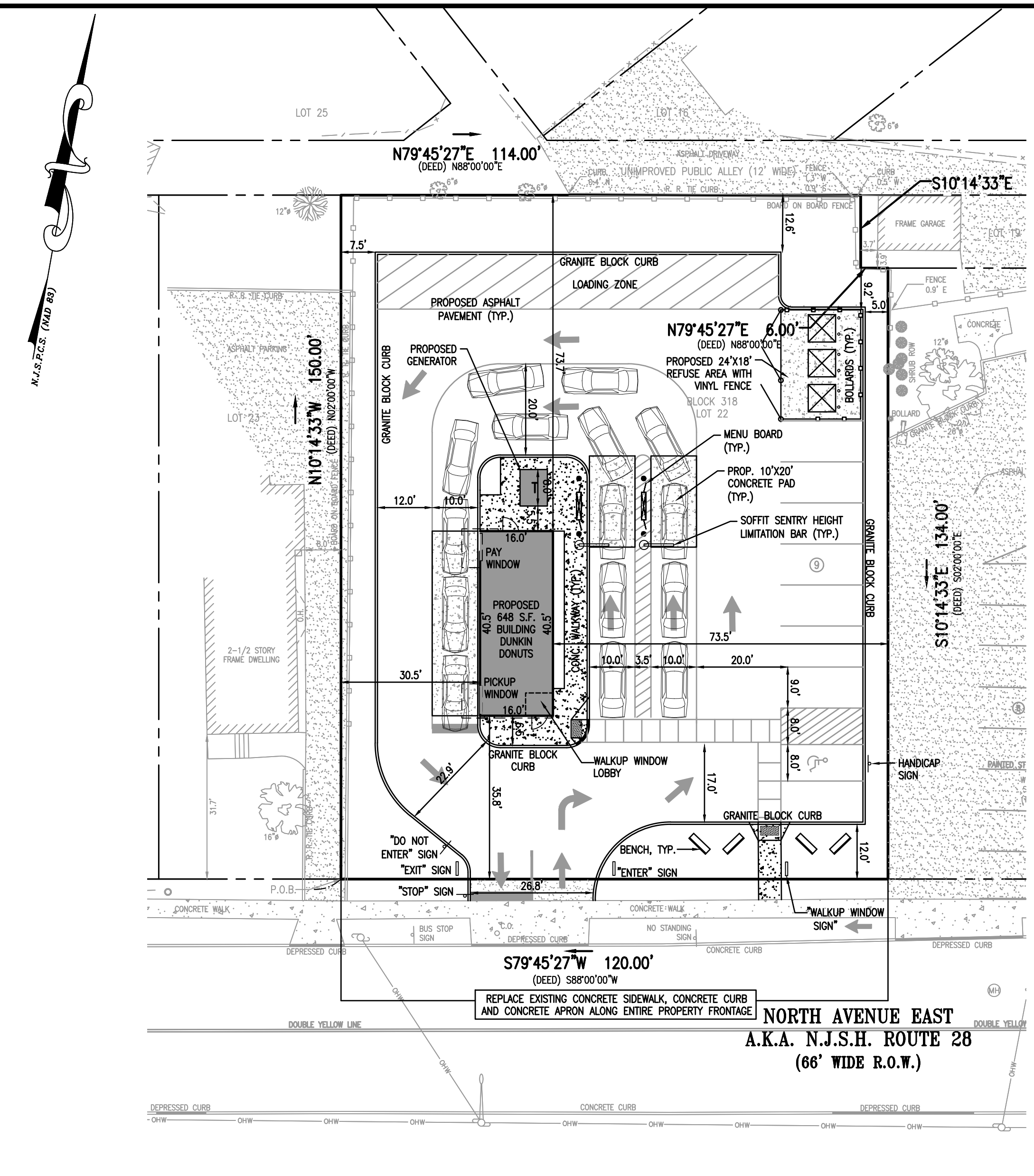
**Harbor Consultants Inc.**  
Engineers & Surveyors  
320 NORTH AVENUE EAST  
CRANFORD, N.J. 07016  
Phone (908) 276-2715 Fax (908) 709-1738  
Email: info@hcieg.net

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

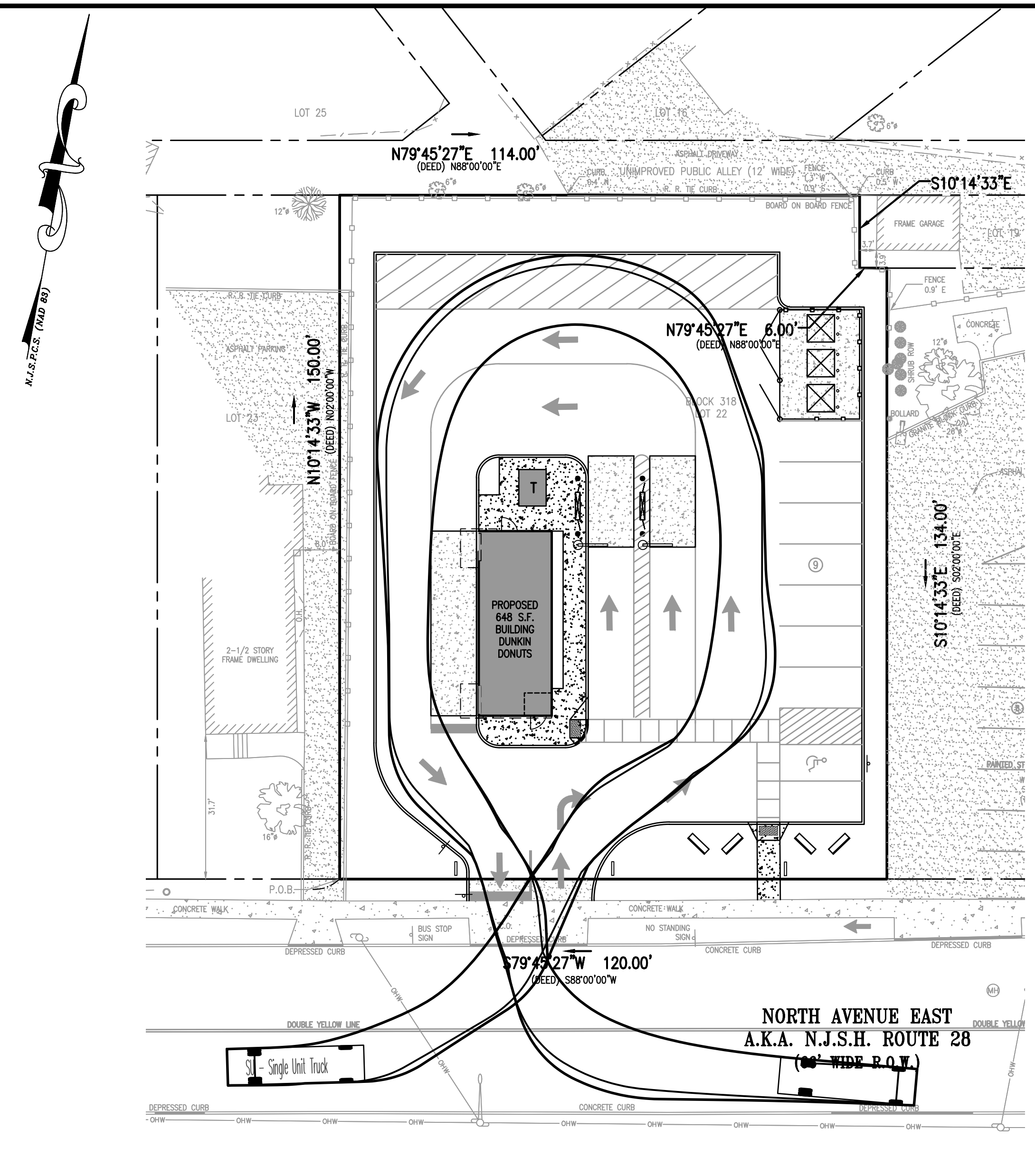
USE VARIANCE APPLICATION		COVER SHEET		TOWNSHIP OF CRANFORD		UNION COUNTY		NEW JERSEY	
333 NORTH AVENUE EAST		LOT 22, BLOCK 318		SCALE: AS-SHOWN		DATE: 7/13/2022		DESIGNED BY: V.E.V.	
				DRAWN BY: C.V.F.		WORK FILE: 2019078/FINAL		CERTIFICATE OF AUTHORIZATION No. 24GA27962100	
				PROJECT No. 2019078					



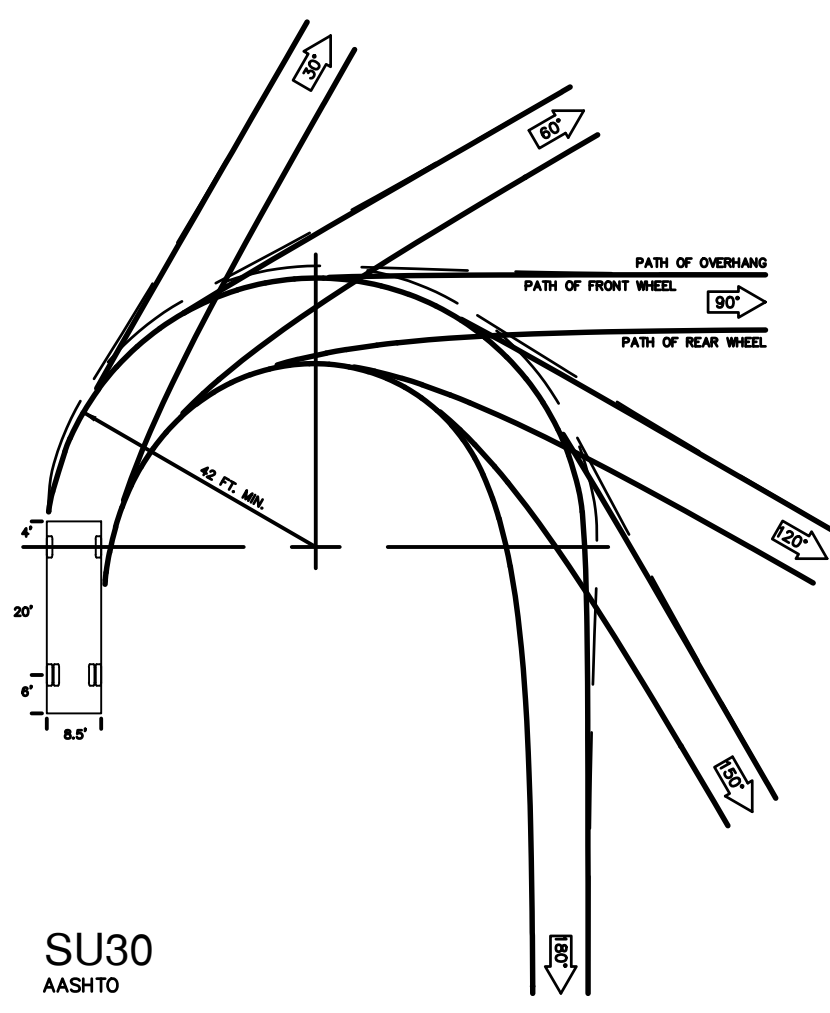
**EXISTING CONDITIONS & DEMOLITION PLAN**  
SCALE: 1"=20'



**LAYOUT & DIMENSIONING**  
SCALE: 1"=20'



**VEHICLE TURNING PLAN**  
SCALE: 1"=20'



**SU30 AASHTO**

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

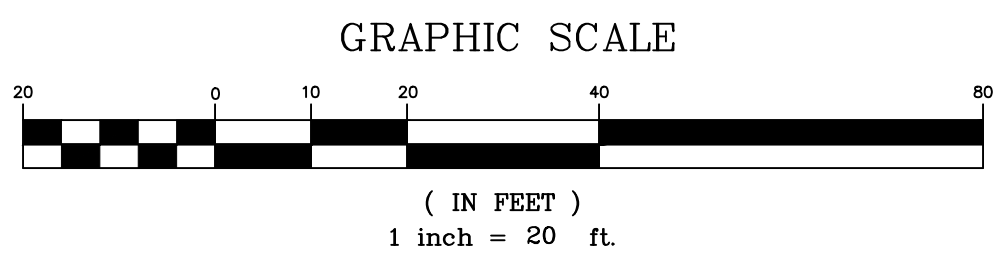
ITEM	REQUIRED	EXISTING	PROPOSED	COMPLY
PRINCIPAL STRUCTURE PERMITTED USE	BUSINESSES, ADMINISTRATIVE OFFICES, FUNERAL HOMES, PROFESSIONAL OFFICES IN DWELLINGS	DINE-IN RESTAURANT	DRIVE-THRU RESTAURANT	NO (1)
<b>MINIMUM LOT DIMENSIONS</b>				
INTERIOR LOTS				
MINIMUM LOT AREA	15,000 S.F.	17,904 S.F.	17,904 S.F.	YES
MINIMUM WIDTH	100.0 FEET	120.0 FEET	120.0 FEET	YES
<b>MINIMUM REQUIRED YARDS FOR (PRINCIPAL BUILDING)</b>				
FRONT YARD	30 FEET	21.8 FEET	35.8 FEET	YES
REAR YARD	25 FEET	88.70 FEET	73.7 FEET	YES
SIDE YARD (ONE SIDE)	10% OF LOT WIDTH (10 FEET MIN.)	8.3 FEET	30.5 FEET	YES
SIDE YARD (BOTH SIDE)	20% OF LOT WIDTH (20 FEET MIN.)	65.8 FEET	104.0 FEET	YES
<b>MAXIMUM BULK STANDARDS</b>				
MAXIMUM FLOOR AREA RATIO	0.5	0.102	0.036	YES
MAXIMUM LOT IMPERVIOUS COVERAGE	75%	76.29% (13,659 S.F.)	75.4% (13,500 S.F.)	YES
MAXIMUM BUILDING COVERAGE	30%	10.19% (1,825 S.F.)	3.63% (648 S.F.)	YES
MAXIMUM BUILDING HEIGHT (PRINCIPAL)	2.5 STORIES/35 FEET	<35 FEET	16'-11"	YES
MAXIMUM BUILDING HEIGHT (ACCESSORY)	2.5 STORIES/35 FEET	N/A	N/A	N/A
MAXIMUM DISTANCE FROM FRONT STREET RIGHT-OF-WAY	N/A	N/A	N/A	N/A
MINIMUM DISTANCE FROM A PRINCIPAL BUILDING TO A RAILROAD OR PARKWAY	N/A	N/A	N/A	N/A
MINIMUM DISTANCE FROM A BUILDING TO 1 OR 2 FAMILY RESIDENCE	20 FEET	66.93 FEET	34.46 FEET	YES
MINIMUM DISTANCE FROM A TRASH ENCLOSURE TO A RESIDENTIAL USE	7 FEET	0.7 FEET	9.2 FEET	YES
<b>LANDSCAPE BUFFER</b>				
SIDE YARD	5 FEET	0.0 FEET	5.0 FEET	YES
REAR YARD	7 FEET	0.0 FEET	12.6 FEET	YES

- (1) EXISTING NON CONFORMING
  - (2) VARIANCE REQUESTED
  - (3) WAIVER REQUESTED
- \* ORD. 255-37(1); BUFFER, A FIVE FEET LANDSCAPED BUFFER SHALL BE REQUIRED ALONG EACH SIDE YARD AND A SEVEN FEET LANDSCAPED BUFFER SHALL BE REQUIRED ALONG THE REAR PROPERTY LINE.

**OFF-STREET PARKING REQUIREMENTS  
TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY**

QUANTITY	REQUIRED	SPACES REQUIRED	SPACES PROVIDED
5 EMPLOYEES	1.0 SPACE PER EMPLOYEE	1.0 * 5 = 5 SPACES	
		TOTAL = 5 SPACES	TOTAL PROVIDED = 9

- GENERAL NOTES:**
- SITE AREA LOTS 22, BLOCK 318 = 17,904 S.F. (0.411 AC.).
  - BEING KNOWN AS NO. 333 NORTH AVENUE EAST, TOWNSHIP OF CRANFORD, NEW JERSEY.
  - LOT IS SITUATED IN ZONE ORC (OFFICE RESIDENTIAL CHARACTER DISTRICT) AS SHOWN ON TOWNSHIP OF CRANFORD ZONING MAP.
  - PUBLIC SEWER, WATER, GAS, ELECTRIC, CABLE, AND TELEPHONE SERVICES ARE PRESENTLY SERVING THE PROPERTY.
  - ALL PROPOSED CONSTRUCTION TO BE IN CONFORMANCE WITH TOWNSHIP OF CRANFORD STANDARD DETAILS.
  - ALL IMPROVEMENTS WITHIN THE TOWNSHIP'S R.O.W. SHALL CONFORM TO TOWNSHIP STANDARDS.



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**LEGEND**

+	STREET SIGN	○	IRON BAR FOUND
●	CLEANOUT	□	MILBOX
⊙	SANITARY MANHOLE	⊙	STREET TREE
⊙	DRAINAGE MANHOLE	x 0.00	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

2	02/13/24	ADD WALKUP WINDOW		
1	01/05/23	AS PER DRC COMMENTS		
REV.	DATE	DESCRIPTION		CHK'D, APP'VD

**2**

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USE VARIANCE APPLICATION  
**EXISTING CONDITIONS, DEMOLITION, LAYOUT & DIMENSIONING PLAN**  
333 NORTH AVENUE EAST  
LOT 22, BLOCK 318  
TOWNSHIP OF CRANFORD UNION COUNTY NEW JERSEY

SCALE: 1"=20' DATE: 7/13/2022 DESIGNED BY: V.E.V. DRAWN BY: C.V.F. WORK FILE: 2019078 L&D CERTIFICATE OF AUTHORIZATION NO. 24GA27962100 PROJECT NO. 2019078

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