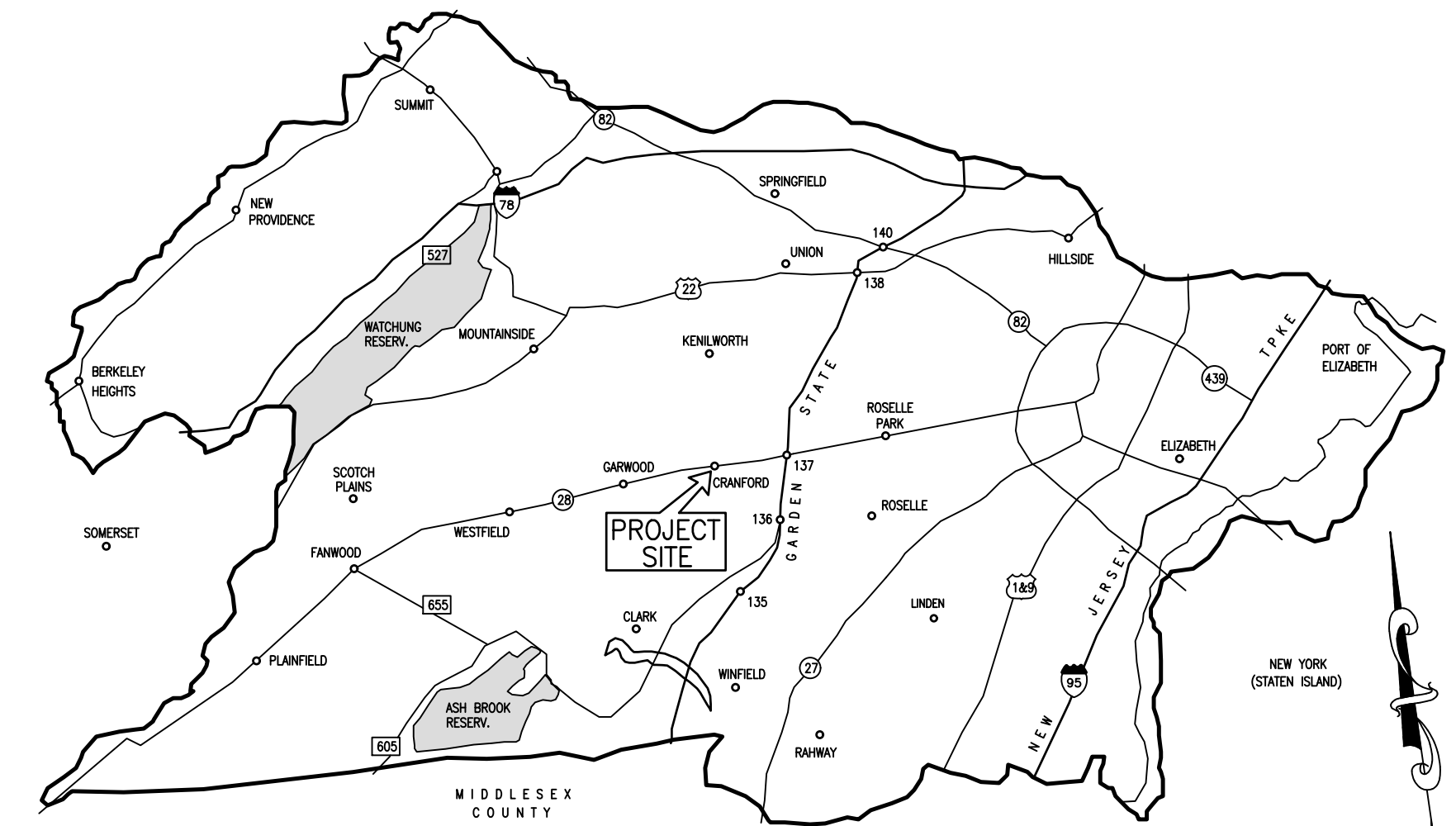


USE VARIANCE PLAN

545A & 549 LEXINGTON AVENUE

LOT 8 & 9, BLOCK 457
TAX MAP SHEET No. 97

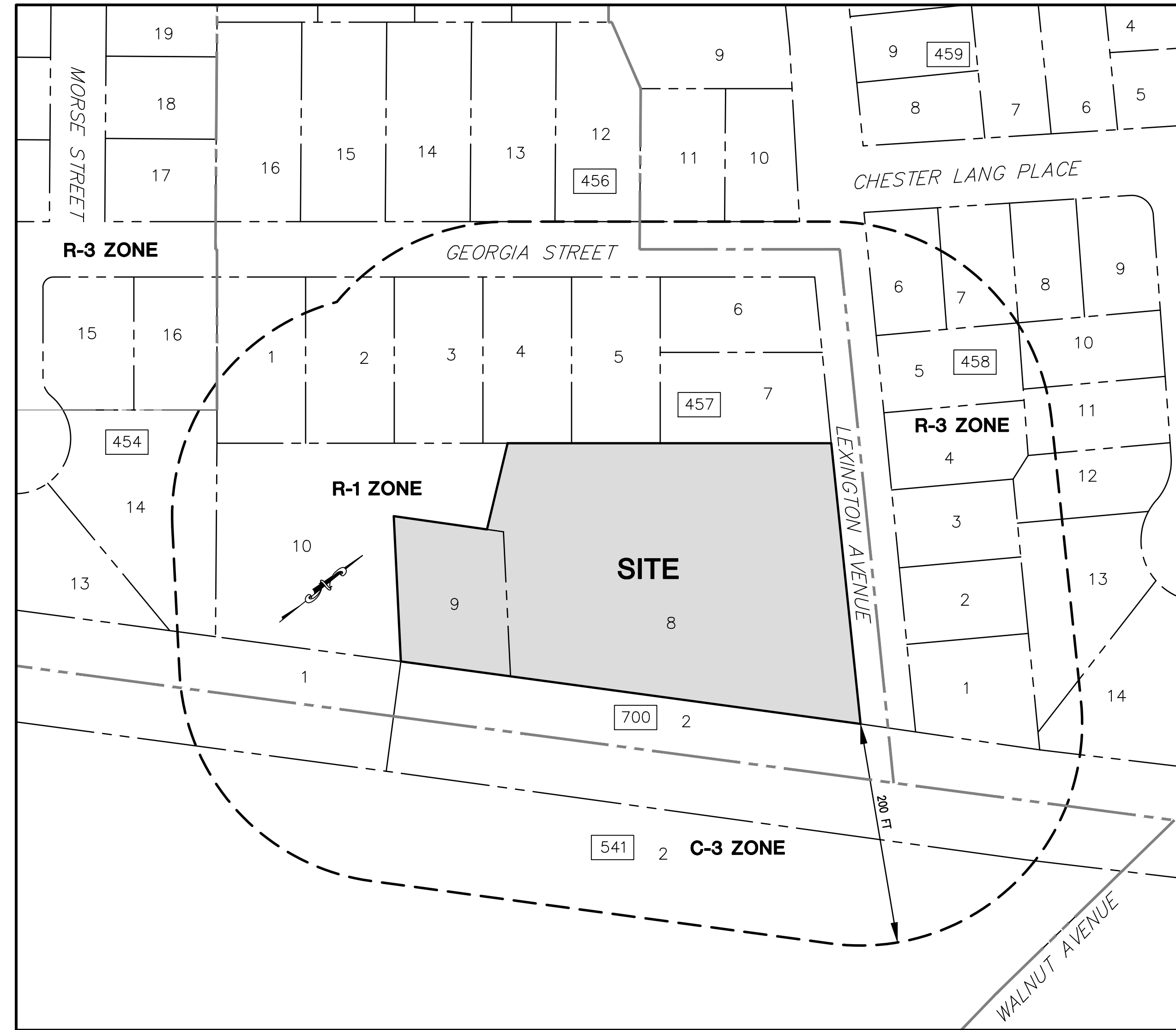
TOWNSHIP OF CRANFORD UNION COUNTY NEW JERSEY



UNION COUNTY KEY MAP
N.T.S.

200 FT ADJOINING OWNERS LIST

BLOCK/LOT	PROPERTY LOCATION	PROPERTY OWNER & MAIL ADDRESS
454 14	3 BRAEMAR CIRCLE	RAMIREZ, SANDRO & ROSA 3 BRAEMAR CIRCLE CRANFORD, NJ 07016
454 16	15 GEORGIA STREET	ROSENBERG, MICHAEL & VERONICA 15 GEORGIA STREET CRANFORD, NJ 07016
456 10	2 GEORGIA STREET	DEER, ALLISON 2 GEORGIA STREET CRANFORD, NJ 07016
456 11	4 GEORGIA STREET	SENIHAT, ANTHONY & MARY 4 GEORGIA STREET CRANFORD, NJ 07016
456 12	6 GEORGIA STREET	KAUFMAN, AUDREY 6 GEORGIA STREET CRANFORD, NJ 07016
456 13	8 GEORGIA STREET	PEREZ, MANUEL 8 GEORGIA STREET CRANFORD, NJ 07016
457 1	13 GEORGIA STREET	BUSH, MICHAEL & ALISON 13 GEORGIA STREET CRANFORD, NJ 07016
457 2	11 GEORGIA STREET	ROMA, RICHARD & KELLY 11 GEORGIA STREET CRANFORD, NJ 07016
457 3	9 GEORGIA STREET	POTENCIANO, PETER / SORMILLON, LESLIE 9 GEORGIA STREET CRANFORD, NJ 07016
457 4	7 GEORGIA STREET	LEARSH, DONALD B 7 GEORGIA STREET CRANFORD, NJ 07016
457 5	5 GEORGIA STREET	DEETS, GEORGE 5 GEORGIA STREET CRANFORD, NJ 07016
457 6	541 LEXINGTON AVENUE	MARCELESKY, ERIC & MANCHESTER, D 541 LEXINGTON AVENUE CRANFORD, NJ 07016
457 7	543 LEXINGTON AVENUE	PEKOSZ, PETER & HEATHER 543 LEXINGTON AVENUE CRANFORD, NJ 07016
457 10	545 LEXINGTON AVENUE	MARIS, MICHAEL & MARIA 545 LEXINGTON AVENUE CRANFORD, NJ 07016



PROJECT AREA
1"=80'

200 FT ADJOINING OWNERS LIST

BLOCK/LOT	PROPERTY LOCATION	PROPERTY OWNER & MAIL ADDRESS
458 1	548 LEXINGTON AVENUE	DI FABIA, BENJAMIN JR / MATLOSZ, J 548 LEXINGTON AVENUE CRANFORD, NJ 07016
458 2	546 LEXINGTON AVENUE	RUCIANO, JONATHAN & DREW 546 LEXINGTON AVENUE CRANFORD, NJ 07016
458 3	544 LEXINGTON AVENUE	MANSFIELD, PATRICIA A 544 LEXINGTON AVENUE CRANFORD, NJ 07016
458 4	542 LEXINGTON AVENUE	TEMPLE, TARA 542 LEXINGTON AVENUE CRANFORD, NJ 07016
458 5	540 LEXINGTON AVENUE	DELMOUR, ROBERT J & KARYN M 540 LEXINGTON AVENUE CRANFORD, NJ 07016
458 6	23 CHESTER LANG PLACE	TESTA, DAVID J & DENA M 23 CHESTER LANG PLACE CRANFORD, NJ 07016
458 7	21 CHESTER LANG PLACE	FITZGERALD, RYAN R & KATHERINE A 21 CHESTER LANG PLACE CRANFORD, NJ 07016
458 10	2 ABERDEEN COURT	MLANES, MARTHA & MANZELLA, JOSEPH 2 ABERDEEN COURT CRANFORD, NJ 07016
458 11	4 ABERDEEN COURT	HAUPT, PETER & SUSAN 4 ABERDEEN COURT CRANFORD, NJ 07016
458 12	6 ABERDEEN COURT	MARTINEZ, ANA Y & UBILLUS, HUGO R 6 ABERDEEN COURT CRANFORD, NJ 07016
458 13	8 ABERDEEN COURT	GEORGEADIS, GEORGE 8 ABERDEEN COURT CRANFORD, NJ 07016
458 14	9 ABERDEEN COURT	HUDACK, BARBARA 9 ABERDEEN COURT CRANFORD, NJ 07016
541 2	750 WALNUT AVENUE	CRANFORD 750 WALNUT DEVELOPMENT LLC 500 PLAZA DRIVE, 6TH FLOOR SECAUCUS, NJ 07094

TOWNSHIP OF CRANFORD, UNION COUNTY, NEW JERSEY
SCHEDULE OF ZONE DISTRICT AREA, YARD & BUILDING REQUIREMENTS
ZONE R-1 (ONE-FAMILY DETACHED RESIDENCE DISTRICT)

ITEM	REQUIRED	EXISTING (LOTS 8&9)	COMPLY	PROPOSED	COMPLY
PRINCIPAL STRUCTURE PERMITTED USE	SINGLE-FAMILY DWELLING	CONSTRUCTION YARD	NO (1)	AGE-RESTRICTED TOWNHOMES (55+)	NO (2)
MINIMUM LOT DIMENSION					
MINIMUM AREA	12,000 S.F.	77,956 S.F.	YES	77,956 S.F.	YES
MINIMUM WIDTH	80.0 FEET	120.0 FEET	YES	120.0 FEET	YES
MINIMUM YARDS (PRINCIPAL)					
FRONT YARD	35.0 FEET	21.1 FEET	NO (1)	35.0 FEET	YES
REAR YARD	171.4 FEET	128.4 FEET	NO (1)	42.0 FEET	NO (2)
SIDE YARD (ONE SIDE)	10% OF WIDTH (12.0 FEET)	51.7 FEET	YES	21.4 FEET	YES
SIDE YARD (BOTH SIDES)	30% OF WIDTH (36.0 FEET)	105.2 FEET	YES	47.0 FEET	YES
MAXIMUM BULK STANDARDS					
MAXIMUM LOT IMPERVIOUS COVERAGE	27,284 S.F. (35%)	52,150 S.F. (66.9%)	NO (1)	39,778 S.F. (51.0%)	NO (2)
MAXIMUM LOT BUILDING COVERAGE	19,489 S.F. (25%)	10,556.3 S.F. (13.5%)	YES	19,802.5 S.F. (25.4%)	NO (2)
MAXIMUM BUILDING HEIGHT	2.5 STORES	1.5 STORES	YES	3 STORES	NO (2)
MINIMUM DISTANCE FROM PRINCIPAL BUILDING TO A RAILROAD OR GARDEN STATE PARKWAY	32 FEET	19.8 FEET	YES	34.7 FEET	NO (2)
LOT AREA AT 150 FEET FROM R.O.W.	12,000 S.F.	34,789 S.F.	YES	34,789 S.F.	YES
MINIMUM DISTANCE FROM PRINCIPAL BUILDING TO A RAILROAD OR GARDEN STATE PARKWAY	100 FEET	51.7 FEET	NO (1)	25.6 FEET	NO (2)

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

PARKING SCHEDULE
(R.S.I.S. TABLE 4.4 PARKING REQUIREMENTS FOR RESIDENTIAL LAND USES)

UNITS	CRITERIA	REQUIRED	PROVIDED
3 (1 BEDROOM - TOWNHOUSE)	1.8 SPACES PER UNIT	5.4 SPACES	
8 (2 BEDROOM - TOWNHOUSE)	2.3 SPACES PER UNIT	18.4 SPACES	
12 (3 BEDROOM - TOWNHOUSE)	2.4 SPACES PER UNIT	28.8 SPACES	
TOTAL		52.6 SPACES	82 SPACES

SHEET INDEX

SHEET No.	DESCRIPTION	PREPARED	LAST REVISED
1	COVER SHEET	07/07/2023	03/13/2024
2	EXISTING CONDITIONS PLAN	07/07/2023	03/13/2024
3	LAYOUT AND DIMENSIONING PLAN	07/07/2023	03/13/2024
4	LANDSCAPING PLAN	07/07/2023	03/13/2024

CERTIFICATION OF APPROVAL

APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF CRANFORD

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
ENGINEER _____ DATE _____

APPLICANT/OWNER LOT 9
J TAN & M TOG PROPERTIES CO LLC
320 NORTH AVENUE EAST
CRANFORD, NJ 07016

OWNER LOT 8
REEL STRONG FUEL CO
549 LEXINGTON AVENUE
CRANFORD, NJ 07016

PREPARED JULY 2023

FOR

J TAN & M TOG PROPERTIES CO LLC
320 NORTH AVENUE EAST
CRANFORD, NJ 07016

MUNICIPAL & UTILITIES CONTACT LIST

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

PUBLIC SERVICE ELECTRIC & GAS COMPANY
MANAGER, CORPORATE PROPERTIES
80 PARK PLAZA, 10B
NEWARK, NJ 07101

NEW JERSEY AMERICAN WATER, Inc.
ATTN: GIS SUPERVISOR
1025 LAUREL OAK ROAD
VOORHEES, NJ 08043

ELIZABETHTOWN GAS COMPANY
ENGINEERING DEPARTMENT
520 GREEN LANE
UNION, NJ 07093

VERIZON
EXECUTIVE OFFICES
1 VERIZON WAY
ATTN: CORPORATE SECRETARY,
BRUNSWICK, NJ 07002

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

REV.	DATE	DESCRIPTION	CHK'D.	APP'VD.
2	03/13/2024	REVISED PER RESIDENT MEETING		A.M.
1	10/03/2023	REVISED PER DRG MEETING		A.M.

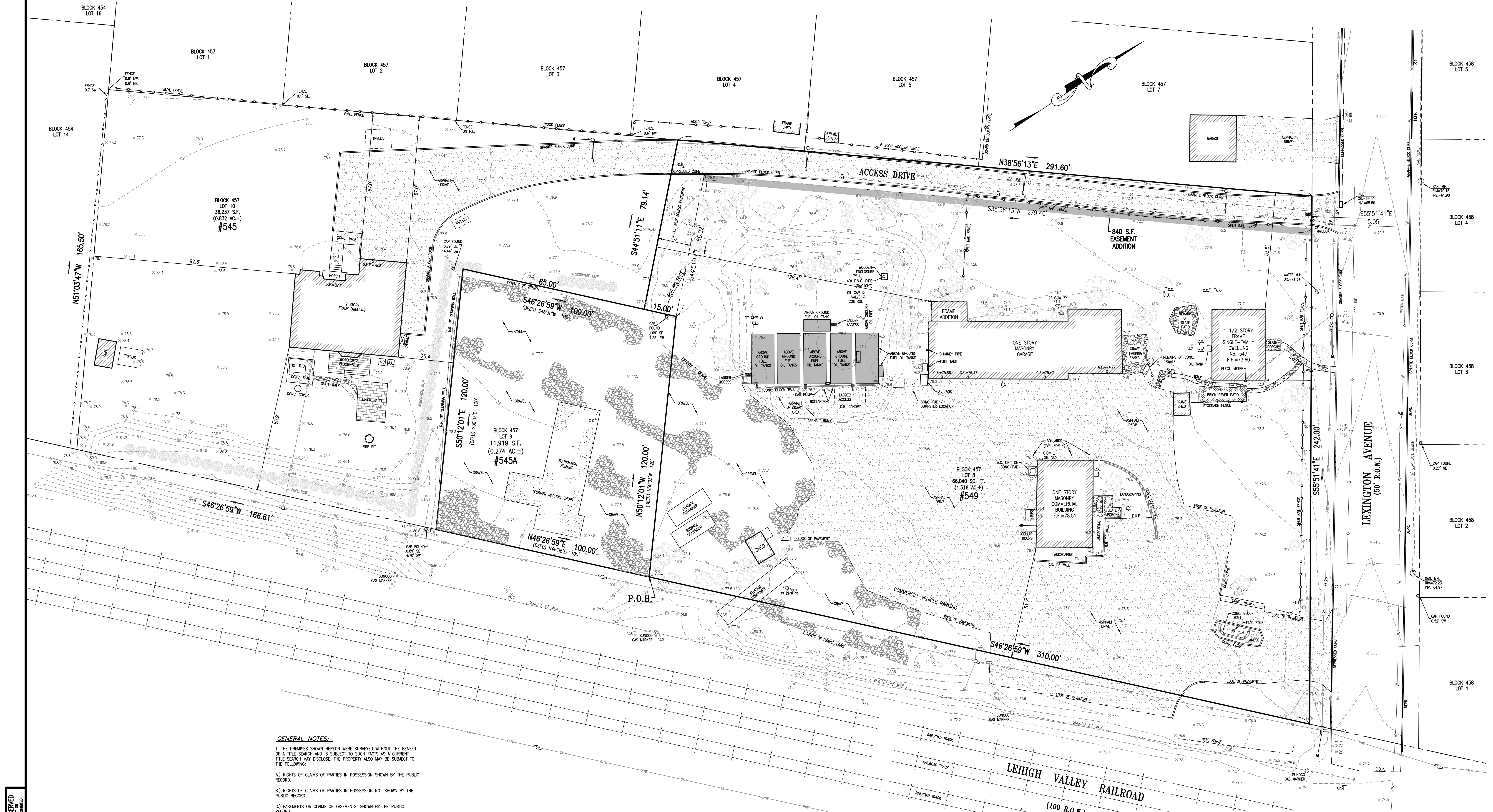


Harbor Consultants Inc.
Engineers & Surveyors
320 NORTH AVENUE EAST
CRANFORD, N.J. 07016
Phone (908) 276-2715 Fax (908) 709-1738
Email: info@hcieg.net

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

USE VARIANCE PLAN
COVER SHEET
545A & 549 LEXINGTON AVENUE
LOT 8 & 9, BLOCK 457
TOWNSHIP OF CRANFORD UNION COUNTY NEW JERSEY

SCALE	DATE	DESIGNED BY	DRAWN BY	WORK FILE	CERTIFICATE OF AUTHORIZATION No.	PROJECT No.
AS-SHOWN	07/07/2023	V.E.V.	A.M.	2022167_COVER	24GA27962100	2022167



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 (BASE FLOOD ELEVATIONS DETERMINED) PER A PLAN ENTITLED "FIRM" FLOOD INSURANCE RATE MAP, FOR THE TOWNSHIP OF CRANFORD COMMUNITY/PANEL NO. 340201 0332 F.F. MAP NO. 34039C00327 EFFECTIVE DATE SEPTEMBER 20th, 2006.
6. PLANIMETRIC FEATURES SHOWN HEREON HAVE BEEN DRAWN IN ACCORDANCE WITH FIELD SURVEY PERFORMED BY HARBOR CONSULTANTS, INC., DECEMBER 22, 2017.
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 INVERTS, 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., DECEMBER 22, 2017.

DESCRIPTION:-

BEING KNOWN AND DESIGNATED AS LOTS 9 & 10 IN BLOCK 457 ON THE TOWNSHIP OF CRANFORD TAX ASSESSMENT MAP.

NOTES:-

1. REFERENCES WERE MADE TO: DEED BOOK 4265, PAGE 123 AND DEED BOOK 6369, PAGE 679
 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.

CERTIFICATION:-

I CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY MADE ON DECEMBER 22, 2017, 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.

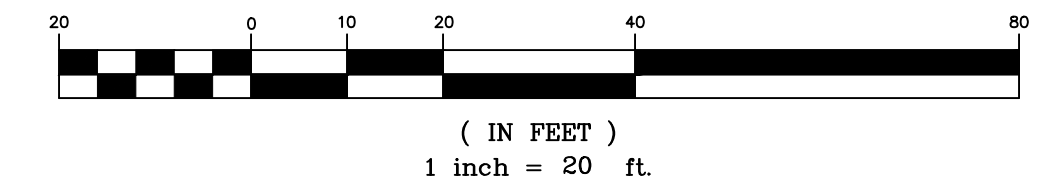
TO:

LEGEND

- | | | | |
|-------|----------------------|--------|-----------------------|
| — T — | STREET SIGN | ○ | IRON BAR FOUND |
| ● | CLEANOUT | □ | MAILBOX |
| ⊙ | SEWERY 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 |

ELEVATIONS SHOWN ARE BASED ON NAVD 88

GRAPHIC SCALE



REV.	DATE	DESCRIPTION	CHK'D.	APP'VD
2	03/13/2024	REVISED PER RESIDENT MEETING		A.M.
1	10/03/2023	REVISED PER CRC MEETING		A.M.



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 CRANFORD, N.J. 07016
 Phone (908) 276-2715 Fax (908) 709-1738
 Email: info@hcg.net

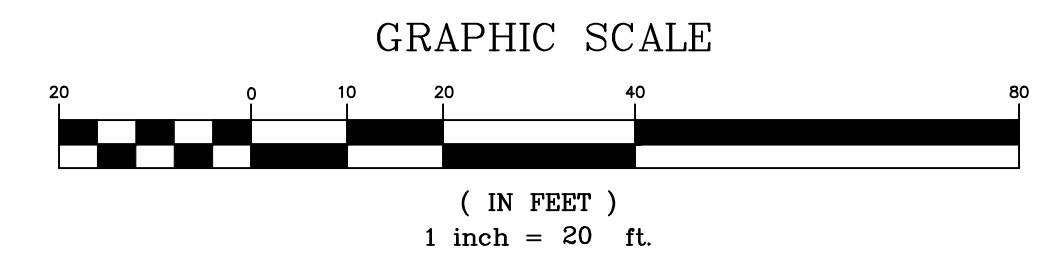
USE VARIANCE PLAN
545A & 549 LEXINGTON AVENUE
 EXISTING CONDITIONS PLAN
 LOTS 8 & 9, BLOCK 457
 TOWNSHIP OF CRANFORD UNION COUNTY NEW JERSEY
 SCALE: 1"=20'
 DATE: 07/07/2023
 DESIGNED BY: V.E.V.
 DRAWN BY: A.M.
 WORK FILE: 2022167 Existing
 PROJECT NO: 246A27962100
 CERTIFICATE OF AUTHORIZATION NO: 2022167

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

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- LEGEND**
- | | | | |
|---|----------------------|--------|-----------------------|
| ⊕ | STREET SIGN | ○ | IRON BAR FOUND |
| ● | CLEANOUT | □ | MAILBOX |
| ⊙ | 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 |



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1	10/03/2023	REVISED PER DRC MEETING		A.M.

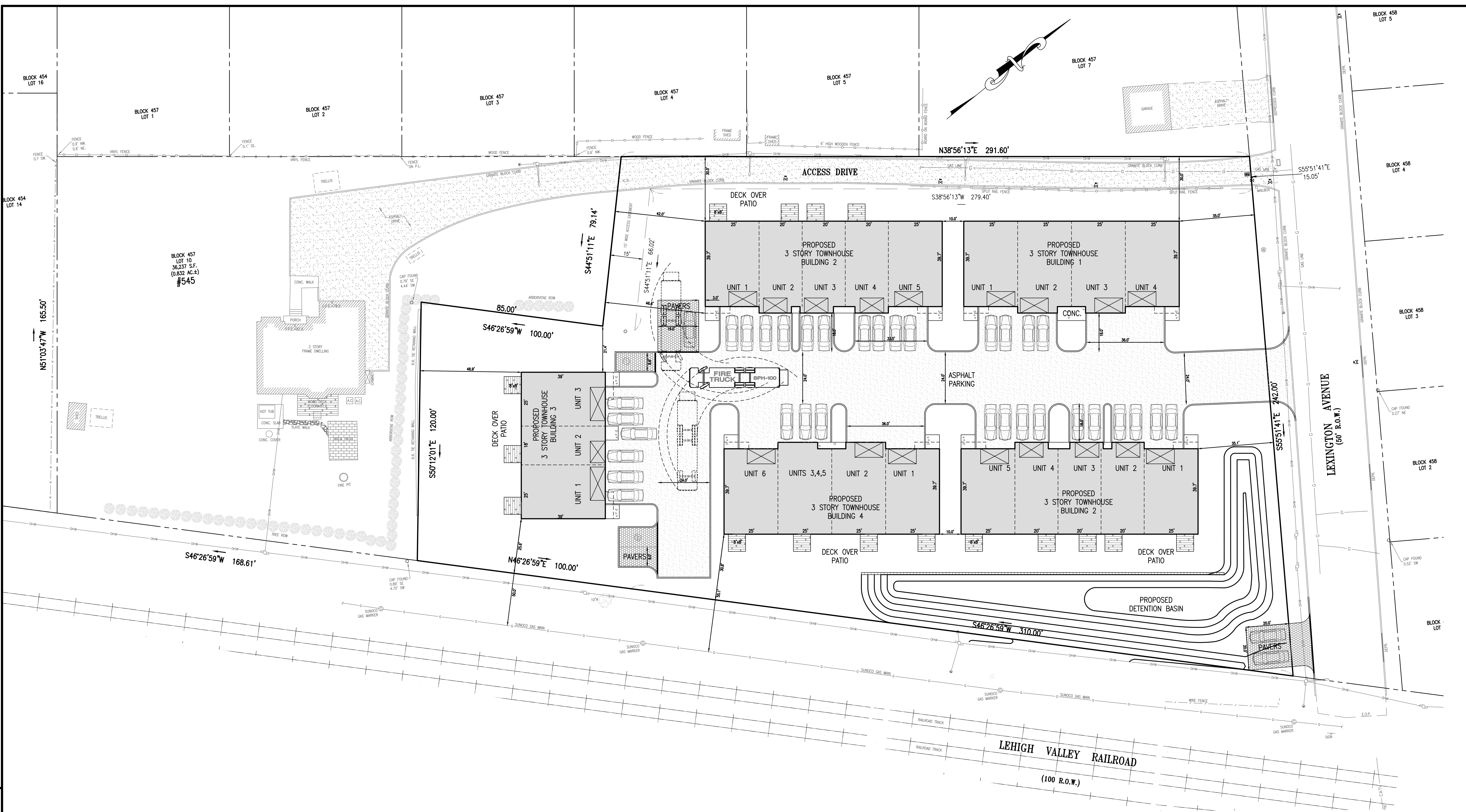
Harbor Consultants Inc.
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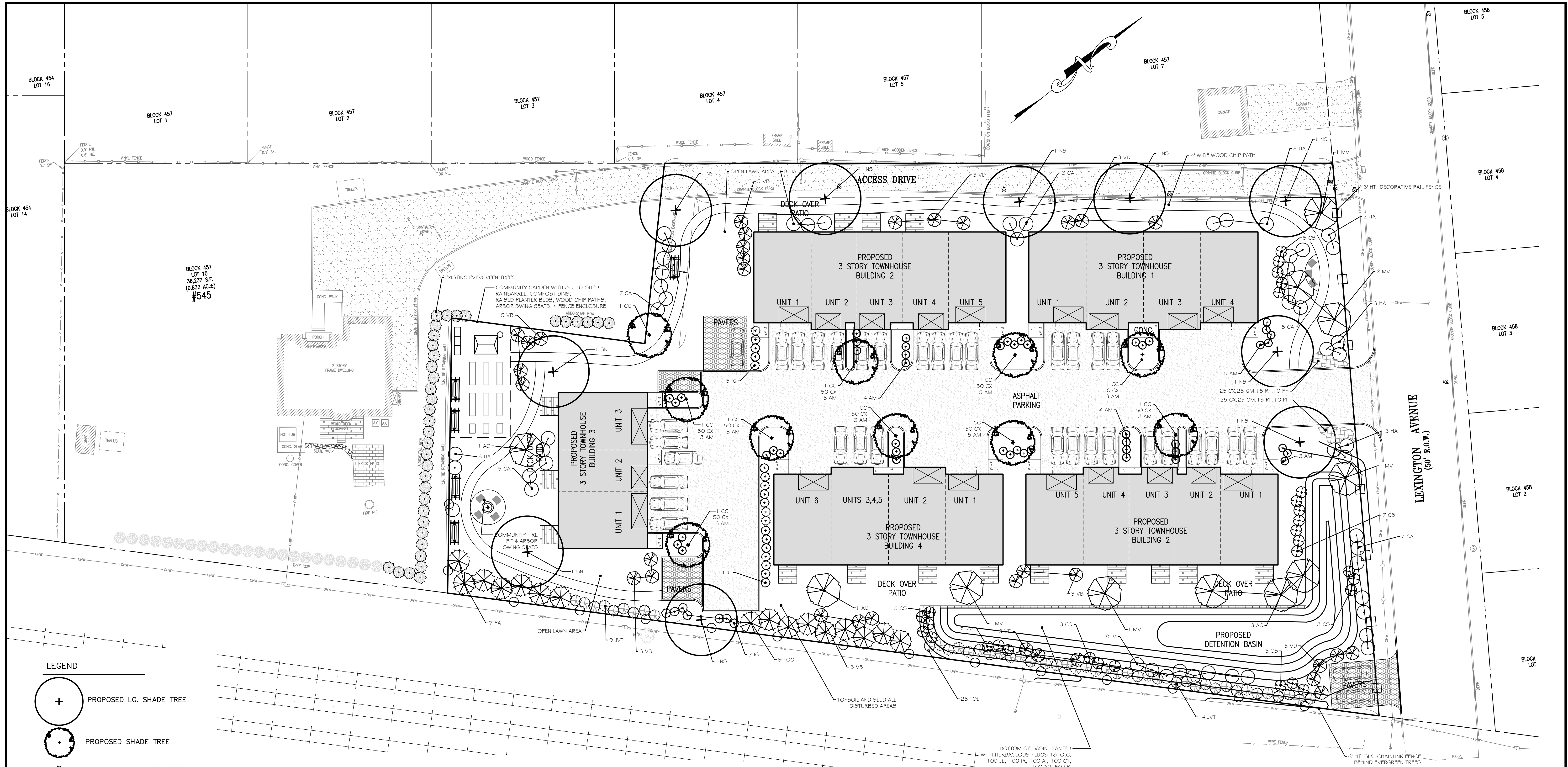
USE VARIANCE PLAN
LAYOUT AND DIMENSIONING PLAN
 545A & 549 LEXINGTON AVENUE
 LOTS 8 & 9, BLOCK 457
 TOWNSHIP OF CRANFORD UNION COUNTY NEW JERSEY

SCALE: 1"=20'
 DATE: 07/07/2023
 DESIGNED BY: V.E.V.
 DRAWN BY: A.M.
 WORK FILE: 2022167 L&D

VICTOR E. VINEGRA
 PROFESSIONAL ENGINEER & LAND SURVEYOR
 NEW JERSEY LICENSE NO. 34460
 CERTIFICATE OF AUTHORIZATION No. 24GA27962100
 PROJECT No. 2022167

3



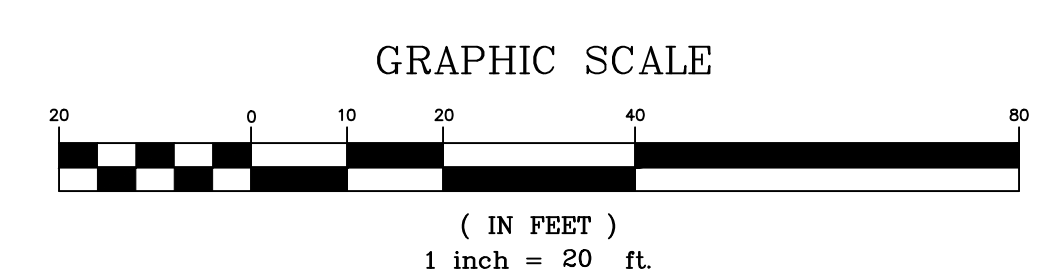


- LEGEND**
- PROPOSED LG. SHADE TREE
 - PROPOSED SHADE TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED EVERGREEN SHRUB
 - PROPOSED DECIDUOUS SHRUB
 - PROPOSED GROUNDCOVER
 - PROPOSED PERENNIAL
 - PROPOSED VINE

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

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	ISPC	COMMENTS
Shade Trees							
BN	2	Betulus nigra 'Heritage'	Heritage river birch	2 1/2"-3" cal, 12'-16' ht.	B&B		Symmetrical, multi-stem
CC	10	Cercis canadensis	Eastern redbud	2 1/2"-3" cal, 12'-16' ht.	B&B		Symmetrical, leader intact, branched 7" from grade
NS	8	Nyssa sylvatica 'Wildfire'	Wildfire blackgum	2 1/2"-3" cal, 12'-16' ht.	B&B		Symmetrical, leader intact, branched 7" from grade
Understory Trees							
AC	5	Amelanchier canadensis	Serviceberry	8'-10' ht.	B&B		Well established, heavy, symmetrical
MV	5	Magnolia virginiana	Sweetbay magnolia	8'-10' ht.	B&B		Multi-stem, heavy, symmetrical
Evergreen Trees							
JVT	23	Juniperus virginiana 'Taylor'	Taylor red cedar	6'-7' ht.	B&B		Well established, heavy, symmetrical
PA	7	Picea abies	Norway Spruce	6'-7' ht.	B&B		Well established, heavy, symmetrical
TOE	23	Thuja occidentalis 'Smaragd'	Emerald green arborvitae	6'-7' ht.	B&B		Well established, heavy, symmetrical
TOG	9	Thuja occidentalis 'Green Giant'	Green Giant arborvitae	6'-7' ht.	B&B		Well established, heavy, symmetrical
Shrubs							
AM	47	Aronia melanocarpa 'Low scape mound'	Low Scape chokeberry	24-30"	#3 Can	36" O.C.	Well established, heavy, symmetrical
CA	27	Clethra alnifolia 'Ruby spice'	Ruby spice summersweet	24-30"	#3 Can	36" O.C.	Well established, heavy, symmetrical
CS	29	Cornus sericea 'Artic fire'	Artic Fire Red twig dogwood	30-36"	#3 Can	48" O.C.	Well established, heavy, symmetrical
HA	17	Hydrangea arborescens 'Annabelle'	Annabelle hydrangea	24-30"	#5 Can	60" O.C.	Well established, heavy, symmetrical
IG	26	Ilex glabra 'compacta'	Compact inkberry	24-30"	#3 Can	36" O.C.	Well established, heavy, symmetrical
IV	8	Ilex virginiana	Virginia sweetspire	24-30"	#3 Can	48" O.C.	Well established, heavy, symmetrical
VD	14	Viburnum dentatum 'Blue mufin'	Arrowwood viburnum	30-36"	#7 Can	72" O.C.	Well established, heavy, symmetrical
VB	19	Viburnum nudum 'Brandywine'	Brandywine viburnum	30-36"	#7 Can	72" O.C.	Well established, heavy, symmetrical
Groundcover, perennials, grasses							
AI	100	Asclepias incarnata	Swamp milkweed		plug	18" O.C.	Vigorous, well established deep plug
AN	100	Aster novae-angliae	New England aster		plug	18" O.C.	Vigorous, well established deep plug
CX	500	Carex appalachica	Appalachian sedge		1 qt.	12" O.C.	Vigorous, well established in containers
CT	100	Carex stricta	Tussock sedge		plug	18" O.C.	Vigorous, well established deep plug
EP	50	Eupatorium purpureum 'Gateway'	Gateway Joe Pye-weed		plug	18" O.C.	Vigorous, well established deep plug
GM	50	Geranium maculatum	Hardy geranium		1 qt.	12" O.C.	Vigorous, well established in containers
IR	100	Iris versicolor	Blue flag iris		plug	18" O.C.	Vigorous, well established deep plug
JE	100	Juncus effusus	Soft rush		plug	18" O.C.	Vigorous, well established deep plug
PH	20	Phlox subulata	Creeping pink phlox		1 qt.	12" O.C.	Vigorous, well established in containers
PV	50	Panicum virgatum 'Shenandoah'	Shenandoah switchgrass	12-24"	1 gal.	30" O.C.	Vigorous, well established in containers
RF	30	Rubus idaeus	Black-eyed Susan		1 qt.	12" O.C.	Vigorous, well established in containers
SS	50	Schizachyrium scoparium 'Standing ovation'	Standing ovation little bluestem	12-24"	1 gal.	12" O.C.	Vigorous, well established in containers

LEHIGH VALLEY RAILROAD
(100 R.O.W.)



REV.	DATE	DESCRIPTION	CHK'D.	APP'VD
2	03/13/2024	REVISED PER RESIDENT MEETING		A.M.
1	10/03/2023	REVISED PER DRC MEETING		A.M.

Harbor Consultants Inc.
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320 NORTH AVENUE EAST
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USE VARIANCE INFO
LANDSCAPING PLAN
545A & 549 LEXINGTON AVENUE
LOTS 8 & 9, BLOCK 457
TOWNSHIP OF CRANFORD UNION COUNTY NEW JERSEY

SCALE: 1"=20'
DATE: 07/07/2023
DESIGNED BY: V.E.V.
DRAWN BY: A.M.
WORK FILE: 2022167 Landscaping

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

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