

RECEIVED

MAR 13 2020

Gennaro Raimo
Elizabeth Fernandez
462 Springfield Ave. Berkeley Heights, NJ 07922

PLANNING / ZONING / ENGINEERING
TWP. OF BERKELEY HGTS, NJ

Block 702 Lot 3

Coffee Culture Roastery

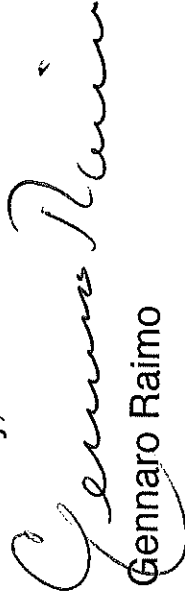
March 11, 2020

To whom it may concern,

My wife Elizabeth and I would like to open a small retail coffee roastery on the ground level of our property listed above. The 900 square feet area would be used to sell our fresh roasted coffee by the cup and bag. We will also offer coffee/tea gift baskets along with coffee related items for brewing and enjoying at home. There would not be any seating. Our plans include the demolition of the two car garage which will then help to provide five parking spaces. The two existing driveways would also be used for convenient access. Besides the back door entrance, we would install a front door. The upstairs apartment would remain as is, with no changes to the footprint of the property.

Thank you for your time and consideration.

Sincerely,



Gennaro Raimo

MAR 13 2020

PLANNING / ZONING / ENGINEERING
TWP. OF BERKELEY HGTS, NJ

PLANNING BOARD

TOWNSHIP OF BERKELEY HEIGHTS

Application # SP-3-20

Date of Filing 3/13/20

Fees to be charged:
Application _____

Escrow _____

(DO NOT WRITE ABOVE THIS LINE)

APPLICATION FOR SITE PLAN APPROVAL

TO: The Township of Berkeley Heights Planning Board

Application is made for the approval of a SITE PLAN hereinafter more particularly described as follows:

1. Applicant's Name: Gennaro Raimo & Elizabeth Fernandez

Address: 31 Shelley Road
Springfield, NJ 07081

Phone: (908) 418-6393 Fax: () Soc.Sec. # if Individual On File
Cell: () Fed.ID # if Corporation

2. Name and address of present owner(s) (if other than #1, above)

Name: SAME AS ABOVE

Address: _____

Phone () FAX ()

3. Interest of Applicant if other than owner: _____

4. Location of subdivision: 462 Springfield Avenue
702 (Street, Neighborhood or Section Name)

(Tax Map Block) _____ (Lot Numbers) _____ (Zone) DD

5. Number of proposed lots: 1
6. Area of entire tract: 4,900 SF & portion being subdivided: _____

7. List variances requested: Other Coverage, Combined Coverage, Parking Required
in garage, Height of signage

8. List of maps and other documents accompanying application and number of each:

Item	Number
Preliminary Architectural Floor Plan & Elevations	1
Casey & Keller Cover Sheet & Area Maps	1
Casey & Keller Land Title & Topographic Survey	2
Casey & Keller Site Plan	3

9. Name, address and profession of person preparing Preliminary Plat:
Name: Casey & Keller Incorporated Profession Civil Engineers

Address: 258 Main Street
Millburn, NJ 07041

Phone: (973) 379-3280 FAX: (973) 379-7993

SIGNATURE OF APPLICANT:

Gennaro Raimo
Elizabeth Fernandez

SITE PLAN APPLICATION

8. Applicant's Attorney:

Name: N/A
Address: _____
Phone: () _____ FAX: () _____

9. Applicant's Witnesses:

Name: Richard Keller: Casey & Keller Inc. Profession Civil Engineer
Planner
Land Surveyor
Address: 258 Main Street
Millburn, NJ 07041
Phone: 973 379-3280 FAX: 973 379-7793

Name: James Weill -James Weill & Assoc. Profession Architect & Planner
Address: 387 Millburn Avenue
Millburn, NJ 07041

Phone: 973 467-4075 FAX: 973 912-0531
Name: Gennaro Raimo & Elizabeth Fernandez Profession Owner & Applicant
Address: 31 Shelley Road
Springfield, NJ 07081

Phone: 908 418-6393 FAX: () _____
Name: _____ Profession _____
Address: _____

Phone: () _____ FAX: () _____

10. Owner's Letter of Consent
Township of Berkeley Heights
Planning Board
29 Park Avenue
Berkeley Heights, NJ 07922

RE: Application # _____
Block 702 Lot 3
Location: 462 Springfield Avenue
Applicant: Gennaro Raimo & Elizabeth Fernandez

I certify that I am the Owner or duly authorized representatives of the Owner of Record of the site described herein and that I concur with the application and plans presented to the Planning Board of the Township of Berkeley Heights.

Permission is hereby granted to Gennaro Raimo & Eliz. Fernandez applicant for the proposed development

Date: 03-11-2020 _____
Gennaro Raimo
Elizabeth Fernandez

(If title is applicable, please indicate. If joint ownership, both owners must sign and give address and phone number)

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
PLANNING BOARD
CHECK LIST - SITE PLAN

Applicant's Name and Address Gennaro Raimo

31 Shelley Road, Springfield, NJ 07081

Phone: (908) 418-6393

FAX: ()

Project Coffee Retailer

Location: 462 Springfield Avenue

Date Received: _____ Engineer: Casey & Keller Incorporated

At least sixteen (16) sets of sealed plans and copies of properly executed application forms shall be submitted at least twenty-eight (28) days prior to the Regular Planning Board Meeting for the purpose of review and discussion.

If the Applicant is a Corporation, representation by a New Jersey Attorney is required at the Public Hearing.

Unless the following items appear on the SITE PLAN, or if they fail to conform to the requirements herein listed, a Public Hearing will not be scheduled.

The Applicant's Engineer shall complete each item on the CHECK LIST as follows:
 () Yes, () No, or (N/A) Not Applicable

<u>Applicant</u>	<u>Township Official</u> <u>Verification</u>	<u>Item</u>
(<input checked="" type="checkbox"/>)	()	Calculation of Application Fee
(<input checked="" type="checkbox"/>)	()	Proper Scale (not less than 1" = 30')
(<input checked="" type="checkbox"/>)	()	Graphic Scale
(<input checked="" type="checkbox"/>)	()	Key Map (not less than 1" = 500')
(<input checked="" type="checkbox"/>)	()	Reference meridian
(<input checked="" type="checkbox"/>)	()	Date (on all documents and drawings)
(<input checked="" type="checkbox"/>)	()	Revision dates
(<input checked="" type="checkbox"/>)	()	Entire tract shown
(<input checked="" type="checkbox"/>)	()	List of all drawings and documents included in application
(<input checked="" type="checkbox"/>)	()	Name of development or project
(<input checked="" type="checkbox"/>)	()	Name and address of owner of record
(<input checked="" type="checkbox"/>)	()	Name and address of applicant
(<input checked="" type="checkbox"/>)	()	Name, address, signature and seal of Professional Engineer or Architect licensed in the State of New Jersey who prepared the plans
(<input checked="" type="checkbox"/>)	()	Survey of tract certified by licensed Land Surveyor
(<input checked="" type="checkbox"/>)	()	Names of adjoining owners and owners within 200' with block and lot numbers and tax sheet numbers
(<input checked="" type="checkbox"/>)	()	Space provided for endorsement of the Chairman, Secretary of the Planning Board and Township Engineer
(<input checked="" type="checkbox"/>)	()	Tax map identification (Sheet number, lot and block numbers) on plan
(<input checked="" type="checkbox"/>)	()	Tract boundaries and dimensions
(<input checked="" type="checkbox"/>)	()	Tract area (within .01 acres)
(<input checked="" type="checkbox"/>)	()	Zone boundaries and existing schools within 200'
(<input checked="" type="checkbox"/>)	()	Proposed Right of Ways
(<input checked="" type="checkbox"/>)	()	Proposed streets and street names
(<input checked="" type="checkbox"/>)	()	Proper size sheet
(<input checked="" type="checkbox"/>)	()	Areas dedicated to public use
(<input checked="" type="checkbox"/>)	()	All easements or deed restriction on or related to the tract

SITE PLAN - CHECK LIST

Applicant	Township Official Verification	Item
(N/A)	()	Any adjacent lots in which applicant has a direct or indirect interest
(N/A)	()	Improvements to adjoining streets and roads
(✓)	()	All distances to the nearest intersection with any public street (measured along sideline or centerline of adjacent street)
(N/A)	()	Streams, waterways and flood plains within 200' of tract
(✓)	()	Setback lines; Provided and Required
(✓)	()	Building height, size and location
(✓)	()	Percent (%) of building coverage
(✓)	()	Location and size of existing buildings and structures
(✓)	()	Structures to be removed shall be indicated by dashed lines
(N/A)	()	Existing structures on Historic Landmarks' Inventory maintained by Union County Planning Board
(✓)	()	Existing elevations and contours (2' contour internal and extended 50' beyond tract)
(✓)	()	Proposed elevations and contours (2' contour internal and extended 50' beyond tract)
(✓)	()	Elevation drawings (front, back and side of proposed and existing buildings and signs) with dimensions <i>FRONT ONLY AS APPLICABLE</i>
(✓)	()	Floor plans with dimensions
(✓)	()	Exterior wall material
(✓)	()	Exterior architectural lighting and details
(✓)	()	Access streets (Names, width, lanes)
(✓)	()	Vehicular ingress and egress to and from site onto public streets
(✓)	()	Directional traffic flow on site
(✓)	()	Calculation of parking; Provided and Required
(✓)	()	Location, scaled design of offstreet parking
(✓)	()	Size and location of bays, aisles and planting areas
(✓)	()	Offstreet parking areas, paved and curbed
(✓)	()	Written Use Plan
(✓)	()	Size and location of driveways and curbs <i>EXISTING TO REMAIN.</i>
(NO)	()	No driveway within five (5) feet of property line
(NO)	()	Driveways conform to maximum and minimum dimensions required
(N/A)	()	Sight easements shown on plan
(✓)	()	Sidewalks, walkways and pedestrian lanes
(N/A)	()	Fire Lanes
(N/A)	()	Loading spaces or docks
(N/A)	()	Traffic Impact Analysis for sites generating more than 25 vehicles per hour
(N/A)	()	Existing storm sewer system
(N/A)	()	Proposed storm sewer system
(N/A)	()	Documentation showing that the rate-of-runoff after development will not exceed rate-of-runoff prior to development (drainage calculations)

SITE PLAN - CHECK LIST

<u>Applicant</u> ()	<u>Township Official Verification</u> ()	<u>Item</u>
(N/A)	()	Existing sanitary sewers
(N/A)	()	Proposed sanitary sewers
(N/A)	()	Existing and proposed water mains and hydrants
()	()	Existing and proposed gas lines
()	()	Existing and proposed electric lines
()	()	Existing and proposed telephone lines
(N/A)	()	Existing and proposed common space
()	()	Existing and proposed open space
(N/A)	()	Solid waste collection and disposal method
()	()	Buffer areas including height, width and type of buffer and its expected effectiveness in screening views, auto headlights and reducing noise
()	()	Seeded or sodded areas, groundcover, retaining walls, fencing, shrubbery, trees, including height and caliper
(N/A)	()	Location of single trees not in wooded areas with diameter of six (6) inches or more as measured three (3) feet above the base of the trunk
()	()	Conforms to Master Plan
(N/A)	()	Environmental Impact Statement
()	()	Certification by Tax Collector that taxes are paid on property
()	()	Bonds, Cash Escrows and Inspection Fees posted for improvements <i>AS APPLICABLE</i>
()	()	Map of properties within 200'
()	()	Proof of Service of notification of Public Hearing to all property owners within 200' <i>TO FOLLOW</i>
(N/A)	()	Soil Erosion and Sediment Control
()	()	Construction Details
(N/A)	()	Owner's Letter of Consent, if applicant is not the owner
()	()	Submission of plans to Union County Planning Board
(N/A)	()	Submission of plans to Somerset-Union Soil Conservation District
(N/A)	()	Soil Movement Permit
(N/A)	()	For sites containing hazardous materials under NJDEP jurisdiction: Documentation from NJDEP approving clean up plan per Ordinance #30-00
(N/A)	()	For sites containing hazardous materials under USEPA jurisdiction: Documentation from USEPA approving clean up plan per Ordinance #30-00
(N/A)	()	Disclosure Statement of ten percent (10%) ownership interest of Corporation or Partnership (N.J.S.A. 40:55D-48.1 and 48.2)
		<u>Name</u>
1.		<u>Address</u>
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

SITE PLAN - CHECK LIST

SIGNATURE _____ TITLE _____

NAME OF CORPORATION OR PARTNERSHIP _____

ADDRESS _____

NOTE: No Planning Board, Board of Adjustment or Municipal Governing Body shall approve the application of any Corporation or Partnership which does not comply with these Disclosure Acts as per New Jersey Statute 40:55D-48.3.

Such other information or data as may be required by the Planning Board in order to determine that the details on the Site Plan are in accordance with the standards of the Zoning Ordinances of the Township of Berkeley Heights.

() () Completion of Check List

Richard Kellar, Inc.
 SIGNATURE OF ENGINEER PREPARING CHECK LIST RICHARD KELLAR, INC. DATE 3/5/2010
 FOR CASEY & KELLAR, INC.

TOWNSHIP OFFICIAL _____ DATE _____

NOTE: For submission procedures and required information, see the Secretary of the Planning Board

FOR PLANNING BOARD USE ONLY - DO NOT WRITE BELOW THIS LINE

Reports from Department and/or Board or Agencies:

Routed To: _____ Received From: _____

Township Engineer: _____

Construction Official: _____

Traffic Safety Officer: _____

Environmental Commission: _____

Fire Prevention Bureau: _____

County Planning Board: _____

Clerk of Adjoining Municipality: _____
 (if within 200')

() () Advise Public Hearing ten (10) days in advance of meeting

() () Letter of Planning Board Action to Applicant, date: _____

() () Publication of Decision within ten (10) days, date: _____

() () Verbatim Recording of Regular Meeting

() () Performance Guarantee Posted

() () Soil Erosion and Sediment Control Plan Approved



Berkeley Heights Township
 29 Park Ave
 Berkeley Heights, NJ 07922
 908-464-2700, 2115

Date Issued: 1/28/2020
 Application Number: ZA-20-25
 Application Date: 1/28/2020
 Project Number:
 Permit Number: ZP-20-00019
 Fee: \$0.00

Zoning Permit

Worksite 462 SPRINGFIELD AVE
 Location: Berkeley Heights Township, NJ

Block: 702
 Lot: 3
 Qualifier:

Zone: DD

Owner: RAIMO, GENNARO & FERNANDEZ, ELIZABE

Applicant: RAIMO, GENNARO & FERNANDEZ,
 ELIZABE

Address: 31 SHELLEY ROAD
 SPRINGFIELD, NJ 07081

Address: 31 SHELLEY ROAD
 SPRINGFIELD, NJ 07081

Application Approved Date: 1/28/2020

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Use is: Downtown Development New use - retail coffee shop
 Nonconforming Use is:

Work Description:

New use - coffee shop retail - The applicant is proposing to use vacant space on the ground floor of this building for retail sales, coffee shop. After much review and discussion with the applicant, applicant's architect and township planner, I have made a determination that the retail use will be located on the ground floor (Section 6.3.2A.4) and not located in a basement or cellar area. Therefore, the retail use is a permitted use as per Section 6.3.2A.1. of the Municipal Land Use Procedures Ordinance.

There are no prior uses associated with the proposed space.

Zoning approval is subject to Planning Board site plan approval as per Section 10.1.2A - "Submission and Approval of Site Plan Required; "Alterations" & Part 19 "Design Standards".

It is recommended to include all proposed business sign details with site plan submission.

Please contact Connie Valenti, Board Secretary, for site plan information; 908-464-2700, ext., 2124.

Upon review it was determined that the Zoning Permit:

- Permitted by Ordinance
- Permitted by Variance approved on: _____
- Valid Nonconforming Use is established by _____
- Zoning Board of Adjustment
- Zoning Officer


 Thomas A. Bocko, Zoning Officer _____ 1/28/2020
 Date

CC: J. Weill, RA, K. Hughes, PP

DEVELOPMENT REVIEW APPLICATION FORM

COUNTY OF UNION, NEW JERSEY

NOTICE TO APPLICANT: Please forward one paper copy of the plan, supporting documentation and this application form & checklist along with one electronic (PDF) copy of the plans and associated reports on a compact disk /USB drive to the Union County Bureau of Land & Facilities Planning, Department of Economic Development, Administration Building, 2nd Floor, Elizabethtown Plaza, Elizabeth, NJ, 07207, Telephone: (908) 527-4268.

1. TYPE OF DEVELOPMENT: (check one)

- A. Subdivision: _____
 Minor Exempt Subdivision
 Minor Subdivision
 Major Subdivision

B. Site Plan: XXXXXX

Is this a revised plan/plat? Yes () or No () Circle One: Plan or Plat

- 2. LOCATION OF DEVELOPMENT:** Municipality: Berkeley Heights
Street or Road: 462 Springfield Avenue
Tax Map: Block # 702 Lot # 3
- 3. APPLICANT:** Gennaro Raimo & Elizabeth Fernandez
Address: 31 Shelley Road, Springfield, NJ 07081
Telephone # 908-418-6393 Email Address: gennaroraimo@yahoo.com
- 4. PROPERTY OWNER:** Same As Above
Address: _____
Telephone # _____ Email Address _____
- 5. ATTORNEY:** N/A
Address: _____
Telephone # _____ Email Address _____
- 6. ENGINEER:** Casey & Keller Incorporated
Address: 258 Main Street, Millburn, NJ 07041
Telephone # 973-379-3280 Email Address rich@caseyandkeller.com
- 7. ARCHITECT:** James Weill & Associates
Address: 387 Millburn Avenue, Millburn, NJ 07041
Telephone # 973-467-4075 Email Address jrward@aol.com
- 8. LAND SURVEYOR:** SAME AS ENGINEER
Address: _____
Telephone # _____ Email Address _____

9. DEVELOPMENT INFORMATION:

- a. Project Name (if any): Retail Coffee Shop
- b. No. of existing lots* 1 No. of proposed lots* 1
- c. Area of entire tract 4,900 SF
- d. Area conveyed by present owner or other * N/A
- e. Area of impervious surface (sq. ft.) _____
- f. No. of parking spaces 5
- g. Zoning district DD
- h. Existing use Single Family Residential
- i. Proposed use Retail Coffee Shop with residential to remain above
- j. No. of housing lots for sale* 0
- h. No. of multi-family residential units 1 unit above (existing)
- i. Sq. ft. of building area for commercial use 1,786 SF
- j. Sq. ft. of building area for industrial use _____
- k. Sq. ft. of building area of other use 1,786SF Residential Above
- l. When did you apply to the municipality for this development? _____
- m. Status of Municipal Review: Approved _____ ; Pending X ; Denied _____
- n. Municipal Site Plan/Subdivision Approval (Resolution) Date: _____
- o. Has the Applicant or Developer previously applied to the Union County Planning Board for approval of the proposed development? Yes () or No (X) If so, when _____ and what was the County Application# _____

10. Signatures

APPLICANT SIGNATURE: *Gerardo Reina* DATE: 3-11-2020
OWNER SIGNATURE: *Gerardo Reina* DATE: 3-11-2020

Any additional information, which the applicant may wish to note may be provided on a separate sheet.

NOTE: Submission of this application to Union County does not exclude the possibility for the need of any technical studies or reports to support or substantiate the proposed development identified in this application. Any application information requested would be provided by the applicant. Our acknowledgement of the application as complete does not exclude the possibility of a need for any future technical studies.

***Subdivision applications only.**

Please call the Union County Bureau of Planning & Economic Development at (908) 527-4268 or (908) 527- 4197.

Township Official

General Construction and Design & Grounds and Landscaping Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
N/A ()	()	Consider the orientation and design to maximize passive solar heat/cooling. For example, orient the building along its east-west axis to have a larger surface exposure to the south, and use deciduous vegetation to block the sun in the summer months and maximize light and heat in the winter months.
N/A ()	()	Minimize disturbance to soils and vegetation. Use proper planning to protect vegetation during construction and prevent damage to surrounding areas.
N/A ()	()	Create landscapes that use native plantings to limit the need for lawn chemicals and maintenance (mowing, trimming, watering). Consider using captured rainwater (rain barrel) or recycled grey water for irrigation.
(✓)	()	Recycle and/or salvage non-hazardous construction and demolition debris.
(✓)	()	Consider the use of renewable building materials and products. Consider choosing products with low VOCs and avoid products that contain hazardous chemicals (i.e. formaldehyde, cyanide).
(✓)	()	The use of local construction companies and products (i.e. local and sustainable woods) is recommended.
N/A ()	()	Where practicable, place parking spaces in shaded areas and consider using paving materials with an SRJ value >29 (this will reflect, not absorb solar heat).

Storm Water Management Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
N/A ()	()	Consider limiting impervious surfaces such as use of an open grid pavement system (at least 50% pervious).
N/A ()	()	Consider reducing impervious cover to promote infiltration that captures and treats storm water runoff from rainfall.
N/A ()	()	Consider avoiding runoff to other properties by installing an underground cistern or rain garden. This will keep water on your own property and out of the sewer.

Energy & Lighting Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
N/A ()	()	Consider providing natural daytime lighting as much as possible with skylights or solo tubes. Consider using triple-pane windows, with protection against sun damage.
N/A ()	()	Consider choosing energy-efficient light bulbs. Use solar lighting outdoors.
N/A ()	()	Consider use of motion sensor lighting where applicable. In commercial/industrial settings consider use of sensor controls.
N/A ()	()	Conserve energy, reduce electricity use and if possible incorporate renewable energy.
N/A ()	()	Consider choosing ENERGY STAR appliances.

Heating and Cooling Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
N/A ()	()	Consider Increasing amount of insulation by using 2 x 6 studs.
N/A ()	()	Consider installation programmable thermostats and attic fans to regulate heating and cooling.
N/A ()	()	Consider installation heat pumps to transfer energy heat and cold.
N/A ()	()	Consider use high efficiency boilers/furnaces.
N/A ()	()	Consider use light color roofing materials to limit heat absorbed by dark colored roofs. Consider tile or metal roofs.
N/A ()	()	Consider use roofing material with a solar reflectance index (SRDI) equal or greater than 78 for low roofs and 29 for steep-sloped roofs.

Water Usage Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
N/A ()	()	Consider use of low-flow shower heads.
N/A ()	()	Consider installing dual-flush toilets.
N/A ()	()	If there are any other sustainable building practices not mentioned before, that will be used in this project, please describe:

COUNTY OF UNION, NEW JERSEY
DEVELOPMENT REVIEW CHECKLIST FOR SITE PLANS

Applicant's Name & Address Gennaro Raimo
31 Shelley Road, Springfield, NJ 07081
Phone #: 908-418-6393 Fax #: _____ Assigned File #: _____
Name of Subdivision: _____ Location (Municipality): Berkeley Heights
Address: 462 Springfield Avenue Date of Plans: _____
Block/Lot #: Block 702 Lot 3

The Land Development Standards of the County of Union

Site Plan Checklist

The Applicant's engineer shall complete each item on the Check List as follows:
(Y) (N) (N/A) Not Applicable

Section 408. Site Plan Requirements and Details

Scale: 1) Not less than 1 in. = 50 ft. & not larger than 1 in. = 10 ft; 2) For site plans of 1 in. = 30 ft. or smaller, a secondary plan of the County road shall be submitted at a scale of 1 in. = 20 ft.

County
Applicant Verification

- () A) Proper sheet size as permitted by the New Jersey Map Filing Act
- () B) Key Map
- () C) Name & address of applicant, owner & preparer of site plans, maps and reports
- () D) Name of the development, tax map sheet, block & lot numbers, date, revision date & north arrow with reference meridian and graphic scale
- () E) Acreage of site to the nearest tenth of an acre

Union County, New Jersey
Department of Economic Development – Land Development Application

- () () F) Municipal land use zoning district
- () () G) Existing & proposed setback dimensions, landscaped areas, trees over 6 in. diameter and fencing within 30 ft. of County R.O.W.
- () () H) Existing & proposed traffic control devices, signs, lighting standards and utility poles within 25 ft. of County R.O.W.
- () () D) Existing & proposed structures with finished grade elevations at corners and indication of structures to be retained and demolished
- () () J) Existing & proposed contours based on NJ Geodetic Control Survey Datum at 2 ft. intervals
- () () K) Existing and proposed utilities and drainage structures & facilities supporting design documentation
- () () L) Existing & proposed curbs, sidewalks, driveways, fences, retaining walls, signs, parking spaces, off-street loading areas and layouts
- () () M) Existing & proposed R.O.W. and easements with description of proposed County dedications
- () () N) Location, size and nature of entire lot(s) in question and contiguous lots owned by the applicant or in which the applicant has a direct or indirect interest
- () () O) Existing & proposed streets with name, pavement and R.O.W. widths within 200ft. of tract
- N/A () () P) Existing & proposed profiles and cross-sections of access drives, existing streets and highways abutting the site
- N/A () () Q) Existing water courses with:
- 1) NJDEP water course alteration, improvement or relocation proposed or if fill or structures proposed at stream
 - 2) Cross-sections of water courses within NJDEP guidelines including flood plain, top of bank, mean water level and bottom elevations at the following locations:
 - a) at intersection of site boundary
 - b) at 50 ft. intervals for 300 ft. upstream/downstream of proposed bridge/culvert
 - c) upstream/downstream of the confluence of all water courses
 - d) along all water courses within or adjacent to the site at maximum of 500 ft. intervals
 - 3) method of slope stabilization & soil & erosion control if water course to be altered

- 4) Flood plain boundaries within & upstream of the site
- 5) Wetlands

- N/A () () R) Total acreage of drainage basin of all water courses within & adjacent to the site
- N/A () () S) Total drainage basin acreage to the nearest downstream structure and the acreage of the site to the structure
- N/A () () T) Drainage, utility and conservation easements and stream encroachment lines
- N/A () () U) Existing & proposed storm drainage plans within and adjacent to the site
- N/A () () V) Existing & proposed sanitary sewerage facilities
- N/A () () W) Existing & proposed water mains
- () () X) Existing & Proposed underground utilities and easements

Section 500. Design Standards Section 501. Design Standards - General 501.3

Sidewalks

May be required at the discretion of the County Planning Board.

- N/A () () A) Sidewalks - 4000psi Portland cement concrete, 6% air-entrained Class B, 4" thick, 6" thick at residential driveways, 12" thick at commercial/industrial driveways
- N/A () () B) Sidewalks - minimum 4 ft. width and located within R.O.W., placed 1 foot from the property line, except in commercial areas where can extend from bldg. line to curb line SEE BERKELEY HEIGHTS
- () () C) Sidewalks-Minimum cross slope 1/4" per foot rising from top of curb

501.4 Curbs

- N/A () () Each site plan shall install curbs in conformance with County standards along the entire frontage of the County road.

Union County, New Jersey
Department of Economic Development - Land Development Application

501.5 Driveways ~~EXISTING~~ TO REMAIN

At the proposed intersections of roads and driveways, sight triangles shall be clearly indicated, with any obstruction, including trees of 8 in. diameter or greater, within the County R.O.W.

- ~~()~~ (A) Openings with depressed curb design; radius curbing prohibited
- ~~()~~ (B) Openings as nearly as possible to 90 degrees at County road
- ~~()~~ (C) Driveways designed to prevent necessity of vehicles backing out onto County road
- ~~()~~ (D) Single lane driveways- 10 feet minimum width
Double lane driveways - 24 feet minimum width
- ~~()~~ (E) Driveway gradients within County R.O.W. - 5% maximum; maximum gradient change-7%; Grades greater than 7% designed with vehicle templates

~~N/A~~ () (F) Non-residential driveways in conformance with County Design Standards Specific to Site Plans section of the Land Developments ordinance

- ~~N/A~~ () (G) Driveway intersecting County road requires County Road Opening Permit
- 1) Number of Driveways- frontage less than 300 ft. - Two (2) frontage 300 ft. & greater - by County Engineer
 - 2) Location of Driveways- as per Section 501.5(G) of the County Land Land Development Standards. Sight Triangle required with minimum sight distance as per Section 501.5(G)(2)(b) of County Land Development Standards
 - 3) Driveway Angle - a) two way operation- 90 degrees, minimum 60 degrees
b) one way operation- right turn only, minimum 45 deg. 4)
- Driveway Dimensions as per Section 501.5(G)(4 5) Driveway Surfacing as per Section 501.5(G)5

Section 502. Design of Off Street Parking Areas

- 502.1 Off Street Parking
- ~~()~~ Off Street Parking located behind the existing or proposed County R.O.W. including sidewalk areas.
 - ~~()~~ Off street parking areas designed to prevent the necessity of vehicles backing into County Road

502.2 Off Street Loading Spaces and Areas

- Off Street Loading Spaces and Areas located behind the existing or proposed County R.O.W. including the sidewalk area. Graphic proof furnished demonstrating truck movement compliance.
N/A

502.3 Customer Service Areas

- Customer Service Areas located behind the existing or proposed County R.O.W.
N/A

502.4 Curbing *EXISTING TO REMAIN.*

Curbing is required along the entire property frontage of the county road.

- A) Alignment and grade

- B) Depressed Curbs

- 1) Existing curbs
- 2) New depressed curb
- 3) Height above pavement - 1 in.

- C) Horizontal Transition

502.6 Shoulder Paving *EXISTING TO REMAIN*

- Proposed paving for area between existing edge of pavement and new curb

502.7 Right Of Way Encroachment

- County R.O.W. clear of all private purpose uses.

502.8 Dumpsters

- N/A*
 Dumpsters located behind County R.O.W.

502.9 Signs

- A) Directional, Regulatory and Advisory Signs

- B) Advertising Signs

502.10 Clear Sight Areas (at roadway intersections) *NO CHANGE - EXISTING TO REMAIN*

At the proposed intersections of roads and driveways, sight triangles shall be clearly

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indicated, with any obstruction, including trees of 8 in. diameter or greater, within the County R.O.W.

N/A

Established on the Site Plan

Sight Triangle Easement

Section 600. Drainage Requirements

N/A

Submission of Design calculations

Section 601. Drainage Runoff Requirements

N/A

Submission of Stormwater Management Plan

Section 700. Traffic Impact Analysis 701. Criteria Governing the Need

N/A

for Traffic Impact

Submission of Traffic Impact Study

Completion of Check List

SIGNATURE OF ENGINEER PREPARING CHECK LIST DATE

Michael Rayford 3/11/2020

Date: 3-11-2020

TOWNSHIP OF BERKELEY HEIGHTS
APPLICATION FOR SANITARY SEWER CAPACITY ALLOTMENT

To: Director of Engineering
Director of Wastewater

Applicant: Gennaro Raimo
Project Address: 462 Springfield Avenue
Project Block: 702
Project Lot: 3

Project Description: Conversion of first level of existing single family home to a shop for sale of retail coffee

Location of Proposed Connection: NO New Connection

SEWER CAPACITY REQUEST

Existing Use

Use: Single-Family Units or SF (Circle One) X 300 GPD/Unit or SF= 300 GPD
Units or SF (Circle One) X _____ GPD/Unit or SF= _____ GPD

Total Existing Capacity= 300 GPD

Proposed Use

Use: 2 Bedroom Apt. Units or SF (Circle One) X 225 GPD/Unit or SF= 225 GPD
Units or SF (Circle One) X 0.1 GPD/Unit or SF= 100 GPD

Total Proposed Capacity= 325 GPD

ADDITIONAL CAPACITY REQUESTED = _____ GPD
Or _____ MGD

I hereby certify the requested capacities have been calculated in accordance with N.J.A.C. 7:14A-23.3

Signature: _____
Applicant's Engineer:

Crosby and Keller, Inc. NIPE License#: 26999

TREATMENT CAPACITY ALLOCATION CERTIFICATION:

I hereby certify additional Capacity in the Berkeley Heights Water Pollution Control Plant in the amount requested for connection to the Township sanitary sewer collection system is hereby reserved subject to the Applicant's receipt of Planning Board or Board of Adjustment Approval for the proposed project within one (1) year from the date of this letter.

Signature: Andrew
Director Wastewater

Date _____

SANITARY SEWER COLLECTIONS SYSTEM CAPACITY APPROVAL:

I hereby certify the Township sanitary sewer collection system located within _____ can accommodate the anticipated additional flows from the proposed project.

Director Engineering/Township Engineer _____ Date _____

*Additional Capacity Allocation Request in excess of 8,000 GPD shall require Treatment Works Approval (TWA) Application from NJDEP.

** All applications also subject to review in accordance with N.J.A.C. 7:14A-1.2 Significant Indirect User definition.
Cc: Planning Board/Board of Adjustment/Engineering Secretary
Planning Board Engineer