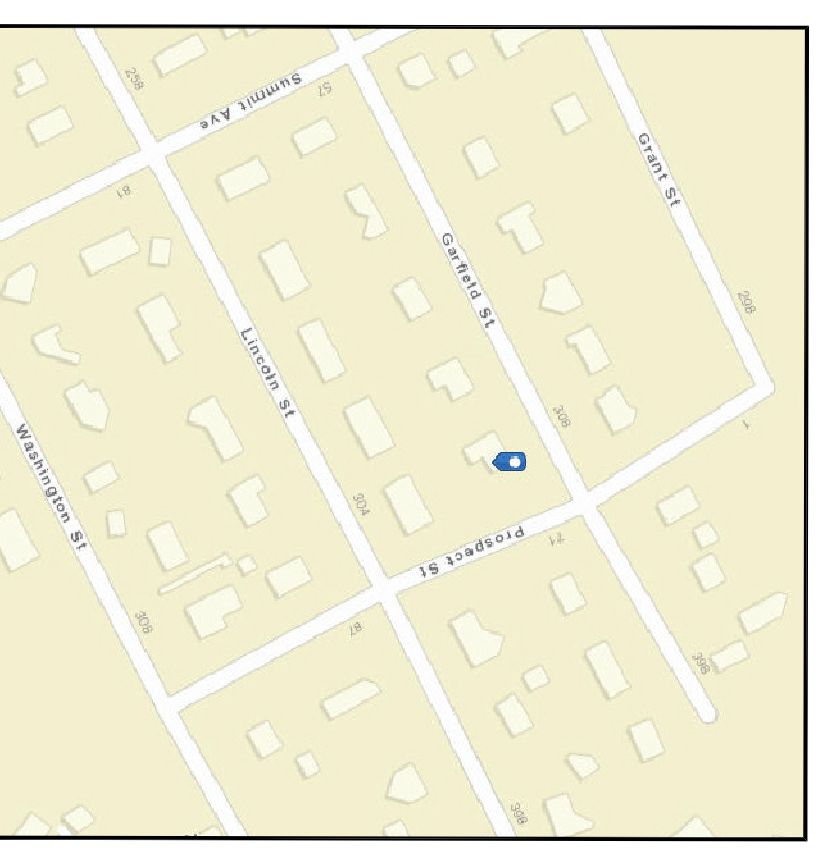
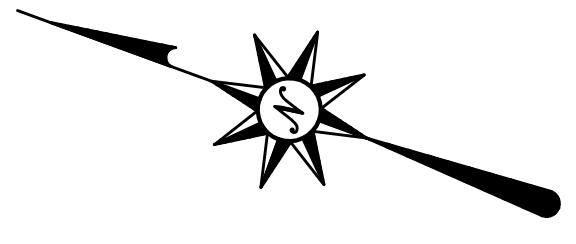


PROPERTY OWNERS WITHIN 200 FT.

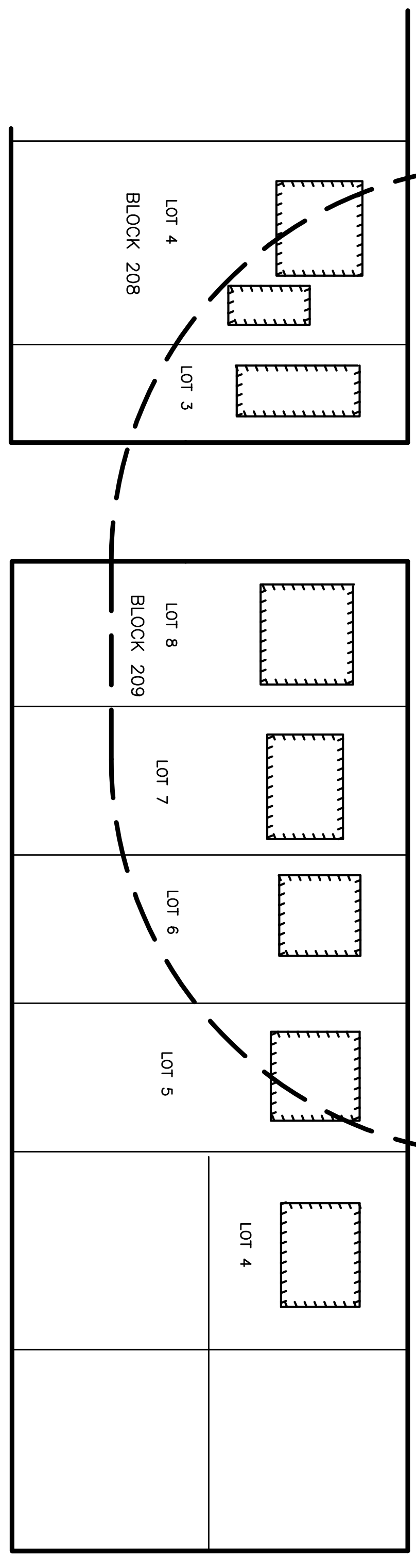
LOT	OWNER & ADDRESS
208	3048 JAMIL & ARIEL VARGAS
208	3048 GARFIELD STREET, BERKELEY HEIGHTS, NJ 09722
208	HUMPHREYS, SCOTT P. & HAIL, HANNAH M. NJ 09722
208	516 GARFIELD STREET, BERKELEY HEIGHTS, NJ 09722
208	513 GARFIELD STREET, BERKELEY HEIGHTS, NJ 09722
208	PRIEST, PATRICIA ANN BERKELEY HEIGHTS, NJ 09722
208	521 GARFIELD STREET, BERKELEY HEIGHTS, NJ 09722
208	320 LINCOLN STREET, BERKELEY HEIGHTS, NJ 09722
208	HALL, THOMAS M. & MARY LOU BERKELEY HEIGHTS, NJ 09722
208	MAHESDORF, JENNIFER BERKELEY HEIGHTS, NJ 09722
209	92 PROSPECT AVENUE, BERKELEY HEIGHTS, NJ 09722
209	BENJAMIN PROPERTY GROUP, LLC BERKELEY HEIGHTS, NJ 09722
209	FISCH, SPENCER STREET, BERKELEY HEIGHTS, NJ 09722
209	288 GARFIELD STREET, BERKELEY HEIGHTS, NJ 09722
209	DELTA, EDWARD J. BERKELEY HEIGHTS, NJ 09722
210	275 GARFIELD STREET, BERKELEY HEIGHTS, NJ 09722
210	704 CHANGING LAM & PATRICIA ENG BERKELEY HEIGHTS, NJ 09722
210	BAUER, GARY P. & KAREN M. NJ 09722
210	291 GARFIELD STREET, BERKELEY HEIGHTS, NJ 09722
210	HORTON, JEFFREY S. & PATRICIA M. BERKELEY HEIGHTS, NJ 09722
210	RUGGIERO, CAMILLE BERKELEY HEIGHTS, NJ 09722
210	298 LINCOLN STREET, BERKELEY HEIGHTS, NJ 09722
210	REAY, M.S. & REAY, L. MARITA, S. BERKELEY HEIGHTS, NJ 09722
210	WALUS, JEREMY & MARGARET BERKELEY HEIGHTS, NJ 09722
211	281 LINCOLN STREET, BERKELEY HEIGHTS, NJ 09722
211	PASQUERELLO, LOUIS & ROSE ANN BERKELEY HEIGHTS, NJ 09722
211	87 PROSPECT AVENUE, BERKELEY HEIGHTS, NJ 09722
211	5



KEY MAP
SCALE: 1"=250'

- GENERAL NOTES:**
- SUBJECT PROPERTY KNOWN AS LOT 5, BLOCK 210 ON TAX MAP SHEET NO. 2
 - AREA OF EXISTING LOT 5, BLOCK 210 = 10,000 S.F.; 0.23 AC.

- OWNER/APPLICANT:
CARLA DA SILVA
289 GARFIELD STREET
BERKELEY HEIGHTS, NEW JERSEY
07922
- ATTORNEY FOR APPLICANT:
AUGUST N. SANTORE JR.
143 SUMMIT AVENUE
BERKELEY HEIGHTS, NEW JERSEY
07922
908.665.8004
- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- BUILDING SHOWN ON AREA MAP ARE TAKEN FROM FIELD OBSERVATION AND ARE SCHEMATIC ONLY.
- PRIOR TO PREPARING A STORMWATER MANAGEMENT PLAN, INFILTRATION RATE TESTING WILL BE PERFORMED FOR THE NEW BUILDING LOTS TO IDENTIFY THE ANTICIPATED GROUNDWATER RECHARGE RATE. A STORMWATER DRAINAGE REPORT SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER AT THE TIME OF BUILDING PERMIT APPLICATION.
- AT THE TIME OF BUILDING PERMIT APPLICATION, A DETAILED GRADING PLAN IS TO BE SUBMITTED TO THE BUILDING DEPARTMENT WHICH WILL INCLUDE ZONING, GRADING, TO THE STORMWATER MANAGEMENT, TREE REMOVAL AND REPLACEMENT, AND SOIL EROSION AND SEDIMENT CONTROL.



COVERAGE CALCULATIONS

EXISTING	EXISTING
DWELLING	1712 SF
PATIO	194 SF
WALK	137 SF
DRIVE	588 SF
TOTAL	2682 SF

EXISTING	PROPOSED
DWELLING	1712 SF
PATIO	194 SF
WALK	137 SF
DRIVE	588 SF
ADDITIONS	359 SF
TOTAL	2969 SF

ZONING CRITERIA

1) ZONED: R-10 (RESIDENTIAL)

2) ZONING REQUIREMENTS:

MIN. LOT AREA (CORNER)	REQUIRED	EXISTING	PROPOSED
11,000 SF	11,000 SF	10,000 SF**	10,000 SF**
MIN. LOT DEPTH	100 FT	100 FT	100 FT
MIN. FRONT YARD	30 FT	30.7 FT (GARFIELD)	25.9 FT (GARFIELD)**
MIN. SIDE YARD	12 FT	15.9 FT	15.5 FT
MIN. REAR YARD	30 FT	29.4 FT*	29.4 FT** (ADDITION)
ACCESSORY BLDG. MIN. REAR YARD	5 FT	NA	NA
MAX. PRINCIPLE BUILDING COVERAGE	20%	17.1%	20.7%
MAX. OTHER COVERAGE	10%	9.7%	9.0%
MAX. TOTAL IMPERVIOUS COVERAGE	30%	26.8%	29.7%

SHEET INDEX
1 AREA MAP
2 EXISTING/PROPOSED CONDITIONS
3 DETAILS

THIS VARIANCE PLAN HAS BEEN APPROVED BY THE ZONING BOARD OF THE TOWNSHIP OF BERKELEY HEIGHTS ON _____ DATE _____

CHAIRPERSON _____ DATE _____
 SECRETARY _____ DATE _____
 MUNICIPAL ENGINEER _____ DATE _____

DRAWN BY: SP CHECKED BY: WGH JOB No. 20-013 BOOK SCALE 1" = 50' DATE APRIL 30, 2020 REVISIONS GRAPHIC SCALE CERTIFICATE OF AUTHORIZATION No. 240627959700 NOTES	<p>Murphy & Hollows Associates LLC CIVIL ENGINEERING AND SURVEYING 1925 CENTRAL AVENUE, STIRLING, NJ 07980 908.665.8000</p>	VARIANCE PLAN FOR LOT 5 BLOCK 210 299 GARFIELD STREET & PROSPECT AVENUE TOWNSHIP OF BERKELEY HEIGHTS UNION COUNTY NEW JERSEY AREA MAP AIDAN T. MURPHY N.J. LIC. PROFESSIONAL ENGINEER #21319 1975-2019	WILLIAM G. HOLLOWES N.J. LIC. PROFESSIONAL ENGINEER N.J. PROFESSIONAL PLANNER #2530 FILE LF20-013 SHEET 1 OF 3
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