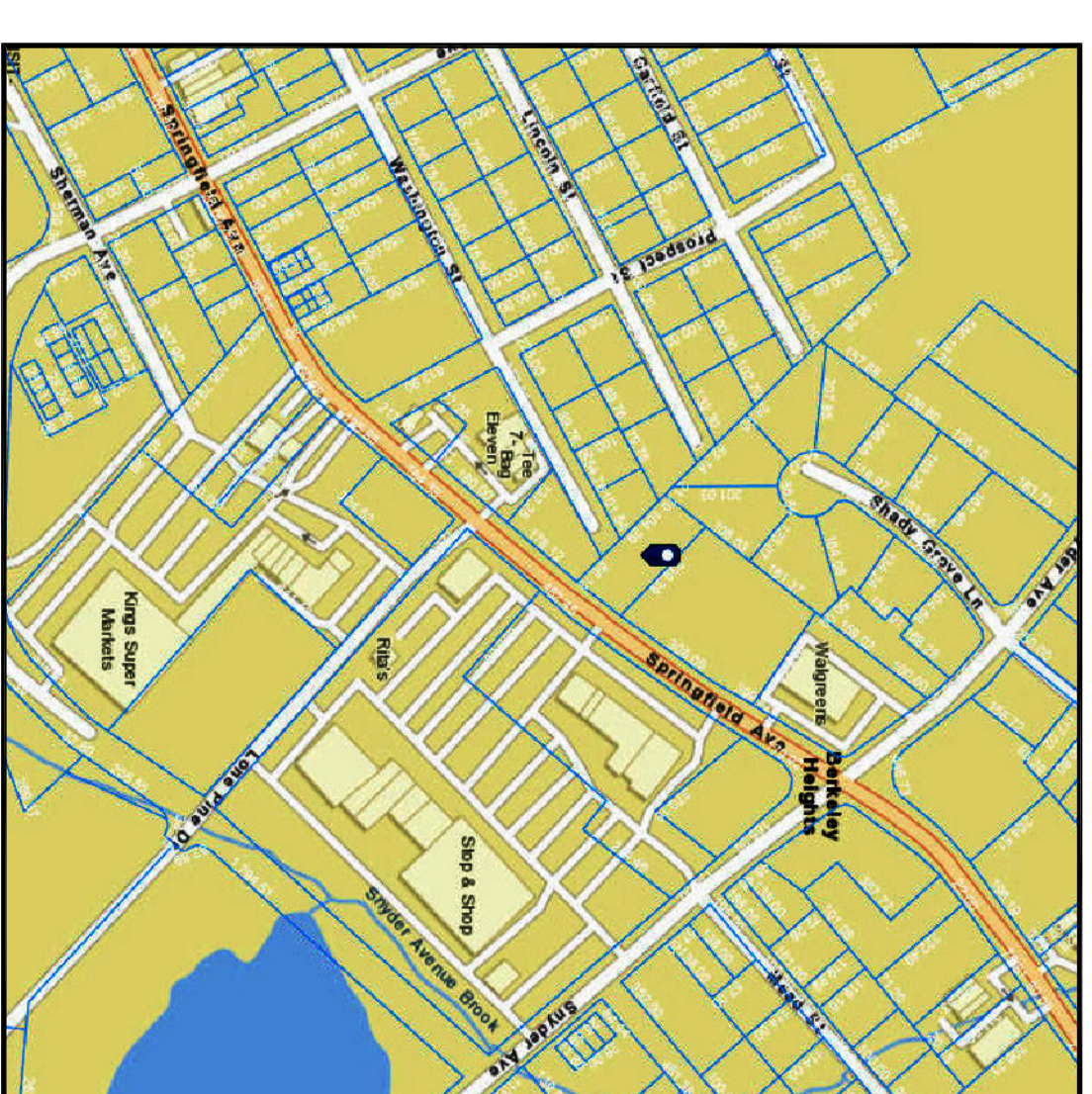


PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	OWNER & ADDRESS
208	9	BORSOS, MICHAEL & MARY 328 LINCOLN STREET, BERKELEY HEIGHTS, NJ 09722
208	13	BLAUSK, DIANE 321 LINCOLN STREET, BERKELEY HEIGHTS, NJ 09722
208	14	GOVEIA, GARY & SHEILA 747 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
208	15.01	TRAUGH, ADAM & KATERIN 358 WASHINGTON STREET, BERKELEY HEIGHTS, NJ 09722
208	15.02	SHI, JIANNING & ZHANG, SHUNBIN 332 WASHINGTON STREET, BERKELEY HEIGHTS, NJ 09722
208	16.01	OBEROL, JASPREET K & SHAH, ASHISH P 326 WASHINGTON STREET, BERKELEY HEIGHTS, NJ 09722
208	21	369 SPRINGFIELD AVENUE ASSOC., LLC 369 SPRINGFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
208	30	GONNELLA, JOHN & JAVET 40 SHADY GROVE LANE, BERKELEY HEIGHTS, NJ 09722
208	31	BANERJEE, SNEHAM & MUKHERJEE, N 50 SHADY GROVE LANE, BERKELEY HEIGHTS, NJ 09722
208	32	STASKIEWICZ, STEVEN & DIMICHELE, L 60 SHADY GROVE LANE, BERKELEY HEIGHTS, NJ 09722
701	2	PO BOX 62, BERKELEY HEIGHTS, NJ 09722
701	3	BERKELEY DEVELOPMENT CO. PO BOX 62, BERKELEY HEIGHTS, NJ 09722



KEY MAP

SCALE: 1"=500'

GENERAL NOTES:

- SUBJECT PROPERTY KNOWN AS LOT 20, BLOCK 208 ON TAX MAP SHEET No. 2
- AREA OF EXISTING LOT 20, BLOCK 208 = 24,314 S.F.; 0.558 AC.
- OWNER/APPLICANT:  
391 SPRINGFIELD AVENUE, LLC  
81 INDUSTRIAL AVENUE  
BERKELEY HEIGHTS, NJ 07922  
908.508.0333
- ATTORNEY FOR APPLICANT:  
AUGUST N. SANTORE JR., ESQ.  
143 SUMMIT AVENUE  
BERKELEY HEIGHTS, NJ 07922  
908.665.8004
- BUILDING SHOWN ON AREA MAP ARE TAKEN FROM FIELD OBSERVATION AND ARE SCHEMATIC ONLY.



R DENOTES RESIDENTIAL USE  
C DENOTES COMMERCIAL USE

COVERAGE CALCULATIONS

EXISTING	PROPOSED
BUILDING 3873 SF	BUILDING 3873 SF
PARKING DECK 5508 SF	ADDITION/PARKING DECK 8751 SF
ELEVATED WALK 554 SF	ELEVATED WALK 0 SF (PART OF ADDITION)
PAVEMENT 6553 SF	PAVEMENT 4771 SF
CONC. 201 SF	CONC. 201 SF
PAVERS 192 SF	PAVERS 192 SF
DUMPSTER 120 SF	DUMPSTER 63 SF (PART UNDER ADDITION)
TOTAL 17,001 SF	SNOW STORAGE AREA 347 SF
	TOTAL 18,198 SF

DWELLING UNITS

EXISTING	PROPOSED
5 STUDIO APARTMENTS	5 STUDIO APARTMENTS
3 1 BEDROOM APARTMENTS	3 1 BEDROOM APARTMENTS
10 2 BEDROOM APARTMENTS	10 2 BEDROOM APARTMENTS
1 3 BEDROOM APARTMENT	1 3 BEDROOM APARTMENT

ZONING CRITERIA

1) ZONED: DD (DOWNTOWN DEVELOPMENT)	
MAX. PRINCIPAL BUILDING COVERAGE	50%
MAX. OTHER COVERAGE	35%
MAX. TOTAL IMPERVIOUS COVERAGE	85%
DWELLING UNIT PER ACRE	20 UNITS/AC

2) ZONING REQUIREMENTS:	
MIN. LOT AREA	5,000 SF
MIN. LOT WIDTH	40 FT
MIN. LOT DEPTH	NA
MIN. FRONT YARD	12 FT
MIN. SIDE YARD	0 FT WINDOWLESS-WINDOWLESS
	30 FT WINDOW TO WINDOW
MIN. REAR YARD	10 FT + 10 FT PER STORY(20 FT)

REQUIRED	EXISTING	PROPOSED
38.6% (BUILDING & PARKING DECK)	24.314 SF	51.9% (BUILDING & PARKING DECK)**
70.0%	100 FT	74.9%
20 UNITS/AC	238 FT	34.5 UNITS/AC**
	11.9 FT*	
	4.9 FT	
	13.8 FT**	

PARKING SCHEDULE

REQUIRED

PARKING STALL REQUIRED PER UNIT SIZE

STUDIO = 1.5 STALLS/UNIT  
1 BEDROOM = 1.8 STALLS/UNIT  
2 BEDROOM = 2 STALLS/UNIT  
3 BEDROOM = 2 STALLS/UNIT

LOCATION	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM
FIRST FLOOR	0	1	1	1
SECOND FLOOR	2	0	2	0
HARD FLOOR	2	0	2	0
PROPOSED ADDITION	5 x 1.5	3 x 1.8	10 x 2	1 x 2
TOTAL	7.5	5.4	20	2

TOTAL = 35 SPACES  
TOTAL PARKING PROVIDED = 34 SPACES  
TOTAL PARKING REQUIRED = 35 SPACES  
VARIANCE REQUESTED FOR 1 STALL

SHEET INDEX

1	AREA MAP
2	EXISTING CONDITIONS
3	GRADING PLAN

THIS SITE PLAN HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF BERKELEY HEIGHTS ON \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRAWN BY: SP  
CHECKED BY: WGH

JOB No. 19-075

SCALE: 1" = 50'



DATE: JUNE 23, 2020

REVISIONS

CERTIFICATE OF AUTHORIZATION  
No. 240627959700

NOTES

**Murphy & Hollows Associates LLC**  
CIVIL ENGINEERING AND SURVEYING  
119 S. CENTRAL AVENUE, STURBRIDGE, NJ 07980  
908.665.8004

SITE PLAN FOR LOT 20, BLOCK 208, TOWNSHIP OF BERKELEY HEIGHTS, UNION COUNTY, NEW JERSEY AREA MAP

AIDAN T. MURPHY  
N.J. LIC. PROFESSIONAL ENGINEER #21319  
1975-2019

*William G. Hollows*  
WILLIAM G. HOLLOWES  
N.J. LIC. PROFESSIONAL ENGINEER  
N.J. PROFESSIONAL PLANNER #2530

FILE LF19-075 SHEET 1 OF 3