

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 CONC.	6553 SF	PAVEMENT CONC.	4771 SF
PAVERS	201 SF	PAVERS	127 SF
DUMPSTER	192 SF	TRASH ENCLOSURE	192 SF
	120 SF	SNOW STORAGE AREA	347 SF
<b>TOTAL</b>	<b>17,001 SF</b>	<b>TOTAL</b>	<b>18,355 SF</b>

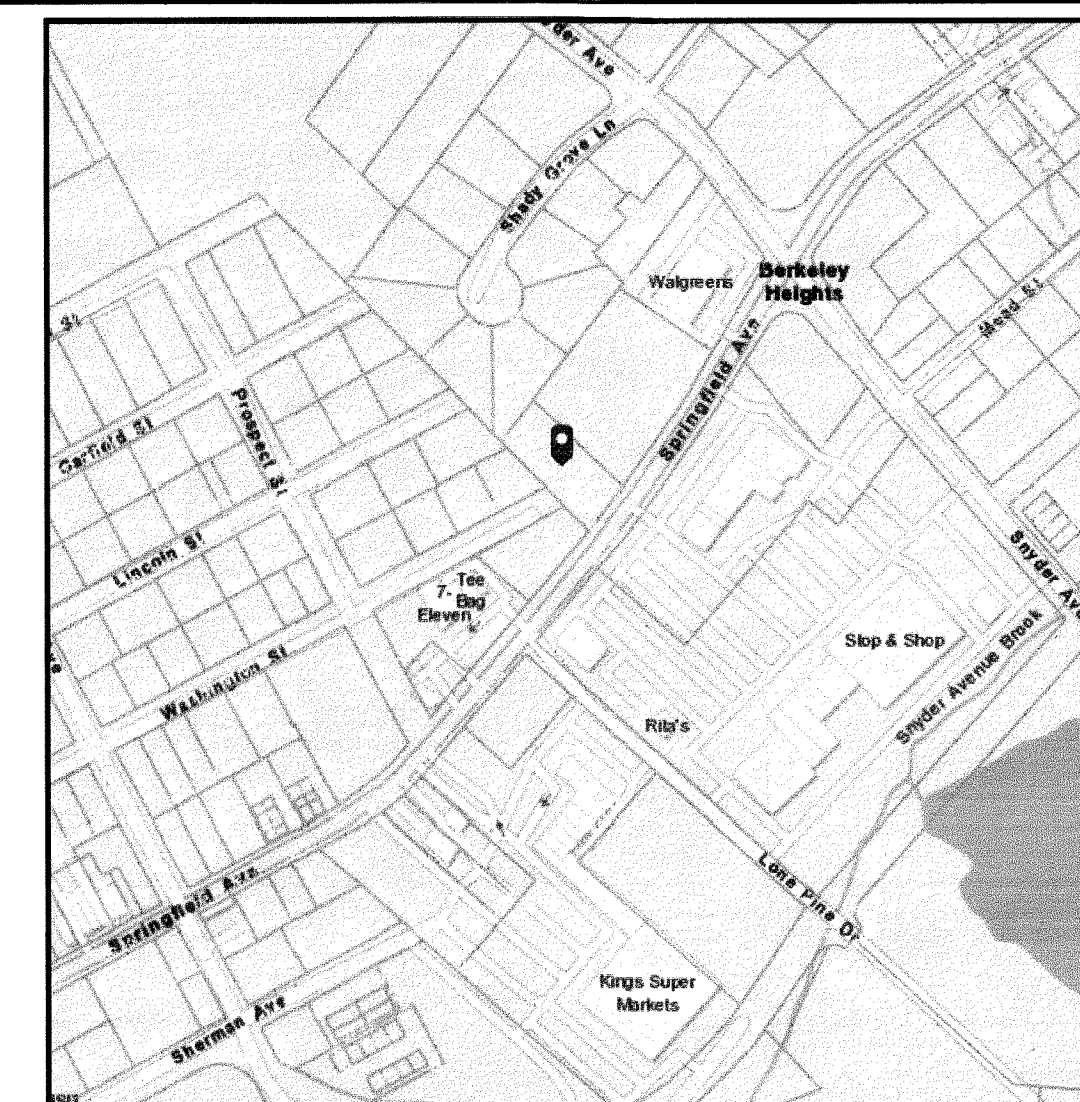
**ZONING CRITERIA**

1) ZONED:	DD (DOWNTOWN DEVELOPMENT)		
2) ZONING REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5,000 SF	24,314 SF	24,314 SF
MIN. LOT WIDTH	40 FT	100 FT	100 FT
MIN. LOT DEPTH	NA	238 FT	238 FT
MIN. FRONT YARD	12 FT	11.9 FT*	11.9 FT*
MIN. SIDE YARD	0 FT WINDOWLESS-WINDOWLESS 20 FT WINDOW TO WINDOWLESS 30 FT WINDOW TO WINDOW	4.9 FT	3.9 FT**
MIN. REAR YARD	10 FT + 10 FT PER STORY(20 FT)	46.3 FT	13.8 FT**
MAX. PRINCIPLE BUILDING COVERAGE	50%	38.6% (BUILDING & PARKING DECK)	51.9% (BUILDING & PARKING DECK)**
MAX. OTHER COVERAGE	35%	31.4%	23.0%
MAX. TOTAL IMPERVIOUS COVERAGE	85%	70.0%	75.5%
DWELLING UNIT PER ACRE	20 UNITS/AC	8 UNITS/AC	30.5 UNITS/AC**

\* EXISTING NON CONFORMING CONDITION  
\*\* PROPOSED NON CONFORMING CONDITION

**PROPERTY OWNERS WITHIN 200 FT.**

BLOCK	LOT	OWNER & ADDRESS
208	9	BORSOS, MICHAEL & MARY 328 LINCOLN STREET, BERKELEY HEIGHTS, NJ 09722
208	13	BLAJSA, DIANE 321 LINCOLN STREET, BERKELEY HEIGHTS, NJ 09722
208	14	GOVEIA, GARY & SHELIA 747 PLAINFIELD AVENUE, BERKELEY HEIGHTS, NJ 09722
208	15.01	TRAUGH, ADAM & KATERIN 338 WASHINGTON STREET, BERKELEY HEIGHTS, NJ 09722
208	15.02	SHI, JIANING & ZHANG, SHUNBIN 332 WASHINGTON STREET, BERKELEY HEIGHTS, NJ 09722
208	16.01	OBEROI, 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 & JANET 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	BERKELEY DEVELOPMENT, LP 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.

**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

PARKING STALL REQUIRED PER OFFICE AREA(NON PROFESSIONAL)  
= 1 STALLS PER 285 SF

LOCATION	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	OFFICE
FIRST FLOOR	0	0	0	1	1647 SF
SECOND FLOOR	2	0	0	0	0
THRID FLOOR	2	0	2	0	0
PROPOSED ADDITION	1	2	5	0	0
TOTAL	5 x 1.5 7.5	2 x 1.8 3.6	9 x 2 18	1 x 2 2	1647/285 5.8

TOTAL = 37 SPACES

TOTAL PARKING REQUIRED = 37 SPACES

TOTAL PARKING PROVIDED = 34 SPACES + 2 SPACES EXCEPT WHEN SNOW REMOVAL CONDITIONS EXIST

VARIANCE REQUESTED FOR 3 STALL

**SHEET INDEX**

1	AREA MAP
2	EXISTING CONDITIONS
3	GRADING PLAN
4	DETAIL 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

BOOK

SCALE

1" = 50'



GRAPHIC SCALE

DATE

JUNE 23, 2020

REVISIONS

OCTOBER 21, 2020

CERTIFICATE OF AUTHORIZATION  
No. 24GA27959700

NOTES

**Murphy & Hollows Associates LLC**  
CIVIL ENGINEERING AND SURVEYING  
192 CENTRAL AVENUE, STIRLING, NJ 07980  
908.580.1225 murphyhollows@gmail.com

**SITE PLAN FOR LOT 20**  
BLOCK 208  
389-391 SPRINGFIELD AVENUE  
TOWNSHIP OF BERKELEY HEIGHTS  
UNION COUNTY  
NEW JERSEY  
AREA MAP

**AIDAN T. MURPHY**  
N.J. LIC. PROFESSIONAL ENGINEER #21319  
1973-2016

*William G. Hollows*  
**WILLIAM G. HOLLOWES**  
N.J. LIC. PROFESSIONAL ENGINEER  
& LAND SURVEYOR #27473  
N.J. PROFESSIONAL PLANNER #2530

FILE LF19-075

SHEET 1 OF 4