

PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	OWNER NAME
75	3	ANEMA, LINDA E
75	4	C.S.R.P. REALTY COMPANY, LLC
75	5.01	DADLANI, DINESH
79	1	SANTINI, JR. ROBERT & SARAH
79	7	TGJ DEVELOPMENT CORPORATION
79	7.05	SMALL, RICHARD & DIANE

PROPERTY OWNERS LIST OBTAINED FROM THE TOWNSHIP OF WASHINGTON, PREPARED BY: CRAIG R. BROTONS, MUNICIPAL ASSESSOR, DATED 07/16/19.

ZONING SCHEDULE: HC HIGHWAY COMMERCIAL:

BULK ITEM	REQUIRED	PROPOSED
1. MIN. LOT AREA	3 AC.	4,594 AC.
2. MIN. LOT FRONTAGE	300 FT.	200 FT. *
3. MIN. LOT WIDTH	300 FT.	200 FT. *
4. MIN. LOT DEPTH	300 FT.	1,000.6 FT.
5. MIN. FRONT YARD	75 FT.	100.0 FT.
6. MIN. SIDE YARD (EACH)	50 FT.	58.5 FT.
7. MIN. REAR YARD	75 FT.	578.6 FT.
12. MAX. LOT COVERAGE (BUILDINGS)	30 %	11.1 %
13. MAX. LOT COVERAGE (IMPERVIOUS)	65 %	46.3 %
14. MAX. BUILDING HEIGHT (STORIES)	2-1/2 STY.	1 STY.
15. MAX. BUILDING HEIGHT (FEET)	30 FT.	30 FT.
16. MAX. FLOOR AREA RATIO	25 %	13.7%

* INDICATES EXISTING NON-COMFORMANCE

SIGN REQUIREMENTS: HC HIGHWAY COMMERCIAL:

ITEM	REQUIRED	PROPOSED
1. MAX. AREA	30 S.F.	30 S.F.
2. MAX. HEIGHT	20 FT.	20 FT.
3. MIN. GROUND CLEARANCE	10 FT.	10 FT.
4. MIN. OFFSET TO R.O.W. LINE	5 FT.	5.0 FT.
5. MIN. OFFSET TO SIDE LINE	5 FT.	50.0 FT.
6. FREESTANDING Pylon SIGN	ONE	ONE
7. ILLUMINATION PERMITTED	YES	YES

* INDICATES EXISTING NONCOMFORMANCE

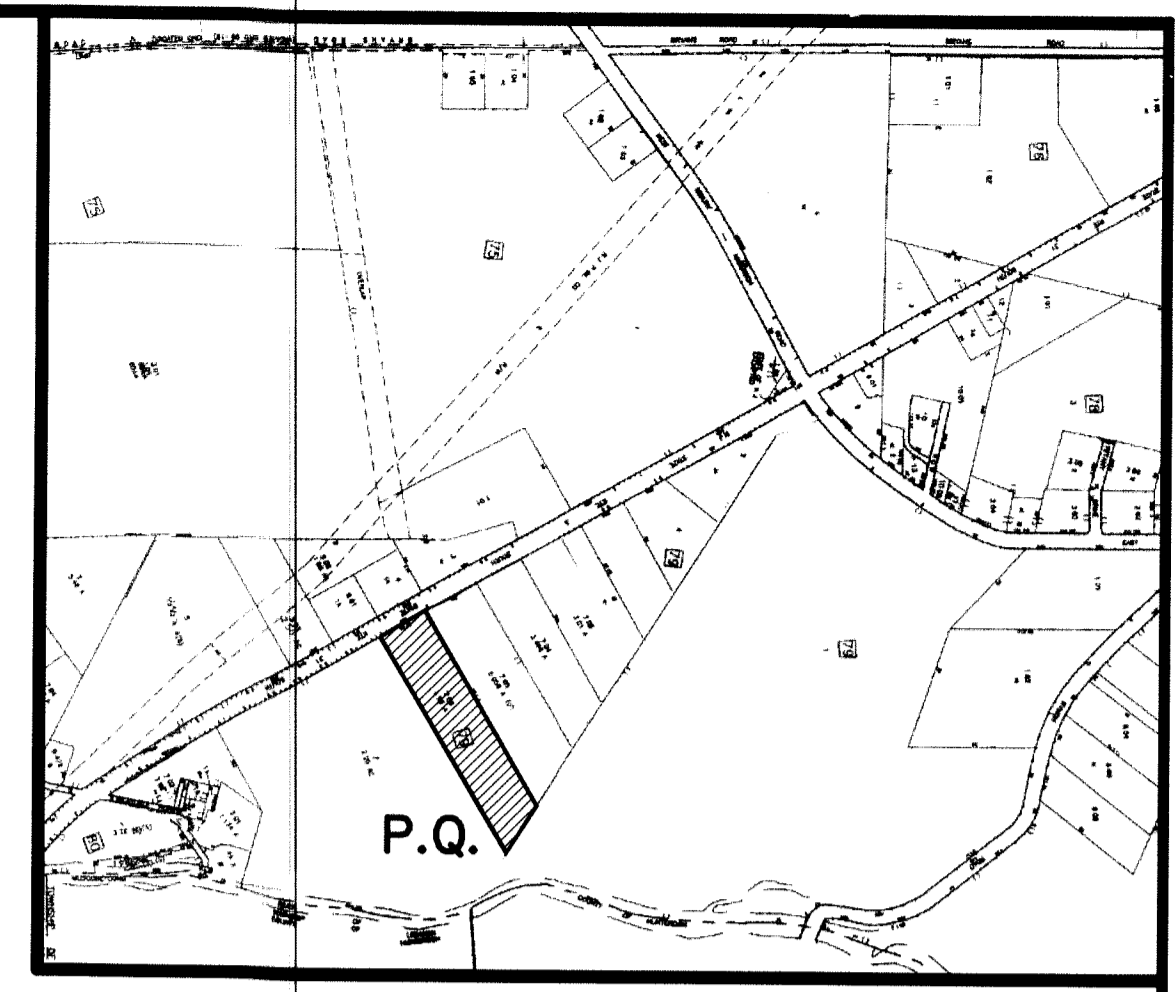
** INDICATES PROPOSED NONCOMFORMANCE - VARIANCE REQUIRED

IMPERVIOUS AREA DATA:

EXISTING IMPERVIOUS AREA:
GRAVEL AREA = 1,680 S.F.
TOTAL EXISTING IMPERVIOUS AREA = 1,680 S.F.

PROPOSED IMPERVIOUS AREA:
BUILDING = 22,410 S.F.
DRIVEWAY/PARKING AREA = 68,673 S.F.
SIDEWALK = 540 S.F.
TRASH ENCLOSURE = 350 S.F.
TOTAL PROPOSED IMPERVIOUS AREA = 92,598 S.F.
NET INCREASE IN IMPERVIOUS AREA = 92,598 S.F. - 1,680 S.F. = 90,918 S.F.

WARREN COUNTY ACCEPTANCE STAMP



KEY MAP
MUNICIPAL TAX MAP SHEETS No. 28, 29, 30
1" = 800'

GENERAL NOTES:

- SUBJECT PROPERTY KNOWN AS LOTS 7.06, BLOCK 79 AS SHOWN ON THE CURRENT TAX MAP (SHEETS No. 29 & 30) OF THE TOWNSHIP OF WASHINGTON, WARREN COUNTY, N.J.
- BOUNDARY, LOCATION AND TOPOGRAPHIC DATA OBTAINED FROM ACTUAL FIELD SURVEY PERFORMED BY THIS FIRM, COMPLETED IN JULY OF 2018. DANIEL E. PARKER, N.J.L.S., LIC. No. 35866 ELEVATIONS SHOWN ARE BASED ON N.G.V.D. OF 1929.
- THE SUBJECT PROPERTY LIES WITHIN THE HC HIGHWAY COMMERCIAL ZONE
- TOTAL LOT AREA = 200,114.6 Sq. Ft. (4.594 Ac.)
- ALL NEW UTILITIES ARE TO BE INSTALLED UNDERGROUND. THIS PLAN IS NOT GUARANTEED FOR ACCURACY AND OR COMPLETENESS IN REGARDS TO EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION OR DEMOLITION. FOR MARKOUT CALL 1-800-272-1000
- THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOODING) AS PER THE F.I.R.M. (FLOOD INSURANCE RATE MAP), WARREN COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL No's. 34041C0328E AND 34041C0329E, EFFECTIVE DATE SEPTEMBER 29, 2011.
- AS PER THE N.J.D.E.P. GEOWEB WEBSITE, THE SUBJECT PROPERTY LIES WITHIN THE HIGHLANDS PLANNING AREA.
- PRIOR TO THE BEGINNING OF CONSTRUCTION, THE APPLICANT SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE TOWNSHIP ENGINEER.
- PRIOR TO THE BEGINNING OF CONSTRUCTION, THE APPLICANT SHALL OBTAIN ANY AND ALL OTHER NECESSARY GOVERNMENTAL APPROVALS.
- PRIOR TO THE BEGINNING OF CONSTRUCTION, THE APPLICANT SHALL OBTAIN A SIGN PERMIT FROM THE ZONING OFFICER AND A BUILDING PERMIT FROM THE CONSTRUCTION DEPARTMENT.
- UPON THE COMPLETION OF CONSTRUCTION, AN AS-BUILT PLAN SHALL BE PROVIDED TO THE SATISFACTION OF THE TOWNSHIP ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLETION BY THE TOWNSHIP CONSTRUCTION CODE OFFICIAL.
- PRIOR TO A CERTIFICATE OF APPROVAL BEING ISSUED, THE LANDSCAPING SHALL BE REVIEWED IN THE FIELD BY THE BOARD'S PLANNER.
- THE BUILDING ON THIS PROPERTY IS SERVED BY A PRIVATE WELL FOR WATER SUPPLY AND A SEPTIC SYSTEM.
- THE HOURS OF OPERATION FOR THIS SITE WILL BE 5 A.M. TO 5:00 P.M. MONDAY THRU FRIDAY.
- THE PROPOSED NUMBER OF EMPLOYEES IS AS FOLLOWS:
OFFICE = 5
SHOP (MECHANICS) = 3
TRUCK DRIVERS = 26
- THERE ARE NO SLOPES OVER 15% ON THIS PROPERTY.

OWNER OF RECORD/APPLICANT:

JZRJ PROPERTIES, LLC.
90 TYLER PLACE
SOUTH PLAINFIELD, NJ, 07080

APPLICANT'S ATTORNEY:

STEPHEN L. RITZ, ESQ.
830 MORRIS TURNPIKE
SUITE 205
SHORT HILLS, N.J., 07078
PH: (973) 467-5300
FAX: (973) 467-5312
EMAIL: ritzlaw@aol.com

APPROVALS:

APPROVED BY THE LAND USE BOARD OF THE TOWNSHIP OF WASHINGTON, WARREN COUNTY, NEW JERSEY

CHAIRMAN	DATE
SECRETARY	DATE
TOWNSHIP ENGINEER	DATE

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

NO.	DATE	REVISION
2	01/15/21	PER BOARD
1	07/20/20	PER TOWNSHIP REVIEW

DANIEL E. PARKER
NEW JERSEY LAND SURVEYOR LIC. NO. 35866

PARKER
ENGINEERING & SURVEYING P.C.
370 EAST MAIN STREET, SOMERVILLE, N.J. 08876
(908) 725-4400 - FAX (908) 722-4401
E-MAIL ADDRESS: PARKERES@AOL.COM

SITE PLAN
488 ROUTE 31 SOUTH
TAX MAP LOT 7.06 BLOCK 79
TOWNSHIP OF WASHINGTON
WARREN COUNTY, NEW JERSEY

STEPHEN E. PARKER
NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187

DRAWN BY	CHECKED BY	SCALE	DATE	FILE	SHEET
PJD	SEP	AS SHOWN	04-15-19	13211	1 OF 9