

PAUL J. XULANO
AS ARCHITECT LEAD/1
AS ARCHITECT LEAD/1

LEGEND

- PROPOSED EXISTING CONSTRUCTION
- EXISTING CONSTRUCTION
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO BE RECONSTRUCTED

CONTRACT/PROJECT:
SHERMAN PARK/RECREATION
HEALTH SERVICES, LLC
1717 PONDVIEW AVENUE
PARKERSBURG, WV 26104

DATE: 5/20/12
SOS: 05.20.12

CHANGE OF USE & ALTERATION
RECREATION CENTER
1400 STATE ROUTE 27 WEST
TOWNSHIP OF WASHINGTON
WARREN COUNTY, NEW JERSEY

CERTIFICATIONS/APPROVALS

WASHINGTON TOWNSHIP
This plan is hereby acknowledged by the land use board or independent zoning commission, Warren County.

DATE: 02/20/2020

DATE: 02/20/2020

DATE: 02/20/2020

DATE: 02/20/2020

DATE: 02/20/2020

DATE: 02/20/2020

GENERAL NOTES

- OWNER: KWENYAN PROFESSIONAL HEALTH SERVICES, LLC
281 ROCKFORD AVENUE
PHELPSBURGH, NJ 08863
- BOUNDARY INFORMATION BROWN VERSION HAS BEEN TAKEN FROM A PLAN ENTITLED "PLAN OF SURVEY FOR 460 ROUTE 57 WEST, LLC" PREPARED BY CONTROL LAYOUTS, INC. DATED 08/20/2019 ON LAST REVISION
- THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR BOUNDARY INFORMATION (NOTE #1 ABOVE)
- THE SUBJECT PARCEL, BLOCK 15 LOT 10.02, CONSISTS OF 316.64 SF (0.74 ACRES).
- NO DEED RESTRICTIONS OR COVENANTS ARE PROPOSED FOR THE SITE.

- SEE ENGINEERING DETAIL SHEETS FOR ALL SITE DETAILS AND SUPPORTING NOTES.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNLESS ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN MANUALLY "SEALED FOR CONSTRUCTION".
- THE LOCATION, TYPE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES ARE APPROXIMATE. LOCATION OF SERVICES LATERALS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION.



PRELIMINARY AND FINAL MAJOR SITE PLAN

KWENYAN PROFESSIONAL HEALTH

BLOCK 15, LOT 10.02
WASHINGTON TOWNSHIP, WARREN COUNTY, NJ
PREPARED BY
ENGINEERING & LAND PLANNING ASSOCIATES, INC.
140 WEST MAIN STREET, HIGH BRIDGE, NEW JERSEY 08829

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING DISTRICT		OR OFFICE RESEARCH (DISTRICT)		
MIN LOT AREA (ACRES)	1.42	0.84 AC	0.84 AC	-
MIN LOT FRONTAGE (FT)	280 FT	280 FT	280 FT	-
MIN LOT WIDTH (FT)	200 FT	125 FT	125 FT	60% (BNC)
MIN LOT DEPTH (FT)	200 FT	125 FT	125 FT	-
BUILDING SETBACKS FOR MAIN PRINCIPAL STRUCTURE				
FRONT YARD SETBACK (FT)	60 FT	31 FT	31 FT	-
SIDE YARD SETBACK - ONE SIDE (FT)	40 FT	16 FT	16 FT	-
REAR YARD SETBACK (FT)	35 FT	8 FT	8 FT	60% (BNC)
SETBACK BETWEEN BUILDINGS (FT)	35 FT	35 FT	35 FT	-
BUILDING SETBACKS FOR FRONT PRINCIPAL STRUCTURE				
FRONT YARD SETBACK (FT)	60 FT	16 FT	16 FT	-
MIN SIDE YARD SETBACK (FT)	40 FT	16 FT	16 FT	-
MIN REAR YARD SETBACK (FT)	35 FT	8 FT	8 FT	-
MAX PRINCIPAL BUILDING LOT COVERAGE (%)	38%	8.8%	8.8%	-
MAX IMPERVIOUS COVERAGE (%)	60%	45%	45%	-
FLOOR AREA RATIO (FAR)	0.25	0.09	0.09	-

- MINIMUM REQUIREMENTS**
- USE VARIANCE IS BEING REQUESTED FOR THE PROPOSED RECREATIONAL FACILITY FOR SPORTS AND LEISURE ACTIVITIES. THE PROPOSED FACILITY IS BEING REQUESTED FOR THE PROPOSED RECREATIONAL FACILITY FOR SPORTS AND LEISURE ACTIVITIES.
 - CONFORMANCE WITH A PRESET MINIMUM SET BACK LESS THAN 25% OF THE REQUIRED SETBACK IS BEING REQUESTED FROM SECTION 122-20(b) OF THE TOWNSHIP ORDINANCE FOR AN ADDITIONAL 10% ATTACHED TO THE BUILDING SETBACK.
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SHEET No.	PLAN INDEX TITLE
1.	COVER SHEET
2.	SITE PLAN
3.	CONSTRUCTION DETAILS

EXTERIOR AGENCY JURISDICTIONS
1. WARREN COUNTY PLANNING BOARD
2. NJ DEPARTMENT OF TRANSPORTATION

PROPERTY OWNER	ADDRESS
NEW JERSEY AMERICAN WATER CO. INC.	1 WATER STREET, CAMDEN NJ 08102
NU BELL TEL CO TAX ADMIN	P.O. BOX 10213, PHILADELPHIA, PA 19103
LIMITED TELEPHONE CO	400 EAST 42ND STREET, NEW YORK, NY 10018
ELI LILLY AND COMPANY	300 NORTH ZEEB ROAD, INDIANAPOLIS, IN 46204
NJ HIGHLANDS COUNCIL	448 COUNTY ROUTE 514, ROCKY HILL, NJ 07866
WARREN COUNTY PLANNING BOARD	140 WEST MAIN STREET, HIGH BRIDGE, NJ 08829
NJDOT	287 EAST STATE STREET, TRENTON, NJ 08646
NJDOT	287 EAST STATE STREET, TRENTON, NJ 08646
VERIZON CORPORATE OFFICES	100 NORTH ZEEB ROAD, INDIANAPOLIS, IN 46204
VERIZON TELEPHONE CO.	400 EAST 42ND STREET, NEW YORK, NY 10018
CONQUEST CARE COMPANY	600 JANE WELLS DRIVE, NEW BRUNSWICK, NJ 08901

200 FT CERTIFIED OWNERS' LIST - FRANKLIN TWP.		
BLOCK	LOT	PROPERTY OWNER
13	4	3RD KENNETH P. LLC
13	4.2	20th PRINCER LLC
14.1	1	WARREN COUNTY COMMUNITY COLLEGE

200 FT CERTIFIED OWNERS' LIST - WASHINGTON TWP.		
BLOCK	LOT	PROPERTY OWNER
13	14	FAMILY TRUST OF WASHINGTON TWP
13	14.1	BAEL, EMBERT J & SONDINE
13	14.2	WPIKA, ROBERT C & JUDIE
13	14.3	CRONIN, CHARLES S & BONNIE
13	14.4	ROSENBERG, ROBERT S & PATRICIA
13	14.5	ROSENBERG, ROBERT S & PATRICIA
13	14.6	ROSENBERG, ROBERT S & PATRICIA
13	14.7	ROSENBERG, ROBERT S & PATRICIA
13	14.8	ROSENBERG, ROBERT S & PATRICIA
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13	96	ROSENBERG, ROBERT S & PATRICIA
13	97	ROSENBERG, ROBERT S & PATRICIA
13	98	ROSENBERG, ROBERT S & PATRICIA
13	99	ROSENBERG, ROBERT S & PATRICIA
13	100	ROSENBERG, ROBERT S & PATRICIA

B&P
ENGINEERING & LAND PLANNING ASSOCIATES, INC.
140 WEST MAIN STREET
HIGH BRIDGE, NJ 08829
TEL: 908-487-1100
WWW.B&P-ENR.COM
CERTIFICATE OF AUTHORIZATION NUMBER: 127-07-028

NO.	REVISION	BY	DATE

DATE: 02/20/2020
DRAWN BY: *[Signature]*
CHECKED BY: *[Signature]*
SCALE: AS SHOWN
PROJECT: KWENYAN PROFESSIONAL HEALTH SERVICES, LLC
480 STATE ROUTE 57 WEST
BLOCK 15 LOT 10.02
WASHINGTON TOWNSHIP
WARREN COUNTY NEW JERSEY

COVER SHEET

DATE: 02/20/2020
SCALE: AS SHOWN
PROJECT: KWENYAN PROFESSIONAL HEALTH SERVICES, LLC
480 STATE ROUTE 57 WEST
BLOCK 15 LOT 10.02
WASHINGTON TOWNSHIP
WARREN COUNTY NEW JERSEY

NO.	REVISION	BY	DATE

DATE: 02/20/2020
DRAWN BY: *[Signature]*
CHECKED BY: *[Signature]*
SCALE: AS SHOWN
PROJECT: KWENYAN PROFESSIONAL HEALTH SERVICES, LLC
480 STATE ROUTE 57 WEST
BLOCK 15 LOT 10.02
WASHINGTON TOWNSHIP
WARREN COUNTY NEW JERSEY

LITTLE PHILADELPHIA ROAD
VARIABLE R.O.D.



CONTRACT NO. 15-00000001
PROJECT NO. 15-00000001-01
DATE 05/13/2015



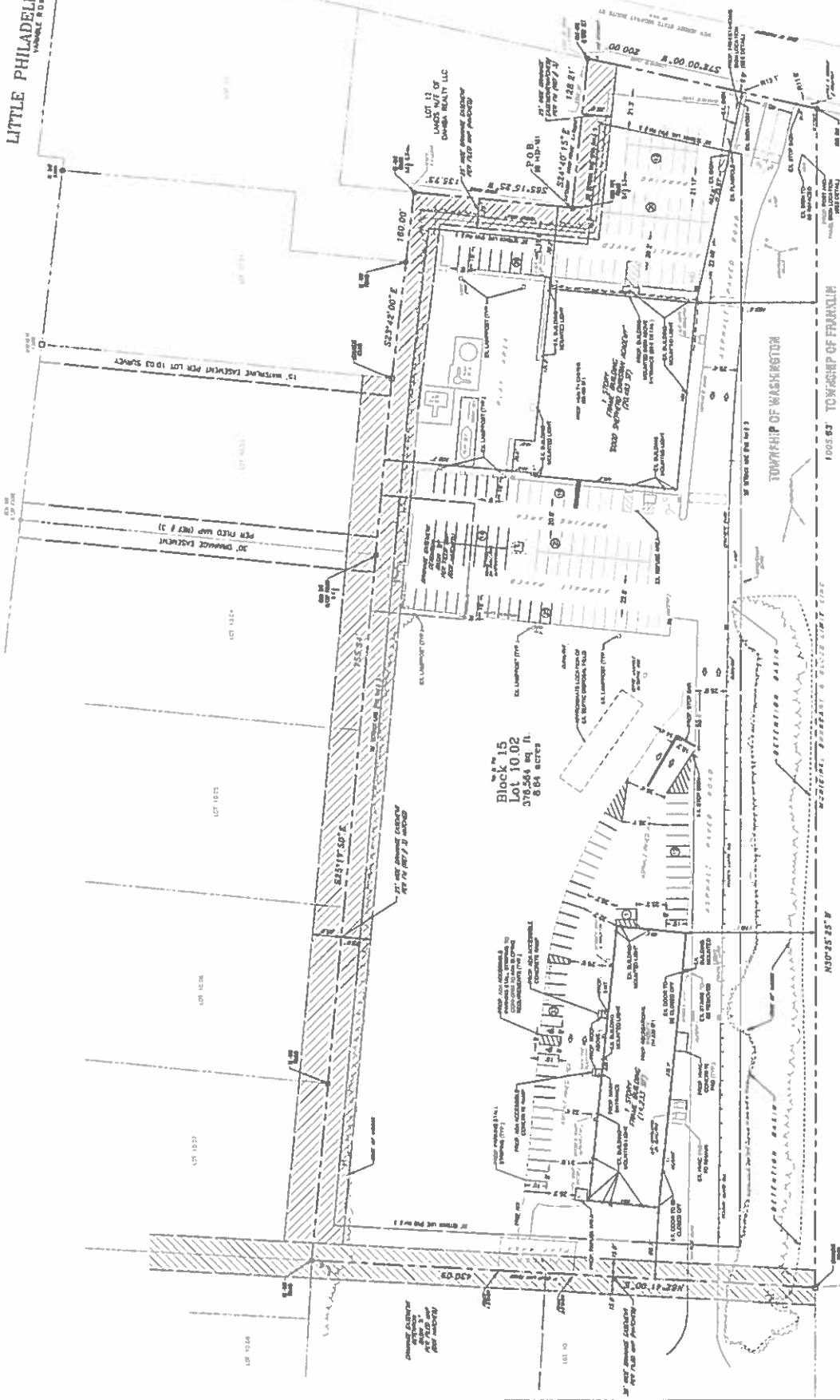
18 WEST WALK STREET
PO BOX 2048
PHILADELPHIA, PA 19103
CONTACT: 215-261-1111
WWW.EANDP.COM

NO.	REVISION	BY	DATE

DATE: 05/13/2015
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT: KWEVYAN PROFESSIONAL HEALTH SERVICES, LLC WEST BLOCK 100100 WASHINGTON TOWNSHIP WARREN COUNTY NEW JERSEY

SITE PLAN

NO.	REVISION	BY	DATE

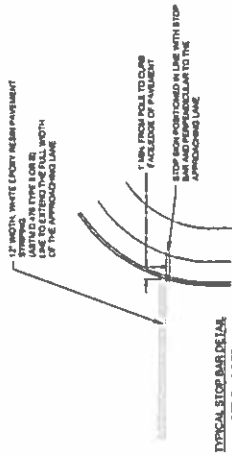


- NOTE:
1. THIS PROPERTY IS LOCATED WITHIN THE INDIANLAND PLANNING AREA.
 2. TRAFFIC ARROWS SHOWN ON THIS PLAN ARE FOR TRAFFIC FLOW INFORMATION PURPOSES AND ARE NOT PROPOSED.
 3. ALL ADA ACCESSIBLE PARKING SPACES AND ENTRY RAMP(S) SHALL MEET ALL ADA COMPLIANCE STANDARDS.
 4. ALL LIGHTING TO SHUT OFF 1 HOUR AFTER CLOSURE OF FACILITY.
 5. EXISTING FACILITY SIGN TO BE RE-AGED. PROPOSED DESIGN TO BE PROVIDED TO TOWNSHIP FOR REVIEW AND APPROVAL.
 6. THERE IS NO INCREASE IN IMPERVIOUS COVERAGE ASSOCIATED WITH THIS PROJECT.

LAND USE	ANNUAL SCHEDULE CALCULATION PER WASHINGTON TOWNSHIP REQUIREMENTS	
	REQUIRED SPACES	PROPOSED SPACES
HEALTH CARE & SPAS	14,233 SF	14,233
OFFICE	20,493 SF	20,493
TOTAL NUMBER OF REQUIRED SPACES	34,726	34,726
TOTAL NUMBER OF PROPOSED SPACES	34,726	34,726

RECREATIONAL FACILITY
 PROPOSED HOURS OF OPERATION
 MONDAY - FRIDAY (9:00AM-5:00PM)
 SATURDAY - SUNDAY (10:00AM-7:00PM)
 PROPOSED OCCUPANCY:
 43 EMPLOYEES
 43 CLIENTS
 PROPOSED AREA (SF)
 28,683 SF

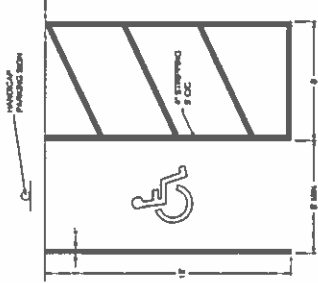
HEALTH CARE
 PROPOSED HOURS OF OPERATION
 MONDAY - FRIDAY (9:00AM-5:00PM)
 PROPOSED OCCUPANCY:
 11 EMPLOYEES
 43 CLIENTS
 PROPOSED AREA (SF)
 28,683 SF



TYPICAL STOP BAR DETAIL

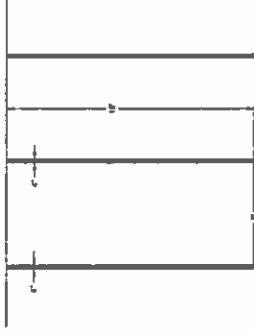
NOTES:
 SEE PLAN FOR ALL PAVEMENT MARKINGS
 LOCATION
 MARKINGS SHALL BE WHITE FOR ALL PAVEMENT MARKING SYMBOLS

1 STOP BAR DETAIL



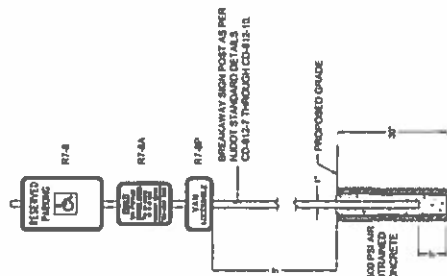
NOTES:
 SEE PLAN FOR PAVEMENT SPACE DISTRIBUTION
 1. HANDICAP PARKING SIGNAGE AND STRIPING
 2. COLOR PER LOCAL REQUIREMENTS

2 HANDICAP PARKING STALL DETAIL



NOTES:
 SEE PLAN FOR PAVEMENT SPACE LOCATION
 1. HANDICAP PARKING SIGNAGE AND STRIPING
 2. COLOR PER LOCAL REQUIREMENTS

3 PARKING STALL DETAIL



4 HANDICAP PARKING SIGN DETAIL



5 BUILDING MOUNTED SIGN DETAIL



6 FREESTANDING MONUMENT SIGN DETAIL



7 POST AND PANEL SIGN DETAIL

E&LP
 90 WEST MAIN STREET
 P.O. BOX 3484
 WASHINGTON TOWNSHIP
 WARREN COUNTY, NEW JERSEY 07875
 CERTIFICATE OF AUTHENTICITY, INDENTURE (CA) 02026

PROJECT: **KWENYAN PROFESSIONAL HEALTH SERVICES, LLC**
 480 STATE ROUTE 57 WEST
 WASHINGTON TOWNSHIP
 WARREN COUNTY NEW JERSEY

NO	REVISION	BY	DATE

DATE: 10/15/2020
 DRAWN BY: J. BORDA
 PROJECT NO.: 16P/2020

DETAILS

DATE: 10/15/2020
 SCALE: AS SHOWN
 SHEETS: 3
 TOTAL SHEETS: 3
 PROJECT: 16P/2020



Headquarters
140 West Main Street | High Bridge, NJ 08829
T: 908.238.0544
Clinton | Asbury Park | Denville | Philadelphia



Derek Ranger, PE,
Project Manager

Engineering & Land Planning Associates, Inc.

Sincerely,

This letter serves as a request for the above referenced project to be exempted from Warren County Planning Board approval.
The site is located at Block 15 Lot 10.02 in Washington Township, Warren County, New Jersey. The lot is comprised of two buildings which are currently in use as an academy and associated gymnasium. The buildings are proposed to be converted to a health center and recreational facility respectively, and no impervious coverage is proposed as a part of this project. The property does not have any frontage on a county road, nor does it drain to any county drainage facility. At this time, we are requesting an exemption letter from the County Planning Board for this project.
Should you have any questions regarding this letter or the project in general, please do not hesitate to contact me at (908) 238-0544.

To Whom It May Concern,

Warren County Planning Department
165 County Route 519 South
Administration Building
Belvidere, NJ 07823-1949
Re: Request for Exemption Letter
Kwenyan Professional Health Services, LLC
490 State Route 57 West
Block 15, Lot 10.02
Washington Township, Warren County

August 13, 2020

CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE
GEOTECHNICAL