

TAX MAP #96: BLOCK 219, TAX LOTS 4 & 5, 30 HUDSON STREET, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW

OWNER / APPLICANT RECK, FREDERICK J & MARY V 136 DUTCH LANE ROAD MARLBORO, NJ 07746

PURPOSE OF THIS PLAN SET THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE TOWNSHIP (FOR PRELIMINARY & FINAL MAJOR SUBDIVISION APPROVAL).

SURVEY DATA
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "BOUNDARY SURVEY", BEING DATED 06/06/19, WITH REVISIONS THROUGH 09/13/19. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD88 VERTICAL DATUM.

BASE FLOOD ELEVATION
ACCORDING TO FEMA MAP ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS) " COMMUNITY PANEL #34025C0153F, DATED 09/25/09, THE SITE IS NOT LOCATED IN A FLOOD ZONE.

THIS SUBDIVISION SHALL BE FILED BY MAP IN ACCORDANCE WITH THE MAP FILING LAW.

TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD88 VERTICAL DATUM.

BEARING AND DISTANCE ERROR OF CLOSURE
BEARINGS AND DISTANCES ARE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE (1) PART IN TEN THOUSAND (10,000).

FRESHWATER WETLANDS

NO FRESHWATER WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY.

STABILE, JOSEPH & MARIA

5 ORCHARD STREET MARLBORO, NJ 07746 RE: 5 ORCHARD STREET

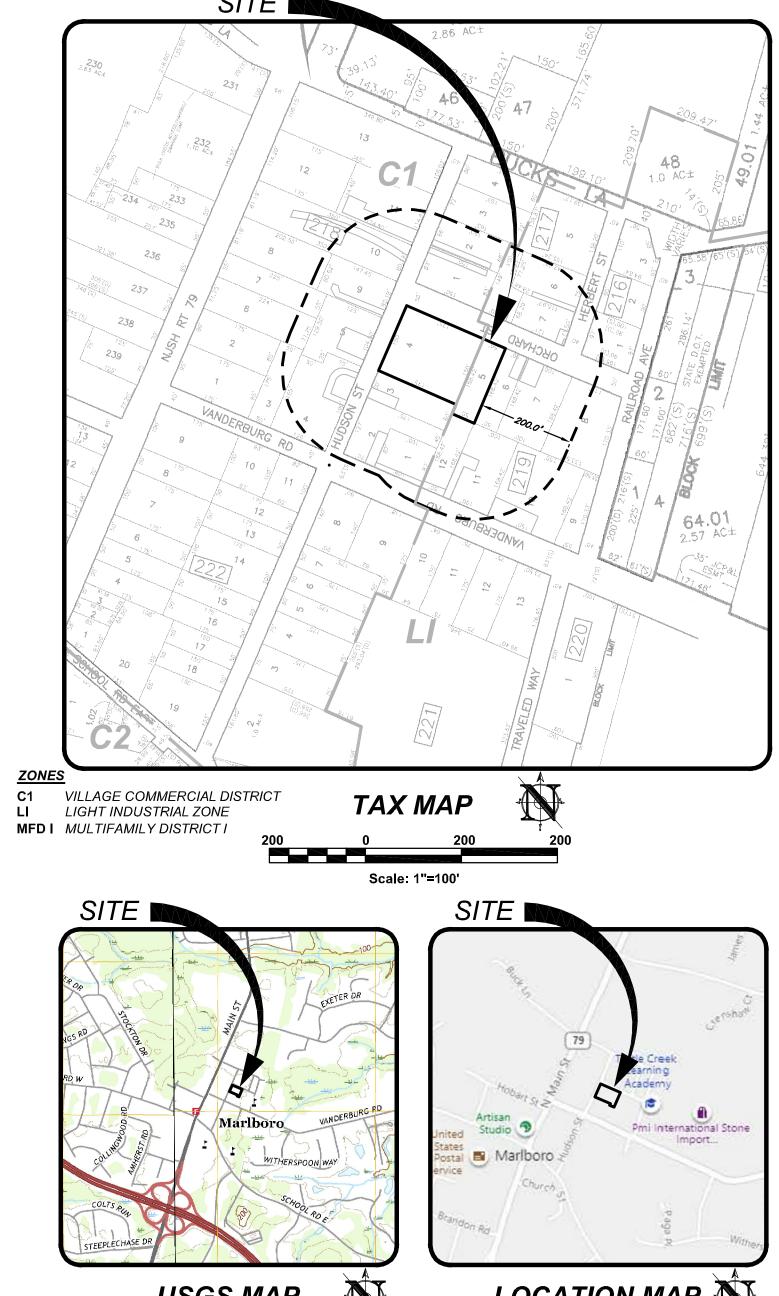
LANDSCAPING
LANDSCAPING SHOWN HEREON IS CONCEPTUAL IN NATURE AND IS INTENDED TO REPRESENT A TYPICAL PLANTING SCHEME FOR THE THREE (3) PROPOSED SINGLE-FAMILY LOTS.

PER ORDINANCE 220-169.A, A 2-CAR, 400 SF GARAGE IS REQUIRED FOR EACH DWELLING ON EACH LOT. THE GARAGES MAY BE ATTACHED TO THE DWELLING OR DETACHED.

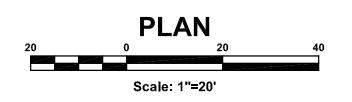
PROPERTY OWNERS WITHIN 200' (06/17/19)

Block-Lot: 219-11 Block-Lot: 217-6 ELLIS, JOHN ZELEZNIK, JOHN G & MADELINE 10 HILLSIDE TERRACE P.O. BOX 62 MARLBORO, NJ 07746 MORGANVILLE, NJ 07751 RE: 3 HERBERT STREET RE: 17 VANDERBURG ROAD Block-Lot: 219-10 Block-Lot: 219-6 GASES, ILANA E & ESTREICHER, SHIRLE ELDRIDGE, TREVOR B 47 TALL OAKS DRIVE 8 ORCHARD STREET EAST BRUNSWICK, NJ 08816 MARLBORO, NJ 07746 RE: 19 VANDERBURG ROAD RE: 8 ORCHARD STREET Block-Lot: 219-7 Block-Lot: 219-2 CORMAN, JEFF PERRI, JOHN JR.& HELENA 9 VANDERBURG ROAD 10 ORCHARD STREET MARLBORO, NJ 07746 MARLBORO, NJ 07746 RE: 10 ORCHARD STREET RE: 9 VANDERBURG ROAD Block-Lot: 217-7 Block-Lot: 219-8 GJTG REALTY INC MASTRAPASQUA, THOMAS & MARIANNE 1 HERBERT STREET 21 VANDERBURG ROAD MARLBORO, NJ 07746 MARLBORO, NJ 07746 RE: 1 HERBERT STREET RE: RAILROAD AVENUE Block-Lot: 219-1 Block-Lot: 219-3 MARLBORO AUTOBODY & COACHWORKS, INC. HARRISON, LORRI 3 VANDERBURG ROAD 26 HUDSON STREET MARLBORO, NJ 07746 MARLBORO, N J 07746 RE: 13 VANDERBURG ROAD RE: 26 HUDSON STREET Block-Lot: 219-12 Block-Lot: 219-4 ZELEZNIK, JOHN G & MADELINE RECK, FREDRICK J & MARY V 15 VANDERBURG ROAD 136 DUTCH LANE ROAD MARLBORO NJ 07746 RE: 15 VANDERBURG ROAD RE: 30 HUDSON STREET Block-Lot: 216-2 Block-Lot: 217-5 MAC DONALD, MICHAEL A & TERRY L VANCUREN, CHAS. JAMES & DOROTHY ANN 6 HERBERT STREET 10 BUCKS LANE MARLBORO, NJ 07746 MARLBORO, NJ 07746 RE: 6 HERBERT STREET RE: 10 BUCKS LANE Block-Lot: 217-2 Block-Lot: 216-1 HOLLAND, HARVEY V. III TILTON, DOUGLAS EDWARD 2 HERBERT STREET 34 HUDSON STREET MARLBORO, NJ 07746 MARLBORO, NJ 07746 RE: 2 HERBERT STREET RE: 34 HUDSON STREET Block-Lot: 217-3 Block-Lot: 217-1 DIAMOND, ANDREW M. DIAMOND, JAMIE 36 HUDSON STREET 32 HUDSON STREET MARLBORO, NJ 07746 MARLBORO, NJ 07746 RE: 32 HUDSON STREET RE: 36 HUDSON STREET Block-Lot: 217-8





Scale: 1"=2000'



	LEGEND	
EXISTING		PROPOSED
	BOUNDARY LINE	
\$	_ CONTOUR LINE	
+ 46.80	SPOT ELEVATION	+46.80
, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	BUILDING	
	WALL	
G G	— GAS	———— GAS ————
W W	WATER	——— WTR ———
	INLET	
	STORM	
	SANITARY MAIN	S
SAN	oco SANITARY LATERAL	SAN
OH		O/H
E E	ELECTRIC	——— Е ———
	TELEPHONE	TEL
ò	UTILITY POLE	•
	HYDRANT	X
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	SIGN POST	%¥°0
x x	FENCE	x x
\$	LIGHT FIXTURE	••
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	-W-
	SWALE CENTER LINE	····
		L

ZONING COMPLIANCE CHART										
	EXISTING LOTS	TS PROPOSED LOT A (C1 ZONE)		PROPOSED LOT B (C1 ZONE)		PROPOSED LOT C (LI ZONE)				
STANDARD	4 & 5	REQUIRED	PROPOSED	COMPLIES	REQUIRED	PROPOSED	COMPLIES	REQUIRED	PROPOSED	COMPLIES
SE	S.F. DWELLING	-	S.F. DWELLING	YES	-	S.F. DWELLING (V)	NO	-	S.F. DWELLING (V)	NO
IIN. LOT AREA	34,675 SF/0.796 AC	6,000 SF (1)	10,875 SF	YES	20,000 SF	10,875 SF (V)	NO	3 AC	12,175 SF (V)	NO
IIN. LOT WIDTH (FT)	150	50 (1)	75	YES	100	75 (V)	NO	300	75 (V)	NO
IIN. LOT FRONTAGE (FT)	150	N/S (1)	75	YES	100	75 (V)	NO	300	75 (V)	NO
IIN. LOT DEPTH (FT)	225	90 (1)	145	YES	150	145 (V)	YES	300	168.5 (V)	NO
RINCIPAL BUILDING										
IIN. FRONT YARD SETBACK (FT)	19.1	20 (1)	14.12 (V)	NO	25 (3)	TO COMPLY	-	80	TO COMPLY	-
IIN. REAR YARD SETBACK (FT)	154.8	20 (1)	79.78	YES	50	TO COMPLY	-	80	TO COMPLY	-
IIN. SIDE YARD SETBACK (FT)	98.1	5 (1)(2)	22.98	YES	20	TO COMPLY	-	70	TO COMPLY	-
IAX. BUILDING HEIGHT (FT)	(a)	35 (1)	(a)	YES	35	TO COMPLY	-	50	TO COMPLY	-
IAX. BUILDING HEIGHT (STORIES)	2.5	2.5 (1)	2.5	YES	N/S	TO COMPLY	-	N/S	TO COMPLY	-
ETACHED GARAGE										
IIN. FRONT YARD SETBACK (FT)	N/A	20 (1)	20.00	YES	20	TO COMPLY	-	80	TO COMPLY	-
IIN. SIDE YARD SETBACK (FT)	N/A	5 (1)	31.00	YES	10	TO COMPLY	=	10	TO COMPLY	-
IIN. REAR YARD SETBACK (FT)	N/A	10 (1)	16.00	YES	25	TO COMPLY	-	25	TO COMPLY	-
IIN. DISTANCE TO PRINCIPAL BUILDING (FT)	N/A	10 (1)	39.78	YES	10	TO COMPLY	=	10	TO COMPLY	-
IAX. ACCESSORY STRUCTURE AREA (%)	N/A	8 (1)	5.3	YES	8	TO COMPLY	-	8.75	TO COMPLY	-
IAX. BUILDING HEIGHT (FT)	N/A	15 (1)	TO COMPLY	YES	25	TO COMPLY	-	25	TO COMPLY	-
OT REQUIREMENTS										
IAX. LOT COVERAGE (BUILDING, WALKWAY, DRIVEWAY)(%)	13.2	32 (1)(4)	24.7	YES	N/S	TO COMPLY	-	35	TO COMPLY	-
IAX. IMPERVIOUS COVERAGE (TOTAL LOT COVERAGE)(%)	13.6	38 (1)(4)	24.7	YES	30	TO COMPLY	-	60	TO COMPLY	-
LOOR AREA RATIO	(a)	N/S (1)	(a)	YES	N/S	TO COMPLY	-	0.35	TO COMPLY	-

(4) THE TOTAL LOT COVERAGE MAY NOT EXCEED 32% FOR ORIGINAL BUILDINGS, DRIVEWAYS AND/OR WALKWAYS. TOTAL LOT COVERAGE MAY BE INCREASED TO A MAXIMUM OF 38% TO ALLOW FOR THE FOLLOWING SPECIFIC ACCESSORY STRUCTURES: DECKS,

POOLS, GAZEBOS, PATIOS AND/OR SHEDS. THIS ADDITIONAL AMOUNT MAY NOT, HOWEVER, BE UTILIZED TO INCREASE THE LOT COVERAGE FOR PRINCIPAL BUILDINGS, DRIVEWAYS AND/OR WALKWAYS, WHICH IN ALL CASES SHALL NOT EXCEED 32%. (§220-70.C(1)(G))

(X) VARIANCE / NON-CONFORMITY ELIMINATED N/S - NOT SPECIFIED

S.F. - SINGLE FAMILY (DWELLING)

(3) NEW BUILDINGS MAY BE CONSTRUCTED AT THE AVERAGE SETBACK OF ALL EXISTING BUILDINGS LOCATED ON THE SAME SIDE OF THE STREET WITHIN THE SAME BLOCK WITHIN 200 FEET (§220-81.3.E.1)

(W) PROPOSED WAIVER

1) EXISTING SINGLE FAMILY USES IN THE C1 ZONE SHALL FOLLOW THE STANDARDS OF THE MFD I ZONE (\$220-81.C(1)(f))

2) MIN. SIDE YARD SETBACK IS 5 FEET, BUT BOTH SIDES MUST ADD UP TO MORE THAN 15 FEET (§220-70.C.1.C.2.) (R+L=15')

(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE

(E) EXISTING VARIANCE (V) PROPOSED VARIANCE

C1 VILLAGE COMMERCIAL DISTRICT LI LIGHT INDUSTRIAL ZONE MFD I MULTIFAMILY DISTRICT I

OWNER / APPLICANT	7
I HEREBY CERTIFY THAT I AM THE OWNER & APPLICANT OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT I CONSENT TO THE FILING OF THIS SUBDIVISION PLAN WITH THE ZONING BOARD OF ADJUSTMENT.	
	ZONING BOARD
OWNER	CLASSIFIED AND APPROVED AS A PRELIMINARY & FINAL MAJOR SUBDIVISION BY THE ZONING BOARD OF ADJUSTMENT ON
OWNER	
	BOARD CHAIRPERSON
NOTARY PUBLIC	ATTEST:
SWORN AND SUBSCRIBED TO BEFORE ME DATE THIS DAY OF	
DATE	BOARD ENGINEER DATE
NOTARY PUBLIC	THIS PLAT MUST BE FILED IN THE OFFICE OF THE CLERK OF MONMOUTH COUNTY ON OR
MUNICIPAL CLERK	BEFORE, WHICH DATE IS NINETY FIVE (9 DAYS FROM THE SIGNATURE OF THIS MAP FOR FINAL
I HAVE CAREFULLY EXAMINED THIS MAP AND THE REQUIRED DIGITAL SUBMISSIONS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS	
WITH THE PROVISIONS OF THE TOWNSHIP DATE ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.	BOARD SECRETARY DATE
THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET	MUNICIPAL ENGINEER
WITHIN THE TIME LIMT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L.1975, c291 (C.40:55D-1 et seq.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.	I HAVE CAREFULLY EXAMINED THIS MAP AND THE REQUIRED DIGITAL SUBMISSIONS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE TOWNSHIP ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.
	│ │ MUNICIPAL ENGINEER (AFFIX SEAL) DATE

Scale: 1"=1000'

OJECT NAME:

PROJECT INFORMATION

HUDSON SUBDIVISION

OJECT LOCATION: BLOCK 219, LOTS 4 & 5 30 HUDSON STREET TOWNSHIP OF MARLBORO,

RECK, FREDERICK J & MARY V 136 DUTCH LANE ROAD

MARLBORO, NJ 07746

MONMOUTH COUNTY, NJ

RECK, FREDERICK J & MARY V 136 DUTCH LANE ROAD

MARLBORO, NJ 07746

APPLICANT'S PROFESSIONALS JOHN A. GIUNCO ESQ. GIORDANO, HALLERAN & CIESLA, P.C. 125 HALF MILE RD, SUITE 300

RED BANK, NJ 07701-6777 SURVEYOR: INSITE SURVEYING, LLC 1955 ROUTE 34, SUITE 1A WALL, NJ 07719

FOUND OR SET.

HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY REVISED THROUGH 10/01/20 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN

NJ LIC. NO. GS43362

NJ ONE CALL....800-272-1000



CERTIFICATE OF AUTHORIZATION: 24GA28083200 1955 ROUTE 34, SUITE 1A, WALL, NJ 07719 732-531-7100 (Ph) 732-531-7344 (Fax) InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA DELAWARE, CONNECTICUT, NORTH CAROLINA COLORADO, & DISTRICT OF COLUMBIA

AUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATUR ND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

NJPE 24GE05079000 NJPP 33LI0062680

REVISIONS					
Rev.#	Date	Comment			
3	10/01/20	PER TOWNS	HIP		
2	04/29/20	PER CLIENT ADD CORNER COORDINATES			
0	09/13/19 08/08/19	INITIAL RELE			
SCALE: AS SHOWN		HOWN	DESIGNED BY: PRW		
DATE: 06/24/19		1/19	DRAWN BY: TJJ/STC		
JOB#: <b>19-1262-01</b>			CHECKED BY: PRW		
CAD ID: 19-1262-01r3 - SUB					

FOR CONSTRUCTION PLAN INFORMATION

 $\times$  NOT FOR CONSTRUCTION

RAWING TITLE: PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

SUBDIVISION RENDERING

1 OF 1