

#	ISSUE	DATE
1	VARIANCE SET	24 FEB 2021

#	REVISION	DATE
1	REVISED VARIANCE SET	31 AUG 2021

PROJECT:
DOAR LLC
 LOT 1.01, BLOCK 10801
 645 VALLEY ROAD
 GILLETTE, NJ 07933

GENERAL INFORMATION

SEAL & SIGNATURE:

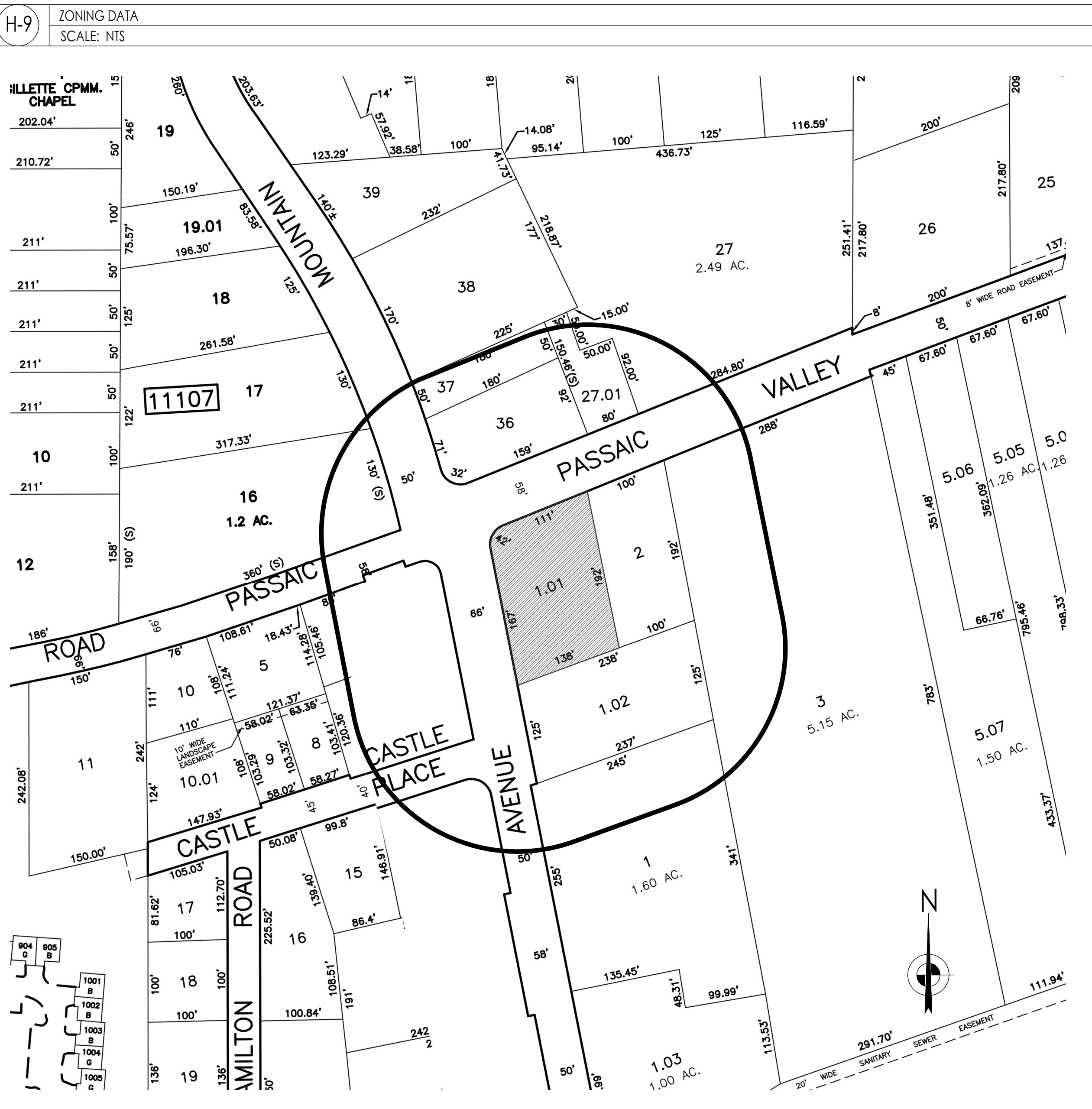
 WILLIAM E. S. KAUFMAN
 N.J. AI 13324

PROJECT NO.: 5498
 DRAWING BY: AT
 CHK BY: GA
 DWG NO.:

G-101.01

ZONING INFORMATION					
LOT:	1.01	ADDRESS:	645 VALLEY ROAD	NOTE: VARIANCE REQUESTED	
BLOCK:	10801	MUNICIPALITY:	LONG HILL TOWNSHIP		
LOCAL BUILDING ZONE:	B-120	COUNTY:	MORRIS		

	REQUIRED	EXISTING	PROPOSED	NET DIFFERENCE	REMARKS
LOT AREA:	20,000 SF MIN.	25,926 SF	NO CHANGE	NO CHANGE	
LOT WIDTH:	100' MIN.	166.53'	NO CHANGE	NO CHANGE	
FRONT YARD:	50' MIN.	32.1' & 32.3'	32.1' & 27.58'	NO CHANGE & DECREASE 4.72'	EXG. NON CONFORMING *VARIANCE NEEDED
SIDE YARD:	50' MIN. (ABUTS TO RESIDENTIAL ZONE) & 20' MIN.	77.2' & 61.2'	77.2' & 61.08'	NO CHANGE & DECREASE 0.12'	
REAR YARD:	25' MIN.	N/A CORNER LOT	N/A CORNER LOT	N/A CORNER LOT	
LOT COVERAGE:	40%	16,665 SF / 25,926 SF = 64.28%	16,811 SF / 25,926 SF = 64.84%	INCREASE 0.56%	EXG. NON CONFORMING *VARIANCE NEEDED
BUILDING COVERAGE:	20%	2,430 SF / 25,926 SF = 9.37%	2,677 SF / 25,926 SF = 10.33%	INCREASE 0.96%	
BUILDING HEIGHT:	2 STORIES / 35'	1 STORIES / 17.5'	2 STORIES / 28'-9"	INCREASE 1 STORY / INCREASE 11'-3"	*VARIANCE NOT NEEDED
BUILDING WIDTH:	20'	30'	NO CHANGE	NO CHANGE	
MIN. FLOOR AREA	800 SF (GROUND FLOOR)	2,409 SF	NO CHANGE	NO CHANGE	
FLOOR AREA RATIO:	40%	2,409 SF / 25,926 SF = 9.29%	5,024 SF / 25,926 SF = 19.38%	INCREASE 10.09%	
BUFFER:	25'	97.58'	NO CHANGE	NO CHANGE	



A-9 PROPERTIES WITHIN 200' OF PROPOSED WORK
 SCALE: 1" = 100'

BUILDING CHARACTERISTICS					
USE GROUP:	A-2/ R-2	MAX LIVE LOAD:	40 PSF	FIRST FLOOR AREA:	2,409 SF
CONSTRUCTION TYPE:	SB	RADON TIER LEVEL:	LEVEL 1	SECOND FLOOR AREA:	2,615 SF
VOLUME OF ADDITION:	40,512 CF			THIRD FLOOR AREA:	6,000 SF
AREA OF LARGEST FLOOR:	2,584 SF			TOTAL FLOOR AREA:	5,024 SF

L-1 BUILDING CHARACTERISTICS
 SCALE: NTS

PROPOSED LOT COVERAGE SCHEDULE			
COMPONENT	COVERAGE (SF)	REMARKS	
EXISTING DWELLING	2,430		
EXISTING WALKWAYS	1,497	DECREASE 90 (NEW ADDITION)	
PARKING AREA	11,903		
EXISTING PATIO	715	DECREASE 30	
NEW PATIO / PIERS	19		
PROPOSED ADDITION	247		
PROPOSED LOT COVERAGE TOTAL	16,811		

H-5 PROPOSED LOT COVERAGE
 SCALE: NTS

PROPOSED BUILDING COVERAGE SCHEDULE			
COMPONENT	COVERAGE (SF)	REMARKS	
EXISTING DWELLING TO REMAIN	2,430		
PROPOSED ADDITION	247		
PROPOSED BLDG. COVERAGE TOTAL	2,677		

F-5 PROPOSED BUILDING COVERAGE
 SCALE: NTS

DRAWING LIST	
G-101.01	GENERAL INFORMATION
SHEET	EXISTING SITE PLAN
C-101.01	PROPOSED SITE PLAN
A-111.01	FIRST FLOOR PLAN
A-121.01	SECOND FLOOR PLAN
A-131.01	THIRD FLOOR PLAN
A-141.01	ROOF PLAN
A-201.01	EXTERIOR ELEVATIONS
A-202.01	EXTERIOR ELEVATIONS
A-501.01	AWNING DETAILS
A-901	EXISTING PHOTOS
A-902.01	EXTERIOR RENDERINGS

A-6 DRAWING LIST
 SCALE: NTS

EXISTING LOT COVERAGE SCHEDULE		
COMPONENT	COVERAGE (SF)	REMARKS
EXISTING DWELLING	2,430	
EXISTING WALKWAYS	1,587	
PARKING AREA	11,903	
EXISTING PATIO	745	
EXISTING LOT COVERAGE TOTAL	16,665	

L-1 BUILDING CHARACTERISTICS
 SCALE: NTS

EXISTING LOT COVERAGE SCHEDULE		
COMPONENT	COVERAGE (SF)	REMARKS
EXISTING DWELLING	2,430	
EXISTING WALKWAYS	1,587	
PARKING AREA	11,903	
EXISTING PATIO	745	
EXISTING LOT COVERAGE TOTAL	16,665	

H-1 EXISTING LOT COVERAGE
 SCALE: NTS

EXISTING BUILDING COVERAGE SCHEDULE		
COMPONENT	COVERAGE (SF)	REMARKS
EXISTING DWELLING	2,430	
EXISTING BLDG. COVERAGE TOTAL	2,430	

F-1 EXISTING BUILDING COVERAGE
 SCALE: NTS

I CONSENT TO THE FILING OF THIS SITE PLAN/SUBDIVISION WITH THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF LONG HILL:

OWNER: DOAR LLC
 ADDRESS: 645 VALLEY RD., GILLETTE NJ, 07933
 SITE PLAN/SUBDIVISION OF:
 LOT: 1.01 BLOCK: 10801 TAX MAP NO. 1.01
 DATE: SEE TITLE BLOCK
 SCALE: AS NOTED.

I HEREBY CERTIFY THAT I HAVE PREPARED THESE ARCHITECTURAL PLANS FOR THE SITEPLAN/SUBDIVISION AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

WILLIAM E.S. KAUFMAN - N.J. LICENSE NUMBER AI13324

APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF LONG HILL:

OWNER: _____ SECRETARY: _____
 DATE: _____ BOARD CHAIR: _____

ON THE RECOMMENDATION OF THE TOWNSHIP ENGINEER, I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT THAT A PERFORMANCE GUARANTY HAS BEEN POSTED IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES

DATE: _____ TOWNSHIP CLERK: _____

CERTIFICATE OF OCCUPANCY ISSUED: _____

DATE: _____ CONSTRUCTION OFFICIAL: _____

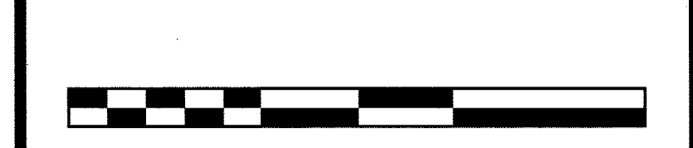
A-1 APPLICATION SIGNATURES
 SCALE: 1" = 100'

DRAWN BY: SP CHECKED BY: WGH

JOB No. 00-128

BOOK

SCALE 1" = 20'



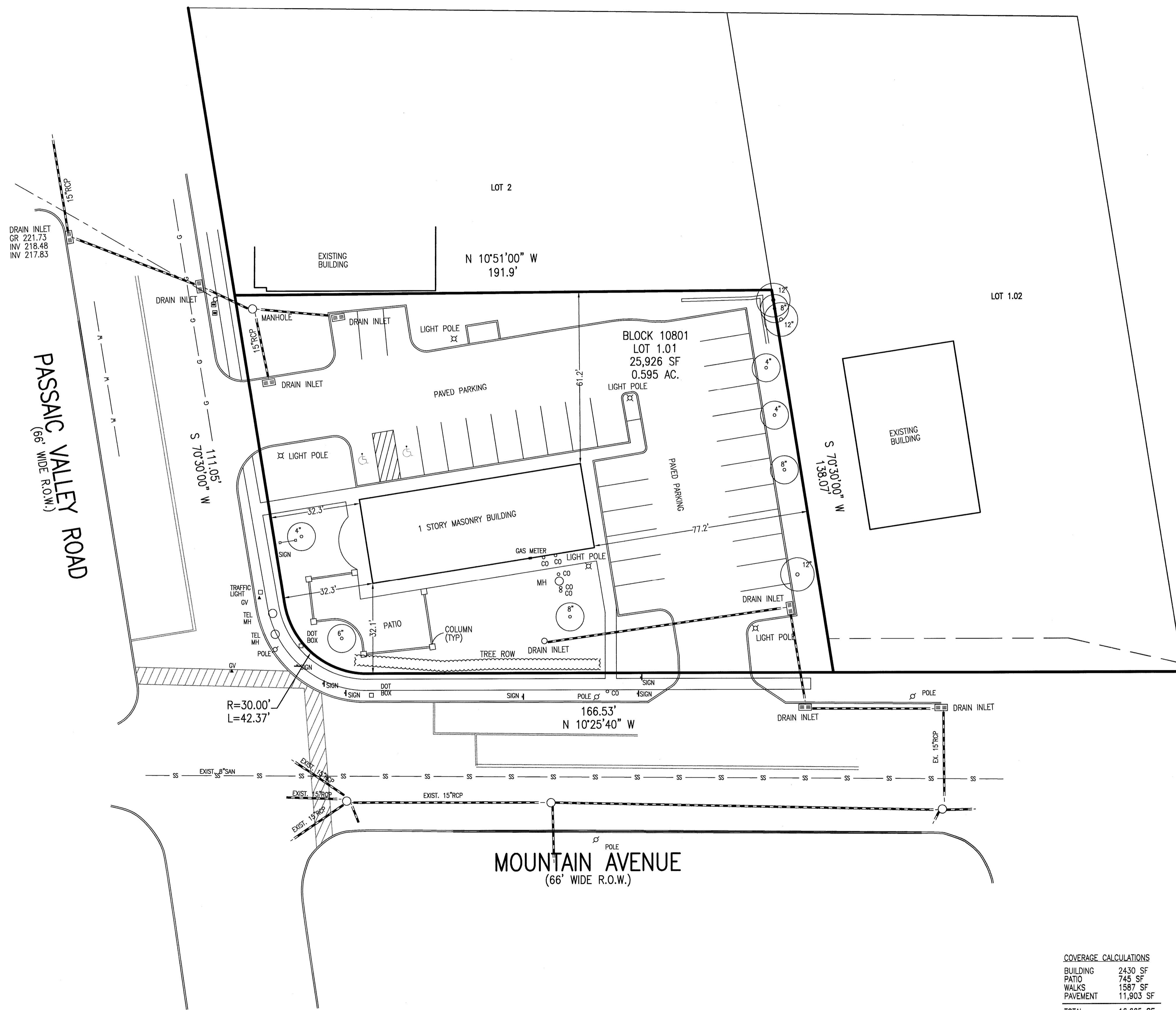
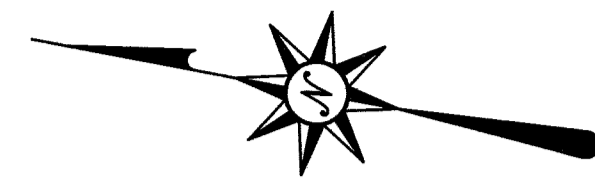
GRAPHIC SCALE

DATE MARCH 9, 2021

REVISIONS

CERTIFICATE OF AUTHORIZATION No. 24GAZ7959700

NOTES



COVERAGE CALCULATIONS

BUILDING	2430 SF
PATIO	745 SF
WALKS	1587 SF
PAVEMENT	11,803 SF
TOTAL	16,665 SF

Murphy & Hollows Associates LLC
 CIVIL ENGINEERING AND SURVEYING
 182 CENTRAL AVENUE, STIRLING, NJ 07980
 908.580.1255 murphyhollows@gmail.com

SURVEY OF
 LOT 1.01
 BLOCK 10801
 645 PASSAIC VALLEY ROAD
 & MOUNTAIN AVENUE
 TOWNSHIP OF
 LONG HILL
 MORRIS COUNTY
 NEW JERSEY

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	SHEET
LF00-128	1
	OF
	1

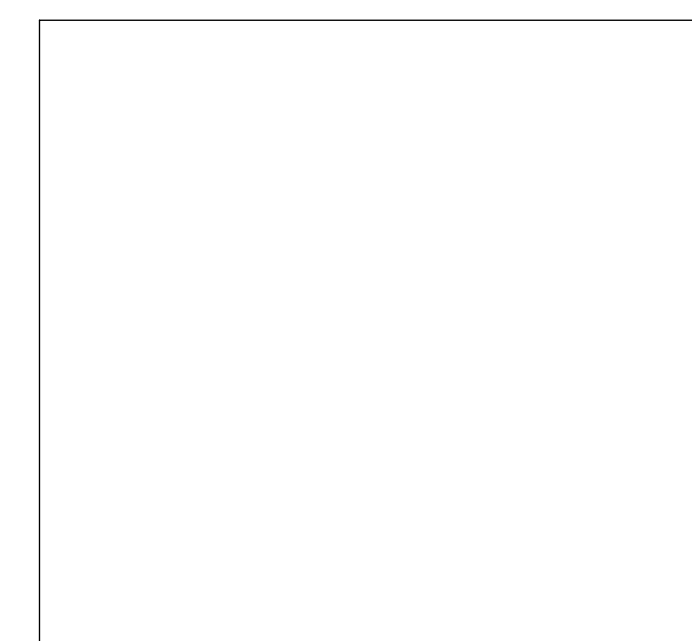


WESKETCH
ARCHITECTURE, INC.

1932 LONG HILL ROAD, MILLINGTON, NJ 07946
TEL : 908 . 647 . 8200 FAX : 908 . 626 . 9197
EMAIL : INFO @ WESKETCH.COM

#	ISSUE	DATE
1	VARIANCE SET	8 FEB 2021

REVISION	DATE
REVISD VARIANCE SET	31 AUG 2021



PROJECT:
KUCI LLC
LOT 1.01 , BLOCK 10801
645 VALLEY ROAD
LONG HILL, NJ 07933

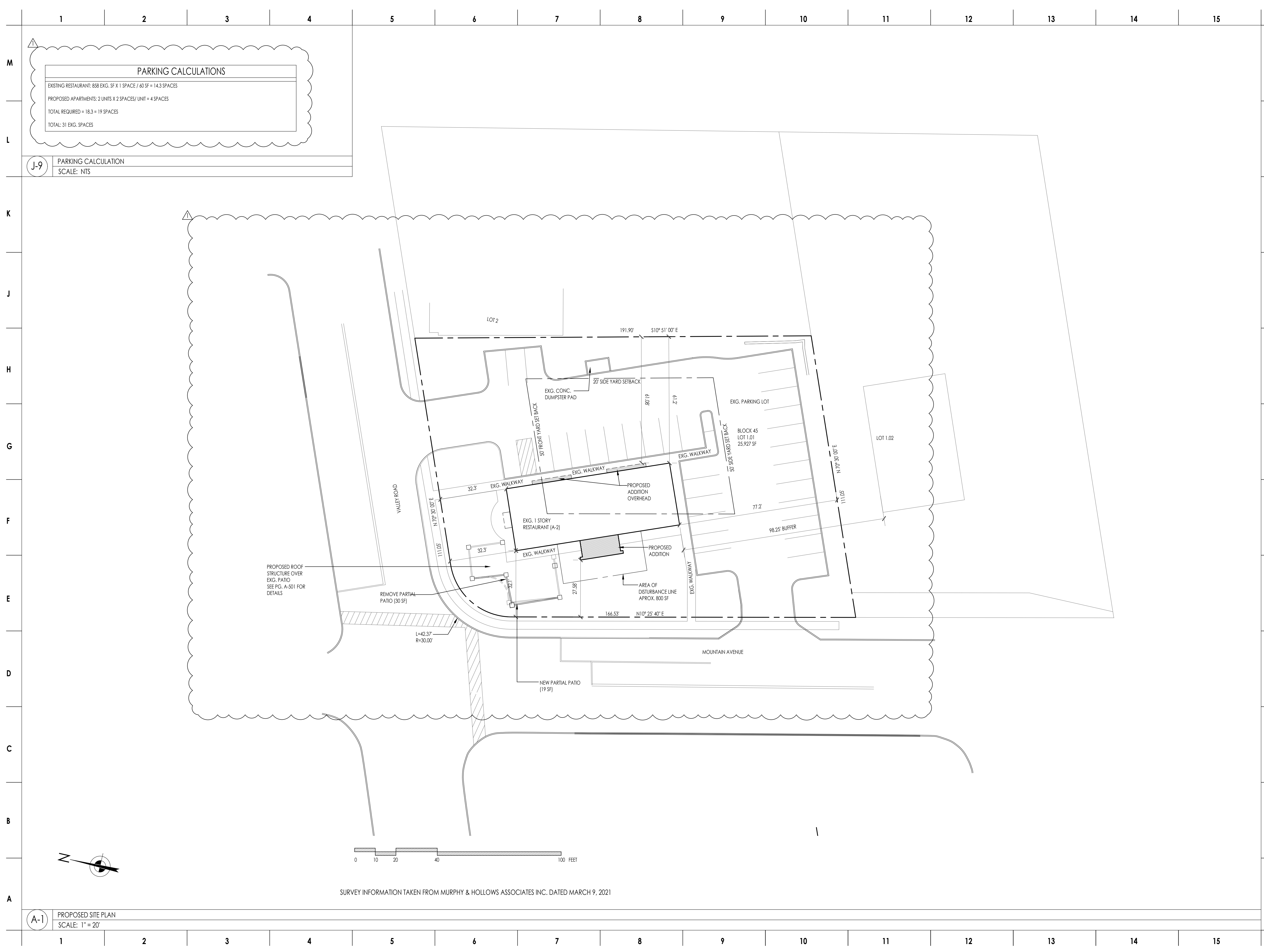
SITE PLAN

SEAL & SIGNATURE:

WILLIAM E. S. KAUFMAN
N.J. AI 13324

PROJECT NO.: 5498
DRAWING BY: AT
CHK BY: GA
DWG NO.:

C-101.01



PARKING CALCULATIONS	
EXISTING RESTAURANT: 858 EXG. SF X 1 SPACE / 60 SF = 14.3 SPACES	
PROPOSED APARTMENTS: 2 UNITS X 2 SPACES/ UNIT = 4 SPACES	
TOTAL REQUIRED = 18.3 = 19 SPACES	
TOTAL: 31 EXG. SPACES	

J-9
PARKING CALCULATION
SCALE: NTS

A-1
PROPOSED SITE PLAN
SCALE: 1" = 20'

SURVEY INFORMATION TAKEN FROM MURPHY & HOLLOWS ASSOCIATES INC. DATED MARCH 9, 2021

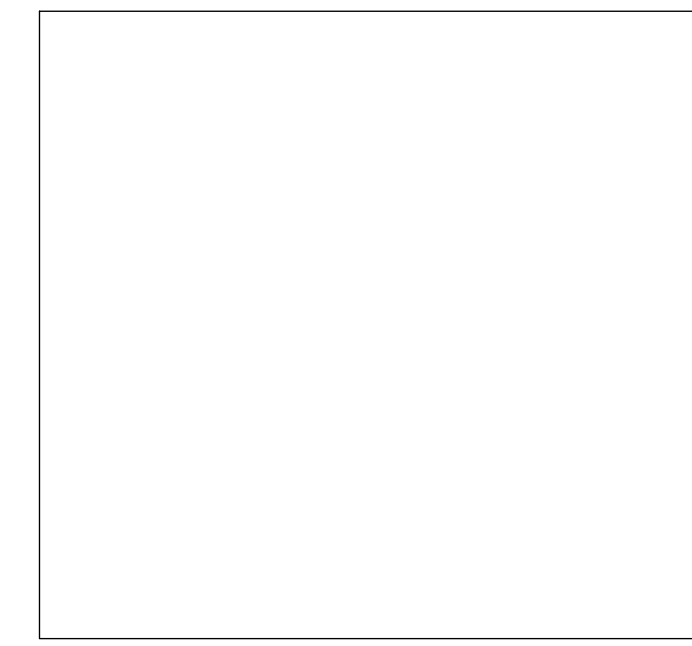


WESKETCH
ARCHITECTURE, INC.

1932 LONG HILL ROAD, MILLINGTON, NJ 07946
TEL : 908 . 647 . 8200 FAX : 908 . 626 . 9197
EMAIL : INFO @ WESKETCH.COM

#	ISSUE	DATE
1	VARIANCE SET	24 FEB 2021

REVISION	DATE
REVISD VARIANCE SET	31 AUG 2021



PROJECT: **DOAR LLC**
LOT 1.01 , BLOCK 10801
645 VALLEY ROAD
GILLETTE, NJ 07933

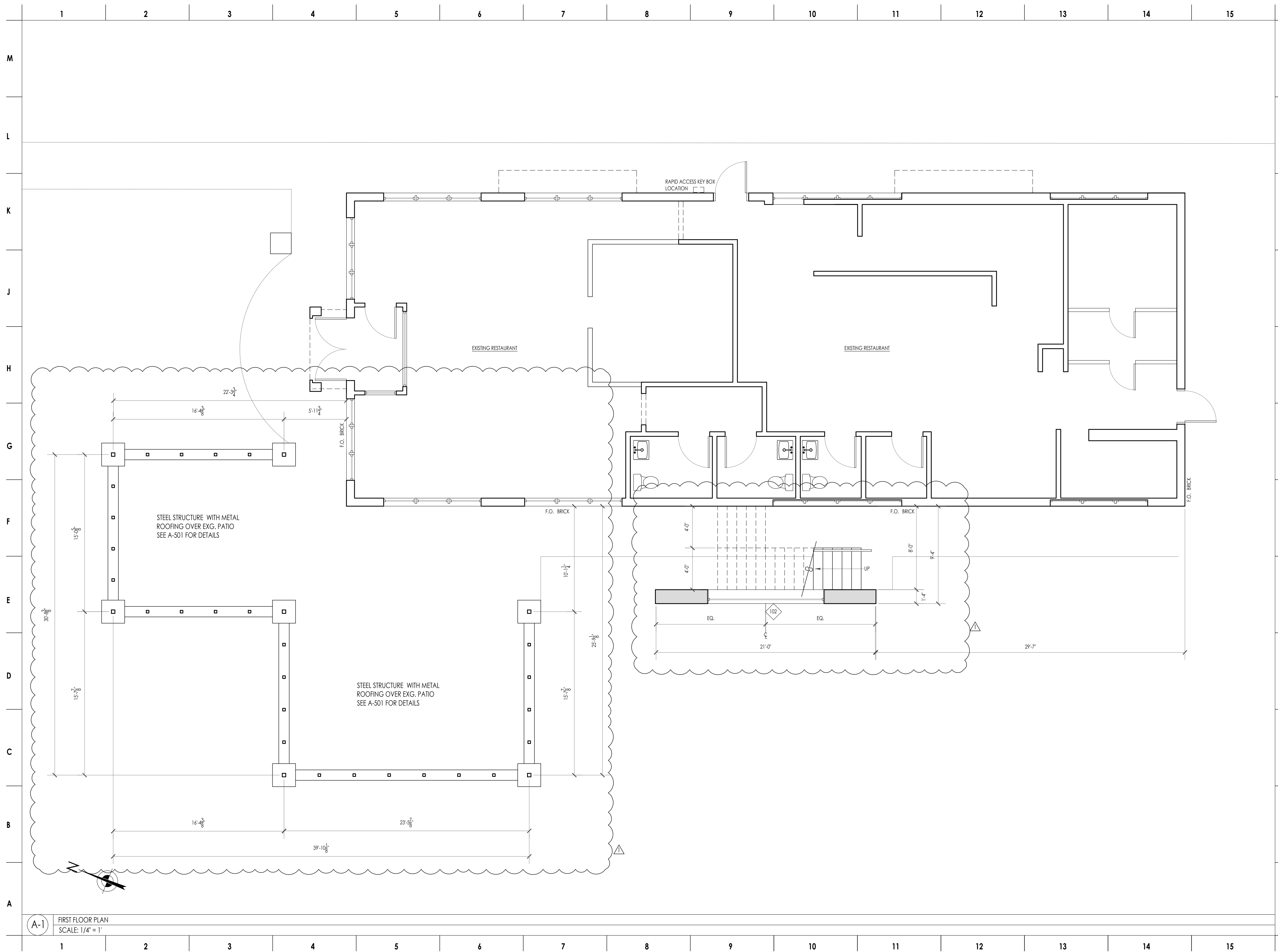
FLOOR PLAN

SEAL & SIGNATURE:

WILLIAM E. S. KAUFMAN
N.J. AI 13324

PROJECT NO.: 5498
DRAWING BY: AT
CHK BY: GA
DWG NO.:

A-111.01



A-1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'

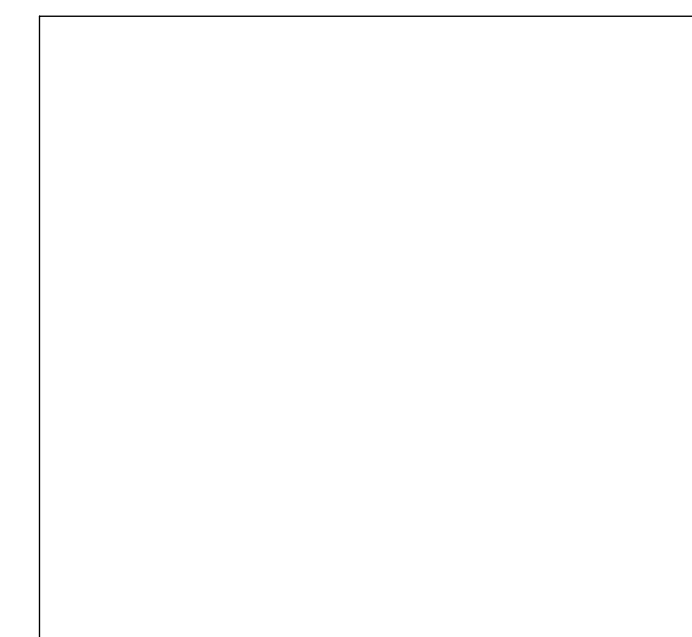


WESKETCH
ARCHITECTURE, INC.

1932 LONG HILL ROAD, MILLINGTON, NJ 07946
TEL : 908 . 647 . 8200 FAX : 908 . 626 . 9197
EMAIL : INFO @ WESKETCH.COM

#	ISSUE	DATE
1	VARIANCE SET	24 FEB 2021

REVISION	DATE
REVISD VARIANCE SET	31 AUG 2021



PROJECT: **DOAR LLC**
LOT 1.01 , BLOCK 10801
645 VALLEY ROAD
GILLETTE, NJ 07933

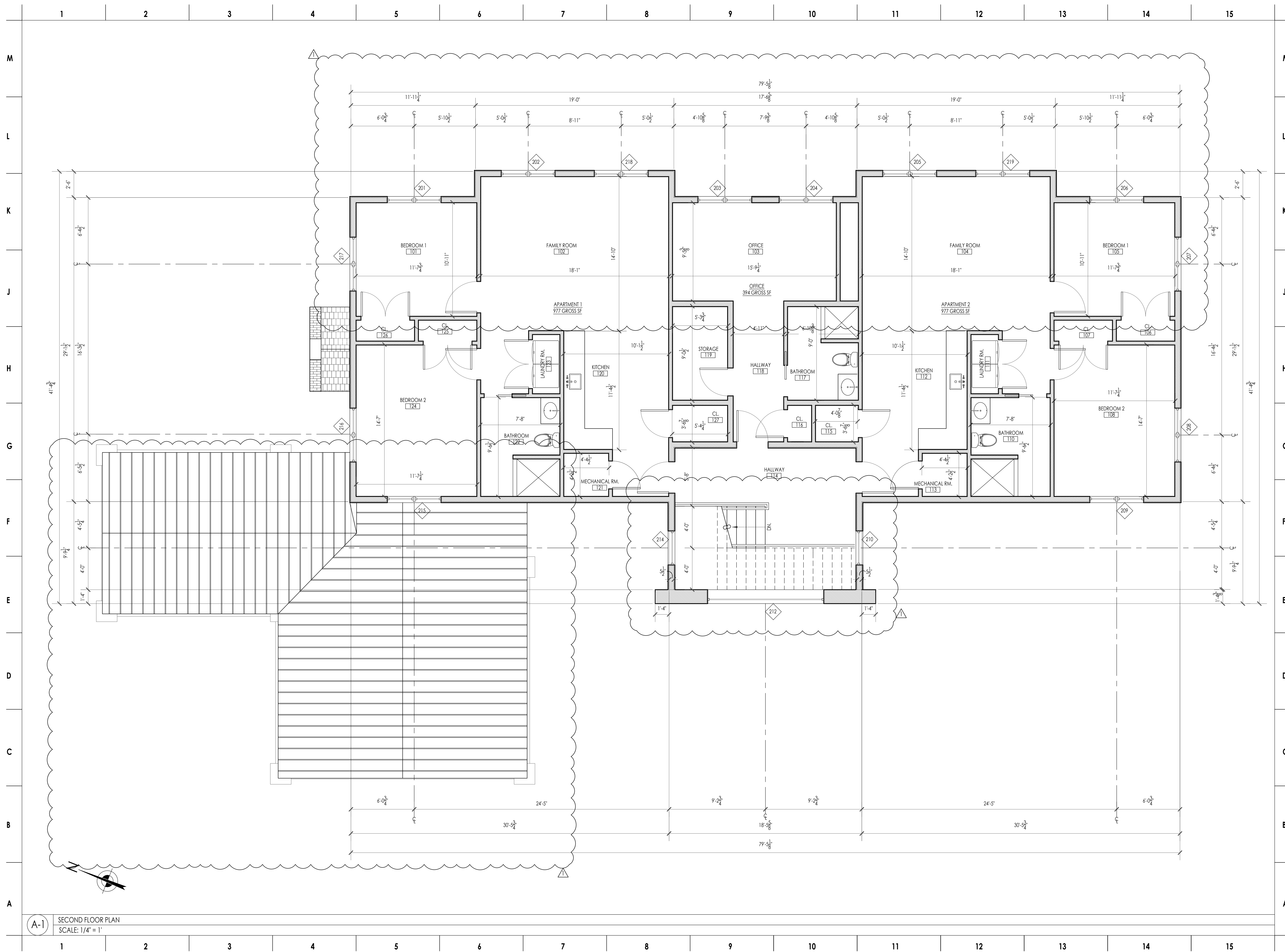
FLOOR PLAN

SEAL & SIGNATURE:

WILLIAM E. S. KAUFMAN
N.J. AI 13324

PROJECT NO.: 5498
DRAWING BY: AT
CHK BY: GA
DWG NO.:

A-121.01



A-1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'

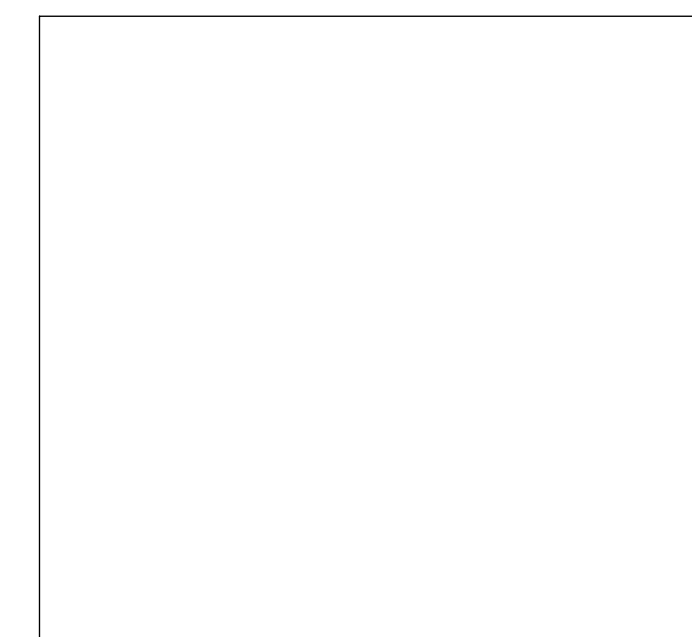


WESKETCH
ARCHITECTURE, INC.

1932 LONG HILL ROAD, MILLINGTON, NJ 07946
TEL : 908 . 647 . 8200 FAX : 908 . 626 . 9197
EMAIL : INFO @ WESKETCH.COM

#	ISSUE	DATE
1	VARIANCE SET	24 FEB 2021

REVISION	DATE
REVISD VARIANCE SET	31 AUG 2021



PROJECT:

DOAR LLC
LOT 1.01 , BLOCK 10801
645 VALLEY ROAD
GILLETTE, NJ 07933

FLOOR PLAN

SEAL & SIGNATURE:

WILLIAM E. S. KAUFMAN
N.J. AI 13324

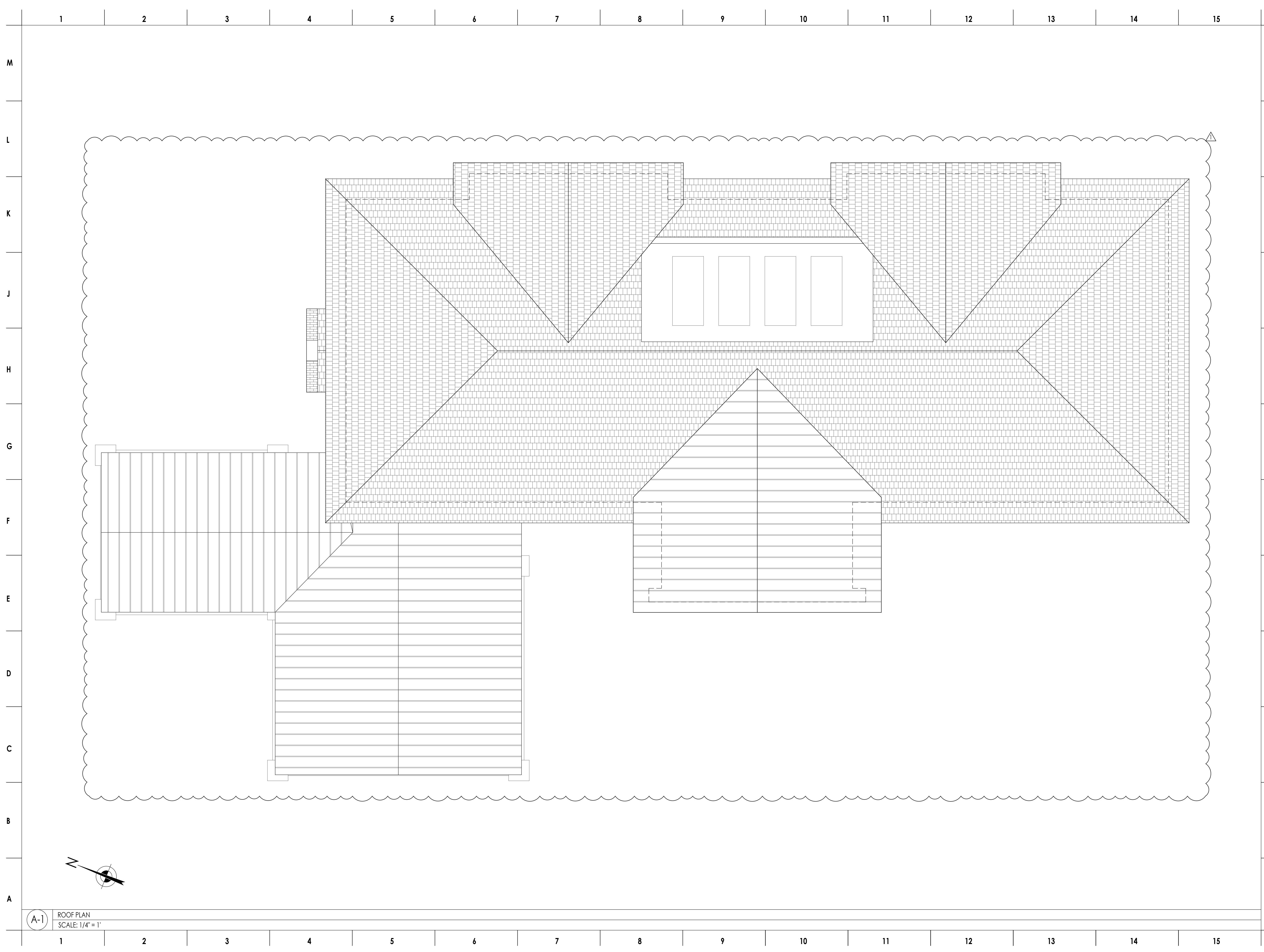
PROJECT NO.: 5498

DRAWING BY: AT

CHK BY: GA

DWG NO.:

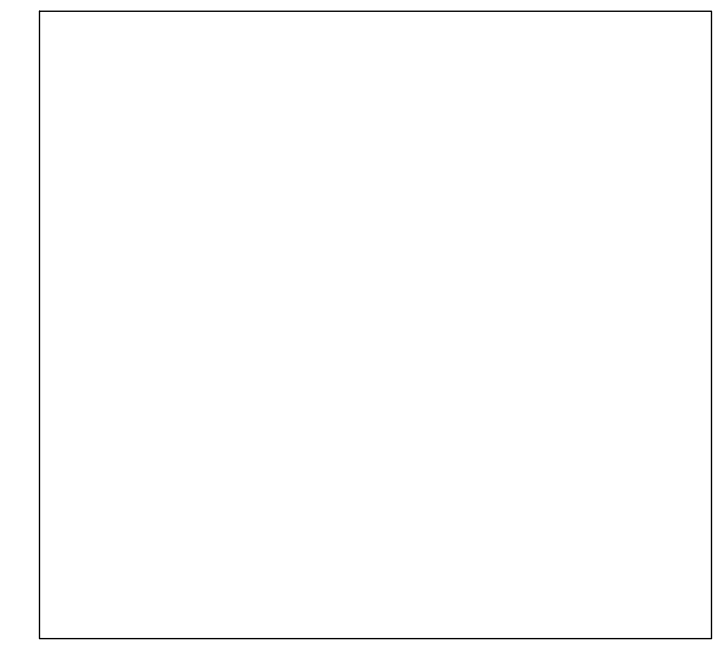
A-141.01



A-1 ROOF PLAN
SCALE: 1/4" = 1'

#	ISSUE	DATE
1	VARIANCE SET	24 FEB 2021

REVISION	DATE
REVISD VARIANCE SET	31 AUG 2021



PROJECT: **DOAR LLC**
LOT 1.01 , BLOCK 10801
645 VALLEY ROAD
GILLETTE, NJ 07933

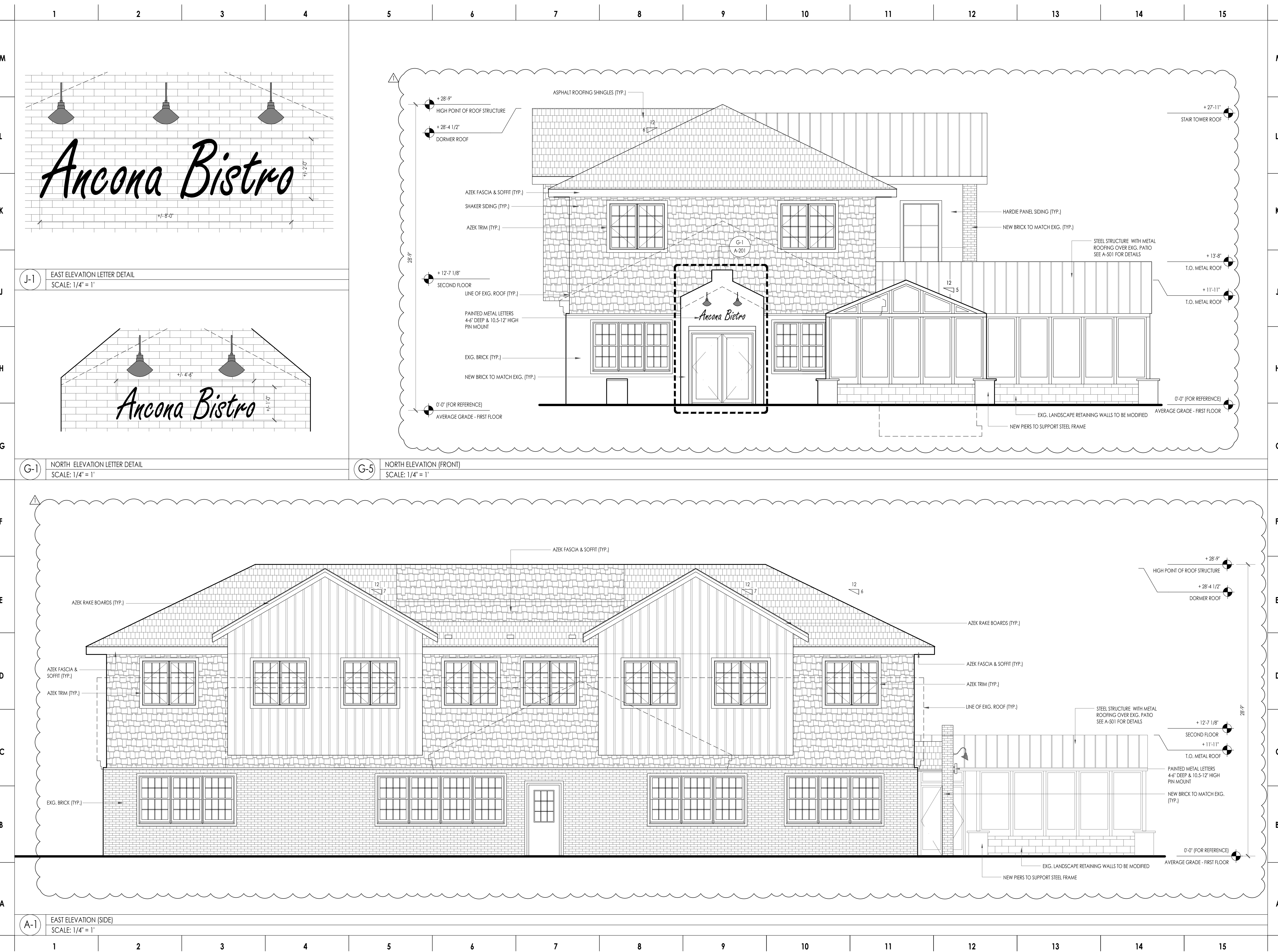
ELEVATIONS

SEAL & SIGNATURE:

WILLIAM E. S. KAUFMAN
N.J. AI 13324

PROJECT NO.: 5498
DRAWING BY: AT
CHK BY: GA
DWG NO.:

A-201.01





WESKETCH ARCHITECTURE, INC.

1932 LONG HILL ROAD, MILLINGTON, NJ 07946
TEL : 908 . 647 . 8200 FAX : 908 . 626 . 9197
EMAIL : INFO @ WESKETCH.COM

#	ISSUE	DATE
1	VARIANCE SET	24 FEB 2021

REVISION	DATE
REVISD VARIANCE SET	31 AUG 2021



PROJECT: **DOAR LLC**
LOT 1.01 , BLOCK 10801
645 VALLEY ROAD
GILLETTE, NJ 07933

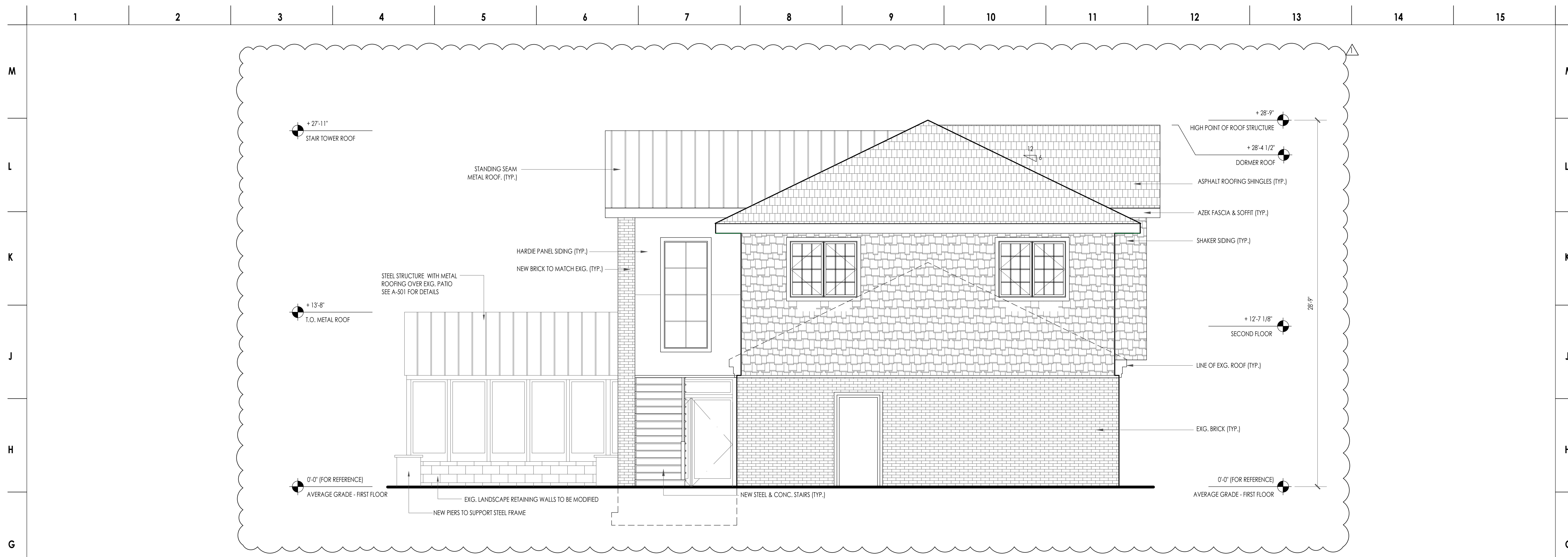
ELEVATIONS

SEAL & SIGNATURE:

WILLIAM E. S. KAUFMAN
N.J. AI 13324

PROJECT NO.: 5498
DRAWING BY: AT
CHK BY: GA
DWG NO.:

A-202.01



G-1 SOUTH ELEVATION (REAR)
SCALE: 1/4" = 1'



A-1 WEST ELEVATION (SIDE)
SCALE: 1/4" = 1'



WESKETCH
ARCHITECTURE, INC.

1932 LONG HILL ROAD, MILLINGTON, NJ 07946
TEL : 908 . 647 . 8200 FAX : 908 . 626 . 9197
EMAIL : INFO @ WESKETCH.COM

#	ISSUE	DATE
1	VARIANCE SET	24 FEB 2021

REVISION	DATE
REVISD VARIANCE SET	31 AUG 2021

PROJECT:
DOAR LLC
LOT 1.01 , BLOCK 10801
645 VALLEY ROAD
GILLETTE, NJ 07933

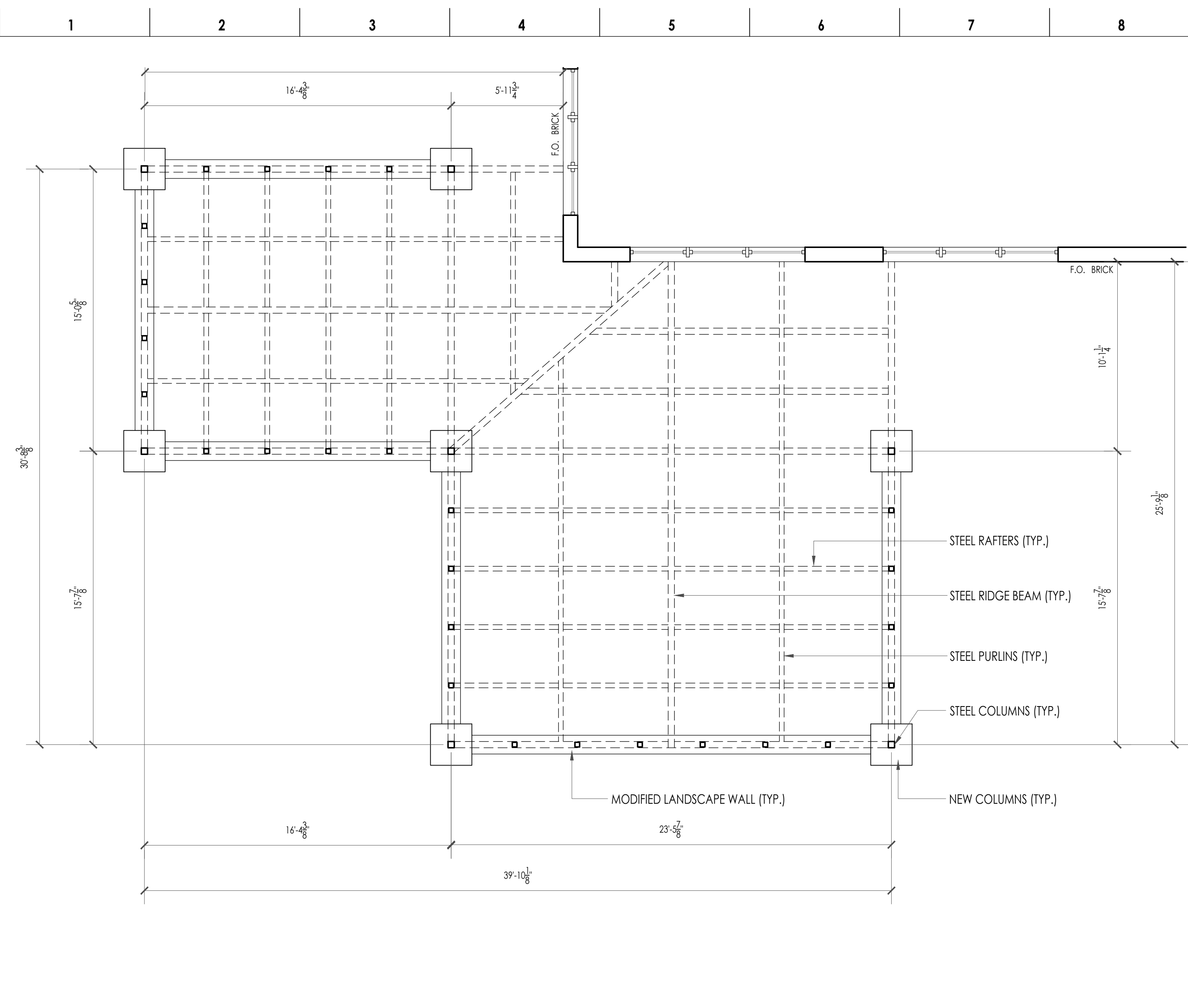
STEEL STRUCTURE DETAILS

SEAL & SIGNATURE:

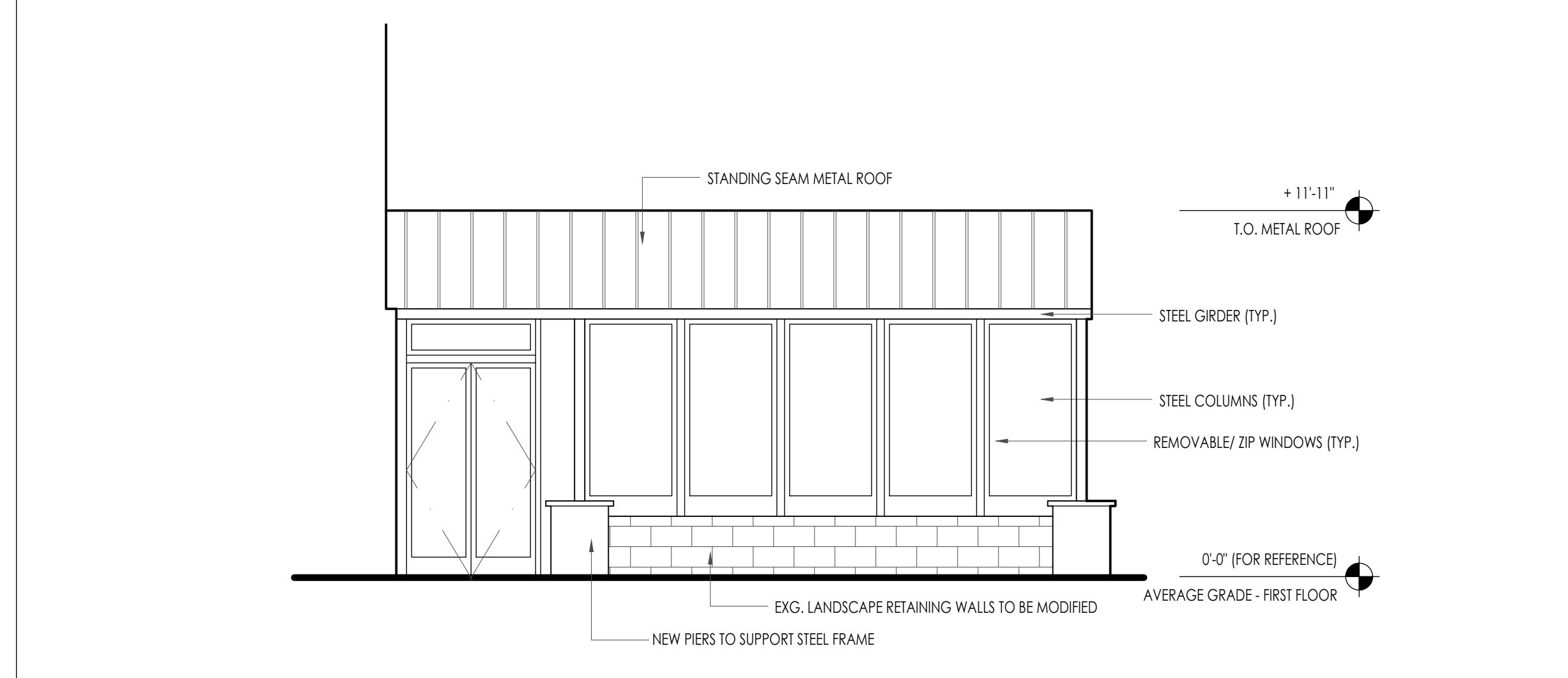
WILLIAM E. S. KAUFMAN
N.J. AI 13324

PROJECT NO.: 5498
DRAWING BY: AT
CHK BY: GA
DWG NO.:

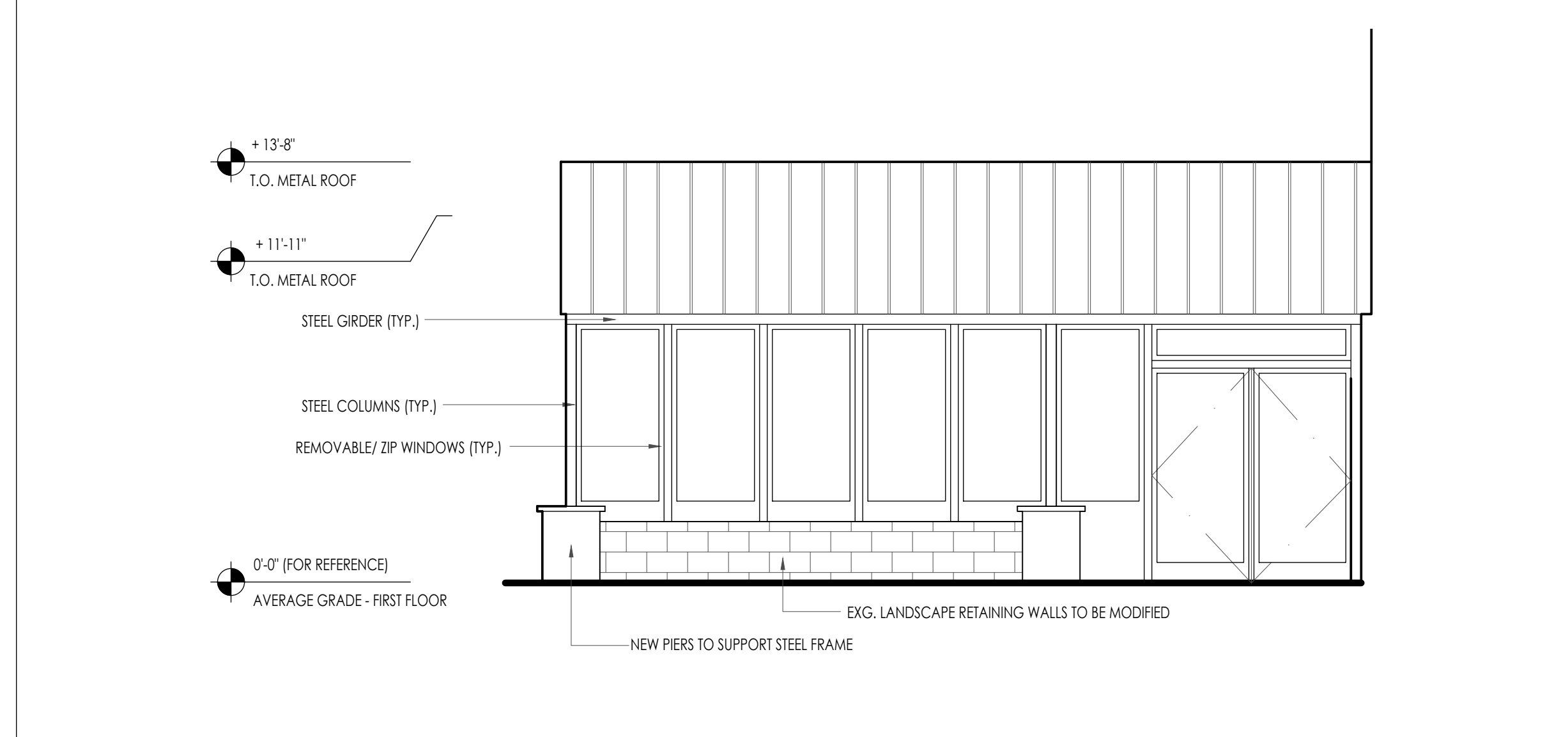
A-501.01



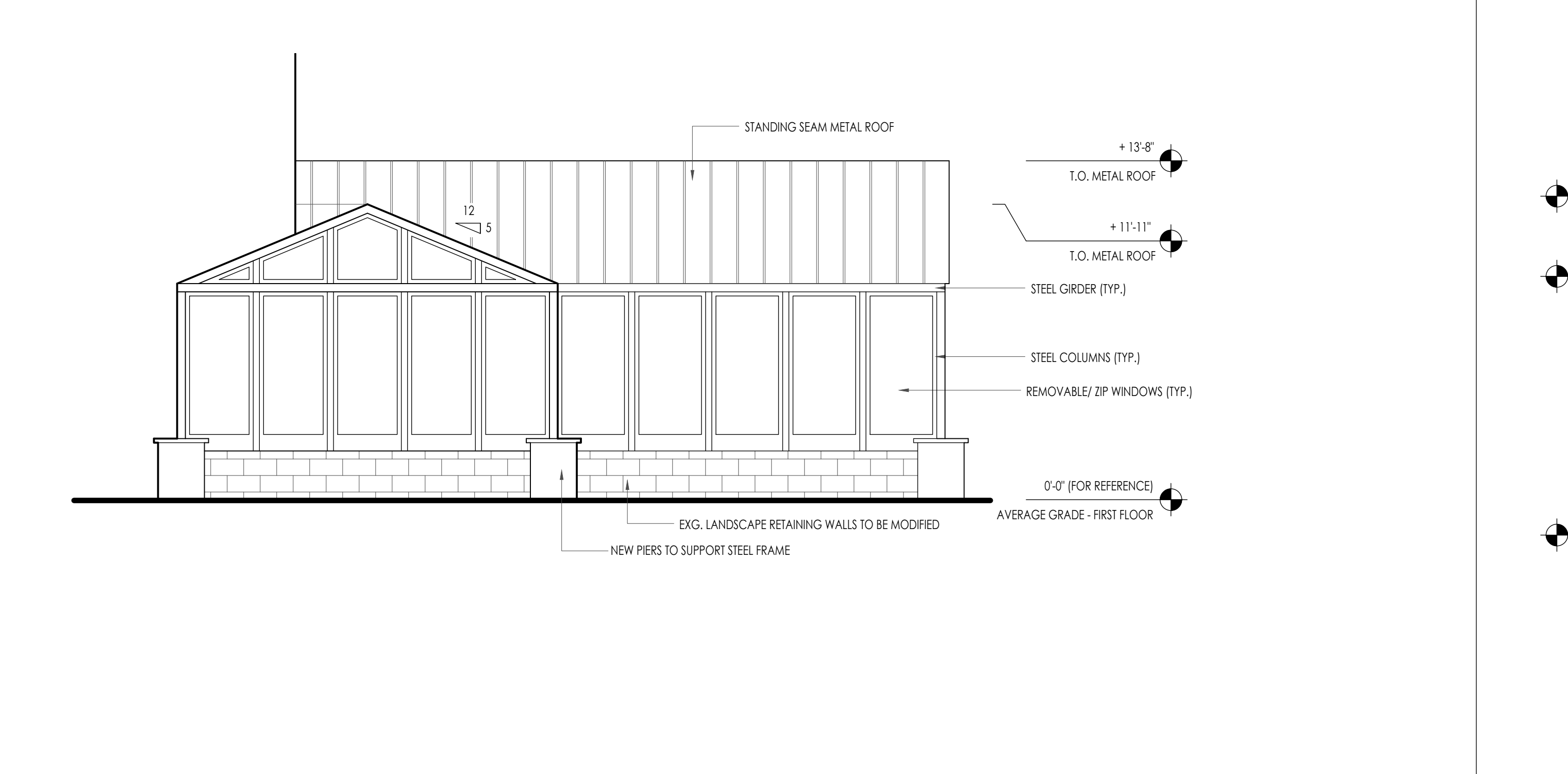
E-1 STEEL STRUCTURE FLOOR PLAN
SCALE: 1/4" = 1'



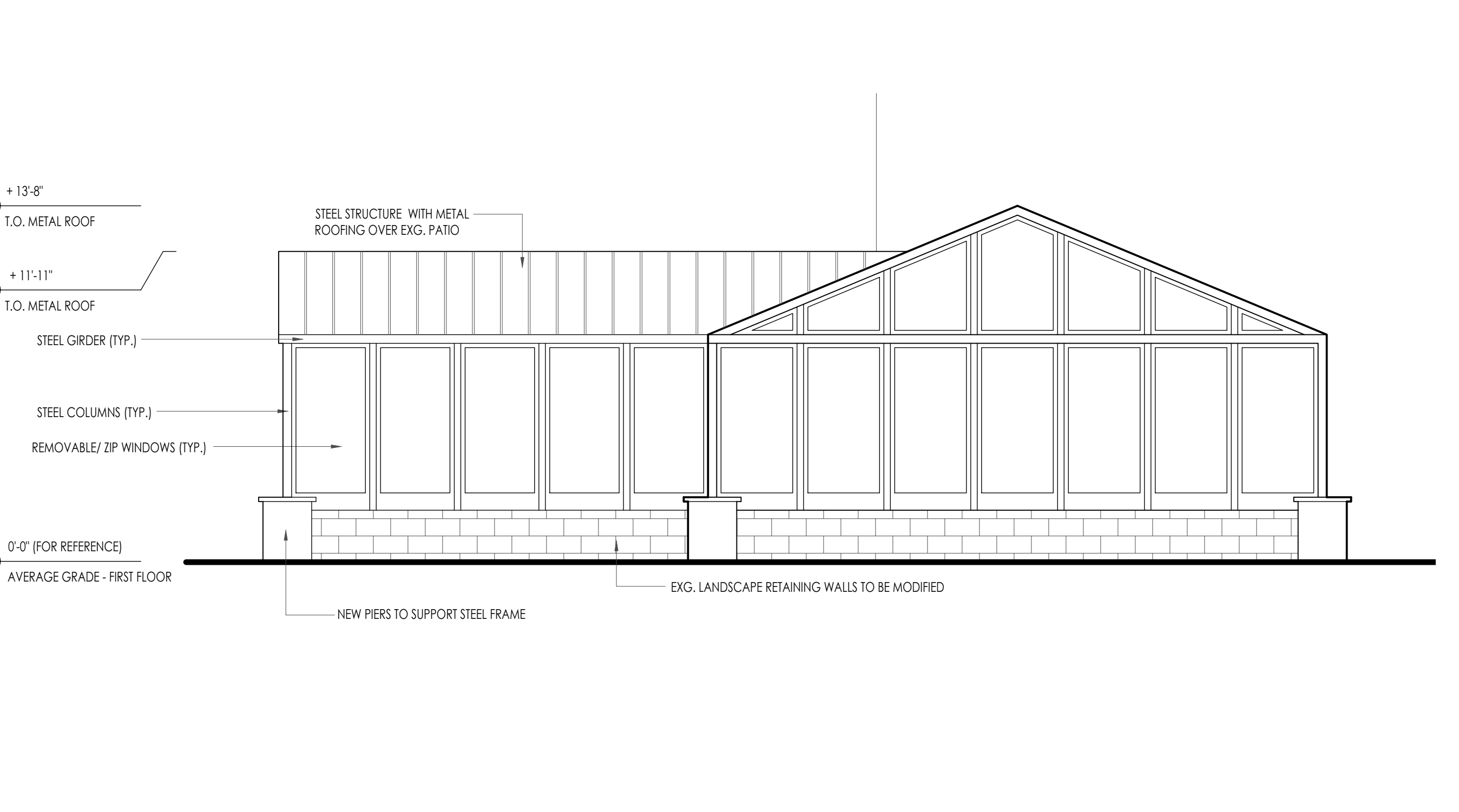
J-9 STEEL STRUCTURE - EAST ELEVATION
SCALE: 1/4" = 1'



E-9 STEEL STRUCTURE - WEST ELEVATION
SCALE: 1/4" = 1'



A-1 STEEL STRUCTURE - NORTH ELEVATION
SCALE: 1/4" = 1'



A-8 STEEL STRUCTURE - SOUTH ELEVATION
SCALE: 1/4" = 1'



WESKETCH
ARCHITECTURE, INC.

1932 LONG HILL ROAD
MILLINGTON, NJ 07946

TEL: 908 . 647 . 8200
FAX: 908 . 626 . 9197

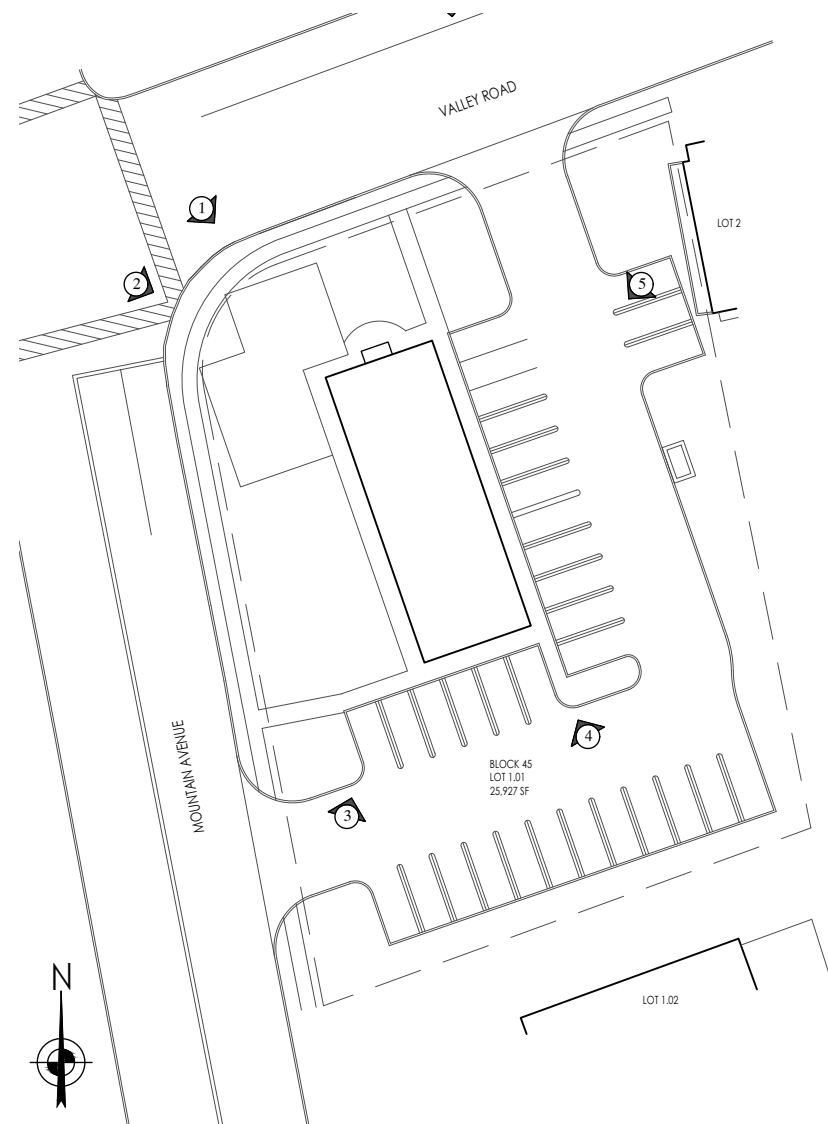
EMAIL: INFO@WESKETCH.COM

1

PICTURE 1
SCALE: NTS

2

PICTURE 2
SCALE: NTS



5

SITE PLAN
SCALE: NTS



3

PICTURE 3
SCALE: NTS



4

PICTURE 4
SCALE: NTS



6

PICTURE 5
SCALE: NTS



7

PICTURE 6
SCALE: NTS

NJ AI 13324
WILLIAM E.S. KAUFMAN

DOAR LLC.
LOT 1.01 & BLOCK 10801
645 VALLEY ROAD
GILLETTE, NJ 07933

PROJECT # 5498

DRAWN BY: AT

DATE: 24 FEB. 2021

SCALE: NTS

A-901.00



1 VIEW FROM VALLEY ROAD
SCALE: NTS



2 VIEW FROM MOUNTAIN AVENUE
SCALE: NTS



3 VIEW FROM CORNER ABOVE
SCALE: NTS



4 VIEW FROM VALLEY ROAD CORNER
SCALE: NTS

WESKETCH
ARCHITECTURE, INC.
1932 LONG HILL ROAD
MILLINGTON, NJ 07946
TEL: 908 . 647 . 8200
FAX: 908 . 626 . 9197
EMAIL: INFO@WESKETCH.COM

NJ AI 13324
WILLIAM E.S. KAUFMAN

DOAR LLC.
LOT 1.01 & BLOCK 45
645 VALLEY ROAD
GILLETTE, NJ 07933

PROJECT # 5498
DRAWN BY: AT
DATE: 31 AUG. 2021
SCALE: NTS

A-902.01