

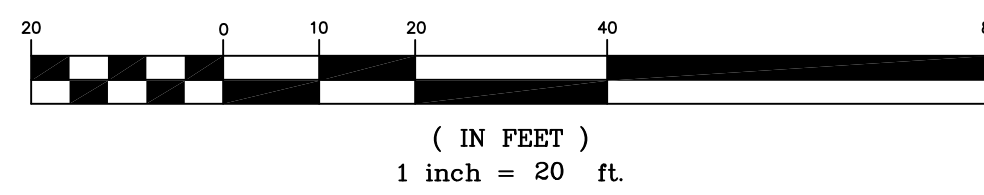
**ZONING INFORMATION**

| B-D COMMERCIAL                                    | REQUIRED      | EXISTING      | PROPOSED          |
|---|---------------|---------------|-------------------|
| MIN. LOT AREA                                     | 20,000 SF     | 81,534 SF     | 81,534 SF         |
| MIN. LOT WIDTH                                    | 100'          | 167.69'       | 167.69'           |
| MIN. FRONT YARD                                   | 20'           | 37.2'         | 29.8'             |
| MIN. REAR YARD                                    | 25'           | 445.9'        | 282.2'            |
| MIN. SIDE YARD (ABUTTING RESIDENTIAL USE OR ZONE) | 30'           | 51.9'         | 30.2'             |
| MIN. ACCESSORY SETBACK                            | 10'           | 46.5'         | >10'              |
| MIN. BUFFER                                       | (1) 10'       | 9.5' (P)      | 10'               |
| MAX. BUILDING COVERAGE                            | 30%           | 2.5%          | 17.9%             |
| MAX. LOT COVERAGE                                 | 60%           | 34.8%         | 38.1%             |
| MAX. BUILDING HEIGHT                              | 2 STORIES/35' | 2 STORIES/35' | 3 STORIES/35' (V) |
| MAX. FLOOR AREA RATIO                             | 0.50          | UNKNOWN       | 0.448 (2)         |

**PARKING CALCULATIONS:**

|   |                    |
|---|--------------------|
| (2) 1-BEDROOM APARTMENTS @ 1.8 SPACES EA. = | 3.6 SPACES         |
| (20) 2-BEDROOM APARTMENTS @ 2 SPACES EA. =  | 40.0 SPACES        |
| (2) 3-BEDROOM APARTMENTS @ 2.1 SPACES EA. = | 4.2 SPACES         |
| 2,399 SF RETAIL (1/200 SF) =                | 12.0 SPACES        |
| <b>TOTAL PARKING REQUIRED =</b>             | <b>59.8 SPACES</b> |
| <b>TOTAL PARKING PROVIDED =</b>             | <b>60 SPACES</b>   |

**GRAPHIC SCALE**



**GENERAL REFERENCES/NOTES:**

- EXISTING BOUNDARY & EASEMENT ACQUIRED FROM A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY MURPHY AND HOLLOWES ASSOCIATES LLC, DATED 11/27/17 (LAST REVISED 8/20/18).
- EXISTING ON-SITE IMPROVEMENTS AND WETLAND LOCATION ACQUIRED FROM A WETLANDS LOCATION MAP PREPARED BY MURPHY AND HOLLOWES ASSOCIATES LLC, DATED 6/13/19 (LAST REVISED 11/19/19).
- WETLANDS DELINEATED BY ENVIRONMENTAL TECHNOLOGY INC. & FIELD LOCATED BY MURPHY AND HOLLOWES ASSOCIATES, LLC. AS VERIFIED BY N.J.D.E.P. (L.O.I. FILE NO. 1430-07-0005.1 FWW190001).
- EXISTING IMPROVEMENTS ON ADJACENT LOTS ARE BASED ON N.J.D.E.P. 2015 AERIAL PHOTOGRAPHY (LOCATIONS ARE APPROXIMATE).
- THE INFORMATION CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. ALL EXISTING UNDERGROUND UTILITIES ARE TO BE FIELD VERIFIED BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH THE NEW JERSEY ONE-CALL REGULATIONS BY CALLING 1-800-272-1000 AND PROVIDE THE MUNICIPALITY WITH THE CONFIRMATION NUMBER PROVIDED PRIOR TO COMMENCING EXCAVATION WORK.
- SUBJECT PROPERTY DOES NOT CONTAIN ANY STEEP SLOPES OR FLOOD HAZARD AREAS.

- (P) - PRE-EXISTING NON-CONFORMANCE  
(V) - VARIANCE REQUIRED  
(1) - BUFFER IS REQUIRED WHEN THE PROPERTY ABUTS A RESIDENTIAL USE OR ZONE.  
(2) - 8,126 SF + 14,209 SF PER UPPER FLOOR x 2

| EXISTING IMPERVIOUS COVERAGE | PROPOSED IMPERVIOUS COVERAGE         |
|------------------------------|--------------------------------------|
| BUILDING 2,018 SF            | PROPOSED BUILDING 14,277 SF          |
| ASPHALT/GRAVEL 24,761 SF     | PROPOSED PORTICO 278 SF              |
| CONCRETE 1,619 SF            | PROPOSED OTHER 16,516 SF             |
| <b>28,398 SF</b>             | <b>31,071 SF (2,673 SF INCREASE)</b> |

**CRITICAL AREA ANALYSIS**

|                       |           |
|-----------------------|-----------|
| Lot Area=             | 81,534 SF |
| Area of Wetlands=     | 24,382 SF |
| Non-Wetlands Area=    | 57,152 SF |
| Proposed Impervious=  | 31,071 SF |
| % Imp Non-Crit Areas= | 54.4%     |
| Allowable=            | 70%       |

**PM EC** PAGE-MUELLER ENGINEERING CONSULTANTS, PC  
POST OFFICE BOX 4619  
WARREN, NEW JERSEY 07059  
(732) 805 - 3979 • FAX (732) 805 - 3978

project name  
**VARIANCE SITE PLAN  
BLOCK 10515 LOT 7  
(TAX MAP SHEET 5)  
TOWNSHIP OF LONG HILL  
MORRIS COUNTY, NEW JERSEY**

**CATHERINE A. MUELLER, P.E.**  
NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. GE44252

| drawing name          |            | drawing no. |          |
|-----------------------|------------|-------------|----------|
| <b>SITE DIMENSION</b> |            | <b>2</b>    |          |
| drawn by              | checked by | date        | scale    |
| CAM                   | CAM        | 3/25/20     | 1" = 20' |
| project no.           | 1501-030   |             |          |