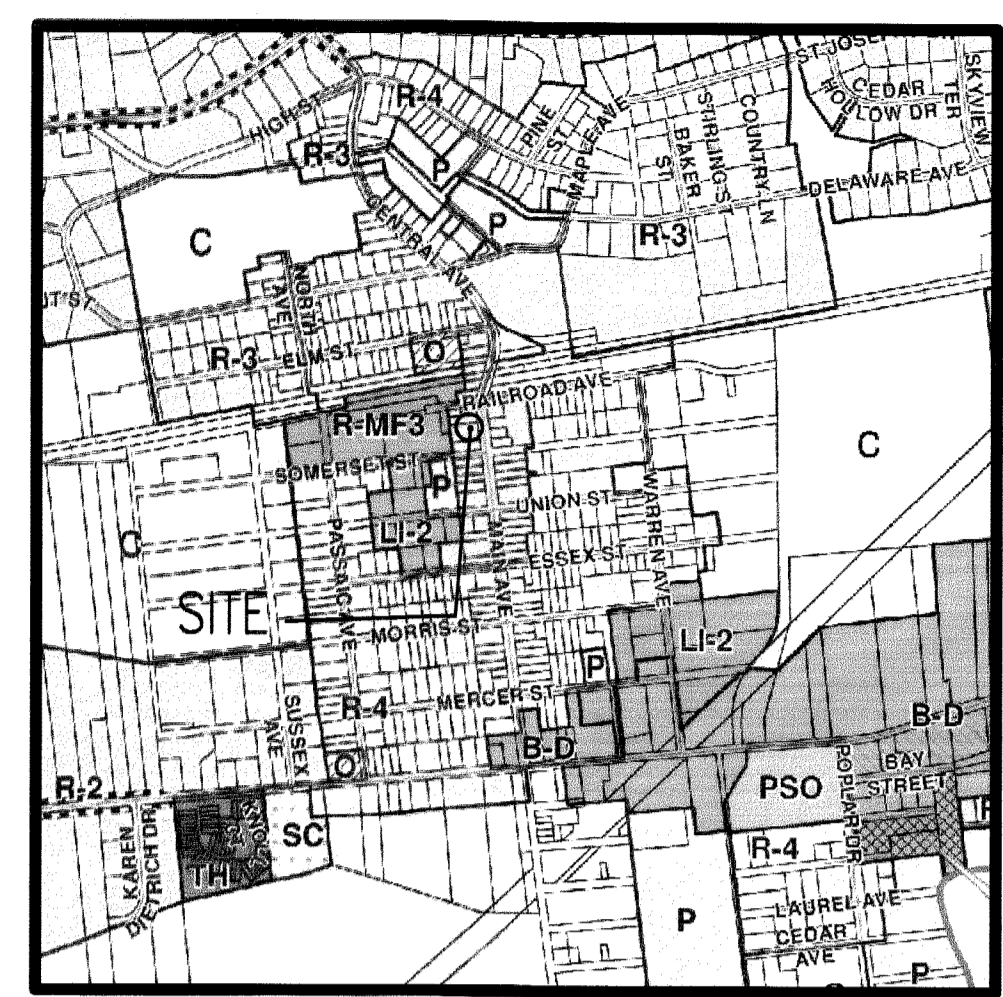


- GENERAL NOTES**
- SUBJECT PROPERTY KNOWN AS LOTS 17 & 18 BLOCK 11606 AS SHOWN ON THE TOWNSHIP OF LONG HILL TAX MAP SHEET NO. 16
 - AREA OF LOT 17 & 18 BLOCK 11606 = 26,880 SF; 0.617 AC.
 - OWNER & APPLICANT:
224230 MAIN ST, LLC
224-226 MAIN AVENUE
STIRLING, NJ 07980
 - ATTORNEY:
FREDERICK B. ZELLEY, ESQ.
BISOGNO, LOEFFLER & ZELLEY
PO BOX 408
BASKING RIDGE, NJ 07920
908.766.6666
 - TOPOGRAPHY HAS BEEN FIELD VERIFIED AND IS BASED ON N.G.V.D. DATUM OF 1929.
 - SPECIAL FLOOD HAZARD AREA INUNDED BY 100 YEAR FLOOD = 214.0 PER FLOOD INSURANCE RATE MAP DATED 6/21/2001.
 - FLOOD HAZARD AREA AND FLOODWAY BASED ON A DEPARTMENT DELINEATION (METHOD 1) NJDEP 100 YEAR FLOOD ELEVATION 214.5 & N.J.F.H.A.D.F. ELEVATION 215.7 BASED UPON MAP TITLED "STATE OF NEW JERSEY DEPT. OF ENVIRONMENTAL PROTECTION PASSAIC RIVER SUPPLEMENTAL FLOOD HAZARD STUDIES AND MAPPING" PLATE NO. 24-A.
 - THERE SHALL BE NO FILL BROUGHT TO THE SITE AND ANY EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
 - ALL OR A PORTION OF THIS SITE LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT.



KEY MAP
SCALE: 1"=500'

DRAWN BY: SP CHECKED BY: WGH
JOB No. 19-070
BOOK
SCALE 1" = 50'
GRAPHIC SCALE
DATE JANUARY 22, 2021
REVISIONS
SEPTEMBER 14, 2021
OCTOBER 21, 2021

CERTIFICATE OF AUTHORIZATION
No. 24G27959700
NOTES
FEMA 100 YEAR FLOOD ELEVATION 214.0
NJDEP 100 YEAR FLOOD ELEVATION 214.5
N.J.F.H.A.D.F. ELEVATION 215.7
ELEVATIONS BASED ON NGVD 1929 DATUM

I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE ZONING BOARD IN LONG HILL TOWNSHIP.

OWNER _____ DATE _____
ADDRESS _____

SITE PLAN OF:
LOT 17 & 18, BLOCK 11606 TAX MAP 16
DATE JANUARY 22, 2021 SCALE AS SHOWN
APPLICANT 224230 MAIN ST, LLC
ADDRESS 224-226 MAIN AVENUE
STIRLING, NEW JERSEY 07980

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

William G. Hollows 10/21/21
WILLIAM G. HOLLOWES, P.E. & P.L.S. #27473 DATE

APPROVED BY THE ZONING BOARD OF THE TOWNSHIP OF LONG HILL

SECRETARY _____ DATE _____
BOARD CHAIR _____ DATE _____

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

TOWNSHIP CLERK _____ DATE _____

COVERAGE CALCULATIONS

EXISTING LOT 17		EXISTING LOT 18	
BUILDING	1425 SF	BUILDING	971 SF
GARAGE	243 SF	WALK	23 SF
CONC.	25 SF	DRIVE	3006 SF
WALK	244 SF	TOTAL	4000 SF
DRIVE	891 SF		
TOTAL	2828 SF		
PROPOSED			
BUILDING	5225 SF		
PORCH	355 SF		
PAVEMENT	9714 SF		
WALK	449 SF		
DUMPSTER	96 SF		
TOTAL	15,839 SF		

PARKING SCHEDULE:

PROPOSED NUMBER OF UNITS = 8
NUMBER OF 2 BEDROOMS/UNIT = 7
NUMBER OF 3 BEDROOMS/UNIT = 1
RSIS PARKING REQUIREMENT 2 BEDROOM = 2 STALLS PER UNIT
RSIS PARKING REQUIREMENT 3 BEDROOM = 2 STALLS PER UNIT
PROPOSED NUMBER OF PARKING STALLS REQUIRED = 16

OFFICE SPACE = 2466 SF (GFA)
REQUIRED PARKING: 1 STALL PER 250 SF
2466/250 = 9.9 STALLS SAY 10 STALLS

TOTAL NUMBER OF PARKING STALLS REQUIRED = 26
PROPOSED NUMBER OF PARKING STALLS PROPOSED = 23

APPROVALS FOR THIS SITE PLAN ARE REQUIRED FROM THE FOLLOWING:

- TOWNSHIP OF LONG HILL ZONING BOARD
- MORRIS COUNTY PLANNING BOARD
- NJDEP

ZONING SCHEDULE:

THIS PARCEL IS LOCATED IN THE B-1-5 (VILLAGE BUSINESS ZONE)

REQUIREMENT	REQUIRED/ALLOWED	EXISTING LOT 17	EXISTING LOT 18	PROPOSED LOT 17 & 18
MIN. LOT AREA	5,000 SQ. FT.	8,960 SQ. FT.	17,920 SQ. FT.	26,880 SQ. FT.
MIN. LOT WIDTH	50 FT	50 FT	100 FT	150 FT
MIN. FRONT YARD	10 FT	-0.2 FT*	-0.7 FT*	11.0 FT
MIN. SIDE YARD	10 FT	2.0 FT*	25.9 FT	12.0 FT
MIN. REAR YARD	25 FT	125.1 FT	137.4 FT	91.4 FT
MAX. LOT COVERAGE BY BUILDING	35%	18.6%	5.4%	20.7%
MAX. LOT COVERAGE TOTAL	65%	31.6%	22.3%	58.9%
MAX. BUILDING HEIGHT	2 STY/35 FT	2 STORY	1 STORY	3 STORY**; 35.92 FT
MIN. FLOOR AREA	650 SF	>1425 SF	971 SF	2541 SF
MIN. BLDG WIDTH	20 FT	26.4 FT	N.A.	87.5 FT
MAX. FAR	1.0	EX	EX	0.47

* EXISTING NON-CONFORMING CONDITION
** PROPOSED NON-CONFORMING CONDITION - VARIANCE REQUIRED

PROPERTY OWNERS WITHIN 200 FEET

BLOCK	LOT	OWNER
10100	5.5,02	NJ DEPT OF TRAN DIR COMMUTER SERV 5.03,5.04 1035 PARKWAY AVENUE, TRENTON, NJ 08625
11507	4.01,4.02	TOWNSHIP OF LONG HILL 915 VALLEY ROAD, GILLETTE, NJ 07933
11509	1	SINAGRA, ANTHONY 225 MAIN AVENUE, STIRLING, NJ 07980
11509	3	STIRLING HOTEL, INC. 227 MAIN AVENUE, STIRLING, NJ 07980
11509	33	PAONE, MICHAEL 13 DEAD RIVER ROAD, WARREN, NJ 07059
11605	15	VICART INVESTORS LIMITED LIABILITY 2 N. FINLEY AVENUE, BASKING RIDGE, NJ 07920
11510	2	OLIVEIRA, VICTOR M. & MICHELLE 251 MAIN AVENUE, STIRLING, NJ 07980
11510	3	BOGLE, LAURIE 247 MAIN AVENUE, STIRLING, NJ 07980
11605	11	PEPE, MARTHA/JOSIE, LLC 327 SOMERSET STREET, STIRLING, NJ 07980
11605	12	STIRLING VOLUNTEER FIRE CO 321 SOMERSET STREET, STIRLING, NJ 07980
11605	14	STIRLING VOLUNTEER FIRE CO ON ONE 321 SOMERSET STREET, STIRLING, NJ 07980
11605	16	METZLER, CAROL A. 252 MAIN AVENUE, STIRLING, NJ 07980
11605	16.01	CHRISSELLEN INVESTORS 2 NORTH FINLEY AVENUE, BASKING RIDGE, NJ 07920
11606	1.02	STIRLING MANOR 39 MAIN STREET, CHATHAM, NJ 07928
11606	15	FALZARANO, GEORGE J. 315 RAILROAD AVENUE, STIRLING, NJ 07980
11606	16	THORNTON, PATRICK & TORIO, LORETTA 50CAMPTOWN DRIVE, BERKELEY HEIGHTS, NJ 07922
11606	16.01	FALZARANO, PETER & BARBARA 20 PINE STREET, STIRLING, NJ 07980
11606	20	238 MAIN AVE, LLC PEPE
11501	2	340 PASSAIC AVENUE, STIRLING, NJ 07980

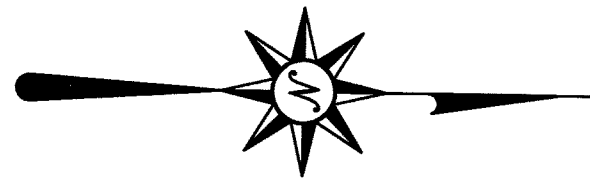
Murphy & Hollows Associates LLC
CIVIL ENGINEERING AND SURVEYING
192 CENTRAL AVENUE, STIRLING, NJ 07980
908.580.1255 murphyhollows@gmail.com

SITE PLAN FOR LOTS 17 & 18 BLOCK 11606 MAIN AVENUE TOWNSHIP OF LONG HILL MORRIS COUNTY NEW JERSEY AREA MAP

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
LF19-070	1
	6

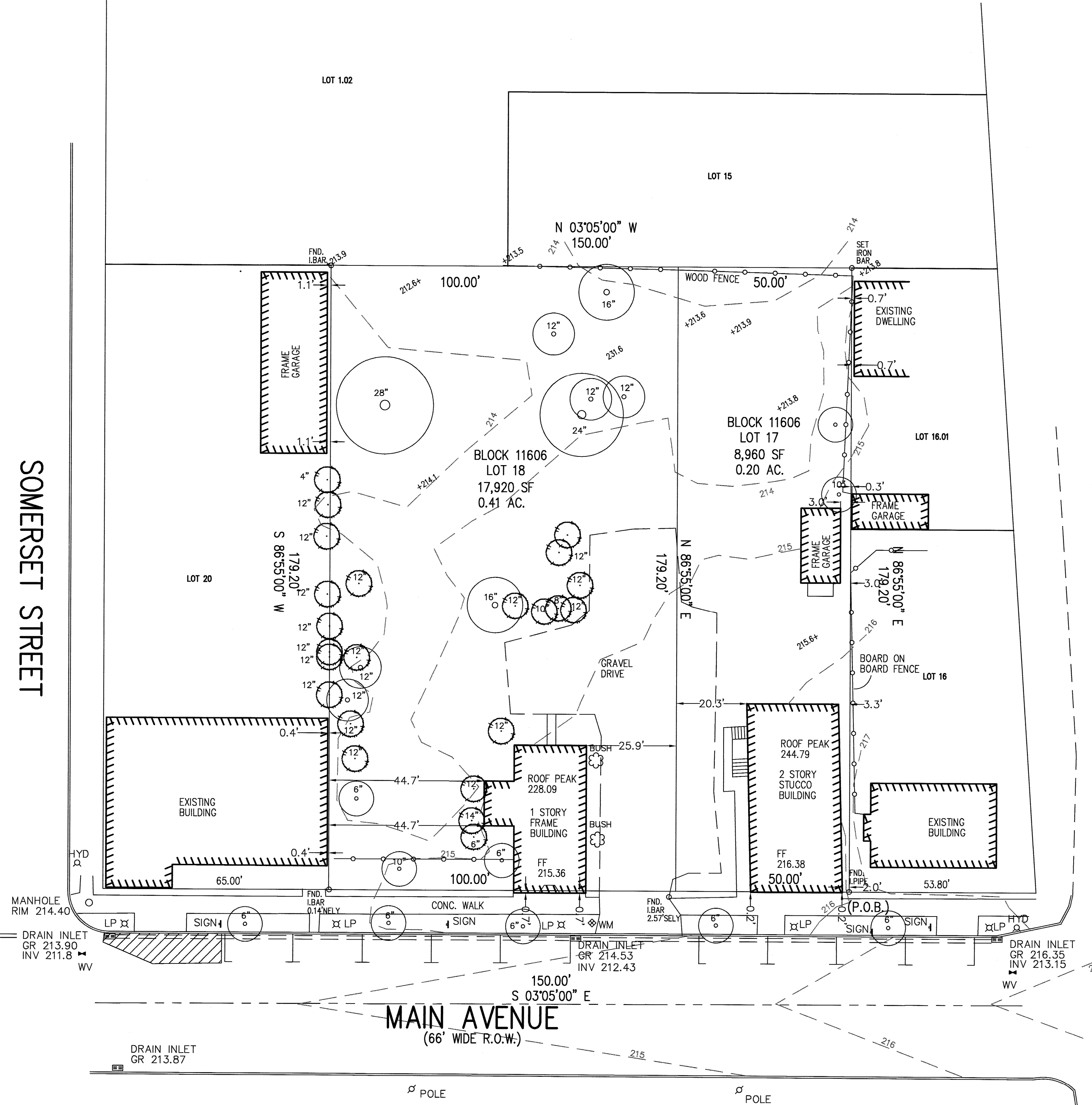


MAP No.307

"MAP OF PROPERTY BELONGING TO STIRLING SILK M'F'CO., STIRLING, MORRIS COUNTY, N.J." FILED IN THE MORRIS COUNTY CLERK'S OFFICE AUGUST 1907 AS MAP No.307.

SOMERSET STREET

RAILROAD AVENUE



NOTE:
FEMA 100 YEAR FLOOD ELEVATION 214.0
NJDEP 100 YEAR FLOOD ELEVATION 214.5
N.J.F.H.A.D.F. ELEVATION 215.7

DRAWN BY: SP CHECKED BY: WGH

JOB No. 19-070

BOOK

SCALE 1" = 20'



GRAPHIC SCALE

DATE JANUARY 22, 2021

REVISIONS
SEPTEMBER 14, 2021
OCTOBER 21, 2021

CERTIFICATE OF AUTHORIZATION
No. 24GA27959700

NOTES
ELEVATIONS BASED ON NGVD 1929 DATUM
ZONE B-1-5

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

SITE PLAN FOR LOTS 17 & 18 BLOCK 11606 MAIN AVENUE TOWNSHIP OF LONG HILL MORRIS COUNTY NEW JERSEY EXISTING CONDITIONS

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 LF19-070 SHEET 2 OF 6

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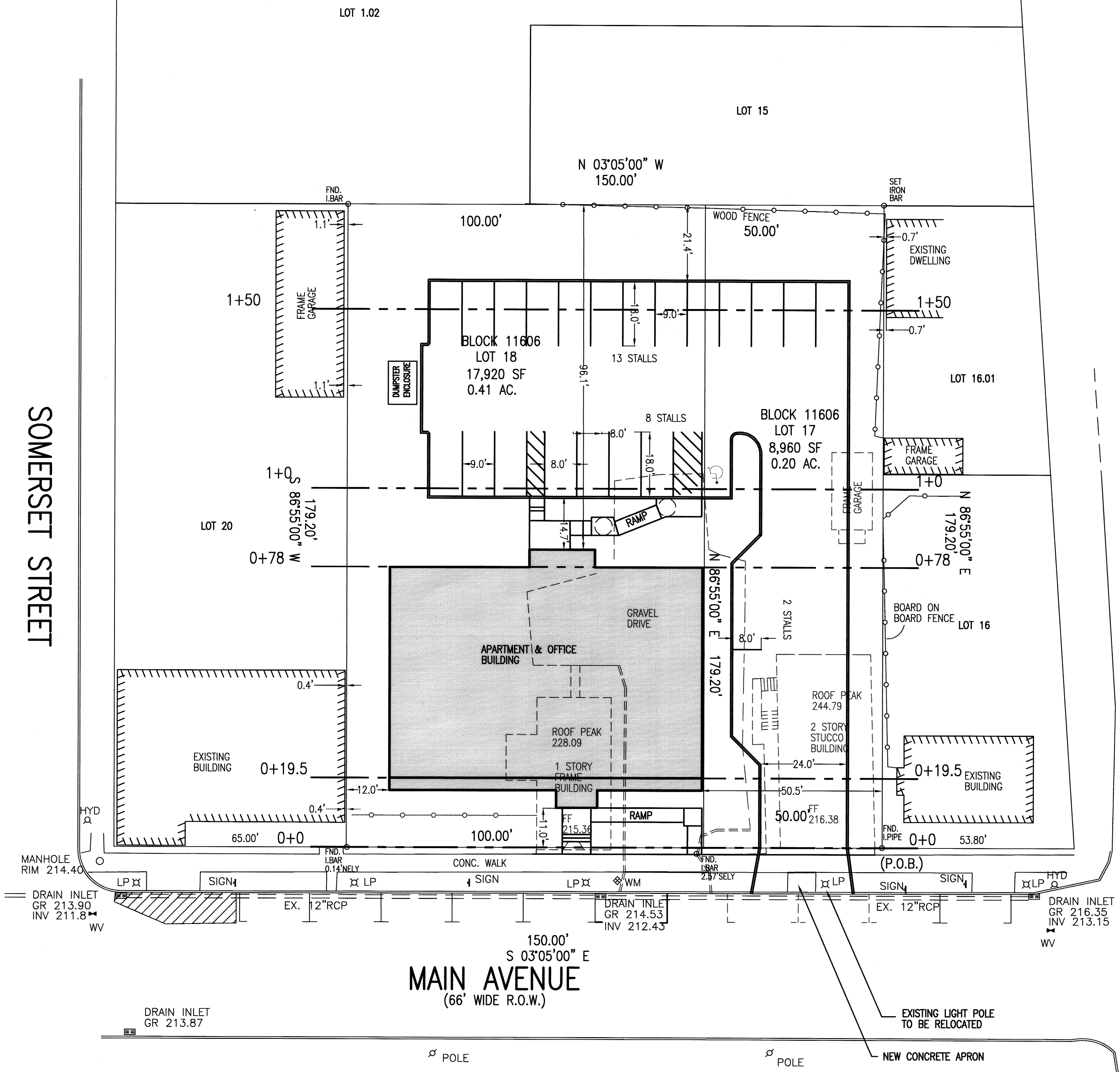


"MAP OF PROPERTY BELONGING TO STIRLING SILK M'F'CO., STIRLING, MORRIS COUNTY, N.J." FILED IN THE MORRIS COUNTY CLERK'S OFFICE AUGUST 1907 AS MAP No.307.

NOTE:
 FEMA 100 YEAR FLOOD ELEVATION 214.0
 NJDEP 100 YEAR FLOOD ELEVATION 214.5
 N.J.F.H.A.D.F. ELEVATION 215.7

SOMERSET STREET

RAILROAD AVENUE



DRAWN BY: SP	CHECKED BY: WGH
JOB No. 19-070	
BOOK	
SCALE 1" = 20'	
GRAPHIC SCALE	
DATE JANUARY 22, 2021	
REVISIONS SEPTEMBER 14, 2021 OCTOBER 21, 2021	
CERTIFICATE OF AUTHORIZATION No. 24GA27959700	
NOTES ELEVATIONS BASED ON NGVD 1929 DATUM ZONE B-1-5	
<p>Murphy & Hollows Associates LLC <small>CIVIL ENGINEERING AND SURVEYING 192 CENTRAL AVENUE, STIRLING, NJ 07980 908.580.1255 murphyhollows@gmail.com</small></p>	
<p>SITE PLAN FOR LOTS 17 & 18 BLOCK 11606 MAIN AVENUE TOWNSHIP OF LONG HILL MORRIS COUNTY NEW JERSEY LAYOUT PLAN</p>	
<p>AIDAN T. MURPHY <small>N.J. LIC. PROFESSIONAL ENGINEER #21319 1973-2016</small></p>	
<p><i>William G. Hollows</i> WILLIAM G. HOLLOWES <small>N.J. LIC. PROFESSIONAL ENGINEER & LAND SURVEYOR #27473 N.J. PROFESSIONAL PLANNER #2530</small></p>	
FILE LF19-070	SHEET 3 OF 6

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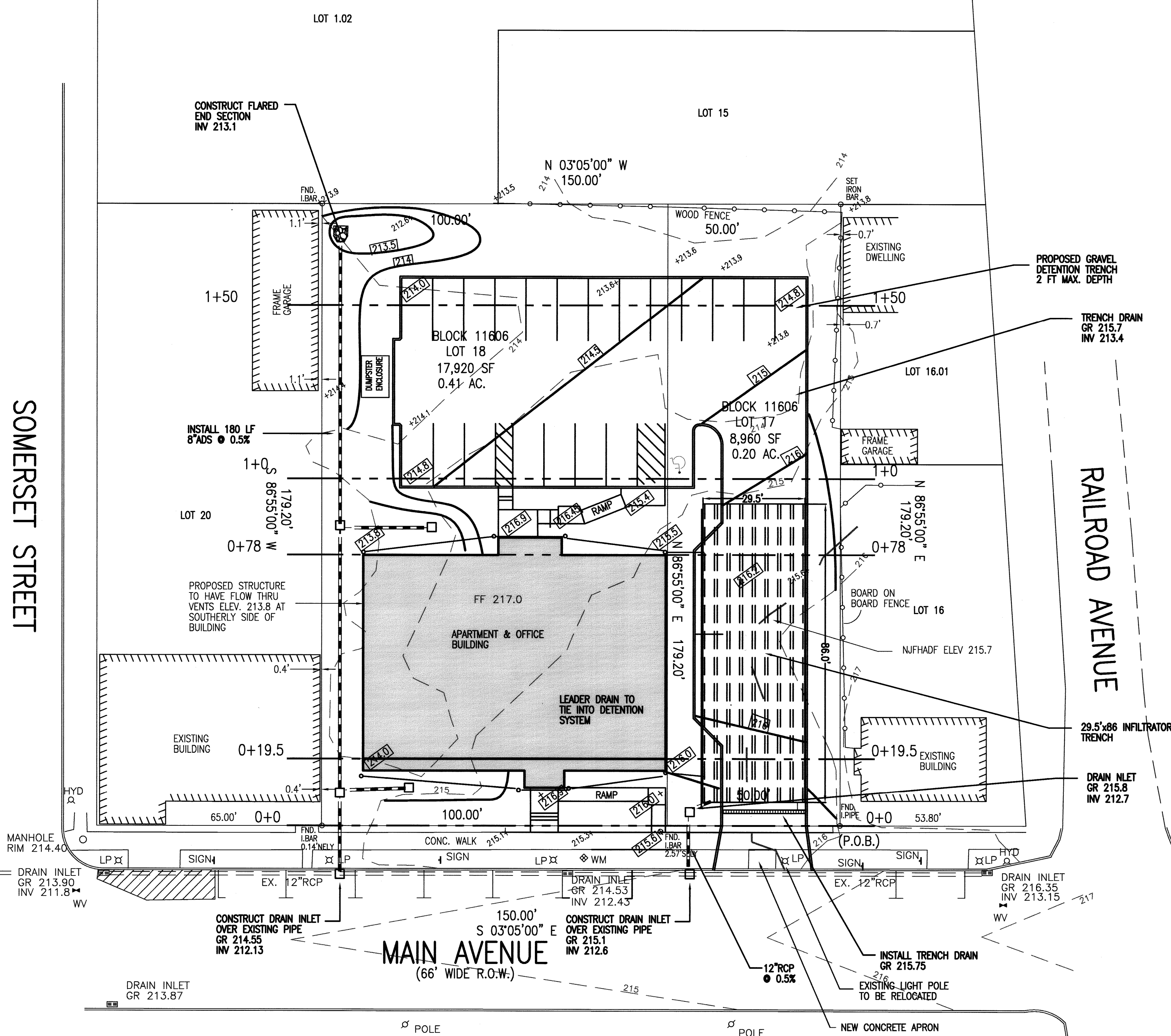
"MAP OF PROPERTY BELONGING TO STIRLING SILK M'F'CO., STIRLING, MORRIS COUNTY, N.J." FILED IN THE MORRIS COUNTY CLERK'S OFFICE AUGUST 1907 AS MAP No.307.

NOTE:
FEMA 100 YEAR FLOOD ELEVATION 214.0
NJDEP 100 YEAR FLOOD ELEVATION 214.5
N.J.F.H.A.D.F. ELEVATION 215.7

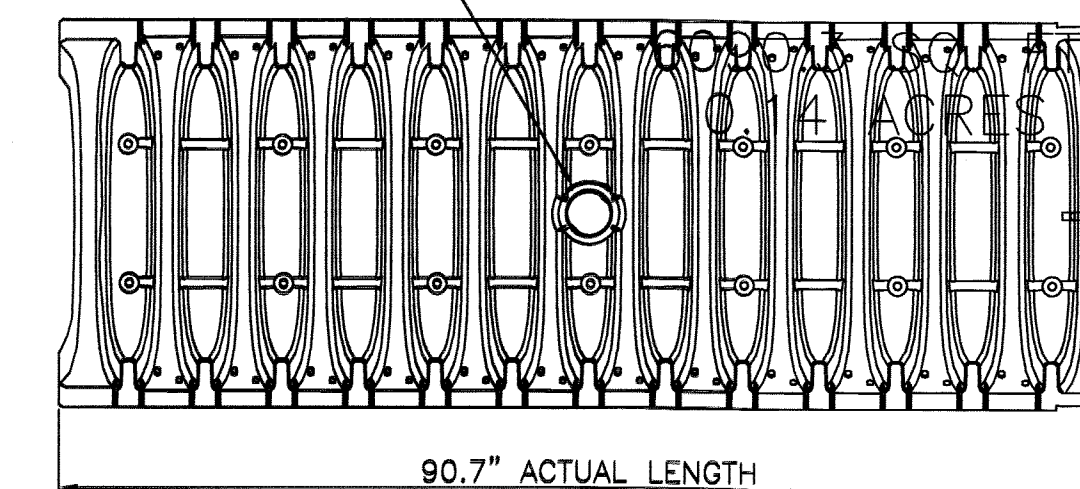
SOMERSET STREET

RAILROAD AVENUE

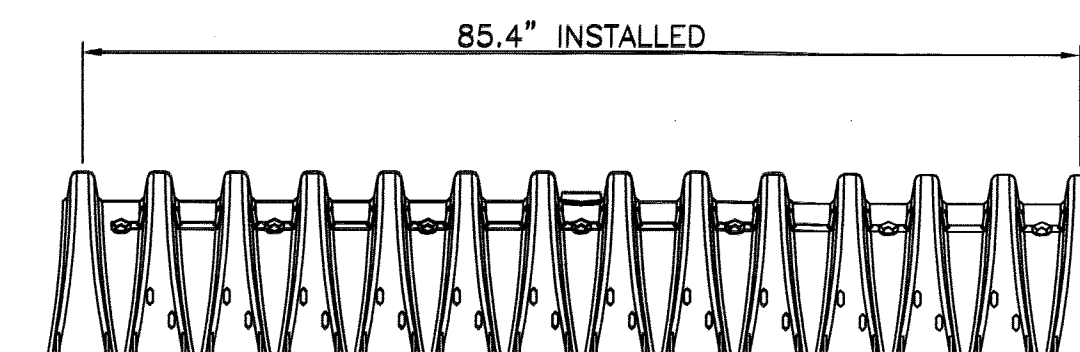
MAIN AVENUE
(66' WIDE R.O.W.)



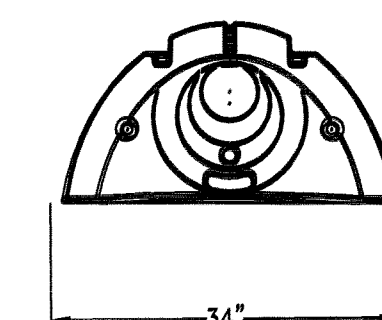
ACCEPTS 4" SCH 40 PIPE FOR INSPECTION PORT



85.4" INSTALLED



STORMTECH SC-310 CHAMBER



INCREASE IN IMPERVIOUS AREA = 9011 SF
STORE 4" OF RUNOFF
(9011 SF)(4"/12) = 2974 CF
STORAGE VOLUME OF A STORM TECH CHAMBER
WITH A MIN. OF 6" OF STONE BELOW, ABOVE
AND BETWEEN CHAMBER ROWS = 31 CF/CHAMBER
(INSTALLED CHAMBER LENGTH = 7.1 LF)
2974 CF/31 = 95.9 CHAMBERS
USE 96 CHAMBERS IN A STONE TRENCH
88' LONG x 29.5' WIDE x 2.33' DEEP

INFILTRATOR BASIN DETAIL

NOTE: ALL EXISTING ON SITE STRUCTURES TO BE REMOVED

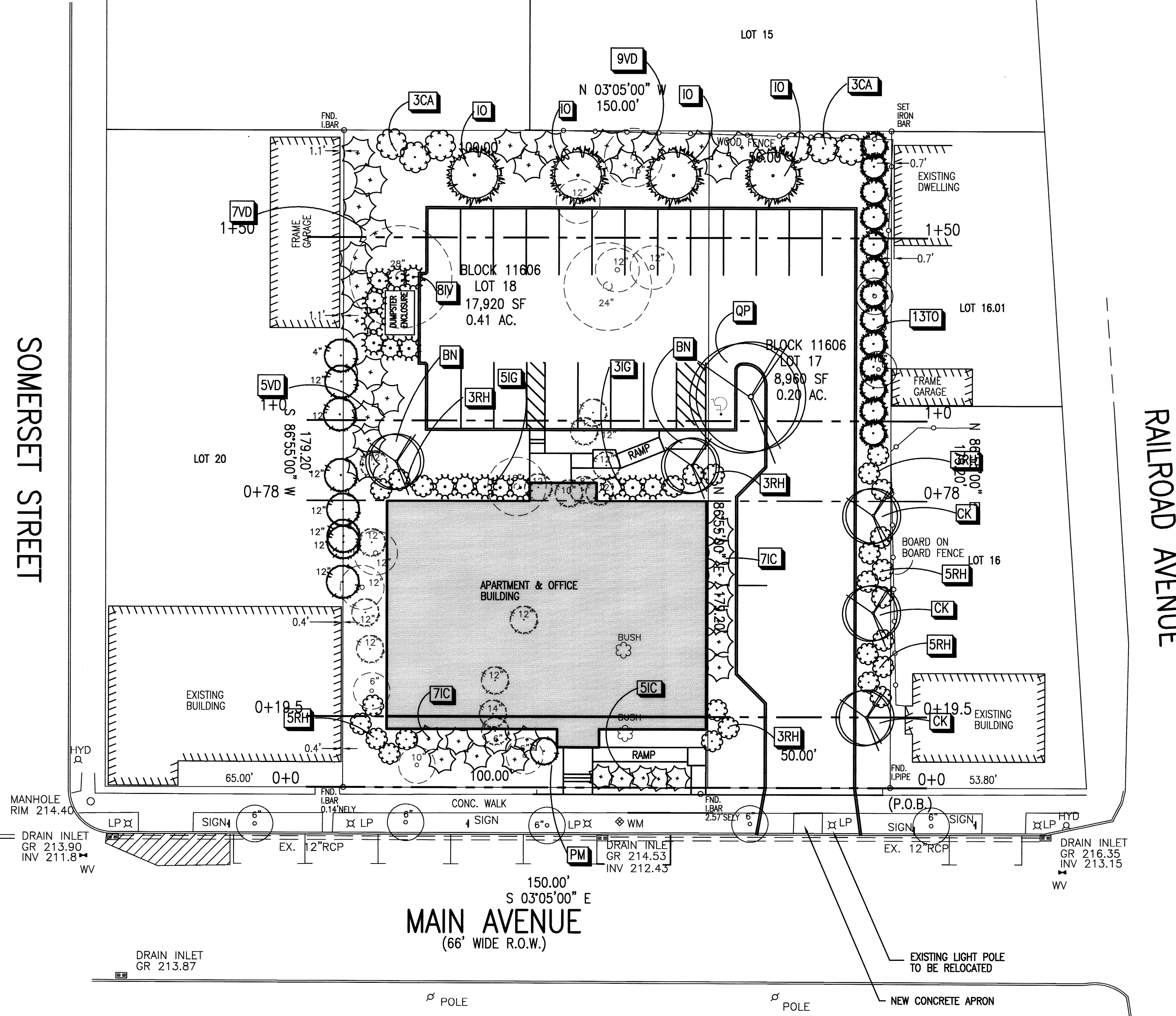
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BOOK	
SCALE 1" = 20'	
GRAPHIC SCALE	
DATE JANUARY 22, 2021	
REVISIONS SEPTEMBER 14, 2021 OCTOBER 21, 2021	
CERTIFICATE OF AUTHORIZATION No. 24GA27959700	
NOTES ELEVATIONS BASED ON NGVD 1929 DATUM ZONE B-1-5	
<p>Murphy & Hollows Associates LLC CIVIL ENGINEERING AND SURVEYING 192 CENTRAL AVENUE, STIRLING, NJ 07980 908.580.1255 murphyhollows@gmail.com</p>	
<p>SITE PLAN FOR LOTS 17 & 18 BLOCK 11606 MAIN AVENUE TOWNSHIP OF LONG HILL MORRIS COUNTY NEW JERSEY GRADING & DRAINAGE CONCEPT</p>	
<p>AIDAN T. MURPHY N.J. LIC. PROFESSIONAL ENGINEER #21319 1973-2016</p>	
<p>WILLIAM G. HOLLOWES N.J. LIC. PROFESSIONAL ENGINEER & LAND SURVEYOR #27473 N.J. PROFESSIONAL PLANNER #2530</p>	
FILE LF19-070	SHEET 4 OF 6

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"MAP OF PROPERTY BELONGING TO STIRLING SILK M'F'CO., STIRLING, MORRIS COUNTY, N.J." FILED IN THE MORRIS COUNTY CLERK'S OFFICE AUGUST 1907 AS MAP No.307.

NOTE:
FEMA 100 YEAR FLOOD ELEVATION 214.0
NJDEP 100 YEAR FLOOD ELEVATION 214.5
N.J.F.H.A.D.F. ELEVATION 215.7



P L A N T L I S T					
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
2	BA	BETULA NIGRA	RIVER CLUMP BIRCH	7-8'	B & B 15-20'
6	CA	CORNUS ALBA	RED TWIG DOGWOOD	2 1/2-3' CAL	B & B 6-7'
3	CK	CORNUS KOUSA	KOUSA DOGWOOD	5-6'	B & B 15-20'
19	IC	ILEX ORENATA	"GREEN LUSTER" HOLLY	2 1/2-3' CAL	B & B 5-6'
8	IG	ILEX GLABRA	COMPACT INKBERRY HOLLY	2 1/2-3' CAL	B & B 4-5'
4	ID	ILEX OPACA	AMERICAN HOLLY	5-6'	B & B 15-20'
8	IV	ILEX VERTICILLATA	RED SPRITE HOLLY	2 1/2-3' CAL	B & B 4-5'
1	PM	PICEA PUNGENS 'MONTGOMERY'	MONTGOMERY SPRUCE	24-30"	B & B 5-6'
1	QP	QUERCUS PHELLOS	WILLOW OAK	2 1/2-3' CAL	B & B 30-40'
27	RH	ROSA HYBRID	KNOCKOUT SHRUB ROSE	18-24"	B & B 3-4'
13	TP	THUJA OCCIDENTALIS	GREEN GIANT ARBORVITAE	5-6'	B & B 6-7'
21	VD	VIBURNUM DENTATUM	"BLUE MUFFIN" ARROWWOOD	3-4'	B & B 6-7'

NOTES: All trees and shrubs to be mulched with a 2-3" layer of shredded oak bark to retain moisture and reduce weeds.
All trees to be staked with two 6' cedar posts and guyed with hose covered wire.
Landscape Design by Anne Hollows, NJ Landscape Architect License No. AS00005500.
Where Landscape Plan and Plan List Differ, Plan Overrides.

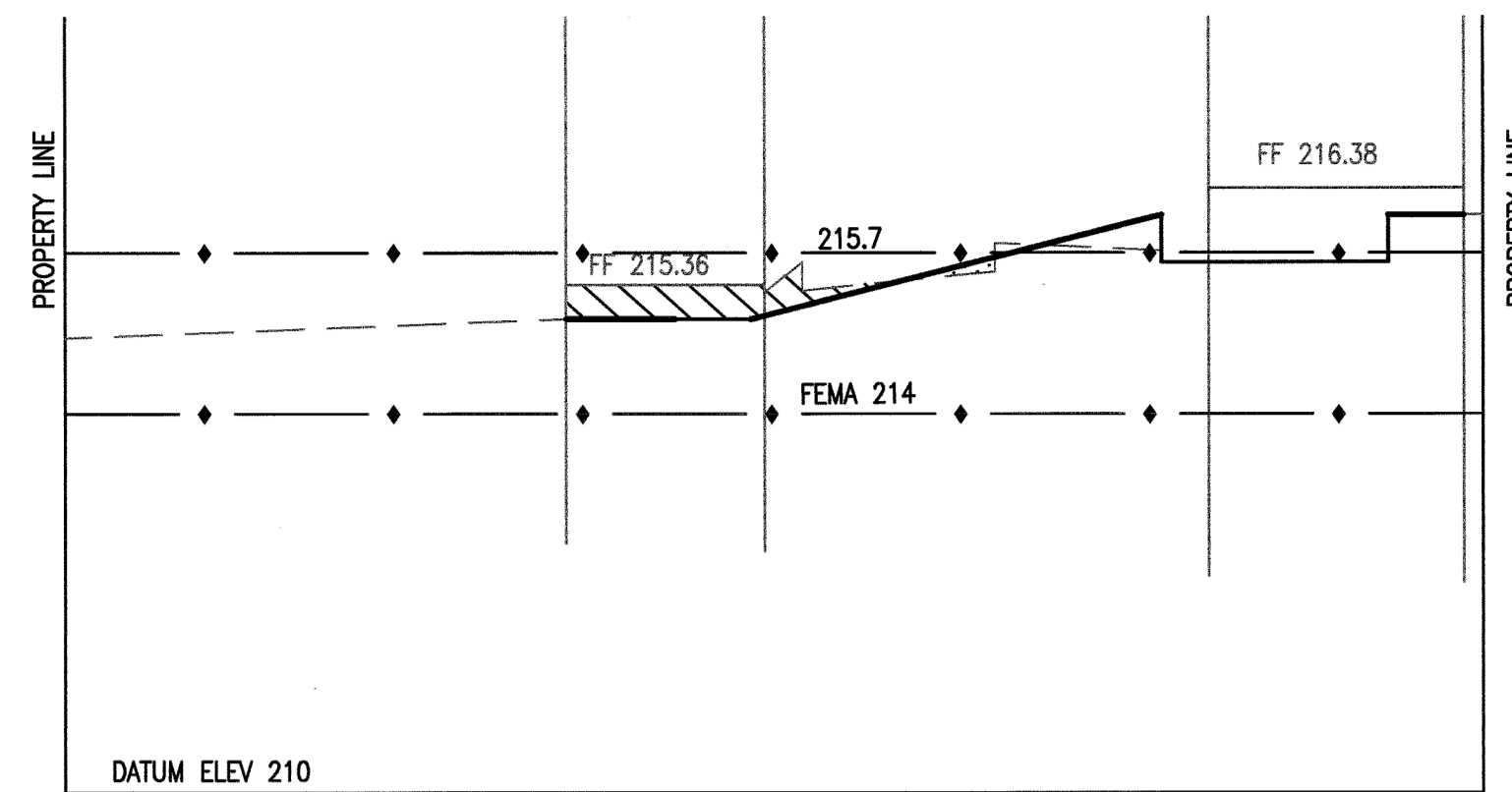
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JOB No. 19-070	
BOOK	
SCALE 1" = 20'	
GRAPHIC SCALE	
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NOTES ELEVATIONS BASED ON NGVD 1929 DATUM ZONE B-1-5	
<p>Murphy & Hollows Associates LLC CIVIL ENGINEERING AND SURVEYING 192 CENTRAL AVENUE, STIRLING, NJ 07980 908.580.1285 murphyhollows@gmail.com</p>	
<p>SITE PLAN FOR LOTS 17 & 18 BLOCK 11606 MAIN AVENUE TOWNSHIP OF LONG HILL MORRIS COUNTY NEW JERSEY LANDSCAPE PLAN</p>	
<p>AIDAN T. MURPHY N.J. L.C. PROFESSIONAL ENGINEER #21319 1973-2016</p>	
<p>WILLIAM G. HOLLOWES N.J. L.C. PROFESSIONAL ENGINEER & LAND SURVEYOR #27473 N.J. PROFESSIONAL PLANNER #2530</p>	
FILE LF19-070	SHEET 5 OF 6

NOTE: ALL EXISTING ON SITE STRUCTURES TO BE REMOVED

EXISTING LIGHT POLE TO BE RELOCATED

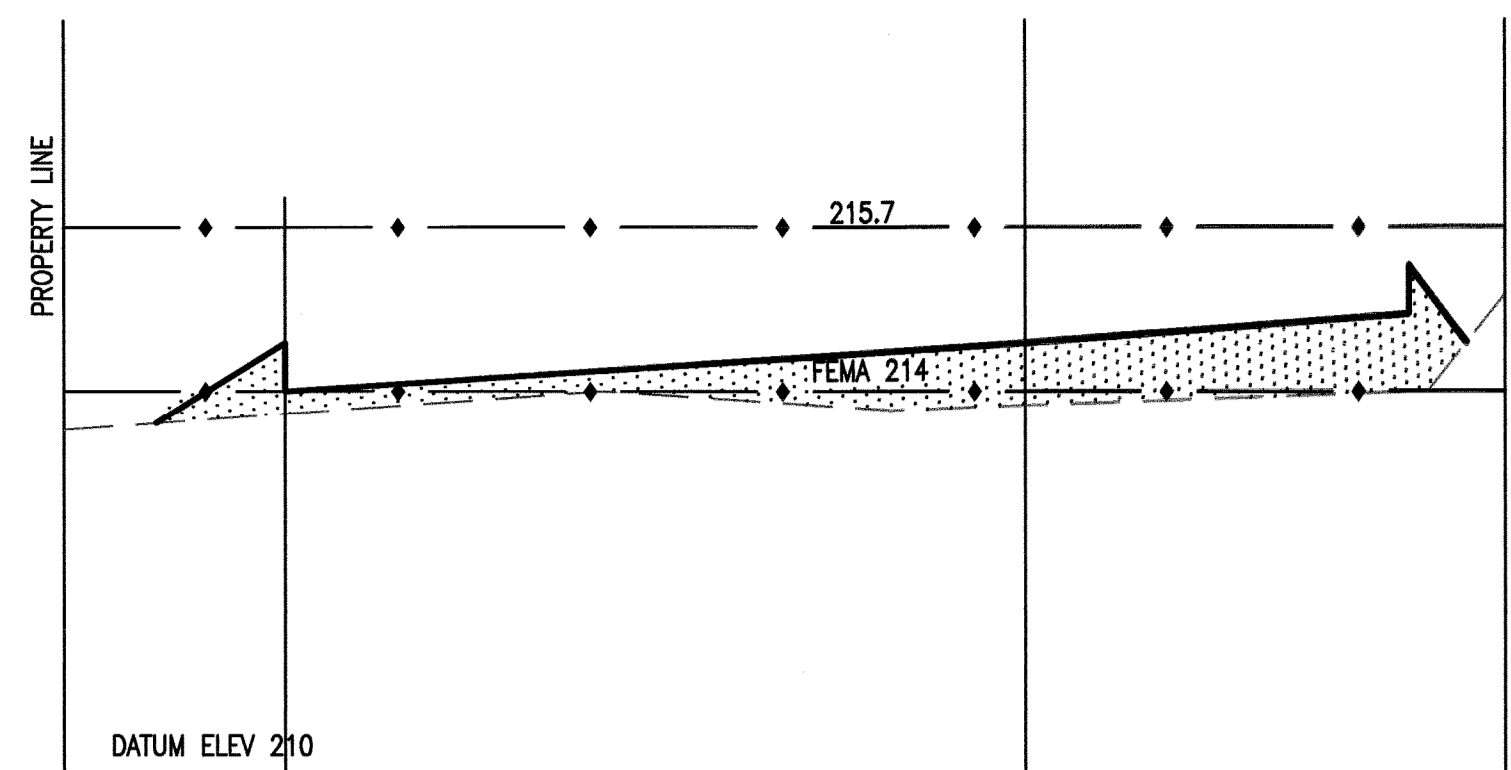
NEW CONCRETE APRON

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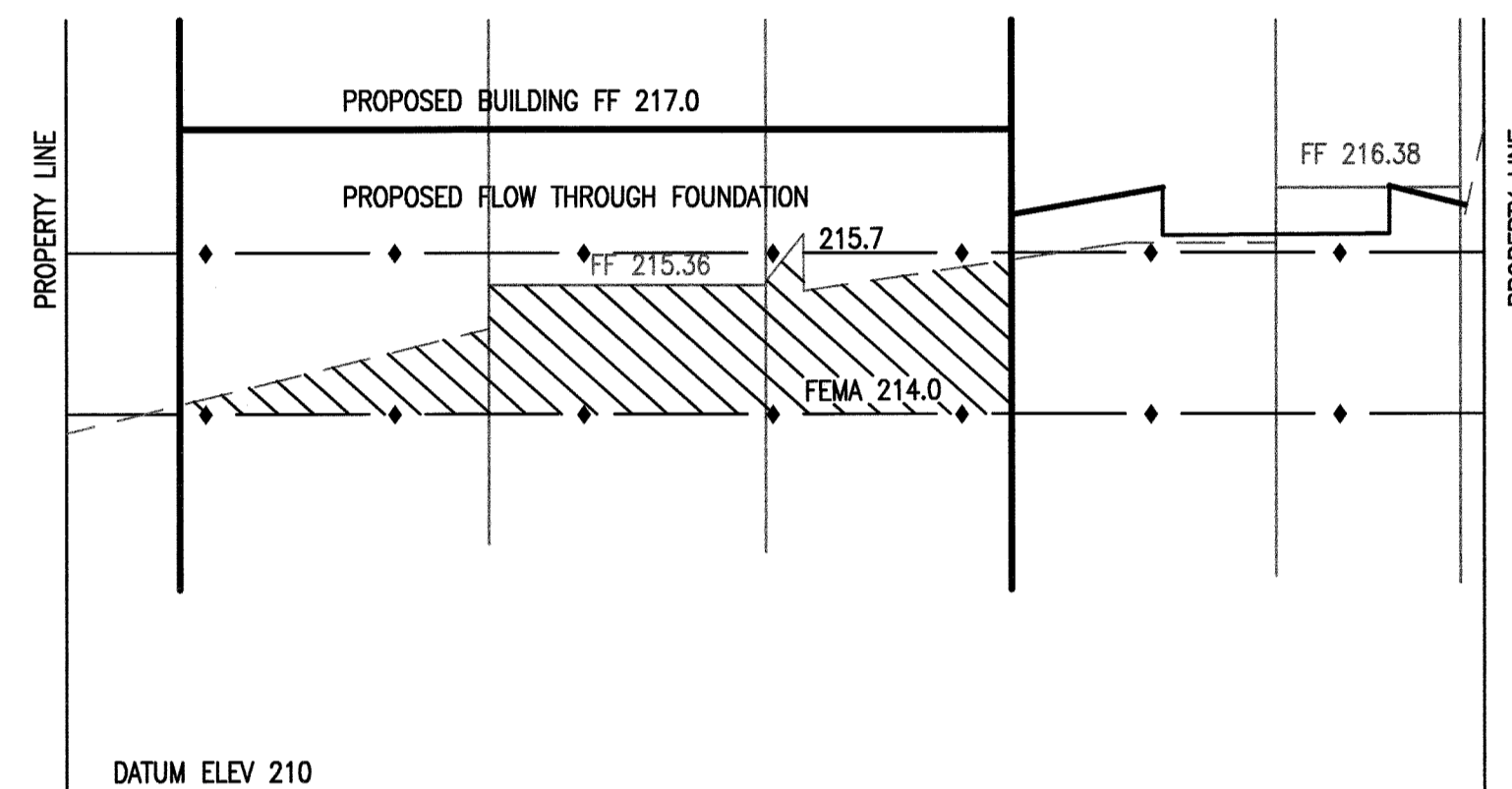
SECTION 0+0

CUT IN FLOOD PLAIN
9.3 SF
FILL IN FLOOD PLAIN
0.7 SF



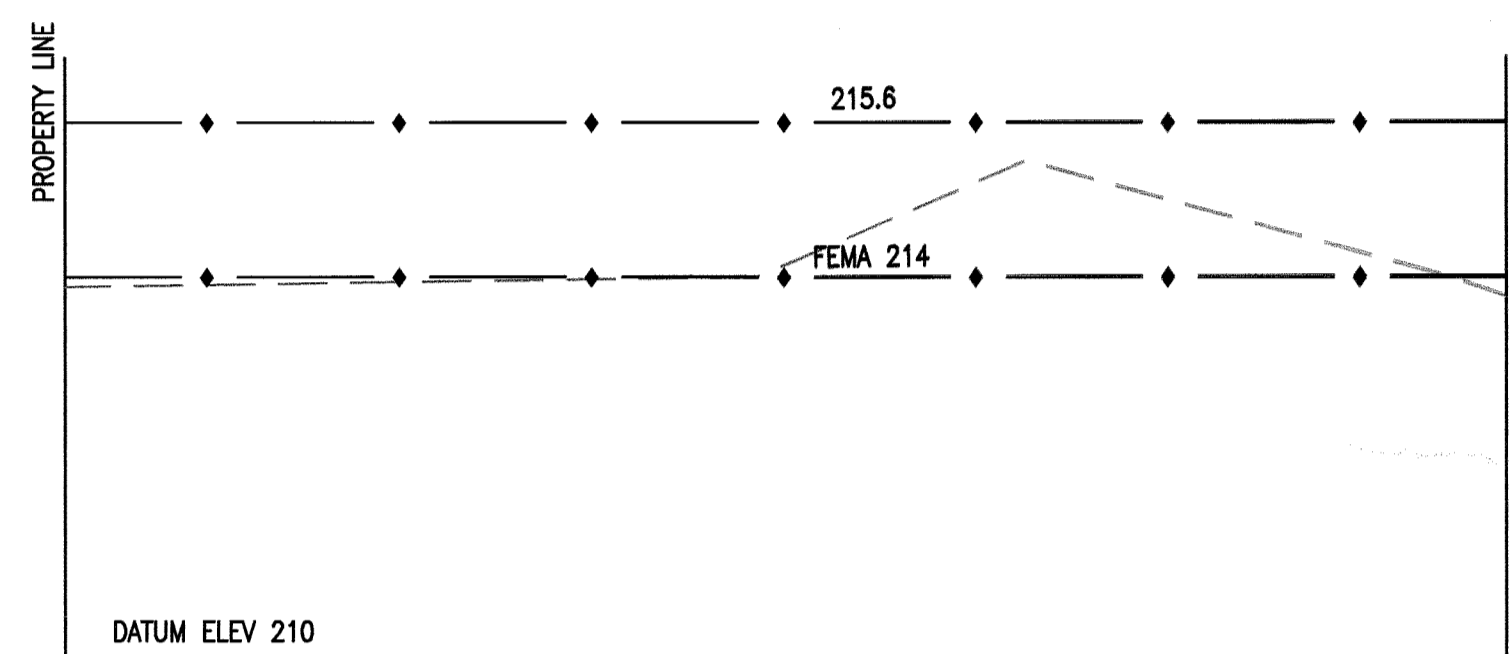
SECTION 1+50

CUT IN FLOOD PLAIN
0 SF
FILL IN FLOOD PLAIN
67.1 SF



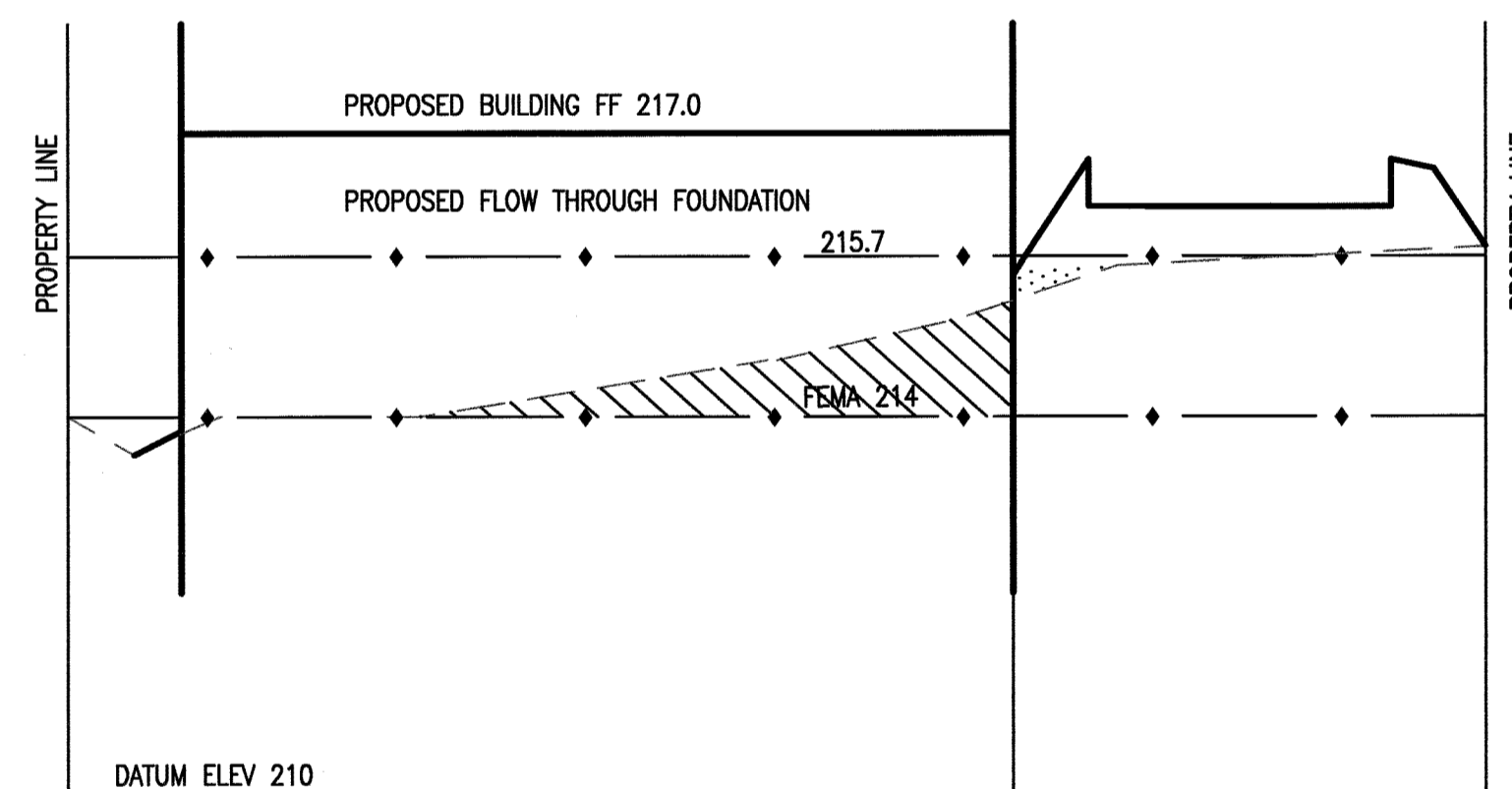
SECTION 0+19.5

CUT IN FLOOD PLAIN
95.4 SF
FILL IN FLOOD PLAIN
0 SF



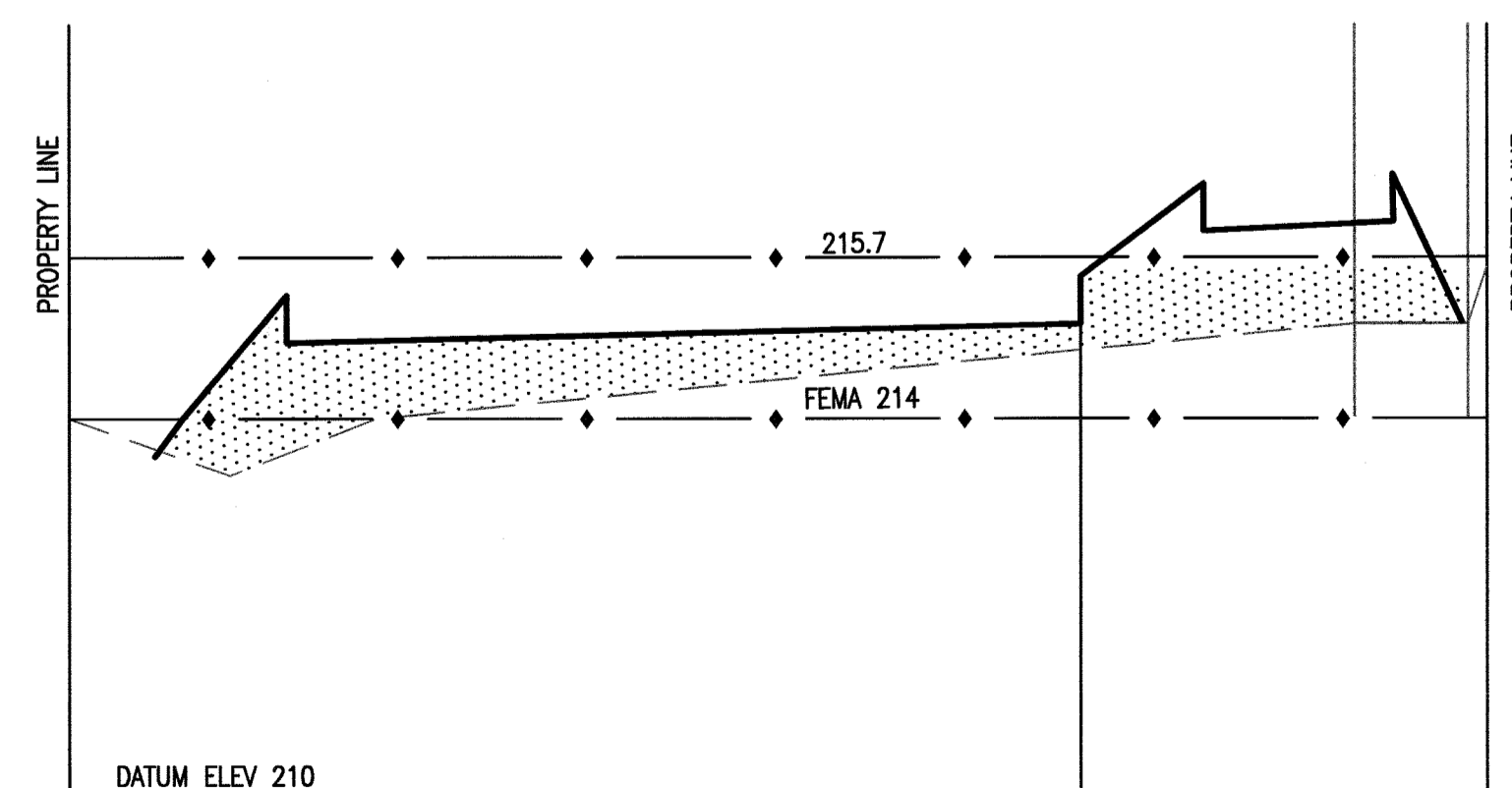
SECTION 1+79.2

CUT IN FLOOD PLAIN
0 SF
FILL IN FLOOD PLAIN
0 SF



SECTION 0+78

CUT IN FLOOD PLAIN
38.4 SF
FILL IN FLOOD PLAIN
3.9 SF



SECTION 1+0

CUT IN FLOOD PLAIN
0 SF
FILL IN FLOOD PLAIN
95.3 SF

CROSS SECTIONS

SCALE: 1" = 20' HORIZ.
1" = 2' VERT.

FILL CALCULATIONS

0+0 - 0+19.5 (0.7+0/2)19.5 = 6.8
0+19.5 - 0+78 (0+3.9/2)78 = 152.1
0+78 - 1+0 (3.9+95.3/2)22 = 1091.2
1+0 - 1+50 (95.3+67.1/2)50 = 4060
1+50 - 1+79.2 (67.1+0/2)29.2 = 979.66

FILL IN FLOOD PLAIN
6289.76/27 = 232.95 CY

CUT CALCULATIONS

0+0 - 0+19.5 (9.3+95.4/2)19.5 = 1020.8
0+19.5 - 0+78 (95.4+38.4/2)78 = 5218.2
0+78 - 1+0 (38.4+0/2)22 = 422.4
1+0 - 1+50 (0+0/2)50 = 0
1+50 - 1+79.2 (0+0/2)29.2 = 0

CUT IN FLOOD PLAIN
6661.4/27 = 246.7 CY

NET CUT IN FLOOD PLAIN

(232.95 CY+11.1 CY (WALLS)) - 246.7 = 2.65 CY CUT IN FLOOD PLAIN

DRAWN BY: SP CHECKED BY: WGH

JOB No. 19-070

BOOK

SCALE 1" = 20'



GRAPHIC SCALE

DATE JANUARY 22, 2021

REVISIONS

OCTOBER 21, 2021

CERTIFICATE OF AUTHORIZATION
No. 24GA27959700

NOTES

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

SITE PLAN
FOR
LOTS 17 & 18
BLOCK 11606
MAIN AVENUE
TOWNSHIP OF
LONG HILL
MORRIS COUNTY
NEW JERSEY
CROSS SECTIONS

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 LF19-070

SHEET
6
OF
6