

# SITE PLAN

PREPARED FOR

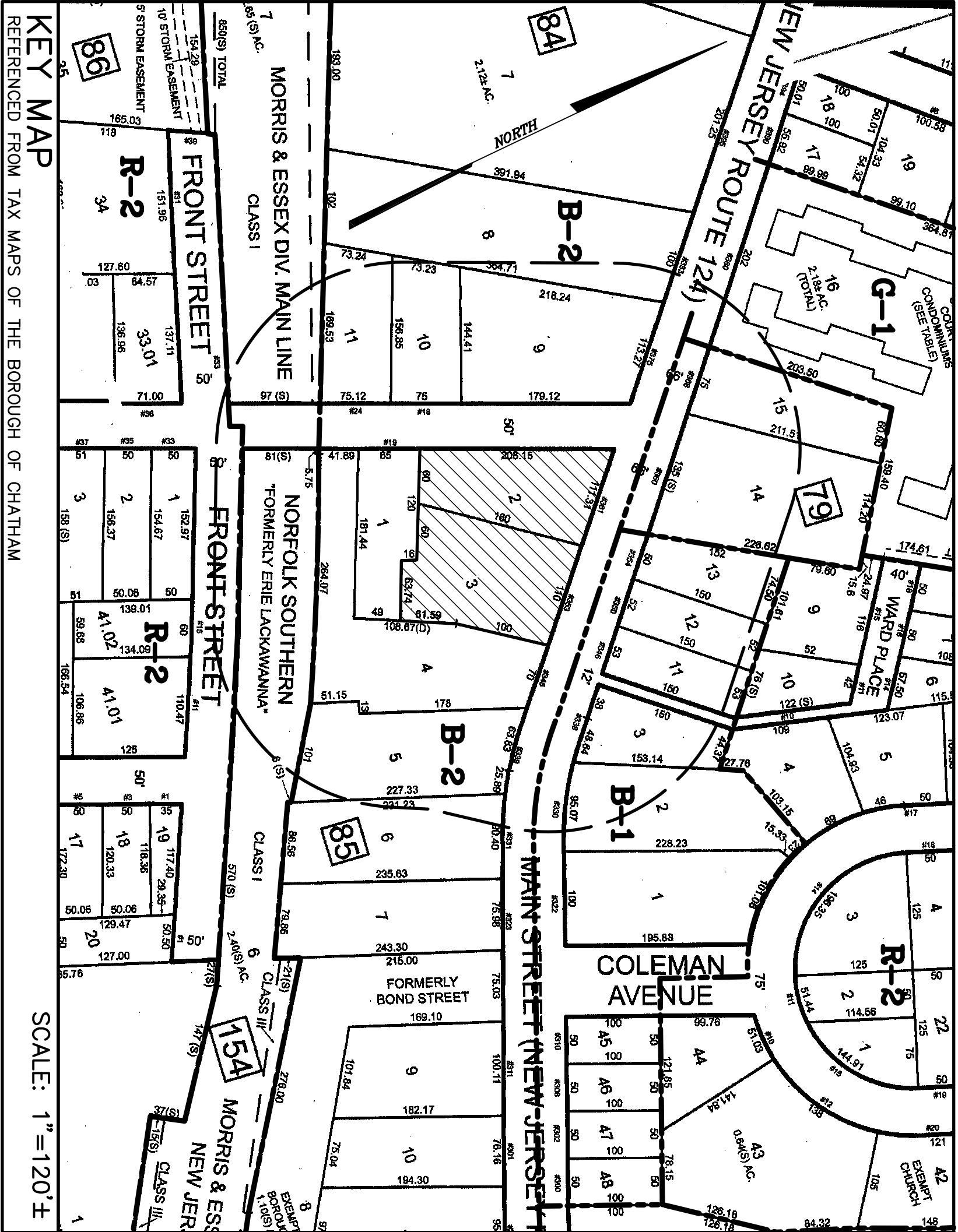
353 & 361 MAIN STREET  
TAX LOTS 2 & 3 IN BLOCK 85  
BOROUGH OF CHATHAM  
MORRIS COUNTY NEW JERSEY

# GARDEN TERRACE

BOROUGH OF CHATHAM 200' OWNER LIST – 10/15/2021			
BLOCK	LOT	OWNER/ADDRESS	BLOCK LOT
84	8	363 MAIN STREET, SUITE 201 CHATHAM, NJ 07928	16 CO06
	9	VALLEY NATIONAL BANK 1720 ROUTE 23 NORTH WAYNE, NJ 07470	16 CO07
	10	WEKER AND ASSOCIATES 18 WASHINGTON AVENUE CHATHAM, NJ 07928	16 CO08
	11	BOE BENIT, LLC 22 WASHINGTON AVENUE CHATHAM, NJ 07928	16 CO09
	1	BROADLEY CHATHAM II LLC 345 MAIN STREET CHATHAM, NJ 07928	16 CO10
	4	BROADLEY CHATHAM LLC 345 MAIN STREET CHATHAM, NJ 07928	16 CO11
	5	345 MAIN STREET & SON CHATHAM, NJ 07928	16 CO12
	6	JLE3 LP 331 MAIN STREET CHATHAM, NJ 07928	16 CO13
	6 & 7	NBCOT 1035 PARKWAY AVENUE CHATHAM, NJ 07928	16 CO14
	2	330 WE COMMON SUIT 200 SHREWSBURY, NJ 07702	16 CO15
	3	WILLIAM T. ANASTASIO, TRUSTEE 870 WELCOME LAKE RD HAWLEY, PA 18428	16 CO16
154	11	HUNT CAPITAL, LLC 42 GARDEN RD 07960 CHATHAM, NJ 07928	16 CO17
	12	WILLIAM T. HEART/MARTIE WILLIAM 99 ZELLERS RD CT LONG VALLEY, NJ 07853	16 CO18
	13	354 MAIN STREET LLC CHATHAM, NJ 07928	16 CO19
	14	JAZZYXPRESS LLC 680 ROUTE 107N CHATHAM, NJ 07928	16 CO20
	15	GOOSE N. RESIDATE 44 STONEHEDGE RD MILINGTON, NJ 07946	16 CO21
	16	CHATHAM CT CONDO ASSOC 1030 CLIFTON AVE, STE 205 CLIFTON, NJ 07013	16 CO22
	16	REGINA R. MINALON 380 MAIN ST UNIT 8 CHATHAM, NJ 07928	16 CO23
	CO01	380 MAIN ST UNIT 8 CHATHAM, NJ 07928	16 CO24
	CO02	380 MAIN ST UNIT 2 CHATHAM, NJ 07928	16 CO25
	16	CHATHAM COURT CONDOMINIUM ASSN 55 LAKE ROAD, SUITE 440 FAIRFIELD, NJ 07004	16 CO26
	16	RICHARD & SHAY COLEMAN 204 LONGWOOD RD CHATHAM, NJ 07928	16 CO27
16	CO05	380 MAIN ST UNIT 5 CHATHAM, NJ 07928	16 CO28
	16	GOOSE N. RESIDATE 44 STONEHEDGE RD MILINGTON, NJ 07946	16 CO29
	16	JOHN SHEN & SHUSHENG WANG 380 MAIN ST UNIT 22 CHATHAM, NJ 07928	16 CO30
	16	YU HUAN 2388 STEUBEN ST CHATHAM, NJ 07928	16 CO31
	16	66 N. PIPASANK AVE CHATHAM, NJ 07928	16 CO32
	16	JOHN J. LINDA K. & MELINDA P. SHEEHAN 1 HADLEY DR SUITE 401 FLORHAM PARK, NJ 07932	16 CO33
	16	LINDA & CANDY KRIEHL 380 MAIN ST UNIT 26 CHATHAM, NJ 07928	16 CO34
	16	PARAGON LN & TERESA J. LOWE CRANFORD, NJ 07016	16 CO35
	16	FEIGUS & NATALIA KANTOR 8 ABBESBROOK LN SPRINGFIELD, NJ 07081	16 CO36
	16	65 LARKIN CIR WEST ORANGE, NJ 07052	16 CO37
	16	MARK MIX 32018 FLORHAM BRANCH GA 30542	16 CO38
16	CO39	LEONARD BENNETT & LISA WANG 380 MAIN ST UNIT 31 CHATHAM, NJ 07928	16 CO39
	16	DAVID L. & CYNTHIA J. MULLT 380 MAIN ST UNIT 32 CHATHAM, NJ 07928	16 CO40
	16	LOREANE E. PARODI 380 MAIN ST UNIT 33 CHATHAM, NJ 07928	16 CO41
	16	122 HIRON DR CHATHAM, NJ 07928	16 CO42
	16	TOBEY PINO 308 LAFAYETTE AVE CHATHAM, NJ 07928	16 CO43
	16	PATRICIA M. HEMMERLE 603 OAKWOOD DR NEW BRUNSWICK, NJ 07974	16 CO44
	16	380 MAIN ST UNIT 37 CHATHAM, NJ 07928	16 CO45
	16	MARY ELLEN KRAEMER 380 MAIN ST UNIT 38 CHATHAM, NJ 07928	16 CO46
	16	ROHIT & PURVA THAKARE 380 MAIN ST UNIT 39 CHATHAM, NJ 07928	16 CO47
	16	SEORON PATEL & ANANN 380 MAIN ST UNIT 40 CHATHAM, NJ 07928	16 CO48
	16	TORREY & DINAH BERNSTEIN CHATHAM, NJ 07928	16 CO49
16	CO50	MATTHEW S. VECI & VICTORIA DEL RIO 380 MAIN ST UNIT 42 CHATHAM, NJ 07928	16 CO50
	16	THOMAS & JULIE BLACKSTOCK 14 WESLEY AVE BERNARDSVILLE, NJ 07924	16 CO51
	16	ANN MARE PICARDI 380 MAIN ST UNIT 45 CHATHAM, NJ 07928	16 CO52
	16	380 MAIN ST UNIT 46 CHATHAM, NJ 07928	16 CO53
	16	MIGDALIA MONTEALVO 380 MAIN ST UNIT 47 CHATHAM, NJ 07928	16 CO54
	16	TOOD N. TOWNSEND 380 MAIN ST UNIT 48 CHATHAM, NJ 07928	16 CO55
	16	380 MAIN ST UNIT 49 CHATHAM, NJ 07928	16 CO56
	16	380 MAIN ST UNIT 50 CHATHAM, NJ 07928	16 CO57
	16	380 MAIN ST UNIT 51 CHATHAM, NJ 07928	16 CO58
	16	380 MAIN ST UNIT 52 CHATHAM, NJ 07928	16 CO59
	16	380 MAIN ST UNIT 53 CHATHAM, NJ 07928	16 CO60

## UTILITIES & GOVERNMENTAL BODIES TO BE NOTIFIED:

DMG. #	DRAWING TITLE	PREPARED BY
SP-1	TITLE PAGE	ABC SURVEYS, LLC
SP-2	TOPOGRAPHIC SURVEY	ABC SURVEYS, LLC
SP-3	SITE PLAN	ABC SURVEYS, LLC
SP-4	GRADING & DRAINAGE	ABC SURVEYS, LLC
SP-5	SOIL EROSION & SEDIMENT CONTROL PLAN	ABC SURVEYS, LLC
LP-1	LIGHTING PLAN	ABC SURVEYS, LLC
LP-2	LIGHTING SPECS	ABC SURVEYS, LLC
A-1	PROPOSED RENDERING	JOHN W. BAUMGARTEN ARCHITECT, P.C.
A-2	PROPOSED LANDSCAPE PLAN	JOHN W. BAUMGARTEN ARCHITECT, P.C.
A-3	BUILDING ELEVATIONS (NORTH)	JOHN W. BAUMGARTEN ARCHITECT, P.C.
A-4	BUILDING ELEVATIONS (WEST)	JOHN W. BAUMGARTEN ARCHITECT, P.C.
A-5	BUILDING ELEVATIONS (SOUTH)	JOHN W. BAUMGARTEN ARCHITECT, P.C.
A-6	BUILDING ELEVATIONS (EAST)	JOHN W. BAUMGARTEN ARCHITECT, P.C.
A-7	PROPOSED CELLAR FLOOR PLAN	JOHN W. BAUMGARTEN ARCHITECT, P.C.
A-8	PROPOSED FIRST FLOOR PLAN	JOHN W. BAUMGARTEN ARCHITECT, P.C.
A-9	PROPOSED SECOND FLOOR PLAN	JOHN W. BAUMGARTEN ARCHITECT, P.C.
A-10	EXISTING ATTIC FLOOR PLAN	JOHN W. BAUMGARTEN ARCHITECT, P.C.
A-11	EXISTING ADJACENT BUILDING FLOOR PLANS	JOHN W. BAUMGARTEN ARCHITECT, P.C.



SITE DATA CHART				
TAX LOTS 2 & 3 IN BLOCK 85 ZONE: B-2 (REGIONAL BUSINESS DISTRICT) TOTAL AREA (BOTH LOTS) 35,633 S.F. ±				
LOT 2 OWNER/APPLICANT: GARDEN TERRACE NURSING HOME, INC. 361 MAIN STREET CHATHAM, NJ 07928				
LOT 3 OWNER: RISING FAMILY REALTY, LLC 57 NOE AVENUE MADISON, NJ 07940				
PROPOSED USE: NURSING HOME				
DESCRIPTION	REQUIRED/ALLOWED	LOT 2 EXISTING	LOT 3 EXISTING	LOTS 2 & 3 PROPOSED REQUIRED
MIN. LOT AREA	NONE	16,231 S.F.	19,402 S.F.	35,633 S.F.
MIN. SIDE YARD (ONE)	10 FT.	19.25 FT.	7.9 FT./60.3 FT.	46.0 FT.
MIN. ADJACENT (BOT)	20 FT.	N/A	68.2 FT.	N/A
MIN. FRONT YARD-WASHINGTON	35 FT.	38.6 FT.	48.4 FT.	40.9 FT.
MIN. FRONT YARD-MAIN ST.	35 FT.	8.4 FT.	N/A	8.4 FT.
MIN. YARD BUFFER	15 FT.	1.3 FT.	0.9 FT.	3.0 FT.
MAX. BLDG. HEIGHT	35 FT.	36.4 FT.	34.1 FT. (EXIST.)	34.1 FT. (EXIST.)
MAX. STORES	2.5 STORES	2.5 STORES	2.5 STORES	2.5 STORES
MAX. LOT COVERAGE	75%	45.2%	54.2%	58.0%
MAX. BUILDING COVERAGE	20%	26.3%	10.9%	25.6%
MIN. PARKING SPACES	12 SPACES	5 SPACES	9 SPACES	14 SPACES
PARKING CALCULATIONS: AS PER §165.24A, THE REQUIRED PARKING FOR A NURSING HOME IS 1 SPACE PER 3 BEDS REQUIRED PARKING = 34 BEDS (1 SPACE/3 BEDS) = 11.3 ==> USE 12 SPACES				
COVERAGE CALCULATIONS: EXISTING LOT 2 BUILDING 4,223 S.F. PARKING 1,399 S.F. TOTAL 5,622 S.F. EXISTING LOT 3 BUILDING 6,241 S.F. PARKING 2,011 S.F. TOTAL 8,252 S.F. PROPOSED (COMBINED LOTS) BUILDING 10,464 S.F. PARKING 3,410 S.F. TOTAL 13,874 S.F.				
OTHER REQUESTED VARIANCES: §165-24A: MINIMUM OFF-STREET LOADING, ONE SPACE REQUIRED AND NONE ARE PROPOSED REQUESTED WAIVERS:				

I, {OWNER NAME}, THE PROPERTY OWNER, CONSENT TO THE FILING OF THIS PLAN WITH THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF CHATHAM.

OWNER NAME DATE

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN AND THAT, TO THE BEST OF MY KNOWLEDGE, ALL DIMENSIONS AND INFORMATION SHOWN HEREON ARE CORRECT.

ANDREW B. CLARKE, PLS, PE DATE

NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR, LIC. NO. 6804105600

I HAVE REVIEWED THIS PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

BOROUGH ENGINEER DATE

I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

BOROUGH ENGINEER DATE

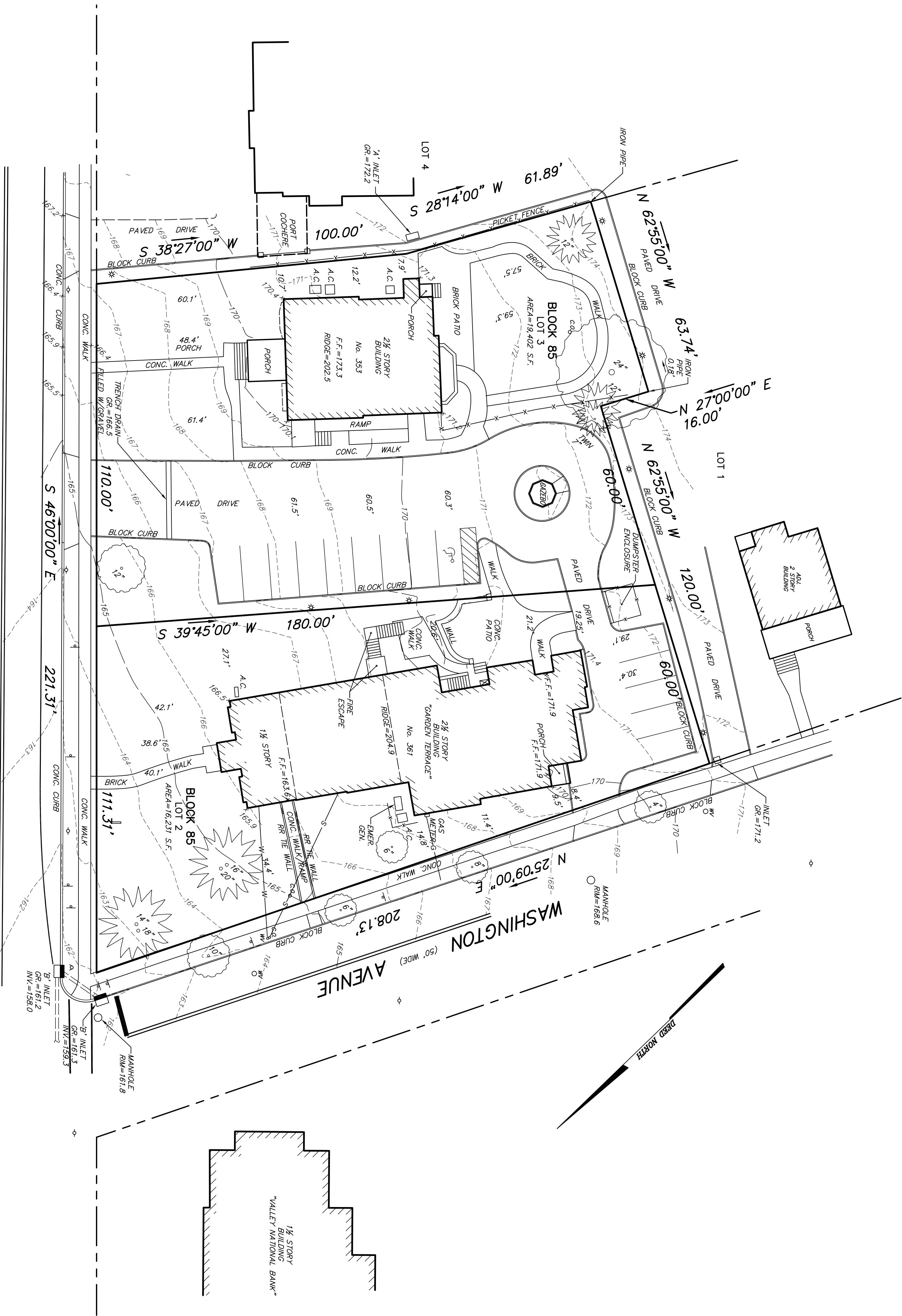
THESE PLANS HAVE BEEN APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF CHATHAM BY RESOLUTION ENTERED ON \_\_\_\_\_

CHAIRPERSON DATE

SECRETARY DATE

TITLE PAGE	
PREPARED FOR GARDEN TERRACE 353 & 361 MAIN STREET TAX LOTS 2 & 3 IN BLOCK 85 BOROUGH OF CHATHAM MORRIS COUNTY NEW JERSEY	
ABC SURVEYS, LLC PROFESSIONAL LAND SURVEYING AND ENGINEERING 466 SOUTHERN BOULEVARD CHATHAM NEW JERSEY 07928 VOICE 973-973-2174 FAX 973-973-5533	
JOB NO.: 19031 SCALE: 1"=20' DATE: 07/03/22	ANDREW B. CLARKE-PLS, PE NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE NO. 680105600 SHEET 1 OF 18

MAIN STREET  
(66' WIDE)  
(N.J. STATE ROUTE 124)



- NOTES:
- 1) THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED ON OCTOBER 21, 2019. IF THIS PLAN DOES NOT HAVE A RAISED SEAL, IT IS VOID. ANY CHANGES TO THE SITE MAY HAVE CHANGED SINCE THE DATE OF THE FIELD SURVEY.
  - 2) VERTICAL DATUM IS ASSUMED AND IS BASED UPON MEAN SEA LEVEL AND INLET GRATES AS SHOWN ON THIS PLAN. ELEVATIONS ARE AS SHOWN.
  - 3) THIS SURVEY DOES NOT INCLUDE INVESTIGATION OF ANY ENVIRONMENTAL MATTERS INCLUDING WETLANDS DELINEATION OR PRESENCE/ABSENCE.
  - 4) UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON SURFACE EVIDENCE, MARKED BY THE UTILTY COMPANIES AND ANDREW B. CLARKE, P.L.S. PE. MAKES NO WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE PRESENCE, ABSENCE OR EXACT LOCATIONS OF ANY UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

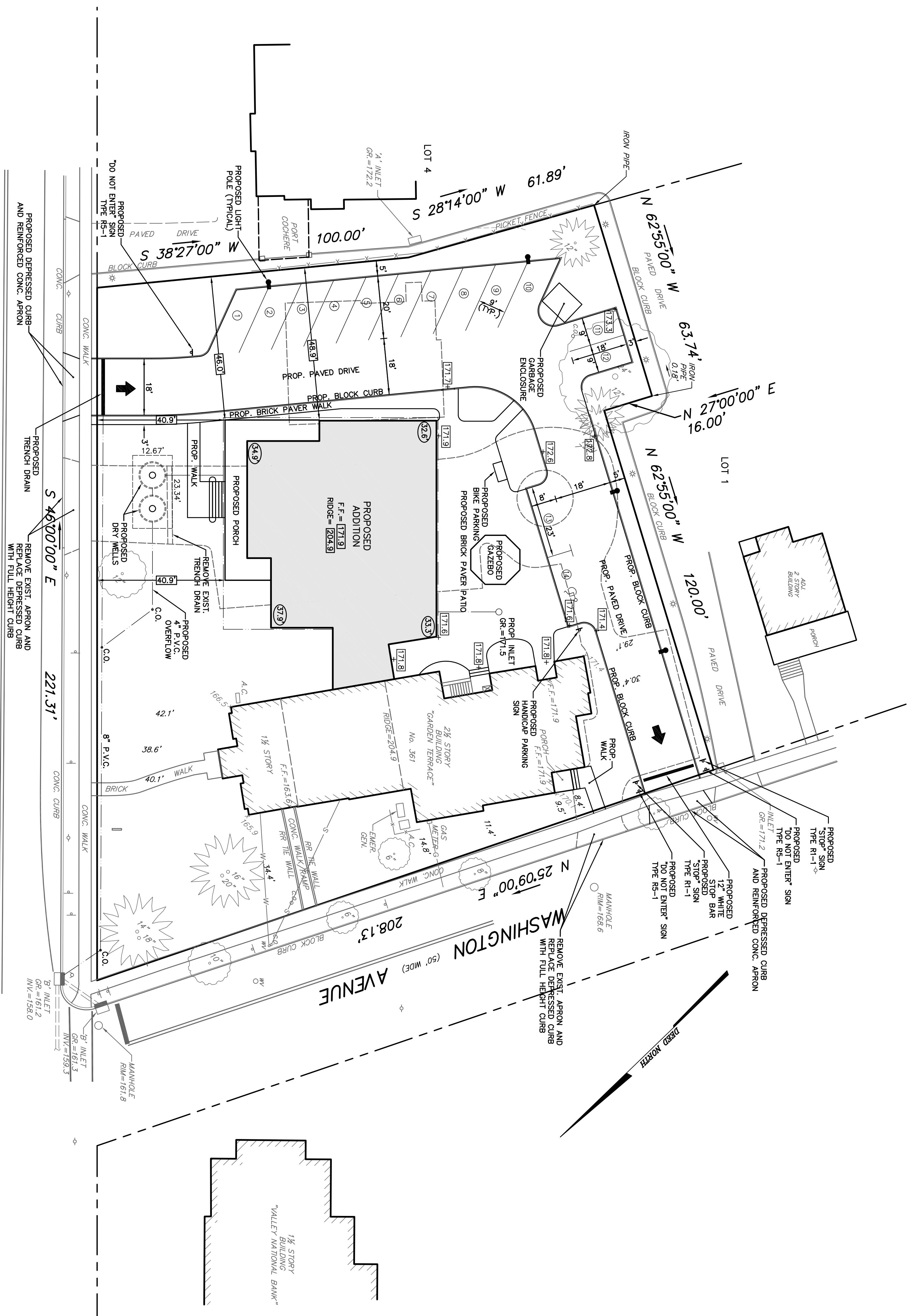
## TOPOGRAPHIC SURVEY

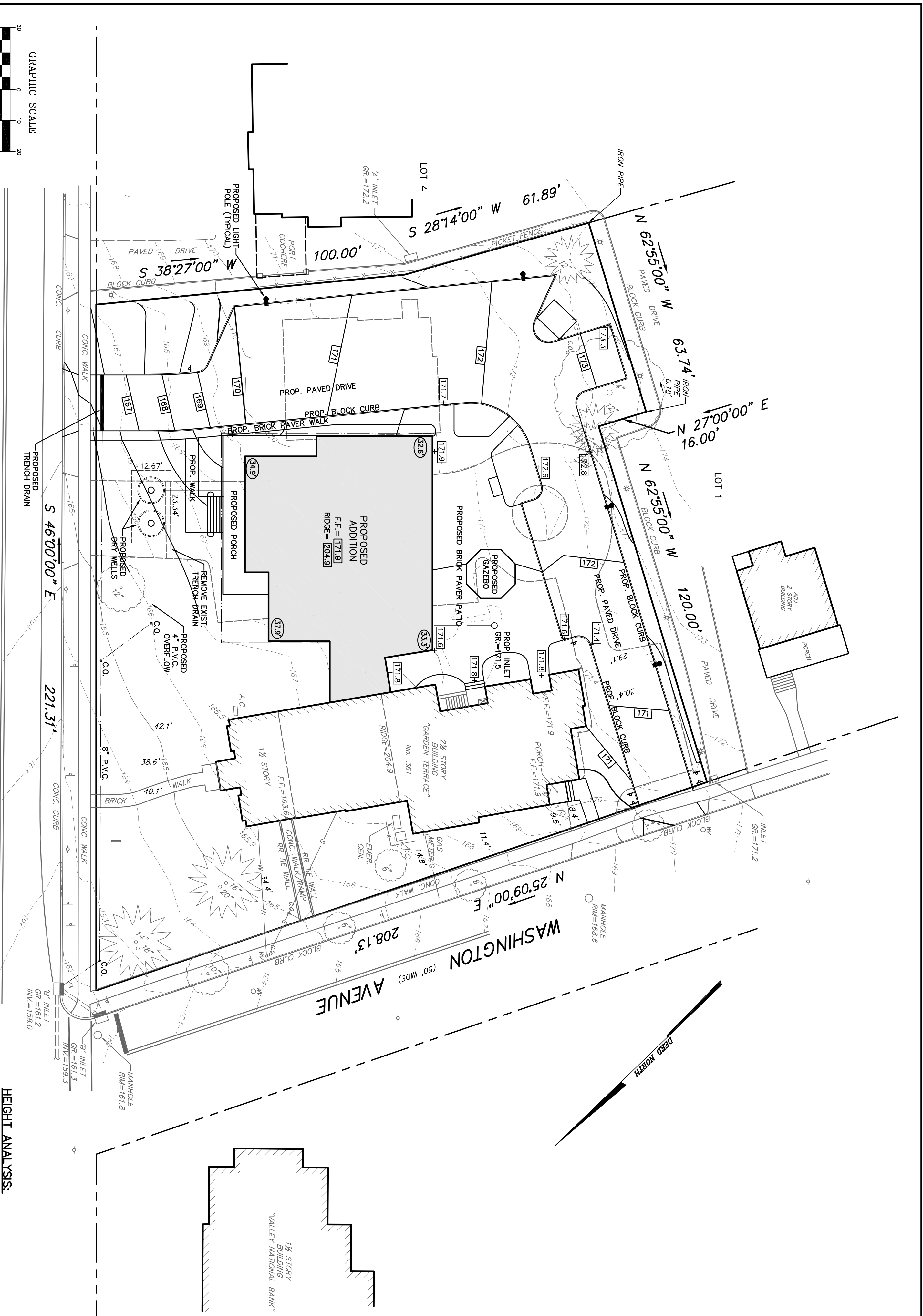
PREPARED FOR  
**GARDEN TERRACE**  
353 & 361 MAIN STREET  
TAX LOTS 2 & 3 IN BLOCK 85  
BOROUGH OF CHATHAM  
MORRIS COUNTY NEW JERSEY



JOB NO.: 19031  
SCALE: 1"=20'  
DATE: 01/03/22  
**ANDREW B. CLARKE-P.L.S. PE**  
PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE NO. 380105800  
**SP-2**



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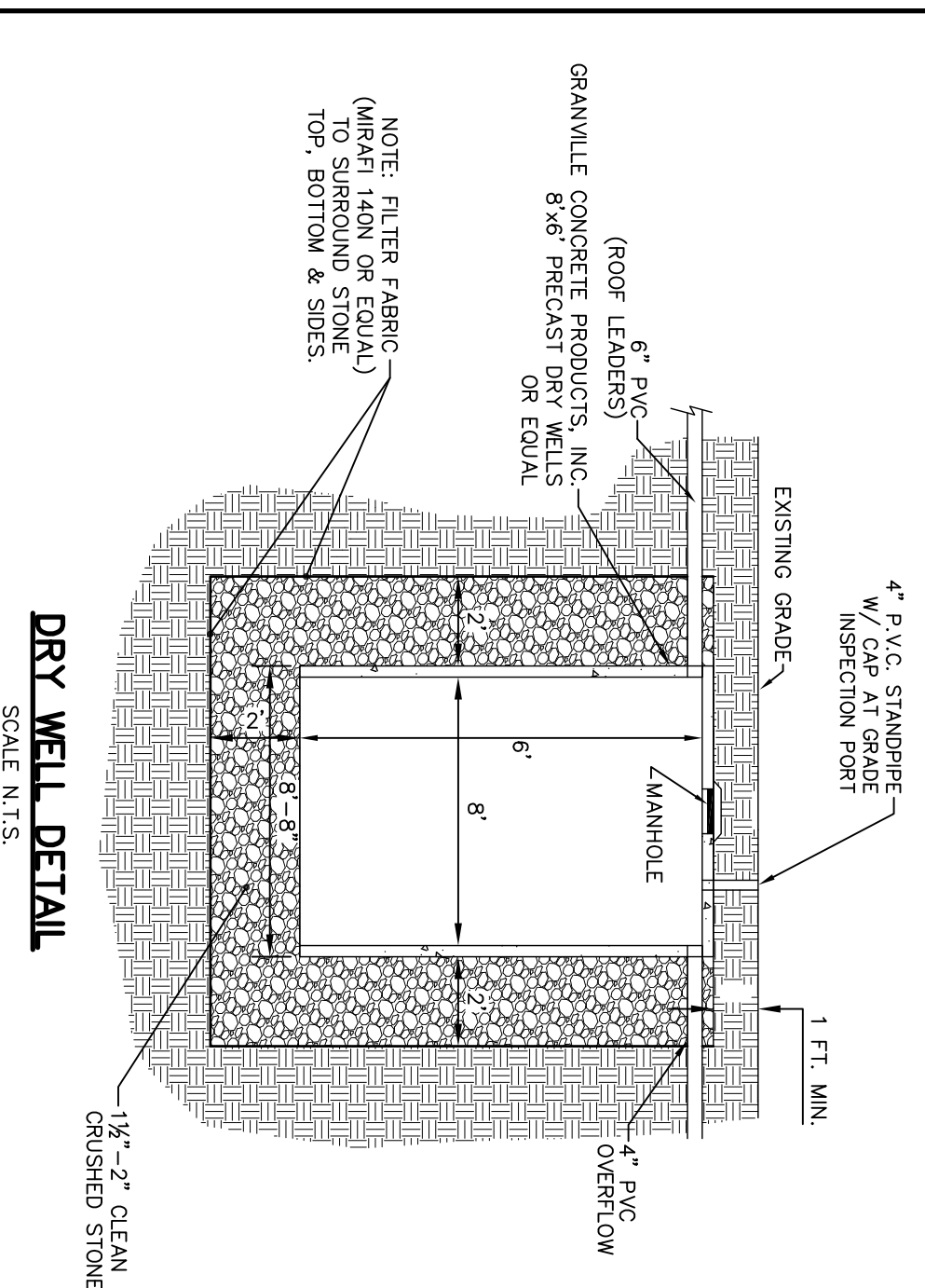


GRAPHIC SCALE  
( IN FEET )  
1 inch = 20 ft.

HEIGHT ANALYSIS:  
INDICATES HEIGHT AT BUILDING CORNER  
PROPOSED HEIGHT = 138.7/4 = 34.7'

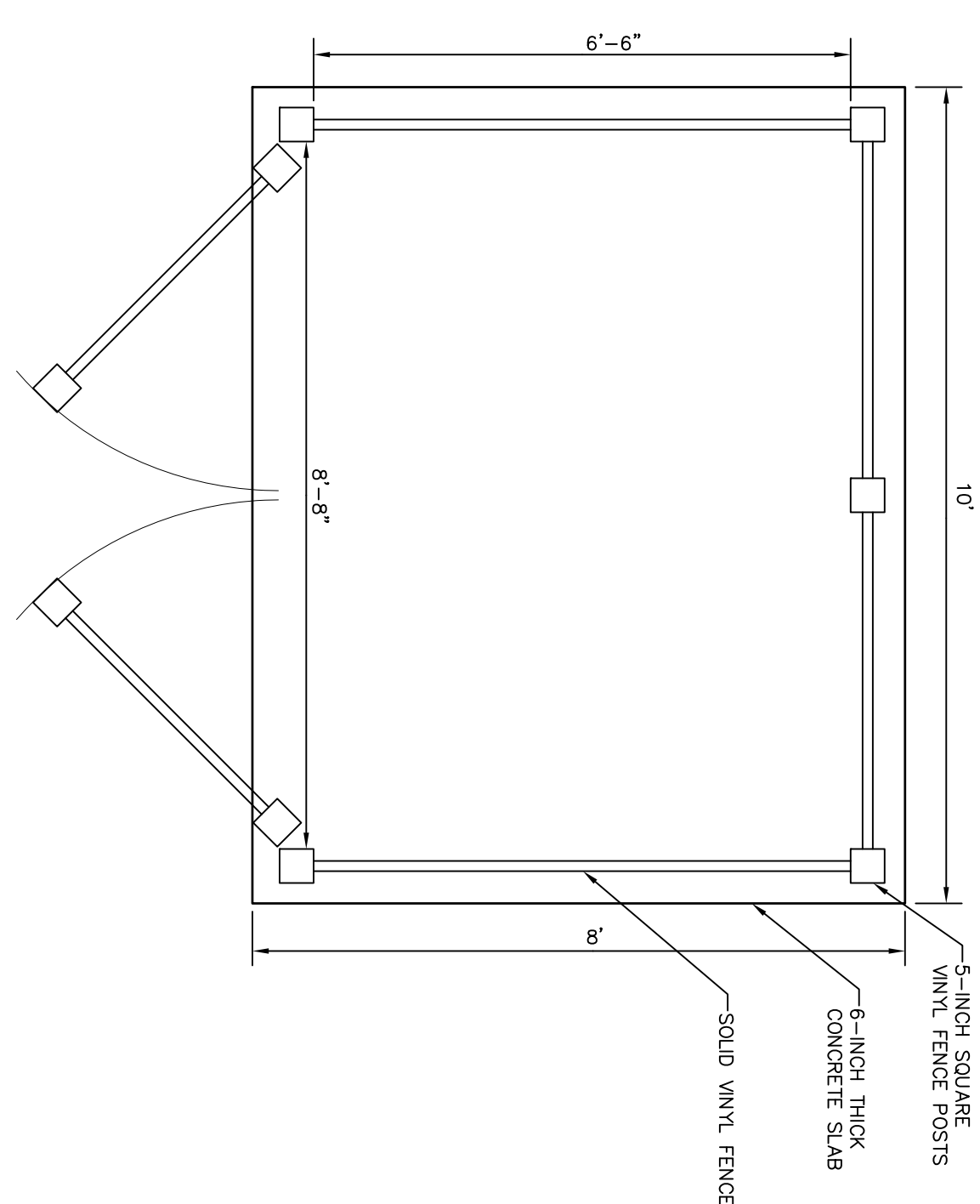
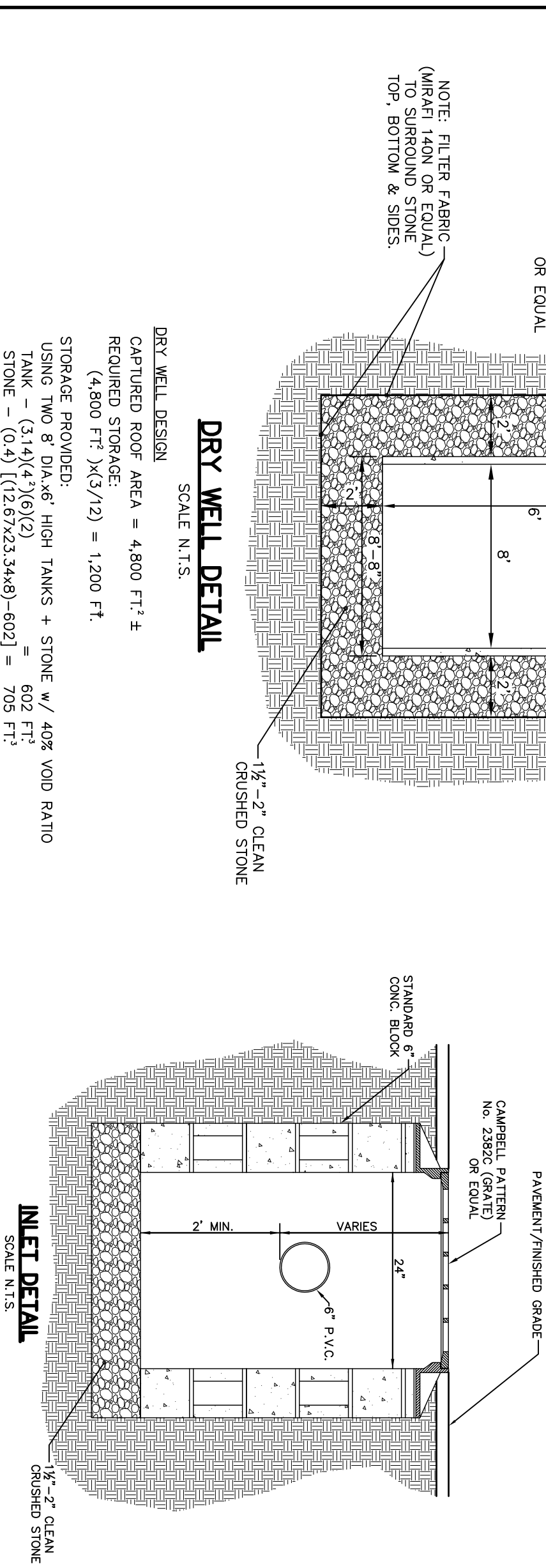
### DRY WELL DETAIL

SCALE N.T.S.



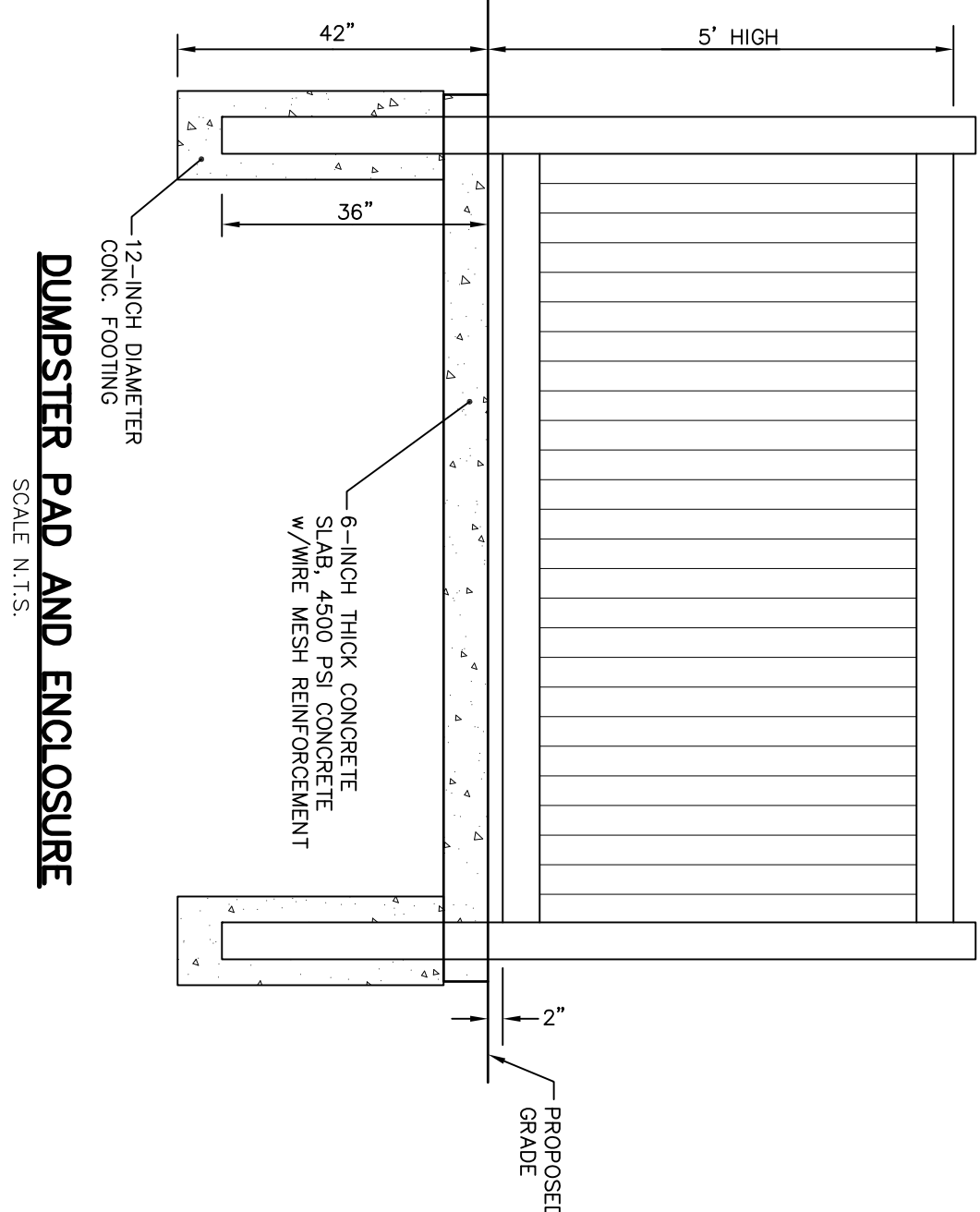
### INLET DETAIL

SCALE N.T.S.



### DUMPSTER PAD AND ENCLOSURE

SCALE N.T.S.



### GRADING & DRAINAGE

PREPARED FOR  
GARDEN TERRACE  
353 & 361 MAIN STREET  
TAX LOTS 2 & 3 IN BLOCK 85  
BOROUGH OF CHATHAM  
MORRIS COUNTY NEW JERSEY

ABC SURVEYS, LLC  
PROFESSIONAL LAND SURVEYING AND ENGINEERING  
466 SOUTHERN BOULEVARD  
CHATHAM NEW JERSEY 07938  
PHONE 973-577-2174 FAX 973-577-5533

ANDREW B. CLARKE-PIS-PE  
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE NO. 380105800  
JOB NO.: 19031  
SCALE: 1"=20'  
DATE: 01/03/22  
SP-4



