

SITE PLAN

PREPARED FOR

SPRINGBROOK AT CHATHAM

540 MAIN STREET
TAX LOT 5 IN BLOCK 33
BOROUGH OF CHATHAM
MORRIS COUNTY NEW JERSEY

BOROUGH OF CHATHAM 200' OWNER LIST - 01/24/2020

BLOCK	LOT	OWNER/ADDRESS	BLOCK	LOT	OWNER/ADDRESS
33	3.01	CHATHAM BOARD OF EDUCATION CHATHAM, NJ 07928	33	27	DEAN J. & NANCY V. KAISER CHATHAM, NJ 07928
4	USPF CHATHAM LP 225 MILLBURN AVENUE, SUITE 101 MILLBURN, NJ 07041	28	DAVID & KRISTEN MONS 49 ELLERS DRIVE CHATHAM, NJ 07928		
6	TEJIC & CARLEA BERNARD TEJIC & CARLEA BERNARD MADISON, NJ 07940	29	CHARLES C. & MARLENE EDWARDS CHATHAM, NJ 07928		
7	ASHWINI M. D'SOUZA & GLENITA S. MATHIAS 548 MAIN STREET CHATHAM, NJ 07928	30	GOVANNI & DORA GATA 45 ELLERS DRIVE CHATHAM, NJ 07928		
8	246 HERON AVENUE, LLC/SURPCHINSKU CHATHAM, NJ 07928	31	HAI ELI BERENSON & RAN BEN AMARA CHATHAM, NJ 07928		
9	ANDREW B. & SANDRA G. ROOS 8 GARDEN AVENUE CHATHAM, NJ 07928	5	USPF CHATHAM LP 225 MILLBURN AVENUE, SUITE 101 MILLBURN, NJ 07041		
10	10 GARDEN AVENUE CHATHAM, NJ 07928	6	10 GARDEN AVENUE 225 MILLBURN AVENUE, SUITE 101 MILLBURN, NJ 07041		
11	MICHAEL R. & JENEE K. MOORE 14 GARDEN AVENUE CHATHAM, NJ 07928	7	JACKSON HOUSE APARTMENTS, LLC 180 S. WASHINGTON AVE P 43 NEW BRUNSWICK, NJ 08901		
12	ESTATE OF HERBERT J. & JEAN CANNON 18 GARDEN AVENUE CHATHAM, NJ 07928	7	COCOSIA ROBERTS, LLC 560 MAIN STREET CHATHAM, NJ 07928		
13	JAMES D. FLEMING 20 GARDEN AVENUE CHATHAM, NJ 07928	8	ELIZABETH R. MAASSEN NE ELIZABETH ST., UNIT 2 CHATHAM, NJ 07928		
14	JOHN MICHAEL & DIANE CONLAN 22 GARDEN AVENUE CHATHAM, NJ 07928	16	KOYA KEATINGE 2 GARDEN PLACE CHATHAM, NJ 07928		
15	PEVA BRUM & LAURAN HARTLEY 28 GARDEN AVENUE CHATHAM, NJ 07928	17	KENNETH SUIH & RENEE HUGHES-SUIH CHATHAM, NJ 07928		
17	ROSS & JANE THISTLETHWAITE 30 GARDEN AVENUE CHATHAM, NJ 07928	18	MARGO & ELIZABETH MARABELLI 17 GARDEN AVENUE CHATHAM, NJ 07928		
18	JONATHAN & SARAH SCHWARZ CHATHAM, NJ 07928	19	NANCY O'BRIEN CHATHAM, NJ 07928		
19	GLEN S. & ANNA H. WALKER 34 GARDEN AVENUE CHATHAM, NJ 07928	20	THOMAS, ROBERT T. & JOSEPHINE FLAHERTY CHATHAM, NJ 07928		
20	DONALD E. & LOUTH A. ALMGREN 38 GARDEN AVENUE CHATHAM, NJ 07928	21	JEAN M. & DOUGLAS MATTIE CHATHAM, NJ 07928		
21	PETER ALEXANDER & CORY ALISO CONNOR CHATHAM, NJ 07928	22	TERRENCE S. & KENNIFER M. BROOY 7 BARROW LANE CHATHAM, NJ 07928		
22	ERIC W. & LARA M. DITTMANN CHATHAM, NJ 07928	6	KENNETH W. & SUSAN ANNE CHAMBER CHATHAM, NJ 07928		
23	MICHAEL J. BRINOS 44 GARDEN AVENUE CHATHAM, NJ 07928	7	JOHN D. GREELY, JR. & AMY DICKERSON 4 BARROW LANE CHATHAM, NJ 07928		
24	JOE & JANE RILEY 44 ELLERS DRIVE CHATHAM, NJ 07928	8	BRADLEY J. & JANE BRADLEY CHATHAM, NJ 07928		
25	EDWARD ASIRVATHAN 44 ELLERS DRIVE CHATHAM, NJ 07928	9	JASON D. D'ONOIO & LILLIAN WASOQUEZ 35 GARDEN AVENUE CHATHAM, NJ 07928		
26	CHATHAM BOARD OF EDUCATION 48 ELLERS DRIVE CHATHAM, NJ 07928				

UTILITIES & GOVERNMENTAL BODIES TO BE NOTICED:

PUBLIC SERVICE ELECTRIC AND GAS COMPANY
1000 W. STATE ST.
NEWARK, NJ 07102

JCP&L
ATTN: CRAIG WANGEL
80 WEST ST.
MORRISTOWN, NJ 07960

DEPARTMENT OF TRANSPORTATION
1035 PARKWAY AVENUE
TRENTON, NJ 08618

DEL ATLANTIC
1000 W. STATE ST.
NEWARK, NJ 07102

WE, KRE 500 MANILA ASSOCIATES, LLC, THE PROPERTY OWNER, CONSENT TO THE FILING OF THIS PLAN WITH THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF CHATHAM.

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. GB04105600



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

BOROUGH ENGINEER

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

LIST OF DRAWINGS

SHEET	DRAWING TITLE
SP-1	TITLE SHEET
SP-2	TOPOGRAPHIC SURVEY
SP-3	SITE PLAN
SP-4	GRADING & DRAINAGE
SP-5	SOIL EROSION & SEDIMENT CONTROL PLAN
LA-1	LANDSCAPE PLAN
LP-1	LIGHTING PLAN
LP-2	LIGHTING RENDERING
LP-3	LIGHTING DETAILS

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

CHAIRPERSON

SECRETARY

SITE DATA CHART

DESCRIPTION	REQUIRED/ALLOWED	EXISTING	PROPOSED	VARIANCE REQUIRED
MIN. LOT AREA	3 Acres	2,5072 Ac.	NO CHANGE	E.N.C.
MIN. LOT FRONTAGE	200 FT.	275.01 FT.	NO CHANGE	NO
MAX. UNIT DENSITY	10 UNITS/Ac.	14 UNITS/Ac.	NO CHANGE	E.N.C.
MIN. FRONT YARD	25 FT.	49.35 FT.	NO CHANGE	NO
MIN. SIDE YARD	25 FT.	35.71 FT./25.0 FT.	NO CHANGE	NO
MIN. REAR YARD	40 FT.	25.1 FT.	NO CHANGE	E.N.C.
MAX. BLDG. COVERAGE	25% (27,303 S.F.)	20.7% (22,652 S.F.)	NO CHANGE	NO
MIN. DIST. BETWEEN BLDGS.	50 FT.	53.0 FT.	NO CHANGE	NO
MIN. PARKING SPACES	70 SPACES	65 SPACES	88 SPACES ¹	NO
MAX. LOT COVERAGE	N/A	47.7% (52,140 S.F.)	51.2% (52,477 S.F.)	NO

PARKING CALCULATIONS:
R2S PARKING REQUIREMENTS:
2.1 SPACES PER 2-BR GARDEN APARTMENT UNIT
EXISTING UNITS: 34 2-BR UNITS + 1 2-BR UNIT
REQUIRED PARKING: (1 UNITS) x (21 SPACES) = 21 SPACES
TOTAL REQUIRED PARKING: 21 SPACES + 88 SPACES = 109 SPACES
TOTAL PROVIDED PARKING: 88 SPACES
TOTAL REQUIRED PARKING: 21 SPACES + 88 SPACES = 109 SPACES

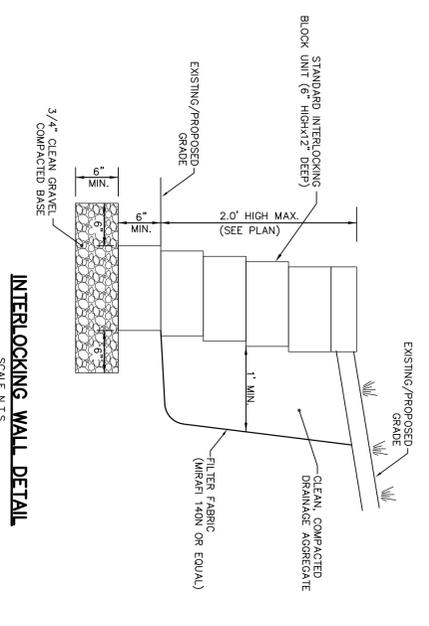
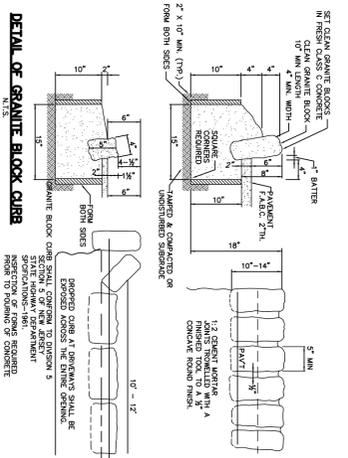
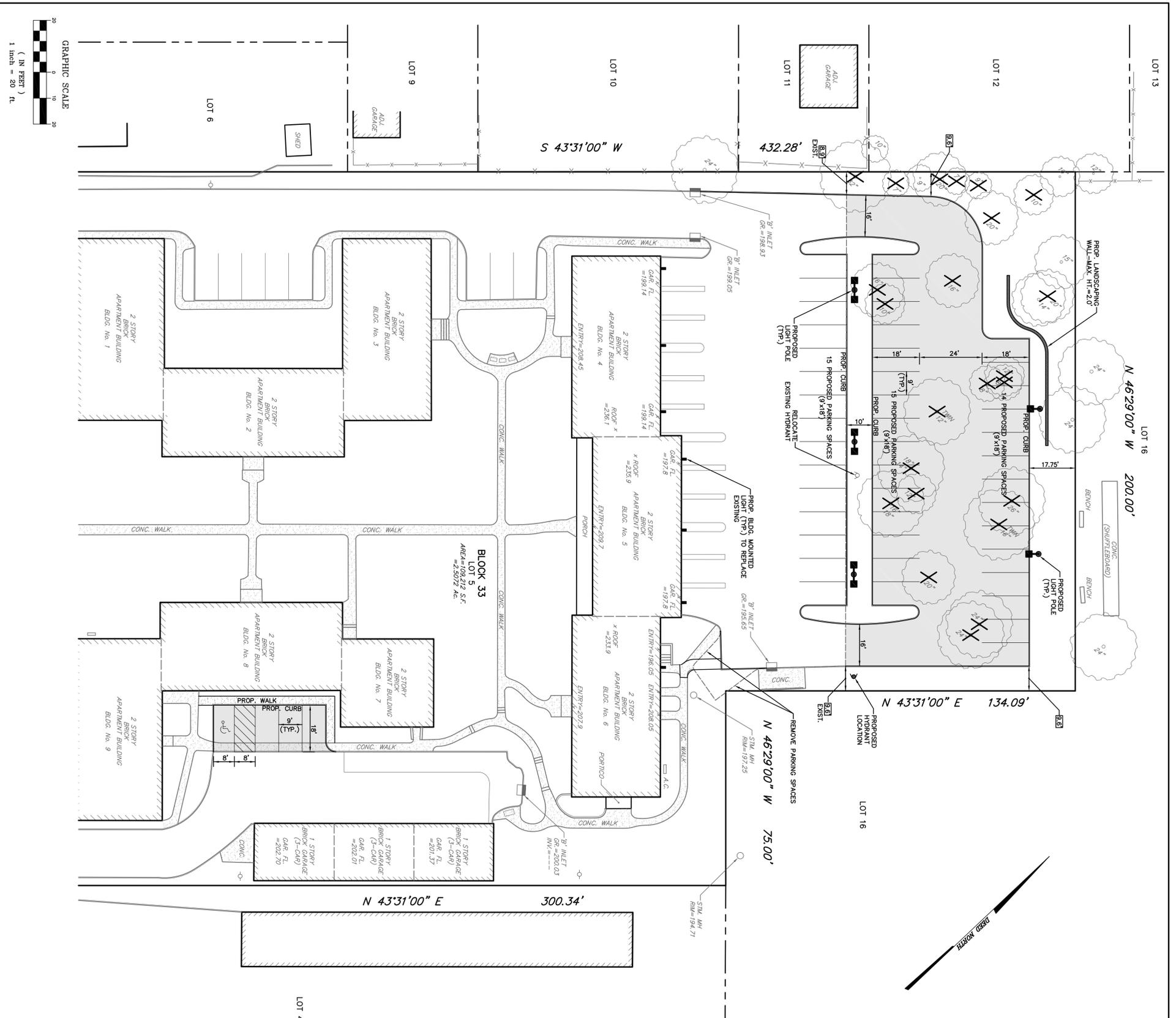
COVERAGE CALCULATIONS:
EXISTING: BLDINGS 20,163 S.F., GARAGE 2,029 S.F., PORCH/PORTRCO 460 S.F., WALKS/STEPS 5,737 S.F., PAVED DRIVEWAY/PARKING 23,751 S.F., TOTAL COVERAGE 52,140 S.F.
PROPOSED: BLDINGS 20,163 S.F., GARAGE 2,029 S.F., PORCH/PORTRCO 460 S.F., WALKS/STEPS 5,813 S.F., PAVED DRIVEWAY/PARKING 23,751 S.F., TOTAL COVERAGE 52,217 S.F.

REQUESTED WARNERS:
§165-82.4(3): NO PARKING WITHIN FIVE FEET OF ANY PROPERTY LINE, ONE EXISTING PARKING SPACE DOES NOT MEET THIS REQUIREMENT AND IS SCHEDULED TO REMAIN.
§165-82.4(4): NO PART OF A DRIVEWAY SHALL BE LESS THAN 10 FEET FROM SIDE LINES. EXISTING PARKING DOES NOT MEET THIS REQUIREMENT AND PROPOSED CURB LINES WILL FOLLOW EXISTING AND BE SETBACK BETWEEN 8.9' AND 9.6' FROM SIDE LINES.

APPLICATION: Z 19-#
TITLE SHEET
PREPARED FOR
SPRINGBROOK AT CHATHAM
540 MAIN STREET
TAX LOT 5 IN BLOCK 33
BOROUGH OF CHATHAM
MORRIS COUNTY
NEW JERSEY

PREPARED BY
ABC SURVEYS, LLC
HENRY S. HINTERSTEIN

ANDREW B. CLARKE, PLS., PE
NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. No. GB04105600



SITE PLAN

PREPARED FOR
SPRINGBROOK AT CHATHAM
 540 MAIN STREET
 TAX LOT 5 IN BLOCK 33
 BOROUGH OF CHATHAM
 MORRIS COUNTY
 NEW JERSEY

ABC SURVEYS, LLC
 PROFESSIONAL LAND SURVEYING AND ENGINEERING
 466 SOUTHERN BOULEVARD
 CHATHAM, NEW JERSEY 07928
 VOICE 973-577-2174 FAX 973-577-5533

REVISIONS:
 01/27/2020
ANDREW B. CLARKE-PISEPPE
 PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE NO. 88010800
 JOB NO.: 19013
 SCALE: 1" = 20'
 DATE: 08/23/19
 SP-3
 SHEET 3 OF 9

