

USE VARIANCE PLAN

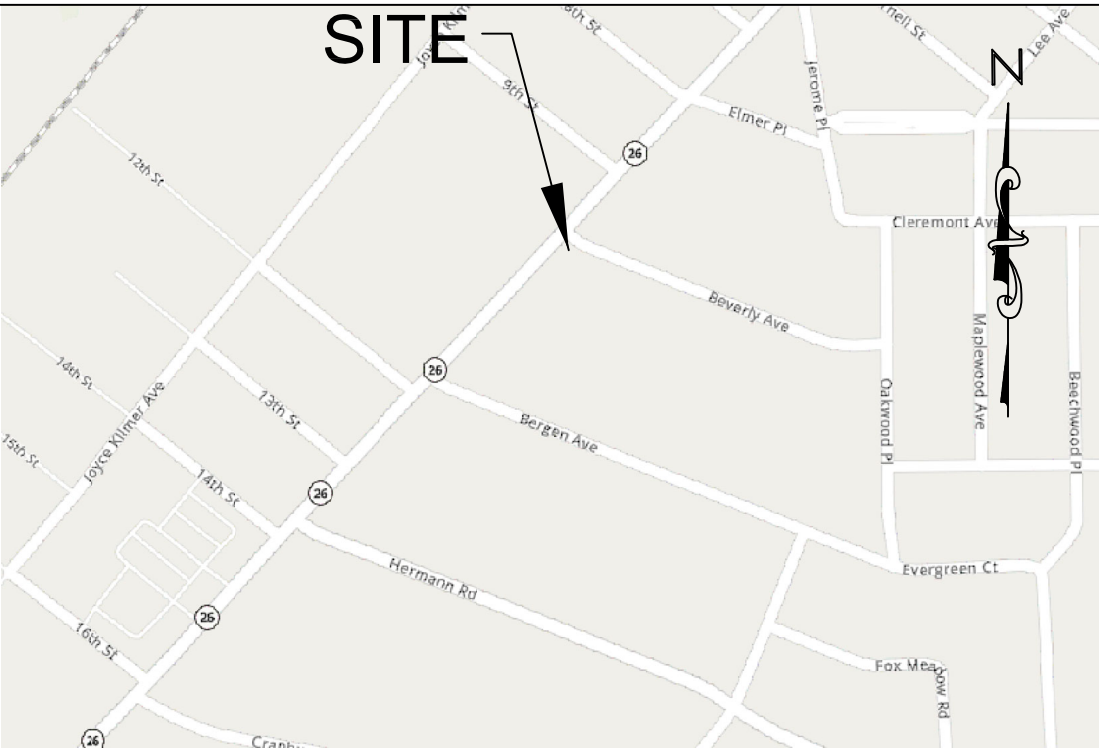
828 LIVINGSTON AVENUE, N.B., LLC

828 LIVINGSTON AVENUE

LOT 5, BLOCK 127

TOWNSHIP OF NORTH BRUNSWICK,

MIDDLESEX COUNTY, NEW JERSEY



SITE LOCATION PLAN  
(1"=800')

ZONING:  
SCHEDULE OF GENERAL REGULATIONS

ZONE DISTRICT: C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

PROPOSED USE: 1,592 SF SOBER LIVING RESIDENCE  
TOTAL NUMBER OF UNITS: 1

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA (SF) INTERIOR LOT / CORNER LOT	15,000 / 20,000	5,000 *	5,000 *
LOT WIDTH INTERIOR LOT / CORNER LOT	100 / 125	50' *	50' *
LOT DEPTH	120	100' *	100' *
FRONT YARD	35'	5' *	5' *
MINIMUM ONE SIDE YARD	10'	0.71' *	0.71' *
TOTAL BOTH SIDE YARDS	20'	N/A	N/A
REAR YARD	20'	40'	40'
MAXIMUM % LOT COVERAGE BY PRINCIPAL BUILDING	40%	24%	24%
MAXIMUM HEIGHT PRINCIPAL BUILDING (STORIES)	2-1/2	2	2
MAXIMUM HEIGHT PRINCIPAL BUILDING (FT)	30	<30'	<30'
MAXIMUM % LOT COVERAGE BY ALL IMPERVIOUS SURFACES	80%	29% (STONE/GRAVEL NOT INCLUDED)	29% (STONE/GRAVEL NOT INCLUDED)

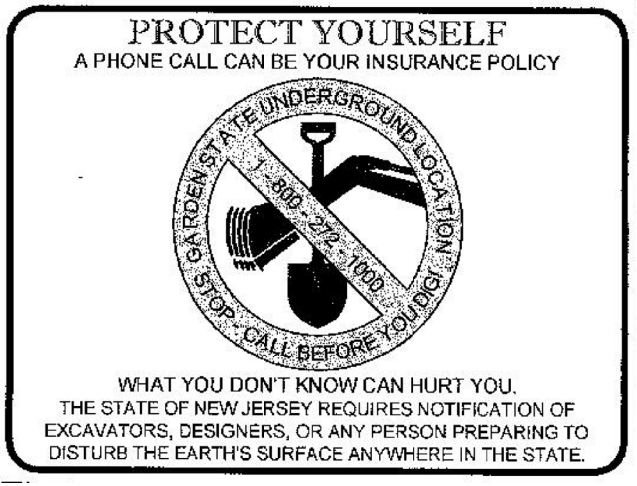
\* EXISTING VARIANCE


VARIANCE / WAIVER LISTING

- VARIANCE REQUESTED FOR USE WHERE A SOBER LIVING FACILITY IS NOT A PERMITTED USE IN THE ZONE. [205-65]
- VARIANCE REQUESTED FOR NO DELINEATED ON-SITE PARKING SPACES [205-65 B1]
- VARIANCE REQUESTED FOR EXISTING STONE DRIVEWAY AND PARKING AREA [205-96 A]
- VARIANCE REQUESTED FOR PARKING IN FRONT YARD.
- VARIANCE REQUESTED FOR PRE-EXISTING CONDITION OF THE DRIVEWAY LOCATED 56+ FT AWAY FROM THE INTERSECTION OF TWO PUBLIC STREETS WHERE REQUIRED IS 100 FT. [205-98 B3]
- WAIVER REQUESTED FOR DRIVEWAY AISLES BE AT LEAST 25 FT. WIDE [205-98 B5]

PARKING REQUIREMENTS

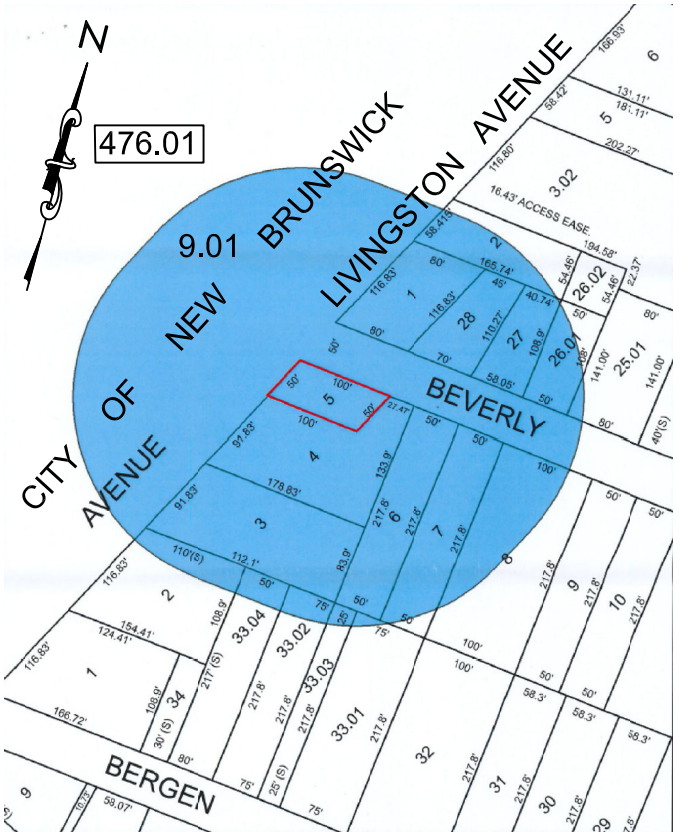
NUMBER OF OFF-STREET PARKING SPACES REQUIRED BY THE NJ RESIDENTIAL SITE IMPROVEMENTS STANDARDS  
NJAC 5:21-4.14  
4 BEDROOM RESIDENTIAL UNIT = 2.5 PARKING SPACES REQUIRED  
4 PARKING SPACES PROVIDED



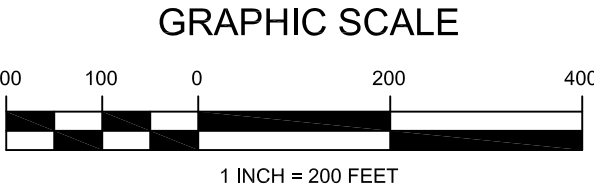
NO.	DESCRIPTION OF REVISION	DATE
	COVER SHEET BLOCK 127, LOT 5 NORTH BRUNSWICK TOWNSHIP, MIDDLESEX COUNTY, NJ PREPARED FOR 828 LIVINGSTON AVENUE, N.B., LLC	
	<b>ACCURATE ENGINEERING, PC</b> 12 Concord Drive Kendall Park, New Jersey 08824 732-951-2385 (F) 732-951-2385	
	 Frank T. Antisell PROFESSIONAL ENGINEER N.J. LICENSE No. 38739	Date: 11/19/2020 Scale: AS SHOWN Revised To: 1 OF 2

PROPERTY OWNERS WITHIN 200 FEET

BLOCK	LOT	OWNER NAME	PROPERTY LOCATION	MAILING ADDRESS
127	2	MILITO BERNADETTE	854 LIVINGSTON AVENUE	854 LIVINGSTON AVENUE, NORTH BRUNSWICK NJ 08902
126	2	DINO LIVINGSTON LLC	806-808 LIVINGSTON AVE	29 DELAWARE CROSSING, SOMERSET NJ 08873
127	3	846 LIVINGSTON AVENUE NB LLC	846 LIVINGSTON AVENUE	1660 VAN BUREN DRIVE, NORTH BRUNSWICK NJ 08902
127	6	TORRES-RODRIGUEZ PEDRO & CATALINA	3 BEVERLY AVENUE	3 BEVERLY AVENUE, NORTH BRUNSWICK NJ 08902
127	33.01	NASTUS LOUIS & ELIZABETH	965 BERGEN AVENUE	75 VAN DOREN AVENUE, SOMERSET NJ 08873
127	33.03	NASTUS LOUIS & ELIZABETH	975 BERGEN AVENUE	75 VAN DOREN AVENUE, SOMERSET NJ 08873
127	25.01	BEVERLY EIGHT LLC	8 BEVERLY AVENUE	623 GEORGES ROAD, NORTH BRUNSWICK NJ 08902
127	4	LELKES LAJOS & ANTRA	832 LIVINGSTON AVENUE	832 LIVINGSTON AVENUE , NORTH BRUNSWICK NJ 08902
127	26.01	VARGA JOSEPH & MARGARET	6 BEVERLY AVENUE	265 BENNETTS LANE, SOMERSET NJ 08873
127	27	VARGAS LUIS & SALAZAR MIGUELINA E	4 BEVERLY AVENUE	4 BEVERLY AVENUE, NORTH BRUNSWICK NJ 08902
127	28	DAUBON CHRISTOPHER & FIONA	2 BEVERLY PLACE	2 BEVERLY PLACE, NORTH BRUNSWICK NJ 08902
127	33.04	ANTHONY J NASTUS REVOCABLE TRUST	985 BERGEN AVENUE	985 BERGEN AVENUE, NORTH BRUNSWICK NJ 08902
127	5	828 LIVINGSTON AVENUE NB LLC	828 LIVINGSTON AVENUE	1660 VAN BUREN DRIVE, NORTH BRUNSWICK NJ 08902
127	33.02	NASTUS LOUIS & ELIZABETH	975 BERGEN AVENUE	75 VAN DOREN AVENUE, NORTH BRUNSWICK NJ 08902
127	1	GIORGIANNI JOSEPH	814 LIVINGSTON AVENUE	962 THALIA STREET, NORTH BRUNSWICK NJ 08902
127	8	PALELLA DOMENICO & VENERA	970 BEVERLY AVENUE	6 STANLEY DRIVE, MONROE TWP NJ 08831
127	7	TALJ HANNE	5 BEVERLY AVENUE	5 BEVERLY AVENUE, NORTH BRUNSWICK NJ 08902
476.01	9.01	BOARD OF EDUCATION	1125 LIVINGSTON AVENUE	PO BOX 2683, NEW BRUNSWICK, NJ 08903



KEY MAP  
(1"=200')



PUBLIC UTILITIES:

MIDDLESEX COUNTY PLANNING BOARD  
COUNTY ADMINISTRATION BUILDING  
5TH FLOOR  
75 BAYARD STREET  
NEW BRUNSWICK, NJ 08901

PUBLIC SERVICE ELECTRIC & GAS  
MANAGER - CORPORATE PROPERTIES  
80 PARK PLACE, T6B  
NEWARK, NJ 07102

CABLEVISION OF RARITAN VALLEY  
275 CENTENNIAL AVENUE  
CN 6805  
PISCATAWAY, NJ 08855-6805  
ATTN: MARGURITE PRENDERVILLE

NORTH BRUNSWICK TOWNSHIP  
710 HERMANN ROAD  
NORTH BRUNSWICK, NJ 08902  
ATTN: TOWNSHIP CLERK

VERIZON  
N.J. GEN. TAX ADMINISTRATION  
BROAD STREET - ROOM 305  
NEWARK, NJ 07101

DEPARTMENT OF TRANSPORTATION  
STATE OF NEW JERSEY  
1035 PARKWAY  
TRENTON, NJ 08625

CONSTRUCTION DEPARTMENT  
MR. TIM ALLEN  
TEXAS EASTERN TRANSMISSION CORP.  
501 COOLIDGE STREET  
SOUTH PLAINFIELD, NJ 07080

SUNOCO PIPELINE, L.P.  
RIGHT OF WAY  
MONELLO COMPLEX  
525 FRITZTOWN ROAD  
SINKING SPRING, PA 19608

COLONIAL PIPELINE COMPANY  
1185 SANCTUARY PKWY., SUITE 100  
ALPHARETTA, GA 30004  
ATTN: COPORATE AND PUBLIC AFFAIRS

HARBOR PIPELINE CO.  
C/O SUNOCO PIPELINE LP  
525 FRITZTOWN RD.  
SINKING SPRING, PA 19608  
ATTN: JOMARIE JENKINS - ONE CALL SUPERVISOR

SUNOCO PIPELINE LP  
525 FRITZTOWN RD.  
SINKING SPRING, PA 19608  
ATTN: JAMES FRANCISCUS

WILLIAMS GAS PIPELINE - TRANSCO  
2800 POST OAK RD.  
HOUSTON, TX 77056

REFERENCE: TAX MAP SHEET NO. 27, NORTH BRUNSWICK TOWNSHIP.

INDEX OF SHEETS

SHEET NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	USE VARIANCE PLAN
4	LANDSCAPE PLAN
5	CONSTRUCTION DETAILS

APPROVALS

APPROVED BY THE ZONING BOARD OF  
ADJUSTMENT OF TOWNSHIP OF NORTH  
BRUNSWICK:

CHAIRMAN DATE

SECRETARY DATE

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

ZONING BOARD ENGINEER DATE

GENERAL INFORMATION

PROPERTY KNOWN AS LOT 5, BLOCK 127 WITHIN  
THE TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX  
COUNTY, NEW JERSEY

APPLICANT:

828 LIVINGSTON AVENUE, N.B., LLC  
C/O VIC TARTARA  
846 LIVINGSTON AVENUE  
NORTH BRUNSWICK, NJ 08902

OWNER:

828 LIVINGSTON AVENUE, N.B., LLC  
C/O VIC TARTARA  
846 LIVINGSTON AVENUE  
NORTH BRUNSWICK, NJ 08902

