USE VARIANCE PLAN 828 LIVINGSTON AVENUE, N.B., LLC 828 LIVINGSTON AVENUE

LOT 5, BLOCK 127 TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

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') **GRAPHIC SCALE** 1 INCH = 200 FEET

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

VARIANCE / WAIVER LISTING

MAXIMUM % LOT COVERAGE BY PRINCIPAL BUILDING

PROPOSED USE: 1,592 SF SOBER LIVING RESIDENCE

OT AREA (SF) INTERIOR LOT / CORNER LOT OT WIDTH INTERIOR LOT / CORNER LO

ZONING:

LOT DEPTH

MINIMUM ONE SIDE YARD

TOTAL BOTH SIDE YARDS

* EXISTING VARIANCE

SITE LOCATION PLAN

100" *

0.71' *

40'

24%

40'

24%

<30'

STONE/GRAVEL|(STONE/GRAVE NOT INCLUDED) NOT INCLUDED)

SCHEDULE OF GENERAL REGULATIONS

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

APPROVED BY THE ZONING BOARD OF

ADJUSTMENT OF TOWNSHIP OF NORTH

APPROVALS

BRUNSWICK:

CHAIRMAN

SECRETARY

UNDER MY JURISDICTION:

ZONING BOARD ENGINEER

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

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

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

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

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

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

GENERAL INFORMATION

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

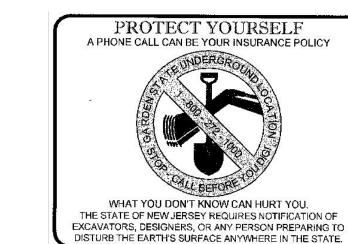
APPLICANT:

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

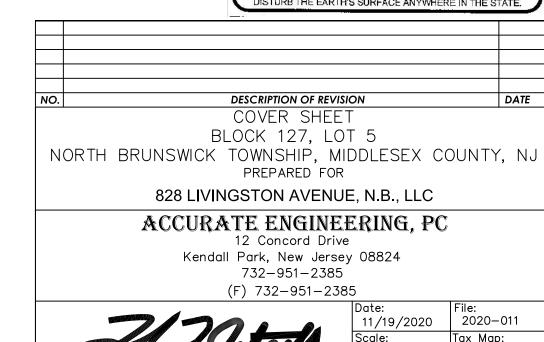
828 LIVINGSTON AVENUE, N.B., LLC C/O VIC TARTARA 846 LIVINGSTON AVENUE NORTH BRUNSWICK, NJ 08902

PARKING REQUIREMENTS

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



AS SHOWN



I HAVE REVIEWED THIS SITE PLAN AND CERTIFY

THAT IT MEETS ALL CODES AND ORDINANCES

DATE

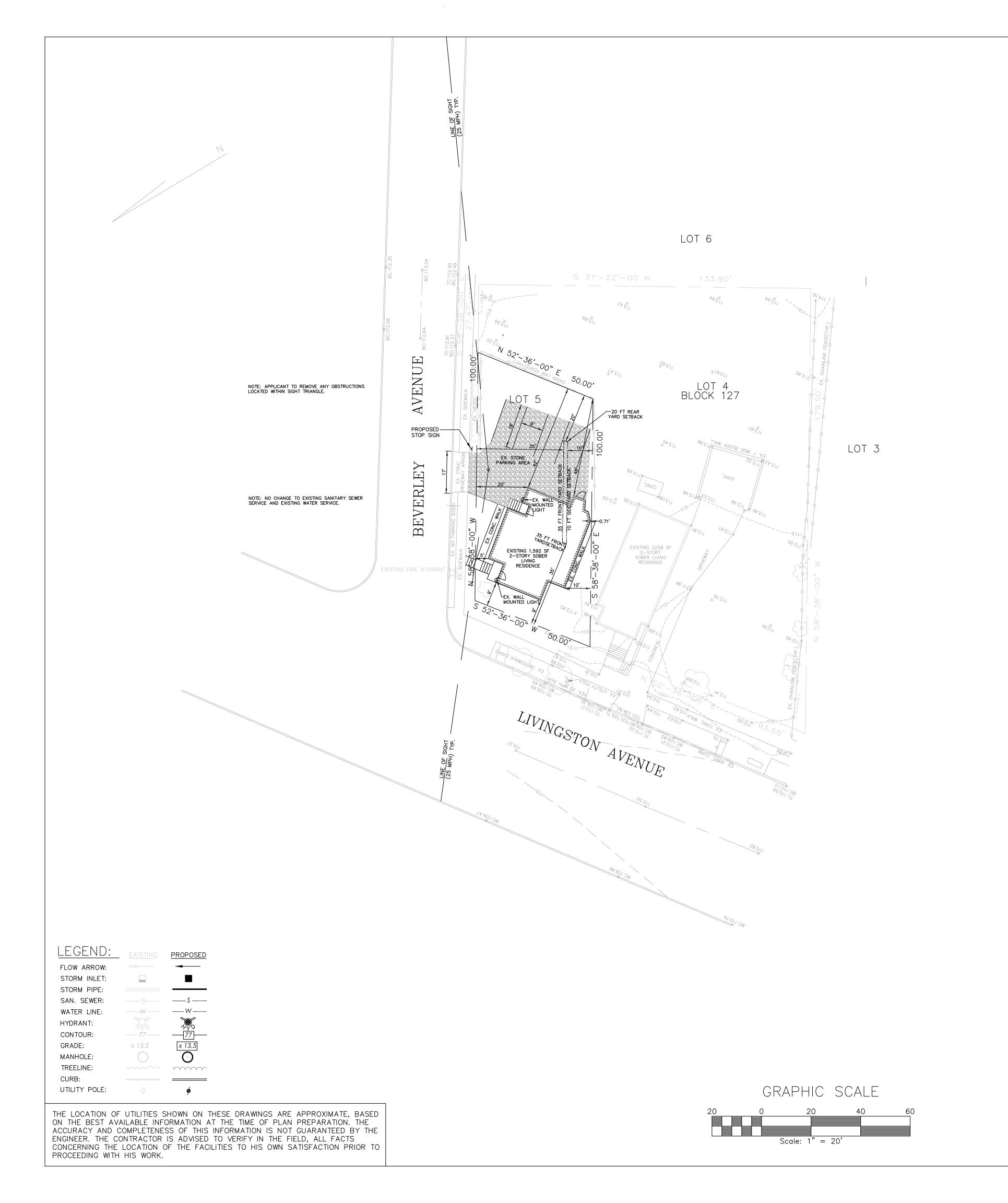
DATE

DATE

IF THIS DOCUMENT DOES NOT CONTAIN AN ORIGINAL SIGNATURE AND RAISED IMPRESSION SEAL OF THE

N.J. LICENSE No. 38739

PROFESSIONAL ENGINEER, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.



GENERAL NOTE

1. PROPERTY KNOWN AS LOT 5 IN BLOCK 127, AS SHOWN ON SHEET 27 OF THE NORTH BRUNSWICK TOWNSHIP TAX MAPS AND CONTAINS 0.1148± AC (5,000.69± SF).

2. APPLICANT/OWNER: 828 LIVINGSTON AVENUE, N.B., LLC C/O VIC TARTARA

846 LIVINGSTON AVENUE NORTH BRUNSWICK, NJ 08902

3. THIS DRAWING REFERENCES THE FOLLOWING:
A. A BOUNDARY SURVEY PREPARED BY P2 LAND SURVEYING, INC., PO BOX 241, FLANDERS, NJ

07836, JAMES PICA, PLS, DATED 5/16/2019

B. THIS DRAWING REFERENCES A TOPOGRAPHICAL SURVEY AS PREPARED BY AMERTECH ENGINEERING, INC.,757 RIDGEWOOD AVENUE, NORTH BRUNSWICK, NJ 08902 AS PREPARED BY JUAN RODRIGUEZ,

PLS DATED 7/14/20.
C. A SITE PLAN TITLED AMERICAN BEAUTY FLORIST PREPARED BY DANIELS ENGINEERING GROUP

DATED 3/21/1988.

4. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION PRIOR TO EXCAVATION, WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIAL AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE

ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.

5. THE UNDERSIGNED PROFESSIONAL HAS NOT MADE ANY DETERMINATION REGARDING THE PRESENCE OR ABSENCE OF ANY ENVIRONMENTAL OR SUBSURFACE CONDITIONS INCLUDING BUT NOT LIMITED TO

FRESHWATER WETLANDS AND/OR BUFFER AREAS.

6. FEMA'S FLOOD INSURANCE RATE MAP (PANEL 34023C0127F) SHOWS THAT NO PART OF THE PROPERTY IS WITHIN A FLOOD HAZARD AREA OR FLOODWAY.

7. LOCATION OF ALL EXISTING SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION 8. ALL EXISTING STRUCTURES AND UNDER/ABOVE GROUND UTILITIES LOCATED ON THE TRACT ARE PROPOSED TO REMAIN UNLESS NOTED OTHERWISE.

9. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDING, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.

10. ALL UNSUITABLE EXCAVATED MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL

11. THIS IS AN USE VARIANCE PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A

12. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:

A. NJ DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS CURRENTLY AMENDED.

B. CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND

REQUIREMENTS.
D. UNIFORM CONSTRUCTION CODE AND BARRIER—FREE DESIGN REGULATIONS AS CURRENTLY AMENDED.

E. ANY OTHER FEDERAL OR STATE OR MUNICIPAL REGULATIONS AS APPLICABLE.

13. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION, WOULD OR COULD RENDER THE DESIGNS HEREON

INAPPROPRIATE OR INEFFECTIVE.

14. ALL DISTURBED OR OPEN AREAS SHALL BE PROPERLY PROTECTED WITH BARRICADES, WARNING SIGNS, CONES, LIGHTS, ETC., AND SHALL BE MADE SAFE AND PASSABLE AT THE END OF EACH WORKING

15. THE PROPOSED SITE SHALL BE SERVICED BY PUBLIC TRASH REMOVAL AND RECYCLING.
16. ELECTRIC, TELEPHONE, CATV AND ALL OTHER WIRE SERVED UTILITY EXTENSIONS AND SERVICES SHALL

BE INSTALLED UNDERGROUND WITH STANDARDS ESTABLISHED BY THE SERVICING UTILITY COMPANY AND APPROVED BY THE TOWNSHIP ENGINEER.

17. ALL EASEMENTS FOR PUBLIC PURPOSES SHALL BE DEDICATED TO THE TOWNSHIP, UNLESS OTHERWISE NOTED.
18. ALL AREAS WHERE NATURAL VEGETATION AND/OR SPECIMEN TREES ARE TO REMAIN SHALL BE

PROTECTED BY THE ERECTION OF FENCING, AND NO DISTURBANCE SHALL OCCUR PRIOR TO INSPECTION BY THE TOWNSHIP ENGINEER AND THE ISSUANCE OF WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION. THESE PROTECTIVE MEASURES SHALL NOT BE ALTERED OR REMOVED WITHOUT THE APPROVAL OF THE TOWNSHIP ENGINEER.

19. THE SITE DOES NOT CONTAIN ANY KNOWN EXISTING WATER SUPPLY WELLS, GROUNDWATER MONITORING

WELLS ,AND INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL (SEPTIC) SYSTEMS. IN ADDITION, NONE ARE PROPOSED

20. VEGETATIVE COVER SHALL BE IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND APPROVED BY THE FREEHOLD SOIL CONSERVATION DISTRICT.

21. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE TOWNSHIP DESIGN STANDARDS AND DETAILS.
22. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

23. ALL IMPROVEMENTS ALONG THE PROPERTY'S FRONTAGES SHALL BE INSPECTED, CLEANED, REPAIRED

OR REMOVED/REPLACED AS DIRECTED BY THE TOWNSHIP ENGINEER.

24. A PRE-CONSTRUCTION MEETING SHOULD BE HELD WITH THE TOWNSHIP ENGINEER PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

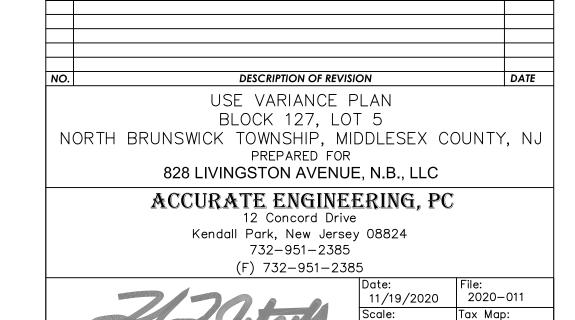
25. THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING MUNICIPAL AND OTHER AGENCY REVIEW AND APPROVAL. THEY SHALL NOT BE UTILIZED AS A CONSTRUCTION DOCUMENT UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWING AND EACH DRAWING HAS

BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".

26. THE BUILDING FOOTPRINT SHOWN ON THIS PLAN INDICATE FOUNDATION DIMENSIONS ONLY AND DO NOT REPRESENT STRUCTURAL FEATURES, OVERHANGS, ADDITIONS ETC. ABOVE. (SEE ARCHITECTURAL

24. BARRIÉR-FREE FACILITIES, INCLUDING PARKING SPACES AND RAMPS, SHALL BE PROVIDED AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT OF 1991, AS CURRENTLY AMENDED OR REVISED. THE EXISTING BUILDING AND PARKING WAS CONSTRUCTED IN 1945 IS NOT BEING ALTERED AND IS

THEREFORE EXEMPT FROM THIS REQUIREMENT. 25. THESE NOTES APPLY TO ALL SHEETS IN THIS SET OF PLANS.



N.J. LICENSE No. 38739

PROFESSIONAL ENGINEER Revised To:

1"=20'

2 OF 2