

USE VARIANCE PLAN

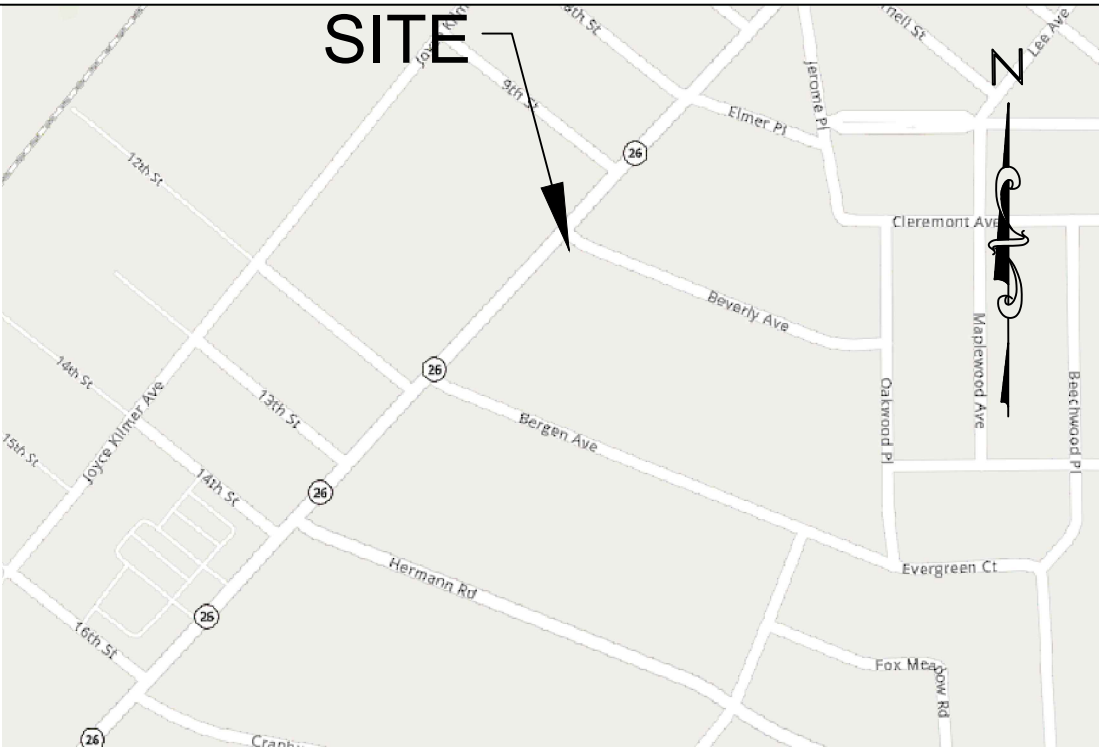
828 LIVINGSTON AVENUE, N.B., LLC

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%	(STONE/GRAVEL NOT INCLUDED)	(STONE/GRAVEL NOT INCLUDED)

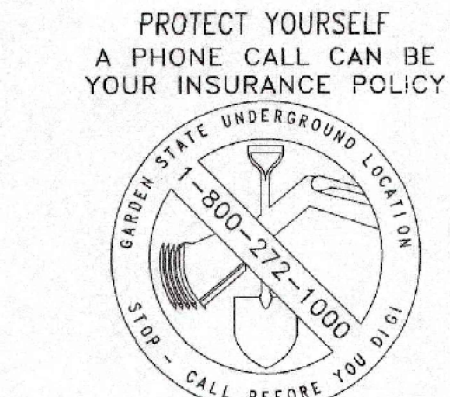
* EXISTING VARIANCE

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

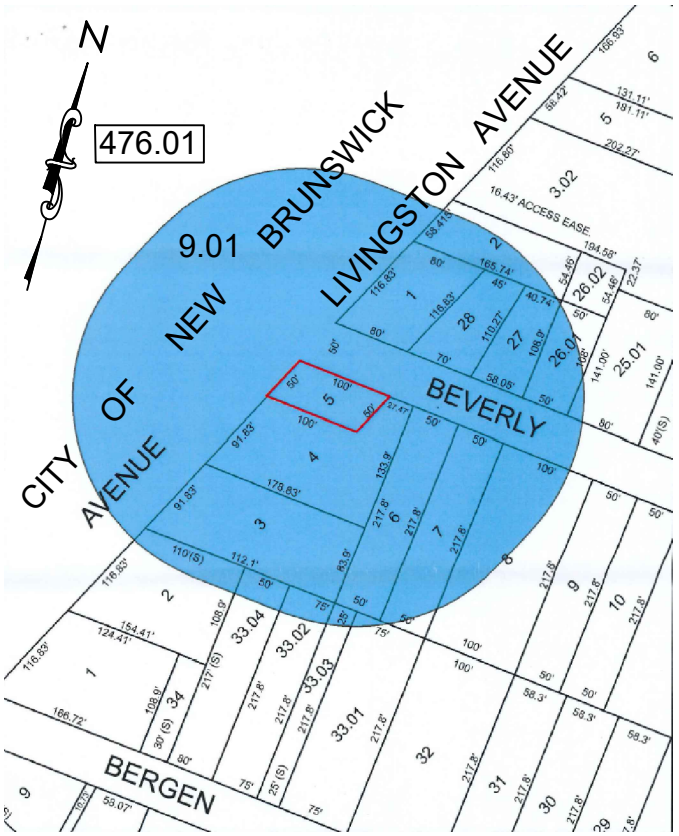
NUMBER OF OFF-STREET PARKING SPACES REQUIRED BY THE NJ RESIDENTIAL SITE IMPROVEMENTS STANDARDS NJAC 5:21-4.14
4 BEDROOM RESIDENTIAL UNIT = 2.5 PARKING SPACES REQUIRED
4 PARKING SPACES PROVIDED



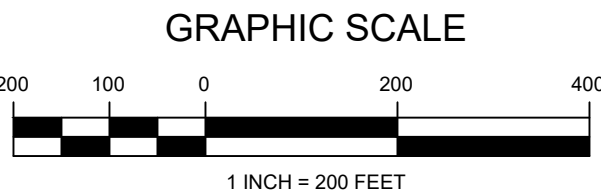
WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION
OF EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S SURFACE
ANYWHERE IN THE STATE.

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	VARGA 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	USE VARIANCE PLAN

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

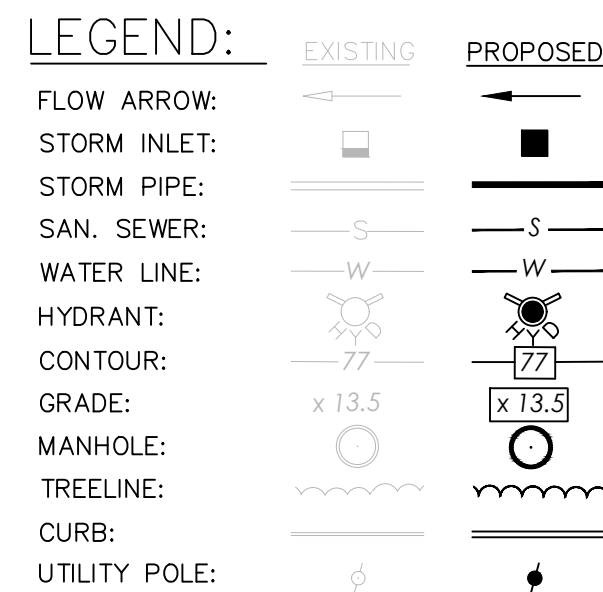
APPLICANT:

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

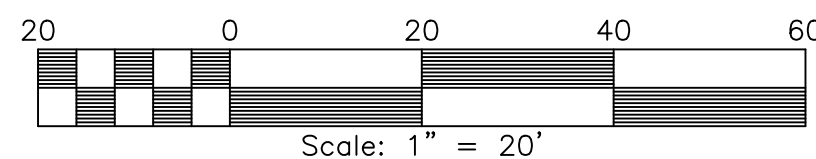
OWNER:

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


1	ADDED 832 LIVINGSTON AVENUE INFO AS REQUESTED BY THE BOARD	4/12/21	
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		
	ACCURATE ENGINEERING, PC 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:	File: 2020-011 Tax Map: 27 Sheet: 1 OF 2



GRAPHIC SCALE



- GENERAL NOTES:
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 J2 LAND SURVEYING, INC., PO BOX 241, FLANDERS, NJ 07836, JAMES P. 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 7/14/2020.
 - C. THE SITE PLAN FILED AMERICAN BEAUTY FLORIST PREPARED BY DANIELS ENGINEERING GROUP DATED 3/27/1988.
 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 SIZE. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. 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.
 5. FEMA'S FLOOD INSURANCE RATE MAP (PANEL 34023C0127F) SHOWS THAT NO PART OF THE PROPERTY IS WITHIN A FLOOD HAZARD AREA OR FLOODWAY.
 6. LOCATION OF ALL EXISTING SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
 7. ALL EXISTING STRUCTURES AND/OR ABOVE GROUND UTILITIES LOCATED ON THE TRACT ARE PROPOSED TO REMAIN UNLESS NOTED OTHERWISE.
 8. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDING, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
 9. ALL UNSUITABLE EXCAVATED MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
 10. THIS IS AN USE VARIANCE PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
 11. ALL MATERIALS, WORKSMANSHIP, 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/ARTHERY 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.
 12. 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.
 13. 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 DAY.
 14. THE PROPOSED SITE SHALL BE SERVED BY PUBLIC TRASH REMOVAL AND RECYCLING.
 15. ELECTRIC, TELEPHONE, CATV AND ALL OTHER WIRE SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND WITH STANDARDS ESTABLISHED BY THE SERVING UTILITY COMPANY AND APPROVED BY THE TOWNSHIP ENGINEER.
 16. AGREEMENTS FOR PUBLIC PURPOSES SHALL BE DEDICATED TO THE TOWNSHIP, UNLESS OTHERWISE NOTED.
 17. 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 A WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION. THESE PROTECTIVE MEASURES SHALL NOT BE ALTERED OR REMOVED WITHOUT THE APPROVAL OF THE TOWNSHIP ENGINEER.
 18. 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.
 19. VEGETATIVE COVER SHALL BE IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND APPROVED BY THE FRESHFOLD SOIL CONSERVATION DISTRICT.
 20. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE TOWNSHIP DESIGN STANDARDS AND DETAILS.
 21. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 22. ALL IMPROVEMENTS ALONG THE PROPERTY'S FRONTAGES SHALL BE INSPECTED, CLEANED, REPAIRED OR REMOVED/REPLACED AS DIRECTED BY THE TOWNSHIP ENGINEER.
 23. A PRE-CONSTRUCTION MEETING SHOULD BE HELD WITH THE TOWNSHIP ENGINEER PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
 24. 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".
 25. THE BUILDING FOOTPRINT SHOWN ON THIS PLAN INDICATE FOUNDATION DIMENSIONS ONLY AND DO NOT REPRESENT STRUCTURAL FEATURES, OVERHANGS, ADDITIONS ETC. ABOVE. (SEE ARCHITECTURAL PLANS).
 26. BARRIER-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 WERE CONSTRUCTED IN 1945 AND ARE NOT BEING ALTERED AND IS THEREFORE EXEMPT FROM THE ACT.
 27. THESE NOTES APPLY TO ALL SHEETS IN THIS SET OF PLANS.

1	ADDED 832 LIVINGSTON AVENUE INFO AS REQUESTED BY THE BOARD		4/12/21
NO.	DESCRIPTION OF REVISION		DATE
	USE VARIANCE PLAN BLOCK 127, LOT 5 NORTH BRUNSWICK TOWNSHIP, MIDDLESEX COUNTY, NJ PREPARED FOR 828 LIVINGSTON AVENUE, N.B., LLC		
	ACCURATE ENGINEERING, PC 12 Concord Drive Kendall Park, New Jersey 08824 732-951-2385 (F) 732-951-2385		
		Date: 11/19/2020 Scale: 1"=20'	File: 2020-011 Tax Map: 27
Frank T. Antisell	PROFESSIONAL ENGINEER N.J. LICENSE NO. 38739	Revised To:	Sheet: 2 OF 2

IF THIS DOCUMENT DOES NOT CONTAIN AN ORIGINAL SIGNATURE AND RAISED IMPRESSION SEAL OF THE PROFESSIONAL ENGINEER, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.