

PROPERTY OWNERS WITHIN 200':

BLOCK	LOT	OWNER'S NAME & ADDRESS
168.02	77.00	TWENTYONE HOLDING LLC 21 OAK HILL DRIVE MORRIS, NJ
168.02	76.00	AMER LEGON PARDUN POST #459 1015 LINWOOD PLACE NORTH BRUNSWICK, NJ 08902
171.00	26.00	FARHAT SAMR 793 CURIE ROAD NORTH BRUNSWICK, NJ 08902
168.02	75.00	CHATURVEDI PRASHANT & DWEDI JAGRIT 790 CURIE ROAD NORTH BRUNSWICK, NJ 08902
140.00	46.00	KIMCO NORTH BRUNSWICK 617 INC 500 NORTH BROADWAY STE201 JERICHO, NY 11753
140.00	44.01	KIMCO NORTH BRUNSWICK 617 INC 500 NORTH BROADWAY STE201 JERICHO, NY 11753
171.00	1.00	SOLOMAN RYAN & ADERO 801 CURIE ROAD NORTH BRUNSWICK, NJ 08902
170.00	26.00	DORNELLY JUDY & LEONARD ROSEMARY 811 CURIE ROAD NORTH BRUNSWICK, NJ 08902
140.00	48.00	COASTA GERODE 988 LINWOOD PLACE NORTH BRUNSWICK, NJ 08902
168.02	72.00	DIAZ ALEJANDRO & MIDDLEMISS JACKLYN 808 CURIE ROAD NORTH BRUNSWICK, NJ 08902
168.02	71.00	US BANK TRUST N HUDSON HOMES MANGE 3701 RECREAT BLVD STE 200 IRVING, TX 75063
168.02	70.00	MAUK SOMAYYA 802 CURIE ROAD NORTH BRUNSWICK, NJ 08902
140.00	47.00	AKEY ANTHONY & SADIE LINWOOD PLACE NORTH BRUNSWICK, NJ 08902
168.02	74.00	SU LIAN- ZHEN & GUO-HUA ZHAO 796 CURIE ROAD NORTH BRUNSWICK, NJ 08902
140.00	45.00	KIMCO NORTH BRUNSWICK 617 INC 500 NORTH BROADWAY STE 201 JERICHO, NY 11753
168.02	73.00	MARTINUS YENIFER 802 CURIE ROAD NORTH BRUNSWICK, NJ 08902
168.02	79.00	NORTH BRUNSWICK CONSTRUCTION CO 795 RIDGEWOOD AVENUE NORTH BRUNSWICK, NJ 08902

UTILITY COMPANIES :

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

PUBLIC SERVICE ELECTRIC & GAS CO.
MANAGER- CORPORATE PROPERTIES
80 PARK PLACE, 169
NEWARK, NJ

CABLEVISION OF RRARITAN VALLEY
ATTN: MARGURITE PRENDERVILLE
275 CENTENNIAL AVENUE
ON 6805
PISCATAWAY, NJ 08855

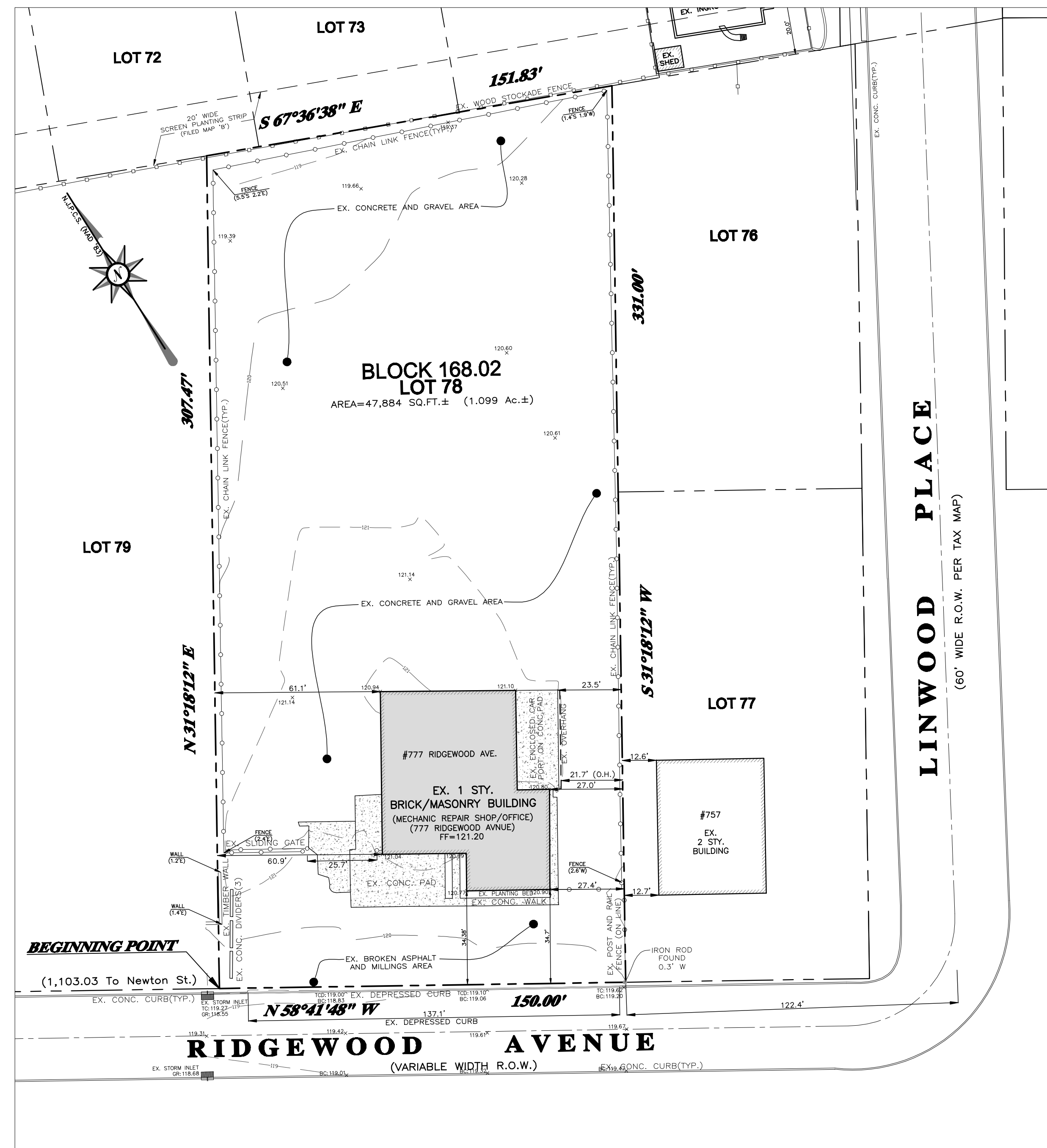
CONSTRUCTION DEPARTMENT
ATTN: MR. TIM ALLEN
TEXAS EASTERN TRANSMISSION CORP.
501 COOLIDGE STREET
SOUTH PLAINFIELD, NJ 07080

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

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

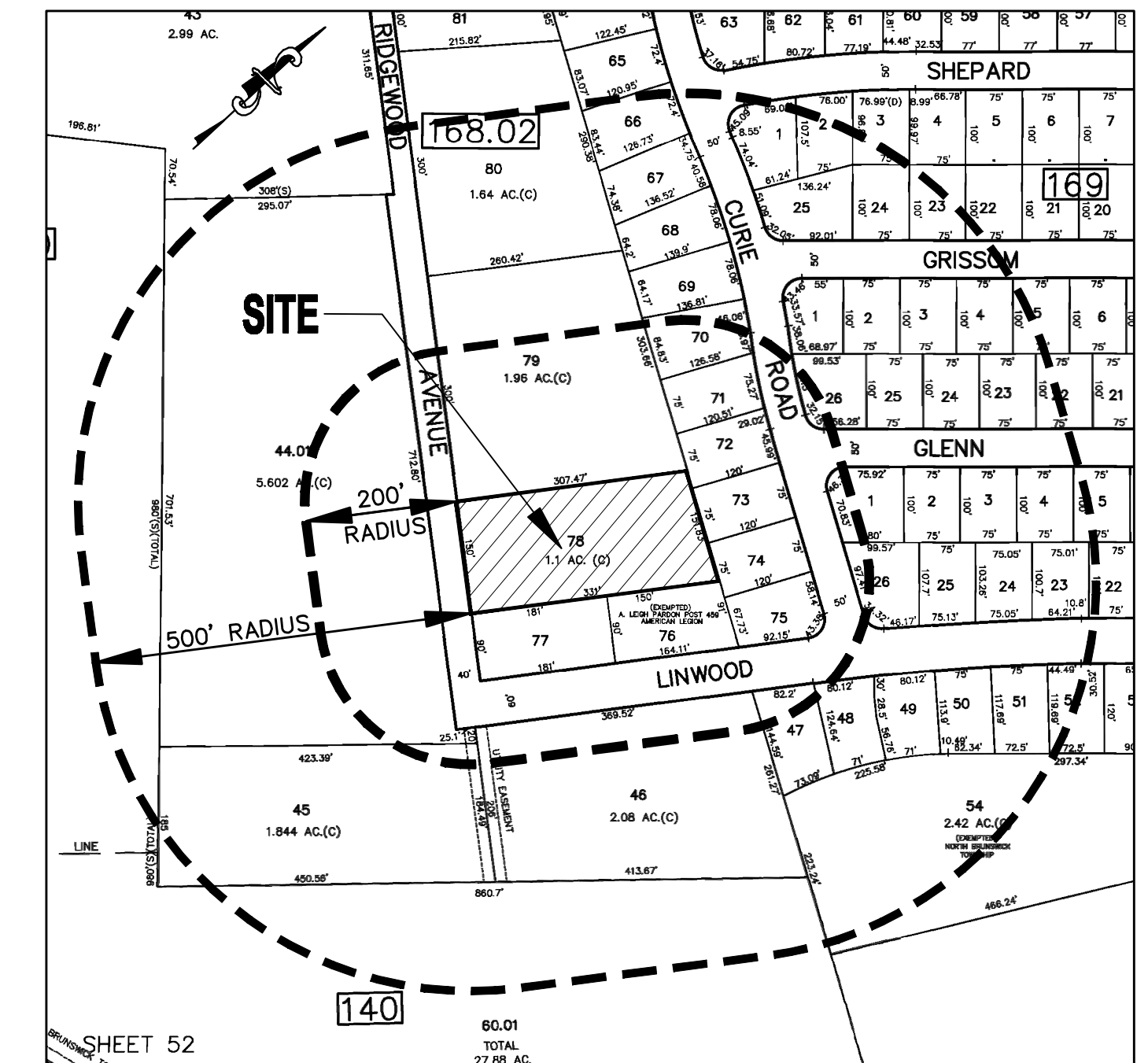
SUNOCO PIPELINE L.P.
RIGHT OF WAY
MONTELEO COMPLEX
525 FRITZTOWN ROAD
SINKING SPRING, PA 19608



EXISTING CONDITIONS
SCALE: 1"=30'



ZONING MAP
SCALE: N.T.S.



KEY MAP / TAX MAP
SCALE: 1"=200'

ZONING DATA TABLE - I-1 ZONING DISTRICT			
SITE DATA	REQUIRED	EXISTING	PROPOSED
LOT AREA	2 ACRES	1.10 AC. * (47,884 S.F.)	1.10 AC. * (47,884 S.F.)
MIN. LOT WIDTH	250 FT	150.00 FT	150.00 FT
MIN. LOT DEPTH	300 FT	307.47 FT	307.47 FT
MIN. FRONT YARD	60 FT.	34.38 FT * (2)	N/A
MIN. SIDE YARD (ONE)	30 FT.	27.00 FT * (3)	23.50 FT * (1)
MIN. SIDE YARD (BOTH)	60 FT.	88.10 FT	88.10 FT
MIN. REAR YARD	60 FT.	>60 FT	126.80 FT
MAX. BUILDING HEIGHT	40' / 3 STY	<40' / 1 STY	<40' / 1 STY
MAX. ALL BUILDINGS COVERAGE	40%	9% (EX. BLDG=4,267 SF)	20% (EX. BLDG=4,267 SF / PROP. BLDG=5,240 SF / TOTAL=9,507 SF)
MAX. LOT IMPERVIOUS COVERAGE	80%	99.8% (47,784 SF)	79.6% (37,118 SF)
ACCESSORY BUILDING			
MIN. SIDE YARD	5 FT.	N/A	N/A
MIN. REAR YARD	5 FT.	N/A	N/A

* = EXISTING VARIANCE

VARIANCE / WAIVER LISTING (EXISTING CONDITIONS)

- (1) VARIANCE REQUIRED FOR MINIMUM LOT AREA WHERE 2 ACRES ARE REQUIRED AND 1.10 ACRES ARE EXISTING. (§205-ATTACHMENT-6)
- (2) VARIANCE REQUIRED FOR MINIMUM FRONT YARD WHERE 60 FT IS REQUIRED AND 34.38 FT IS EXISTING. (§205-ATTACHMENT-6)(§205-72A)
- (3) VARIANCE REQUIRED FOR MINIMUM SIDE YARD WHERE 30 FT IS REQUIRED AND 27.0 FT IS EXISTING. (§205-ATTACHMENT-6)

VARIANCE / WAIVER LISTING (PROPOSED CONDITIONS)

- (1) VARIANCE REQUIRED FOR MINIMUM SIDE YARD WHERE 30 FT IS REQUIRED AND 23.50 FT IS PROPOSED. (§205-ATTACHMENT-6)

PARKING ANALYSIS:

PARKING REQUIRED FOR MOTOR VEHICLE SERVICE STATIONS
= 1 SPACE/SERVICE BAY PLUS 1 SPACE/EMPLOYEE (2 MIN.)
EXISTING MOTOR VEHICLE REPAIR SHOP (2 BAYS) (4 EMPLOYEES)
= 6 PARKING SPACES REQUIRED
TOTAL PARKING PROVIDED = 8 SPACES (9'x18') (INCLUDING 1 ADA SPACE)
11 SPACES (12'x25' TRACTOR/CAB SPACES)

GENERAL NOTES:

- PROPERTY KNOWN AS LOT 78 IN BLOCK 168.02, TAX MAP SHT. 31, TOWNSHIP OF NORTH BRUNSWICK, CONTAINING A TOTAL OF 1.10 ACRES MORE OR LESS.
- 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".
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS FROM A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT 78 IN BLOCK 168.02 SITUATED IN TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY, TAX MAP SHEET NO. 46" PREPARED BY JUAN J. RODRIGUEZ PROFESSIONAL LAND SURVEY NJ LIC. NO. 240504323000 OF AMERTECH ENGINEERING, INC. DATED DECEMBER 9, 2021.
- TOPOGRAPHICAL INFORMATION SHOWN HEREON IS BASED ON VERTICAL DATUM NGVD 1988 DATUM AND HORIZONTAL DATUM IS BASED ON THE N.J.S.P.C.S. 1983 DATUM.
- NO NEW UTILITIES ARE REQUIRED FOR THIS PROJECT. ANY EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES LOCATION AND DEPTH PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF IN THE OPINION OF THE CONTRACTOR SUCH CONDITIONS SHOULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
A. CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
B. CURRENT PREVAILING UTILITY COMPANY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
C. CURRENT PREVAILING BUILDING CODES AND STANDARDS ADOPTED BY THE STATE OF NJ INCLUDING THE BARRIER FREE SUBCODE.
D. CURRENT PREVAILING FEDERAL A.D.A. REGULATIONS INCLUDING REVISED TITLES II AND III OF THE AMERICANS WITH DISABILITIES ACT OF 1990, INCLUDING AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS PERTAINING TO SAFETY FOR BOTH THE GENERAL PUBLIC AND ALL WORKERS, SPECIFICALLY, THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF NEW JERSEY WORKER HEALTH SAFETY ACT (N.J.A.C. 12:10 AS AMENDED ET. SEQ.) AND THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ACT; US OSHA (CFR 29, PART 1926 AS AMENDED).
- THE BUILDING FOOTPRINT IDENTIFIED ON THIS PLAN SHOWS FOUNDATION DIMENSIONS ONLY, AND DOES NOT REPRESENT ANY ARCHITECTURAL INFORMATION ABOVE THE FOUNDATION LINE.
- DO NOT SCALE DRAWINGS. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE REGULATIONS.
- NO EXCAVATED MATERIALS MAY BE REMOVED FROM THE SITE WITHOUT THE PRIOR APPROVAL OF THE TOWNSHIP ENGINEER. ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE REGULATIONS.

APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF NORTH BRUNSWICK TOWNSHIP AT THE REGULAR MEETING ON _____

CHAIRPERSON	DATE
SECRETARY	DATE
TOWNSHIP ENGINEER	DATE

OWNER/APPLICANT
VATRA AUTO SERVICES, LLC.
ATTN: VITALY GAKALO
777 RIDGEWOOD AVE.
NORTH BRUNSWICK,
NEW JERSEY 08902

NO.	REVISION	DATE	Dr/Ck
1	PER TWP STAFF RECOMMENDATION	3-18-2022	JA/SA

CAD#:	DESIGN BY:	DATE:
21-009 Cover Sht	SA	1/10/2022
PB#:	DRAWN BY:	SCALE:
-	JA	AS SHOWN
BOOK#:	Checked by:	FILE NO.:
-	SA	21-009

AMERTECH ENGINEERING, INC.
ENGINEERS, SURVEYORS AND PLANNERS
757 RIDGEWOOD AVENUE, NORTH BRUNSWICK, NJ 08902
TEL: 732-241-1100 FAX: 732-241-1101
WWW.AMERTECHENGINEERING.COM
STATE OF REGISTRATION NO. 242000170

Sharif H. Aly
SHARIF H. ALY
NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 34669

MINOR SITE PLAN
TAX MAP LOT 78 BLOCK 168.02
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
TAX MAP SHEET No. 46

VATRA AUTO SERVICES, LLC
COVER SHEET

JOB #:
21-009

1
2