

TOWNSHIP OF NORTH BRUNSWICK

710 HERMANN ROAD
NORTH BRUNSWICK, NJ 08902

Tel.: (732) 247-0922 x440

Website: WWW.NORTHBRUNSWICKNJ.GOV

DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Mr. Peter U. Lanfrit, Esq.
Borrus, Goldin, Foley, Hyman & Stahl
Counsellors at Law
2875 US Highway Route 1
North Brunswick, NJ 08902

FROM: Sal Profaci, Zoning Officer

DATE January 17, 2024

SUBJECT: Block: 229 Lot: 30
Street Address: 463 Wood Avenue, North Brunswick, NJ 08902
Applicant: Elite Plus Properties, LLC
901 Joyce Kilmer Avenue, North Brunswick, NJ 08902

Dear Mr. Lanfrit:

I have reviewed the land use application to construct a single-family dwelling on an undersized lot in the R-2 Zoning District, and have determined that your client must appear before the North Brunswick Zoning Board of Adjustment for land use approvals including C bulk variances. I am issuing the following report.

The following application materials were reviewed:

- o 11-Sheet Township of North Brunswick (Variance Application Form C) dated December 28th, 2023
- o Four (4) page Variance Plan prepared by Ronald J. Sadowski, P.E. dated September 11th 2023 and revised December 14th 2023
- o Three (3) page Architectural Drawings prepared by Roger C. Winkle, AIA Architect dated December 29th 2023
- o One (1) page Boundary and Topographic Survey prepared by Brunswick Surveying Inc. dated September 1, 2023

Administrative

1. The applicant proposes to construct a single-family dwelling on an existing undersized non-conforming lot in the R-2 Single Family Residential Zone. The existing lot is undersized having 10,900 SF in lot area where 15,000 SF is required. The proposed lot will have 50 ft of frontage along Wood Avenue where 100 ft is required leaving them deficient by 50 ft.

Due to the narrowness of the lot, the applicant is requesting variance relief from the side yard set-backs required in the zone. The total impervious area is 1,848 square feet or 17% of the maximum total of 50%.

Subject Property / Character of the Neighborhood

2. The subject property is situated on Block 229, Lot 30 on 463 Wood Avenue. The subject property is bound by residential uses. There is a zero-lot line duplex located directly to the left or west of the subject property. The duplex sits on two (2) lots measuring 50 feet by 218 feet which was part of a minor subdivision with bulk variances approved by the Planning Board in 2015. It must be noted that the size of the lot that the applicant is seeking variance relief is also 50 feet by 218 feet. Located directly across the street to the south is Wood Acres Garden Apartments.

“C” Variances

3. **Article II – Section 205-4.1A.**
Schedule of Area, yard and building requirements
Table 1 – R-2 Zone:

Minimum Lot Requirements

Minimum Lot Area – 15,000 SF	Proposed * 10,900 SF
Required Lot Width – 100 feet	Proposed * 50 feet
Required Minimum (One) Side Yard – 12 ft	Proposed * 10 feet
Required Both Side Yards – 28 ft	Proposed * 20 feet

***Variances Requested**

Miscellaneous

I defer to the Township Engineer as to tree replacement requirements in section 205-40.6 as the property has already been cleared.

The applicant should justify these variances and provide testimony to satisfy the C-1 (hardship) and/or C-2 (advancement) criteria to meet the Municipal Land Use Law definition for the "C" variance.

The Township reserves the right to further comment based upon the testimony at the public hearing.

Completeness

1. Checklist:

The application is administratively **deemed incomplete** since the following items from the checklist entitled "Minor Subdivision Completeness Checklist" have not been satisfied and/or submitted:

Item 1: 14 copies of application forms.

Item 4: 15 complete sets of the plat shall be submitted (full size), together with 15 reduced copies of the plat measuring 11 inches by 17 inches.

Item 10: 3 copies of Tax Assessment Payment Report

2. Fees and Escrow Deposits (§ 205-139):

The applicant must remit the following application fees and technical review escrow deposits in order for a completeness certification to be issued.

Land Use Application Fees:

Zoning Report	\$ 200.00
C Variances (\$100 each) X 4:	<u>\$ 400.00</u>
TOTAL:	\$ 600.00

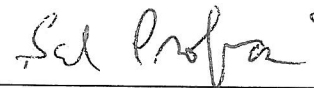
Technical Review Escrow Deposit:

C Variances (\$350 each) X 4: \$1,400.00

TOTAL: \$2,000.00

Please remit two separate checks in the above total amounts. Upon submission of the above referenced item(s) and their review by this office for compliance with the Land Use Ordinance, you will be notified regarding the status of your application with respect to a Board hearing, for which proper notification will be required. If you have any questions, you may contact Kristen Olcsvay, Secretary to the Zoning Board of Adjustment, at 732-247-0922, extension 440.

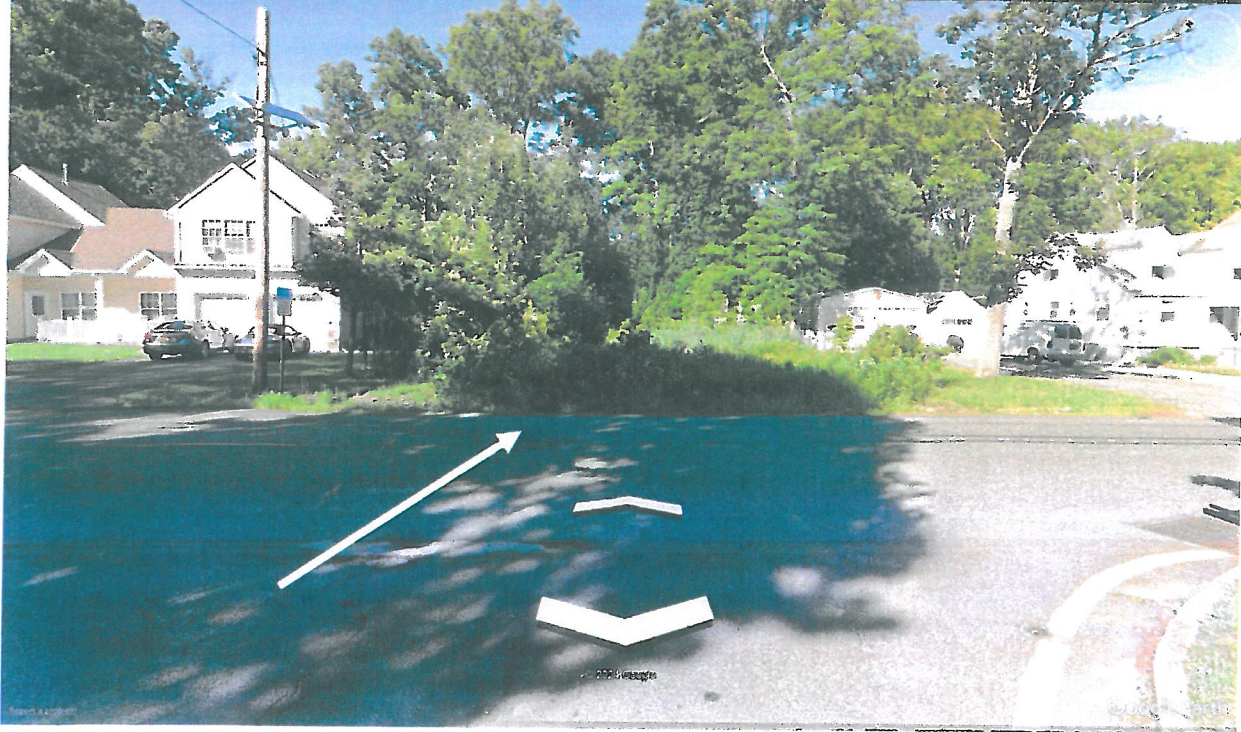
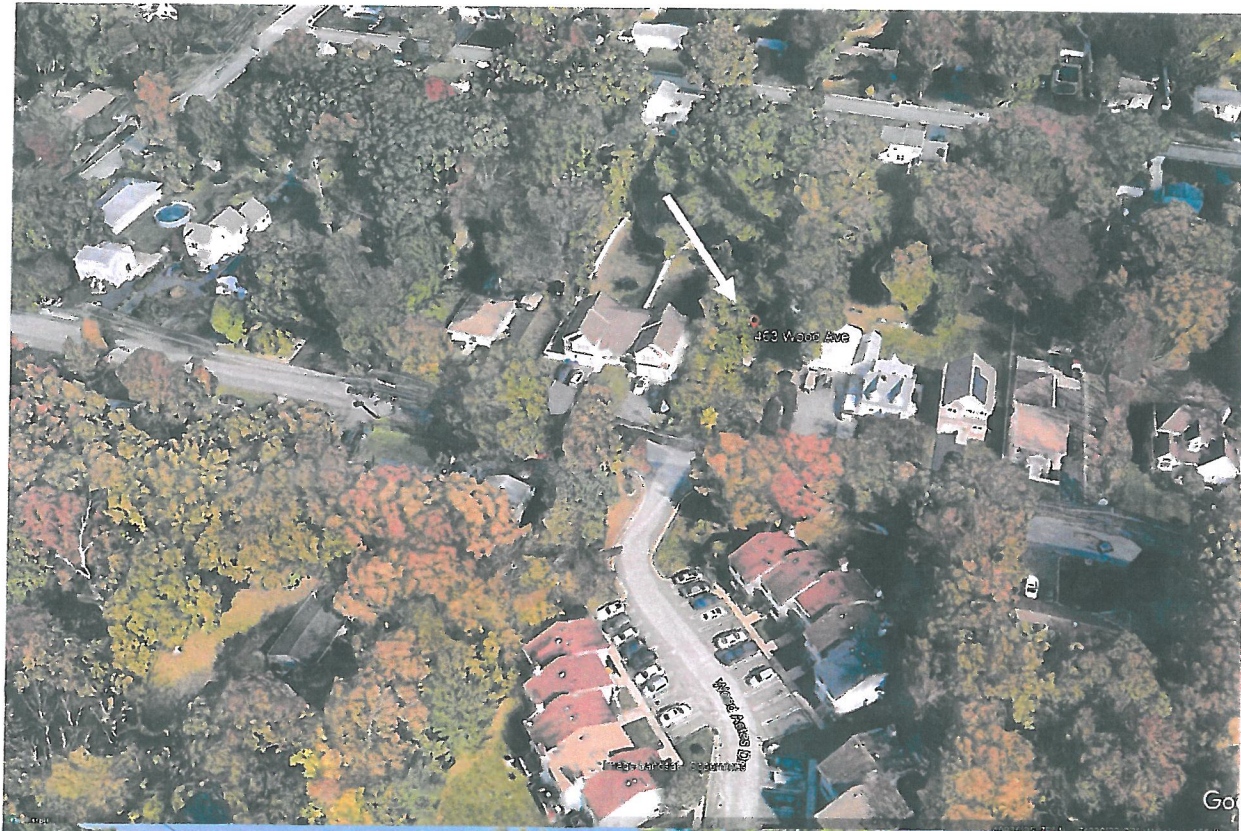
Sincerely,



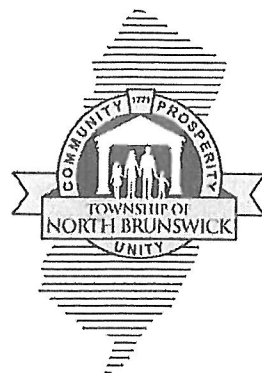
Sal Profaci, Zoning Officer

Email: sprofaci@northbrunswicknj.gov
Phone: 732-247-0922 x 207

c: Mayor and Council
Michael Hritz, Director of Community Development
Tom Vigna, Planner
Planning Board







For Office Use Only	
Date Filed: _____	Appl. No.: _____
Appl. Fee: \$ _____	Escrow Deposit: \$ _____
Check One:	
<input type="checkbox"/> Zoning Board of Adjustment	
<input type="checkbox"/> Planning Board	

Revision Date: 9/2020

TOWNSHIP OF NORTH BRUNSWICK

Variance Application (FORM C)

The original and fourteen (14) copies of the completed application form supplied by the Township and the required number of copies of supporting documents listed in the applicable checklist must be filed with the Department of Community Development. If a waiver is being requested for any item on the checklist, it must be noted in the "waiver requested" section, and each item must be listed by checklist number and a detailed reason for the request must be provided. Any application that does not include an item required by the checklist, and for which a waiver has not been requested, will be automatically deemed incomplete.

All applications must be accompanied by appropriate fees and escrow deposits together with a written explanation of the amount calculations. Separate application fee and escrow deposit checks must be provided.

In addition to submittal of hard copies of documents, copies of all applications, surveys, plans, reports and studies, such as environmental impact, traffic, stormwater, sewer and water reports, and any other documents associated with the application, shall be submitted on a CD in portable document format (pdf) at 400 x 400 dpi. Submittal of such digital copies shall be required to constitute an application for development, and all revised files shall be resubmitted as the originals are changed or amended. Every electronic submission must be accompanied by a cover letter listing all attached documents and any revisions, where applicable. Single-family or two-family homeowners preparing variance applications on their own behalf shall not be subject to this electronic submission requirement, provided that such applications do not require site plan or subdivision approval.

The following proof of satisfying the notice requirements must be filed with the Secretary of the appropriate Board at least five (5) days prior to the date fixed for the hearing:

- Affidavit of Service
- Copy of notice served
- Certified List of Property Owners within 200 feet and others served with manner of service
- Certified Mail receipts stamped by the USPS
- Affidavit of Publication from the newspaper in which the notice was published.



PART I

SUBJECT PROPERTY:

Block 229 Lot(s) 30 Zone R-2
Property Location 463 Wood Avenue
Size of Property 10,900 square feet

Present Use: Residential Non-Residential Vacant
Proposed Use: Residential Non-Residential Specify: _____

CONTACTS:

Applicant: Corporation Partnership Individual
 Other/Explain Limited Liability Company

Name: Elite Plus Properties, LLC
Address: 901 Joyce Kilmer Avenue, North Brunswick, NJ 08902
Telephone: _____ Fax: _____
Email: simc123@aol.com

Owner (if different from Applicant):

Name: 463 Wood Avenue, LLC
Address: 901 Joyce Kilmer Avenue, North Brunswick, NJ 08902
Telephone: _____ Fax: _____
Email: simc123@aol.com

Engineer:

Name: Ronald J. Sadowski, P.E.
Address: 10 Edward Avenue, Edison, NJ 08820
Telephone: 732-744-6392 Fax: _____
Email: ronsadowski@verizon.net

Attorney:

Name: Peter U. Lanfrit, Esq., Borrus, Goldin, Foley, Vignuolo, Hyman and Stahl, P.C.
Address: 2875 US Route One, North Brunswick, NJ 08902
Telephone: 732-422-1000 Fax: _____
Email: peter@borrus.com & cc: erin@borrus.com



PART II

Describe the Proposed Development/Request (continue on a separate sheet if necessary):

Applicant is applying to the zoning board of adjustment for c(1) and c(2) variance approval to construct a single family dwelling on an undersized lot in the R-2 Zoning District.

VARIANCE(S) REQUESTED (Check all that apply):

"C" Variance(s):

- C(1) - The strict application of the provisions of Chapter 205 would result in peculiar and exceptional practical difficulties or exceptional and undue hardship.
- C(2) - The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

"D" Variance(s):

- D(1) - Use or principal structure in a district restricted against such use or principal structure.
- D(2) - Expansion of a nonconforming use.
- D(3) - Deviation from a specification or standard pertaining solely to a conditional use.
- D(4) - Increase in the permitted floor area ratio.
- D(5) - Increase in the permitted density.
- D(6) - Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.



ASSOCIATED APPROVALS REQUESTED:

Site Plan:

- Site Plan
- Amended Site Plan
- Conditional Use

Subdivision:

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Amended Preliminary Major Subdivision
- Amended Final Major Subdivision

Other (specify): _____

A change to a nonpermitted use shall require a site plan approval or, as a minimum, a site plan waiver request. Such request may be considered by the Board, and, if granted, will constitute an acknowledgment by the Board that the condition of the property is satisfactory and meets the requirements of Chapter 205. No site plan waiver will be granted if the condition of the property is not satisfactory in such matters as traffic, circulation, access, parking, lighting, setbacks, lot coverage, safety, landscaping, buffer, fire safety, noise or other requirements of Chapter 205

Is a site plan waiver requested? YES NO

If a site plan waiver is sought, explain why the request shall be granted:

Is the application proposed to be bifurcated? YES NO

If bifurcated, identify the nature of subsequent development approvals to be sought:

Identify Requested Variances:

Ordinance Section:	Requirement:	Proposed Deviation:
§205- Attachment 6	Min. Lot Area - 15,000 SF	10,900 SF (EXISTING CONDITION)



§205-Attachment 6	Min. Lot Depth - 100 FT	50 FT (EXISING CONDITION)
§205-Attachment 6	Side setback (one) - 12 FT	10 FT
§205-Attachment 6	Side setback (total) - 28 FT	20 FT
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____

Identify Requested Design Waivers: N/A

Ordinance Section:	Requirement:	Proposed Deviation:
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____

“C” Variance(s) (Check one that applies):

A variance under N.J.S.A. 40:55D-70.C(1):

Detail your argument for how this case conforms to this requirement, including, if applicable, reference to exceptional narrowness, shallowness or shape of the property, or exceptional topographic conditions or physical features uniquely affecting the property, or extraordinary and exceptional situations uniquely affecting the property or the structures lawfully existing thereon:

There is no other land available to make the lot conforming. Because of the width of



the lot it is necessary to request the side yard variances in order to construct a dwelling compatible with the neighborhood.

and/or

A variance under N.J.S.A. 40:55D-70.C(2):

Detail your argument for how this case conforms to this requirement: _____

See above.

D Variance(s):

State special reasons why the refusal to allow the project would impose on the applicant an undue hardship and/or how the proposed project carries out a purpose of zoning as defined in N.J.S. 40:55D-2. Detail your argument for 1) how the proposed use inherently serves the public good, and/or 2) why the property cannot reasonably be adapted to a conforming use, and/or 3) what unique characteristics of the site make it particularly appropriate for the proposed use rather than a permitted use: _____

C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good: See above.

Supply a statement of facts why relief can be granted without substantial detriment to the intent and purpose of the zone plan and zoning ordinance: See above.



PART III

Has there been any previous application to any Township Board involving these premises?

YES NO

If yes, provide file number(s) and state the nature, date and disposition of said mater:

Is public water available?

YES NO

If no, how will water service be supplied? _____

Is public sewer available?

YES NO

If no, provide proposed method of sewage disposal: _____

Are there any existing deed restrictions, easements or covenants?

YES NO

If yes, are copies provided?

YES NO

Are any deed restrictions, easements or covenants contemplated?

YES NO

If yes, are copies provided?

YES NO

Does the owner own or have any ownership interest in any contiguous property?

YES NO

If yes, provide type of ownership, address, block and lot(s): _____

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

Quantity:	Description of Item:
15	Variance Plan
15	Survey
15	Architectural Drawings



DISCLOSURE OF OWNERS OF CORPORATION OR PARTNERSHIP:

A corporation or partnership applying to a Board for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stocks of any class or at least 10% of the interest in the partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1. Applications which do not comply with N.J.S.A. 40:55D-48.1 et seq. will be deemed incomplete.

Name: William Simcox Address: 901 Joyce Kilmer Avenue, North Brunswick, NJ 08902

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Applicant's Signature: William Simcox Date: 12/28/23



ESCROW FUNDS AGREEMENT:

The Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) authorizes the collection of Technical Review Escrow Fees to cover the costs incurred by the Township for professional services involved in the review of land use development applications. Subsection 205-139 of the North Brunswick Township Land Use Ordinance establishes the amount of Technical Review Escrow Fees and the procedures for collecting and replenishing same. I hereby acknowledge and agree to the following: 1) I am responsible for the cost of all reasonable professional services rendered to the Planning Board or Board of Adjustment during the review and processing of my development application. 2) If I receive a written Deficiency Notice from the Chief Financial Officer or his/her designee (CFO) that the balance of funds remaining in the account is insufficient to cover invoices, vouchers or bills submitted to the Township for services which have already been performed, no further consideration, review or processing of the application will be permitted until such time as the funds requested in the Deficiency Notice have been deposited, and this cessation of work could result in carrying my application to the next regularly scheduled public meeting of the designated land use agency. 3) Failure to deposit the amount requested in the Deficiency Notice within ten days of receipt shall toll the period for action by the Planning Board or Board of Adjustment as stipulated in N.J.S.A. 40:55D-1 et seq., and shall bar me from seeking a default approval under N.J.S.A. 40:55D-10.4. 4) Failure to post funds requested in the Deficiency Notice within 45 days shall be grounds for dismissal of my application without prejudice, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application. 5) In the event that my application is approved and a Deficiency Notice is received after the approval is memorialized, failure to pay the shortfall amount shall be grounds for voiding the approval. 6) In the event that my application is denied and a Deficiency Notice is received after the denial is memorialized, I am still obligated to pay any shortfall amount, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application.

Applicant's Signature: William Simcox Date: 10/28/23

Owner's Signature (if different from Applicant): _____ Date: _____



SITE INSPECTION AUTHORIZATION

I hereby give permission for North Brunswick professional staff or municipal agencies and their agents to come upon and inspect these premises with respect to this application.

Owner's Signature: Peter U. Lafrat Date: 1/2/24
Peter U. Lafrat, as Attorney for Owner/Applicant.

APPLICANT'S CERTIFICATION:

William Simcox, Authorized Signatory
I, of Elite Plus Properties, LLC, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 901 Joyce Kilmer Avenue, North Brunswick in the County of Middlesex and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant, and I am authorized to sign the application for the partnership or corporation.

[Signature]
SIGNATURE

Sworn to and subscribed before me this 26 day of December, 2023

[Signature]
NOTARY PUBLIC

EVA MOCHOL
NOTARY PUBLIC OF NEW JERSEY
Comm. No.: 2404064
My Commission Expires Jan. 28, 2026


OWNER'S CERTIFICATION (If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner):

William Simcox, Authorized Signatory
I, of 463 Wood Avenue, LLC, of full age, being duly sworn according to law and upon my oath depose that: I reside at 901 Joyce Kilmer Avenue, North Brunswick in the County of Middlesex and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner in fee of all that certain lot, piece or parcel of land



situated, lying, and being in the municipality aforesaid, and known and designated as Block(s)
229 and Lot(s) 30

and that I am either the applicant or I have authorized the applicant to make this application, and
I agree to be bound by the application, the representations made and the decision in the same
manner as if I were the applicant.


SIGNATURE

Sworn to and subscribed before
me this 10 day of
December, 2023


NOTARY PUBLIC

EVA MOCHOL
NOTARY PUBLIC OF NEW JERSEY
Comm. No.: 2404064
My Commission Expires Jan. 28, 2026

REV:	COMMENT	DATE
0	FOR BOARD APPROVAL	14DEC23

VARIANCE APPLICATION

LOCATED AT
463 WOOD AVENUE
BLOCK 229, LOT 30
TOWNSHIP OF NORTH BRUNSWICK
COUNTY OF MIDDLESEX
STATE OF NEW JERSEY

OWNER
463 WOOD AVENUE, LLC
901 JOYCE KILMER AVENUE
NORTH BRUNSWICK, NJ 08902

APPLICANT
ELITE PLUS PROPERTIES, LLC
901 JOYCE KILMER AVENUE
NORTH BRUNSWICK, NJ 08902

Ronald J. Sadowski, P.E.

10 EDWARD AVENUE
EDISON, N.J. 08820
(732)-744-6392
ronsadowski@verizon.net

BLOCK: 229 LOT 30
 ZONE: R-2 SINGLE-FAMILY RESIDENTIAL
 NORTH BRUNSWICK, NEW JERSEY
 SCHEDULE OF AREA, YARD, AND BUILDING REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM LOT AREA (FEET)	15,000	** 10,900
MINIMUM LOT WIDTH (FEET)	100	** 50.00
MINIMUM LOT DEPTH (FEET)	100	218.00
MINIMUM SETBACKS (FEET)		
MAIN STRUCTURE		
FRONT	40	40.0
SIDE (ONE)	12	** 10.0
SIDE (TOTAL)	28	** 20.0
REAR (20% LOT DEPTH)	43.6	
MAX. BLDG. HEIGHT (STORIES)	2.5	2
MAX. BLDG. HEIGHT (FEET)	30	28.0
ACCESSORY STRUCTURE		
SIDE	5	N.A.
REAR	5	N.A.
MAXIMUM PRINCIPAL BUILDING COVER (%)	20	11.5
MAXIMUM TOTAL IMPERVIOUS COVER (%)	50	17.0
MINIMUM GROSS FLOOR AREA (SQ.FT.)	800	2,272

** VARIANCE REQUIRED

INDEX OF DRAWINGS (PROJECT S23201)

- 1 COVER SHEET
- 2 PROPOSED SITE PLAN, GRADING, DRAINAGE AND UTILITY PLAN
- 3 SITE PLAN CONSTRUCTION DETAILS
- 4 SOIL EROSION AND SEDIMENT CONTROL PLAN

200 FOOT PROPERTY OWNERS LIST

BLOCK	LOT	Property Location	Owner Name	Mailing Address	City, State	Zip
221	11	510 WOOD AVENUE	THAZ CHINTHUR	510 WOOD AVENUE	NORTH BRUNSWICK NJ	08902
221	12	480 WOOD AVENUE	SHAH ADITYA & SIKH BACHANA	4 HAWTHORNE ROAD	NORTH BRUNSWICK NJ	08902
221	13	470 WOOD AVENUE	HILLJEON	470 WOOD AVENUE	NORTH BRUNSWICK NJ	08902
221	14	458 WOOD AVENUE	EST OF SHUTT GUTTRIDGE	468 WOOD AVENUE	NORTH BRUNSWICK NJ	08902
221	15.01	WOOD ACRES DRIVE	WOOD ACRES HOMEOWNERS ASSOCIATION	21 WOOD ACRES DRIVE	NORTH BRUNSWICK NJ	08902
221	15.02	1 WOOD ACRES DRIVE	OTTLEY PYE JAMES & PYE DAVID	1 WOOD ACRES DRIVE	NORTH BRUNSWICK NJ	08902
221	15.03	3 WOOD ACRES DRIVE	LARTON STALEY	3 WOOD ACRES DRIVE	NORTH BRUNSWICK NJ	08902
221	15.04	5 WOOD ACRES DRIVE	BIASIOSI RASHMI	5 WOOD ACRES DRIVE	NORTH BRUNSWICK NJ	08902
221	15.07	10 WOOD ACRES DRIVE	PATEL PRAHASHBHAI & IRAN	10 WOOD ACRES DRIVE	NORTH BRUNSWICK NJ	08902
221	15.28	8 WOOD ACRES DRIVE	PATEL PRAKASH & BHIA	8 WOOD ACRES DRIVE	NORTH BRUNSWICK NJ	08902
221	15.29	6 WOOD ACRES DRIVE	MA HUAJUN & CHENG LIN	6 WOOD ACRES DRIVE	NORTH BRUNSWICK NJ	08902
221	15.30	4 WOOD ACRES DRIVE	CLADD DONNARD & JOSEPH	4 WOOD ACRES DRIVE	NORTH BRUNSWICK NJ	08902
221	15.31	2 WOOD ACRES DRIVE	MANN ELL KENNETH F	2 WOOD ACRES DRIVE	NORTH BRUNSWICK NJ	08902
221	32.01	436 WOOD AVENUE	RICHARDSON MAREN & LAJARA	436 WOOD AVENUE	NORTH BRUNSWICK NJ	08902
221	32.07	OAK ROAD	PRESIDENTIAL 1 LLC ETAL	110 CHESTNUT RIDGE PT 101	MONTVALE NJ	07845
229	5	504 CALVERT ROAD	HADJE SAID	7900 25TH AVENUE	MIRABELLIS NJ	07030
229	6	490 CALVERT ROAD	MULERO MARIA	196 CALVERT ROAD	NORTH BRUNSWICK NJ	08902
229	7	470 CALVERT ROAD	HAMMILL THOMAS & ELLEN	490 CALVERT ROAD	NORTH BRUNSWICK NJ	08902
229	9.01	471 CALVERT ROAD	PETROCCIA RICHARD M	470 CALVERT ROAD	NORTH BRUNSWICK NJ	08902
229	9.02	458 CALVERT ROAD	PATEL MANU & KRISHNA	458 CALVERT ROAD	NORTH BRUNSWICK NJ	08902
229	11	456 CALVERT ROAD	KUNDETI RAJAN & SUDHA	456 CALVERT ROAD	NORTH BRUNSWICK NJ	08902
229	17	449 WOOD AVENUE	RIVES PATRICK & DIAZ MARIA	449 WOOD AVENUE	NORTH BRUNSWICK NJ	08902
229	28	451 WOOD AVENUE	LEE SEUNG HWAN	451 WOOD AVENUE	NORTH BRUNSWICK NJ	08902
229	29	455 WOOD AVENUE	FACCONE ROBERT	455 WOOD AVENUE	NORTH BRUNSWICK NJ	08902
229	31.01	469 WOOD AVENUE	ASHRAF INIRAN	469 WOOD AVENUE	NORTH BRUNSWICK NJ	08902
229	41.02	473 WOOD AVENUE	SAWAL GUNAYOUE S & MASO ANU S	473 WOOD AVENUE	NORTH BRUNSWICK NJ	08902
229	32	477 WOOD AVENUE	HOMATH GEORGIA	477 WOOD AVENUE	NORTH BRUNSWICK NJ	08902
229	33	507 WOOD AVENUE	JONES THEODORE B JENNIFER	507 WOOD AVENUE	NORTH BRUNSWICK NJ	08902

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

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

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

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

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

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

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

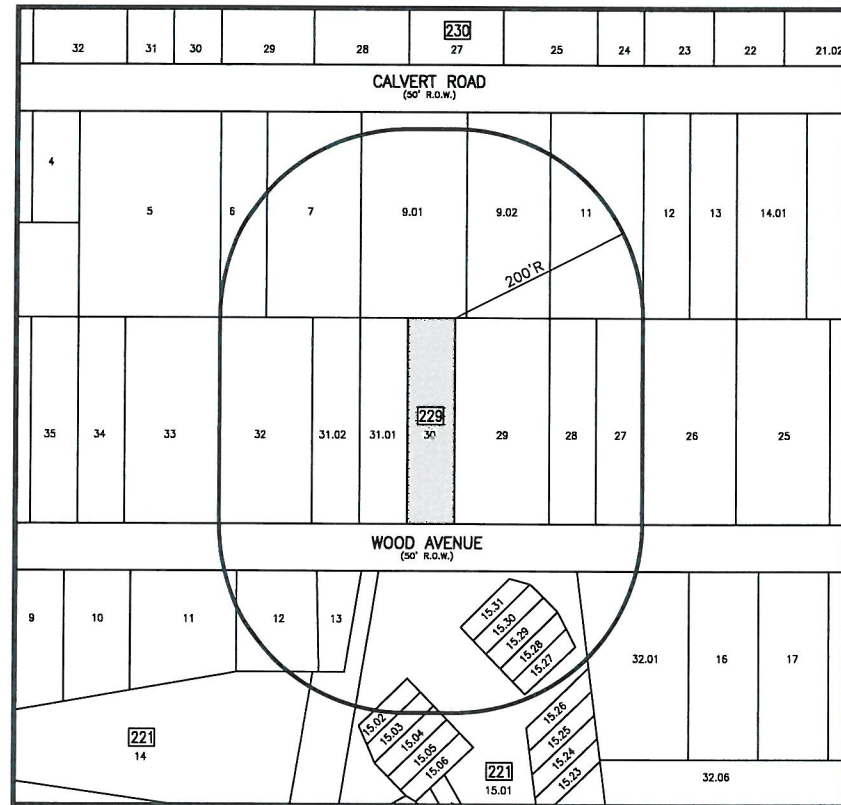
CONSTRUCTION DEPT. MR. TIM ALLEN
 TEXAS EASTERN TRANSMISSION CORP.
 501 COOLIDGE STREET
 SOUTH PLAINFIELD, NJ 07080

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

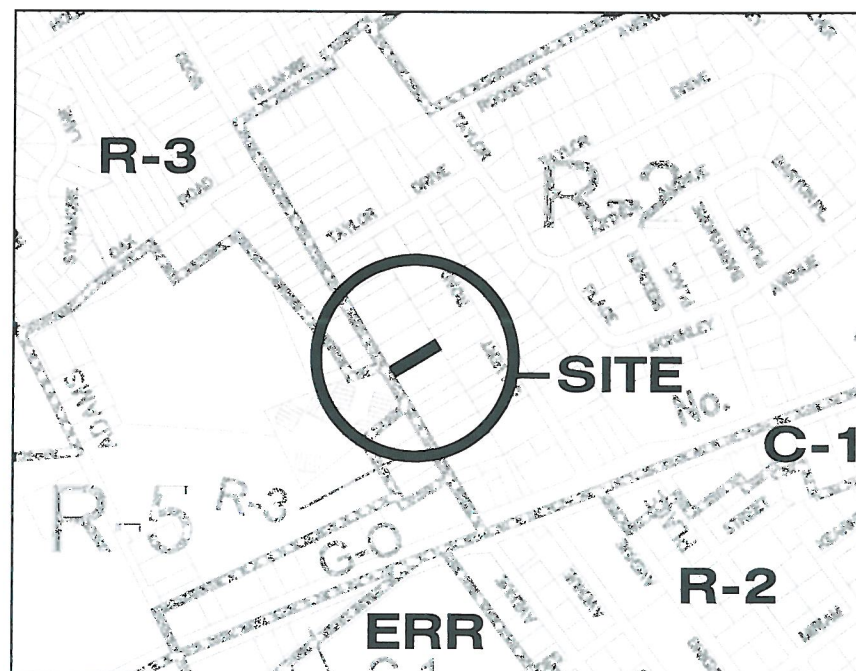
CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

TOWNSHIP ENGINEER _____ DATE _____



200' RADIUS MAP
 TAX MAP 65
 SCALE: 1"=100'

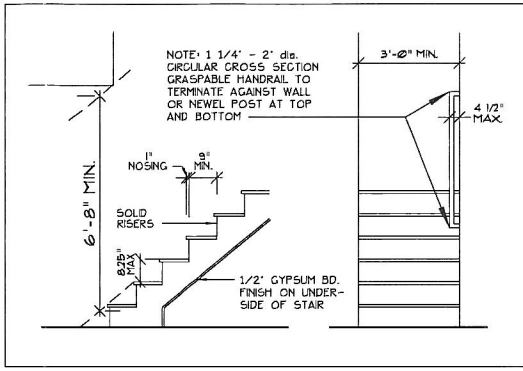
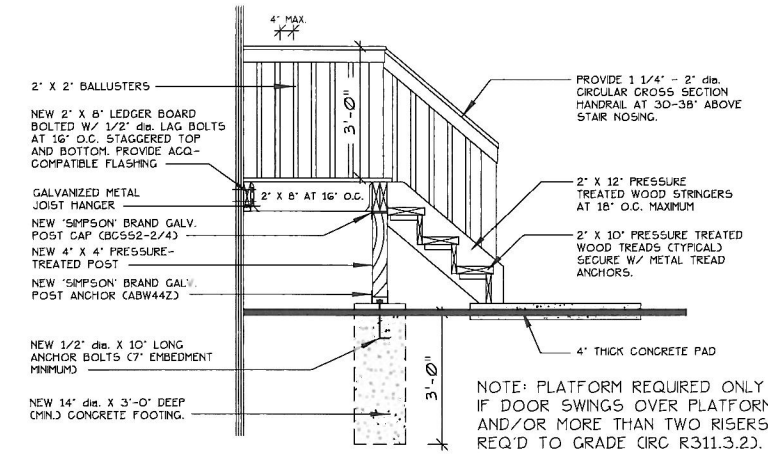
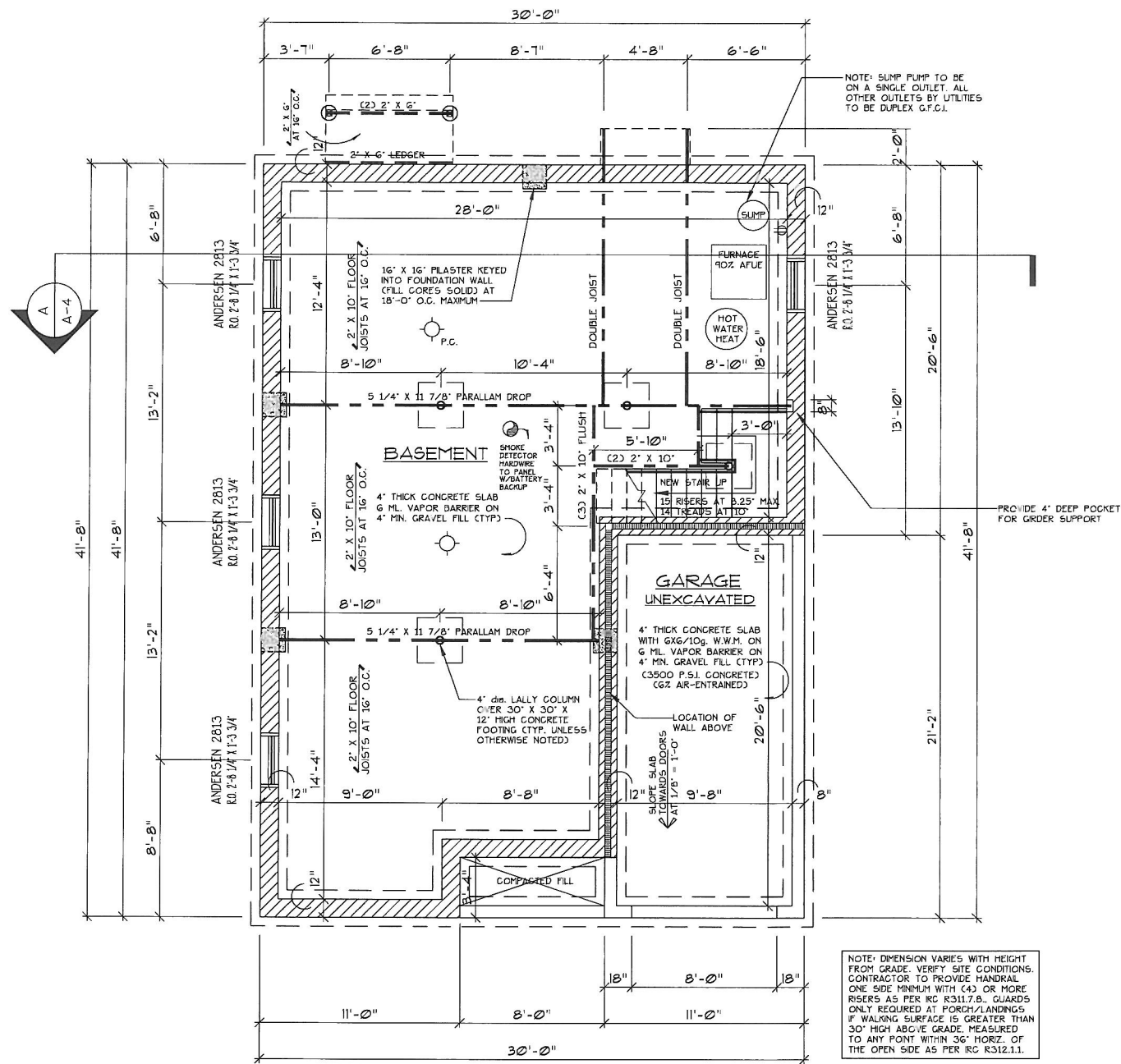


ZONING/KEY MAP
 SCALE: 1"=400'



Ronald J. Sadowski
 RONALD J. SADOWSKI
 NJPE #38261

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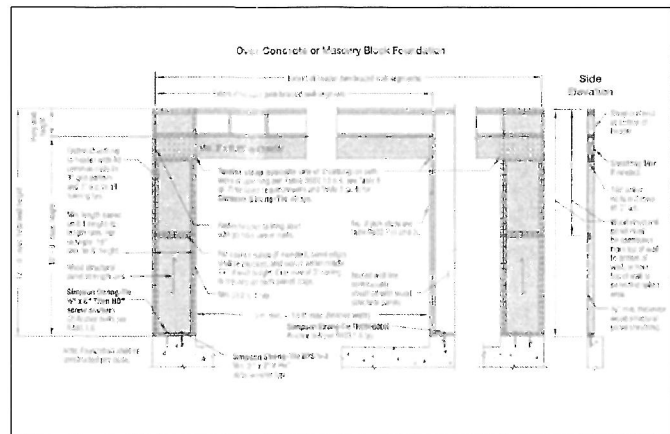
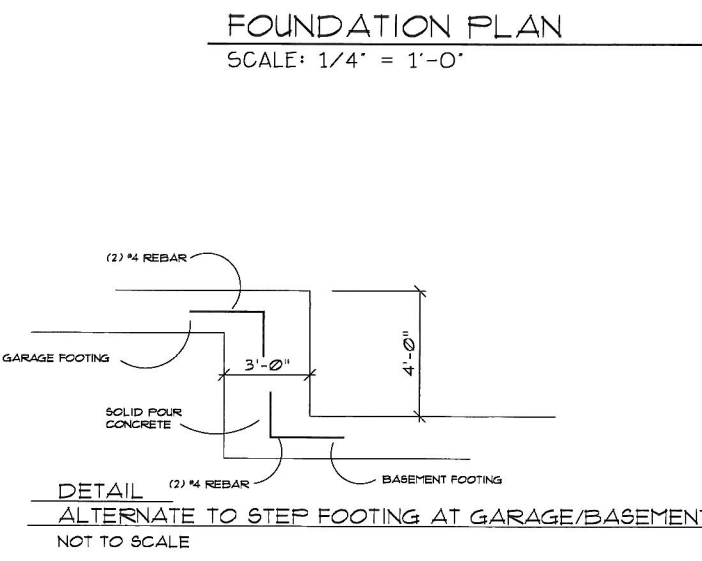
ADOPTED CODES AND STANDARDS - 2021
NEW JERSEY UNIFORM CONSTRUCTION CODE - NJAC 5:23

NJAC 5:23-3.12 - ELEVATOR SUBCODE - AMERICAN SOCIETY OF MECHANICAL ENGINEERS, INTERNATIONAL BUILDING CODE/2021, NJ EDITION, CHAPTER 35
NJAC 5:23-3.14 - BUILDING SUBCODE - INTERNATIONAL BUILDING CODE/2021 NJ EDITION
NJAC 5:23-3.15 - PLUMBING SUBCODE - NATIONAL STANDARD PLUMBING CODE/2021
NJAC 5:23-3.16 - ELECTRICAL SUBCODE - NATIONAL ELECTRICAL CODE (NFPA 70)/2020
NJAC 5:23-3.17 - FIRE PROTECTION SUBCODE - PORTIONS OF 5:23-3.14, 5:23-3.16, 5:23-3.20, 5:23-3.21, AND 5:23-3.22, AS DELINEATED IN 5:23-3.4
NJAC 5:23-3.18 - ENERGY SUBCODE - INTERNATIONAL ENERGY CONSERVATION CODE/2021
NJAC 5:23-3.20 - MECHANICAL SUBCODE - INTERNATIONAL MECHANICAL CODE/2021
NJAC 5:23-3.21 - ONE AND TWO FAMILY DWELLING SUBCODE - INTERNATIONAL RESIDENTIAL CODE/2021 NJ EDITION
NJAC 5:23-3.22 - FUEL GAS SUBCODE - INTERNATIONAL FUEL GAS CODE/2021
NJAC 5:23-6 - REHABILITATION SUBCODE - NJICC, SUBCHAPTER 6
ICC A117.1-2017 - BARRIER-FREE SUBCODE - INTERNATIONAL BUILDING CODE/2021, NJ EDITION, CHAPTER 11, NJAC 5:23-7

THIS PLAN MEETS NEW JERSEY ENERGY CODE PER BULLETIN '19-2'. COMPLIANCE WITH RESCHECK SOFTWARE.

N.J.U.C.C. REQUIREMENTS
2021 INTERNATIONAL RESIDENTIAL CODE
NEW JERSEY EDITION

USE GROUP	R-5
CONSTRUCTION TYPE	5B
WIND SPEED	115 MPH
EXPOSURE CATEGORY	B
LIVE LOADS	
FLOORS	40 PSF
BEDROOM FLOORS	30 PSF
ATTIC (ACCESSED BY FIXED STAIR ONLY)	30 PSF
CEILINGS	20 PSF
ROOF	30 PSF
DECK	60 PSF
AREA	
1st FL	989 SF
2nd FL (INCLUDING OPEN AREAS)	1283 SF
TOTAL	2272 SF
OPEN AREAS	55 SF
COVERAGE	1307 SF
VOLUME (ON CUBIC FEET)	39,374 CF



GENERAL NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH NEW JERSEY UNIFORM CONSTRUCTION CODE.
- CONTRACTOR TO INSPECT AND VERIFY ALL SITE CONDITIONS.
- ALL FOOTINGS TO BEAR ON VIRGIN SOIL.
- SOIL BEARING CAPACITY ASSUMED TO BE TWO (2) TONS. IF SOIL ENCOUNTERED IS LESS, NOTIFY ARCHITECT.
- ALL BELOW GRADE BLOCK IS TO BE HOLLOW CORE LOAD BEARING TYPE FOR BELOW GRADE CONSTRUCTION.
- STEPPED FOOTINGS WHERE NECESSARY, SHALL BE STEPPED AT A RATIO OF ONE VERTICAL BLOCK FOR EVERY TWO HORIZONTAL BLOCKS (MINIMUM).
- CONCRETE SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 3000 PSI UNLESS OTHERWISE NOTED.
- DUR-O-WALL TRUSS-TYPE REINFORCING TO BE USED EVERY OTHER BLOCK COURSE (BELOW GRADE).
- ALL FRAMING LUMBER TO BE NO. 2 DOUGLAS FIR OR SOUTHERN PINE MINIMUM FB=900 PSI.
- PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS. ALL FLOOR AND ROOF OPENINGS TO BE BOXED WITH DOUBLE JOISTS HEADERS.
- ALL NAILING TO BE DONE IN ACCORDANCE WITH IRC TABLE R602.3.13.
- ELECTRICAL LAYOUT IS SCHEMATIC AND SHALL BE INSTALLED AS PER N.J.A.C. 5:23-3.16.
- PLUMBING TO BE INSTALLED AS PER N.J.A.C. 5:23-3.15.
- THESE PLANS COMPLY WITH NEW JERSEY'S ENERGY SUB-CODE.
- CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS.
- PROVIDE STEEL LINTELS OVER ALL BRICK OPENINGS WHERE REQUIRED LINTELS TO BE 3 1/2" X 3 1/2" X 1/4" UNLESS OTHERWISE NOTED.
- ALL WOOD TO BE USED FOR EXTERIOR DECKING TO BE PRESSURE-TREATED.
- CONTRACTOR IS TO BE RESPONSIBLE FOR GETTING ALL REQUIRED BUILDING PERMITS, FEES, AND INSPECTIONS.
- ALL SMOKE DETECTORS TO BE HARDWIRED SO THAT IF ONE DETECTOR SIGNALS, ALL WILL SIGNAL. DETECTORS TO HAVE BATTERY BACK-UP SYSTEM.
- IF FUEL-BURNING APPLIANCES ARE INSTALLED, CARBON MONOXIDE DETECTORS TO BE LOCATED IN THE IMMEDIATE VICINITY OF BEDROOMS. IF MORE THAN ONE DETECTOR IS REQUIRED, HARDWIRE SO ALL WILL SIGNAL. PROVIDE BATTERY BACK-UP SYSTEM.
- ALL HEADERS ABOVE OPENINGS ARE TO BE (2) 2' X 10' UNLESS OTHERWISE NOTED.
- PROVIDE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS IN TUB/SHOWER AREAS.
- ALL METAL HANGERS AND ANCHOR BOLTS ATTACHED TO PRESSURE-TREATED LUMBER TO BE HOT-DIPPED GALVANIZED (G-185 MINIMUM).
- FIREPLACES TO DRAW COMBUSTION AIR FROM EXTERIOR. FIREPLACES IN SLEEPING AREAS TO BE SEALED / DIRECT VENT GAS FIREPLACES FOR BEDROOM USE. WHERE A FUEL-BURNING FIREPLACE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATH, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
- NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

FOR PLANNING BOARD OR BOARD OF ADJUSTMENT ONLY. NOT TO BE USED FOR CONSTRUCTION PERMIT.

FOUNDATION PLAN
GENERAL NOTES AND DETAILS

A-1

Proposed Dwelling For:
ELITE PLUS PROPERTIES
463 WOOD AVENUE
BLOCK 229, LOT 30
NORTH BRUNSWICK, NEW JERSEY

12/29/23 JOB#: 2023/114
1 OF 3 DRAWN BY: D.T.

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