

**PROPERTY OWNERS WITHIN 200'**

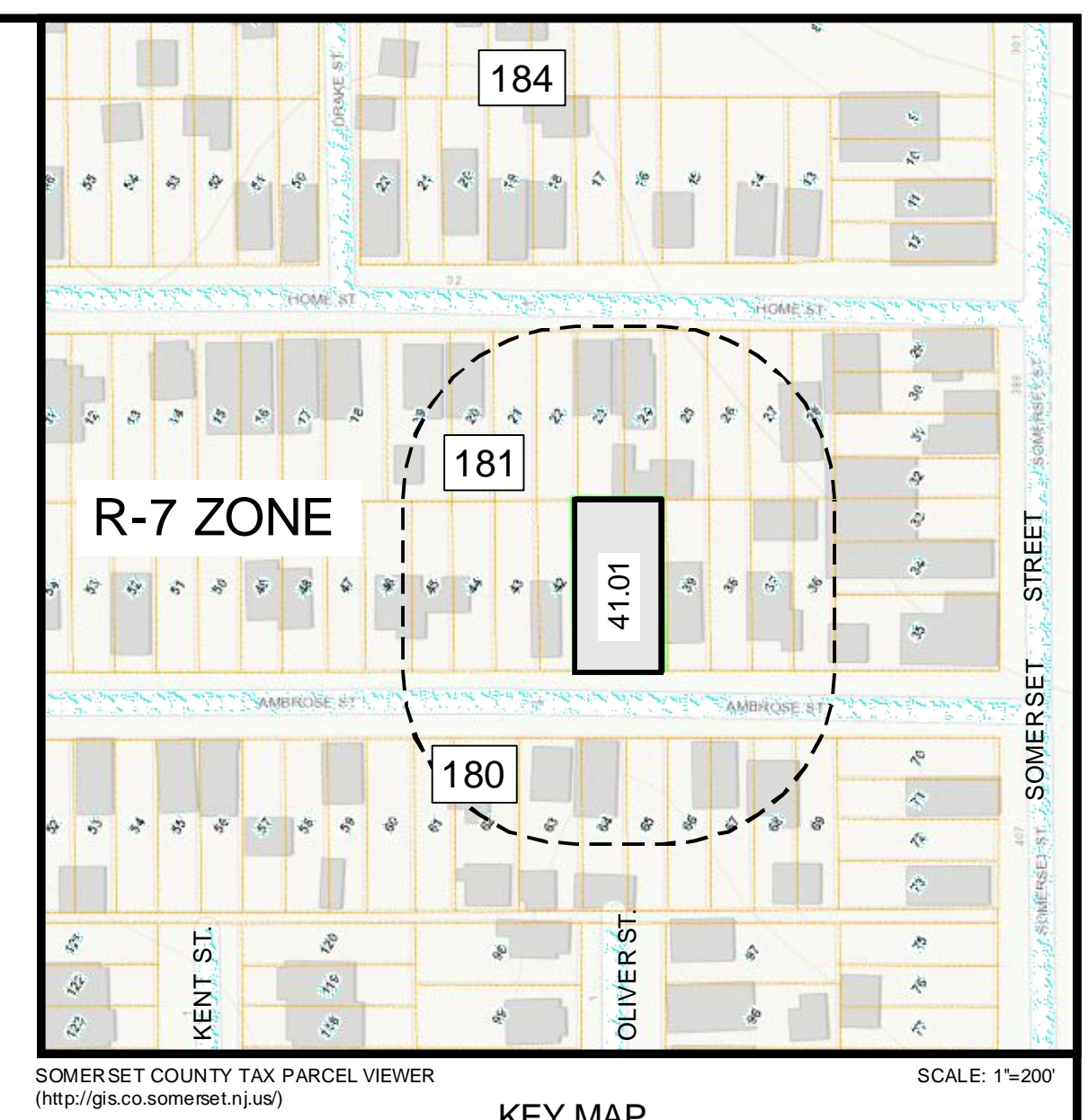
| BLOCK # | LOT #       | PROPERTY OWNER                      |
|---------|-------------|-------------------------------------|
| 180     | 62          | SEAMAN, GEORGE & SHERMAINE          |
|         | 63          | LASELVA, GERALD & DANA              |
|         | 64, 65      | GARCIA, MAXMILIANO GARCIA & MARTIN  |
|         | 66, 67      | ELLIS, LISA                         |
|         | 68, 69      | GARCIA, TOMAS                       |
| 181     | 19          | FERRINO MARGARET C.                 |
|         | 20, 21 & 22 | SERAFIN, MALGORZATA                 |
|         | 23          | KUBIAK, STANLEY & ANNA              |
|         | 24, 25      | SERAFIN, MALGORZATA                 |
|         | 26, 27 & 28 | HOME PROPERTIES INC                 |
|         | 29, 30 & 31 | CAC REALTY GROUP, LLC               |
|         | 32, 33      | 399 SOMERSET, LLC                   |
|         | 34          | KHATER, ELIE M TRUSTEE              |
|         | 35          | MCNEIL, KIARA & MCNEIL, ROBIN       |
|         | 36, 37      | ROMERO MARTINEZ, JOSE               |
|         | 38, 39      | MAIMONE, JAMES V & ADRIANNE         |
|         | 42          | SHIMBARAN, PERSAUD POORA & OKLOHONA |
|         | 43-46       | MONTOTA, YESTER & OREGON, MARTHA    |

**IMPERVIOUS AREA CALCULATION**

|               |                             |
|---------------|-----------------------------|
| DWELLING      | = 1,246 S.F.                |
| PORCH, STAIRS | = 58 S.F.                   |
| DRIVE         | = 30 S.F.                   |
| WALK          | = 61 S.F.                   |
| A/C UNITS     | = 13 S.F.                   |
| <b>TOTAL:</b> | <b>= 1,408 S.F. (33.8%)</b> |

**TREE REPLACEMENT CALCULATION**

TOTAL NUMBER OF TREES 0' TO 15' ON SITE = 9  
 0' TO 15' TREES TO BE REMOVED = 1 = 11%  
 TOTAL REPLACEMENT TREES REQUIRED = 1  
 STREET TREES REQUIRED = 1



**R-7 SINGLE FAMILY DWELLING ZONING REQUIREMENTS:**

(FOR INTERIOR LOTS)

| REQUIREMENTS                     | EXISTING        | PROPOSED          |
|----------------------------------|-----------------|-------------------|
| MINIMUM LOT SIZE                 | 7,500 S.F.      | 5,000 S.F. (1)    |
| MINIMUM FRONTAGE                 | 75 FT.          | 50.00 FT. (1)     |
| MINIMUM FRONT YARD SETBACK       | 25 FT.          | 31.00 FT.         |
| MINIMUM ONE SIDE YARD SETBACK    | 8 FT.           | 8.00 FT.          |
| MINIMUM SIDE YARD SETBACK (BOTH) | 20 FT.          | 20.00 FT.         |
| MINIMUM REAR YARD SETBACK        | 20 FT.          | 21.00 FT.         |
| MINIMUM BUILDING HEIGHT          | 2.5 STY/ 35 FT. | 2 STORY/ ( 35 FT. |
| MAXIMUM BLDG LOT COVERAGE        | 20%             | 24.97% (+)        |
| MAXIMUM IMPERVIOUS COVERAGE      | 30%             | 30.0%             |
| <b>ACCESSORY BLDG</b>            |                 |                   |
| MINIMUM SIDE YARD SETBACK        | 8 FT.           | NA                |
| MINIMUM REAR YARD SETBACK        | 10 FT.          | NA                |
| <b>GARDEN SHED ACCESS. BLDG</b>  |                 |                   |
| MINIMUM SIDE YARD SETBACK        | 3 FT.           | NA                |
| MINIMUM REAR YARD SETBACK        | 5 FT.           | NA                |

(1) EXISTING NON-CONFIRMED  
 (+) VARIANCE REQUIRED

**NOTES:**

- PROPERTY KNOWN AS LOT 41.01 IN BLOCK 181 AS SHOWN ON TAX SHEET No. 80.021 - ZONE: R-7. TOTAL TRACT AREA: 5,000 S.F. OR 0.15 ACRES.
- PROPOSED DWELLING TO BE SERVED BY PUBLIC WATER AND SEWER.
- ELEVATIONS BASED ON ASSUMED DATUM.
- THERE ARE NO OBSERVED OR IDENTIFIED WETLANDS ON THE PROPERTY. THERE ARE NO DELINEATED FLOOD PLANS ON THE PROPERTY.
- NO SOIL CAN BE IMPORTED TO OR REMOVED FROM THE SITE UNTIL A SOIL IMPORTATION OR EXPORTATION PERMIT, AS REQUIRED BY ORDINANCE, HAS BEEN OBTAINED FROM THE TOWNSHIP. SOIL REMOVAL SHALL BE IN ACCORDANCE WITH SECTION 112-20 OF THE ORDINANCE.
- ANTICIPATED SEWERAGE USE ESTIMATED AT 300 GPD.
- AN AS-BUILT PLAN PREPARED BY A LICENSED NEW JERSEY LAND SURVEYOR IS TO BE SUBMITTED TO THE TOWNSHIP PRIOR TO A CERTIFICATE OF OCCUPANCY INSPECTION. THE APPLICANT SHALL ALSO SUBMIT CAD-GENERATED DATA FILES, PREPARED BY A NEW JERSEY LICENSED LAND SURVEYOR, DIRECTLY TRANSLATABLE INTO AN IDENTICAL IMAGE OF THE AS-BUILT PLAN PER THE REQUIREMENTS OF SECTION 112-23A.
- A TOTAL OF 1 (ONE) REPLACEMENT TREES ARE REQUIRED.

**Owner / Applicant:**

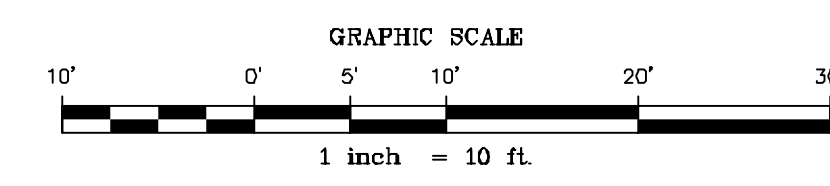
Mercado Homes, LLC  
 Gabriel Mercado  
 324 Bennetts Lane  
 Somerset, NJ 08873  
 908-420-4185

**ZONING BOARD APPROVAL:**

|                            |      |
|----------------------------|------|
| CHAIRPERSON - ZONING BOARD | DATE |
| SECRETARY - ZONING BOARD   | DATE |
| TOWNSHIP ENGINEER          | DATE |
| APPLICATION No.            | DATE |

**PLAN REFERENCES:**

- ARCHITECTURAL DRAWING ENTITLED "PROPOSED FAMILY DWELLING, 17 AMBROSE STREET, SOMERSET, NJ, OWNER: GABRIEL MERCADO" BY LARRY C. JOHNSON, AIA #06275, DATED 11/24/202. FIRST FLOOR PLAN, SHEET A5.
- "GRADING PLAN, TAX MAP LOT 41.01 (FORM. LOTS 40 & 41), BLOCK 181, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY" BY AMERTECH ENGINEERING, INC., JOSEPH T. NIX, N.J.P.L.S. LIC. No. 31276, DATED 10/10/2007.



|              |              |
|--------------|--------------|
| DATE:        | JUNE 8, 2021 |
| SCALE:       | 1" = 10'     |
| DESIGNED BY: | M.K.F.       |
| DRAWN BY:    | A.B.         |
| CHECKED BY:  | M.K.F.       |
| JOB No.      | 2109FS       |

*Michael K. Ford*  
**Michael K. Ford, P.E.**  
 Professional Engineer, New Jersey Lic. No. 34722

**Van Cleaf**  
 ENGINEERING ASSOCIATES, LLC

32 BROWER LANE, PO BOX 5877, HILLSBOROUGH, NJ 08844  
 EMAIL: CONTACT@VANCLEFENGINEERING.COM  
 WEB: WWW.VANCLEFENGINEERING.COM  
 PHONE: (908) 359-6291 FAX: (908) 359-1580

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 NJ LIC. CERT. No. 249A28132300

**VARIANCE PLAN**  
 FOR  
**BLOCK 181 LOT 41.01 (OLD LOT 40)**  
 SITUATED IN  
 FRANKLIN TOWNSHIP,  
 SOMERSET COUNTY, NEW JERSEY