

FRANKLIN TOWNSHIP TAX MAP SHEETS 86, 86.05, 86.06, 87 & 88  
KEY MAP  
SCALE: 1"=600'

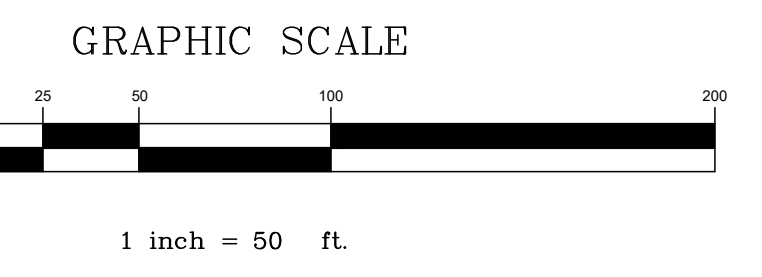
- NOTES:
- THE SUBJECT PROPERTIES ARE KNOWN AND DESIGNATED AS BLOCK 468.09, LOTS 36 & 37.01 FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY.
  - PROPERTIES ARE ALSO KNOWN AS 43 & 47 CEDAR GROVE LANE, SOMERSET 08873.
  - THIS MAP WAS MADE BASED ON THE RECORD DESCRIPTION CONTAINED IN:
    - DEED DATED JANUARY 6, 1999 FROM WASIL & ALEXANDRA DOROSHENKO TO HOLY VIRGIN PROTECTION RUSSIAN ORTHODOX CHURCH RECORDED AT THE SOMERSET COUNTY CLERK'S OFFICE IN BOOK 2214 OF DEEDS ON PAGE 894
    - DEED DATED APRIL 12, 2018 FROM MUSLIM FOUNDATION, INC. TO MUSLIM FOUNDATION, INC. RECORDED AT THE SOMERSET COUNTY CLERK'S OFFICE IN BOOK 7036 OF DEEDS ON PAGE 2023.
  - UNDERGROUND FACILITIES SERVING OR RELATED TO THIS PROPERTY, IF ANY, WERE NOT FIELD-LOCATED AND DO NOT SHOW ON THIS MAP.
  - PRINTS OF THIS DRAWING ARE NOT VALID UNLESS MADE FROM THE SURVEYOR'S ORIGINAL TRACING AND UNLESS THE EMBOSSED SEAL OF THE SURVEYOR HAS BEEN AFFIXED.
  - THIS MAP IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD 83) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
  - NO PHYSICAL IMPROVEMENTS ARE PROPOSED AS PART OF THIS APPLICATION. IMPROVEMENTS ON LOT 37.01 ARE UNDER CONSTRUCTION AND HAVE BEEN SHOWN HEREON BASED UPON MAP REFERENCE 8F.
  - REFERENCES
    - "THE RECONSTRUCTION OF CEDAR GROVE LANE COUNTY ROUTE NO. 619 FROM NEW BRUNSWICK ROAD TO EASTON AVENUE" PREPARED BY T&M ASSOCIATES, DATED JULY 3, 2002 LAST REVISED FEBRUARY 28, 2003.
    - "SECTION THREE-INDUSTRIAL WORLDS FAIR ASSOCIATES" PREPARED BY DONALD H. STIRES ASSOCIATES DATED AUGUST 24, 1981, FILED IN THE SOMERSET COUNTY CLERK'S OFFICE ON JUNE 30, 1982 AS MAP #1964.
    - "MAP OF SURVEY LOT 37 IN BLOCK 468.01" PREPARED BY JOHN CILO JR. ASSOCIATES DATED MARCH 1, 2002.
    - "THE MUSLIM FOUNDATION, INC. AMENDED SITE PLAN" PREPARED BY JOHN CILO JR. ASSOCIATES DATED FEBRUARY 8, 2002, LAST REVISED AUGUST 31, 2006.
    - "TOPOGRAPHIC BOUNDARY SURVEY/REMOVAL PLAN PARKING LOT SITE PLAN" PREPARED BY JOHN CILO JR. ASSOCIATES DATED MARCH 11, 2013, LAST REVISED MARCH 15, 2016.
    - USE VARIANCE, PRELIMINARY & FINAL SITE PLAN AND FINAL CONSTRUCTION PLANS PREPARED FOR MUSLIM FOUNDATION" PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, LAST REVISED SEPTEMBER 3, 2020.
    - BOUNDARY AND TOPOGRAPHIC SURVEY OF BLOCK 468.08 LOT 36 PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, DATED JANUARY 20, 2022.

**LIST OF OWNERS WITHIN 200' OF LOTS 36 & 37.01 IN BLOCK 468.09**

BLOCK	LOT	OWNER
424.02	11.145	LAKEWOOD TWHSE. ASSOC. MGMT. CO.
11.149	11.149	MYSHKA, WILLIAM & DIANE
11.150	11.150	CHU, CHIN FA
11.151	11.151	ZAMANN, MOHAMMAD
11.152	11.152	DHARMAR, SUDALAIMANI & SHOBANA R.
11.153	11.153	RICHARDSON-MELECH, GERALD & JOYCE
12.01	12.01	SOMERSET BIBLE BAPTIST CHURCH
12.03	12.03	NINOS, ANTONIOS
12.04	12.04	SAMPLO, FAYE S.
468.09	34	SOMMER, V., LANDSBERG, E., & SOMMER, J.
	35	MERCHANT, MIKE HASSAN ET AL
	39	MICALSKI, BRIAN & JOSEFA
	40	RUTGERS COMMUNITY CHRISTIAN CHURCH
	52-55	CONTINENTAL RESOURCES%BOB KING
	56.01	MD PHARMA, LLC
	58.01	TETRAD PROPERTIES, LLC
	59	SL 21 WORLDS FAIR DR, LLC%SILVERMAN

APPLICANT/OWNER LOT 37.01:  
MUSLIM FOUNDATION, INC.  
DR. ALEX KHARAZI  
47 CEDAR GROVE LANE  
SOMERSET, NEW JERSEY 08873

OWNER LOT 36:  
HOLY VIRGIN PROTECTION CHURCH  
43 CEDAR GROVE LANE  
SOMERSET, NEW JERSEY 08873



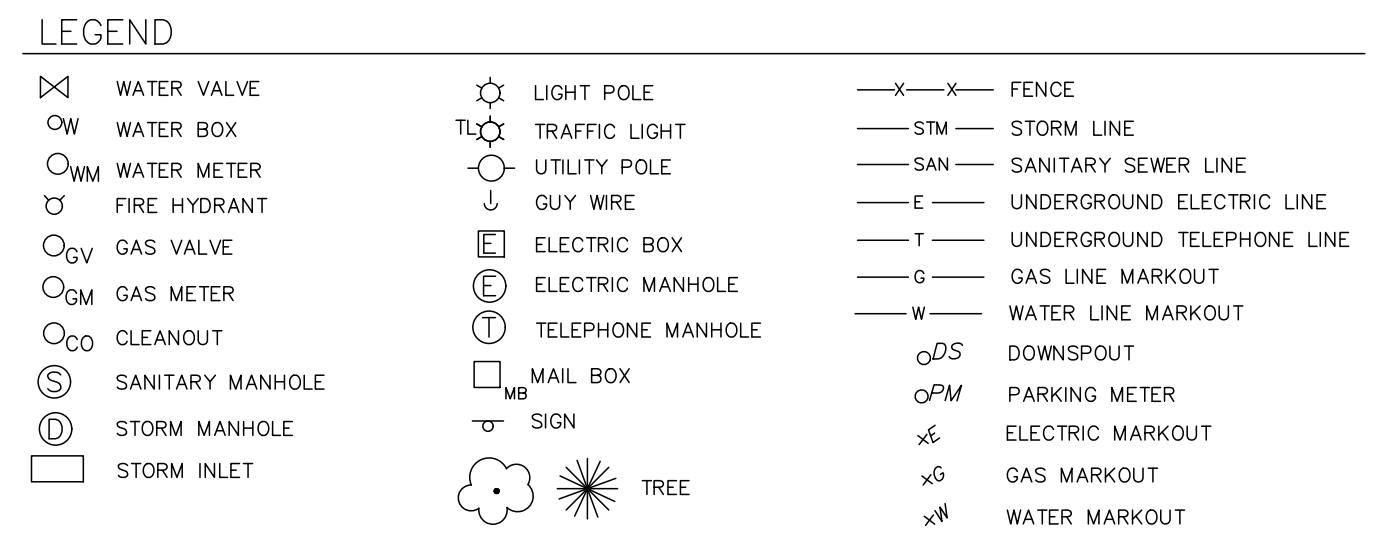
**R-40 ZONE SCHEDULE (RESIDENTIAL)**

	STANDARD PERMITTED USE REQUIREMENTS	CHURCH CONDITIONAL USE REQUIREMENTS (1)	SCHOOL IN RESIDENTIAL ZONE REQUIREMENTS	EXISTING LOT 37.01	EXISTING LOT 36	PROPOSED LOT 37.02	PROPOSED LOT 36.01
MINIMUM LOT AREA	40,000 S.F.	120,000 S.F.	120,000 S.F. (5)	219,256 S.F. 5.034 AC.	240,091 S.F. 5.512 AC.	328,108 S.F. 7.532 AC.	131,239 S.F. 3.013 AC.
MINIMUM LOT FRONTAGE	200 FT.	200 FT.	200 FT.	250.0 FT.	274.7 FT.	274.7 FT.	274.7 FT.
MINIMUM FRONT YARD SETBACK (2)	55 FT.	67.5 FT. (2 & 4)	105 FT.	92.1 FT.	93.4 FT.	92.1 FT.	93.4 FT.
MINIMUM SIDE YARD SETBACK	25 FT.	27.5 FT. (4)	105 FT.	30.7 FT.	48.4 FT.	41.3 FT. ***	48.4 FT.
MINIMUM TOTAL OF TWO SIDE YARD SETBACKS	75 FT.	75 FT.	--	97.0 FT.	218.10 FT.	107.4 FT.	218.10 FT.
MINIMUM REAR YARD SETBACK	50 FT.	52.5 FT. (4)	105 FT.	59.8 FT.	739.2 FT.	59.8 FT. ***	348.0 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	35 FT. (4)	35 FT.	35 FT.	< 35 FT.	35 FT.	< 35 FT.
	2 1/2 STY	2 1/2 STY	2 STY	2 STY	< 2 STY	2 STY	< 2 STY
MAXIMUM LOT COVERAGE BY BUILDINGS	10 %	10 %	30 %	14.7 %	0.8 %	9.9 %	1.39 %
MAXIMUM IMPERVIOUS COVERAGE (LOT)	20 %	40 % (3)	--	55.30 %	1.84 %	39.97 %	3.37 %
ACCESSORY BUILDING							
MINIMUM SIDE YARD SETBACK	25 FT.	--	--	NA	NA	NA	NA
MINIMUM REAR YARD SETBACK	25 FT.	--	--	NA	NA	NA	NA
GARDEN SHED (100 S.F. OR LESS)							
MINIMUM SIDE YARD SETBACK	5 FT.	--	--	NA	NA	NA	NA
MINIMUM REAR YARD SETBACK	5 FT.	--	--	NA	NA	NA	NA

- \* EXISTING NON-CONFORMING  
\*\* BULK VARIANCE REQUIRED  
\*\*\* SCHOOL BUILDINGS IN RESIDENTIAL DISTRICTS MUST BE A DISTANCE EQUAL TO THREE TIMES THE BUILDING HEIGHT TO ANY PROPERTY LINE. BUILDING HEIGHT TO BE 35' PER PLANS BY ARCHITECT. BULK VARIANCE REQUIRED.

**R-40 ZONE SCHEDULE NOTES**

- PER SECTION 12-37 OF TOWNSHIP CODE
- 40 FOOT MIN. FRONT YARD SETBACK PLUS 15 FEET FOR LOTS FRONTING ON AN ARTERIAL STREET.
- MAXIMUM TOTAL IMPERVIOUS COVER MAY BE INCREASED AN ADDITIONAL 10 % (50 % MAX.) UPON APPROVAL OF THE PLANNING BOARD WHERE PARKING, DRIVE OR PEDESTRIAN SURFACE IS CONSTRUCTED OF PERVIOUS PAVEMENT MATERIAL, SUBJECT TO THE SAME CONDITIONS CONTAINED 12-37 (2) OF THE TOWNSHIP CODE. THE MAXIMUM PERMITTED IMPERVIOUS SURFACE COVERAGE FOR THE SITE IS 47% AS THE ORDINANCE PERMITS IMPERVIOUS COVERAGE TO GO ABOVE THE NORMAL LIMIT OF 40% TO THE EXTENT THAT THE EXTRA COVERAGE CONSISTS OF PERVIOUS PAVEMENT (1) TO A MAXIMUM OF 50%. AS THE SITE CONTAINS PERVIOUS PAVEMENT EQUAL TO 7% THE MAXIMUM PERMITTED IMPERVIOUS COVERAGE FOR THIS APPLICATION IS 47%.
- THE BUILDING HEIGHT SHALL NOT EXCEED THE HEIGHT RESTRICTIONS FOR THE ZONING DISTRICT IN WHICH IT IS TO BE LOCATED UNLESS IN ACCORDANCE WITH 12-28 HEIGHT EXCEPTIONS OF THE TOWNSHIP CODE. HEIGHT LIMITATION SHALL NOT APPLY TO CHURCH SPIRES, NOR CHIMNEYS USUALLY CARRIED ABOVE THE ROOF LEVEL (PER SECTION 12-28A). CHIMNEYS MAY EXCEED THE HEIGHT LIMITATIONS, PROVIDED THAT SUCH USES SHALL INCREASE THE FRONT, REAR AND SIDE YARDS 0.5 FOOT FOR EACH FOOT BY WHICH SUCH BUILDING EXCEEDS THE HEIGHT LIMIT, HOWEVER BUILDING HEIGHT MAY NOT EXCEED 50 FEET (PER SECT. 12-28B).
- PER SECTION 12-47 OF TOWNSHIP CODE



REVISIONS	AUTH.	DATE	JOB NO.
			1623FS.01

DATE: JANUARY 20, 2022  
SCALE: 1"=50'  
DESIGNED BY: ~~~~  
DRAWN BY: KMS  
CHECKED BY: PM

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With Offices In New Jersey, Pennsylvania & Delaware

By *Pamela Mathews*  
**PAMELA MATHEWS**  
New Jersey Professional Engineer & Land Surveyor No. 41181

**PRELIMINARY MINOR SUBDIVISION**  
OF  
**BLOCK 468.09, LOTS 36 AND 37.01**  
SITUATED IN  
**FRANKLIN TOWNSHIP,  
SOMERSET COUNTY, NEW JERSEY**