

PROPERTY OWNERS WITHIN 200 FT.:

FRANKLIN TOWNSHIP, SOMERSET COUNTY

BLOCK No.	LOT No.	PROPERTY OWNER(S)
3	5.04	SHEINAI PROPERTIES LLC
3	10	KUMAR, MANJU
3	12	SPENHEIMER, JOHN
3	12, 13	MC PARLAND, ANDREA, TRUSTEE
3	15	52-56 MAIN ST
3	15.04	PRINCETON INTL. PROPERTIES INC.
3	15.02	PRINCETON INTL. PROPERTIES INC.
4	4	KINGSTON PRESBYTERIAN CHURCH
4	12, 13	YEE, SUZANNE M.
4	14	BERGKNOFF, HUGH & ESTHER
4	15	MORTE PROPERTIES LLC
4	16	LUCK, JR., GEORGE T. & CAROL A.
4	17	BIERNACKI, DANIEL S. & KATHERINE
4	18	WEAVER, DAVID J.
4	19	BRONSARD, FRANCOIS & TOBIN, JENNIFER

SOUTH BRUNSWICK TOWNSHIP, MIDDLESEX COUNTY

BLOCK No.	LOT No.	PROPERTY OWNER(S)
97	4	4436 ROUTE 27 KINGSTON LLC
97	5	BRINLEY ENTERPRISES
107	3	GUDEY, ABDURRAHIM & EHEL
107	4	SCHWARTZ, JEANETTE
107	5	KINGSTON WELNESS CENTER LLC
107	6.01	KLINE, RANDI H.
107	7.01	CONNIFF, LALPH
107	8	MAIN 4 HEATHCOTE, LLC

FRANKLIN TOWNSHIP TAX MAP SHEET No. 1.01
SOUTH BRUNSWICK TAX MAP SHEETS No. S 26 & 27

KEY MAP
SCALE: 1"=200'

NEIGHBORHOOD BUSINESS (N-B) ZONE SCHEDULE

PRINCIPAL BUILDING	STANDARD PERMITTED USE REQUIREMENTS	EXISTING CONDITIONS			PROPOSED CONDITIONS	
		LOT 14	LOT 16	LOT 17	LOT 14 (5)	LOT 16 (1) (4)
MINIMUM LOT AREA (1)	20,000 S.F.	10,444 S.F. (2)	7,366 S.F. (2)	4,964 S.F. (2)	9,677 S.F. (2,3,5)	12,330 S.F. (2,3)
MINIMUM LOT FRONTAGE (1)	100 FT.	94.89 FT. (2)	37.23 FT. (2)	26.59 FT. (2)	94.87 FT. (2,3)	63.81 FT. (2,3)
MINIMUM FRONT YARD SETBACK	20 FT.	11.9 FT. (2)	18.6 FT. (2)	3.3 FT. (2)	6.9 FT. (2,3)	3.3 FT. (2,3)
MINIMUM SIDE YARD SETBACK	10 FT.	3.5 FT. (2)	3.5 FT. (2)	1.7 FT. (2)	3.5 FT. (2,3)	2.4 FT. (2,3)
MINIMUM TOTAL OF TWO SIDE YARD SETBACKS	25 FT.	57.2 FT. (2)	15.1 FT. (2)	4.1 FT. (2)	57.2 FT.	13.8 FT. (2,3)
MINIMUM REAR YARD SETBACK	30 FT.	44.6 FT.	138.3 FT.	79.6 FT.	44.6 FT.	79.6 FT.
MAXIMUM BUILDING HEIGHT	30 FT./2 STY	< 30 FT./2 STY	< 30 FT./2 STY	< 30 FT./2 STY	< 30 FT./2 STY	< 30 FT./2 STY
MAXIMUM LOT COVERAGE BY BUILDINGS	40 %	15.3 %	12.2 %	36.6 %	16.3 %	23.1 %
MAXIMUM IMPERVIOUS COVERAGE (LOT)	80 %	61.3 %	86.4 % (2)	97.8 % (2)	62.5 %	88.0 % (2,3)
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.40	0.31	0.24	0.37	0.31	0.24

ACCESSORY BUILDING

REQUIREMENT	LOT 14	LOT 16	LOT 17	LOT 14 (5)	LOT 16 (1) (4)
MINIMUM SIDE YARD SETBACK	10 FT.	NA	NA	NA	NA
MINIMUM REAR YARD SETBACK	10 FT.	NA	NA	NA	NA

GARDEN SHED (100 S.F. OR LESS)

REQUIREMENT	LOT 14	LOT 16	LOT 17	LOT 14 (5)	LOT 16 (1) (4)
MINIMUM SIDE YARD SETBACK	--	--	--	--	--
MINIMUM REAR YARD SETBACK	--	--	--	--	--

NOTES:

- EXISTING LOTS 16 AND 17 TO BE MERGED. EXISTING LOT 14 TO REMAIN SEPARATE WITH CROSS ACCESS EASEMENTS ON ALL LOTS TO BE RECORDED AS MAY BE REQUIRED.
- EXISTING STRUCTURE UTILITIES TO REMAIN INCLUDING WATER AND SANITARY SEWER SERVICE.
- AS PER OWNER TRASH AND RECYCLABLES SHALL BE STORED IN CONTAINER WITHIN BUILDING AND WHEELED OUT FOR PICKUP BY PRIVATE WASTE / RECYCLING HAULER.
- WAIVER REQUESTED FOR EXISTING AND PROPOSED PARKING ACCESS ISLE WIDTH @ 21.5 FT. VS. 26 FT. REQUIRED AND ONE WAY DRIVEWAY WITH 11.4 FEET EXISTING TO REMAIN AND 12 FEET PROPOSED VS. 15 FEET REQUIRED.
- WAIVER REQUESTED FOR EXISTING AND PROPOSED PARKING AREA WITHOUT CURBING AND USE OF PAVERS NOT PAVEMENT.
- REQUESTED FOR EXISTING AND PROPOSED DRIVEWAY WIDTH OF 10.5 FEET VERSUS 12 FEET REQUIRED.

PARKING SUMMARY:

EXISTING RESIDENTIAL APARTMENTS @ LOT 14:
4 - 2 BR APARTMENTS X 2.0 P.S./UNIT = 8 PARKING SPACES

EXISTING RESIDENTIAL APARTMENT SECOND FLOOR OF STRUCTURE @ LOT 16:
TO BE ELIMINATED AND CONVERTED TO OFFICE USE FOR RESTAURANT

EXISTING SEATING IN MARKET @ LOT 17:
15 SEATS X 1 P.S./3 SEATS = 5 PARKING SPACES

PROPOSED RESTAURANT @ FIRST FLOOR OF STRUCTURE ON LOT 16:
30 SEATS X 1 P.S./3 SEATS = 10 PARKING SPACES

PROPOSED:
23 PARKING SPACES REQUIRED
20 PARKING SPACES PROPOSED ON-SITE (VARIANCE REQUESTED)
(INCL. 1 H.C. PARKING SPACE)

ADDITIONAL PARKING AVAILABLE BY AGREEMENT WITH OWNER OF BLOCK 3 LOT 5.04 = 10 SPACES
THIS TOTAL PARKING AVAILABLE: 20 + 10 = 30 PARKING SPACES

APPLICANT: GENNARO COSTABILE
JANGENARO, LLC
4855 ROUTE 27
KINGSTON, NJ 08526

OWNER OF LOTS 14 & 17: GENNARO COSTABILE
JANGENARO, LLC
4855 ROUTE 27
KINGSTON, NJ 08526

OWNER OF LOT 16: JANGENARO, LLC
4855 ROUTE 27
KINGSTON, NJ 08526

DATE:	JANUARY 17, 2018
SCALE:	1" = 20'
DESIGNED BY:	M.K.F.
DRAWN BY:	A.B.
CHECKED BY:	M.K.F.
JOB No.	17-13-FS

Van Cleaf ENGINEERING ASSOCIATES

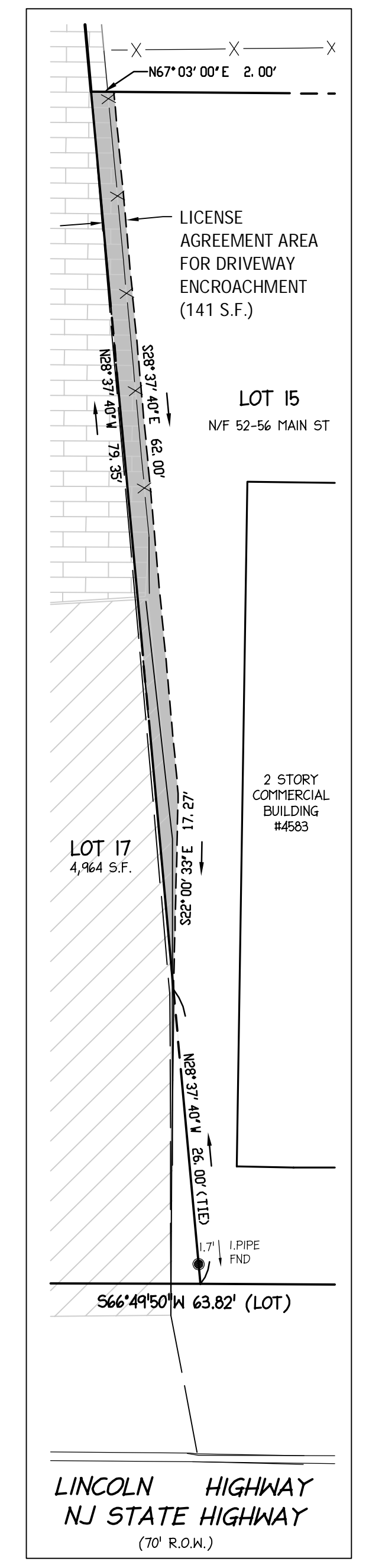
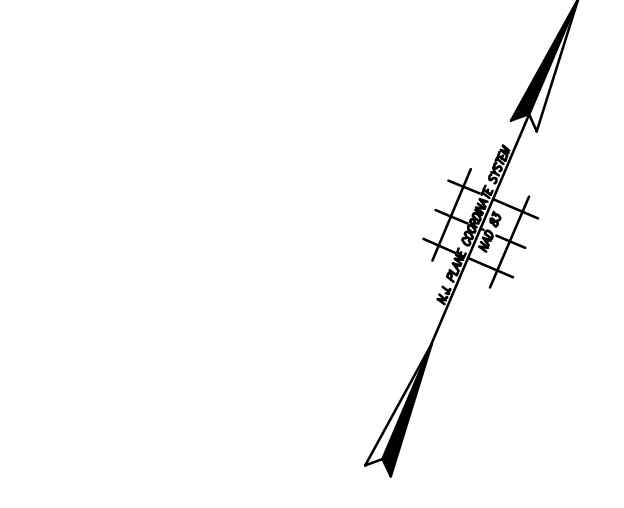
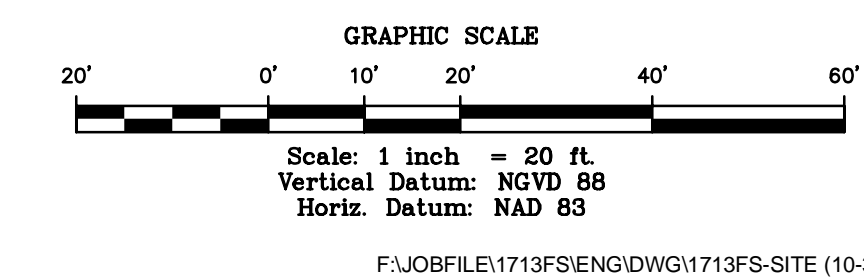
Consulting Civil Engineering
Environmental Engineering
Municipal Engineering
Land Surveying
Professional Planning
Landscape Architecture

32 BROOKER LANE, PO BOX 5877, HILLSBOROUGH, NJ 08844
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PHONE: (908) 359-8291 FAX: (908) 359-1580 NJ LLC CERT. No. 24GA28132300

OFFICES THROUGHOUT NJ, EASTERN PA AND DE

PLAN REFERENCES:

- "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR BLOCK 3 LOTS 14, 16 & 17, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, CHRISTOPHER A. HELICK, N.P.L.S., LIC. No. 24539566000, DATED NOVEMBER 16, 2017.



DETAIL OF LICENSE AGREEMENT AREA FOR DRIVEWAY ENCROACHMENT
SCALE: 1"=10'

LEGEND:

[Hatched Box]	PROPOSED PAVEMENT AREA	[Symbol]	WATER VALVE	[Symbol]	ELECTRIC BOX
[Dotted Box]	PROPOSED POROUS PAVEMENT	[Symbol]	WATER VALVE	[Symbol]	WATER VALVE
[Stippled Box]	EXISTING BRICK PAVERS	[Symbol]	WATER METER	[Symbol]	FENCE
[Cross-hatched Box]	EXISTING PAVEMENT AREA	[Symbol]	FIRE HYDRANT	[Symbol]	STORM LINE
[Dotted Box]	EXISTING STONE AREAS TO BE REMOVED AND CONVERTED TO LAWN	[Symbol]	GAS VALVE	[Symbol]	SANITARY SEWER LINE
[Stippled Box]	PROPOSED CONCRETE WALK AREA	[Symbol]	GAS METER	[Symbol]	UNDERGROUND ELECTRIC LINE
[Symbol]		[Symbol]	CLEANOUT	[Symbol]	UNDERGROUND TELEPHONE LINE
[Symbol]		[Symbol]	GAS LINE MARKOUT	[Symbol]	WATER LINE MARKOUT
[Symbol]		[Symbol]	SANITARY MANHOLE	[Symbol]	DOWNSPOUT
[Symbol]		[Symbol]	STORM MANHOLE	[Symbol]	ELECTRIC MARKOUT
[Symbol]		[Symbol]	STORM INLET	[Symbol]	GAS MARKOUT
[Symbol]		[Symbol]	LIGHT POLE	[Symbol]	WATER MARKOUT
[Symbol]		[Symbol]	TRAFFIC LIGHT	[Symbol]	
[Symbol]		[Symbol]	UTILITY POLE	[Symbol]	
[Symbol]		[Symbol]	GUY WIRE	[Symbol]	
[Symbol]		[Symbol]		[Symbol]	EXISTING CONTOUR LINE
[Symbol]		[Symbol]		[Symbol]	EXISTING SPOT ELEVATION