

**TAX MAP**

**ZONING MAP**

**KEY MAP**

SCALE: 1"=200'  
 TAX MAP INFORMATION TAKEN FROM "TAX MAP" TOWNSHIP OF FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY SHEET NUMBER 24

N.T.S

N.T.S

**ZONE C-R 2F REQUIREMENTS**

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	24,000 S.F.	26,626 S.F.	N.C.
MIN. LOT DEPTH	200 FT.	107.83 FT.	N.C.
MIN. LOT WIDTH	120 FT.	237.96 FT.	N.C.
MIN. LOT FRONTAGE	120 FT.	255.89 FT.	N.C.
MIN. FRONT SETBACK	35 FT.	65 FT.	25 FT.**
MIN. SIDE SETBACK	15 FT.	12.5 FT.	75.9 FT.
MIN. REAR SETBACK	50 FT.	10.4 FT.	47.8 FT.**
MAX. BUILDING COVERAGE	20%	3.5%	10.5%
MAX. IMPERVIOUS COVERAGE	40%	6.5%	16.3%
MAX. BUILDING HEIGHT:			
FEET	35 FT.	<35 FT.	28.25 FT.
STORIES	2 1/2 STY.	1 1/2 STY.	2 1/2 STY.

\* - EXISTING NON-COMPLYING  
 \*\* - VARIANCE REQUIRED  
 N.C. - NO CHANGE

**BUILDING COVERAGE**

DESCRIPTION	EXISTING	PROPOSED
DWELLING	925 S.F.	2,790 S.F.
BUILDING LOT COVERAGE	925 S.F.	2,790 S.F.
LOT AREA		26,626 S.F.
TOTAL BUILDING	3.5%	10.5%
LOT COVERAGE		

**IMPERVIOUS COVERAGE**

DESCRIPTION	EXISTING	PROPOSED
DWELLING	925 S.F.	2,790 S.F.
CONC.	11 S.F.	604 S.F.
DRIVEWAY	732 S.F.	950 S.F.
WOOD DECK	72 S.F.	-
IMPERVIOUS LOT COVERAGE	1,740 S.F.	4,344 S.F.
LOT AREA		26,626 S.F.
TOTAL IMPERVIOUS	6.5%	16.3%
LOT COVERAGE		

**NOTES:**

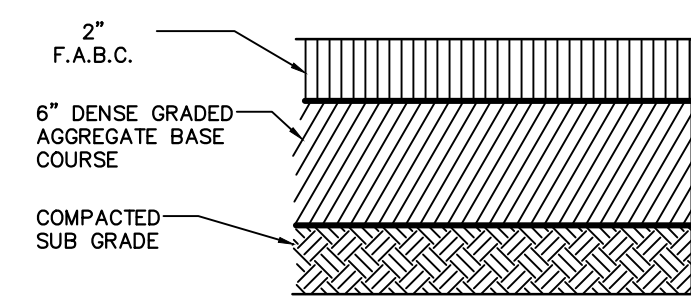
- THIS MAP IS NOT A SURVEY.
- THE PURPOSE OF THIS MAP IS FOR OBTAINING A VARIANCE FROM THE PLANNING BOARD OF THE TOWNSHIP OF FRANKLIN FOR THE CONSTRUCTION OF A 2-FAMILY DWELLING WITH APPURTENANT SITE IMPROVEMENTS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT NO. 50.03, BLOCK NO. 34.05, TOWNSHIP OF FRANKLIN, COUNTY OF SOMERSET, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, L.L.C., DATED 11/29/24.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS AND GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
- PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON CURRENT FIRM MAP #3403C0270E, DATED 9/28/2007.
- EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
- ALL ELEVATIONS ARE IN NAVD 1988 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.
- THIS PROPERTY LOCATED WITHIN THE C-R 2F ZONE.
- ALL ROOF LEADERS SHALL BE DIRECTED TOWARDS DELAR PARKWAY.
- NO ROOF DRAIN RUNOFF SHALL BE DIRECTED TO ADJACENT PROPERTIES.
- THE LIMIT OF DISTURBANCE: 16,670 / 0.428 AC.
- MORGAN ENGINEERING HAS NOT EVALUATED THE SUBSURFACE SOIL CONDITIONS TO ASCERTAIN THE DEPTH TO GROUNDWATER OR THE SEASONAL HIGH WATER TABLE WITHIN THE FOOTPRINT OF THE DWELLING. THE HOMEOWNER, OR THEIR REPRESENTATIVE, SHALL COORDINATE WITH A QUALIFIED PROFESSIONAL TO ENSURE THE PROPOSED BASEMENT COMPLIES WITH THE NEW JERSEY BUILDING CODE WITH RESPECT TO SEPARATION BETWEEN THE BASEMENT AND THE SEASONAL HIGH WATER TABLE. SHOULD THIS TESTING PRODUCE RESULTS IN CONFLICT WITH THE PROPOSED DESIGN, THE UNDERSIGNED PROFESSIONAL SHOULD BE NOTIFIED IMMEDIATELY.

**VARIANCE REQUIRED:**

- MIN. FRONT YARD SETBACK REQUIRED - 65 FT. PROPOSED - 25 FT.
- MIN. REAR YARD SETBACK REQUIRED - 50 FT. PROPOSED - 47.8 FT.

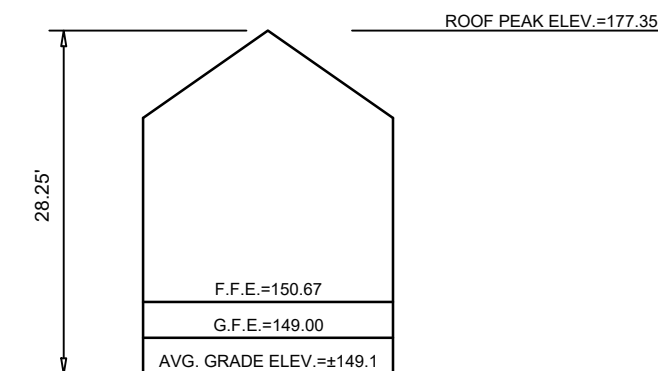
**PROPERTY OWNERS WITHIN 200 FEET**

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|--|--|
| <p><b>Block-Lot: 34.05-48.06-C0003</b><br/>         LIMBACHIA, RAMESH &amp; RENUKA<br/>         15B DELAR PKWAY<br/>         FRANKLIN PARK NJ 08823<br/>         RE: 15B DELAR PKY</p> <p><b>Block-Lot: 34.05-48.11</b><br/>         DAVIS, THOMAS &amp; LONNIE<br/>         2 DECAIRE LA<br/>         FRANKLIN PARK NJ 08823<br/>         RE: 2 DECAIRE LA</p> <p><b>Block-Lot: 34.05-48</b><br/>         TORTAJADA, ROBERT (TRUST)<br/>         5450 FLINTWOOD CIR<br/>         PENSACOLA, FL 32504<br/>         RE: 3175 RT 27</p> <p><b>Block-Lot: 34.05-51.02</b><br/>         PARK PLAZA, LLC C/O MOOREHOUSE<br/>         P.O. BOX 997<br/>         SOMERVILLE, NJ 08876<br/>         RE: 3191 RT 27</p> <p><b>Block-Lot: 34.05-48.04</b><br/>         QUEENS SQUARE INC.<br/>         P.O. BOX 547<br/>         CHESTER, NJ 07930<br/>         RE: 17 DELAR PKY</p> <p><b>Block-Lot: 34.05-48.06</b><br/>         TOWN, LINZIE, JR. &amp; KAREN<br/>         15 DELAR PKY.<br/>         FRANKLIN PARK, NJ 08823<br/>         RE: 15 DELAR PKY</p> | <p><b>Block-Lot: 34.05-50.04</b><br/>         REISS, ROBERT &amp; ELEANOR<br/>         16 DELAR PKY<br/>         FRANKLIN PARK NJ 08823<br/>         RE: 16 DELAR PKY</p> <p><b>Block-Lot: 34.05-52.04</b><br/>         V.K.R.M. INVESTORS, LLC<br/>         218 MORNINGSIDE RD.<br/>         PARAMUS, NJ 07652<br/>         RE: 3201 RT 27</p> <p><b>Block-Lot: 34.05-48.06-C0004</b><br/>         PATEL, RUPAL &amp; HIMADRI ET AL<br/>         15A DELAR PARKWAY<br/>         FRANKLIN PARK, NJ 08823<br/>         RE: 15A DELAR PKY</p> <p><b>Block-Lot: 34.05-47</b><br/>         4 MUSKETEERS PIZZA RESTAURANT, INC.<br/>         24 SUNSET DR.<br/>         WOODBINE, NJ 08270<br/>         RE: 3181 RT 27</p> <p><b>Block-Lot: 34.05-50.01</b><br/>         DOUBLESTONE HOLDINGS, LLC<br/>         5 MANSFIELD RD.<br/>         PRINCETON, NJ 08540<br/>         RE: 3185 RT 27</p> <p><b>Block-Lot: 34.05-52.06</b><br/>         18 DELAR, LLC<br/>         485 SPEEDWELL AVE-ST 178<br/>         MORRIS PLAINS, NJ 07950<br/>         RE: 18 DELAR PKY</p> |
|--|--|

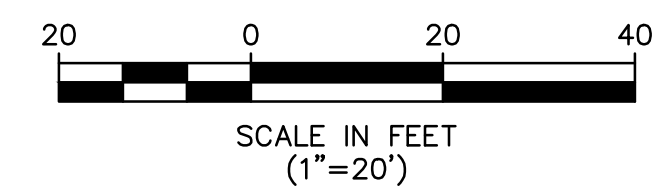


NOTE: ALL WORK TO BE IN ACCORDANCE WITH SECTION 35-54 OF THE BERKELEY TWP. LAND DEVELOPMENT ORDINANCE.

**DRIVEWAY DETAIL**  
N.T.S.



**BUILDING HEIGHT DETAIL**  
N.T.S.



SCALE IN FEET (1"=20')

ABBREVIATION  
 T.C. - TOP/BOTTOM CURB GRADE  
 T.W. / B.W. - TOP/BOTTOM WALL  
 F.F.E. - FIRST FLOOR ELEVATION  
 B.F.E. - BASEMENT FLOOR ELEVATION  
 G.F.E. - GARAGE FLOOR ELEVATION  
 T.B.R. - TO BE REMOVED  
 N.T.S. - NOT TO SCALE

**LEGEND**

—	TREE LINE	—	WATER VALVE
—	FENCE LINE	—	SANITARY SEWER LINE
—	WATER LINE	—	SANITARY CLEANOUT
—	WATER VALVE	—	MANHOLE
—	SANITARY SEWER LINE	—	GAS LINE
—	SANITARY CLEANOUT	—	INLET
—	MANHOLE	—	CONTOURS
—	GAS LINE	—	MINOR
—	INLET	—	MAJOR
—	CONTOURS	—	SPOT ELEVATION
—	MINOR	—	SURFACE FLOW DIRECTION
—	MAJOR	—	LIMIT OF DISTURBANCE
—	SPOT ELEVATION	—	SILT FENCE
—	SURFACE FLOW DIRECTION	—	
—	LIMIT OF DISTURBANCE	—	
—	SILT FENCE	—	

**APPLICANT:**  
 MARVEL BUILDERS, LLC  
 XXX  
 XX, NJ 00000  
 PH: XX-XX-XX  
 EMAIL: XX.COM

**OWNER:**  
 5 DELAR PARKWAY  
 FRANKLIN, NJ 08823  
 PH: XX-XX-XX  
 EMAIL: XX.COM

PREPARED FOR: MARVEL BUILDERS, LLC

CERTIFICATE OF AUTHORIZATION: 24GA28229800

P.O. BOX 5232  
 TOMS RIVER, N.J. 08754  
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**DONNA M. BULLOCK**  
 NEW JERSEY PROFESSIONAL ENGINEER  
 LICENSE No. 41931

**APPROVED BY:**  
 BERKELEY TOWNSHIP PLANNING BOARD

CHAIRPERSON	DATE
SECRETARY	DATE
ENGINEER	DATE

**APPROVED BY:**

APPLICANT	DATE
CURRENT OWNER	DATE

**VARIANCE PLOT PLAN**  
**FOR 2-FAMILY DWELLING**  
**#5 DELAR PARKWAY**  
**LOT 50.03**  
**BLOCK 34.05**  
**TOWNSHIP OF FRANKLIN**  
 COUNTY OF SOMERSET NEW JERSEY

Scale: 1"=20' Drawn By: JAF Date: 4/12/2024 JOB #: E24-00030 CAD File #: BLDG\_PP Sheet #: 1 OF 1