

PRELIMINARY AND FINAL SITE PLAN FOR 16 WAVERLY PLACE LLC

16 WAVERLY PLACE TAX BLOCK 2702, LOT 28 BOROUGH OF MADISON, MORRIS COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT SITE

BLOCK	LOT	OWNER AND ADDRESS
104	1	N.J. DEPT. OF TRANSPORTATION 1035 PARKWAY AVE. EWING, NJ 08600
2701	10	F.A.C. 123 LLC 5 WAVERLY PLACE MADISON, NJ 07940
2701	11	DALENA, JOHN D. & ANN T., TRUSTEES 37 WEST LANE MADISON, NJ 07940
2701	12	BAIN, SANATO/A. PICONE 8 EAST ACADEMY DRIVE WHIPPANY, NJ 07981
2701	13	SANATO, N/BAIN, M/PICONE, A 8 EAST ACADEMY DRIVE WHIPPANY, NJ 07981
2701	15	HARALAMPPOUDIS, THOMAS/GREGORY 27 POMEROY ROAD MADISON, NJ 07940
2701	16	SAUL, LEON/EILEEN 3456 SOUTH OCEAN BLVD. PALM BEACH, FL 33470
2701	17	BOROUGH OF MADISON KINGS ROAD MADISON, NJ 07940
2701	18	BOROUGH OF MADISON ELECTRIC DEPARTMENT 205 MADISON AVENUE MADISON, NJ 07940
2701	7	GMP FAMILY LMT FTSHIP 2827 ROSENDALE ROAD NISKAYUNA, NY 12309
2701	8	1 WAYERLY PLACE MADISON, NJ 07940
2701	9	MANTONE WAVERLY PLACE REALTY LLC 282 WOODLAND ROAD MADISON, NJ 07940
2702	1	JP MORGAN CHASE/INDUSTRY CONSULTING PO BOX 8265 WICHITA FALLS, TX 76307
2702	2	W.B. ENTERPRISE, C/O BRUCE FIELDING 80 MAIN STREET MADISON, NJ 07940
2702	24	MADISON MOVIE DEVELOPMENT LLC 339 JEFFERSON ROAD PARSPRAN, NJ 07954
2702	25	U.S. POST OFFICE LINDCOLN PLACE MADISON, NJ 07940
2702	26	SIMONSON, V & P C/O DOUGLAS SIMONSON 4 LINCOLN PLACE MADISON, NJ 07940
2702	27	SANATO, NICHOLAS & DALENA, J & A 8 EAST ACADEMY DRIVE WHIPPANY, NJ 07981
2702	28	16 WAVERLY PLACE, LLC 20 INDIAN LANE FLORHAM PARK, NJ 07932
2702	29	FLORHAM PARK, NJ 07932 DONATO HOLDINGS LLC 10 WAVERLY PLACE MADISON, NJ 07940
2702	3	JP MORGAN CHASE/INDUSTRY CONSULTING PO BOX 8265 WICHITA FALLS, TX 76307
2702	4	JP MORGAN CHASE/INDUSTRY CONSULTING PO BOX 8265 WICHITA FALLS, TX 76307
2702	5	WALTER, MERLE D 401 NORTH ROAD CHESTER, NJ 07930
2702	6	WALTER, MERLE 401 NORTH ROAD CHESTER, NJ 07930
2702	7	BUXTON, PETER H 10 HAMILTON STREET MADISON, NJ 07940
2702	8	CHIEFTEAPOUS, S FAMILY REALTY LLC 11 STATION ROAD MADISON, NJ 07940
2703	1	CONRAL-PROPERTY TAX DEPT. FM 1310-PENN CENTER PHILADELPHIA, PA 19104

PUBLIC UTILITIES/AGENCIES

PUBLIC SERVICE ELECTRIC AND GAS COMPANY MANAGER-CORPORATE PROPERTIES 80 PARK PLAZA, 168 NEWARK, NJ 07102
CABLEVISION OF MORRIS HOLLIS ORDERSON, ENGINEERING DEPT. 683 ROUTE 10 EAST RANDOLPH, NJ 07869-3799
VERIZON OF NEW JERSEY-HIGHLANDS PAUL GROSSO, ROW DEPARTMENT 290 W. MT. PLEASANT AVE., ROOM 4002 LIVINGSTON, NJ 07039
BOROUGH OF MADISON KINGS ROAD MADISON, NJ 07940
BOROUGH OF MADISON WATER DEPARTMENT 205 MADISON AVENUE MADISON, NJ 07940
BOROUGH OF MADISON SEWER DEPARTMENT 205 MADISON AVENUE MADISON, NJ 07940

OWNER/APPLICANT DATA

16 WAVERLY PLACE LLC
20 INDIAN LANE
FLORHAM PARK, NJ 07932

SUBJECT PROPERTY DATA

TAX BLOCK 2702, LOT 28
CBD-1 ZONE DISTRICT
LOT AREA = 3,082 S.F. = 0.0708 AC.±

GENERAL NOTES

- ZONING DATA FOR THE PROPOSED BUILDING BASED ON ARCHITECTURAL PLANS, PREPARED BY ARCHITECTURE PLUS. SEE PLANS FOR MORE INFORMATION.
- IMPROVEMENTS SHOWN ON THE SITE ENGINEERING PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH BOROUGH OF MADISON LAND DEVELOPMENT STANDARDS. IN THE ABSENCE OF SPECIFIC BOROUGH STANDARD(S), THE SUBJECT IMPROVEMENT(S) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION AS SUPPLEMENTED.
- THE EXISTING UTILITY INFORMATION SHOWN ON THE SITE ENGINEERING PLANS IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION, ESPECIALLY AT PROPOSED CROSSINGS, AND SHALL PROCURE AN UPDATED UTILITY MARK-OUT FROM THE N.J. ONE-CALL SYSTEM. PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, IN WRITING, OF ACCEPTANCE OF UTILITIES OR OF DISCREPANCIES REQUIRING RESOLUTION.
- EXISTING STRUCTURES IN THE DEVELOPMENT AREA SHALL BE REMOVED, AS REQUIRED.
- THE APPLICANT SHALL MAINTAIN A TRASH RECEPTACLES FOR TENANTS IN THE BASEMENT OF THE PROPOSED BUILDING.

MUNICIPAL PLANNING BOARD APPROVAL

THIS MAP HAS BEEN APPROVED BY THE BOROUGH OF MADISON PLANNING BOARD AT A MEETING HELD ON:

CHAIRPERSON DATE

SECRETARY DATE

BOARD ENGINEER DATE

WATER & WASTEWATER FLOW RATES

EXISTING
AVERAGE DAILY WATER DEMAND = 219 GPD PROJECTED WASTEWATER FLOW RATE = 175 GPD
PROPOSED
AVERAGE DAILY WATER DEMAND = 744 GPD PROJECTED WASTEWATER FLOW RATE = 925 GPD

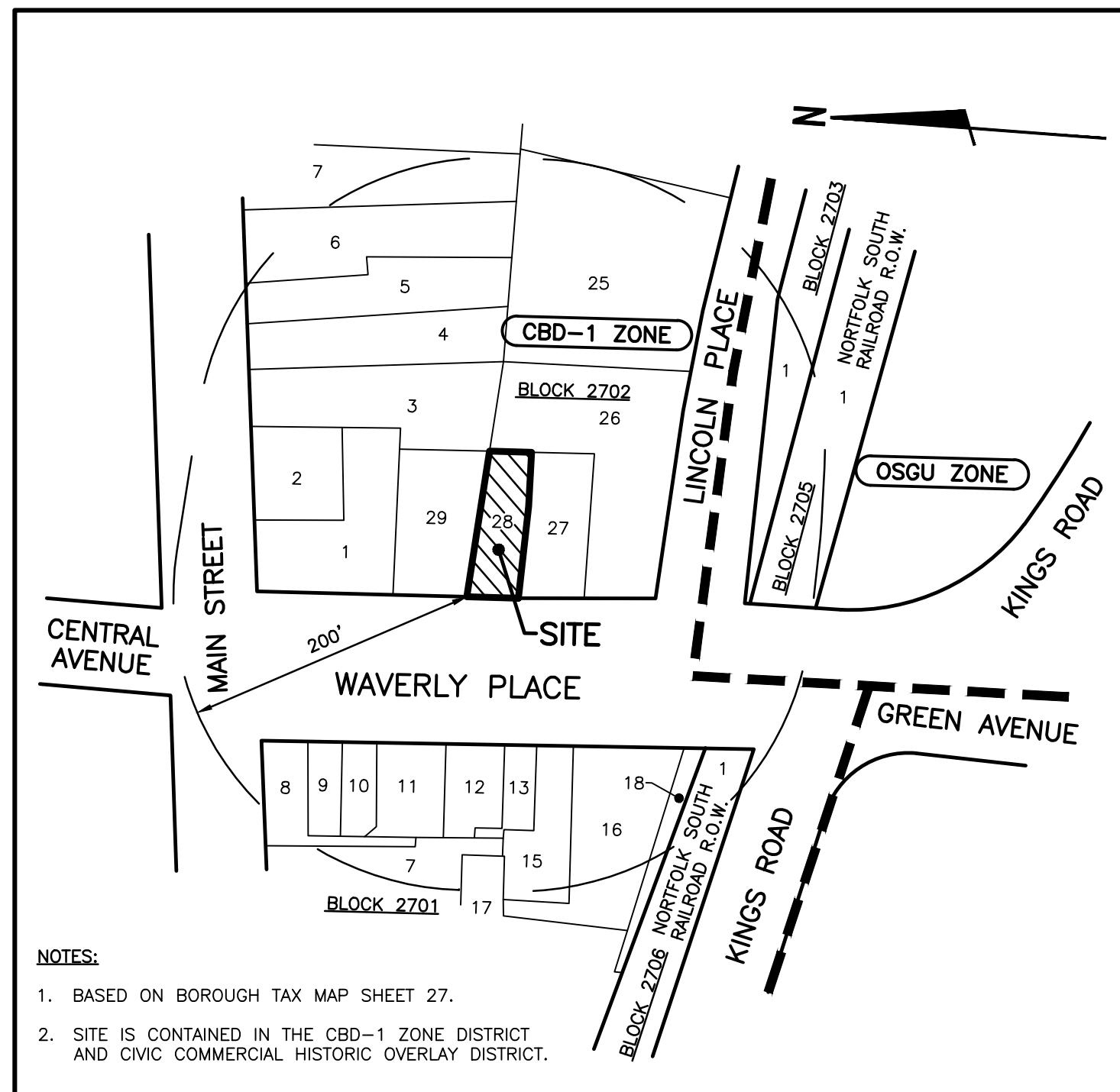
SIGN REQUIREMENTS: (PER SCHEDULE N)

ITEM	REQUIRED	PROVIDED
TYPE	BUILDING/CANOPY-MOUNTED	BUILDING/CANOPY-MOUNTED
MAX SIZE	1.5 S.F. FOR EA. L.F. OF BUILDING WIDTH, OR 50 S.F., WHICHEVER IS LESS MAX. = 50 S.F.	< 50 S.F. (FRONT)
LOCATION	FACING PUBLIC RIGHT-OF-WAY, PUBLIC PARKING LOT, OR PUBLIC ALLEWAY ONLY	FACING WAVERLY PLACE
TYPE	TRAFFIC CONTROL - NOT REGULATED	TRAFFIC CONTROL (2) TENANT PARKING ONLY SIGNS & (1) HOUR-RESTRICTED PARKING SIGN (REAR)

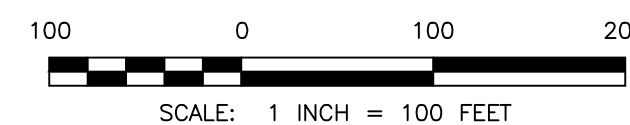
ALL SIGNS ARE NON-INTERNALLY ILLUMINATED
NO VARIANCE/DEVIATION FROM ZONING/LAND-USE REGULATION REQUIRED

SHEET INDEX

SHEET NO.	DESCRIPTION	DATE	LAST REVISED
1	TITLE SHEET	4/04/19	11/19/19
2	EXISTING CONDITIONS PLAN	4/04/19	11/19/19
3	DIMENSIONING & GRADING PLAN	4/04/19	11/19/19
4	CONSTRUCTION DETAILS	4/04/19	11/19/19



LOCATION MAP



- NOTES:
- BASED ON BOROUGH TAX MAP SHEET 27.
 - SITE IS CONTAINED IN THE CBD-1 ZONE DISTRICT AND CIVIC COMMERCIAL HISTORIC OVERLAY DISTRICT.

BUILDING HEIGHT CALCULATIONS

"GRADE" = 240.8	FRONT FINISHED FLOOR = 242.27
ROOF DECK EL. = 31.0 FT. ABOVE FRONT F.F. = 31.0 + 242.27 = 273.3	
HEIGHT OF BUILDING (ROOF DECK) = ROOF DECK - GRADE = 273.3 - 240.8 = 32.5 FT.	
TOP OF PARAPET EL. = 36.83 FT. ABOVE FRONT F.F. = 36.83 + 242.27 = 279.1	
HEIGHT OF BUILDING (TOP OF PARAPET) = PARAPET TOP - GRADE = 279.1 - 240.8 = 38.3 FT.	

LOT COVERAGE BREAKDOWN

1. EXISTING CONDITIONS	
FEATURE	AREA (S.F.)
BUILDING	1,753
ASPHALT PAVEMENT	1,115
FRONT PAVEMENT WALK	60
SIDE AC UNIT	4
TOTAL	2,932 S.F.
2. PROPOSED CONDITIONS	
FEATURE	AREA (S.F.)
BUILDING	2,299
ASPHALT PAVEMENT	681
FRONT PAVEMENT WALK	48
TOTAL	3,028 S.F.

ZONING DATA (CBD-1 CENTRAL BUSINESS DISTRICT)

- PERMITTED PRIMARY USES (PER SEC. 195-32.4.B): APARTMENTS OVER STORES OR OFFICES, ET AL.
PROPOSED PRIMARY USE: RETAIL SALES (FIRST FLOOR); AND APARTMENTS (SECOND & THIRD FLOORS)
- BULK ZONING REQUIREMENTS PER SEC. 195-29.3 (SCHEDULE 1):

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 S.F.	** 3,082 S.F. = 0.0708 AC.	N/C (NO CHANGE)
MIN. LOT WIDTH	75 FT.	** 34.17 FT.	N/C
MIN. LOT DEPTH	100 FT.	100.06 FT.	N/C
FRONT YARD SETBACK	PREDOMINANT SETBACK 12 FT.-14 FT. FROM CURB FACE MAX. = 12 FT.	14.0 FT. (FROM CURB) 1.1 FT. (FROM PROPERTY LINE)	N/C
SIDE YARD SETBACK	0 FT. EXCEPT WHEN ABUTTING A RESIDENTIAL MIN. = 0 FT.	0 FT.	0 FT.
REAR YARD	1 FT. FOR EVERY 2 FT. OF BUILDING HEIGHT WITH A 25 FT. MIN. = 25 FT.	43.7 FT.	25.7 FT.
MAX. IMPERVIOUS COVER	85% (2,620 S.F.)	** 95.13% (2,932 S.F.)	Ⓣ 98.25% (3,028 S.F.)
MAX. BUILDING HEIGHT	45 FT. / 3 STORIES MAX. 2 STORIES MIN.	NOT MEASURED / 1-STORY	38.3 FT. (PARAPET) / 3 STORIES

Ⓣ VARIANCES/DEVIATION FROM ZONING/LAND-USE REGULATION
** EXISTING/NON-CONFORMING CONDITION

PARKING & LOADING REQUIREMENTS

(PER SEC. 195-35, 195-25.15, 195-32.4.F(1), AND N.J.A.C. 5:21-4.14, 4.15 & 4.16)

ITEM	REQUIRED	PROVIDED
MIN. NO. OF SPACES (NON-RESIDENTIAL)		
RETAIL (1ST STORY)	NONE REQUIRED FOR FRONTAGE ON PUBLIC STREET	
MIN. NO. OF SPACES (RESIDENTIAL MID-RISE)		
2-BEDROOM RESIDENTIAL UNITS (2ND STORY)	2.0 SPACES PER UNIT = 4.0 (2 UNITS)	
3-BEDROOM RESIDENTIAL UNITS (3RD STORY)	2.1 SPACES PER UNIT = 2.1 (1 UNITS)	

	SUBTOTAL = 6.1 SPACES	Ⓣ 3 SPACES
	GRAND TOTAL REQUIRED = 6 SPACES	
DESIGN STANDARDS (SEC. 195-25.15)		
MIN. LANDSCAPING IN PARKING LOT	10% OF PARKING AREA 1 SHADE TREE	Ⓣ 0% Ⓣ 0 TREES
MIN. STALL SIZE	9 FT. X 18 FT.	Ⓣ 8.5 FT. X 18 FT.
aisle/DRIVE WIDTH (2-WAY, 90°)	24 FT.	24+ FT. TO EAST
MIN. DISTANCE FROM SIDE/REAR PROPERTY LINE	5 FT.	Ⓣ 0 FT.
MAX. GRADE OF PARKING AREA	5%	** 7%
MIN. NO. OF LOADING SPACES	0 SPACE	0 SPACE
MIN. NO. OF BICYCLE RACKS	1 RACK (3 BIKE SPACES MIN.)	Ⓣ 0 RACKS
HAIRPING STRIPING	REQUIRED WHERE APPROPRIATE	NOT PROVIDED

Ⓣ VARIANCE/DEVIATION FROM ZONING/LAND-USE REGULATION
** EXISTING/NON-CONFORMING CONDITION

PLANNING BOARD APPLICATION NO. P-19-005

REVISION NO.	DATE	REVISION
2	11/19/19	REVISED PER BOROUGH COMMENTS OF SEPT. 17, 2019.
1	7/31/19	REVISED PER BOROUGH COMMENTS.

TITLE SHEET		
PRELIMINARY & FINAL SITE PLAN		
16 WAVERLY PLACE LLC		
SITUATED AT		
16 WAVERLY PLACE - TAX BLOCK 2702, LOT 28		
BOROUGH OF MADISON	MORRIS COUNTY	NEW JERSEY

PROJECT NO. 190105	DATE 4/04/2019
SCALE -	FB / PG -
SHEET NO. 1 of 4	

-NOTICE-

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED.
THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF KORZEN ENGINEERING, LLC.
COPYRIGHT 2019 KORZEN ENGINEERING, LLC. ALL RIGHTS RESERVED.

Peter K. Korzen
PETER K. KORZEN
PROFESSIONAL ENGINEER &
LAND SURVEYOR, N.J. LIC. No. 24GB03585000

KORZEN Engineering
Civil Engineering & Land Surveying
26 BERKSHIRE STREET
WHIPPANY, N.J. 07981
TEL (973) 884-9300
FAX (973) 884-9530
N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA28107900