

TOWN OF HACKETTSTOWN ZONING REQUIREMENTS			
ITEM	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	CC (COMMUNITY COMMERCIAL)		
MIN. LOT AREA (S.F.)	20,000 SF	52,521 SF	52,521 SF
MIN. LOT FRONTAGE (FT)	120 FT	127.68 FT	127.68 FT
MIN. LOT WIDTH (FT)	120 FT	128.43 FT	128.43 FT
MIN. LOT DEPTH (FT)	120 FT	407.07 FT	407.07 FT
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE			
FRONT YARD SETBACK (FT)	45 FT	6.79 FT (ENC)	223.58 FT
SIDE YARD SETBACK (FT)	25 FT	50.24 FT	26.29 FT
REAR YARD SETBACK (FT)	30 FT	152 FT	30.47 FT
BUILDING SETBACKS FOR ACCESSORY STRUCTURE			
SIDE YARD SETBACK (FT)	10 FT	2.70 FT (ENC)	-
REAR YARD SETBACK (FT)	15 FT	131.59 FT	-
OTHER BUILDING (FT)	20 FT	40.21 FT	-
MAX. LOT COVERAGE (%)	70%	20.9%	64.6%
MAX. BUILDING HEIGHT (FT/STORY)	35 FT / 2.5 STORIES	1.5 STORIES	45.25 FT / 3 STORIES (V)
MAX. FLOOR AREA RATIO	0.25	0.06	0.57 (V)

(V) INDICATES THAT A VARIANCE IS REQUIRED
(ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION

NOTES:

- BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "PLAN OF SURVEY LOT 25, BLOCK 129, SITUATED IN TOWN OF HACKETTSTOWN, WARREN COUNTY, NEW JERSEY," PREPARED BY PEQUIST ENGINEERING COMPANY, DATED 11/05/2019 OR LAST REVISED.
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "TOPOGRAPHIC SURVEY OF TAX LOT 24-BLOCK 129 LOCATED IN THE TOWNSHIP OF HACKETTSTOWN, WARREN COUNTY, NEW JERSEY" PREPARED BY JAMES P. DEADY, DUREVEYOR, LLC, DATED 08/29/2019 OR LAST REVISED.
- EXISTING IMPROVEMENTS SHOWN ON LOTS 18 AND 19 FROM LATEST AVAILABLE AERIAL PHOTOGRAPHY.
- PROPERTY LINE LOCATIONS FOR ADJACENT LOTS BASED ON SHEET 26 OF THE TOWN OF HACKETTSTOWN TAX MAPS.
- LOT 23 PROPERTY LINE PER TAX MAP AND SUBJECT TO CONFIRMATION OF PROPERTY BOUNDARY OF LOT 23 THROUGH SURVEY.
- PROPOSED PROJECT SUBJECT TO AVAILABLE WATER AND SEWER FROM HMLJA.
- THIS PLAN IS NOT FOR CONSTRUCTION.
- IF THIS PLAN IS APPROVED BY THE BOARD THROUGH A BIFURCATED USE VARIANCE APPLICATION, A SUBSEQUENT SITE PLAN AND STORMWATER MANAGEMENT DESIGN WILL BE PERFORMED AND A SITE PLAN APPLICATION WILL BE FILED WITH THE BOARD.
- THIS PLAN IS SUBJECT TO A HIGHLANDS MUNICIPAL REFERRAL APPLICATION REVIEW.

IMPERVIOUS COVER CALCULATIONS				
ITEM	EXISTING COVERAGE (S.F.)	PERCENTAGE (%)	PROPOSED COVERAGE (S.F.)	PERCENTAGE (%)
BUILDINGS	4,602	8.76	9,897	18.84
PAVEMENT	5,059	9.63	21,037	40.05
STONE	535	1.02	26	0.05
PORCH	465	0.89	0	0.00
CONCRETE	311	0.59	2,973	5.66
TOTAL	10,972	20.89	33,933	64.61

PARKING SCHEDULE (1)			
USE	UNITS	RATIO	REQUIRED
APARTMENT 1-BEDROOM	24	1.8	43.2
APARTMENT 2-BEDROOM	5	2.0	10
APARTMENT 3-BEDROOM	1	2.1	2.1
		ADA STALLS REQUIRED:	3
		ADA STALLS PROPOSED:	3
		TOTAL REQUIRED:	55.3 (56)
		TOTAL PROPOSED:	57

(1) PARKING CALCULATIONS PER N.J.A.C. 5:21-4.14 TABLE 4.4.

CERTIFICATIONS/APPROVALS

TOWN OF HACKETTSTOWN

THIS PLAN IS HEREBY APPROVED BY THE LAND USE BOARD OF THE TOWN OF HACKETTSTOWN, WARREN COUNTY

DATE BOARD CHAIRMAN

DATE BOARD SECRETARY

DATE BOROUGH ENGINEER

I HEREBY CERTIFY THAT I AM THE PRESENT OWNER OF THE REFERENCED PROPERTY AND THAT I CONSENT TO THE FILING OF THIS MAJOR SITE PLAN WITH THE LAND USE BOARD OF THE TOWN OF HACKETTSTOWN

DATE ANTHONY AMATO

OWNER/APPLICANT:

ANTHONY AMATO

163 EAST MAIN STREET

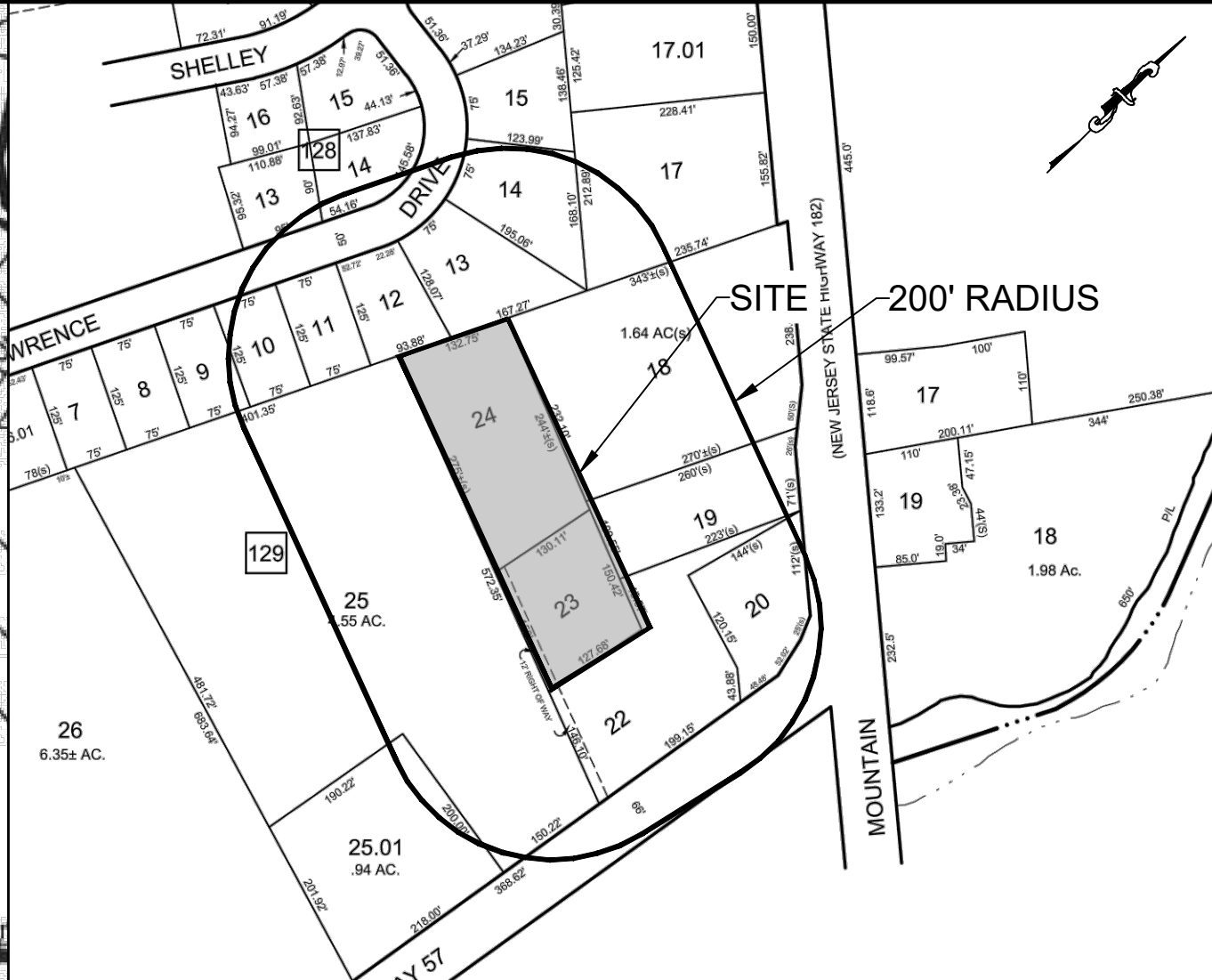
LITTLE FALLS, NJ 07424

(862)684-5231



ZONING MAP (DISTRICT CC)

SCALE 1"=1,000'



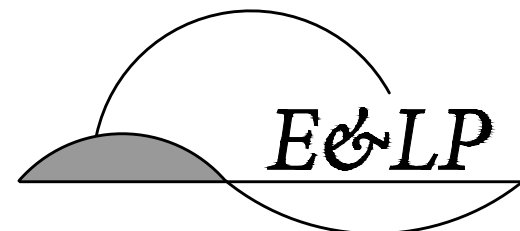
TAX MAP SHEET 26 (BLOCK 129, LOTS 23 & 24)

SCALE 1"=200'

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPING

COPYRIGHT 2021 ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC. THIS DRAWING IS THE SOLE PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC.



140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2022

NO.	REVISION	BY	DATE

01/20/2021 DATE
JOHN E. HANSEN
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE04194500

PROJECT:
HACKETTSTOWN APARTMENTS
7 ROUTE 57
BLOCK 129 LOTS 23 & 24
TOWN OF HACKETTSTOWN
WARREN COUNTY NEW JERSEY

TITLE:
VARIANCE PLAN

JOB NO.:	019382	DRAWING NO.:	1
SCALE:	1"=20'	DESIGNED:	AA
CHECKED:	ADR	FILENAME:	SITE.DWG
DATE:	01/20/2021		1

