

GENERAL NOTES:

- OWNER/APPLICANT:  
MIKE TORETTA  
LIVESTOCK CO-OP AUCTION  
224 WEST STIGER STREET  
HACKETTSTOWN, NJ 07840
- TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PREPARED BY ENGINEERING & LAND PLANNING ASSOCIATES, INC. TITLED, "BOUNDARY SURVEY FOR 224 WEST STIGER STREET BLOCK 41 LOT 24 HACKETTSTOWN, NJ" DATED 12/3/19.
- THIS PLAN IS NOT TO BE USED AS A SURVEY. REFER TO REFERENCE SOURCES FOR BOUNDARY INFORMATION (NOTE #2 ABOVE).
- HORIZONTAL CONTROL FOR THIS PROJECT IS BASED ON NAD 1983 DATUM ESTABLISHED BY NETWORK RTK G.P.S. OBSERVATIONS.
- VERTICAL CONTROL FOR THIS PROJECT IS BASED ON NAVD 1988 DATUM ESTABLISHED BY NETWORK RTK G.P.S. OBSERVATIONS.
- THE SUBJECT PARCEL, BLOCK 41 LOT 24, CONSISTS OF 115,867 S.F. (2.66 ACRES).
- NOTICE TO BE SERVED FROM CERTIFIED LIST OF PROPERTY OWNERS OBTAINED FROM THE TOWN.
- SEE ENGINEERING DETAIL SHEET FOR ALL SITE DETAILS AND SUPPORTING NOTES.
- THE LOCATION, TYPE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OPERATING WITHIN THE CONSTRUCTION SITE 3 DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION FOR ACCURATE FIELD LOCATIONS. FOR UTILITY MARKOUT, CALL 1-800-272-1000. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ALL DEVIATIONS OF SITE CONDITIONS AND/OR IF DEPARTURES FROM THE APPROVED DESIGN BECOME NECESSARY DUE TO SUCH DEVIATIONS.
- ALL EXISTING DOWNSPOUTS DISCHARGE TO GRADE.
- PARKING STALLS SHOWN ARE FOR DEMONSTRATION OF AVAILABLE PARKING ONLY. NO STRIPING IS PROPOSED WITH THE EXCEPTION OF THE PROPOSED ADA PARKING STALLS.

- THE SUBJECT BUILDING IS CURRENTLY SERVED BY GAS AND ELECTRIC ONLY. PUBLIC WATER AND PUBLIC SEWER CONNECTIONS ARE PROPOSED, SUBJECT TO HMUA REVIEW AND APPROVAL.
- PROPOSED WATER SERVICE AND SEWER SERVICE CONNECTIONS TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIRED HMUA DETAILS AND SPECIFICATIONS.
- THE PROPOSED LAND DISTURBANCE FOR THIS PROJECT WILL BE LESS THAN 5,000 SF.
- THIS PROPERTY IS LOCATED IN THE HIGHLANDS PLANNING AREA.
- THESE PLANS HAVE BEEN PREPARED FOR THE MUNICIPAL BOARD REVIEW AND OUTSIDE AGENCY REVIEW. THESE PLANS SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS HAVE BEEN OBTAINED AND EACH PLAN SHEET IN THIS SET HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."
- THIS PROPERTY MAY CONTAIN FRESHWATER WETLANDS AND/OR FRESHWATER WETLAND TRANSITION AREAS. THE APPLICANT IS REQUIRED TO OBTAIN ANY AND ALL LAND USE PERMITS FROM NJDEP REQUIRED FOR THE PROJECT PRIOR TO THE START OF ANY SITE CONSTRUCTION.
- DOMESTIC SOLID WASTE AND RECYCLABLES TO BE STORED INSIDE THE STRUCTURE AND HAULED AWAY BY A PRIVATE HAULER.
- ANIMAL WASTE WILL BE STORED INSIDE THE STRUCTURE IN A STAINLESS STEEL CONTAINER WITHIN A COOLER. THE ANIMAL WASTE WILL BE HAULED AWAY BY A PRIVATE HAULER AND DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- THERE WILL BE NO ADDITIONAL FREE STANDING OR BUILDING MOUNTED SIGNAGE PROPOSED IN CONNECTION WITH THIS APPLICATION.
- NO ADDITIONAL IMPERVIOUS COVERAGE IS PROPOSED OUTSIDE THE EXISTING IMPERVIOUS COVERAGE LIMITS.

CERTIFICATIONS/APPROVALS

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

DATE BOARD CHAIRMAN

DATE BOARD SECRETARY

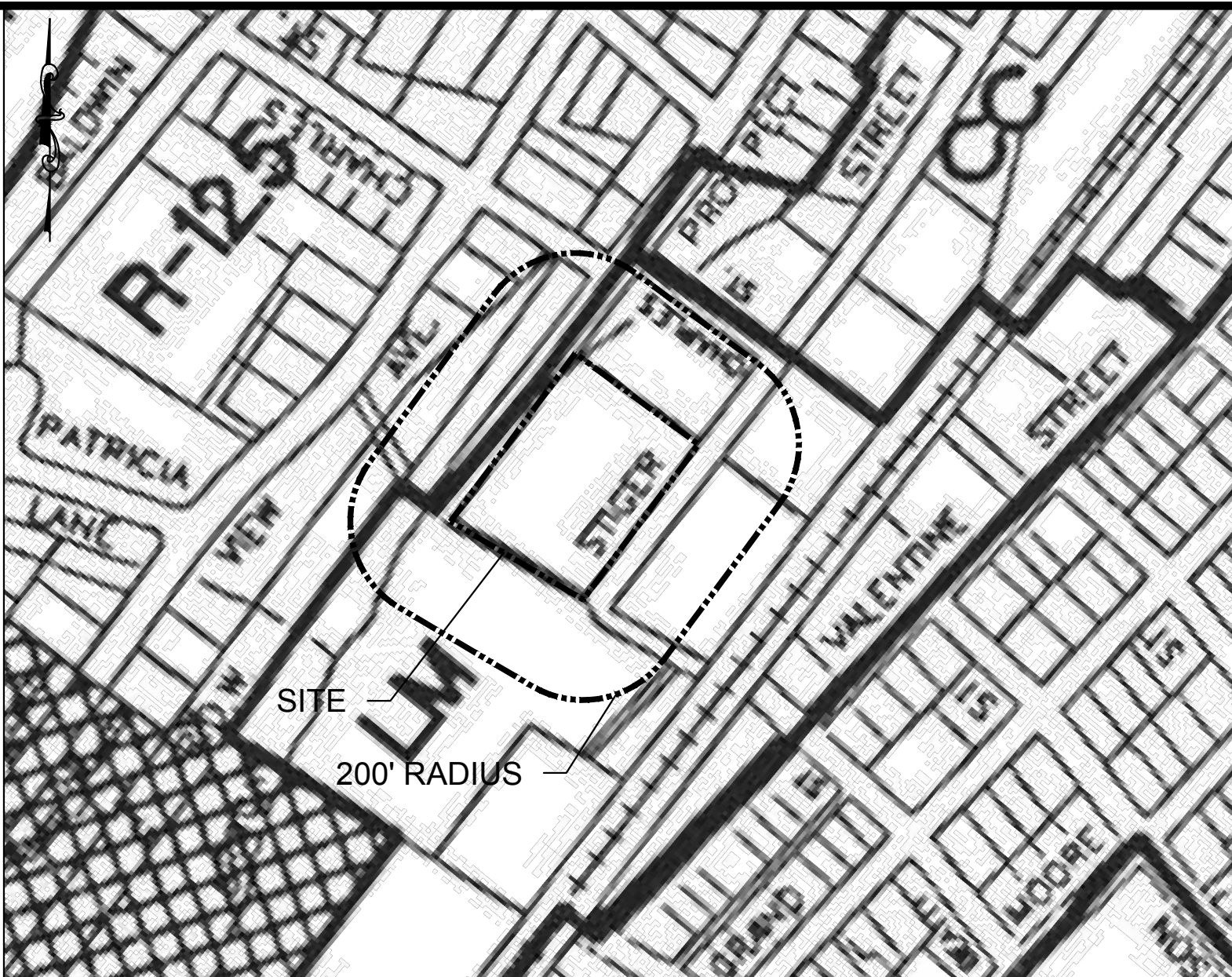
DATE BOARD ENGINEER

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 BOARD OF ADJUSTMENTS OF THE TOWN OF HACKETTSTOWN.

DATE MIKE TORETTA

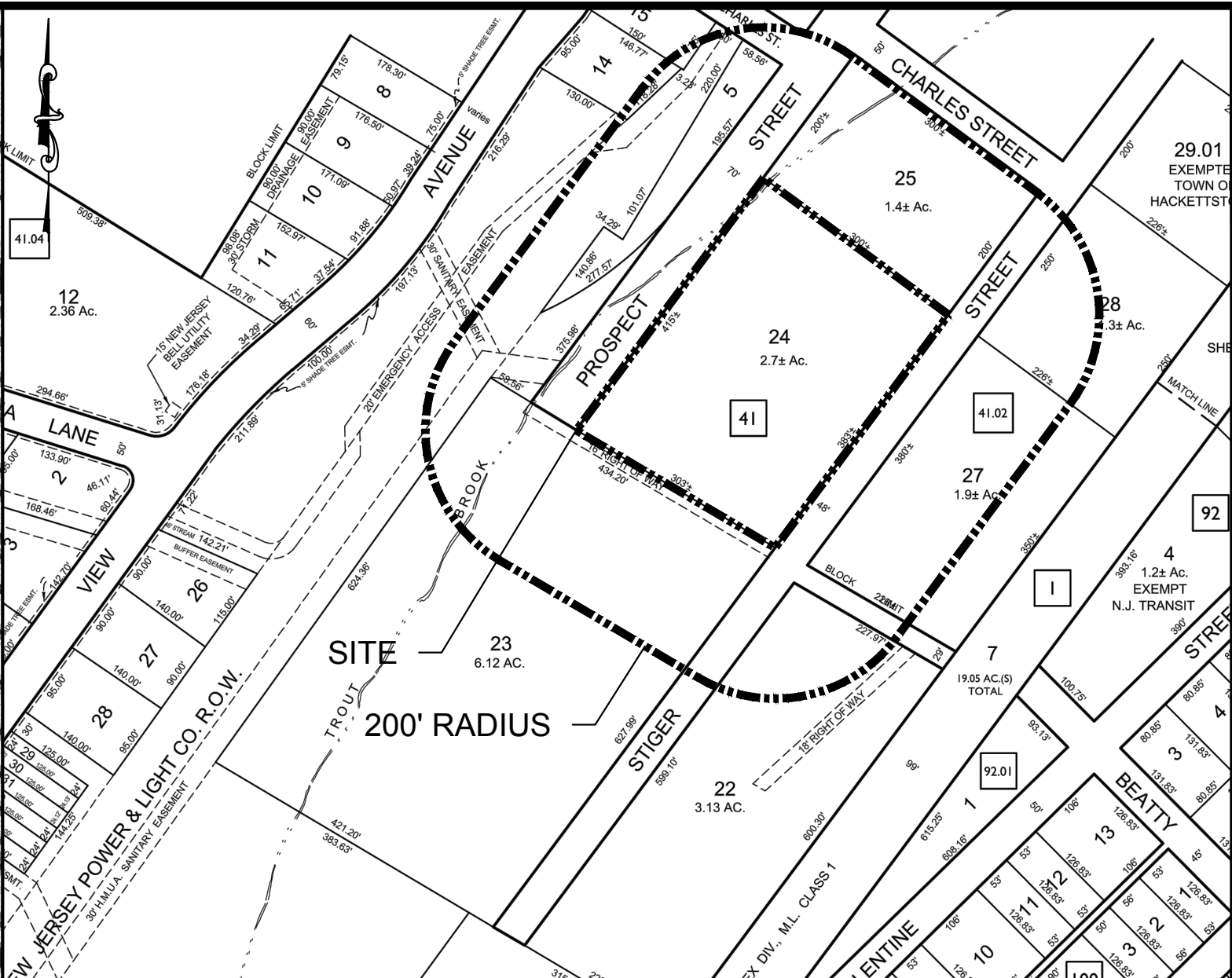
LEGEND

- PROPERTY LINE
- BUILDING SETBACK LIMIT
- PARKING SETBACK LIMIT
- STREAM CENTERLINE
- RIPARIAN BUFFER
- FEMA 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY
- EXISTING UTILITY POLE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING GRAVEL TO REMAIN
- EXISTING CURB TO REMAIN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LANDSCAPE BUFFER AREA
- PROPOSED PLANTING
- PROPOSED FENCE
- PROPOSED SILT FENCE
- PROPOSED WATER SERVICE LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING LIGHT FIXTURES
- PROPOSED LIGHT FIXTURES



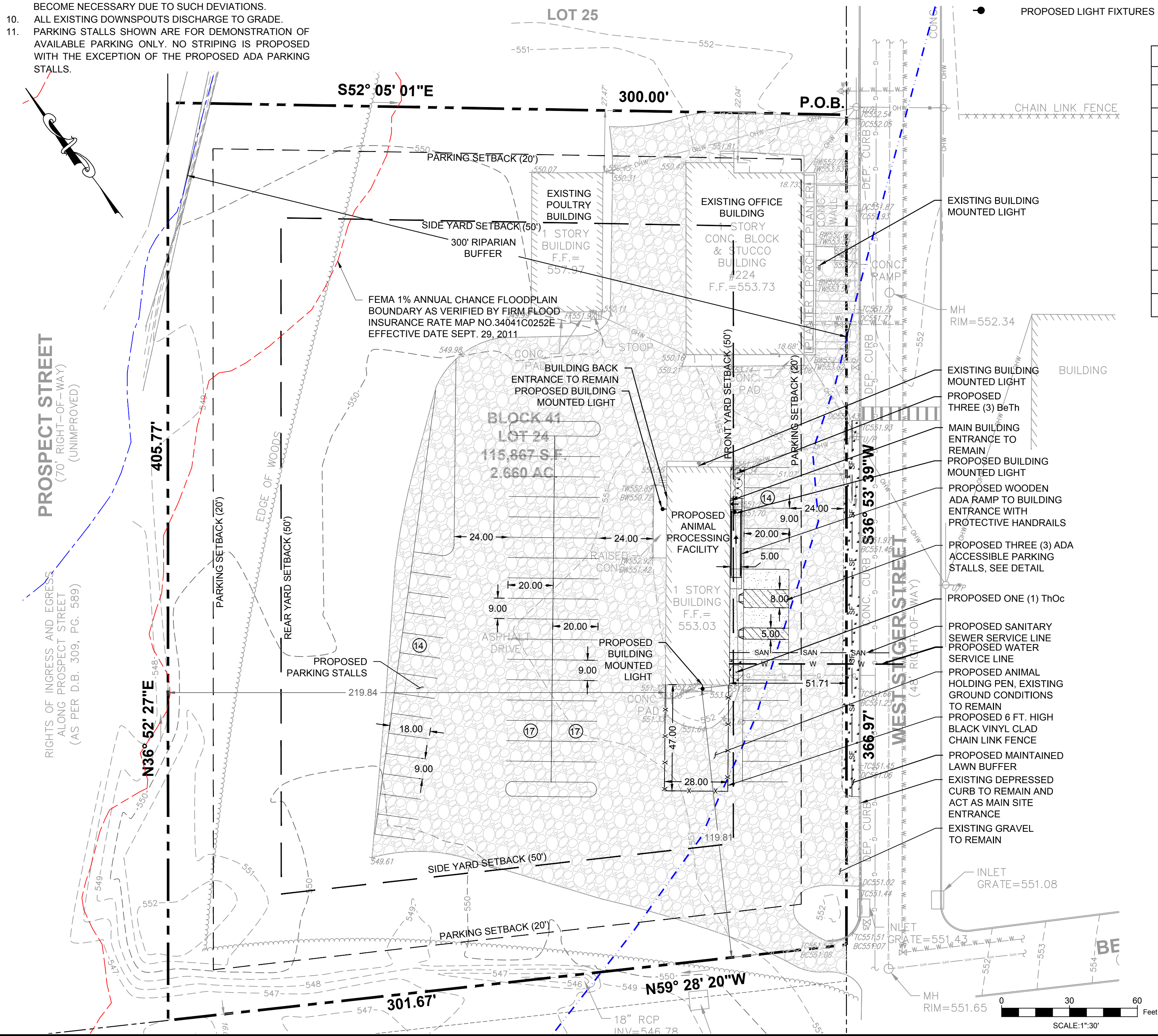
ZONING MAP (LM ZONE)

SCALE: 1"=300'



TAX MAP (SHEET 15)

SCALE: 1"=200'



200 FT CERTIFIED OWNERS' LIST

BLOCK	LOT	PROPERTY OWNER	ADDRESS
41	14	SCHAARSCHMIDT, STEVEN & LINDA	403 W VALLEY VIEW AVE
41	15	DAUBERT, MATTHEW M & MELISSA D	401 W VALLEY AVE
41	17	VALLEY VIEW WOODS TOWNHOMES C/O MATRIX	500 W VALLEY VIEW AVE
41	23	HACKETTSTOWN IND CENTER C/O CARLO	STIGER ST
41	24	LIVESTOCK AUCTION MARKET	224 STIGER ST
41	25	LRM HOLDINGS LLC	220 STIGER ST
41.01	5	FIRST ENERGY SERVICE CO	300 W VALLEY VIEW AVE
41.01	7	MINCEVICH, JEAN	307 W VALLEY AVE
41.02	27	LIVESTOCK AUCTION MARKET	225 STIGER ST
41.02	28	ROSE LANE ASSOCIATES LLC	223 STIGER ST

UTILITIES TO BE NOTIFIED

NAME	ADDRESS
HACKETTSTOWN MUNICIPAL UTILITY AUTHORITY	PO BOX 450 - HURLEY DR HACKETTSTOWN, NJ 07840
GPU ENERGY	300 MADISON AVE MORRISTOWN, NJ 07962
ELIZABETHTOWN GAS CO	520 GREEN LANE UNION, NJ 07083
COMCAST CABLEVISION	155 PORT MURRAY RD PORT MURRAY, NJ 07865
VERIZON-NJ, INC ATTN: MIKE DEDIO	900 CLINTON AVE, FLOOR 2 IRVINGTON, NJ 07111

- (V) INDICATES THAT A VARIANCE IS REQUIRED  
(-) INDICATES NO VARIANCE IS REQUIRED  
(ENC) PRE-EXISTING NON-CONFORMING CONDITION

VARIANCES REQUIRED:

- TOWN OF HACKETTSTOWN LAND USE ORDINANCE SECTION 408A. CHANGE OF USE FROM OFFICE BUILDINGS TO LIVESTOCK AUCTIONS. LIVESTOCK AUCTIONS ARE WITHIN THE ZONE'S PERMITTED USE PROVIDED THAT NO SLAUGHTERHOUSE OPERATIONS ARE INCLUDED AND PROVIDED THAT ANIMALS ARE NOT KEPT ON SITE FOR IN EXCESS OF SEVEN (7) DAYS.
- TOWN OF HACKETTSTOWN LAND USE ORDINANCE SECTION 408.E.1. "ANY PRINCIPAL BUILDING MAY CONTAIN MORE THAN ONE USE AND/OR ORGANIZATION PROVIDED THAT THE TOTAL BUILDING COVERAGE OF THE COMBINED ACTIVITIES DOES NOT EXCEED THE MAXIMUM COVERAGE SPECIFIED FOR THE DISTRICT. ANY LOT MAY CONTAIN MORE THAN ONE (1) PRINCIPAL BUILDING PROVIDED THAT THE MINIMUM LOT SIZE IS AT LEAST THREE (3) ACRES AND THAT ALL BULK, YARD AND COVERAGE REQUIREMENTS ARE MET."

IMPERVIOUS COVERAGE CALCULATIONS

ITEM	EXISTING COVERAGE	PERCENTAGE (%)	PROPOSED COVERAGE	PERCENTAGE (%)
BUILDINGS	9,064 S.F. (0.21 AC)	7.82%	9,064 S.F. (0.21 AC)	7.82%
GRAVEL	49,804 S.F. (1.14 AC)	43.0%	48,470 S.F. (1.11 AC)	41.8%
CONCRETE	550 S.F. (0.01 AC)	0.47%	550 S.F. (0.01 AC)	0.47%
ASPHALT	N/A	0.00%	1,040 S.F. (0.02 AC)	0.90%
STEPS	26 S.F. (.001 AC)	0.02%	26 S.F. (.001 AC)	0.02%
TOTAL	59,444 S.F. (1.36 AC)	51.3%	59,150 S.F. (1.36 AC)	51.0%

PARKING SCHEDULE

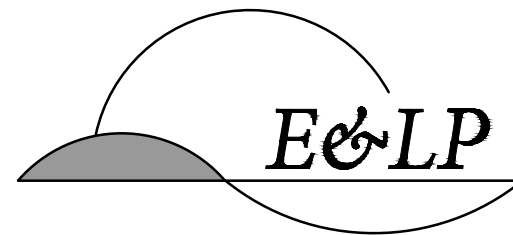
USE	TOTAL GROSS FLOOR AREA (SF)	REQUIRED SPACES	EXISTING SPACES	PROPOSED SPACES
OFFICE BUILDING #224	4,296 SF	1 SPACE PER 250 SF OF TOTAL GFA = 17 SPACES	8 SPACES	8 SPACES
ANIMAL PROCESSING FACILITY		NO STANDARD		62 SPACES
TOTAL				70 SPACES

\* NO PARKING IS REQUIRED FOR THE EXISTING POULTRY BUILDING.

TOWN OF HACKETTSTOWN ZONING REQUIREMENTS

ZONING DISTRICT	"LM" LIMITED MANUFACTURING ZONE			
	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
MIN. LOT AREA (ACRES)	3.0 AC.	2.66 AC.	2.66 AC.	(ENC)
MIN. LOT FRONTAGE (FT)	300 FT	366.97 FT	366.97 FT	-
MIN. LOT WIDTH (FT)	300 FT	373.4 FT	373.4 FT	-
MIN. LOT DEPTH (FT)	300 FT	300 FT	300 FT	-
MIN. BUILDING SETBACKS FOR PRINCIPAL STRUCTURE				
FRONT YARD (FT)	50 FT	18.68 FT	18.68 FT	(ENC)
SIDE YARD (FT)	50 FT	22.04 FT	22.04 FT	(ENC)
REAR YARD (FT)	50 FT	219.84 FT	219.84 FT	-
MIN. BUILDING SETBACKS FROM ACCESSORY STRUCTURE				
DISTANCE TO SIDE LINE (FT)	25 FT	27.47 FT	27.47 FT	-
DISTANCE TO REAR LINE (FT)	25 FT	160.94 FT	160.94 FT	-
DISTANCE TO OTHER BUILDING (FT)	25 FT	36.74 FT	36.74 FT	-
MAX. PRINCIPAL BUILDING HEIGHT (FT)	45 FT (3 STORIES)	20 FT (1.5 STORIES)	20 FT (1.5 STORIES)	-
MAX. PERCENT OF IMPERVIOUS BUILDING COVERAGE (%)	30%	7.8%	7.8%	-
MAX. PERCENT OF IMPERVIOUS LOT COVERAGE (%)	75%	51.3%	51.0%	-

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140 WEST MAIN STREET  
PH. 908-238-0544  
A PROFESSIONAL ASSOCIATION  
HIGH BRIDGE, NJ 08829  
FAX. 908-238-9572  
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2020

NO.	REVISION	BY	DATE
2	COMPLETENESS REVISIONS	KGS	10/28/20
1	COMPLETENESS REVISIONS	KGS	08/05/20

04/13/2020  
DATE

JOHN E. HANSEN  
PROFESSIONAL ENGINEER  
N.J. P.E. NO. 24GE04194500

PROJECT:

HACKETTSTOWN FARM AUCTION  
224 WEST STIGER STREET  
BLOCK 41 LOT 24  
TOWN OF HACKETTSTOWN

WARREN COUNTY NEW JERSEY

TITLE:

SITE PLAN

JOB NO.: 119373  
SCALE: 1"=30'  
DESIGNED: CMM  
CHECKED: JH  
FILENAME: 04-SITE.DWG  
DATE: 04/13/2020

DRAWING NO.:  
1  
2