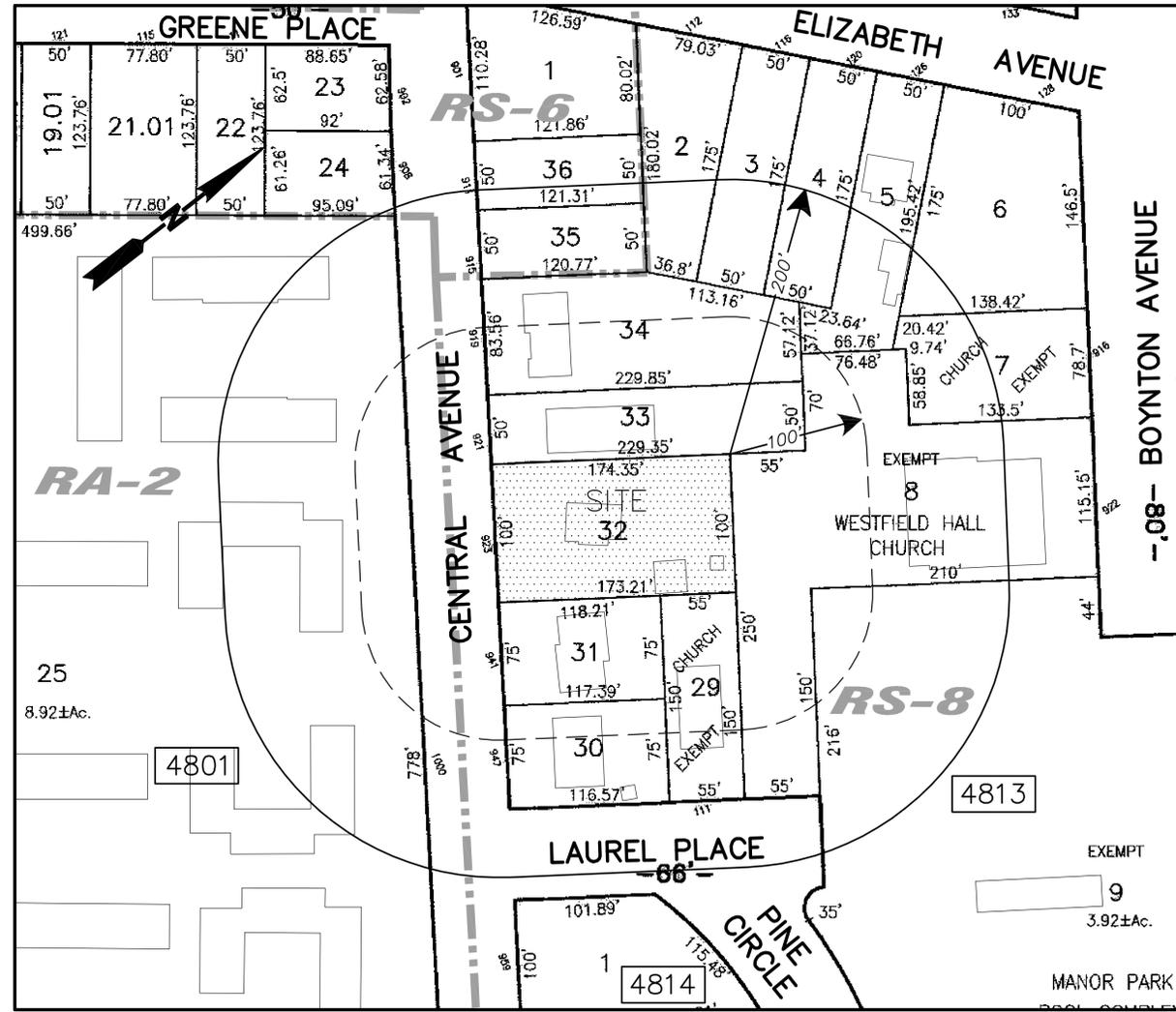
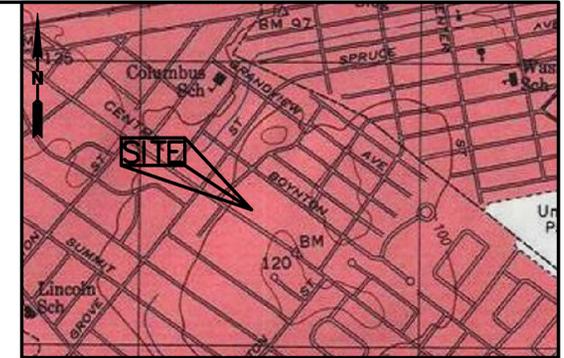


200' OWNERS LIST

Block	Lot	Owner	Owner's Address		
4801	24	SBORDONE, CARMEN	908 CENTRAL AVE	WESTFIELD	NJ 07090
4801	25	EAST COAST DUNCAN HILL, LLC	160 CLUBHOUSE RD	KING OF PRUSSIA	PA 19406
4813	2	KARRA, GAURAV & NAWANI, MEENAKSHI	112 ELIZABETH AVE	WESTFIELD	NJ 07090
4813	3	DIAZ, JOHN J & CAROLINE E	116 ELIZABETH AVE	WESTFIELD	NJ 07090
4813	4	CHAFETZ, ERIC & SORAYA	120 ELIZABETH AVE	WESTFIELD	NJ 07090
4813	5	STAGAARD, JEANNETTE	124 ELIZABETH AVE	WESTFIELD	NJ 07090
4813	6	LINSKY, RYAN K & AMBER J	128 ELIZABETH AVE	WESTFIELD	NJ 07090
4813	7	UNION COUNTY TORAH CENTER, INC.	922 BOYNTON AVE	WESTFIELD	NJ 07090
4813	8	UNION COUNTY TORAH CENTER, INC.	922 BOYNTON AVE	WESTFIELD	NJ 07090
4813	9	MANOR PARK SWIM CLUB	P O BOX 321	WESTFIELD	NJ 07090
4813	29	UNION COUNTY TORAH CENTER, INC.	922 BOYNTON AVE	WESTFIELD	NJ 07090
4813	30	VERA, JORGE S & NORMA B	947 CENTRAL AVE	WESTFIELD	NJ 07090
4813	31	DRAGAN, LAURENTIU & MAGDALENA	941 CENTRAL AVE	WESTFIELD	NJ 07090
4813	32	923 CENTRAL AVENUE, LLC	923 CENTRAL AVE	WESTFIELD	NJ 07090
4813	33	URBANSKI, J - ZANGRANDO, M - A (LE)	921 CENTRAL AVE	WESTFIELD	NJ 07090
4813	34	DELMONACO, NICHOLAS	70 LIVINGSTON AVE	CRANFORD	NJ 07016
4813	35	D'ATRIO, GARY & NANCY E TUCKER	915 CENTRAL AVE	WESTFIELD	NJ 07090
4813	36	ZHANG, ZHIXIAN	911 CENTRAL AVE	WESTFIELD	NJ 07090

MINOR SUBDIVISION TAX LOT 32 BLOCK 4813 923 CENTRAL AVENUE



GENERAL NOTES:

- THIS DRAWING REFERENCES A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY: EKA ASSOCIATES, P.A. 328 PARK AVENUE SCOTCH PLAINS, NJ 07076 DATED: 2/5/19
- THIS PARCEL IS KNOWN AS LOT 32 IN BLOCK 4813 AS SHOWN ON SHEET 25 OF THE TAX MAPS OF THE TOWN OF WESTFIELD.
- AREA OF PARCEL = 17,375 S.F. OR 0.40 ACRES
- THIS PARCEL IS LOCATED ENTIRELY IN THE RS-8 ZONE AS SHOWN ON THE ZONING MAP OF THE TOWN OF WESTFIELD.
- THIS PARCEL MAY BE SUBJECT TO UNDERGROUND UTILITIES AND/OR EASEMENTS WHICH ARE NOT SHOWN.
- IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.
- NO DETERMINATION WAS MADE AS TO THE PRESENCE AND/OR NONEXISTENCE OF TOXIC WASTES OR WETLANDS. ALSO NO DETERMINATION OF DEPTH TO GROUND WATER WAS MADE. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THIS PLAN.
- DATUM INFORMATION: ELEVATIONS SHOWN HEREON ARE BASED UPON THE TOWN OF WESTFIELD SANITARY SEWER MAPS. LOCAL BENCHMARK IS THE RIM ELEVATION OF A SANITARY SEWER MANHOLE LOCATED ALONG THE NORTHEASTERLY SIDELINE OF CENTRAL AVENUE APPROXIMATELY 107 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY CORNER OF TAX LOT 32, BLOCK 4813 (THE SUBJECT PROPERTY) RIM ELEVATION = 112.69 (N.G.V.D. 1929)
- DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THIS IS A MINOR SUBDIVISION PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
- THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS PLAN SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS OR DIGITAL STAKEOUT UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION AND DIGITAL STAKEOUT".
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
- CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
- ANY PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. CONTRACTOR SHALL COORDINATE WITH UTILITY PURVEYORS TO UTILIZE EXISTING GAS, WATER & SEWER SERVICES IF POSSIBLE.
- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - N.J.DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE
 - CONSTRUCTION, AS CURRENTLY AMENDED.
 - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
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- ALL EXISTING IMPERVIOUS SURFACES NOT TO REMAIN SHALL BE RESTORED WITH A MINIMUM OF 5" TOPSOIL SEED AND MULCH
- THIS SITE IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) MAP No. 34039C0031 DATED SEPTEMBER 20, 2006.

FRONT YARD AVERAGING CALCULATION

BLOCK	LOT	SETBACK
4813	30	36.69'
4813	31	39.21'
4813	33	40.89'
4813	34	32.07'
4813	35	30.12'
4813	36	29.64'
AVERAGE		35.10'
		CENTRAL AVENUE

SCHEDULE OF GENERAL REQUIREMENTS
ZONE RS-8 (SINGLE-FAMILY)

SECTION	REGULATION	UNITS	REQUIREMENT	EXISTING	VIOLATION	PROPOSED LOT 32.02	VARIANCE	PROPOSED LOT 32.01	VARIANCE
§11.08.E.1	MIN. LOT AREA	SQ. FT.	8,000 S.F.	17,375 S.F.	NO	8,702 S.F.	NO	8,673 S.F.	NO
§11.08.E.2	MIN. LOT AREA WITHIN 134' OF LOT DEPTH	SQ. FT.	8,000 S.F.	15,400 S.F.	NO	6,700 S.F.	YES	6,700 S.F.	YES
§11.08.E.2	MIN. LOT WIDTH	FT.	60'	100'	NO	50'	YES	50'	YES
§11.08.E.3	MIN. LOT FRONTAGE	FT.	60'	100'	NO	50'	YES	50'	YES
§11.08.E.4	MIN. LOT DEPTH	FT.	120'	173.19'	NO	173.76'	NO	173.19'	NO
§11.08.E.5	MIN. FRONT YARD (AVERAGE)	FT.	35.10'	51.43'	ENC	35.10'	NO	35.10'	NO
§11.08.E.5	MIN. STREET SIDE YARD	FT.	20'	N/A	NO	N/A	NO	N/A	NO
§11.08.E.6	MIN. SIDE YARD	FT.	10'	30.49'	NO	10'	NO	10'	NO
§11.08.E.7	MIN. REAR YARD	FT.	35'	81.90'	NO	71.74'	NO	71.05'	NO
§11.08.E.8	MAX. BUILDING HEIGHT (FEET/STORIES)	FT./NO.	32'/2.5	-/2	NO	31.97'/2.5	NO	31.76'/2.5	NO
§11.08.E.9	MAX. FLOOR AREA RATIO (12.04.E.1) (0-9,999 S.F.)	%/S.F.	37%/3,200 S.F.	N/A	NO	36.6%/3,188 S.F.	NO	36.6%/3,175 S.F.	NO
§11.08.E.9	MAX. FLOOR AREA RATIO (12.04.E.1) (10,000-39,999 S.F.)	%/S.F.	25%/8,000 S.F.	N/A	NO	N/A	NO	N/A	NO
§11.08.E.10	MAX. COVERAGE BY BUILDINGS AND ABOVE GRADE STRUCTURES (WITHOUT DECK) (12.04.F.1) (0-23,999 S.F.)	%/S.F.	20%/3,600 S.F.	10.5%/1,828 S.F.	NO	20%/1,739 S.F. (1)	NO	20%/1,735 S.F. (1)	NO
§11.08.E.10	MAX. COVERAGE BY INGRESS/EGRESS PLATFORMS, DECKS, PORCHES (12.04.F.3) (0-11,999 S.F.)	%/S.F.	4%/420 S.F.	N/A	NO	1.2%/106 S.F.	NO	1.2%/106 S.F.	NO
§11.08.E.10	MAX. COVERAGE BY INGRESS/EGRESS PLATFORMS, DECKS, PORCHES (12.04.F.3) (12,000-23,999 S.F.)	%/S.F.	3.5%/720 S.F.	N/A	NO	N/A	NO	N/A	NO
§11.08.E.11	MAX. COVERAGE BY IMPROVEMENTS (12.04.G) (0-15,999 S.F.)	%/S.F.	50%/6,400 S.F.	N/A	NO	33.1%/2,877 S.F.	NO	33.1%/2,868 S.F.	NO
§11.08.E.11	MAX. COVERAGE BY IMPROVEMENTS (12.04.G) (16,000-23,999 S.F.)	%/S.F.	40%/7,200 S.F.	N/A	NO	N/A	NO	N/A	NO
§11.08.E.12	MAX. EAVE HEIGHT	FT.	22'	24'	NO	19.09'	NO	19.59'	NO
§11.08.E.14	MIN. GARAGE SPACE	SPACE	1	2	NO	1	NO	1	NO
§17.05.A	MAX. FRONT YARD COVERAGE	%/S.F.	50%	58.7%	ENC	49.2%	NO	48.7%	NO
§17.05.A	MAX. DRIVEWAY WIDTH	FT.	24'	58.7'	ENC	30'	YES	30'	YES

ENC - DENOTES EXISTING NON CONFORMANCE
NOTES: (1) EXCLUDES BAY WINDOWS

OWNER
923 CENTRAL AVENUE, LLC.
923 CENTRAL AVENUE
WESTFIELD, NJ 07090

I HEREBY CERTIFY THAT I AM THE OWNER FOR TAX LOT 32, BLOCK 4813 AND I APPROVE THE FILING OF THIS PLAN WITH THE PLANNING BOARD OF THE TOWN OF WESTFIELD.

(SIGNATURE) _____ DATE _____

APPLICANT
ACTIVE CONTRACTING, LLC.
923 CENTRAL AVENUE
WESTFIELD, NJ 07090

I HEREBY CERTIFY THAT I AM THE APPLICANT FOR TAX LOT 32, BLOCK 4813 AND I APPROVE THE FILING OF THIS PLAN WITH THE PLANNING BOARD OF THE TOWN OF WESTFIELD.

(SIGNATURE) _____ DATE _____

APPROVED BY:

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
ENGINEER _____ DATE _____

SHEET TITLE	ISSUED	REVISED
1 COVER SHEET	5/2/19	8/7/19
2 SITE PLAN	5/2/19	8/7/19
3 GRADING PLAN	5/2/19	8/7/19
4 CONSTRUCTION DETAILS	5/2/19	8/7/19
1 OF 1 TOPOGRAPHIC SURVEY	7/31/18	N/A

COVER SHEET
MINOR SUBDIVISION
TAX LOT 32 BLOCK 4813
TOWN OF WESTFIELD, UNION COUNTY, NEW JERSEY

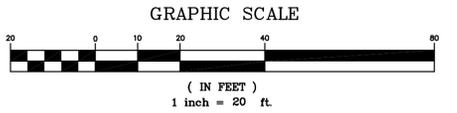
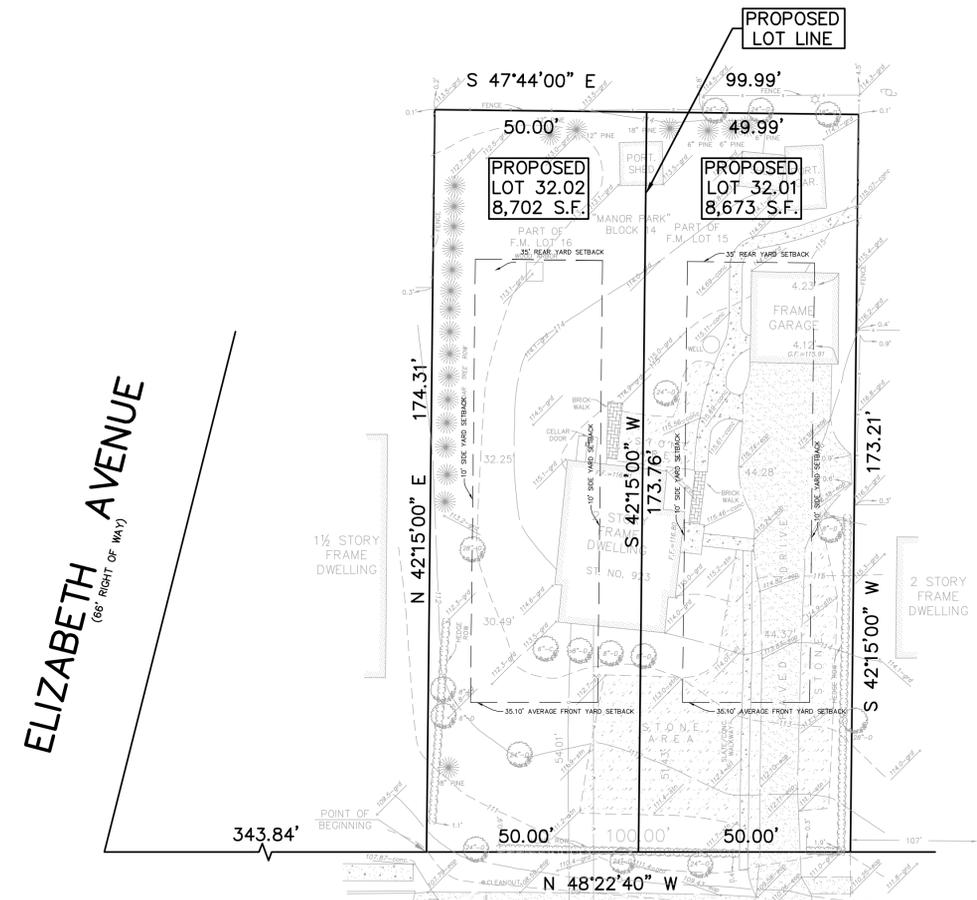
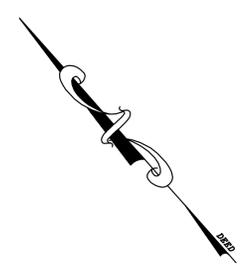


Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
908-322-2030

REVISION:
8/7/19 - REVISED TO SHOW DRIVEWAY WIDTH

James R. Watson 8/7/2019
JAMES R. WATSON P.L.S., P.P.
PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 30726
PROFESSIONAL PLANNER N.J. LICENSE NO. 3363

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LEGEND

- - -	EXISTING SIDEWALK ELEVATION	TC	PROPOSED CONTOUR
- - -	EXISTING GROUND ELEVATION	SPOT	PROPOSED SPOT ELEVATION
- - -	EXISTING CENTERLINE ELEVATION	- - -	EXISTING PAVEMENT ELEVATION
- - -	EXISTING TOP OF CURB ELEVATION	- - -	EXISTING GRAVEL ELEVATION
- - -	EXISTING BOTTOM OF CURB ELEVATION	- - -	EXISTING BUILDING ELEVATION
- - -	EXISTING DEPRESSED CURB	- - -	EXISTING CONCRETE ELEVATION
⊙	EXISTING SANITARY MANHOLE	TC	EXISTING TOP OF GRATE ELEVATION
⊙	EXISTING STORM MANHOLE	INV.	EXISTING INVERT
⊙	EXISTING UTILITY POLE	SPOT	EXISTING SPOT ELEVATION
⊙	EXISTING WATER VALVE	- - -	EXISTING EDGE OF PAVEMENT ELEVATION
⊙	EXISTING TREE AND SIZE	- - -	EXISTING CONTOUR
⊗	EXISTING TREES TO BE REMOVED	- - -	

SCHEDULE OF GENERAL REQUIREMENTS
ZONE RS-8 (SINGLE-FAMILY)

SECTION	REGULATION	UNITS	REQUIREMENT	EXISTING	VIOLATION	PROPOSED LOT 32.02	VARIANCE	PROPOSED LOT 32.01	VARIANCE
811.08.E.1	MIN. LOT AREA	SQ. FT.	8,000 S.F.	17,375 S.F.	NO	8,702 S.F.	NO	8,673 S.F.	NO
811.08.E.2	MIN. LOT AREA WITHIN 134' OF LOT DEPTH	SQ. FT.	8,000 S.F.	13,400 S.F.	NO	6,700 S.F.	YES	6,700 S.F.	YES
811.08.E.3	MIN. LOT WIDTH	FT.	60'	100'	NO	50'	YES	50'	YES
811.08.E.4	MIN. LOT FRONTAGE	FT.	60'	100'	NO	50'	YES	50'	YES
811.08.E.5	MIN. LOT DEPTH	FT.	120'	173.19'	NO	173.76'	NO	173.19'	NO
811.08.E.6	MIN. FRONT YARD (AVERAGE)	FT.	35.10'	51.43'	ENC	35.10'	NO	35.10'	NO
811.08.E.7	MIN. STREET SIDE YARD	FT.	10'	N/A	-	N/A	NO	N/A	NO
811.08.E.8	MIN. REAR YARD	FT.	10'	30.49'	NO	10'	NO	10'	NO
811.08.E.9	MIN. BUILDING HEIGHT (FEET/STORIES)	FT./NO.	32/7.5	-/2	NO	31.97/7.5	NO	31.76/7.5	NO
811.08.E.10	MAX. FLOOR AREA RATIO (12.04.E.1) (0-9,999 S.F.)	%/S.F.	37%/3,200 S.F.	N/A	-	36.6%/3,188 S.F.	NO	36.6%/3,175 S.F.	NO
811.08.E.11	MAX. FLOOR AREA RATIO (12.04.E.1) (10,000-39,999 S.F.)	%/S.F.	25%/8,000 S.F.	-	-	N/A	NO	N/A	NO
811.08.E.12	MAX. COVERAGE BY BUILDINGS AND ABOVE GRADE STRUCTURES (WITHOUT DECK) (12.04.F.1) (0-23,999 S.F.)	%/S.F.	20%/3,600 S.F.	10.5%/1,828 S.F.	NO	20%/1,739 S.F. (1)	NO	20%/1,735 S.F. (1)	NO
811.08.E.13	MAX. COVERAGE BY INGRESS/EGRESS PLATFORMS, DECKS, PORCHES (12.04.F.2) (0-11,999 S.F.)	%/S.F.	4%/420 S.F.	N/A	-	1.2%/106 S.F.	NO	1.2%/106 S.F.	NO
811.08.E.14	MAX. COVERAGE BY IMPROVEMENTS (12.04.G) (0-15,999 S.F.)	%/S.F.	50%/6,400 S.F.	N/A	-	33.1%/2,877 S.F.	NO	33.1%/2,868 S.F.	NO
811.08.E.15	MAX. COVERAGE BY IMPROVEMENTS (12.04.G) (16,000-23,999 S.F.)	%/S.F.	40%/7,200 S.F.	36%/6,258 S.F.	NO	N/A	NO	N/A	NO
811.08.E.16	MAX. EAVE HEIGHT	FT.	22'	-	NO	19.09'	NO	19.59'	NO
811.08.E.17	MIN. GARAGE SPACE	SPACE	2	2	NO	1	NO	1	NO
817.05.A	MAX. FRONT YARD COVERAGE	%/S.F.	50%	-	NO	48.7%	NO	48.7%	NO
817.05.A	MAX. DRIVEWAY WIDTH	FT.	24'	58.7'	ENC	30'	YES	30'	YES

FRONT YARD AVERAGING CALCULATION

BLOCK	LOT	SETBACK
4813	30	38.69'
4813	31	39.21'
4813	33	40.89'
4813	34	32.07'
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MINOR SUBDIVISION PLAN
MINOR SUBDIVISION
TAX LOT 32 BLOCK 4813
TOWN OF WESTFIELD, UNION COUNTY, NEW JERSEY

EKA ASSOCIATES, P.A.

Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
908-322-2030

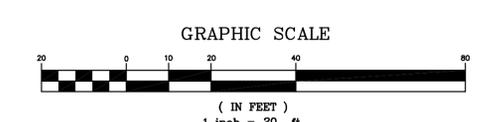
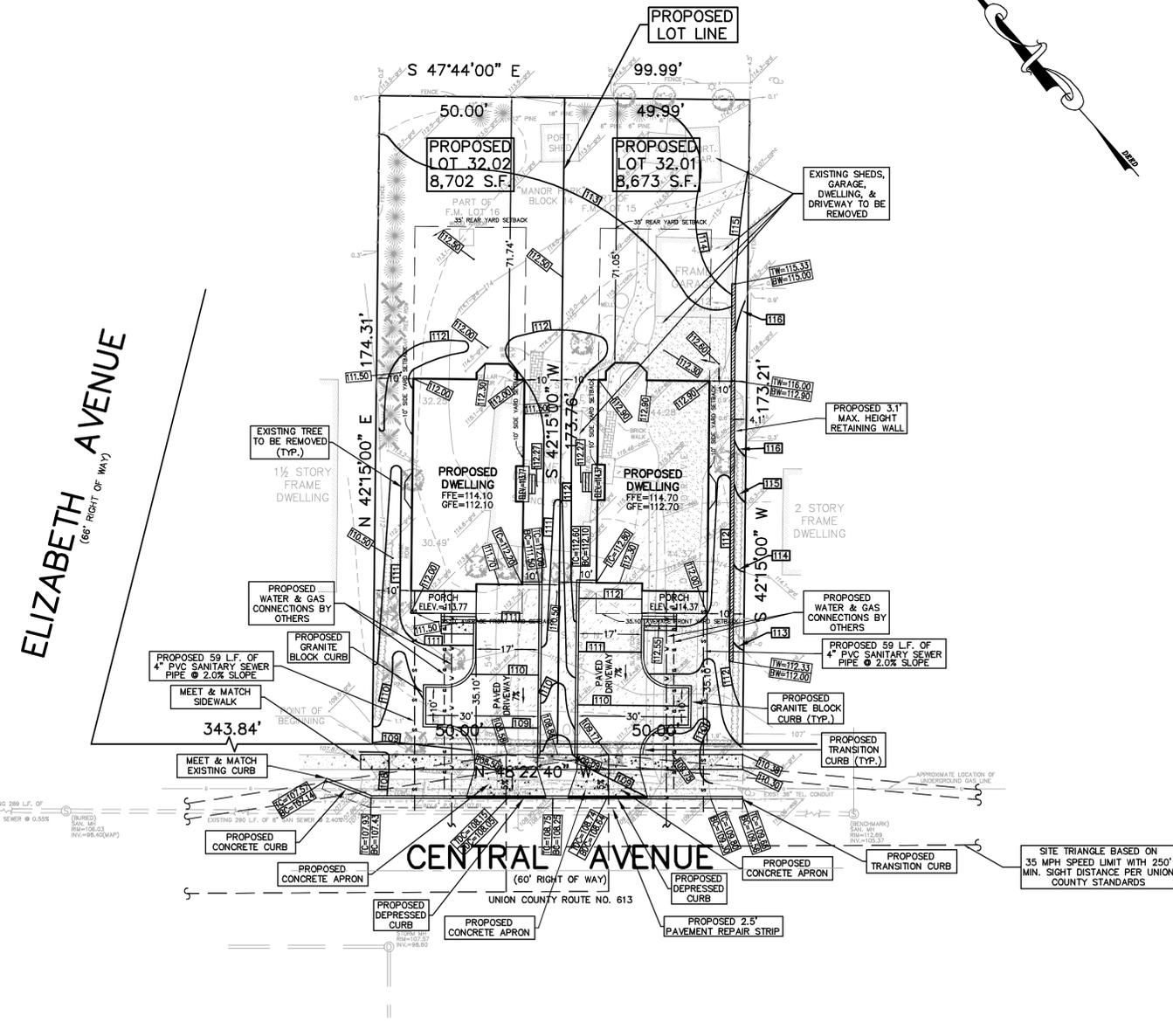
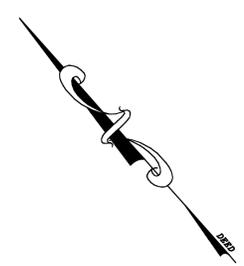
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James R. Watson 8/7/2019
JAMES R. WATSON P.L.S., P.P.
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PROFESSIONAL PLANNER N.J. LICENSE NO. 3363

Job No. 846678 Date 5/2/2019 Scale 1" = 20' Drawn MW Map No. FILE Sheet 2 of 4

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- DATUM INFORMATION: ELEVATIONS SHOWN HEREON ARE BASED UPON THE TOWN OF WESTFIELD SANITARY SEWER MAPS. LOCAL BENCHMARK IS THE RIM ELEVATION OF A SANITARY SEWER MANHOLE LOCATED ALONG THE NORTHEASTERLY SIDELINE OF CENTRAL AVENUE APPROXIMATELY 107 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY CORNER OF TAX LOT 32, BLOCK 4813 (THE SUBJECT PROPERTY) RIM ELEVATION = 112.69 (N.G.V.D. 1929)
- DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THEREON.
- THIS IS A MINOR SUBDIVISION PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
- THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS PLAN SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS OR DIGITAL STAKEOUT UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION AND DIGITAL STAKEOUT".
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
- CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
- ANY PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND. CONTRACTOR SHALL COORDINATE WITH UTILITY PURVEYORS TO UTILIZE EXISTING GAS, WATER & SEWER SERVICES IF POSSIBLE.
- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
- NJDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
- CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- ANY MATERIALS AND DEBRIS REMOVED FROM THE SITE SHALL BE DONE SO IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. ALL UTILITY DISCONNECTS TO BE COORDINATED BY CONTRACTOR PRIOR TO DEMOLITION.
- ALL EXISTING IMPERVIOUS SURFACES NOT TO REMAIN SHALL BE RESTORED WITH A MINIMUM OF 5" TOPSOIL SEED AND MULCH
- THIS SITE IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) MAP NO. 34039C0031F DATED SEPTEMBER 20, 2006.



LEGEND			
- - -	EXISTING SIDEWALK ELEVATION	ITC	PROPOSED CONTOUR
- - -	EXISTING GROUND ELEVATION	SPOT	PROPOSED SPOT ELEVATION
- - -	EXISTING CENTERLINE ELEVATION	PAV	EXISTING PAVEMENT ELEVATION
- - -	EXISTING TOP OF CURB ELEVATION	GRAV	EXISTING GRAVEL ELEVATION
- - -	EXISTING BOTTOM OF CURB ELEVATION	BUILD	EXISTING BUILDING ELEVATION
- - -	EXISTING DEPRESSED CURB	CONC	EXISTING CONCRETE ELEVATION
⊙	EXISTING SANITARY MANHOLE	GRATE	EXISTING TOP OF GRATE ELEVATION
⊙	EXISTING STORM MANHOLE	INV	EXISTING INVERT
⊙	EXISTING UTILITY POLE	SPOT	EXISTING SPOT ELEVATION
⊙	EXISTING WATER VALVE	E.G.P.	EXISTING EDGE OF PAVEMENT ELEVATION
⊙	EXISTING TREE AND SIZE		
⊗	EXISTING TREES TO BE REMOVED		

SCHEDULE OF GENERAL REQUIREMENTS
ZONE RS-8 (SINGLE-FAMILY)

SECTION	REGULATION	UNITS	REQUIREMENT	EXISTING	VIOLATION	PROPOSED LOT 32.02	VARIANCE	PROPOSED LOT 32.01	VARIANCE
§11.08.E.1	MIN. LOT AREA	SO. FT.	8,000 S.F.	17,375 S.F.	NO	8,702 S.F.	NO	8,673 S.F.	NO
§11.08.E.2	MIN. LOT AREA WITHIN 134° OF LOT DEPTH	SO. FT.	8,000 S.F.	13,400 S.F.	NO	6,700 S.F.	YES	6,700 S.F.	YES
§11.08.E.2	MIN. LOT WIDTH	FT.	60'	100'	NO	50'	YES	50'	YES
§11.08.E.3	MIN. LOT FRONTAGE	FT.	60'	100'	NO	60'	YES	50'	YES
§11.08.E.4	MIN. LOT DEPTH	FT.	120'	173.19'	NO	173.76'	NO	173.19'	NO
§11.08.E.5	MIN. FRONT YARD (AVERAGE)	FT.	35.10'	51.43'	ENC	35.10'	NO	35.10'	NO
§11.08.E.5	MIN. STREET SIDE YARD	FT.	20'	N/A	N/A	N/A	NO	N/A	NO
§11.08.E.6	MIN. SIDE YARD	FT.	10'	30.48'	NO	10'	NO	10'	NO
§11.08.E.7	MIN. REAR YARD	FT.	35'	81.90'	NO	71.74'	NO	71.05'	NO
§11.08.E.8	MAX. BUILDING HEIGHT (FEET/STORIES)	FT./NO.	32/2.5	N/A	NO	31.97/2.5	NO	31.78/2.5	NO
§11.08.E.9	MAX. FLOOR AREA RATIO (12.04.E.1) (0-9,999 S.F.)	%/S.F.	37%/8,000 S.F.	N/A	NO	36.6%/7,128 S.F.	NO	36.6%/7,128 S.F.	NO
§11.08.E.9	MAX. FLOOR AREA RATIO (12.04.E.1) (10,000-39,999 S.F.)	%/S.F.	25%/8,000 S.F.	N/A	NO	N/A	NO	N/A	NO
§11.08.E.10	MAX. COVERAGE BY BUILDINGS AND ABOVE GRADE STRUCTURES (WITHOUT DECK) (12.04.F.1) (0-23,999 S.F.)	%/S.F.	20%/3,600 S.F.	10.5%/1,828 S.F.	NO	20%/1,739 S.F. (1)	NO	20%/1,735 S.F. (1)	NO
§11.08.E.10	MAX. COVERAGE BY INGRESS/EGRESS PLATFORMS, DECKS, PORCHES (12.04.F.3) (0-11,999 S.F.)	%/S.F.	4%/420 S.F.	N/A	NO	1.2%/106 S.F.	NO	1.2%/106 S.F.	NO
§11.08.E.10	MAX. COVERAGE BY INGRESS/EGRESS PLATFORMS, DECKS, PORCHES (12.04.F.3) (12,000-23,999 S.F.)	%/S.F.	3.5%/720 S.F.	N/A	NO	N/A	NO	N/A	NO
§11.08.E.11	MAX. COVERAGE BY IMPROVEMENTS (12.04.G) (0-15,999 S.F.)	%/S.F.	50%/6,400 S.F.	N/A	NO	33.1%/2,877 S.F.	NO	33.1%/2,868 S.F.	NO
§11.08.E.11	MAX. COVERAGE BY IMPROVEMENTS (12.04.G) (16,000-23,999 S.F.)	%/S.F.	40%/7,200 S.F.	36%/6,258 S.F.	NO	N/A	NO	N/A	NO
§11.08.E.12	MAX. EAVE HEIGHT	FT.	22'	19.09'	NO	19.09'	NO	19.59'	NO
§11.08.E.14	MIN. GARAGE SPACE	SPACE	2	2	NO	NO	NO	NO	NO
§17.05.A	MAX. FRONT YARD COVERAGE	%/S.F.	50%	58.7%	ENC	49.2%	NO	48.7%	NO
§17.05.A	MAX. DRIVEWAY WIDTH	FT.	24'	58.7'	ENC	30'	YES	30'	YES

ENC - DENOTES EXISTING NON CONFORMANCE
NOTES: (1) EXCLUDES BAY WINDOWS

BLOCK	LOT	SETBACK
4813	30	38.69'
4813	31	38.21'
4813	33	40.99'
4813	34	32.07'
4813	35	30.12'
4813	36	29.64'
AVERAGE		35.10'
CENTRAL AVENUE		

MINOR SUBDIVISION PLAN
MINOR SUBDIVISION
TAX LOT 32 BLOCK 4813
TOWN OF WESTFIELD, UNION COUNTY, NEW JERSEY

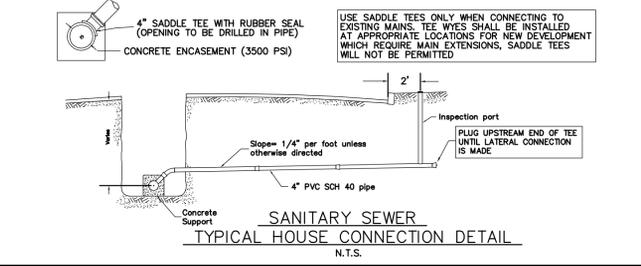
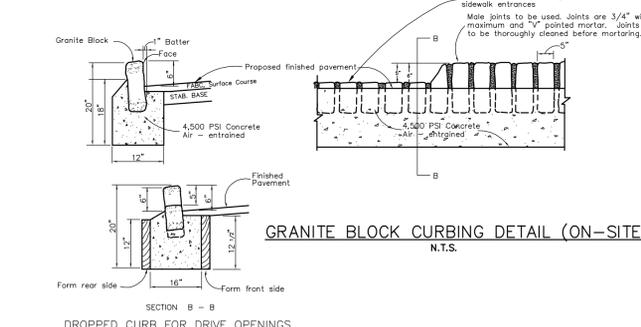
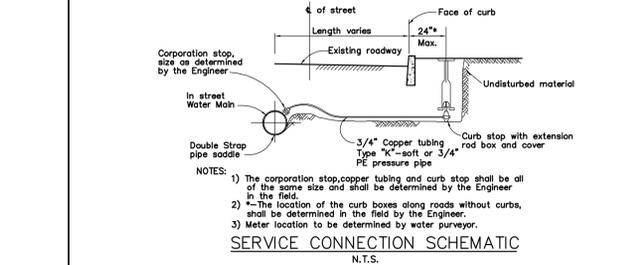
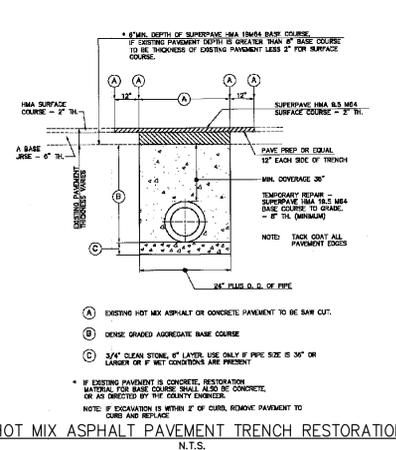
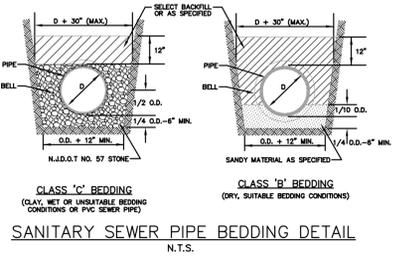
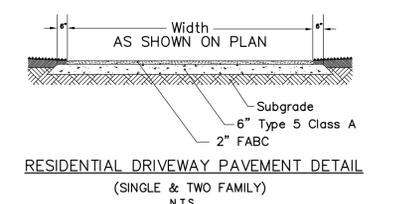
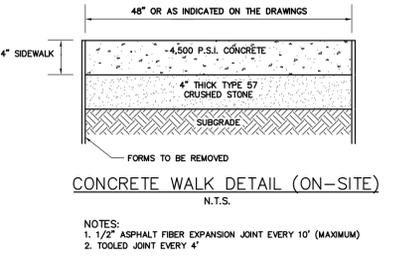
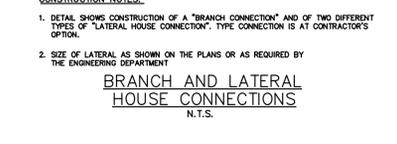
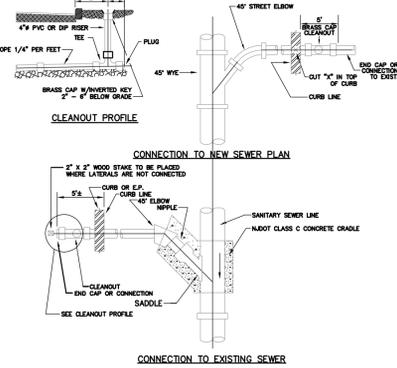
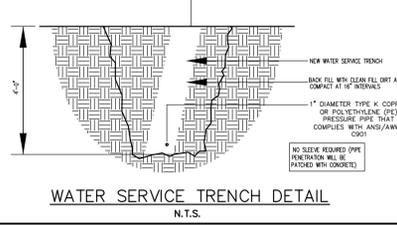
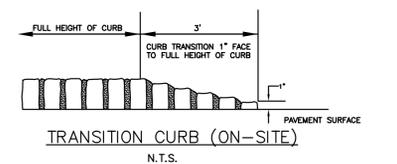
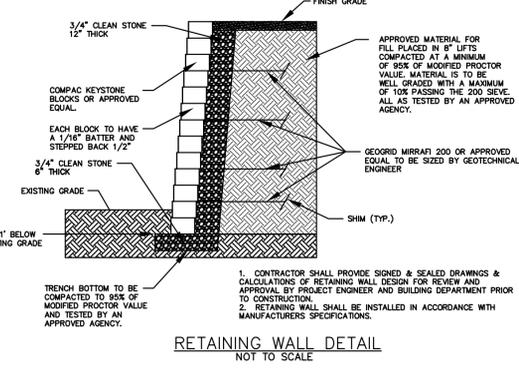
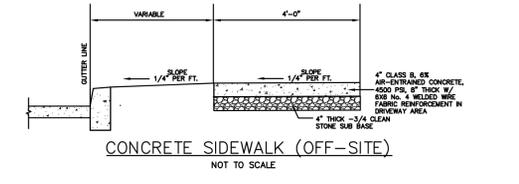
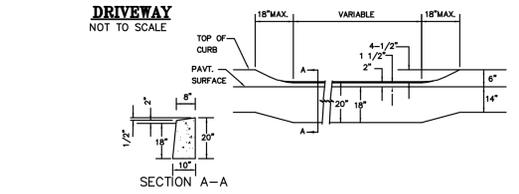
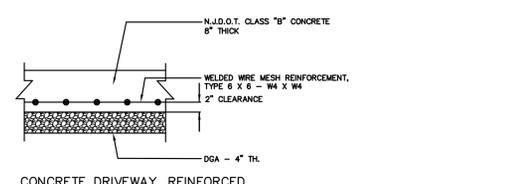
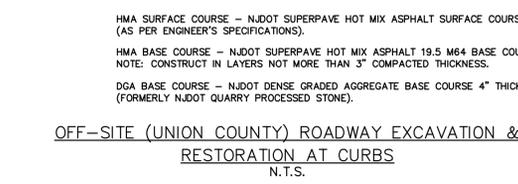
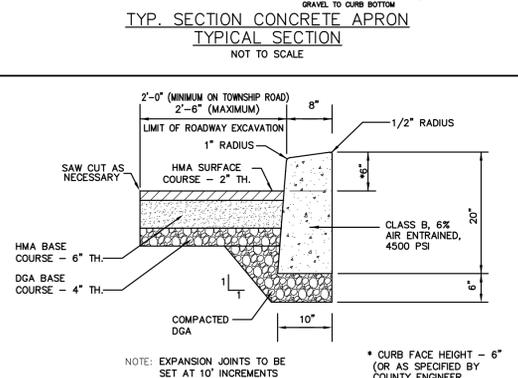
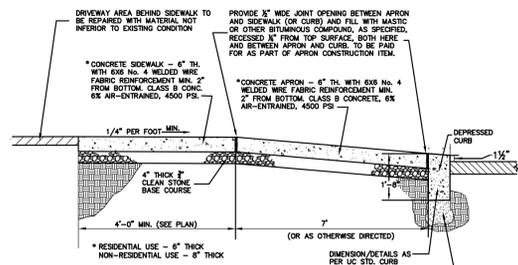
EKA ASSOCIATES, P.A.

Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
908-322-2030

REVISION:
8/7/19 - REVISED TO SHOW DRIVEWAY WIDTH

Thomas J. Quinn
THOMAS J. QUINN, P.E., C.M.E.
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 24GE04107200

Job No. 846678 Date 5/2/2019 Scale 1" = 20' Drawn MW Map No. FILE Sheet 3 of 4



**CONSTRUCTION DETAILS
MINOR SUBDIVISION
TAX LOT 32 BLOCK 4813
TOWN OF WESTFIELD, UNION COUNTY, NEW JERSEY**

EKA ASSOCIATES, P.A.
Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
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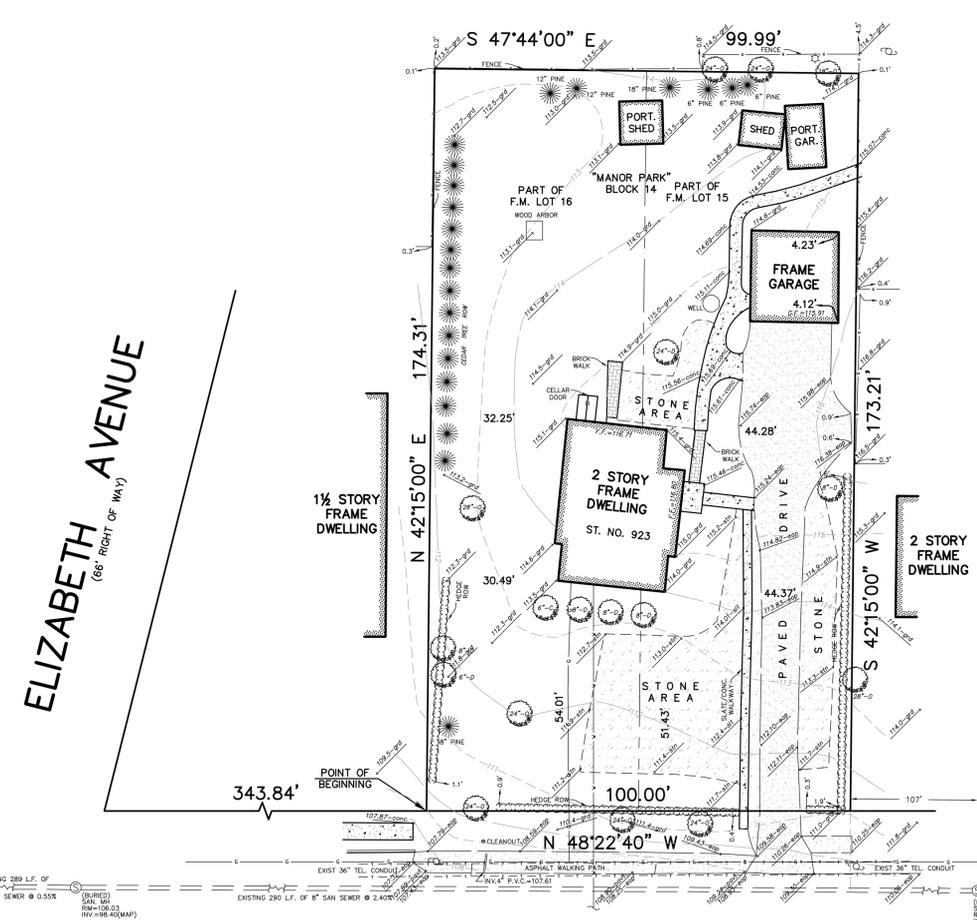
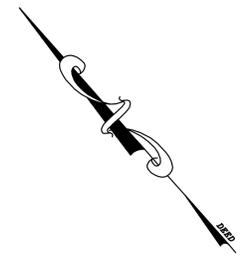
- GENERAL NOTES:**
- THIS TOPOGRAPHIC SURVEY REFERENCES A PLAN OF SURVEY PREPARED BY:
EKA ASSOCIATES, P.A.
328 PARK AVENUE
SCOTCH PLAINS, NJ 07076
DATED 2/5/2019
 - THIS PLAN REPRESENTS CONDITIONS OF THE EXISTING BUILDING AND IMPROVEMENTS. IT IS INTENDED FOR APPLICATION FOR A PERMIT AS MAY BE REQUIRED BY THE RELATIVE MUNICIPALITY.
 - THIS SURVEY AND PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED OR IMPLIED. THE UNDERSIGNED SURVEYOR IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
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RIM ELEVATION = 112.69 (N.G.V.D. 1929)

A UTILITY MARKOUT FOR THIS SITE WAS ORDERED FROM THE NEW JERSEY ONE-CALL SYSTEM ON 2/06/2019, GENERATING TICKET No. 190372255. THE FOLLOWING UTILITIES WERE NOTIFIED AND THEIR RESPONSES ARE INDICATED BY THE FOLLOWING KEY:

NR NO RESPONSE
CLR CLEAR
LM LOCATED AS MARKED
LE LOCATED FROM VISIBLE EVIDENCE

UTILITY RESPONSE

ELIZABETHTOWN WATER (NJ AMERICAN WATER) LM
ELIZABETHTOWN GAS COMPANY LM
P.S.E. & C. - GAS CLR
P.S.E. & C. - ELECTRIC CLR
VERIZON LM

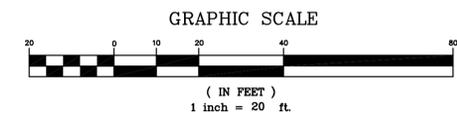


ELIZABETH AVENUE
(60' RIGHT OF WAY)

CENTRAL AVENUE
(60' RIGHT OF WAY)
UNION COUNTY ROUTE NO. 613

FRONT YARD AVERAGING CALCULATION

BLOCK	LOT	SETBACK
4813	30	38.69'
4813	31	39.21'
4813	33	40.89'
4813	34	32.07'
4813	35	30.12'
4813	36	29.64'
AVERAGE		35.10'
CENTRAL AVENUE		



LEGEND

-sw	- EXISTING SIDEWALK ELEVATION	FCO	- PROPOSED CONTOUR
-grd	- EXISTING GROUND ELEVATION	SPOT	- PROPOSED SPOT ELEVATION
-cl	- EXISTING CENTERLINE ELEVATION	-pav	- EXISTING PAVEMENT ELEVATION
-tc	- EXISTING TOP OF CURB ELEVATION	-grd	- EXISTING GRAVEL ELEVATION
-bc	- EXISTING BOTTOM OF CURB ELEVATION	-bldg	- EXISTING BUILDING ELEVATION
-dc	- EXISTING DEPRESSED CURB	-fnc	- EXISTING FENCE ELEVATION
SM	- EXISTING SANITARY MANHOLE	-conc	- EXISTING CONCRETE ELEVATION
SH	- EXISTING FIRE HYDRANT	TC	- EXISTING TOP OF GRATE ELEVATION
SMH	- EXISTING STORM MANHOLE	INV	- EXISTING INVERT
GW	- EXISTING GUY WIRE	SPOT	- EXISTING SPOT ELEVATION
UP	- EXISTING UTILITY POLE	EDGE	- EXISTING EDGE OF PAVEMENT ELEVATION
WV	- EXISTING WATER VALVE	CONTOUR	- EXISTING CONTOUR
GV	- EXISTING GAS VALVE	-ts	- EXISTING TOP OF SLOPE
DT	- EXISTING DECIDUOUS TREE AND SIZE	-bs	- EXISTING BOTTOM OF SLOPE
CT	- EXISTING CONIFEROUS TREE AND SIZE	-tw	- EXISTING TOP OF WALL
D	- DOGWOOD TREE	-bw	- EXISTING BOTTOM OF WALL
M	- MAPLE TREE		
O	- OAK TREE		
C	- CEDAR TREE		

TOPOGRAPHIC SURVEY
TAX LOT 32 BLOCK 4813
TOWN OF WESTFIELD, UNION COUNTY, NEW JERSEY

EKA ASSOCIATES, P.A.

Engineers • Surveyors • Planners
328 Park Avenue, Scotch Plains, N.J. 07076
908-322-2030

REVISION:

James R. Watson 2/5/2019
JAMES R. WATSON P.L.S., P.P.
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PROFESSIONAL PLANNER N.Y. LICENSE NO. 50196