



Notes:

1. Title into Block 106, Lot 5 is by virtue of a deed from Vincent Scarpino to Frank and Mary Scarpino dated June 1, 1998 and recorded in Deed Book 2174, Page 737. Title into Block 106, lot 6 is by virtue of a deed from Joan Scarpino to Frank and Mary Scarpino dated August 23, 1994 and recorded in Deed Book 1973, Page 279
2. Lot lines specific elevations and contours along Morris Street shown on this map are based upon a field survey conducted by the undersigned on May 14, 2021. Contours shown on this plan are taken from NJDEP Lidar and field checked on Block 106, lots 5 and 6. Surrounding contours are shown to indicate general drainage patterns and grades.
3. The existing dwellings on Block 106 lots 5 and 6 are serviced by public sewer and water. Proposed lots 6.03 and 6.04 are proposed to be serviced by public sewer and water.
4. The dwellings shown on proposed lots 6.03 and 6.04 are indicated to show possible lot development. The size location and/or configuration of one or both of the dwellings may be changed as long as they comply with applicable zoning requirements and are shown on individual plot plans to be submitted for review and approval as part of a construction permit application.
5. The fire hydrant at the intersection of Morris Street and Moray Avenue meets § 5:21-5.4 Fire hydrants: "Hydrants shall be spaced to provide necessary fire flow. The average building area served per hydrant shall not exceed 120,000 square feet. In addition, the distance between any dwelling and a hydrant shall not exceed 400 feet when measured along the street right-of-way."
6. The northerly side line of Old York Road, along the frontage of Block 106, lots 3 through 7 is established at 66' northerly of the southerly right of way line as shown on a map entitled "Pedestrian Manor" filed in the Somerset County Clerk's office on 12/13/2000 as Map #3546.
7. All slopes on these properties are less than 10%, as measured between 10' contour intervals.
8. The NRCS Web Soil Survey identifies all of the soil on the site as Reah Reaville silt loam, 0 to 2 percent slopes.
9. There are no flood plains or flood areas on or adjacent to these properties.
10. Proposed lot numbers, as shown, are acceptable to the Township Tax Assessor, Anthony DiRado, in accordance with a telephone conversation with him on July 8, 2021.
11. The FEMA mapping showing this property shows that the property is not within a flood hazard area.
12. This subdivision is in compliance with RSIS requirements.

Coverage Calculations

Lot 5	Lot 6.05
house footprint 782 sf	house footprint 830 sf
garage footprint 487 sf	deck/steps 108 sf
concrete 49 sf	ce 24 sf
stone path 286 sf	stone drive 1,907 sf
stone drive 3,346 sf	2,889 sf
4,920 sf	
4,920/51,466 = 9.6%	2,889/20,011 = 14.3%
FAR 192/51,466 = 0.015	FAR 830/20,011 = 0.041
Lot 6.03	Lot 6.04
house footprint 1,658 sf	house footprint 1,658 sf
porch, steps and walk 285 sf	porch, steps and walk 285 sf
1,535 sf	1,538 sf
3,478 sf	3,461 sf
3,478/20,000 = 17.4%	3,461/20,000 = 17.4%
FAR 2,600/20,000 = 0.13	FAR 2,600/20,000 = 0.13

Zoning Requirements R-20 zone

Item	Required	Proposed
Lot 5	Lot 6.05	Lot 6.03
Minimum lot area	20,000 sf	20,000 sf
Minimum lot width	100'	100.00'
Minimum front yard	119.10'	129.82'
Minimum rear yard	19.93'	43.8'
Minimum side yard - one	20.6'	21.4'
Minimum side yard - both	50'	63.1'
Minimum rear yard	50'	103.1'
Minimum side yard - accessory	20'	292.0'
Minimum rear yard - accessory	20'	9.6%
Maximum improved lot coverage	25%	17.4%
Maximum height	2.5 stories	2 story
Maximum height	35'	<35'
Maximum floor area ratio	0.16	0.13

Owner

Mary Scarpino  
274 Old York Road  
Bridgewater, NJ 08807  
908-393-2095

Applicant

Mercal LLC  
863 Garfield Avenue  
Bridgewater, NJ 08807  
908-625-2839

Planning Board Approvals

Board Chairperson, Alan Fross	Date
Board Secretary, Scarlett Doyle, PP	Date
Board Engineer, William H. Burr, IV, PE	Date

Somerset County Acceptance Stamp

PROPERTY	PROPERTY LOCATION	CADS	OWNER NAME & ADDRESS	DATE
103	281 OLD YORK ROAD	2	CLARK, ROBERTA, SHANE & JENNIFER, JENNIFER M.	08/07/2486
104	279 OLD YORK ROAD	2	FRANKLIN, JOHN & LORNA B	08/07/2486
105	277 OLD YORK ROAD	2	FRANKLIN, JOHN & LORNA B	08/07/2486
106	275 OLD YORK ROAD	2	FRANKLIN, JOHN & LORNA B	08/07/2486
107	273 OLD YORK ROAD	2	FRANKLIN, JOHN & LORNA B	08/07/2486
108	271 OLD YORK ROAD	2	FRANKLIN, JOHN & LORNA B	08/07/2486
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