

WARREN TOWNSHIP ZONING REQUIREMENTS				
ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
ZONING DISTRICT	NB	NB		-
MIN. LOT AREA (S.F.)	20,000 S.F.	364,666 SF	364,666 SF	-
MIN. LOT WIDTH (FT)	100 FT	453.06 FT	453.06 FT	-
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE				
MIN. FRONT YARD SETBACK (FT)	60 FT	49.30 FT (ENC)	49.30 FT (ENC)	-
MIN. SIDE YARD SETBACK - ONE SIDE (FT)	10 FT	92.08 FT	92.08 FT	-
MIN. SIDE YARD SETBACK - BOTH SIDES (FT)	25 FT	N/A	N/A	-
MIN. REAR YARD SETBACK (FT)	25 FT	226.04 FT	226.04 FT	-
BUILDING SETBACKS FOR ACCESSORY STRUCTURE				
MIN. SIDE YARD SETBACK (FT)	10 FT	27.63 FT	27.63 FT	-
MIN. REAR YARD SETBACK (FT)	50 FT	50.89 FT	50.89 FT	-
MAX. BUILDING HEIGHT (FT) (STORY)	25 FT / 2.0 STORY	< 25 FT / 2.0 STORY	22.30 FT / 2 STORY	-
MAX. FLOOR AREA RATIO (F.A.R.)	0.20	0.084	0.156	-
MAX. % OF IMPERVIOUS COVERAGE BY BLDG	20%	8.45%	12.01%	-
MAX. % OF IMPERVIOUS COVERAGE	60%	45.38%	50.31%	-

IMPERVIOUS MATERIALS				
ITEM	EXISTING (SF)	PERCENTAGE	PROPOSED	PERCENTAGE
BUILDINGS	30,806 SF	8.45%	43,808 SF	12.01%
DECKS/COVERED PATIOS	8,080 SF	2.22%	8,080 SF	2.22%
PAVEMENT: ASPHALT	97,424 SF	34.71%	102,951 SF	36.08%
CONCRETE/SLATE/PAVERS	25,016 SF		25,284 SF	
GRAVEL	3,349 SF		3,349 SF	
POOL	790 SF		0 SF	
TOTAL IMPERVIOUS COVERAGE	165,464 SF	45.38%	183,472 SF	50.31%

WARREN TOWNSHIP PARKING REQUIREMENTS			
USE	REQUIREMENT	UNITS	REQUIRED SPACES
EXISTING			
PUBLIC CONGREGATION	1 SPACE/250 SF	32,091 SF	128 SPACES
PROPOSED			
HOTEL	1 SPACE/ROOM	40 ROOMS	40 SPACES
	1 SPACE/EMPLOYEE	15 EMPLOYEES	15 SPACES
TOTAL REQUIRED SPACES			183 SPACES
EXISTING SPACES			203 SPACES
PROPOSED SPACES			3 SPACES
TOTAL SPACES			206 SPACES

GENERAL NOTES:

- OWNER/APPLICANT: MADDY REALTY L.L.C. 50 STIRLING ROAD WARREN TOWNSHIP, NJ 07059 PHONE: 201-448-9751
- BOUNDARY & TOPOGRAPHY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR BLOCK 212, LOTS 20.01, LOCATED IN WARREN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY", PREPARED BY ENGINEERING & LAND PLANNING ASSOCIATES, INC., DATED JULY 18, 2018 OR LAST REVISED.
- THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE # 2 ABOVE).
- THE SUBJECT PARCEL, BLOCK 212 LOTS 20.01 CONSISTS OF 387,602 SF (8.90 AC.).
- NO DEED RESTRICTIONS OR COVENANTS ARE PROPOSED FOR THE SITE.

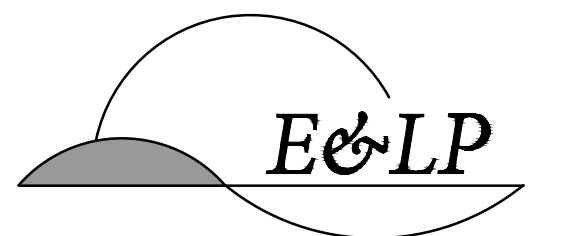
NOTES:

- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."
- THE ON-SITE WELL IS NOT A SOURCE OF DRINKING WATER.

200' PROPERTY OWNERS LIST
BLOCK: 212 LOT: 20.01 & 20.02
TOWNSHIP OF WARREN, SOMERSET COUNTY, NEW JERSEY

BLOCK	LOT	PROPERTY OWNER ADDRESS	UTILITIES
96	34	TOWNSHIP OF WARREN 46 MOUNTAIN BLVD WARREN, NJ 07059	SOMERSET COUNTY PLANNING BOARD PO BOX 3000 SOMERVILLE, NJ 08876-1262
96	35	LOG CABIN GUN CLUB PO BOX 615 CHATHAM, NJ 07928	PUBLIC SERVICE GAS & ELECTRIC, T24A MORTON A PLANNER, GM PROPERTY RISK MANAGEMENT NEWARK, NJ 07102
96	39.03	STIRLING ROAD PROPERTIES, L.L.C. 1899 PARK AVE C/O L DYKES WEEHAWKIN, NJ 07087	JERSEY CENTRAL POWER & LIGHT RICHARD S COHEN, SECRETARY 300 MADISON AVENUE MORRISTOWN, NJ 07962
96	40	SENDAS CORP. 55 STIRLING ROAD WARREN, NJ 07059	NEW JERSEY AMERICAN WATER DONNA SHORT - GIS SUPERVISOR 1025 LAUREL OAK ROAD VOORHEES, NJ 08043
96	42	MICHAELJAMES LLC PO BOX 121 BERKELEY HEIGHTS, NJ 07922	ELIZABETHTOWN GAS COMPANY KENNETH G WARD, SECRETARY ELIZABETH PLAZA UNION, NJ 07083
212	6	ANTONIO M MIRANDA 30 OLD SMALLEYTOWN RD WARREN, NJ 07059	CABLEVISION PAUL KOSTYZ 40 PINE STREET EAST BRUNSWICK, NJ 08816
212	18	NORA S MORKOS 5 PALMER COURT EAST BRUNSWICK, NJ 08816	VERIZON LEA ANN MOLINEAUX 1717 ARCH STREET PHILADELPHIA, NJ 19103
212	19	TOWNSHIP OF WARREN 46 MOUNTAIN BLVD WARREN, NJ 07059	SOMERSET RARITAN SEWERAGE AUTHORITY EDWARD J ROAN, SPECIAL PROJECT MGR PO BOX 6400 BRIDGEWATER, NJ 08807
212	20.02	ALBERT KELLY C/O CHANTLER CHATEAU 50 STIRLING RD WARREN, NJ 07059	
212	20.03	MICHELLE D & S DAVID MESSAROSH 3 DILLON CT WARREN, NJ 07059	
212	20.04	JAMES & LYNNE MAURO 5 DILLON CT WARREN, NJ 07059	
212	20.05	THOMAS B & LOUISA ESTEVEZ YOUNG 7 DILLON CT WARREN, NJ 07059	
212	20.06	TOWNSHIP OF WARREN 46 MOUNTAIN BLVD WARREN, NJ 07059	
212	20.07	YUCONG ZHAO & DAQING SONG 12 DILLON CT WARREN, NJ 07059	
212	20.08	BRIEN & KATHLEEN SMITH 10 DILLON COURT WARREN, NJ 07059	
212	20.09	MICHAEL & KELLY S SURBRUG 8 DILLON COURT WARREN, NJ 07059	
212	20.10	SANJAY SHAH & BASU NIPA 6 DILLON COURT WARREN, NJ 07059	
212	20.11	BRETT & CHERYL OPELL 4 DILLON COURT WARREN, NJ 07059	
212	20.12	TOWNSHIP OF WARREN 46 MOUNTAIN BLVD WARREN, NJ 07059	
213	11	ERLINDA PAULO 10 STILES ROAD WARREN, NJ 07059	
213	12	CHRYSTENE WYLUDA 410 PEBBLE CREEK CT PENNINGTON, NJ 08534	
213	13	TARIK & OLGA SAHRAOUI 4 CAROL TERRACE WARREN, NJ 07059	
213	51	TOWNSHIP OF WARREN 46 MOUNTAIN BLVD WARREN, NJ 07059	

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140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA2021500 EXP. 8/31/2024

NO.	REVISION	BY	DATE
1.	PER LAYOUT CHANGES	JMK	01/27/23

01/27/2023
DATE
CHRISTOPHER R. NUSSER
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE049025

PROJECT:
THE STONE HOUSE AT STIRLING RIDGE
BLOCK 212 LOT 20.01
TAX MAP SHEET NO. 123
WARREN TOWNSHIP
SOMERSET COUNTY NEW JERSEY

TITLE:
VARIANCE SITE PLAN

JOB NO.:	0118193	DRAWING NO.:	1
SCALE:	1"=40'		4
DESIGNED:	MMS/SBP/KRR		
CHECKED:	CRN		
FILENAME:	SITE.DWG		
DATE:	10/24/2022		

