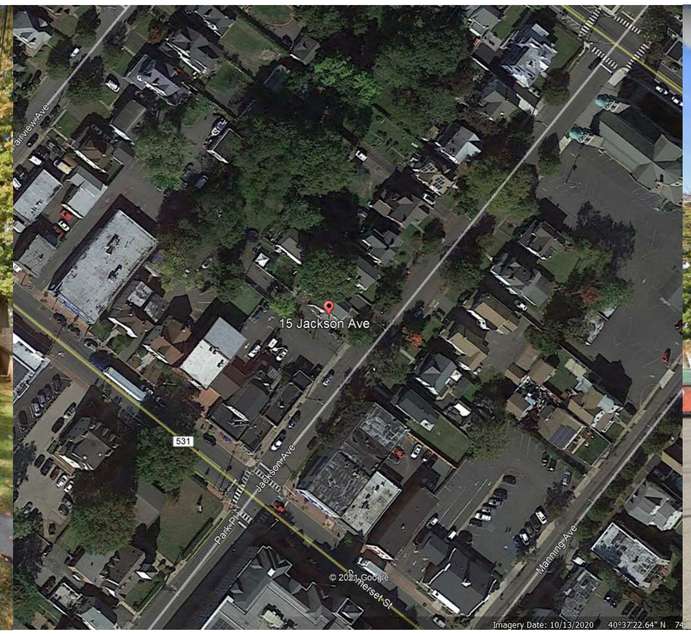
# CONCEPT PACKAGE + ZONING ANALYSIS

JULY 27, 2021



15 JACKSON AVE.
NORTH PLAINFIELD, NJ
LOT: 23
BLOCK: 80

CLIENT/OWNER:
JENNY SCASSERA / CRV INVESTMENTS, LLC

SCHEMATIC DESIGN FOR ZONING PURPOSES ONLY.
FINAL BUILDING CODE ANALYSIS TO FOLLOW, BASED ON
APPROVALS AND/OR CONDITIONS OF APPROVAL.

SHEET INDEX

| SHEET NUMBER | SHEET NAME |
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| A-300 | OVERALL BUILDING SECTIONS |


ELM ROAD PROPERTIES

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CHAIRMAN OF PLANNING BOARD OR BOARD OF ADJUSTMENT

SIGNATURE:

SECRETARY OF PLANNING BOARD OR BOARD OF ADJUSTMENT

SIGNATURE:

BOROUGH ENGINEER

SIGNATURE:

| No. | Description | Date |
|---|---|---|
| 1 | ISSUED FOR VARIANCE APPLICATION | 7/27/2021 |

CRV INVESTMENTS

15 Jackson Ave.

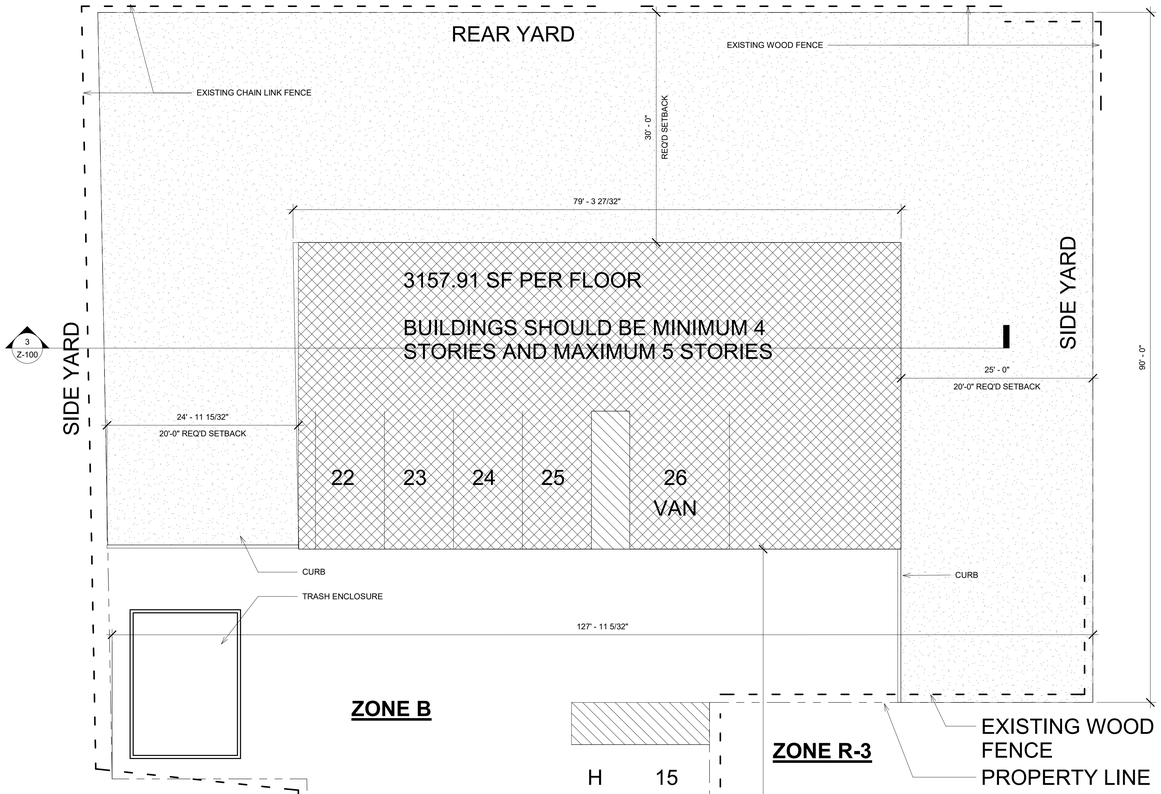
COVER SHEET

| | |
|---|---|
| Project Number | Project Number |
| Date | 7/27/21 |
| Drawn By | LM |
| Checked By | LM |

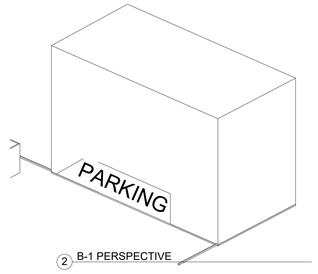
G-100

Scale

7/29/2021 9:41:23 AM




| | 15 Jackson Ave. | B Zone | B-1 Zone | PROVIDED | COMPLIANCE B | COMPLIANCE B-1 |
|---|---|---|---|---|---|---|
| | (E) 2 Family Home | | 13 Unit Apartment | | | |
| Apartment Permitted | | NO | YES | | | |
| Minimum Lot Requirement | 19,357.09 SF | No requirement | 40,000 SF | 19,357.09 SF | YES | NO |
| Max. Building Coverage | | 30% (5807.13 SF) | 22% (4258.56 SF) | 3871.42 SF | YES | YES |
| Max Building Height | 2.5 Stories | 2.5 Stories / Max. 35'-0" | 4-5 Stories / Max. 50'-0" | 4 Stories / 50'-0" | NO | YES |
| Required Setbacks | | | | | | |
| Front Yard | | Min. 10'-0" / Max. 25'-0" | 15'-0" | 166'-0" | NO - Exceeds Max | YES |
| Rear Yard | | 15'-0" / Adj. R Zone 25'-0" | 30'-0" | 30'-0" | YES | YES |
| Side Yard | | Not required / Adj. R Zone 15'-0" | 20'-0" | 25'-0" | YES | YES |
| Required Off-Street Parking | Parking currently on site. | Per 22-117.2 - Required 39 | 1 Bdrm - 1.5 (1) X Qty. 10<br>2 Bdrm - 1.75 x Qty 1<br>3 Bdrm - 1.75 x Qty 2<br>Required - 21 | 21 | NO | YES |
| Common Open Space Requirement | | No requirement | 20% of entire tract = 3871.58 | 5866.4 SF | YES | YES |




2 B-1 PERSPECTIVE

**B-1 Zone - Apartment**
**Zoning Ordinance 22-108.3**

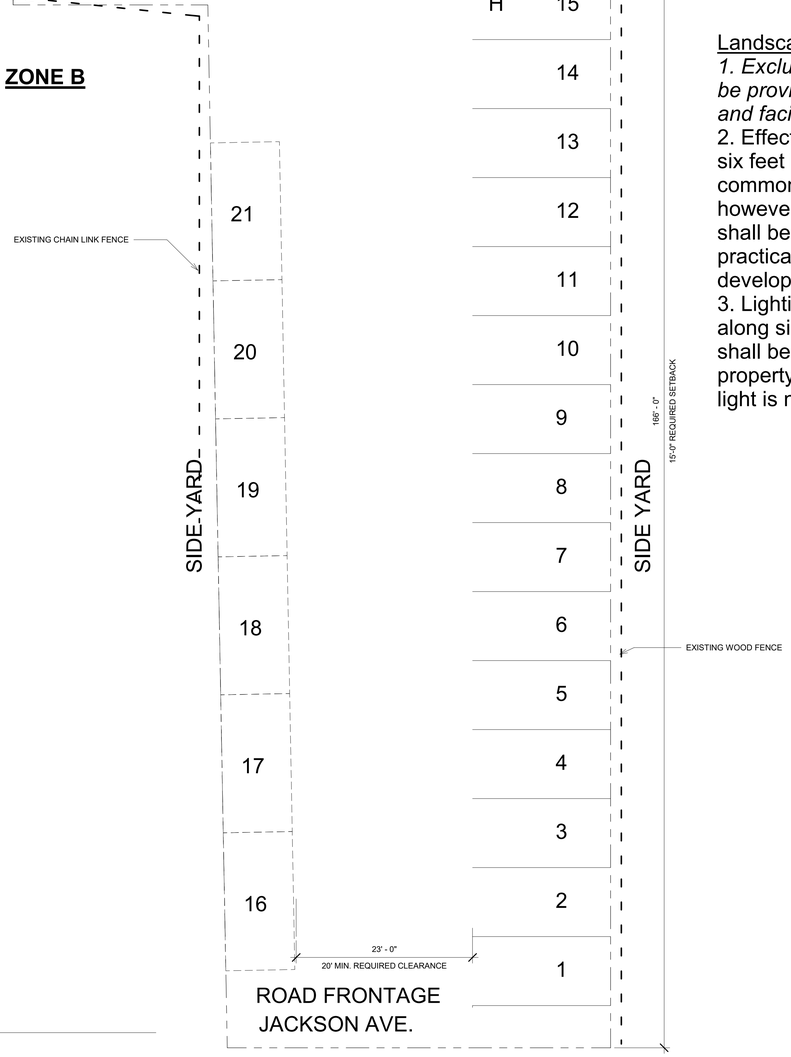
Min. Lot Area = 40,000 SF
*Lot Area = 19,357.09 SF*

Max building coverage:
**4 stories = 22% of lot area = 4258.56 SF**
5 stories = 20% of lot area = 3871.42 SF

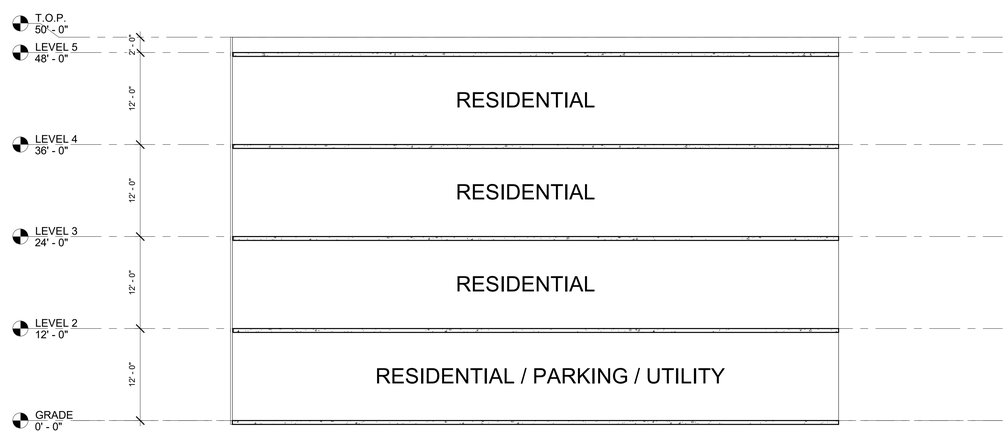
Min. Apartment sizes:
1 Bedroom = 595 SF
2 Bedroom = 800 SF
*1 Unit will be required to be ADA adaptable

Min. Required Off-Street Parking:
1 Bedroom = 1.5 (1)
2 Bedroom = 1.75
3 Bedroom = 1.75
Required = 21
Provided = 21
1 Handicapped space is required
1 Van Handicapped space is required

Landscaping and Open Space.
*1. Exclusive of internal roadways, driveways and parking areas, there shall be provided a minimum of 20% of the entire tract for common open space and facilities.*
2. Effective screening by a fence or wall no less than four feet nor more than six feet in height shall be provided to shield parking areas and other common facilities from view of adjoining residential properties; provided, however, screening by native vegetation, hedge or other natural landscaping shall be substituted for the required fence or wall, to the maximum extent practicable, if approved by the approving authority as part of the development of the plan.
3. Lighting. Adequate artificial lighting shall be provided in parking areas and along sidewalks, walkways and internal roadways. The source of lighting shall be directed downward, away from buildings and adjoining streets and property lines. Lighting fixtures shall be so arranged that the direct source of light is not visible from any adjacent residence area.




1 SITE - B-1
1/8" = 1'-0"




3 B-1 SECTION
1/8" = 1'-0"

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|---|---|---|
| 1 | ISSUED FOR VARIANCE APPLICATION | 7/27/2021 |

CRV INVESTMENTS

15 Jackson Ave.

B-1 ZONING ANALYSIS

| | |
|---|---|
| Project Number | Project Number |
| Date | 6/11/2021 |
| Drawn By | Author |
| Checked By | Checker |

Z-100

Scale 1/8" = 1'-0"

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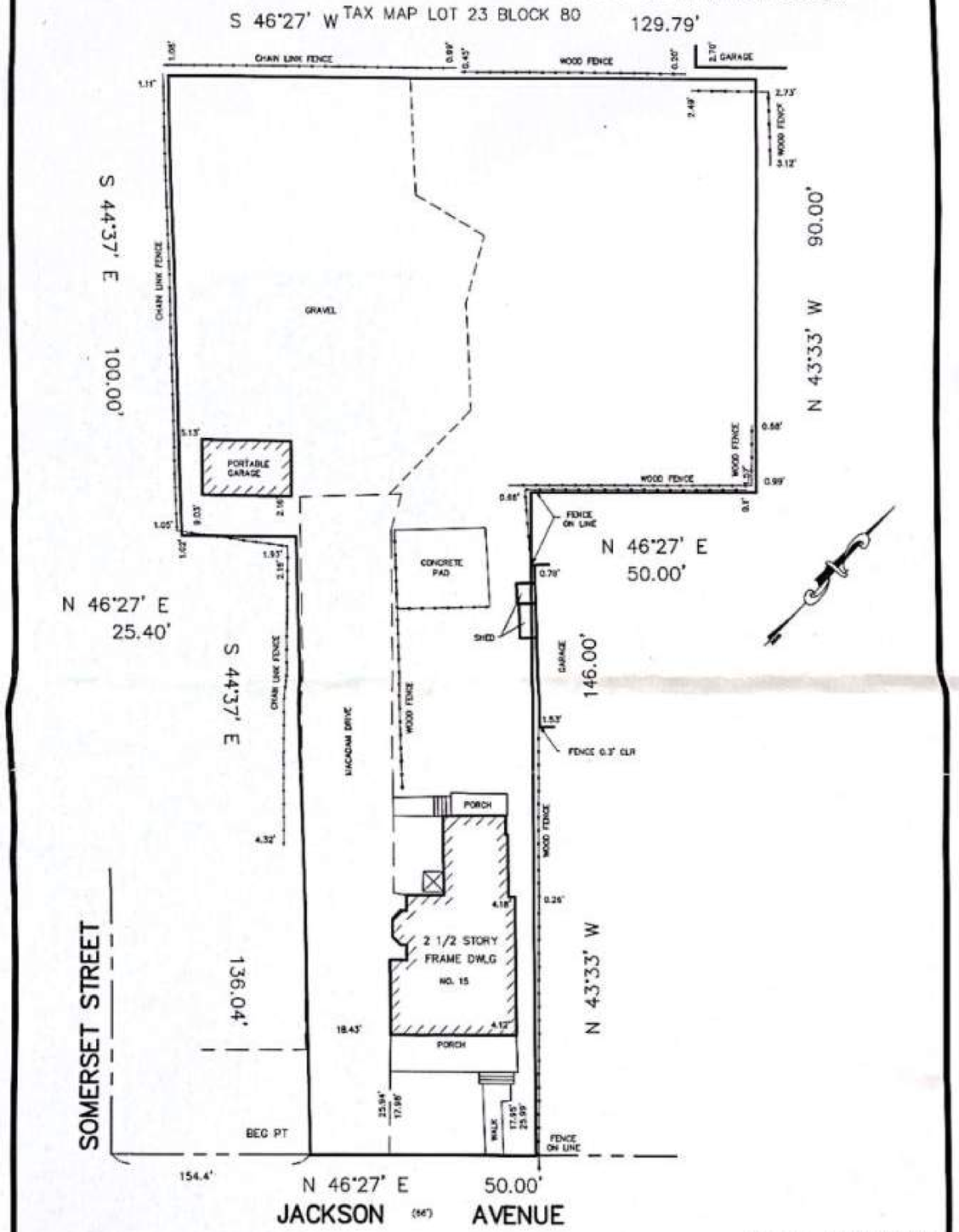
# SURVEY OF PROPERTY

BOROUGH OF NORTH PLAINFIELD — SOMERSET COUNTY, NEW JERSEY




PARKER
ENGINEERING & SURVEYING P.C.
370 EAST MAIN STREET, SOMERVILLE, N.J. 08876
(908) 725 - 4400 - FAX (908) 722 - 4401

THIS SURVEY IS CERTIFIED TO

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d)

DANIEL E. PARKER NO.35866
NEW JERSEY LAND SURVEYOR

| DATE | SCALE | FILE |
|---|---|---|
| 04-10-17 | 1"=20' | 12623 |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CRV INVESTMENTS

15 Jackson Ave.

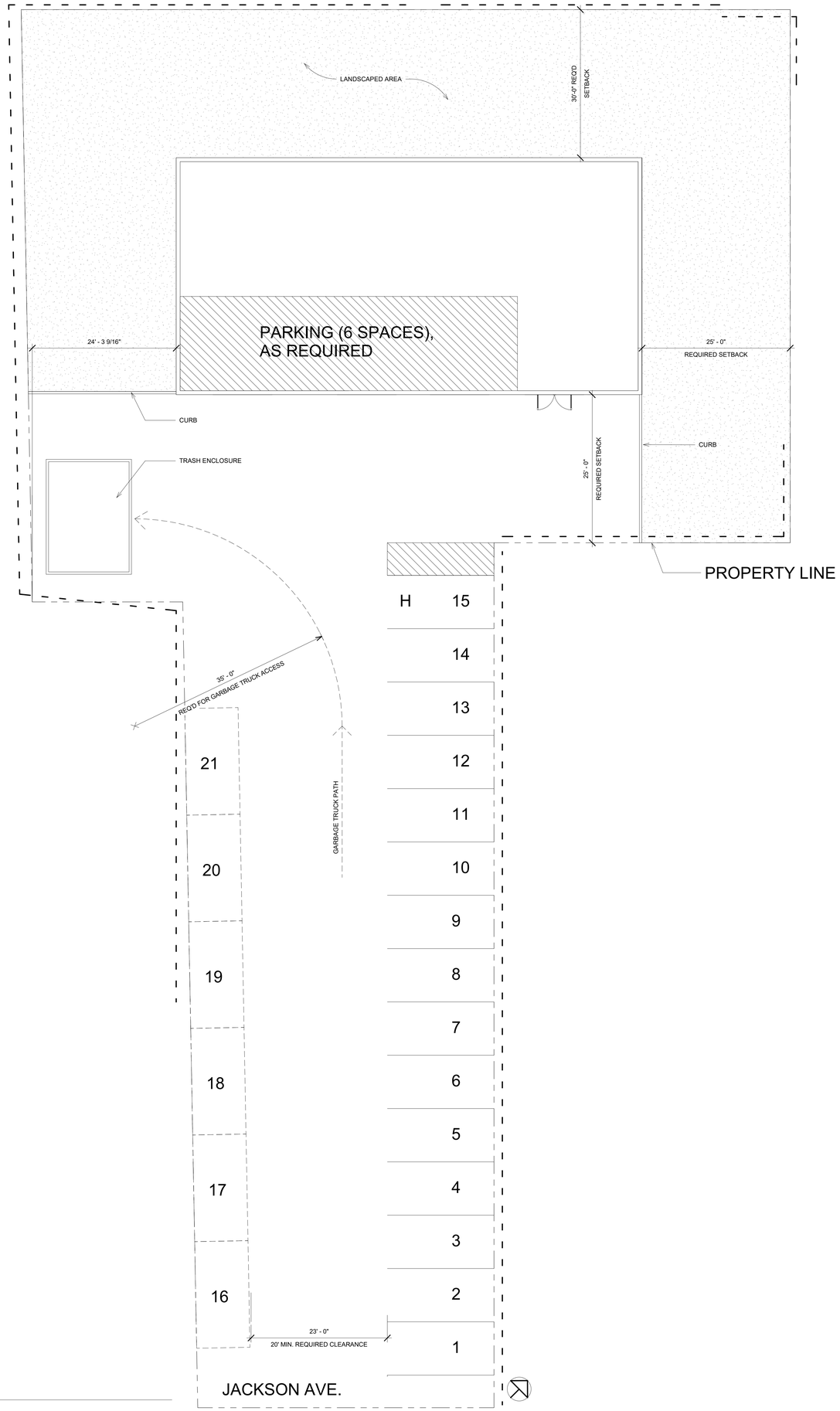
PROPERTY SURVEY

| | |
|---|---|
| Project Number | Project Number |
| Date | 7/27/21 |
| Drawn By | LM |
| Checked By | LM |

A-002

Scale

7/29/2021 9:45:33 AM




1 SITE PLAN
1/8" = 1'-0"

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CRV INVESTMENTS

15 Jackson Ave.

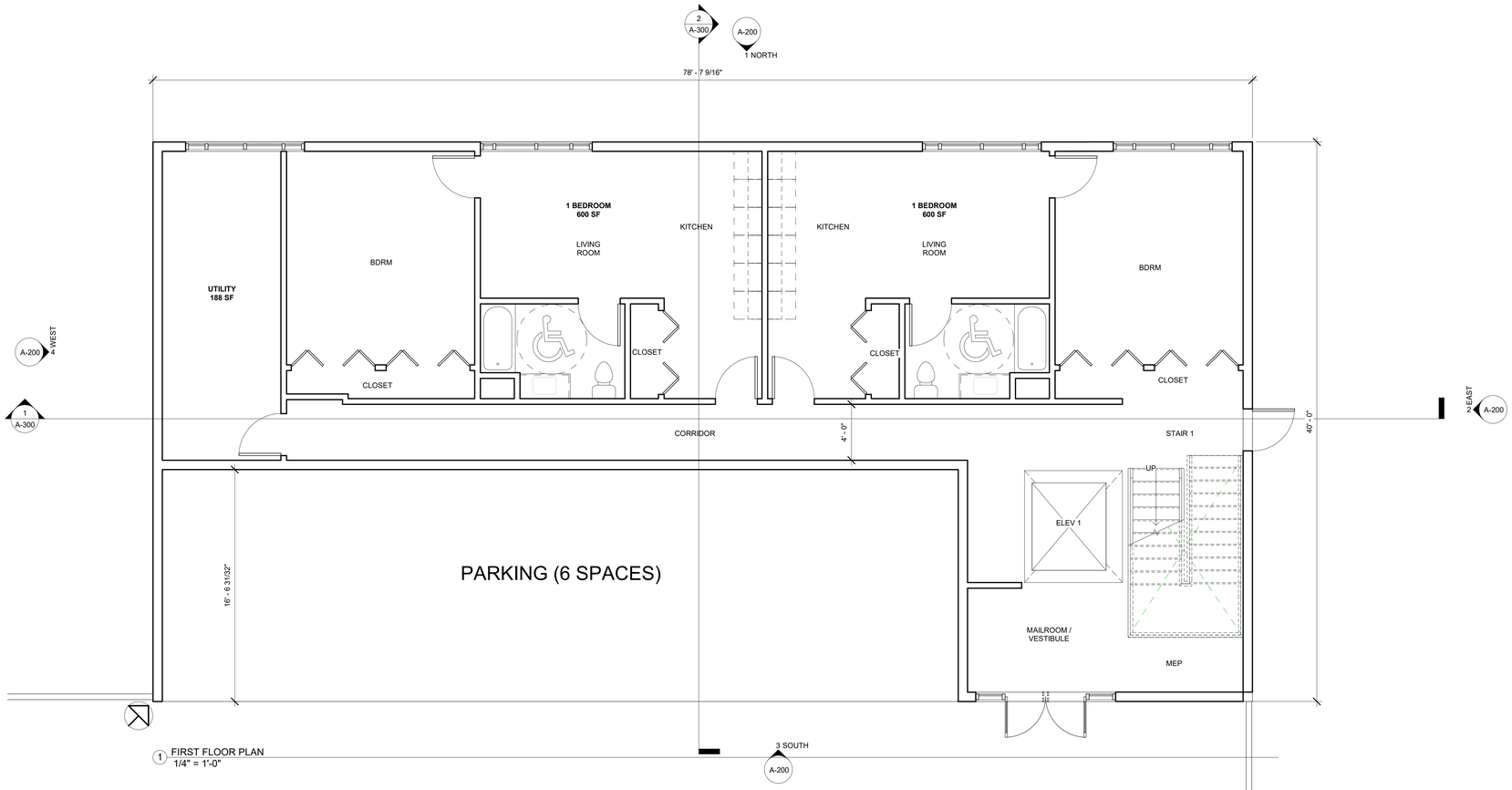
SITE PLAN

| | |
|---|---|
| Project Number | Project Number |
| Date | 7/27/21 |
| Drawn By | LM |
| Checked By | LM |

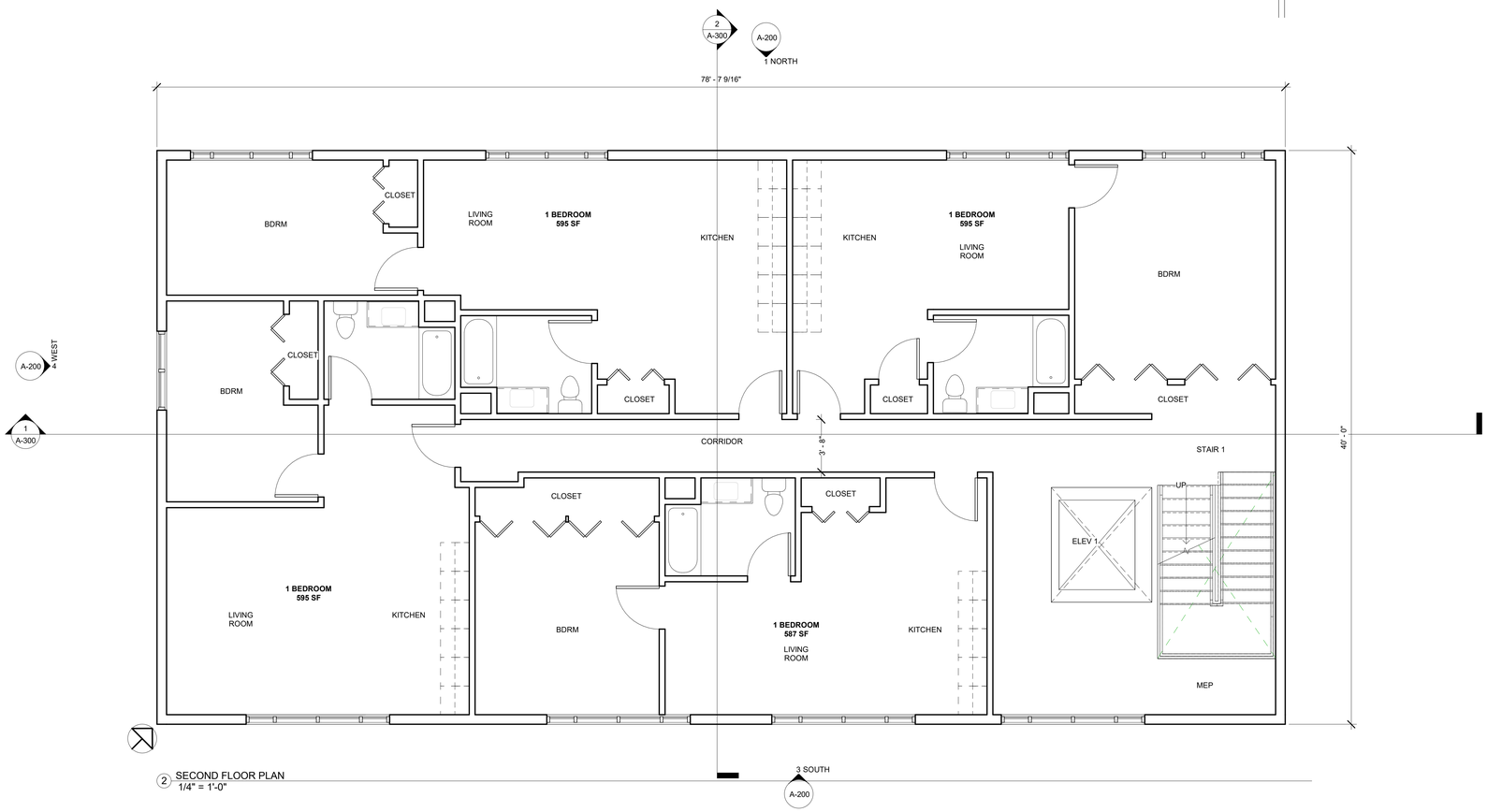
A-001

| | |
|---|---|
| Scale | 1/8" = 1'-0" |

7/29/2021 9:41:20 AM




1 FIRST FLOOR PLAN
1/4" = 1'-0"




2 SECOND FLOOR PLAN
1/4" = 1'-0"


ELM ROAD
PROPERTIES

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CRV INVESTMENTS

15 Jackson Ave.

FLOOR PLANS

| | |
|---|---|
| Project Number | Project Number |
| Date | 7/27/21 |
| Drawn By | LM |
| Checked By | LM |

A-100

| | |
|---|---|
| Scale | 1/4" = 1'-0" |

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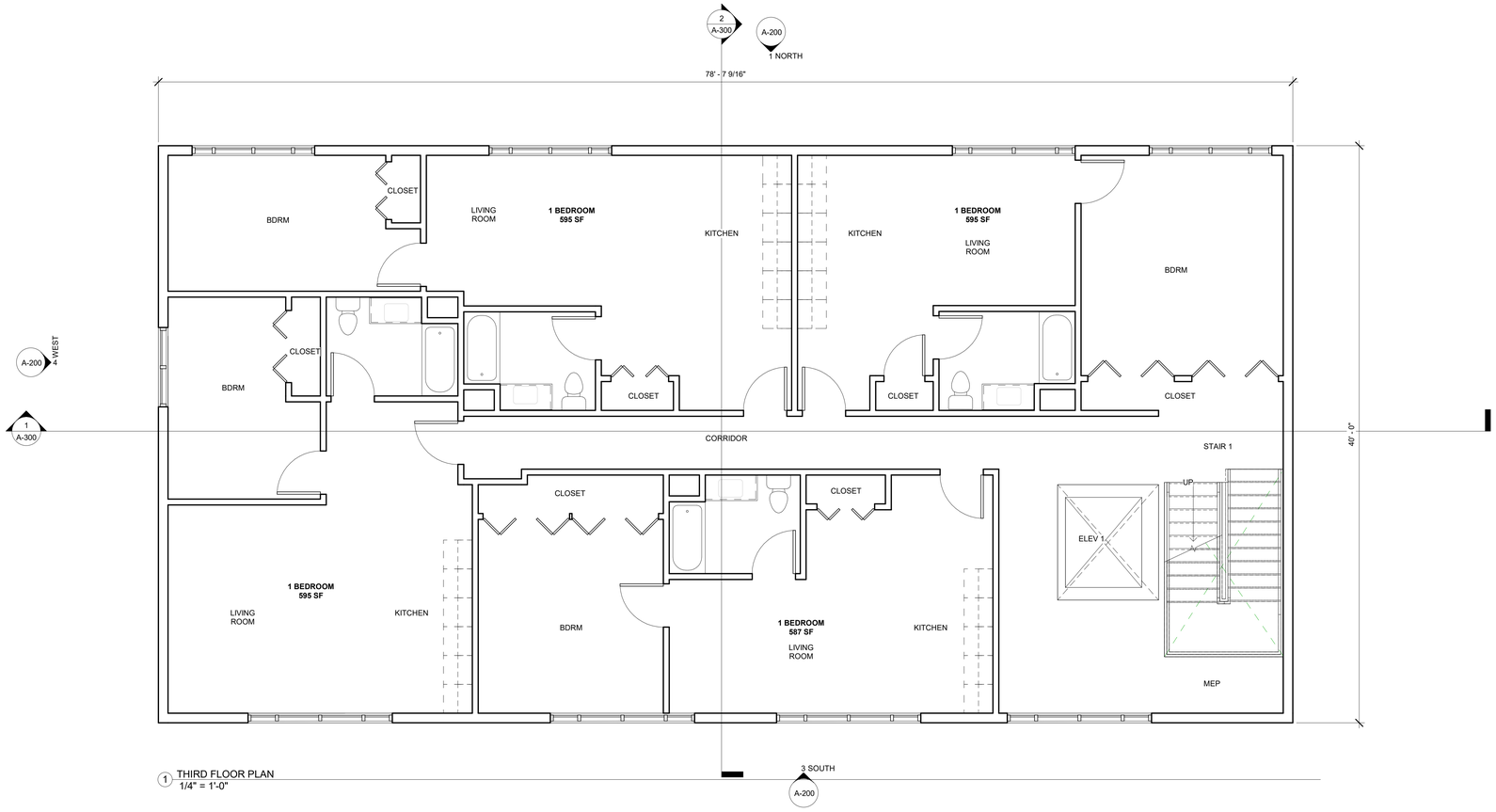
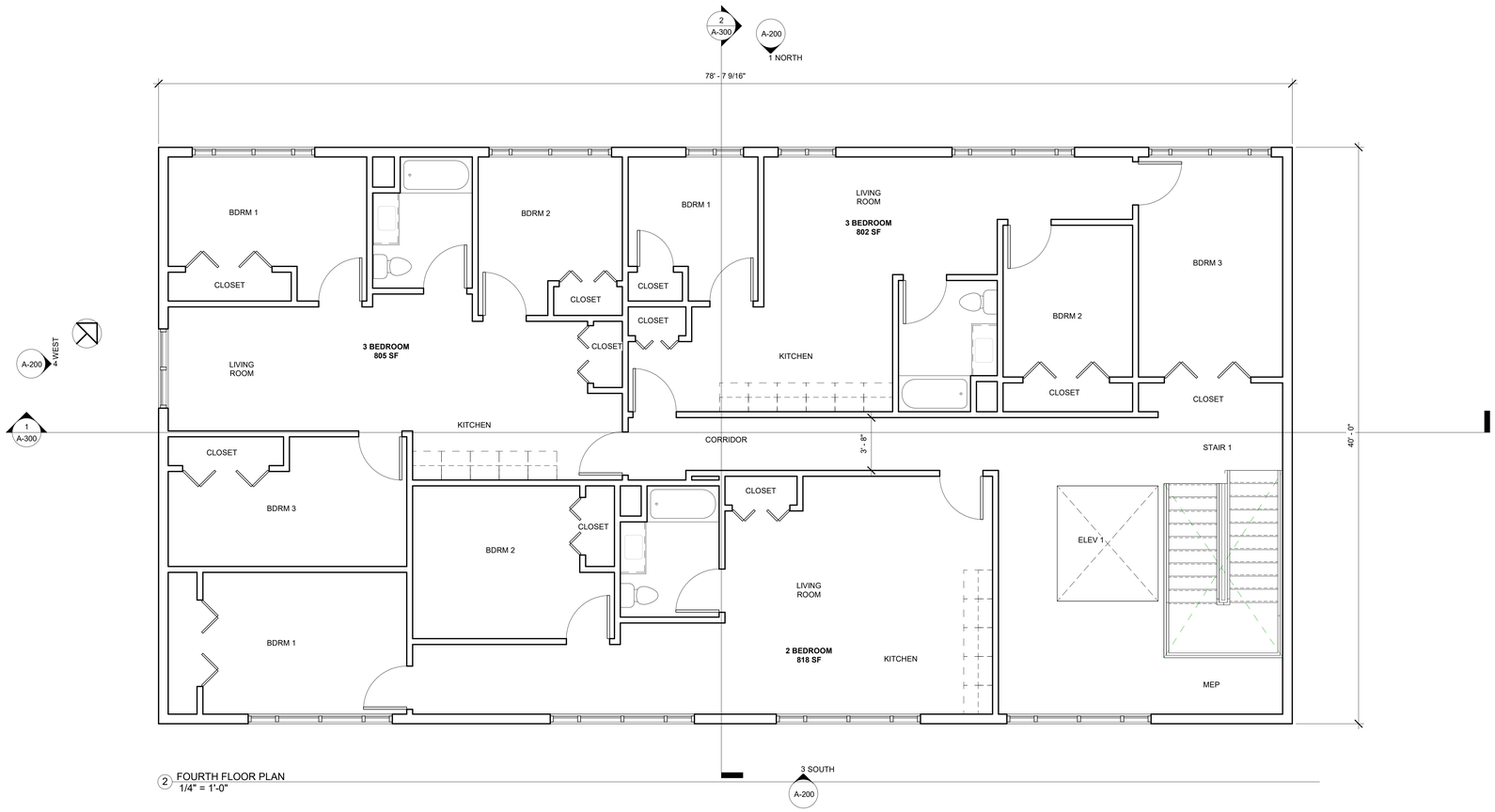



1 THIRD FLOOR PLAN
1/4" = 1'-0"




2 FOURTH FLOOR PLAN
1/4" = 1'-0"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CRV INVESTMENTS

15 Jackson Ave.

FLOOR PLANS

| | |
|---|---|
| Project Number | Project Number |
| Date | 7/27/21 |
| Drawn By | LM |
| Checked By | LM |

A-101

| | |
|---|---|
| Scale | 1/4" = 1'-0" |

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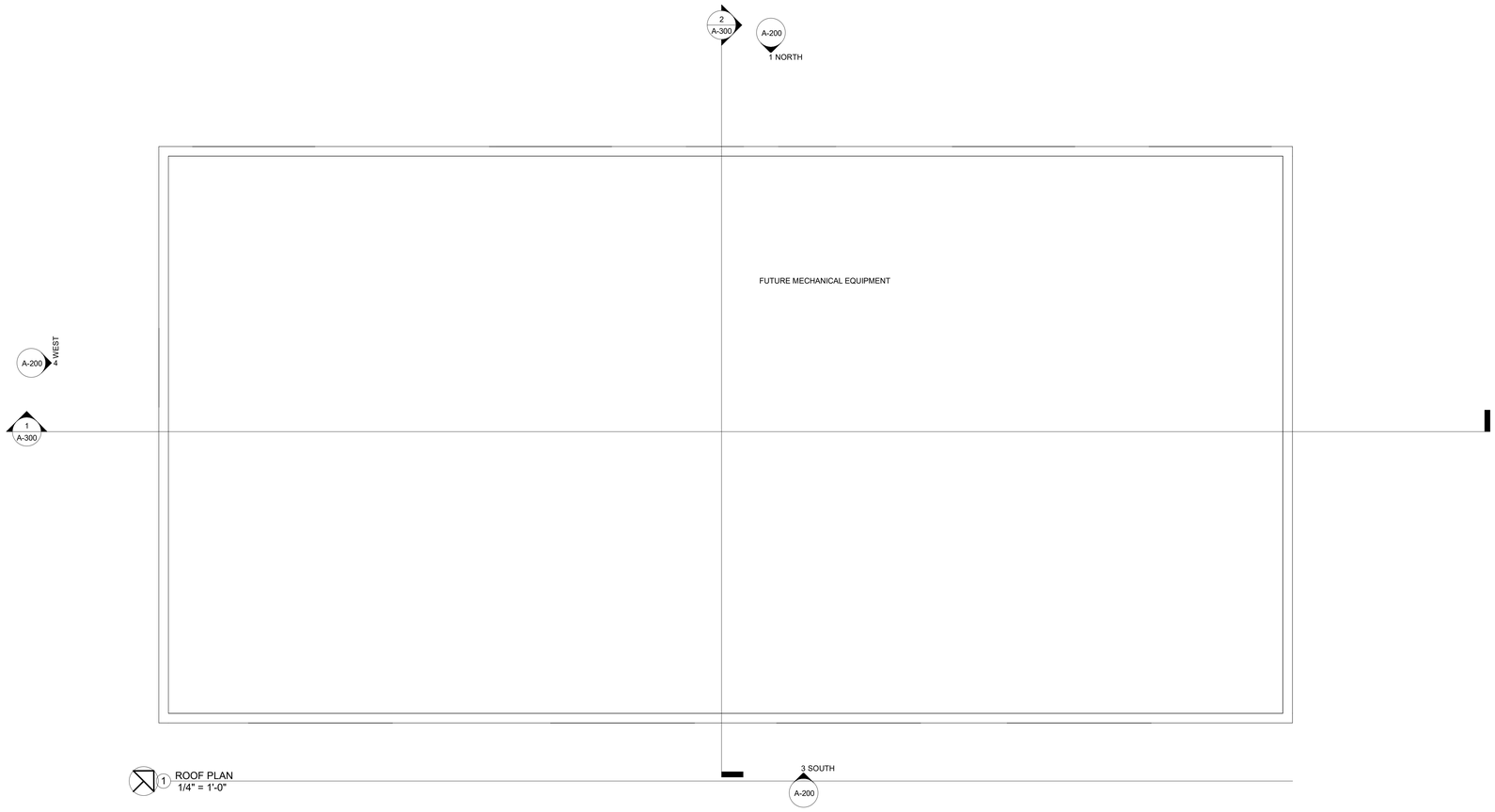


1 ROOF PLAN
1/4" = 1'-0"


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FLOOR PLANS

| | |
|---|---|
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| Checked By | LM |

A-102

| | |
|---|---|
| Scale | 1/4" = 1'-0" |

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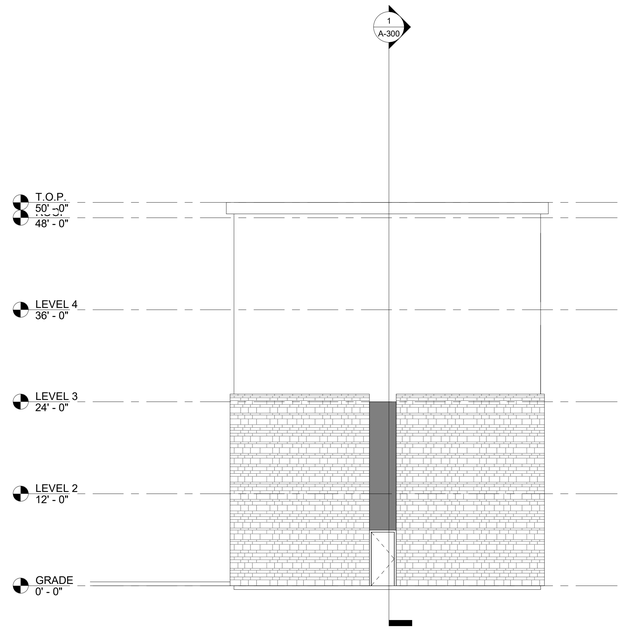
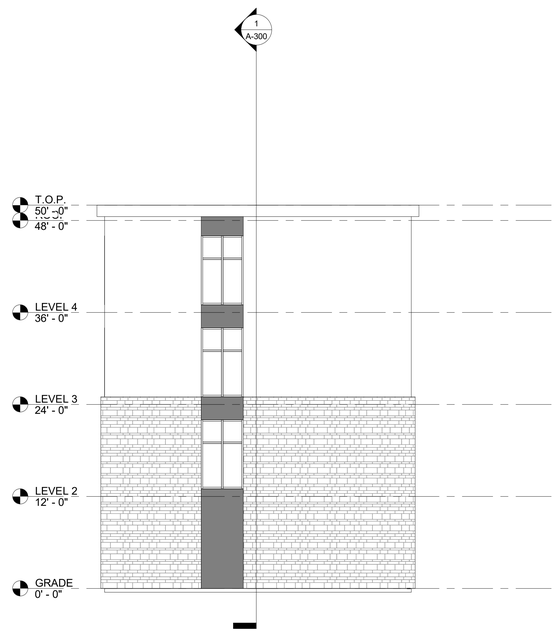
1 NORTH ELEVATION
1/8" = 1'-0"




2 EAST ELEVATION
1/8" = 1'-0"

3 SOUTH ELEVATION
1/8" = 1'-0"




4 WEST ELEVATION
1/8" = 1'-0"

**LEGEND**

- DARK GREY METAL PANELS
- STONE VENEER
- WOOD
- WHITE STONE PANELS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| No. | Description | Date |
|---|---|---|
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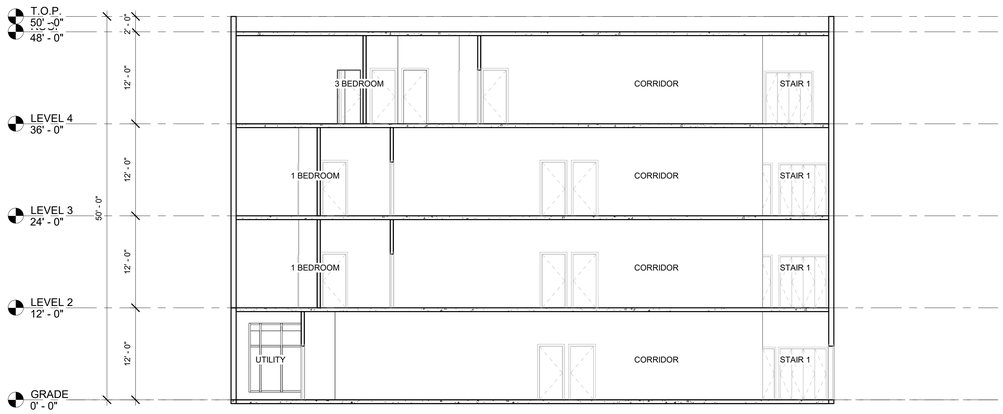
CRV INVESTMENTS

15 Jackson Ave.

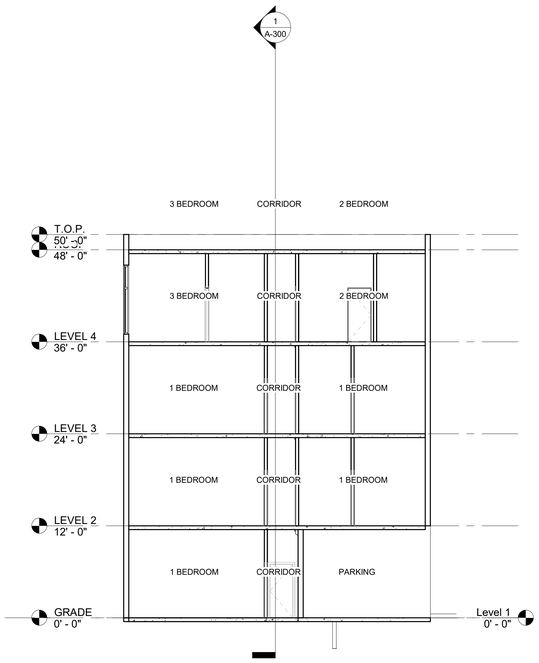
BUILDING ELEVATIONS

| | |
|---|---|
| Project Number | Project Number |
| Date | 7/27/21 |
| Drawn By | LM |
| Checked By | LM |
| | A-200 |
| Scale | As indicated |

7/29/2021 9:41:22 AM




1 WEST - EAST SECTION
1/8" = 1'-0"




2 NORTH - SOUTH SECTION
1/8" = 1'-0"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CRV INVESTMENTS

15 Jackson Ave.

OVERALL BUILDING SECTIONS

| | |
|---|---|
| Project Number | Project Number |
| Date | 7/27/21 |
| Drawn By | LM |
| Checked By | LM |

A-300

| | |
|---|---|
| Scale | 1/8" = 1'-0" |

7/29/2021 9:41:23 AM