

SITE PLAN OF 29 PEARL STREET BLOCK 85.00, LOT 20 BOROUGH OF NORTH PLAINFIELD SOMERSET COUNTY, N.J.

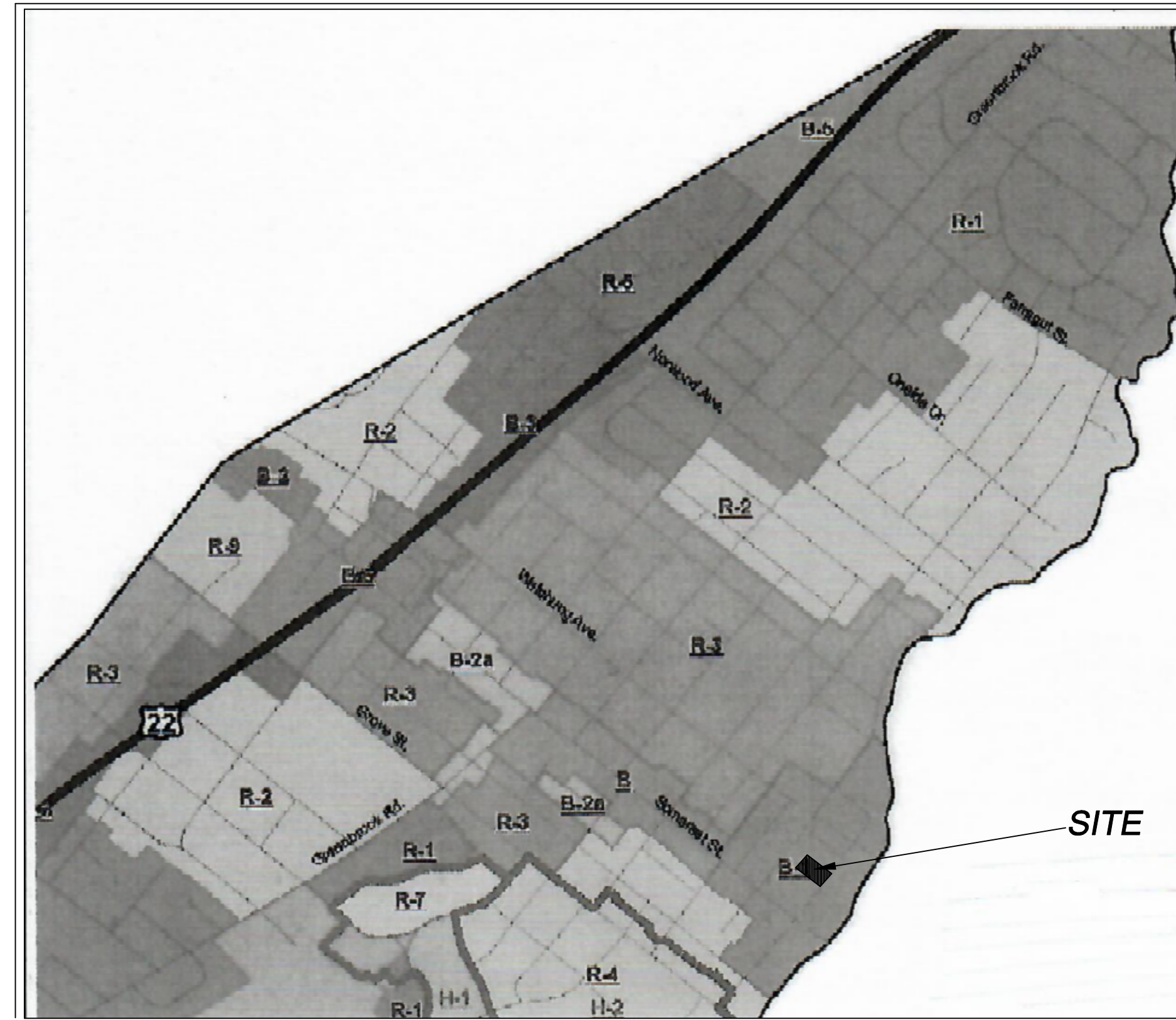
200' PROPERTY OWNERS LIST

BLOCK AND LOT NO.	OWNER'S NAME	OWNER'S ADDRESS All North Plainfield Addresses Unless Otherwise Indicated	ADDRESS OF PROPERTY WITHIN 200 FEET
	Somerset County Planning Board	City Admin. Bldg. Somerville, 08876	
BL 85, L 2	SORILLA, RICHARD S. & MARY DORIS WOOD	419 BASKET AVENUE, HUNTSVILLE, NJ 08831	14 1/2 CHATHAM ST.
L 4	DAVILLA, DANIEL A. III	328 CHATHAM ST., NORTH PLAINFIELD, NJ 08861	22 A CHATHAM ST.
L 5	SHAH, SUKRAJ & MANVI	24 B CHATHAM ST.	22 B CHATHAM ST.
L 6	SHAH, SUKRAJ & SMITH	24 A CHATHAM ST.	24 A CHATHAM ST.
L 7	VECHETTE, BOBBI	24 D CHATHAM ST.	24 B CHATHAM ST.
L 8	DAVILLA, DANIEL A. & JENNIE A.	22 A CHATHAM ST.	30 A CHATHAM ST.
L 9	FRATI, JOHN & MARLEEN	30 A CHATHAM ST.	30 B CHATHAM ST.
L 10	MENON, VEENY & VASANTHAKUMARI	32 B CHATHAM ST.	32 B CHATHAM ST.
L 11	SOCIANO, TOMMASO D. & AIDA Y.	32 B CHATHAM ST.	32 B CHATHAM ST.
L 12	TRINKE, DAVID & MARIE M.	36 CHATHAM ST.	36 CHATHAM ST.
L 13	PATEL, SANDIP	35 WARREN ST.	39 WARREN ST.
L 14	FLORES, CRISTIAN S.	35 WARREN ST.	35 WARREN ST.
L 15	FRANCO, LUCIA	35 WARREN ST.	35 WARREN ST.
L 16	MIRMAN, RAJIVANT S. & SANDRA L.	100 FAIRVIEW AVE. MIDDLETOWN, NJ 08846	14 WARREN ST.
85	17 MONROE, MYLAN	27 PEARL ST.	27 PEARL ST.
	18 MARANO, ANNA	35 PEARL ST.	35 PEARL ST.
	19 DORN, N.T. PROPERTIES LLC	70 BOYD AVE. DUNELLEN, NJ 08812	28 PEARL ST.
	21 LUDERA NORTH PLAINFIELD EMU, L.P.	27 PEARL ST.	25-27 PEARL ST.
	22 AL-AS, PERVA SIKER	21-23 PEARL ST.	21-23 PEARL ST.
	23 BARBARA D. STARAPRINA	42 BRIDGEWAY RD., BRIDGEWATER, NJ 08807	17 PEARL ST.
	24 H-15A PEARL STREET LLC	11 PEARL ST.	11 PEARL ST.
86	41 DECEA, SERGIO T.	63 WATCHUNG AVE.	63 WATCHUNG AVE.
	2 LUDERA PROMISOR	40 CHATHAM ST.	40 CHATHAM ST.
	3 TORRES, MARCEL	48 WARREN ST.	28 WARREN ST.
	4 DUKA PROPERTY LLC	51 MOUNTAIN DR., WARREN, NJ 07057	20 WARREN ST.
	5 LANGO, RICHARD T. & DANE V.	50 MIDDLETON RD., BRIDGEWATER, NJ 08807	24 WARREN ST.
	6 MUNIZ, ESTERINO T. MYLAN	30 GRACE ST.	30 WARREN ST.
	7 FAITH FAMILY HEALTH CARE PC	1401 SAINT NICHOLAS DRIVE, TRANSWORTH, NJ 08861	43-45 PEARL ST.
	8 ARVEDSON'S AUTO SERVICE, LLC	131 STOCKING AVE. SOUTH PLAINFIELD, NJ 08861	65 WATCHUNG AVE.
	9 SARA KATJAN ARON-TAVARA LLC	75 WATCHUNG AVE.	68-78 WATCHUNG AVE.
	10 SARA KATJAN ARON-TAVARA LLC	75 WATCHUNG AVE. STE 1	75 WATCHUNG AVE.
	11 FRANI, RUTH	74 WATCHUNG AVE.	74 WATCHUNG AVE.
87	1 UN-TRUST CORP	49-53 WATCHUNG AVE.	49-53 WATCHUNG AVE.
87	4 THE HOLDINGS LLC	44 B PEARL ST.	44-48 PEARL ST.
88	1 LUDERA NORTH PLAINFIELD EMU, L.P.	27 PEARL ST.	27 PEARL ST.
	2 LUDERA NORTH PLAINFIELD EMU, L.P.	27 PEARL ST.	30-34 PEARL ST.
	3 LUDERA NORTH PLAINFIELD EMU, L.P.	27 PEARL ST.	36 PEARL ST.
	5 TEN PEARL HOMEOWNERS ASSOC. INC.	20 PEARL ST.	20-30 PEARL ST.
5.04	MURPHY, AISHA	14 PEARL ST.	14 PEARL ST.
5.05	RIVERA, RAUL & LAURA	14 PEARL ST.	14 PEARL ST.
5.06	AGUIAR, CAROL M.	16 PEARL ST.	16 PEARL ST.
5.07	JONES, KEVIN S.	18 PEARL ST.	18 PEARL ST.
5.08	TEN PEARL HOMEOWNERS ASSOC. INC.	20 PEARL ST.	20 PEARL ST.
5.09	NORTH NEWARK ASSOC. LLC	27 NO. JEFFERSON RD., WARREN, NJ 07057	28 PEARL ST.
5.10	VICTORIA MANUEL A. & ANA M.	24 PEARL ST.	24 PEARL ST.
5.11	CARDON, OSCAR E. & MARIA D.	26 PEARL ST.	26 PEARL ST.
5.12	BRASCO, MARGIE & PINKY, SENNY	28 PEARL ST.	28 PEARL ST.
5.13	BRINGEMAN, DAVID	30 PEARL ST.	30 PEARL ST.
5.14	TRINIBHAN, M.V. & RENT H.	32 PEARL ST.	32 PEARL ST.
5.15	MARTELLO, DENISE & THOMAS, SANDY UTILITY COMPANIES AS REQUIRED (SEE ENCLOSED)	34 PEARL ST.	34 PEARL ST.

200' RADIUS MAP



KEY MAP & ZONING MAP



ZONE B-1	REQUIRED	PROPOSED	VARIANCE REQ.
OFFICE 1st fl./w/ Apart. ABOVE 22-108.3 g.	OFFICE 1st fl./w/ Apart. in 4 OR 5 STY. Bldg.	OFFICE 1st fl./w/ Apart. 2nd & 3rd	YES
MAX. BLDG. HT. 22-108.3 a.	4 STY.-MIN. 5 STY.-MAX.-50'	THREE STY. @ 37.16'	YES
LOT AREA 22-108.3 b.	40,000 S.F.	9,248.32 S.F.	ENC.
LOT WIDTH	N/A	58.75'	N/A
FRONT YARD SETBACK 22-108.3 d.	25.00'	93.00'	NO
SIDE YARD SETBACK 22-108.3 d.	25.00'	5.50' & 0.5'	YES
REAR YARD SETBACK 22-108.3 d.	25.00'	8.0' 1st fl. 5.0' 2nd & 3rd	YES
MIN. FL. AREA 22-108.3 f.	1 BDRM. 595 S.F. MIN. EACH		
OPEN SPACE	20% MIN.	1.3%	YES
ELEVATOR 22-108.3 g.	ELEVATOR REQ.	1 ELEVATOR	NO
PARKING 22-117.2.b.12	250 SF/G.F.A.(OFF.) 200 SF/G.F.A.(MED.)	18.0	NO

1 space / 1 studio apt. x 4 units = 4 SPACES
 1.5 spaces / 1 bdrm apt. x 4 = 6 SPACES
 2,791 S.F. / 200 SF = 14 SPACES
24 SPACES REQUIRED

SHEET INDEX

1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
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5	LIGHTING & LANDSCAPING PLAN

APPROVED BY:

PLANNING BOARD CHAIRMAN _____ DATE _____

PLANNING BOARD SECRETARY _____ DATE _____

BOROUGH ENGINEER _____ DATE _____

OWNER/APPLICANT:

OMOBOLA OJI
 740 OLD FORGE ROAD
 BRIDGEWATER, NJ 08807

PREPARED BY:

EDWARD S. DEC

N.J. PROFESSIONAL ENGINEER
 AND LAND SURVEYOR
 LIC. # 246803897400
 CERT. OF AUTH. # 246A28048500

REVISIONS	DATE	DESCRIPTION

GUARRIELLO & DEC ASSOC. LLC

CIVIL ENGINEERS AND LAND SURVEYORS
 131 NORTH MICHIGAN AVENUE
 P.O. BOX 208
 KENILWORTH, N.J. 07033

TEL-908-620-1139 FAX-908-620-1102

SCALE	DATE	JOB #	SHEET #
AS SHOWN	JAN. 5, 2021	B52-15	1 OF 5