



IMPERVIOUS AREA SUMMARY

IMPERVIOUS ITEM	AREA
HOUSE, PORCH, STEPS	1,759 S.F.
GARAGE	1,111 S.F.
SHED	46 S.F.
ASPHALT	1,760 S.F.
CONCRETE	1,082 S.F.
GRAVEL	3,585 S.F.
METAL VAULT	8 S.F.
CURB, RAILROAD TIE	28 S.F.
TOTAL IMPERVIOUS AREA	9,379 S.F.

BULK REQUIREMENTS R-4 ZONE	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE (INTERIOR) AREA	7,500 S.F.	10,575 S.F.	10,575 S.F.
MINIMUM LOT SIZE (INTERIOR) WIDTH	75 FT.	43.7 FT. *	43.7 FT. *
PRINCIPLE BUILDING FRONT SETBACK	25 FT.	1.7 FT. *	1.7 FT. *
PRINCIPLE BUILDING REAR SETBACK	35 FT.	113.9 FT.	113.9 FT.
PRINCIPLE BUILDING SIDE SETBACK (ONE)	8 FT.	1.0 FT. *	1.0 FT. *
PRINCIPLE BUILDING SIDE SETBACK (BOTH)	20 FT.	12.5 FT. *	12.5 FT. *
ACCESSORY BUILDING FRONT SETBACK (GARAGE)	25 FT.	150.3 FT.	150.3 FT.
ACCESSORY BUILDING REAR SETBACK (GARAGE)	5 FT.	2.4 FT. *	2.4 FT. *
ACCESSORY BUILDING SIDE SETBACK (GARAGE)	5 FT.	1.9 FT. *	1.9 FT. *
ACCESSORY BUILDING FRONT SETBACK (SHED)	25 FT.	0.0 FT. *	0.0 FT. *
ACCESSORY BUILDING REAR SETBACK (SHED)	5 FT.	67.7 FT.	67.7 FT.
ACCESSORY BUILDING SIDE SETBACK (SHED)	5 FT.	0.8 FT. *	0.8 FT. *
MAXIMUM BLDG. HEIGHT PRINCIPLE BLDG. (STORIES)	2 1/2	2 1/2	2 1/2
MAXIMUM BLDG. HEIGHT PRINCIPLE BLDG. (FEET)	35	32.0 ±	32.0 ±
TOTAL IMPERVIOUS LOT COVERAGE	30 %	88 % *	88 % *
MINIMUM NET FLOOR AREA EX. BAR/COMMERCIAL	N/A	1,682 S.F. *	1,400 S.F. *
MINIMUM NET FLOOR AREA PROP. DWELLING UNIT 1	1,000 S.F.	N/A	550 S.F. **
MINIMUM NET FLOOR AREA DWELLING UNIT 2	1,000 S.F.	1,236 S.F.	837 S.F. **
MINIMUM NET FLOOR AREA DWELLING UNIT 3	1,000 S.F.	894 S.F. *	1,052 S.F.

* EXISTING NON-CONFORMING CONDITION
 ** VARIANCE REQUESTED
 * GRANDFATHERED PERMITTED USE

NOTES

- THIS USE VARIANCE PLAN WAS PREPARED IN ACCORDANCE WITH THE PLAN ENTITLED "TOPOGRAPHIC SURVEY FOR MICHELE PANNIA, BLOCK 95, LOT 9, BOROUGH OF RARITAN, SOMERSET COUNTY, NEW JERSEY" DATED APRIL 11, 2024 BY COLLIER ENGINEERING AND DESIGN, FIELDWORK PERFORMED BY COLLIER ENGINEERING AND DESIGN ON APRIL 8, 2024.
 - THE APPLICANT IS PROPOSING TO RECONFIGURE THE FLOOR PLAN OF THE EXISTING DWELLING TO PROVIDE 3 RESIDENTIAL DWELLING UNITS. CURRENTLY, THE BUILDING CONSISTS OF 2 RESIDENTIAL DWELLING UNITS, ONE UNIT HAVING 1,298 S.F. AND THE SECOND UNIT HAVING 894 S.F. ADDITIONALLY, AN AREA CONSISTING OF 282 S.F. THAT WAS FORMERLY USED AS A GRANDFATHERED PERMITTED USE FOR A BAR/COMMERCIAL USE IS PROPOSED TO BE CONVERTED TO RESIDENTIAL USE.
 - UNDER PROPOSED CONDITIONS DWELLING UNIT 1 WILL CONTAIN 550 S.F., DWELLING UNIT 2 WILL HAVE 837 S.F. AND DWELLING UNIT 3 WILL CONSIST OF 1,052 S.F.
 - NO EXTERIOR CHANGES ARE PROPOSED IN CONNECTION WITH THIS APPLICATION AND NO CHANGES ARE PROPOSED FOR THE DETACHED GARAGE OR SHED CURRENTLY LOCATED ON THE PROPERTY. FURTHER, NO SITE CHANGES OR IMPROVEMENTS ARE PROPOSED. NO CHANGES ARE PROPOSED WITH RESPECT TO UTILITY SERVICE CONNECTIONS BECAUSE SEPARATE.
 - THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF SOME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS.
- MAP REFERENCE
 A. PLAN ENTITLED "PANNIA PARCEL, LOT 9, BLOCK 95 IN THE BOROUGH OF RARITAN, SOMERSET COUNTY, NEW JERSEY," DATED APRIL 27, 2023, BY TITUS SURVEYING & ENGINEERING, P.C.
 - HORIZONTAL DATUM BASED ON DEED BOOK 7531 PAGE 1962.
 - VERTICAL DATUM = NORTH AMERICAN VERTICLE DATUM OF 1988 (NAVD88).
 THE VERTICAL DATUM WAS ESTABLISHED AT THE PROJECT SITE BY USING GPS SURVEY METHODS.
 - THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR TOXIC WASTES. THEREFORE IT SHOULD NOT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR TOXIC WASTES IS PORTRAYED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THESE MATTERS AS SEPARATE CONCERNS APART FROM THIS SURVEY.
 - THE SITE IS LOCATED WITHIN ZONE X (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR SOMERSET COUNTY, NEW JERSEY (ALL JURISDICTIONS), COMMUNITY PANEL NUMBERS 34035C E, EFFECTIVE DATE SEPTEMBER 28, 2007, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OR CERTIFIED DIGITAL SEAL OF THE UNDERSIGNED PROFESSIONAL IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
 - THE PROPERTY IS LOCATED IN THE R-4 MEDIUM HIGH DENSITY RESIDENTIAL DISTRICT.

LEGEND

<p>12+00 --- 13+00 TRAVERSE LINE, CENTER LINE OR BASELINE</p> <p>--- RIGHT OF WAY LINE</p> <p>--- PROPERTY LINE</p> <p>--- EDGE OF PAVEMENT</p> <p>--- CURB LINE</p> <p>--- DEPRESSED CURB</p> <p>--- CHAIN FENCE</p> <p>--- WETLAND LINE</p> <p>--- MUNICIPAL BOUNDARY</p> <p>--- TREELINE</p> <p>○ ELECTRICAL MANHOLE</p> <p>○ WATER MANHOLE</p> <p>○ TELEPHONE MANHOLE</p> <p>○ UNMARKED MANHOLE</p> <p>○ SANITARY MANHOLE</p> <p>○ DRAINAGE MANHOLE</p> <p>--- MAJOR CONTOUR</p> <p>--- MINOR CONTOUR</p> <p>X TO 28.0 SPOT ELEVATION</p> <p>X TO 29.0 TOP OF CURB ELEV.</p> <p>X TO 30.0 BOTTOM OF CURB ELEV.</p> <p>--- U/G CABLE TV LINE</p> <p>--- U/G FIBER OPTIC LINE</p> <p>--- U/G TELEPHONE LINE</p> <p>--- U/G ELECTRIC LINE</p> <p>--- OVERHEAD WIRE</p> <p>--- WATER MAIN</p> <p>--- GAS MAIN</p> <p>--- SAN. SEWER LATERAL</p> <p>--- SAN. SEWER MAIN</p> <p>--- STORM PIPE</p>	<p>○ WETLAND MARKER</p> <p>○ TREE</p> <p>--- ROADWAY SIGNS</p> <p>--- TRAFFIC FLOW</p> <p>--- MAILBOX</p> <p>○ TRAFFIC SIGNAL POLE</p> <p>○ POLE MOUNTED LIGHT</p> <p>○ UTILITY POLE</p> <p>○ GUY WIRE</p> <p>○ TRANSFORMER</p> <p>○ FIRE DEPT. CONNECTION</p> <p>○ FIRE HYDRANT</p> <p>○ WATER VALVE</p> <p>○ GAS VALVE</p> <p>○ SANITARY CLEANOUT</p> <p>○ CONCRETE MONUMENT</p> <p>○ CAPPED REBAR/IRON PIPE</p> <p>○ STORM INLET TYPE "A"</p> <p>○ STORM INLET TYPE "B"</p> <p>○ STIM. DBL. INLET TYPE "B"</p> <p>○ STORM INLET TYPE "E"</p> <p>○ STIM. DBL. INLET TYPE "E"</p> <p>○ FLARED END SECTION</p> <p>○ HEADWALL</p>
---	--

ABBREVIATIONS

D.C. = DEPRESSED CURB	FT = FINISH FLOOR	MHWL = MEAN HIGH WATERLINE
BC = BOTTOM OF CURB	UV = UNKNOWN VALVE	M.L.W. = MEAN LOW WATERLINE
TC = TOP OF CURB	MH = MANHOLE	DBP = DEPRESSED WATERLINE
BOL = BOLLARD	GR = GRATE	CL = CENTERLINE
GRY = GRATE	FM = PARKING METER	TW = TOP OF WALL
MB = MAILBOX		BW = BOTTOM WALL

BOARD APPROVALS

BOARD CHAIRMAN	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE

APPLICANT'S ATTORNEY
 FRANCESCO TADDEO, ESQUIRE
 17 EAST HIGH STREET
 SOMERVILLE, N.J. 08876

OWNER/APPLICANT
 MICHELE AND ELIZA PANNIA
 15 OBERT DRIVE
 RARITAN, N.J. 08869

DATE: JUNE 12, 2024
 CHRISTOPHER A. MELICK
 NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 24G03586000
 NEW JERSEY PROFESSIONAL PLANNER LICENSE NO. 33J100523600

CHRISTOPHER A. MELICK, NJ PROFESSIONAL LAND SURVEYOR

USE VARIANCE PLAN FOR MICHELE PANNIA

PREPARED FOR
BLOCK 95 LOT 9
 SITUATED IN THE
 BOROUGH OF RARITAN

SOMERSET COUNTY NEW JERSEY
 CHRISTOPHER A. MELICK 30 ONKA DRIVE
 PROFESSIONAL LAND SURVEYOR HILLSBOROUGH, NJ 08844

PHONE 908-370-7212 EMAIL CHRISTOPHERMELICK@GMAIL.COM
 SCALE: 1"=10' SHEET NO.: 2 OF 2

