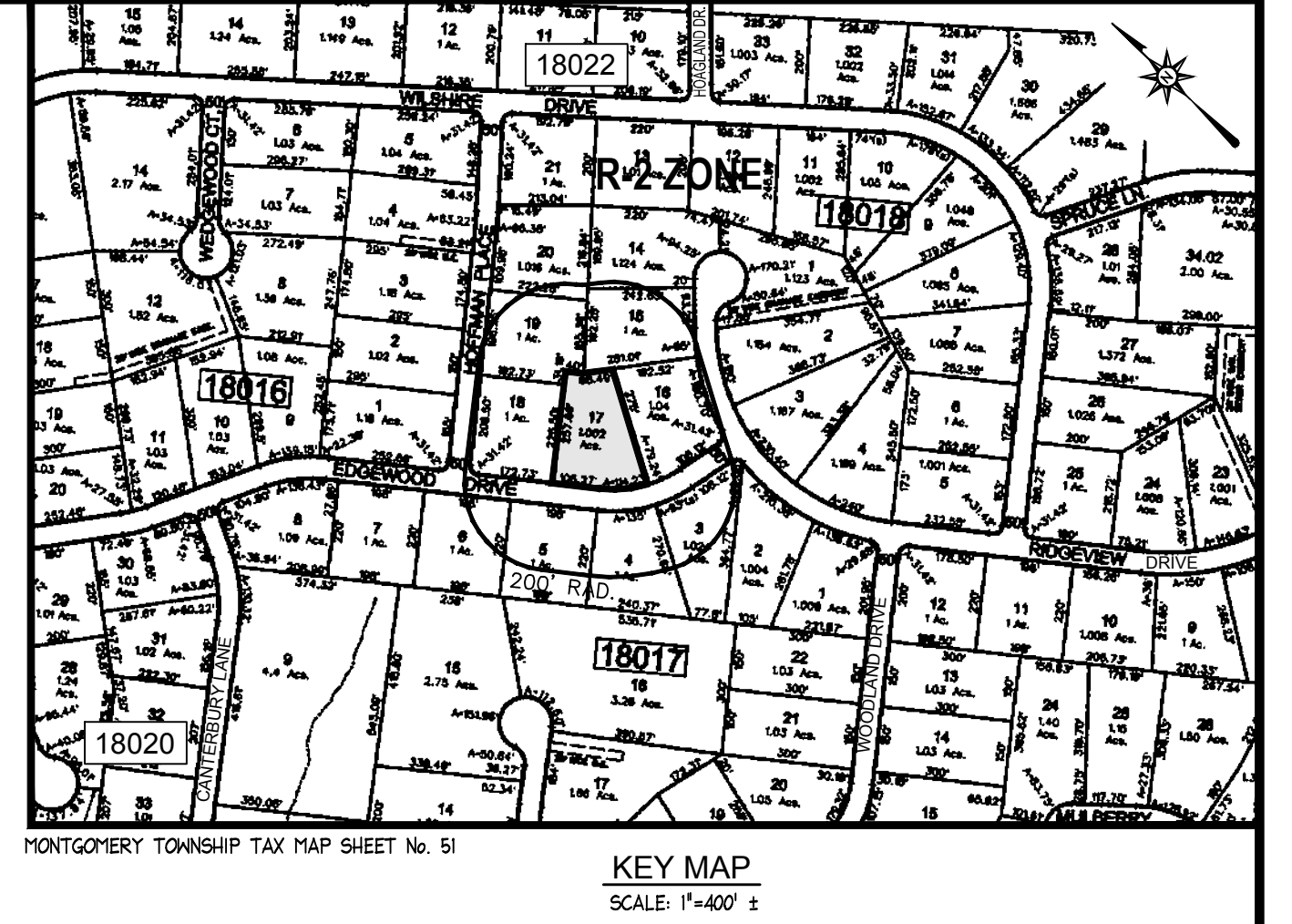


- PROPERTY OWNERS WITHIN 200' OF BLOCK 18018, LOT 17**
- BLOCK 18018, LOT 4**  
TOBY ATHRON  
11 EDGEMOOD DRIVE  
BELLE MEAD, NJ 08502
  - BLOCK 18018, LOT 5**  
RICHARD C. & LAURA ZULLO  
17 EDGEMOOD DRIVE  
BELLE MEAD, NJ 08502
  - BLOCK 18018, LOT 16**  
JOAN DAVID BALAZS  
91 RIDGEMOOD DRIVE  
BELLE MEAD, NJ 08502
  - BLOCK 18018, LOT 18**  
ROBERT T. & KATHLEEN L. FAILLACE  
29 HOFFMAN PLACE  
BELLE MEAD, NJ 08502
  - BLOCK 18018, LOT 19**  
SCOTT E. ALLEN & K.J. KIRKENDALL  
19 HOFFMAN PLACE  
BELLE MEAD, NJ 08502
  - BLOCK 18018, LOT 15**  
JAMES & DINA VOGT  
183 RIDGEMOOD DRIVE  
BELLE MEAD, NJ 08502



**ZONING REQUIREMENTS - R-2 (SINGLE FAMILY RESIDENTIAL)**

	STANDARDS R2 REQUIREMENTS	INDIVIDUAL LOT (2) REQUIREMENTS # R-1	EXISTING CONDITIONS	PROPOSED CONDITIONS
MINIMUM LOT AREA	2.0 AC.	1.00 AC.	1,002 AC.	1,002 AC.
MINIMUM LOT FRONTAGE (3)	200 FT.	150 FT.	220.50 FT.	220.50 FT.
MINIMUM LOT WIDTH @ SETBACK	200 FT.	150 FT.	199.73 FT.	199.73 FT.
MINIMUM LOT DEPTH	300 FT.	200 FT.	261.3 FT.	261.3 FT.
MINIMUM SIDE YARD SETBACK	40 FT.	30 FT.	50.1 FT.	47.3 FT.
MINIMUM FRONT YARD SETBACK	75 FT.	50 FT.	70.2 FT.	70.2 FT.
MINIMUM REAR YARD SETBACK	75 FT.	50 FT.	143.0 FT.	106.9 FT.
MAXIMUM BUILDING COVERAGE	10 %	10 %	6.1 %	7.2 %
MAXIMUM LOT COVERAGE	15 %	15 %	20.0 % (*)	21.1 % (*)
MAXIMUM BUILDING HEIGHT	35 FT./ 2-1/2 STY.	35 FT./ 2-1/2 STY.	2 STY.	2 STY.
MINIMUM FOUNDATION SETBACK TO "CRITICAL AREA"	20 FT.	20 FT.	NA	NA
MINIMUM NON-CRITICAL AREA	43,560 S.F.	43,560 S.F.	43,664 S.F.	43,664 S.F.

ACCESSORY BUILDING	STANDARDS R2 REQUIREMENTS	INDIVIDUAL LOT (2) REQUIREMENTS # R-1	EXISTING CONDITIONS	PROPOSED CONDITIONS
DISTANCE TO SIDELINE	30 FT.	15 FT.	21.8 FT.	21.8 FT.
DISTANCE TO REAR LINE	30 FT.	15 FT.	19.6 FT.	19.6 FT.
DISTANCE TO OTHER BUILDINGS (5)	30 FT.	20 FT.	18.0 FT.	18.0 FT.
MAXIMUM BUILDING COVERAGE	3 %	3 %	0.5 %	0.5 %

- \* VARIANCE REQUIRED FOR EXISTING AND PROPOSED NON-COMPLIANCE PER STANDARD R-2 REQUIREMENTS.
- (1) VARIANCE REQUIRED
- (2) PER MONTGOMERY TOWNSHIP CODE 16-4.2d FOOTNOTE 4 ALL EXISTING DETACHED SINGLE FAMILY DWELLINGS LOCATED IN THE R-2 DISTRICT ON EXISTING LOTS BETWEEN ONE (1) AND TWO (2) ACRES SHALL MEET THE REQUIREMENTS SPECIFIED IN CHAPTER 16 FOR DETACHED SINGLE FAMILY DWELLINGS IN THE R-1 DISTRICT.
- (3) PER MONTGOMERY TOWNSHIP CODE 16-2.1 LOT FRONTAGE, MINIMUM LOT FRONTAGE SHALL BE THE SAME AS THE MINIMUM LOT WIDTH, EXCEPT THAT WHERE THE LOT FRONTAGE IN ITS ENTIRETY IS A CURVE WITH AN OUTSIDE RADIUS OF LESS THAN FIVE HUNDRED (500) FEET, THE MINIMUM FRONTAGE SHALL NOT BE LESS THAN SEVENTY-FIVE PERCENT (75%) ON THE MINIMUM LOT WIDTH.
- (4) AN ADDITIONAL 4% COVERAGE IS PERMITTED FOR LOTS LESS THAN 2 ACRES IN AREA FOR A PRIVATE INGROUND POOL, INCLUDING BUILDING STRUCTURES AND EQUIPMENT APPURTENANT THERETO. THEREFORE TOTAL ALLOWABLE IS 19% (15% + 4%).
- (5) ACCEPT FOR INGROUND POOLS. NOTE, REAR SETBACK TO POOL SHOWN TO CONCRETE WALK @ POOL PER TOWNSHIP ZONING OFFICER.

**LANDSCAPE SCHEDULE:**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES
TP	2	THALIA STANDISHII X PPLICATA	THALIA GREEN GIANT	6-8 FT.	BMB

**LANDSCAPING NOTES:**

- ALL REQUIRED PLANTINGS SHALL BE INSTALLED AS A CONDITION OF THE CERTIFICATE OF APPROVAL FOR THIS PROJECT.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR AT LEAST TWO (2) YEARS FROM THE DATE OF LANDSCAPE INSPECTION FOR APPROVAL AND ANY PLANT MATERIAL THAT DOES NOT SURVIVE WITHIN THAT TIME PERIOD OR IS IN POOR CONDITION BASED UPON THE OPINION OF THE TOWNSHIP LANDSCAPE ARCHITECT SHALL BE REPLACED BY PLANT MATERIAL OF THE SAME SIZE AND SPECIES AT THE EXPENSE OF THE DEVELOPER. A 2-YEAR LANDSCAPE MAINTENANCE GUARANTEE WILL BE REQUIRED AT THE TIME OF CERTIFICATE OF OCCUPANCY REQUEST.

**OWNER/ APPLICANT:**

LANNA & ELLIOT S&M/BOL  
14 EDGEMOOD DRIVE  
BELLEMEAD, NJ 08502  
917-968-3095

**IMPERVIOUS COVER SUMMARY**

- EXISTING:**
- BRICK DRIVEWAY: 2,467 S.F.
  - DWELLING AND PORCH: 2,669 S.F. (6.1%)
  - BRICK WALK: 600 S.F.
  - RAISED PATIO: 566 S.F.
  - BRICK PATIO: 1,469 S.F.
  - POOL: 787 S.F.
  - SHED: 200 S.F.
  - TOTAL: 8,748 S.F. (20.0%)
- PROPOSED IMPROVEMENTS:**
- PAVILION: + 486 S.F. (+ 1.1%)
  - TOTAL: 9,234 S.F. (21.1%)

**NOTES (PER TOWNSHIP ENGINEERING DEPT.)**

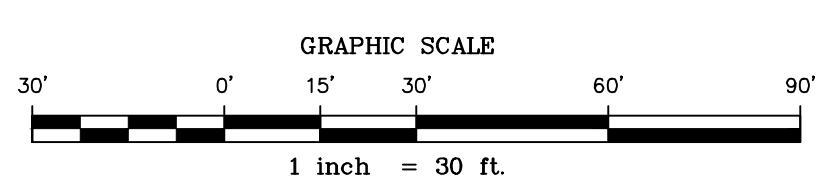
- PRIOR TO CONSTRUCTION OF FOUNDATION WALLS, AN AS-BUILT HORIZONTAL AND VERTICAL FOUNDATION FOOTING PLAN SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL.
- ALL GRADING AND STORMWATER RELATED ITEMS REQUIRE INSPECTION. PROVIDE MINIMUM 48-HOUR NOTICE TO THE ENGINEERING DEPARTMENT.
- FINAL AS-BUILT DRAWINGS (PLS) AND GRADING CERTIFICATION (PE) ARE REQUIRED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY/APPROVAL.
- USE OF ANY NEW FACILITY, STRUCTURE, OR POOL PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY OR APPROVAL IS UNLAWFUL AND VIOLATES TOWNSHIP CODE. FAILURE TO COMPLY IS SUBJECT TO ENFORCEMENT.

**PLAN REFERENCES :**

- "PLAN OF SURVEY PREPARED FOR BLOCK 18018, LOT 17, TOWNSHIP OF MONTGOMERY, SOMERSET COUNTY, NEW JERSEY" BY GOLDENBAUM BALL ENGINEERING, INC. VINCENT J. RIGELON, JR., N.J.P.L.S. L.C. #3311, DATED 1/29/2021.
- EXISTING TOPOGRAPHY OBTAINED FROM MONTGOMERY TOWNSHIP ENGINEERING DEPARTMENT GIS DATASET PANEL No. 5, 5.067 & 5.068 AND ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
- THERE IS NO INDICATION OF FLOOD HAZARD AREAS, WETLANDS/ STREAMS CATEGORY ONE (C1) BASED NJ-GEOWEB NJDEP SITE [HTTP://WWW.NJ.GOV/DEP/GIS](http://www.nj.gov/dep/gis) AND FLOOD INSURANCE RATE MAP, SOMERSET COUNTY NEW JERSEY, PANEL 242F OF 301, EFFECTIVE DATE NOV. 4, 2016.
- ARCHITECTURAL PLANS ENTITLED "PROPOSED PAVILION FOR ELLIOT AND LANNA S&M/BOL, 14 EDGEMOOD DRIVE, BELLE MEAD, NJ" BY SHS ARCHITECTS, LAST REVISED DECEMBER 9, 2020, SHEETS A-1, A-2.

**TOWNSHIP APPROVALS**

APPLICATION NO. \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 CHAIRPERSON - BOARD OF ADJUSTMENT DATE \_\_\_\_\_  
 SECRETARY - BOARD OF ADJUSTMENT DATE \_\_\_\_\_  
 TOWNSHIP ENGINEER DATE \_\_\_\_\_



DATE:	MARCH 16, 2021
SCALE:	1" = 30'
DESIGNED BY:	M.K.F.
DRAWN BY:	A.B.
CHECKED BY:	M.K.F.
REVISIONS PER CLIENT	MKF 4/30/21
REVISIONS PER TOWNSHIP COMMENTS	MKF 4/27/21
REVISIONS	AUTH. DATE
JOB No.	2024M

**Michael K. Ford**  
**Michael K. Ford, P.E.**  
 Professional Engineer, New Jersey Lic. No. 34722

**Van Cleef**  
ENGINEERING ASSOCIATES, LLC

32 BROOKER LANE, PO BOX 5877, HILLSBOROUGH, NJ 08844  
 EMAIL: CONTACTUS@VANCLEEFENGINEERING.COM  
 WEB: WWW.VANCLEEFENGINEERING.COM  
 PHONE: (908) 359-8291 FAX: (908) 359-1500

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Professional Planning  
Landscape Architecture  
NJ LIC. CERT. NO. 24GA2813200

**POOL PAVILION VARIANCE PLAN**  
 PREPARED FOR  
**BLOCK 18018, LOT 17**  
 14 EDGEMOOD DRIVE,  
 MONTGOMERY TOWNSHIP,  
 SOMERSET COUNTY, NEW JERSEY

FILED FOR RECORDING IN 2021 VARIANCE 15-30-21-DWG