

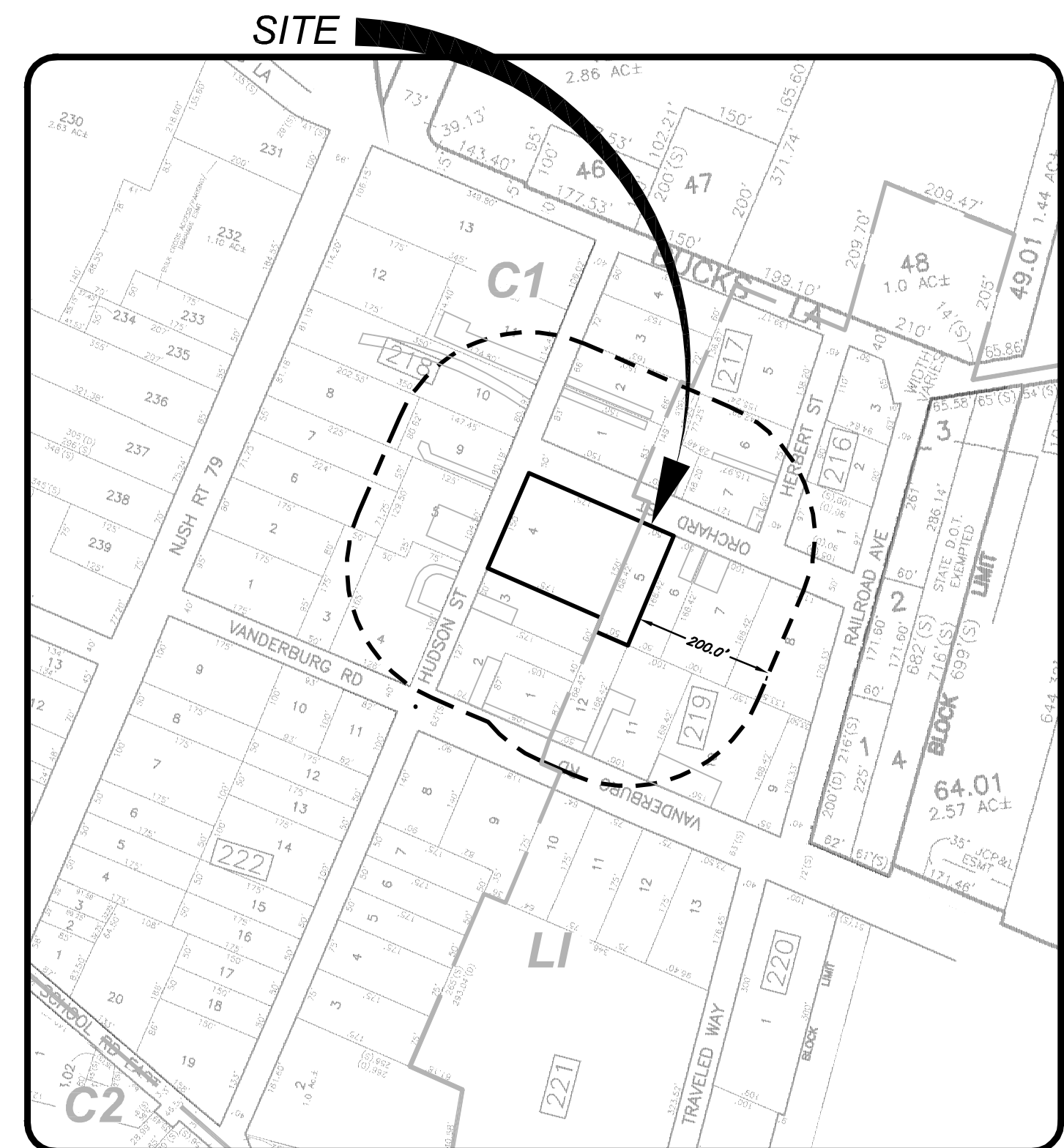
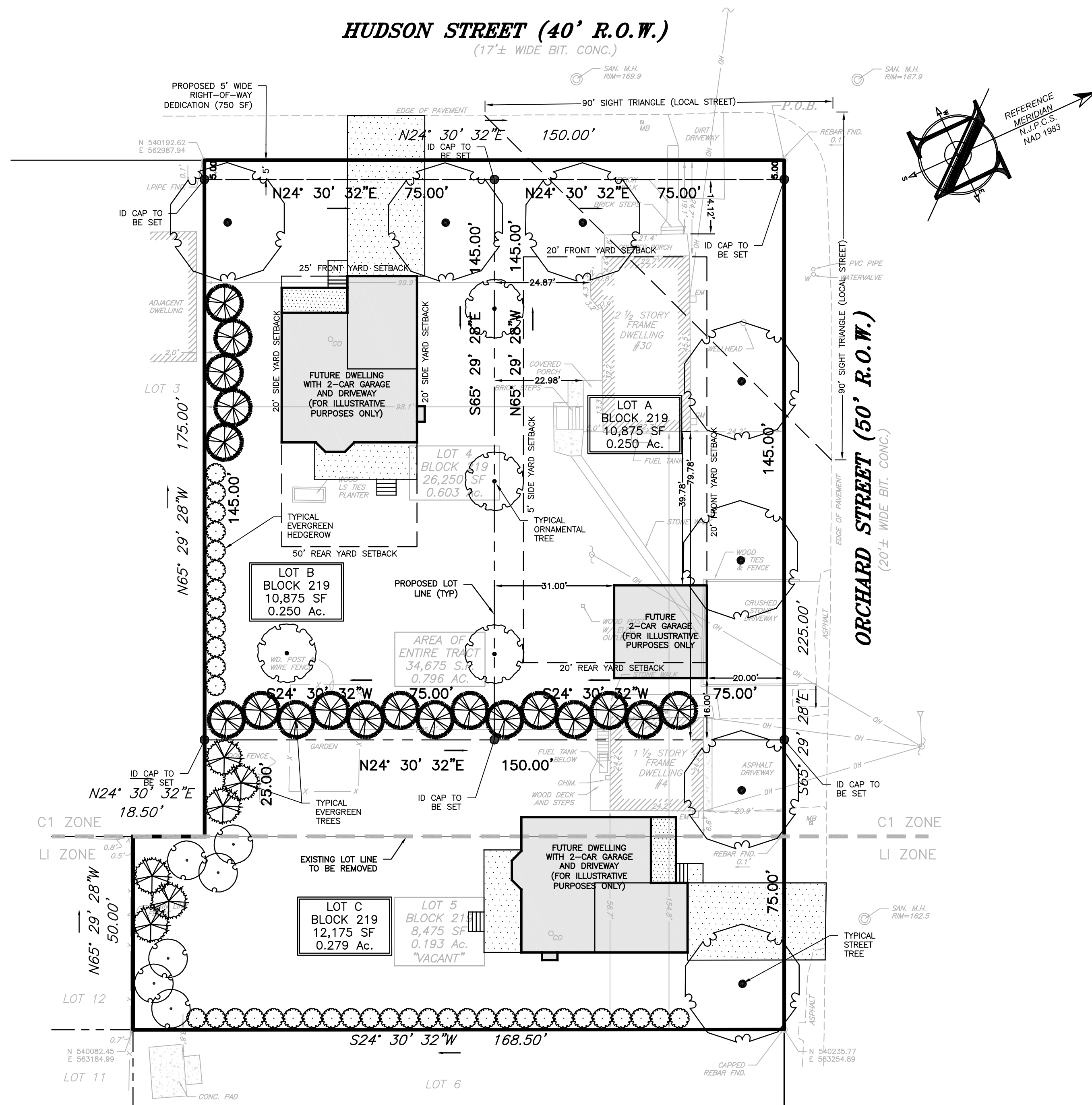
GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP #96: BLOCK 219, TAX LOTS 4 & 5, 30 HUDSON STREET, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY
- OWNER / APPLICANT**
RECK, FREDERICK J & MARY V
136 DUTCH LANE ROAD
MARLBORO, NJ 07746
- PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE TOWNSHIP (FOR PRELIMINARY & FINAL MAJOR SUBDIVISION APPROVAL).
- SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "BOUNDARY SURVEY", BEING DATED 06/06/19, WITH REVISIONS THROUGH 09/13/19. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD83 VERTICAL DATUM.
- BASE FLOOD ELEVATION**
ACCORDING TO FEMA MAP ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)", COMMUNITY PANEL #340250153F, DATED 09/25/09, THE SITE IS NOT LOCATED IN A FLOOD ZONE. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD83 VERTICAL DATUM.
- SUBDIVISION FILING**
THIS SUBDIVISION SHALL BE FILED BY MAP IN ACCORDANCE WITH THE MAP FILING LAW.
- BEARING AND DISTANCE ERROR OF CLOSURE**
BEARINGS AND DISTANCES ARE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE (1) PART IN TEN THOUSAND (10,000).
- FRESHWATER WETLANDS**
NO FRESHWATER WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY.
- LANDSCAPING**
LANDSCAPING SHOWN HEREON IS CONCEPTUAL IN NATURE AND IS INTENDED TO REPRESENT A TYPICAL PLANTING SCHEME FOR THE THREE (3) PROPOSED SINGLE-FAMILY LOTS.
- GARAGES**
PER ORDINANCE 202-169 A, A 2-CAR, 400 SF GARAGE IS REQUIRED FOR EACH DWELLING ON EACH LOT. THE GARAGES MAY BE ATTACHED TO THE DWELLING OR DETACHED.

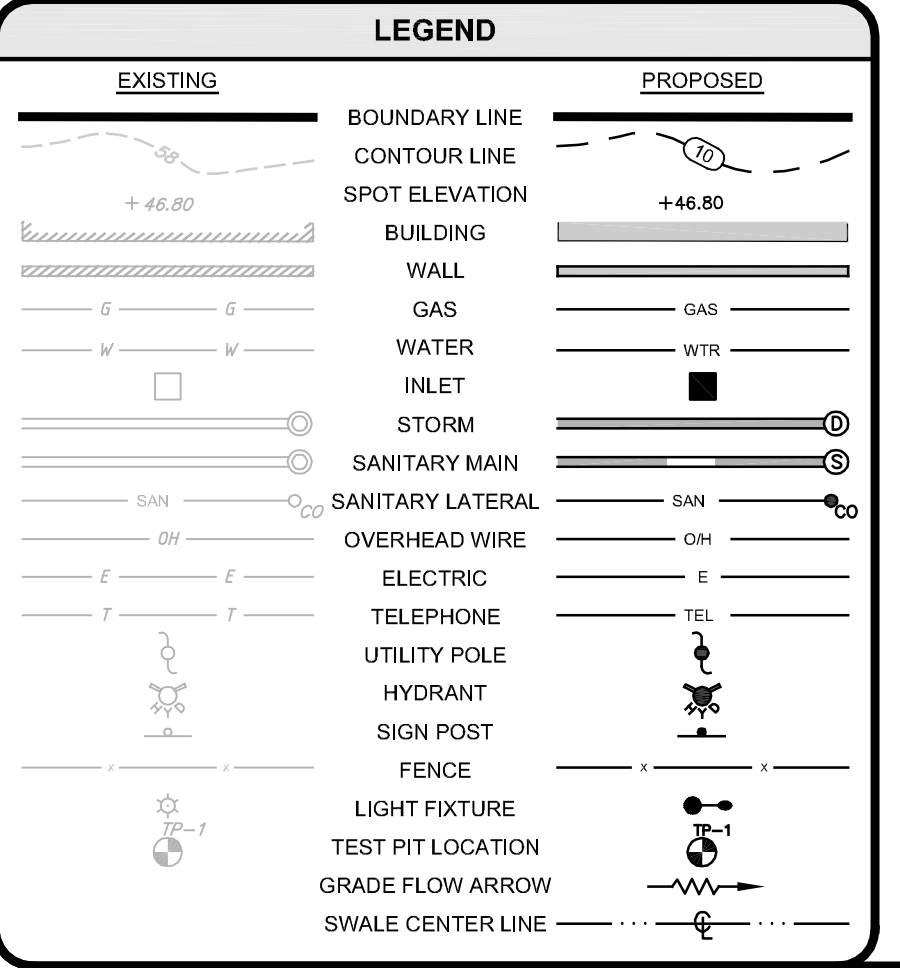
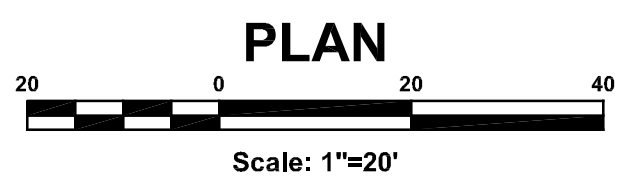
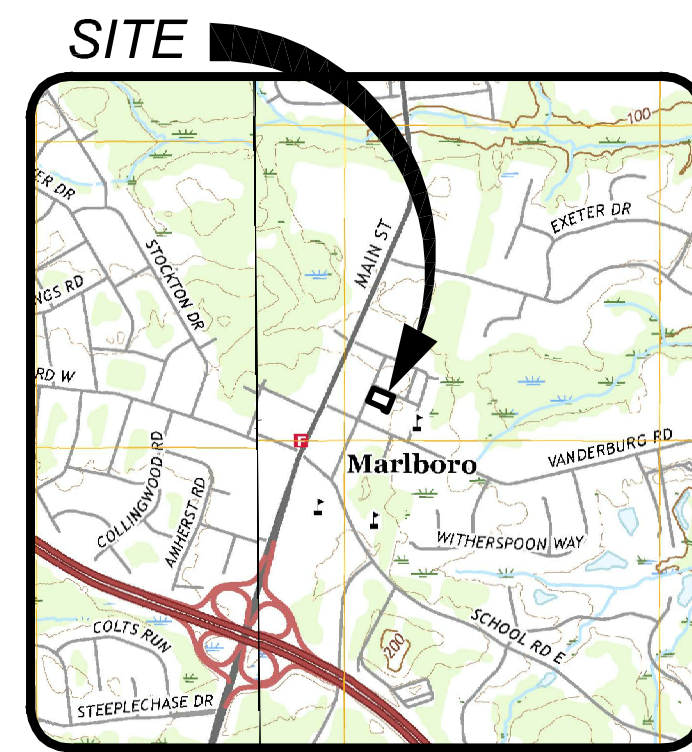
PROPERTY OWNERS WITHIN 200' (06/17/19)

Block-Lot: 217-4 ELLIS, JOHN P.O. BOX 62 MARLBORO, NJ 07746 RE: 3 HERBERT STREET	Block-Lot: 219-11 ZELCZNIK, JOHN G & MADELINE 10 HILLSIDE TERRACE MORGANVILLE, NJ 07751 RE: 1 VANDERBURG ROAD
Block-Lot: 218-10 GASES, ILANA E & ESTREICHER, SHIRLE 47 TALL CAKES DRIVE EAST BRUNSWICK, NJ 08816 RE: 19 VANDERBURG ROAD	Block-Lot: 219-6 ELDRIDGE, TREVOR B 9 ORCHARD STREET MARLBORO, NJ 07746 RE: 8 ORCHARD STREET
Block-Lot: 219-2 CORMAN, JEFF 9 VANDERBURG ROAD MARLBORO, NJ 07746 RE: 9 VANDERBURG ROAD	Block-Lot: 219-7 PERRI, JOHN JR & HELENA 10 ORCHARD STREET MARLBORO, NJ 07746 RE: 10 ORCHARD STREET
Block-Lot: 217-7 MASTRAPASQUA, THOMAS & MARIANNE 1 HERBERT STREET MARLBORO, NJ 07746 RE: 1 HERBERT STREET	Block-Lot: 219-8 CUTG REALTY INC 21 VANDERBURG ROAD MARLBORO, NJ 07746 RE: RAILROAD AVENUE
Block-Lot: 219-1 MARLBORO AUTOBODY & COACHWORKS, INC 13 VANDERBURG ROAD MARLBORO, NJ 07746 RE: 13 VANDERBURG ROAD	Block-Lot: 219-3 HARRISON, LORRI 28 HUDSON STREET MARLBORO, NJ 07746 RE: 28 HUDSON STREET
Block-Lot: 219-12 ZELCZNIK, JOHN G & MADELINE 15 VANDERBURG ROAD MARLBORO, NJ 07746 RE: 15 VANDERBURG ROAD	Block-Lot: 219-4 RECK, FREDERICK J & MARY V 136 DUTCH LANE ROAD MARLBORO, NJ 07746 RE: 30 HUDSON STREET
Block-Lot: 218-2 MAC DONALD, MICHAEL A & TERRY L 6 HERBERT STREET MARLBORO, NJ 07746 RE: 6 HERBERT STREET	Block-Lot: 217-5 VANCUREN, CHAS. JAMES & DOROTHY ANN 10 BUCKS LANE MARLBORO, NJ 07746 RE: 10 BUCKS LANE
Block-Lot: 216-1 HOLLAND, HARVEY V, III 2 HERBERT STREET MARLBORO, NJ 07746 RE: 2 HERBERT STREET	Block-Lot: 217-2 TILTON, DOUGLAS EDWARD 34 HUDSON STREET MARLBORO, NJ 07746 RE: 34 HUDSON STREET
Block-Lot: 217-1 DIAMOND, ANDREW M 28 HUDSON STREET MARLBORO, NJ 07746 RE: 32 HUDSON STREET	Block-Lot: 217-3 DIAMOND, JAMIE 28 HUDSON STREET MARLBORO, NJ 07746 RE: 32 HUDSON STREET
Block-Lot: 217-8 STABLE, JOSEPH & MARIA 5 ORCHARD STREET MARLBORO, NJ 07746 RE: 9 ORCHARD STREET	

HUDSON STREET (40' R.O.W.)
(17'± WIDE BIT, CONC.)



ZONES
C1 VILLAGE COMMERCIAL DISTRICT
LI LIGHT INDUSTRIAL ZONE
MFD I MULTIFAMILY DISTRICT I



STANDARD	EXISTING LOTS 4 & 5			PROPOSED LOT A (C1 ZONE)			PROPOSED LOT B (C1 ZONE)			PROPOSED LOT C (LI ZONE)		
	USE	S.F. DWELLING	REQUIRED	PROPOSED	COMPLIES	REQUIRED	PROPOSED	COMPLIES	REQUIRED	PROPOSED	COMPLIES	
MIN. LOT AREA	34,675 S.F. (0.796 AC)	6,000 SF (1)	10,875 SF	YES	20,000 SF	10,875 SF (V)	NO	3 AC	12,175 SF (V)	NO		
MIN. LOT WIDTH (FT)	150	50 (1)	75	YES	100	75 (V)	NO	300	75 (V)	NO		
MIN. LOT FRONTAGE (FT)	150	N/S (1)	75	YES	100	75 (V)	NO	300	75 (V)	NO		
MIN. LOT DEPTH (FT)	225	90 (1)	145	YES	150	145 (V)	YES	300	168.5 (V)	NO		
PRINCIPAL BUILDINGS												
MIN. FRONT YARD SETBACK (FT)	19.1	20 (1)	14.12 (V)	NO	25 (3)	TO COMPLY	-	80	TO COMPLY	-		
MIN. REAR YARD SETBACK (FT)	154.8	20 (1)	79.78	YES	50	TO COMPLY	-	80	TO COMPLY	-		
MIN. SIDE YARD SETBACK (FT)	98.1	5 (1)(2)	22.98	YES	20	TO COMPLY	-	70	TO COMPLY	-		
MAX. BUILDING HEIGHT (FT)	(a)	35 (1)	(a)	YES	35	TO COMPLY	-	50	TO COMPLY	-		
MAX. BUILDING HEIGHT (STORIES)	2.5	2.5 (1)	2.5	YES	N/S	TO COMPLY	-	N/S	TO COMPLY	-		
DETACHED GARAGE												
MIN. FRONT YARD SETBACK (FT)	N/A	20 (1)	20.00	YES	20	TO COMPLY	-	80	TO COMPLY	-		
MIN. SIDE YARD SETBACK (FT)	N/A	5 (1)	31.00	YES	10	TO COMPLY	-	10	TO COMPLY	-		
MIN. REAR YARD SETBACK (FT)	N/A	10 (1)	16.00	YES	25	TO COMPLY	-	25	TO COMPLY	-		
MIN. DISTANCE TO PRINCIPAL BUILDING (FT)	N/A	10 (1)	39.78	YES	10	TO COMPLY	-	10	TO COMPLY	-		
MAX. ACCESSORY STRUCTURE AREA (%)	N/A	8 (1)	5.3	YES	8	TO COMPLY	-	8.75	TO COMPLY	-		
MAX. BUILDING HEIGHT (FT)	N/A	15 (1)	TO COMPLY	YES	25	TO COMPLY	-	25	TO COMPLY	-		
LOT REQUIREMENTS												
MAX. LOT COVERAGE (BUILDING, WALKWAY, DRIVEWAY)(%)	13.2	32 (1)(4)	24.7	YES	N/S	TO COMPLY	-	35	TO COMPLY	-		
MAX. IMPERVIOUS COVERAGE (TOTAL LOT COVERAGE)(%)	13.6	38 (1)(4)	24.7	YES	30	TO COMPLY	-	60	TO COMPLY	-		
FLOOR AREA RATIO	(b)	N/S (1)	(a)	YES	N/S	TO COMPLY	-	0.35	TO COMPLY	-		

(N) EXISTING NON-COMFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE
(E) EXISTING VARIANCE (X) VARIANCE / NON-COMFORMITY ELIMINATED N/S - NOT SPECIFIED
(V) PROPOSED VARIANCE (W) PROPOSED WAIVER S.F. - SINGLE FAMILY (DWELLING)
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE
(1) EXISTING SINGLE FAMILY USES IN THE C1 ZONE SHALL FOLLOW THE STANDARDS OF THE MFD I ZONE (§220-81.C.1)(1)(I)
(2) MIN. SIDE YARD SETBACK IS 5 FEET, BUT BOTH SIDES MUST ADD UP TO MORE THAN 15 FEET (§220-70.C.1.C.2) (RH=15)
(3) NEW BUILDINGS MAY BE CONSTRUCTED AT THE AVERAGE SETBACK OF ALL EXISTING BUILDINGS LOCATED ON THE SAME SIDE OF THE STREET WITHIN THE SAME BLOCK WITHIN 200 FEET (§220-81.3.E.1)
(4) THE TOTAL LOT COVERAGE MAY NOT EXCEED 32% FOR ORIGINAL BUILDINGS, DRIVEWAYS AND/OR WALKWAYS. TOTAL LOT COVERAGE MAY BE INCREASED TO A MAXIMUM OF 38% TO ALLOW FOR THE FOLLOWING SPECIFIC ACCESSORY STRUCTURES: DECKS, POOLS, GAZEBO, PATIOS AND/OR SHEDS. THIS ADDITIONAL AMOUNT MAY NOT, HOWEVER, BE UTILIZED TO INCREASE THE LOT COVERAGE FOR PRINCIPAL BUILDINGS, DRIVEWAYS AND/OR WALKWAYS, WHICH IN ALL CASES SHALL NOT EXCEED 32%. (§220-70.C.1)(G)

ZONES
C1 VILLAGE COMMERCIAL DISTRICT
LI LIGHT INDUSTRIAL ZONE
MFD I MULTIFAMILY DISTRICT I

OWNER / APPLICANT

I HEREBY CERTIFY THAT I AM THE OWNER & APPLICANT OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT I CONSENT TO THE ISSUING OF THIS SUBDIVISION PLAN WITH THE ZONING BOARD OF ADJUSTMENT.

OWNER
OWNER: RECK, FREDERICK J & MARY V
DATE: 06/24/19

NOTARY PUBLIC
SWORN AND SUBSCRIBED TO BEFORE ME THIS DAY OF _____ DATE: _____

MUNICIPAL CLERK
I HAVE CAREFULLY EXAMINED THIS MAP AND THE REQUIRED DIGITAL SUBMISSIONS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE TOWNSHIP DATE ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE MUNICIPAL LAND USE LAW (P.L. 1975, C. 40-55.1-4 (H-4)) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK
DATE: _____

ZONING BOARD

CLASSIFIED AND APPROVED AS A PRELIMINARY & FINAL MAJOR SUBDIVISION BY THE ZONING BOARD OF ADJUSTMENT ON _____

BOARD CHAIRPERSON
DESIGNED BY: PRW
DATE: 06/24/19
DRAWN BY: TJJ/STC

ATTEST:
THIS PLAT MUST BE FILED IN THE OFFICE OF THE CLERK OF MONMOUTH COUNTY ON OR BEFORE _____ WHICH DATE IS NINETY FIVE (95) DAYS FROM THE SIGNATURE OF THIS MAP FOR FINAL APPROVAL.

BOARD ENGINEER
DATE: _____

MUNICIPAL ENGINEER
I HAVE CAREFULLY EXAMINED THIS MAP AND THE REQUIRED DIGITAL SUBMISSIONS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE TOWNSHIP DATE ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER (AFFIX SEAL)
DATE: _____

PROJECT INFORMATION

PROJECT NAME:
HUDSON STREET SUBDIVISION

PROJECT LOCATION:
BLOCK 219, LOTS 4 & 5
30 HUDSON STREET
TOWNSHIP OF MARLBORO,
MONMOUTH COUNTY, NJ

OWNER:
RECK, FREDERICK J & MARY V
136 DUTCH LANE ROAD
MARLBORO, NJ 07746

APPLICANT:
RECK, FREDERICK J & MARY V
136 DUTCH LANE ROAD
MARLBORO, NJ 07746

APPLICANT'S PROFESSIONALS

ATTORNEY:
JOHN A. GIUNCO ESQ.
GIORDANO, HALLERAN & CIESLA, P.C.
125 HALF MILE RD., SUITE 300
RED BANK, NJ 07701-6777

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY REVISIONS THROUGH 10/01/20 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

JUSTIN L. HEDEGS P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. GS43382

CALL BEFORE YOU DIG!
NJ ONE CALL... 800-272-1000
(or 800-272-1000 x2666)

INSITE
Engineering • Surveying • Planning

INSITE Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24G28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
insite@insiteeng.net www.insiteeng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED.

PATRICK R. WARD, PE, PP
NJPE 24GE0579000 NJPP 33L100626000

REVISIONS

Rev.#	Date	Comment
3	10/01/20	PER TOWNSHIP
2	04/26/20	PER CLIENT
1	08/13/19	ADD CORNER COORDINATES
0	08/08/19	INITIAL RELEASE

SCALE: AS SHOWN
DATE: 06/24/19
JOB #: 19-1262-01
CADD ID: 19-1262-01-3 - SUB

FOR CONSTRUCTION

PLAN INFORMATION

PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

SUBDIVISION PLAN