

PRELIMINARY and FINAL MAJOR SITE PLAN

MONTVILLE BAGEL

BLOCK 183 - LOT 1

MONTVILLE TOWNSHIP TOWNSHIP OF MONTVILLE MORRIS COUNTY NEW JERSEY

PROPERTY OWNERS WITHIN 200'

PREPARED BY MONTVILLE TOWNSHIP TAX ASSESSOR ~ ISSUED 7/13/07

BLOCK 183	LOT 13	ST
LOT 14, ROSE, 45'	LOT 12	
1220 BLOOMFIELD AVE	4 ROSE TERRACE	
FAIRFIELD, NJ 07004	1230 BLOOMFIELD AVE	
	FAIRFIELD, NJ 07004	

BLOCK 178	LOT 4	ST
GARDENVIEW OFFICE CORP & G SINZONE	SIRMAN REALTY LLC	
482 RIDGEDALE AVE	71-75 BLOOMFIELD AVE	
EAST HANOVER, NJ 07936	PINE BROOK, NJ 07058	

BLOCK 177	LOT 3	ST
ZARAGOZA LLC	FEINTRA, STUART & CATHERINE A	
58 R 46, PINE BROOK, NJ 07058	8220 MERRILL END DR	
	NEWTON, NJ 07860	

BLOCK 184	LOT 2	ST
KLOM REALTY CO	SUJAN REALTY LLC	
65 RT 16, PINE BROOK, NJ 07058	71-75 BLOOMFIELD AVE	
	PINE BROOK, NJ 07058	

BLOCK 184	LOT 1	ST
ZARAGOZA LLC	FEINTRA, STUART & CATHERINE A	
58 R 46, PINE BROOK, NJ 07058	8220 MERRILL END DR	
	NEWTON, NJ 07860	

MONTVILLE TOWNSHIP ZONING REQUIREMENTS

ZONE I-1A (INDUSTRIAL ZONE)

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE (AT STREET-ROUTE 46)	217,800 SF	10,246 SF (1)	10,246 SF (1)
MIN. LOT WIDTH (AT STREET-ROUTE 46)	360 FT	214,62 FT (0)	214,62 FT (0)
MINIMUM FRONT YARD (ROUTE 46)	75 FT (2)	40.7 FT (1)	0.0 FT (1)
MINIMUM REAR YARD (ROUTE 46)	50 FT (2)	0.0 FT (1)	N/A
MINIMUM SIDE YARD (ROUTE RD-NORTH)	30 FT	14.3 FT	13.8 FT
MAXIMUM BUILDING HEIGHT	20%	12.5%	12.5%
MAXIMUM IMPERVIOUS COVERAGE	50%	85.1% (1)	77.7% (3) (4)
MAXIMUM YIELD RATE (ROUTE)	25%	12.5% (1)	12.5% (1)
PARKING REQUIREMENTS	9 x 18' W/2' OVERHANG 13 FT (45° ANGLE)	NONE DEFINED (1) NONE DEFINED (1)	9 x 18' W/2' OVERHANG 18 FT OVERHANG
PARKING REQUIREMENTS	10 FT 25 FT	0 FT (1) 0 FT (1)	0.8 FT (3) 0.5 FT (3)
MINIMUM DISTANCE TO BUILDING	25 FT	0 FT (1)	0.5 FT (3)
MINIMUM DISTANCE TO ROW	1,284 SF / 45 SF = 28.5	NONE DEFINED (1)	14 SPACES PROVIDED (3)
RESTAURANT, INCLUDING FAST FOOD	1	0 (1)	1
HABILIC ACCESSIBLE SPACES	1 TO 25 RANGE	1	1
LOADING SPACES: 0 - 10,000 SF	1	0 (1)	0 (3)

(1) EXISTING AND PROPOSED COVERAGE DUE TO OVERHANGING CONDITION

(2) VARIANCE REQUESTED

(3) IMPROVED NON-COMPLYING CONDITION

(4) EXISTING AND PROPOSED COVERAGE

PROPOSED BUILDING HEIGHT CALCULATION:

PROPOSED BUILDING HEIGHT = $175.1 + 13.5 = 188.6$ FT

MINIMUM ELEVATION FROM ENTRANCE = 13.5' (SCALDED FROM ARCH)

ROOF ELEVATION (FLAT) = 175.4 + 13.5 = 188.9

AVERAGE GRADE CALCULATION:

13' X 175.2
50 X 174.9
50 X 175.1
TOTAL = 175.3 FT

13' X 175.2
50 X 174.9
50 X 175.1
TOTAL = 175.3 FT

13' X 175.2
50 X 174.9
50 X 175.1
TOTAL = 175.3 FT

13' X 175.2
50 X 174.9
50 X 175.1
TOTAL = 175.3 FT

13' X 175.2
50 X 174.9
50 X 175.1
TOTAL = 175.3 FT

13' X 175.2
50 X 174.9
50 X 175.1
TOTAL = 175.3 FT

13' X 175.2
50 X 174.9
50 X 175.1
TOTAL = 175.3 FT

13' X 175.2
50 X 174.9
50 X 175.1
TOTAL = 175.3 FT

13' X 175.2
50 X 174.9
50 X 175.1
TOTAL = 175.3 FT

13' X 175.2
50 X 174.9
50 X 175.1
TOTAL = 175.3 FT

13' X 175.2
50 X 174.9
50 X 175.1
TOTAL = 175.3 FT



NOTES AND REFERENCES

1. APPLICANT: MAQD MOHAMED OWNER: JOSEPH CHAMPRO, RT. 1230 BLOOMFIELD AVE FAIRFIELD, NJ 07004
2. THESE PLANS HAVE BEEN PREPARED FOR A PROPOSED PRELIMINARY AND FINAL SITE PLAN OF PROPERTY KNOWN AS BLOCK 183, LOT 1, LOCATED IN THE TOWNSHIP OF MONTVILLE, MORRIS COUNTY, NEW JERSEY, AND SHOWN ON TOWNSHIP TAX MAP SHEET 57. THE LOT HAS FRONTAGE ALONG BOTH NUSH ROUTE 46 AND CHAPIN ROAD.
3. THE APPLICANT IS PROPOSING TO REMOVE THE EXISTING 1-STORY BUILDING TO BE A BAGEL SHOP. A NEW PARKING AREA IS PROPOSED ALONG WITH OTHER IMPROVEMENTS.
4. THE PROPERTY IN QUESTION IS ENTIRELY WITHIN THE I-1A ZONE AND CONSISTS OF 0.225 ACRES. THE PROPERTY IS NOT LOCATED WITHIN ANY CRITICAL WATER RESOURCES OR HISTORIC OVERLAY DISTRICTS.
5. UNDERGROUND UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED UPON SURFACE EVIDENCE AND AVAILABLE RECORD DOCUMENTS. THE LACK OF UNDERGROUND UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OR ABSENCE OF SAME. THE PROPRIETARY UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF SAME AND A FIELD MARKOUT OF ALL UTILITIES PRIOR TO CONSTRUCTION. A FIELD MARKOUT CAN BE REQUESTED BY CALLING 1-800-242-1000.
6. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY OYSTERA WALTER DESIGN GROUP IN JULY OF 2007. TOPOGRAPHIC DATUM IS NAD 1983. BASED ON MAPS ENTITLED TOPOGRAPHIC MAP OF TOWNSHIP OF MONTVILLE, MORRIS COUNTY, NEW JERSEY, TOWNSHIP TAX MAP SHEET 57, 1:24,000 SCALE, PREPARED BY OYSTERA WALTER DESIGN GROUP IN JULY OF 2007. THE MAP IS DATED 12/18/98.
7. PER MAP LETTER OF INTERPRETATION-ABSENCE/PRESENTENCE DETERMINATION, FILE NO. 1421-007-001:1 (FWW-0700), FREQUENT OCCURRENCE AND OPEN WATERS ARE NOT PRESENT ON THE SUBJECT PROPERTY. IN ADDITION, NO PART OF SWD WETLANDS OCCURS WITHIN A TRANSITION AREA OR BUFFER AS DESIGNATED IN NJAC 77:2A-2.3(c).
8. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE FLOOD HAZARD AREA OF THE PASSAC RIVER AS SHOWN ON COMMUNITY COUNTY, NJ, LIST REVISED 1/9/85, 1985. THE TOWNSHIP OF MONTVILLE, MORRIS COUNTY, NEW JERSEY, PROTECTION DIVISION, CO. PLANNED BOROUGH, ESSEX CO., WEST CALDWELL BOROUGH, PREPARED BY OYSTERA WALTER DESIGN GROUP IN JULY OF 2007. THE FLOOD HAZARD MAP IS DATED 12/18/98. THE SITE HAS BEEN DETERMINED TO BE 176.0 BASED ON A MAP ENTITLED "STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF WATER RESOURCES, PROFILE, PASSAIC RIVER, DEEP VALLEY, DATED 1/28/98".
9. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING THE CODE OF MONTVILLE STANDARDS AND OSHA SAFETY STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE.
10. ALL UTILITY LOCATIONS, GRADES, ELEVATIONS, INVERTS, ETC. SHALL BE CONFIRMED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ANY DESIGN ADJUSTMENTS AS MAY BE NECESSitated BY FIELD CONDITIONS.
11. APPLICANT SHALL OBTAIN ALL REQUIRED ROAD OPENING PERMITS FOR WORK TO BE PERFORMED WITHIN THE RIGHT OF WAY OF PUBLIC ROAD.
12. UTILITY CONNECTIONS, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRIC, AND TELEPHONE, ARE CURRENTLY PROVIDED TO THE EXISTING CONNECTIONS FOR THE OWNER'S BUILDING. UTILIZE THE SAME CONNECTIONS, UPDATING THESE IF NECESSARY. THE EXISTING ABOVE GROUND OR UNDERGROUND LINE IS TO BE REMOVED.
13. A SANITARY, SEWER PUMP AND FORCE MAIN ARE PROPOSED AND SMALL INTO THE EXISTING GRAY SEWER SYSTEM WITH LOT 14. NO DUMPING OR BURIAL OF CONCRETE, MACADAM, DEBRIS, OR CONSTRUCTION MATERIALS SHALL BE PERMITTED.
15. EXIT AND EMERGENCY LIGHTING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CURRENT CODE.
16. SITE SIGNAGE IS TO BE BUILDING MOUNTED AS SHOWN ON ARCHITECTURAL PLANS.
17. A SLOPE MAP HAS NOT BEEN PREPARED AS THERE ARE NO SLOPES OVER 14.0% WITHIN THE SUBJECT PROPERTY.
18. WAIVERS REQUESTED FROM THE FOLLOWING PRELIMINARY SITE PLAN CHECKLIST ITEMS.
- ITEM 35: ROADWAY PROFILES AND CROSS-SECTIONS
- ITEM 36: CULVERT AND PROPOSED STORMWATER, SEWER AND WATER PROFILES
- ITEM 42: ENVIRONMENTAL IMPACT STATEMENT

SIGN REQUIREMENTS

ITEM	ALLOWED	PROPOSED (2)
TOTAL NUMBER OF SIGNS	1 PER USE	1
BUILDING MOUNTED SIGN REQUIREMENTS	38 SF (3)	42.5 FT (1)
MAXIMUM HEIGHT OF SIGN	8'	10.5' (1)
MINIMUM HEIGHT OF SIGN	1.5'	2.5' (1)

- (1) VARIANCE REQUIRED
- (2) MEASUREMENTS SCALLED FROM ARCHITECTURAL PLANS
- (3) % OF THE AREA OF THE PRINCIPAL FAÇADE OF THE USE OR 50 SF, WHICHEVER IS SMALLER

BUILDING HEIGHT = $175.1 + 13.8 = 188.9$ FT

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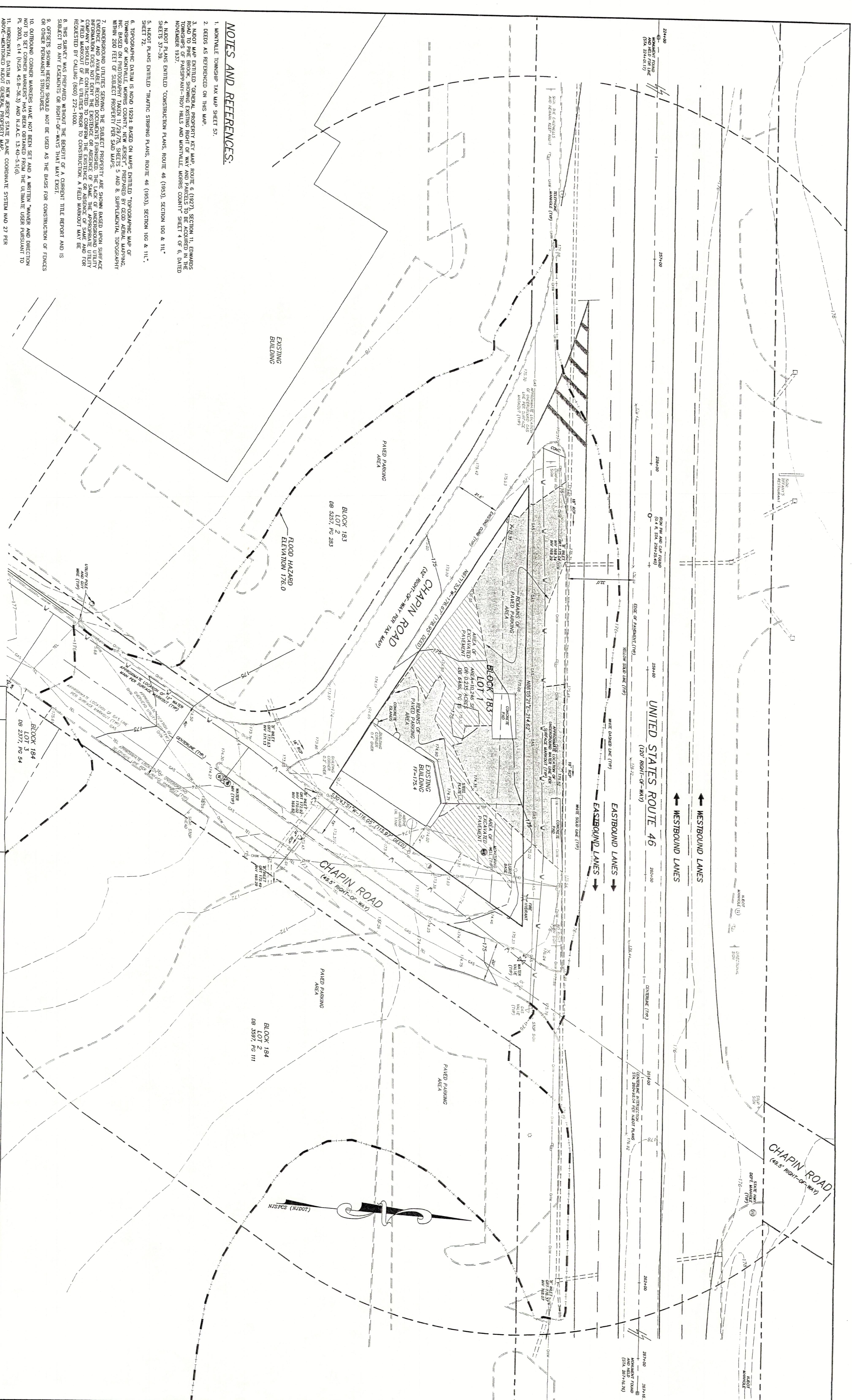
BUILDING HEIGHT = $175.1 + 13.8 = 188.9$ FT

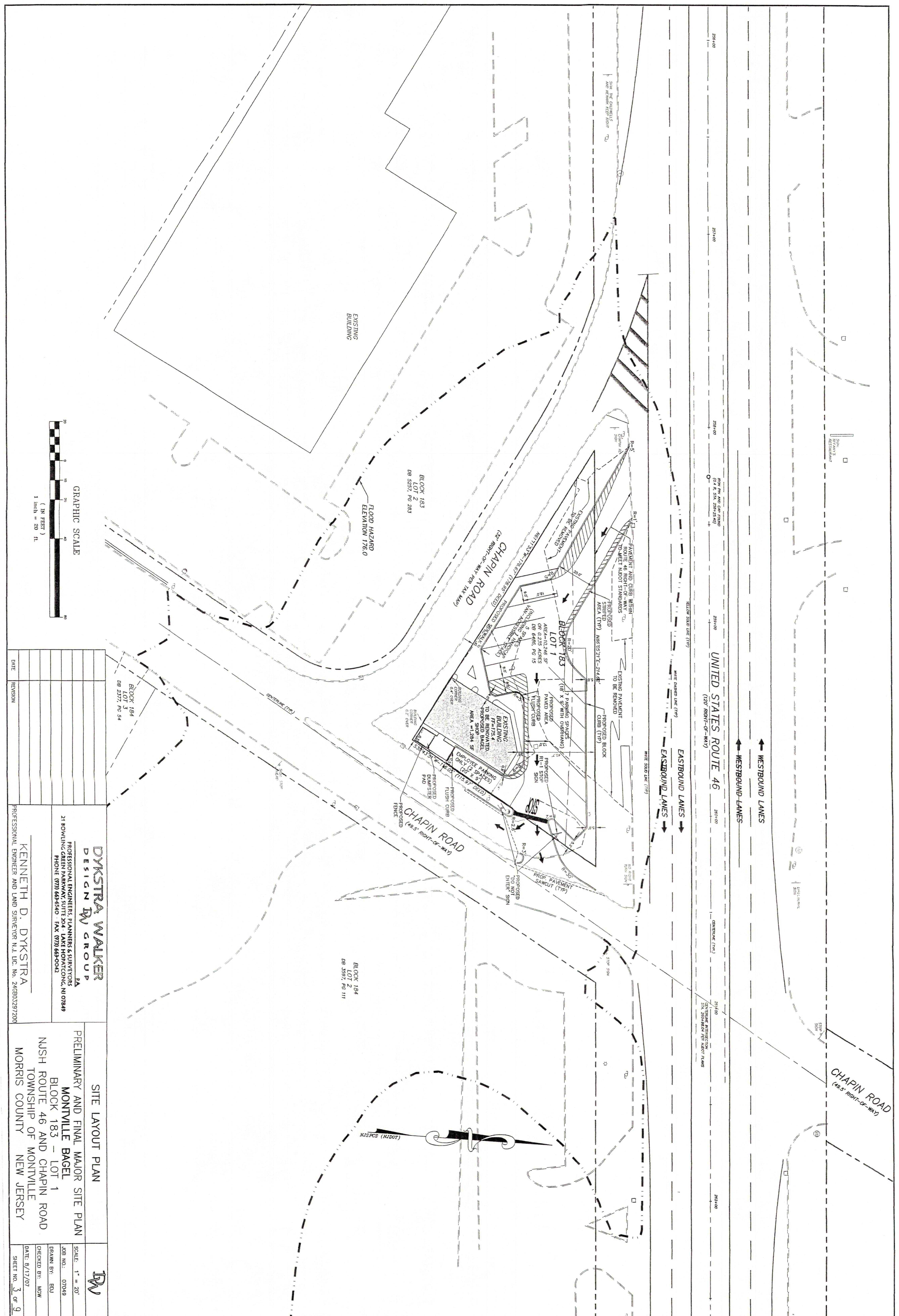
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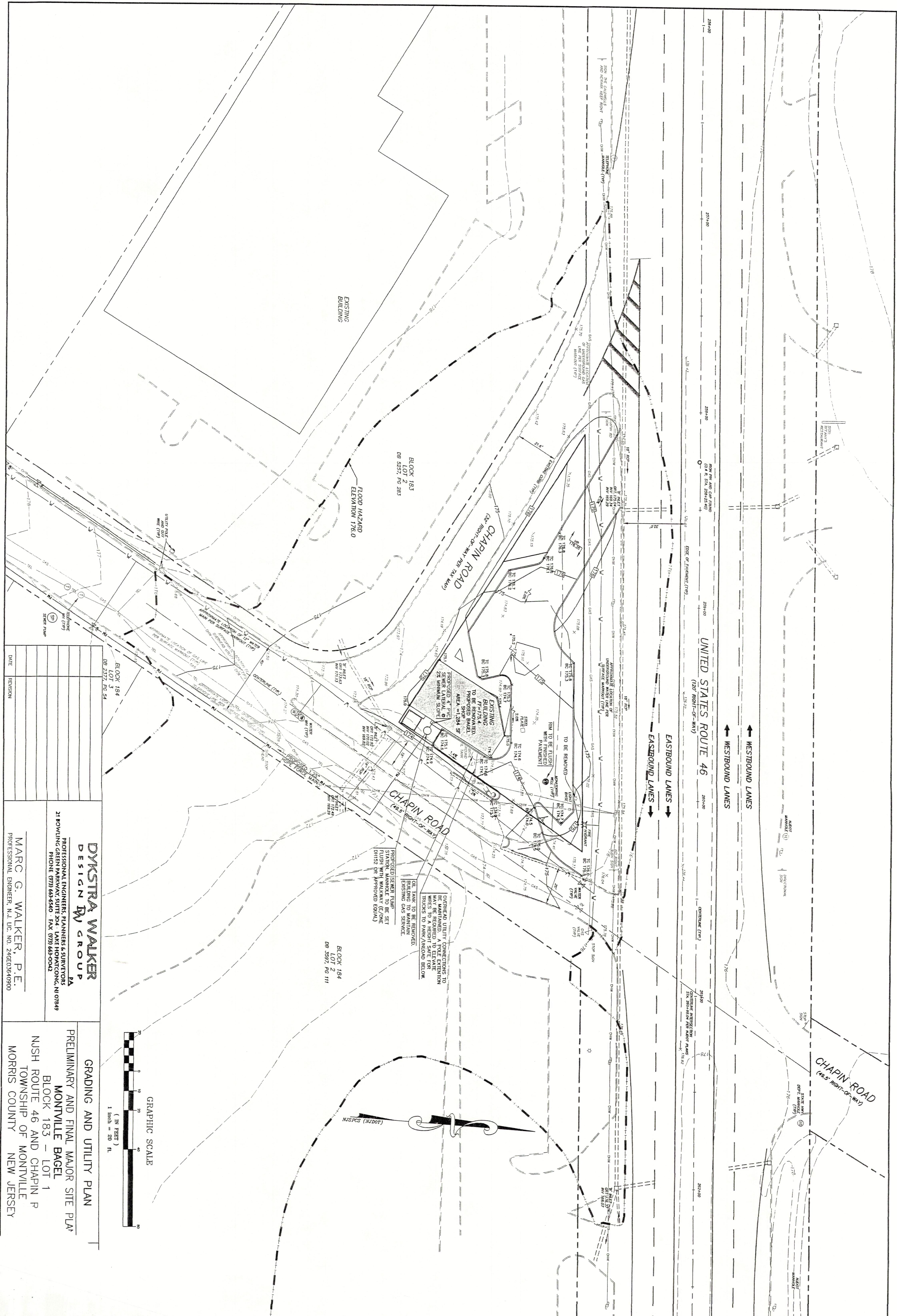
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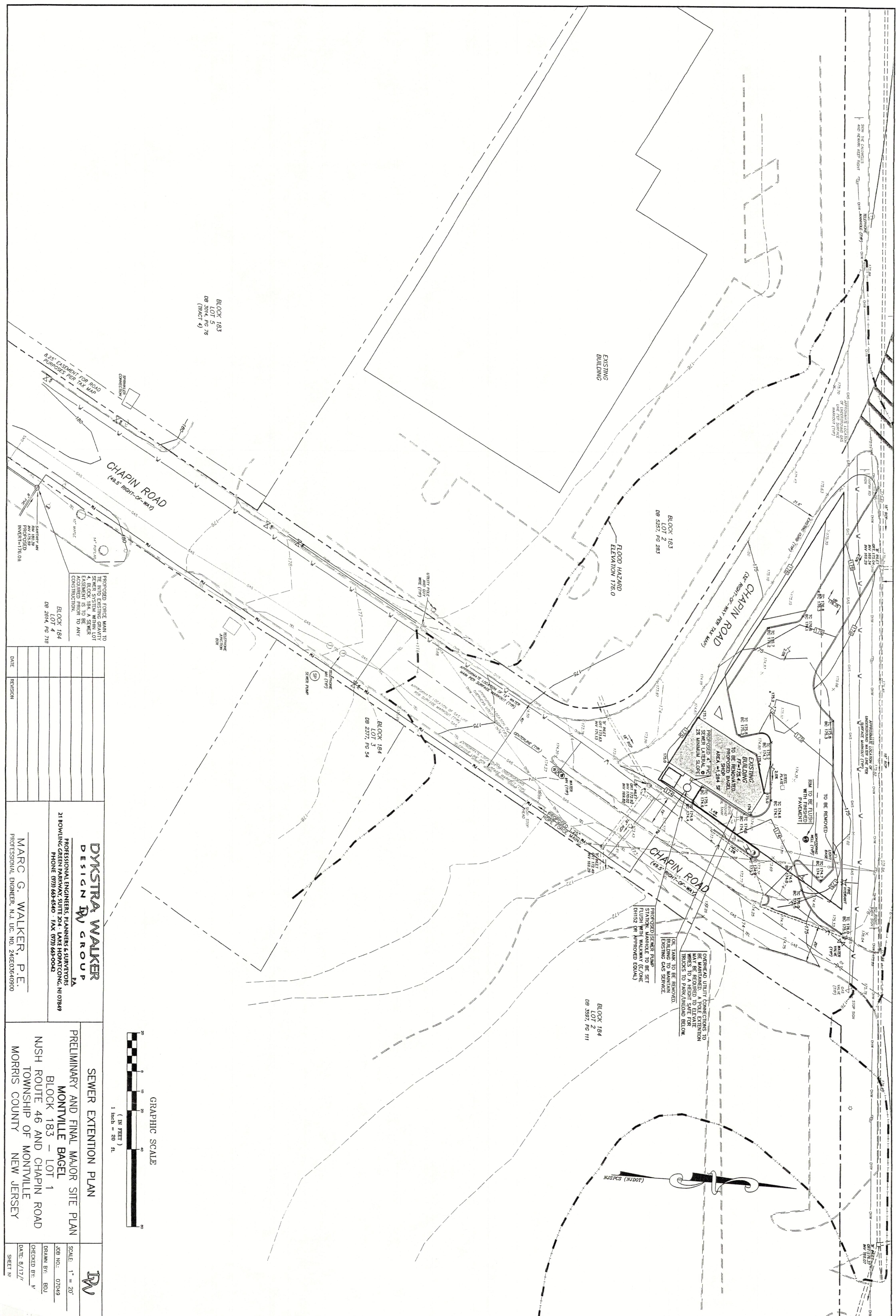
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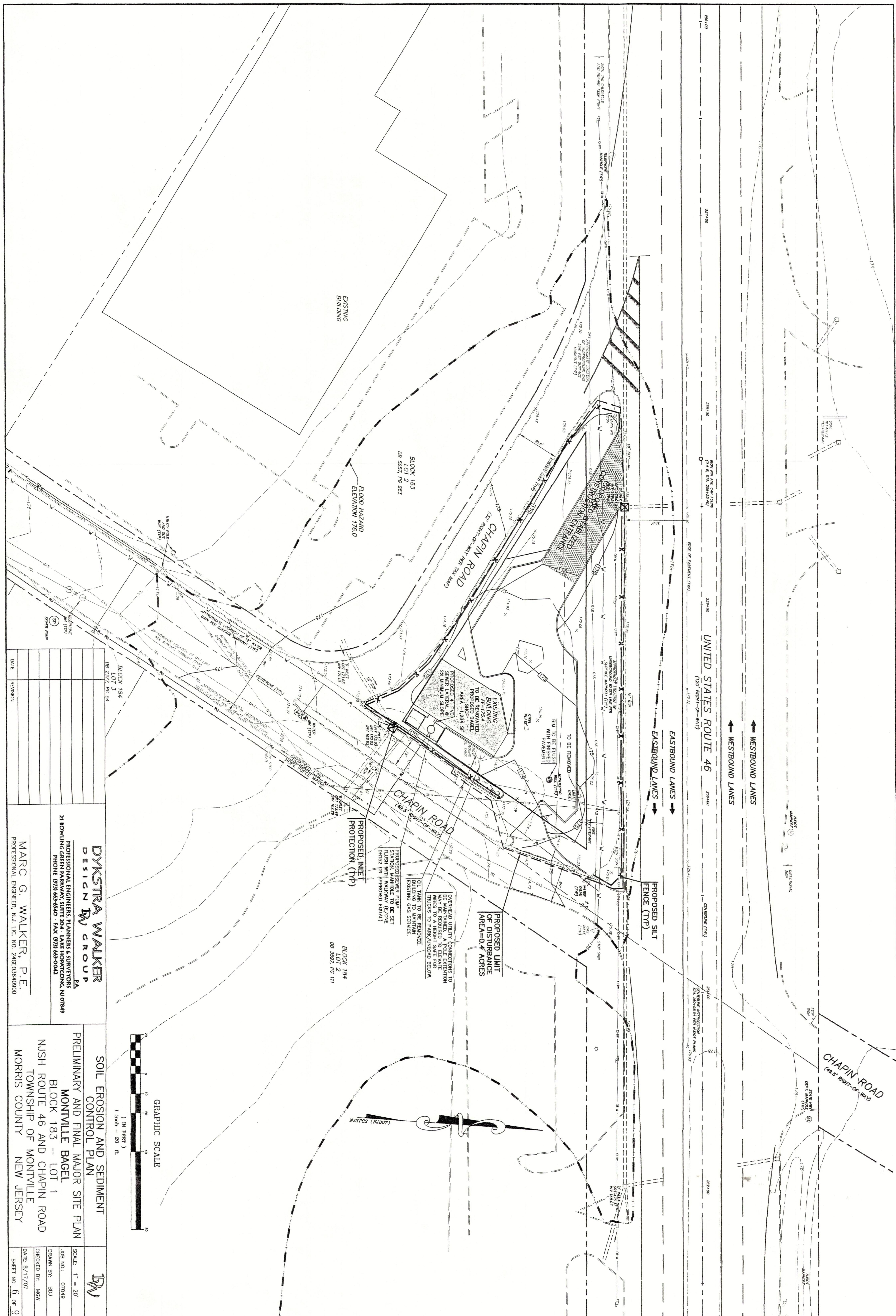
BUILDING HEIGHT = 1











MORRIS COUNTY SOIL CONSERVATION DISTRICT

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL SOIL AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND ORDER, IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.

NOTE: 21. BELOW SUBJECT TO EROSION, MIL RECEIVES A TEMPORARY SEEDING, ALL CRITICAL AREA (SHEER SLOPES, SAND SOILS, HEAVY CONDITIONS).

4. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE, OR ROUGH GRADING, ROADWAYS AND EASEMENT AREAS, SEE THE DIVERSION TRAFFIC SHALL.

2. ANY DISTURBED AREA, MIL BE LEFT EXPOSED FOR MORE THAN (SEE NOTE 22

BELOW USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING, MIL IS TO BE

3. PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED (IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL).

4. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE, OR ROUGH GRADING, ROADWAYS AND EASEMENT AREAS, SEE THE DIVERSION TRAFFIC SHALL.

5. APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN, STABILIZATION COVER, SPECIFIED RATES AND LOCATIONS SHALL BE ON THE "STANDARDS FOR

PERMANENT VEGETATION COVER FOR SOIL EROSION AND SEDIMENT CONTROL.

6. PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.

7. THE SITE SHALL, AT ALL TIMES BE GRADED, AND MAINTAINED SO SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.

8. ALL SEDIMENTATION STRUCTURES SILT FENCE, INLET FILTERS, AND

9. STOCKPILE SHALL NOT BE LOCATED WITHIN 50' OF A FLOOD PLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY, ALSO STOCKPILE BASES SHALL HAVE A SILT FENCE PROPERLY ENTRENCHED AT THE TOE OF SLOPE.

10. A STABILIZED CONSTRUCTION ACCESS WILL BE INSTALLED, WHENEVER AN EARTHEN ROAD INTERSECTS WITH A FAIRWAY ROAD, SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL AND CHART FOR DIMENSIONS.

11. ALL NEW ROADWAYS WILL BE TREATED WITH SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.

12. DAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

13. BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS

14. ALL Dewatering operations must be discharged directly into a segment

15. ALL SEDIMENT BASINS MUST BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY 50%, A CLEAN OUT ELEVATION WILL BE IDENTIFIED ON THE PLAN AND

16. INSTALLED ON THE SITE.

17. ALL TREES OUTSIDE THE DISTURBANCE LIMIT INDICATED ON THE SUBJECT PLAN OR

18. ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT, OR APPROVED

19. FILTER AREA. THE DETERIORATION DETAIL, SEE THE DETERIORATION DETAIL

20. THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING,

21. 100 HOURS PRIOR TO ANY LAND DISTURBANCE, AND A PRE-CONSTRUCTION

22. MEETING HELD.

23. DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE

24. MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATION COVER, AND

25. ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT, OR APPROVED

26. END WHEN COMPLETED, WORK IS APPROVED BY THE MORRIS COUNTY SOIL

27. CONSTRUCTION DISTRICT.

28. MEASURES TO MINIMIZE THE DISTURBANCE AREA WHICH ARE DESIGNATED TO REIN

29. THOSE TREES WITHIN THE DISTURBANCE LIMIT INDICATED ON THE SUBJECT PLAN OR

30. OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT, OR APPROVED

31. END WHEN COMPLETED, WORK IS APPROVED BY THE MORRIS COUNTY SOIL

32. CONSTRUCTION DISTRICT.

33. 100 HOURS PRIOR TO ANY LAND DISTURBANCE, AND A PRE-CONSTRUCTION

34. MEETING HELD.

35. DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE

36. MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATION COVER, AND

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61. CONSTRUCTION DISTRICT.

62. 100 HOURS PRIOR TO ANY LAND DISTURBANCE, AND A PRE-CONSTRUCTION

63. MEETING HELD.

64. DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE

65. MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATION COVER, AND

66. ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT, OR APPROVED

67. END WHEN COMPLETED, WORK IS APPROVED BY THE MORRIS COUNTY SOIL

68. CONSTRUCTION DISTRICT.

STANDARD FOR DUST CONTROL

CONSTRUCTION PRACTICE APPLIES

DUST CONTROL

THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS

TO PREVENT DUST AND AVOID DUST BLOWING AND MORTAR SPILL-ON-SET

DAIRY - DUST BLOWING AND DUST BLOWING AND MORTAR SPILL-ON-SET

VEGETATION COVER - PERMANENT VEGETATION COVER

PERMANENT VEGETATION COVER

SOIL EROSION AND SEDIMENT CONTROL

