

**PARKING REQUIREMENTS**

[AS PER ORDINANCE SECTION 123-21.B(2)]  
 1 SPACE PER 250 SF OF GROSS FLOOR AREA  
 4735 SF / 250 = 18.9 SPACES  
 THEREFORE, 19 SPACES ARE REQUIRED  
 20 SPACES EXIST

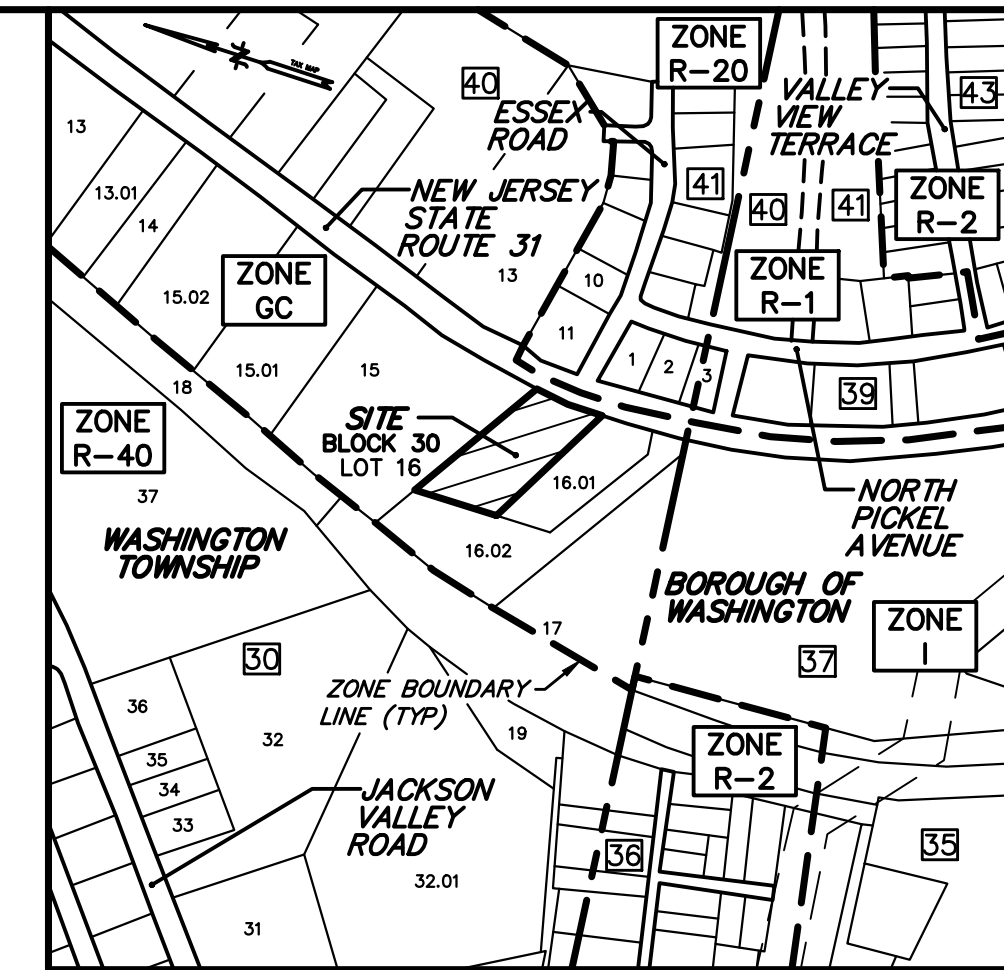
**FLOOR AREA ANALYSIS:**

EXISTING: BASEMENT 733 SF  
 1st FLOOR 1340 SF  
 2nd FLOOR 860 SF  
 TOTAL EXISTING AREA: 2933 SF\*

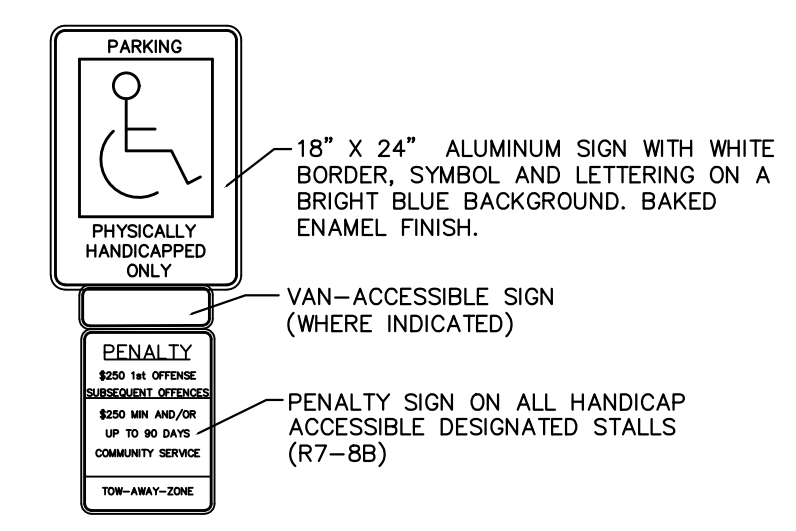
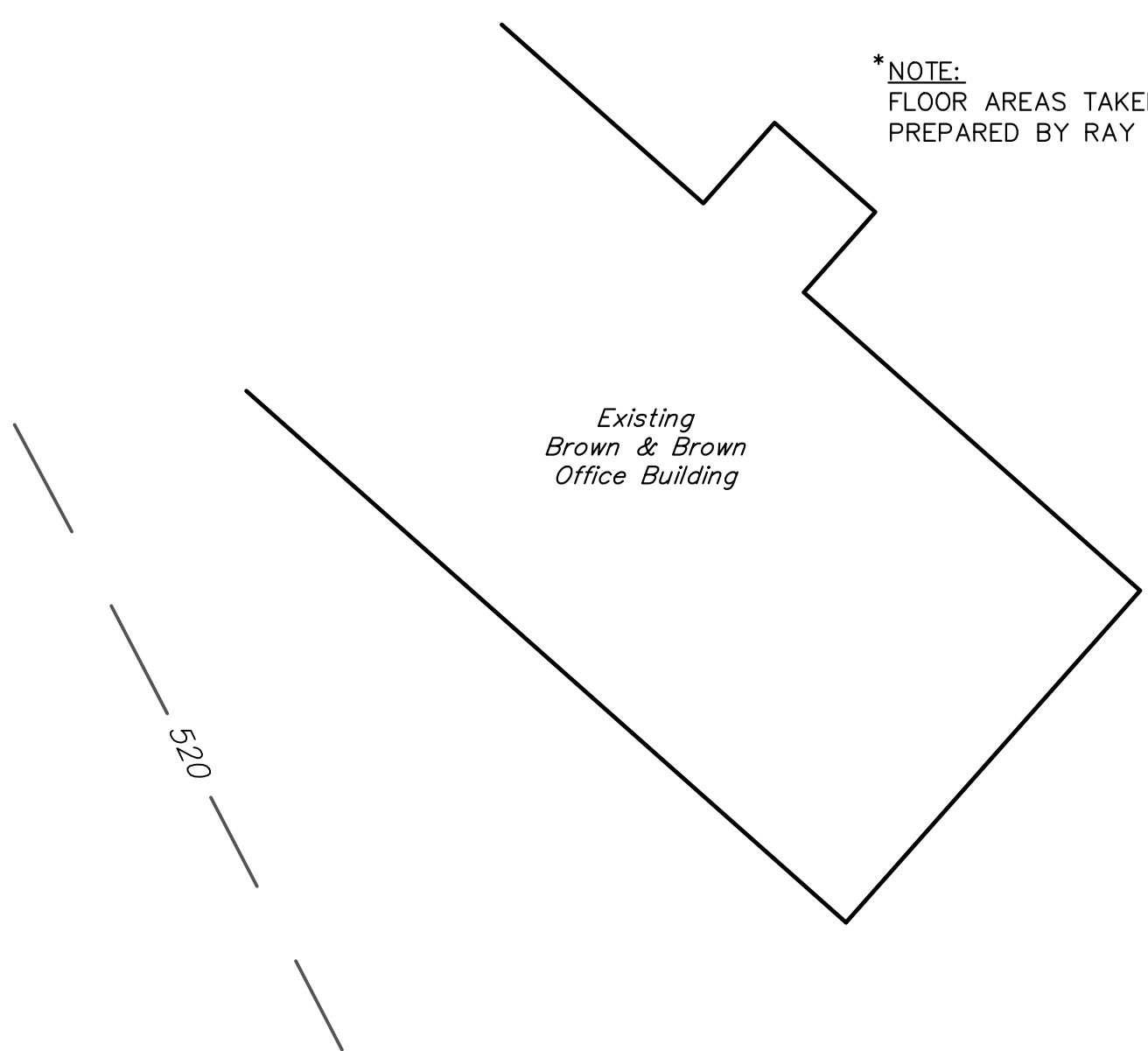
PROP. ADDITIONAL FLOOR AREA:  
 1st FLOOR 912 SF  
 2nd FLOOR 890 SF  
 TOTAL ADDITIONAL FLOOR AREA: 1802 SF\*

RESULTING GROSS FLOOR AREA: 4735 SF\*

\*NOTE:  
 FLOOR AREAS TAKEN FROM ARCHITECTURAL PLANS,  
 PREPARED BY RAY O'BRIEN, AIA, DATED OCTOBER 2, 2006.



**KEY MAP**  
 SCALE: 1"=400'±



**HANDICAPPED PARKING SIGN (R7-8) DETAIL**  
 N.T.S.

**SURVEY REFERENCES:**

- LOT LINES ARE BASED ON A MAP ENTITLED, "MINOR SUBDIVISION OF TAX MAP SHEET 10, LOT 16, BLOCK 30, WASHINGTON TOWNSHIP, WARREN COUNTY, NEW JERSEY", PREPARED BY GEORGE A. SNIFFIN, P.L.S., MILFORD, N.J., DATED 1/27/00.
- LOT FEATURES BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY FINELLI CONSULTING ENGINEERS IN JANUARY 2003 AND FIELD VERIFIED IN DECEMBER 2005 AND SEPTEMBER 2006.

**NOTES:**

- PROPOSED 15' x 31' ( 19' x 33' INCLUDING FILL ENCLOSURE ) APPROVED BY THE WARREN COUNTY HEALTH DEPARTMENT ON 12/21/06, PRESENTLY UNDER CONSTRUCTION. EXISTING BED TO REMAIN.
- A 2 STORY ADDITION IS PRESENTLY UNDER CONSTRUCTION AND IS BEING BUILT DIRECTLY ON TOP OF THE EXISTING FOUNDATION WALLS OF THE ATTACHED 2-CAR GARAGE. A CONTINUATION OF THE RESIDENTIAL STYLE ARCHITECTURE AND CHARACTER OF THE EXISTING BUILDING WILL BE MAINTAINED. THE ADDITION PREVIOUSLY SECURED MINOR SITE PLAN AND VARIANCE APPROVAL FROM THE WASHINGTON TOWNSHIP LAND USE BOARD, APPLICATION NO. 2005-34, IN FEBRUARY 2006.
- TOPOGRAPHY OF SUBJECT PARCEL SLOPES IN A NORTHWEST DIRECTION FROM ROUTE 31 TO THE REAR PROPERTY LINES. CONTOURS SHOWN ARE PER USGS "WASHINGTON QUADRANGLE". SPOT ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM TAKEN FROM USGS "WASHINGTON QUADRANGLE" AND FIELD SURVEYED.
- SUBJECT PARCEL IS SERVICED BY PUBLIC WATER AND AN ON-SITE SUBSURFACE SEWAGE DISPOSAL SYSTEM.

**LIST OF PROPERTY OWNERS WITHIN 200 FT.:**

WASHINGTON TOWNSHIP, WARREN COUNTY			
BL. 30, LOT 15	TOWNSHIP OF WASHINGTON 350 ROUTE 57 WEST WASHINGTON, NJ 07882	BL. 40, LOT 11	IAN & LUCETTA MCQUADE 208 ROUTE 31 NORTH WASHINGTON, NJ 07882
BL. 30, LOT 16.01	MILLS HOLDING LLC 203 ROUTE 31 NORTH WASHINGTON, NJ 07882	BL. 40, LOT 13	ST. LUKES CHURCH P.O. BOX 264 WASHINGTON, NJ 07882
BL. 30, LOT 16.02	JAMES B. RUMEN, LLC. 105 GUINEA HOLLOW ROAD CALIFON, NJ 07830	BL. 41, LOT 1	FRANCES C. POPINKO 204 ROUTE 31 NORTH WASHINGTON, NJ 07882
BL. 30, LOT 17	PECHNEY PLASTIC PACKAGING, INC. 8770 WEST BRYN MAWR AVENUE CHICAGO, IL 60631	BL. 41, LOT 2	ERIC G. & ELZBIETA HAIDER 202 ROUTE 31 NORTH WASHINGTON, NJ 07882

**NOTE:**  
 THIS INFORMATION WAS PROVIDED VIA A CERTIFIED LIST  
 OF PROPERTY OWNERS, PREPARED BY MICHAEL R. SCHMIDT,  
 CTA, MUNICIPAL ASSESSOR, DATED MAY 23, 2007.

**UTILITIES (WASHINGTON TOWNSHIP)**

VERIZON CORPORATE OFFICES 295 NORTH MAPLE AVENUE BASKING RIDGE, NJ 07920	VERIZON TELEPHONE CO. C/O TAX MANAGER 540 BROAD STREET, ROOM 305 NEWARK, NJ 07101
ELIZABETHTOWN GAS CO. 1 ELIZABETHTOWN PLAZA UNION, NJ 07083	COMCAST CABLE COMPANY COMCAST CABLE C/O JUNE WEBB 800 RAHWAY AVENUE UNION, NJ 07083
JCP&L/GPU ENERGY P.O. BOX 18001 READING, PA 19640-0001	NEW JERSEY AMERICAN WATER CO. 989 LENOX DRIVE, SUITE 224 LAWRENCEVILLE, NJ 08848

**OWNER/APPLICANT:**  
 MICHAEL S. & LEILA FINELLI  
 205 ROUTE 31 NORTH  
 WASHINGTON, NJ 07882  
 (908) 835-9500

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NUMBER	DATE	REVISION
5	4/8/08	ADDED WATER VALVE BY FCE SIGN
4	6/8/07	MISC. CLARIFICATIONS FOR COMPLETENESS
3	5/14/07	AMEND SITE PLAN TO INCORPORATE SMALL 1 STORY ADDITION AT SOUTHEAST CORNER OF BUILDING
2	2/17/06	HANDICAPPED PARKING AS PER RESOLUTION OF APPROVAL
1	12/28/05	REVISED PER LAND USE BOARD & SITE PLAN REQUIREMENTS

**WASHINGTON TOWNSHIP LAND USE BOARD**

THE APPLICATION NO. \_\_\_\_\_ IS APPROVED BY THE WASHINGTON TOWNSHIP LAND USE BOARD.

TOWNSHIP ENGINEER	DATE
CHAIRMAN, LAND USE BOARD	DATE
SECRETARY, LAND USE BOARD	DATE
TOWNSHIP CLERK	DATE

**ZONING REQUIREMENTS GC ZONE**

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (Ac.)	1	1.0297	1.0297
MIN. LOT FRONTAGE (FEET)	150'	150.0'	150.0'
MIN. LOT WIDTH (FEET)	150'	153.8'	153.8'
MIN. LOT DEPTH (FEET)	200'	271.3'	271.3'
MIN. SIDE YARD (FEET)	30'	10.4'	10.4' <sup>(1)</sup>
MIN. FRONT YARD (FEET)	60'	29.8' <sup>(1)</sup>	29.7' <sup>(2)</sup>
MIN. REAR YARD (FEET)	60'	210.6'	210.6'
MAX. IMPERVIOUS LOT COVERAGE (PERCENTAGE)	70%	24%	24%
PARKING (SPACE COUNT)	19	20	20
FLOOR AREA RATIO (PERCENTAGE)	30%	6.5%	10.4%
PRINCIPAL BUILDING COVERAGE (PERCENTAGE)	35%	4.9%	5.1%
MAX. BLD HEIGHT	30'	<30'	33.3' <sup>(1)</sup>
MAX. STORIES	2.5	2	2

<sup>(1)</sup> VARIANCE PREVIOUSLY GRANTED (SEE NOTE #2)  
<sup>(2)</sup> VARIANCE REQUIRED

LOT: 16  
 BLOCK: 30  
 ZONE: GC-GENERAL COMMERCIAL  
 TAX MAP SHEET: 10



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 205 ROUTE 31 NORTH  
 WASHINGTON, N.J. 07882

*Michael S. Finelli*  
**MICHAEL S. FINELLI, P.E.**  
 NJ Professional Engineer Lic. No. 32396

AMENDED MINOR SITE PLAN FOR  
**PROPOSED 1 STORY BUILDING ADDITION**  
 BLOCK 30, LOT 16  
 WASHINGTON TOWNSHIP  
 WARREN COUNTY, NEW JERSEY

DATE: 10/12/05	SCALE: 1"=20'	PROJECT NUMBER: PFCE267
DRN. BY/CHK. BY: DBW/MSF	FIELD BOOK: PFCE267.ASC	SHEET: 1 of 1