

**PROPERTY OWNERS WITHIN 200 FT. (PLAINFIELD)**

BLOCK	LOT	OWNER NAME
318	11	STRAND RAJSUN PROPERTIES, INC.
318	13	ACOSTA, RODRIGO & M & G & MV
318	14	CITY OF PLAINFIELD
318	15	GARCIA, EDISON

PROPERTY OWNERS NAMES OBTAINED FROM THE OFFICE OF THE TAX COLLECTOR CITY OF PLAINFIELD, THE BOROUGH OF SOUTH PLAINFIELD, MIDDLESEX COUNTY, N.J., DATED: FEBRUARY 5, 2021. PREPARED BY: TRACEY BENNETT, C.T.A., TAX ASSESSOR.

**PARKING REQUIREMENTS (LOT 10)**

REQUIRED ON-SITE PARKING = 1 STALL/200 S.F.  
 EXISTING BUILDING (LOT 10) = 1,915 S.F.  
 PROPOSED ADDITION = 403 S.F.  
 TOTAL PROPOSED BUILDING AREA = (1,915 S.F. + 403 S.F.) = 2,345 S.F.  
 REQUIRED PARKING = 2,345 S.F./200 S.F./PARKING STALL = 12 STALLS  
 THERE ARE NO ON-SITE PARKING STALLS PROVIDED ON THIS SITE (LOT 10)

**PARKING REQUIREMENTS (LOT 7)**

REQUIRED ON-SITE PARKING = 1 STALL/200 S.F.  
 EXISTING OFFICE BUILDING (LOT 7) = 916 S.F.  
 TOTAL PROPOSED BUILDING AREA = 916 S.F.  
 REQUIRED PARKING = 916 S.F./200 S.F./PARKING STALL = 4.6 STALLS  
 PER R.S.I.S. STANDARDS FOR A 3 BEDROOM APARTMENT, 2.0 PARKING STALLS ARE REQUIRED.  
 THEREFORE, 7 TOTAL PARKING STALLS ARE REQUIRED

**COVERAGE ANALYSIS:**

**EXISTING IMPERVIOUS LOT 10**

RESTUARANT (THE BRIDGE)	1,886 S.F.
SIDEWALK	114 S.F.
DRIVEWAY	668 S.F.
<b>TOTAL</b>	<b>2,668 S.F.</b>

**PROPOSED IMPERVIOUS LOT 10**

RESTUARANT (THE BRIDGE)	1,902 S.F.
PATIO	659 S.F.
SIDEWALK	114 S.F.
DRIVEWAY	437 S.F.
GARAGE	406 S.F.
<b>TOTAL</b>	<b>3,518 S.F.</b>

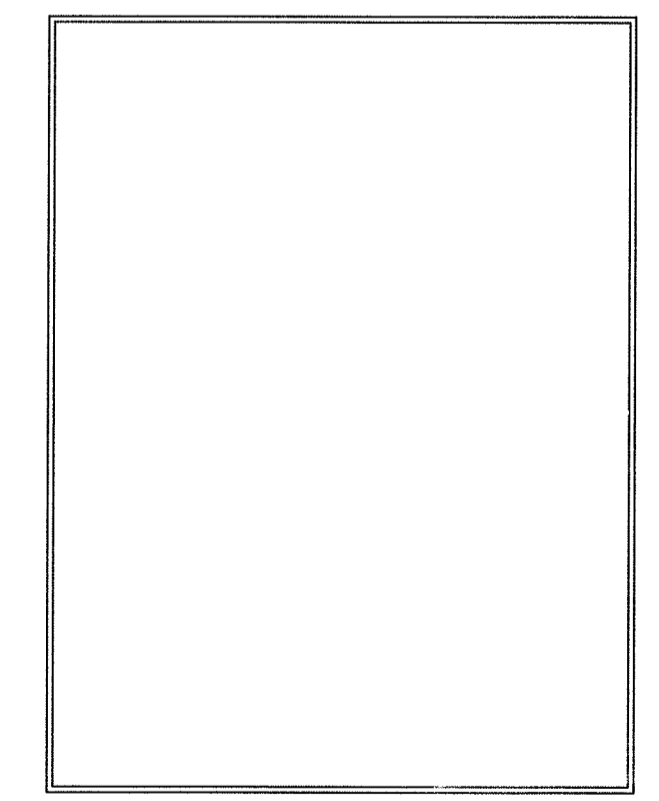
**EXISTING IMPERVIOUS LOT 7**

OFFICE	892 S.F.
SHED	114 S.F.
DRIVEWAY	10,248 S.F.
GARAGE	406 S.F.
TRAILERS	640 S.F.
PATIO	93 S.F.
<b>TOTAL</b>	<b>12,393 S.F.</b>

**PROPOSED IMPERVIOUS LOT 7**

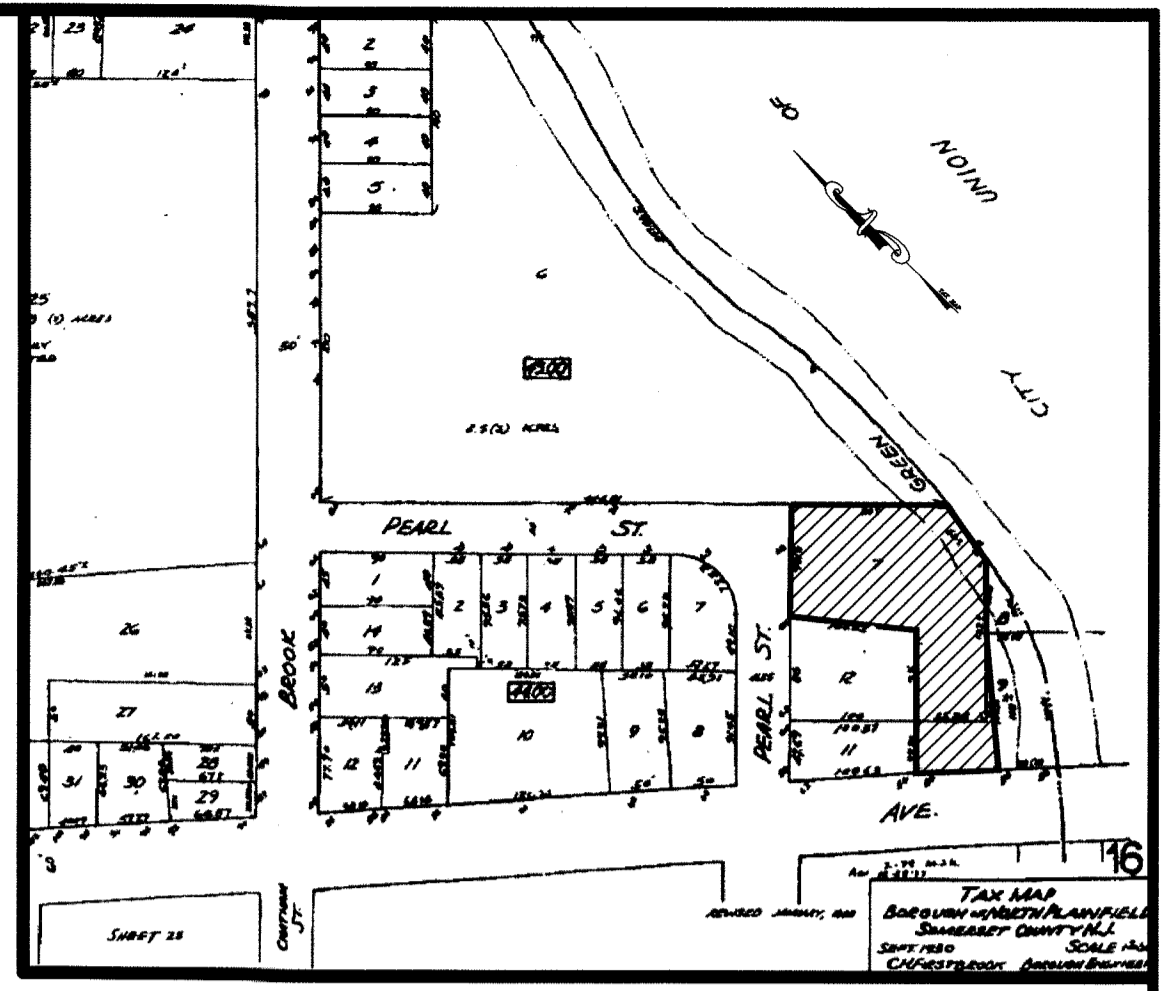
OFFICE	892 S.F.
SHED	114 S.F.
DRIVEWAY	3,003
TRAILERS	640 S.F.
PATIO	93 S.F.
DUMPSTER PAD	240 S.F.
<b>TOTAL</b>	<b>4,982 S.F.</b>

**SOMERSET COUNTY ACCEPTANCE STAMP**



THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED "ACCEPTED AS SUBMITTED" BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION. THIS FOR CONSTRUCTION SHOULD NOT BE BASED ON THESE PLANS UNTIL THE PLANS ARE ACCEPTED BY THE COUNTY.

ACCEPTANCE OF THESE PLANS EXPIRES TWO (2) YEARS FROM THE STAMPED DATE



**KEY MAP**  
TAX MAP - SHEET No. 16  
N.T.S.

**GENERAL NOTES:**

- SUBJECT PROPERTIES KNOWN AND DESIGNATED AS LOTS 7 & 10, BLOCK 43 AS SHOWN ON THE CURRENT TAX MAP (SHEET 16) OF THE BOROUGH OF NORTH PLAINFIELD, SOMERSET CO., N.J.
- SURVEY BOUNDARY AND LOCATION INFORMATION FOR LOT 7, BLOCK 43 IS TAKEN FROM A SURVEY PREPARED BY TITUS SURVEYING AND ENGINEERING, P.C., RICHARD G. TITUS, N.J.L.S. No. 33181, DATED 3/8/11.
- SURVEY BOUNDARY AND LOCATION INFORMATION FOR LOT 10, BLOCK 43 IS TAKEN FROM A SURVEY PREPARED BY DOMINICK J. VENDITTO, III, N.J.L.S. No. 30093 DATED 6/25/02.
- THE SUBJECT PROPERTIES LIE WITHIN THE B-1 (BUSINESS) ZONE.
- FLOOD PLAIN AND FLOODWAY INFORMATION SHOWN HEREON IS FROM A PLAN ENTITLED "STATE OF NEW JERSEY, DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF WATER RESOURCES, DELINEATION OF FLOODWAY AND FLOOD HAZARD AREA, CITY OF PLAINFIELD, BOROUGH OF NORTH PLAINFIELD (UNION, SOMERSET COUNTIES) GREEN BROOK", SHEET 3 OF 6, DATED JUNE, 1981. THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION FOR THE SITE = 95.0.
- THE LOCATION OF ALL SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT SITE ARE APPROXIMATE AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. FOR UTILITY MARKOUT, CALL (1-800-272-1000).
- TOPOGRAPHIC INFORMATION IS FROM AN ACTUAL FIELD SURVEY PERFORMED BY THIS FIRM, COMPLETED IN JANUARY, 2017. ELEVATION DATUM IS N.G.V.D. 1929.
- AS PER THE NJDEP GEOWEB WEBSITE, THERE ARE NO FRESHWATER WETLANDS WITHIN 150 FT OF THE SUBJECT PROPERTIES.
- BUILDINGS, STRUCTURES, PLAY AREAS, WOODED AREAS, ETC. ON ADJOINING PROPERTIES HAVE BEEN OBTAINED FROM ACTUAL FIELD OBSERVATION AND ARE SCHEMATIC ONLY.
- THERE ARE NO PROPOSED CHANGES TO ANY OF THE UTILITY SERVICES TO THE EXISTING BUILDINGS. UTILITIES FOR THE PROPOSED ADDITION SHALL BE CONNECTED INTERNALLY FROM THE EXISTING SERVICES AS REQUIRED.

**OWNER /APPLICANT (LOT 7):**

70 PEARL STREET, LLC.  
 34 HARMONY ROAD  
 WARREN, N.J., 07059  
 PH: 908-917-7957

**ATTORNEY:**

JOHN J.SULLIVAN, ESQ.  
 VASTOLA & SULLIVAN  
 495 UNION AVENUE, SUITE 2D  
 MIDDLESEX, N.J., 08846  
 PH: 732-560-0888

**OWNER /APPLICANT (LOT 10):**

LUIS PENALOZA & L. PENALOZA, LLC.  
 34 HARMONY ROAD  
 WARREN, N.J., 07059  
 PH: 908-917-7957

**OWNERS CONSENT (LOT 7):**

I HEREBY CONSENT TO THE FILING OF THIS SITE PLAN AND MINOR SUBDIVISION PLAN, WITH THE BOARD OF ADJUSTMENT OF THE BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**OWNERS CONSENT (LOT 10):**

I HEREBY CONSENT TO THE FILING OF THIS SITE PLAN AND MINOR SUBDIVISION PLAN, WITH THE BOARD OF ADJUSTMENT OF THE BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVALS:**

APPROVED BY THE BOARD OF ADJUSTMENT OF THE BOROUGH OF NORTH PLAINFIELD, SOMERSET COUNTY, NEW JERSEY, ON THIS DAY: \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**SITE DATA SHEET**

NO.	DATE	REVISION
2	02/03/21	UPDATE
1	11/23/20	PATIO ADDITION



370 EAST MAIN STREET, SOMERVILLE, N.J. 08876  
 PHONE: (908) 725-4400 - FAX: (908) 722-4401  
 E MAIL ADDRESS: PARKERES@AOL.COM

**SITE PLAN & MINOR SUBDIVISION**  
 TAX MAP LOTS 7 & 10 BLOCK 43  
 BOROUGH OF NORTH PLAINFIELD  
 SOMERSET COUNTY, NEW JERSEY

**STEPHEN E. PARKER**  
 NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 36187

DANIEL E. PARKER  
 NEW JERSEY LAND SURVEYOR LIC. NO. 35866

DRAWN BY	CHECKED BY	SCALE	DATE	FILE	SHEET
PJD	S.E.P.	1"=100'	02/20/20	12501	1 OF 4