



ZONING ANALYSIS:

ZONE: R-2	REQUIRED	EXISTING	PROPOSED LOT "A"	PROPOSED LOT "B"	PROPOSED LOT "C"
MINIMUM LOT AREA	7,500 S.F.	25,070.88 S.F.	9,342.50 S.F.	8,108.38 S.F.	7,620.00 S.F.
MINIMUM LOT WIDTH	62.5 FT.	140.00 FT.	71.31 FT.	76.50 FT.	63.50 FT.
MINIMUM LOT DEPTH	100 FT.	137.5 FT.	136.0 FT.	110.0 FT.	120.0 FT.
MINIMUM FRONT YARD SETBACK	25 FT./PREVAILING				
MINIMUM FRONT YARD SETBACK (ROSE ST.)	28.9 FT ¹	69.1 FT.	Not Applicable	29.00 FT.	29.00 FT.
MINIMUM FRONT YARD SETBACK (ROLFE PL.-NORTH)	25 FT.	51.8 FT.	39.50 FT.	25.14 FT.	Not Applicable
MINIMUM FRONT YARD SETBACK (ROLFE PL.-WEST)	25.8 FT ¹	58.7 FT.	25.80 FT.	Not Applicable	Not Applicable
MINIMUM SIDE YARD SETBACK	8 FT.	47.6 FT.	8.48 FT.	8.10 FT.	10.33 FT.
MINIMUM COMBINED SIDE YARD SETBACK	18 FT.	Not Applicable	Not Applicable	Not Applicable	21.33 FT.
MINIMUM REAR YARD SETBACK	25 FT.	Not Applicable	44.66 FT.	37.17 FT.	39.17 FT.
MAXIMUM LOT COVER BY BUILDINGS	30%	10.7% ²	21.8% ²	26.5% ²	28.7% ²
MAXIMUM IMPERVIOUS COVER	50%	30.1%	32.2%	36.0%	38.9%
MAXIMUM HEIGHT (FEET/STORIES)	35 FT./3 STORY	2 STORY	35 FT./2 1/2 STORY	35 FT./2 STORY	35 FT./2 STORY
ACCESSORY STRUCTURE SIDE YARD	3 FT.	46.5 FT.	Not Applicable	Not Applicable	Not Applicable
ACCESSORY STRUCTURE REAR YARD	3 FT.	Not Applicable	Not Applicable	Not Applicable	Not Applicable

¹ REPRESENTS EXISTING PREVAILING FRONT YARD SETBACK
² "LOT COVER BY BUILDINGS" IS THE BUILDING FOOTPRINT (AREA WITHIN THE FOUNDATION WALLS), AND INCLUDES DETACHED GARAGES, SHEDS, CARPORTS, PORCHES, DECKS AND RAISED PATIOS (GREATER THAN 30" ABOVE GRADE).

ZONING ANALYSIS AND SUBDIVISION PLAN



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
1-800-272-1000

FLETCHER ENGINEERING, INC.
 CERTIFICATE OF AUTHORIZATION #24627917500
 ENGINEERS • SURVEYORS • PLANNERS
 P.O. Box 329 Fords, NJ 08863
 Phone 732-738-8809 • Fax 732-738-6727

Paul J. Fletcher 6/24/2020
PAUL J. FLETCHER, P.E., P.P. DATE
 PROFESSIONAL ENGINEER N.J. LIC. NO. 32041

7. REVISIONS PER JUNE 11, 2020 DRC MEETING	6-23-20	p/j
NO.	DATE	CHECKED
PRELIMINARY & FINAL MAJOR SUBDIVISION PREPARED FOR LOT 95 IN BLOCK 141.01 (101 ROSE STREET)		
BOROUGH OF METUCHEN MIDDLESEX COUNTY NEW JERSEY		
FOX & FOXX SURVEYING, L.L.C.		
PROFESSIONAL LAND SURVEYING & PLANNING		
940 AMBOY AVENUE, SUITE 101 • EDISON, NEW JERSEY 08837 TEL. 732-819-9199 FAX 732-819-9229		
CERTIFICATE OF AUTHORIZATION NO. 24628110200		
TAX MAP NO.: 46	DRAWN: jwk	DATE: April 24, 2020
FILED MAP: -----	CHECKED: p/j/jwk	SCALE: As Noted
DEED: 17682-1287	PROJECT NO.: ROSE	SHEET NO.: 3 of 8