

# PROPOSED MINOR SUBDIVISION 23 RAYLE COURT

TAX LOTS 49.02, 51.06, 56 & 61, BLOCK 124  
BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY

OWNER / APPLICANT

P.T. RUEGGER, Jr. & GLORIA M. RUEGGER  
23 RAYLE COURT  
METUCHEN, N.J. 08840

J.P. SINGH, REPRESENTING  
HOMELAND DEVELOPERS  
1914 OAK TREE ROAD  
EDISON, NJ 08820

### CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES.

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

I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES.

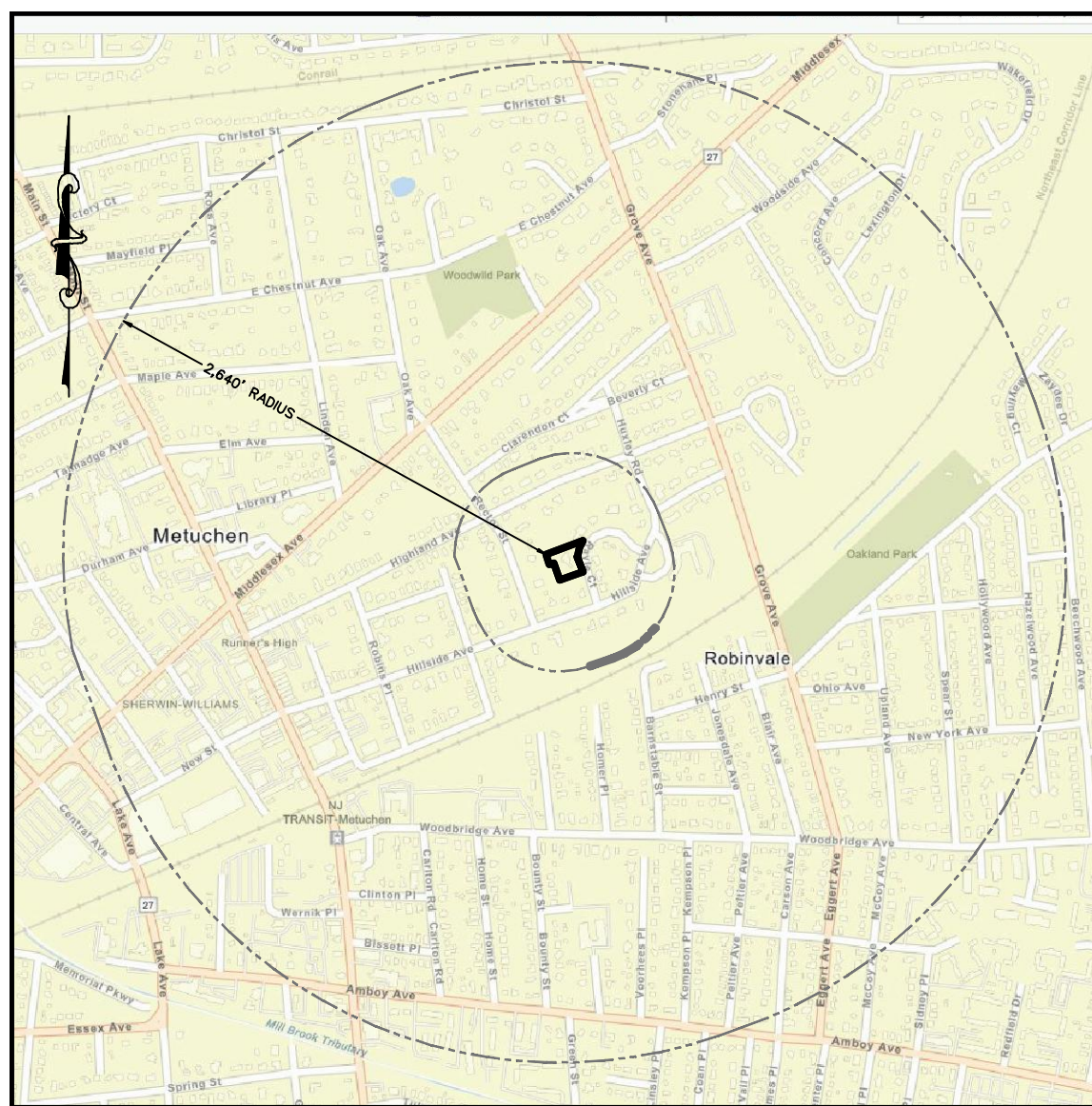
APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

#### GENERAL NOTES:

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JAMES P. DEADY SURVEYOR, LLC.  
295 ROUTE 22 EAST  
ONE SALEM SQUARE, SUITE 202 WEST  
WHITEHOUSE STATION, NJ 08889  
DATED 10/09/2020
- THIS PARCEL IS KNOWN AS TAX LOTS 49.02, 51.06, 56 & 61, BLOCK 124 AS SHOWN ON SHEET 37 OF THE TAX MAPS OF THE BOROUGH OF METUCHEN.
- AREA OF PARCEL = 24,395 S.F. OR 0.56 ACRES.
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- ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON AN ASSUMED DATUM. LOCAL BENCHMARK IS A SURVEYORS P-K NAIL SET IN THE EXISTING DRIVEWAY ON SITE. ELEVATION = 100.00 (ASSUMED)
- THE IMPERVIOUS COVERAGE WILL BE REDUCED BY 475 S.F. AS A RESULT OF THIS PROJECT. THEREFORE ON SITE DETENTION IS NOT PROPOSED.

### MUNICIPAL APPROVAL

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



KEY MAP  
SCALE: 1" = 1000'



LOCATION MAP  
SCALE: 1" = 100'

#### INDEX OF SHEETS

SHEET No.	SHEET TITLE	ISSUE DATE	CURRENT REVISION
1	COVER SHEET	2/7/2021	9/16/2021
2	EXISTING CONDITIONS PLAN	2/7/2021	9/16/2021
3	MINOR SUBDIVISION PLAN	2/7/2021	9/16/2021
4	GRADING PLAN	2/7/2021	9/16/2021
5	SOIL EROSION & SEDIMENT CONTROL PLAN & DETAILS	2/7/2021	9/16/2021
6	LANDSCAPING PLAN	2/7/2021	9/16/2021
7	STANDARD DETAILS	2/7/2021	--/--/--
8		--/--/--	--/--/--
9		--/--/--	--/--/--
10		--/--/--	--/--/--

#### 200' RADIUS OWNERS LIST

BLOCK	LOT	ADDITIONAL LOTS	OWNER	ADDRESS	CITY	STATE	ZIP
124	43	L43.1	GWIOZDZ, KEITH & KATHLEEN	125 HILLSIDE AVE	Metuchen	NJ	08840
124	44		NAWROCKY, ANYA & SKORATKO, BOHDAN	127 HILLSIDE AVE	Metuchen	NJ	08840
124	47	L55	DANIELS, MARK S. & NATALIE A.	20 RECTOR ST	Metuchen	NJ	08840
124	48		MERSON, DENNIS & PATRICIA	129 HILLSIDE AVE	Metuchen	NJ	08840
124	49.01		LEAZER, JOHNNIE L, JR	145 HILLSIDE AVE	Metuchen	NJ	08840
124	51.03		ZANIEWSKI, RAYMOND & CHRISTINA	39 RAYLE CT	Metuchen	NJ	08840
124 [SITE]	51.06	L49.2,56,61	RUEGGER, P T JR & GLORIA M	23 RAYLE CT	Metuchen	NJ	08840
124	52.01		GRIFFIN, CAROL SUE-TRUSTEE	34 RECTOR PLACE	Metuchen	NJ	08840
124	52.031		CLARKSON, CHARLES & ELLEN	38 RECTOR ST.	Metuchen	NJ	08840
124	57		AVGERAKIS, WILLIAM & MCLURE, BETHANY	44 RECTOR ST	Metuchen	NJ	08840
124	58.01		TESTA, KEITH A. & LAURA A.	138 HIGHLAND AVE.	Metuchen	NJ	08840
124	59		FEUER, MARK D & ELIZABETH J	144 HIGHLAND AVE.	Metuchen	NJ	08840
124	60		GRIFFIN & GRIFFIN P.T.SHP.	34 RECTOR STREET	Metuchen	NJ	08840
124	62	L51.7	PINCUS, CARMELITA	31 RAYLE COURT	Metuchen	NJ	08840
124	63		VERLAQUE, JOHN W & GERI E	35 RAYLE CT	Metuchen	NJ	08840
124.01	20		SILVER, STANLEY J & MARILYN H	22 RAYLE CT	Metuchen	NJ	08840
124.01	21		PATTERSON, JAMES B & SANDRA A	26 RAYLE CT	Metuchen	NJ	08840
124.01	22		STEIN, NEIL & MICHELLE	30 RAYLE CT	Metuchen	NJ	08840
124.01	23		DERMAN, HARRIET E	34 RAYLE CT	Metuchen	NJ	08840
124.01	24		REGAN, THOMAS J & MARGARET	40 RAYLE CT	Metuchen	NJ	08840
124.01	25		153 HILLSIDE AVENUE LLC	32 WEST 40TH ST, #5K	New York	NY	10018
125.05	1	2.1,2.2	LACKLAND, MICHAEL F. & ANNE C.	166 HIGHLAND AVE.	Metuchen	NJ	08840

#### ZONE R-1 RESIDENTIAL REQUIREMENTS

AS CITED IN THE BOROUGH OF METUCHEN ZONING SCHEDULE OF DENSITY, BULK AND COVERAGE CONTROLS

SECTION	CRITERIA	REQUIRED	PROVIDED - EXISTING SITE	VARIANCE	PROVIDED - PROP. LOT A	VARIANCE	PROVIDED - PROP. LOT B	VARIANCE
§ 110-64	MIN. LOT AREA	10,000 sq.ft.	24,395 sq.ft.	NO	14,068 sq.ft.	NO	10,327 sq.ft.	NO
§ 110-64	MIN. LOT AREA PER DWELLING UNIT	10,000 sq.ft.	24,395 sq.ft.	NO	14,068 sq.ft.	NO	10,327 sq.ft.	NO
§ 110-64	MAX. DENSITY (DWG. UNITS PER ACRE)	-	-	N/A	-	N/A	-	N/A
§ 110-64	MIN. LOT WIDTH	75'	160.10'	NO	85.82'	NO	77.00'	NO
§ 110-64	MIN. LOT DEPTH	100'	133.16'	NO	146.9'	NO	134.10'	NO
§ 110-64	MIN. FRONT YARD	25'	27.25'	NO	25.2'	NO	26.4'	NO
§ 110-64	MIN. EACH SIDE YARD	10'	8.42'	NO*	10.2'	NO	10.4'	NO
§ 110-64	MIN. TOTAL OF BOTH SIDE YARDS	20'	65.77'	NO	23.7'	NO	20.8'	NO
§ 110-64	MIN. REAR YARD	25'	87.84'	NO	51.50'	NO	51.82'	NO
§ 110-64	MAX. BUILDING COVERAGE	30%	12.75%	NO	18.47%	NO	25.27%	NO
§ 110-64	MAX. IMPERVIOUS COVERAGE	50%	27.69%	NO	26.63%	NO	32.52%	NO
§ 110-64	MAX. BUILDING HEIGHT	35'/3 STY.	24.5'/2 STY.	NO	33.25'/2 1/2 STY.	NO	33.25'/2 1/2 STY.	NO

\* DENOTES PRE-EXISTING NON-CONFORMING CONDITION

#### OWNER

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#### APPLICANT

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HOMELAND DEVELOPERS  
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#### APPROVED BY THE PLANNING BOARD

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

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

**COVER SHEET**  
**23 RAYLE COURT**  
**TAX LOTS 49.02, 51.06, 56 & 61, BLOCK 124**  
**BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY**

### JPD ENGINEERING

756 JACKSON ROAD, STEWARTSVILLE, NJ. 08886

**732-259-5246**

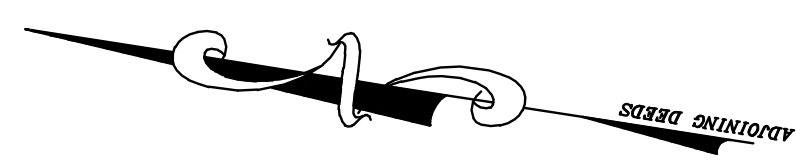
REVISIONS:  
REVISED 4/24/2021 TO SHOW ALL ZONING REQUIREMENTS  
REVISED 9/16/2021 AS PER REVIEW

*John P. Dupont* 4/24/21

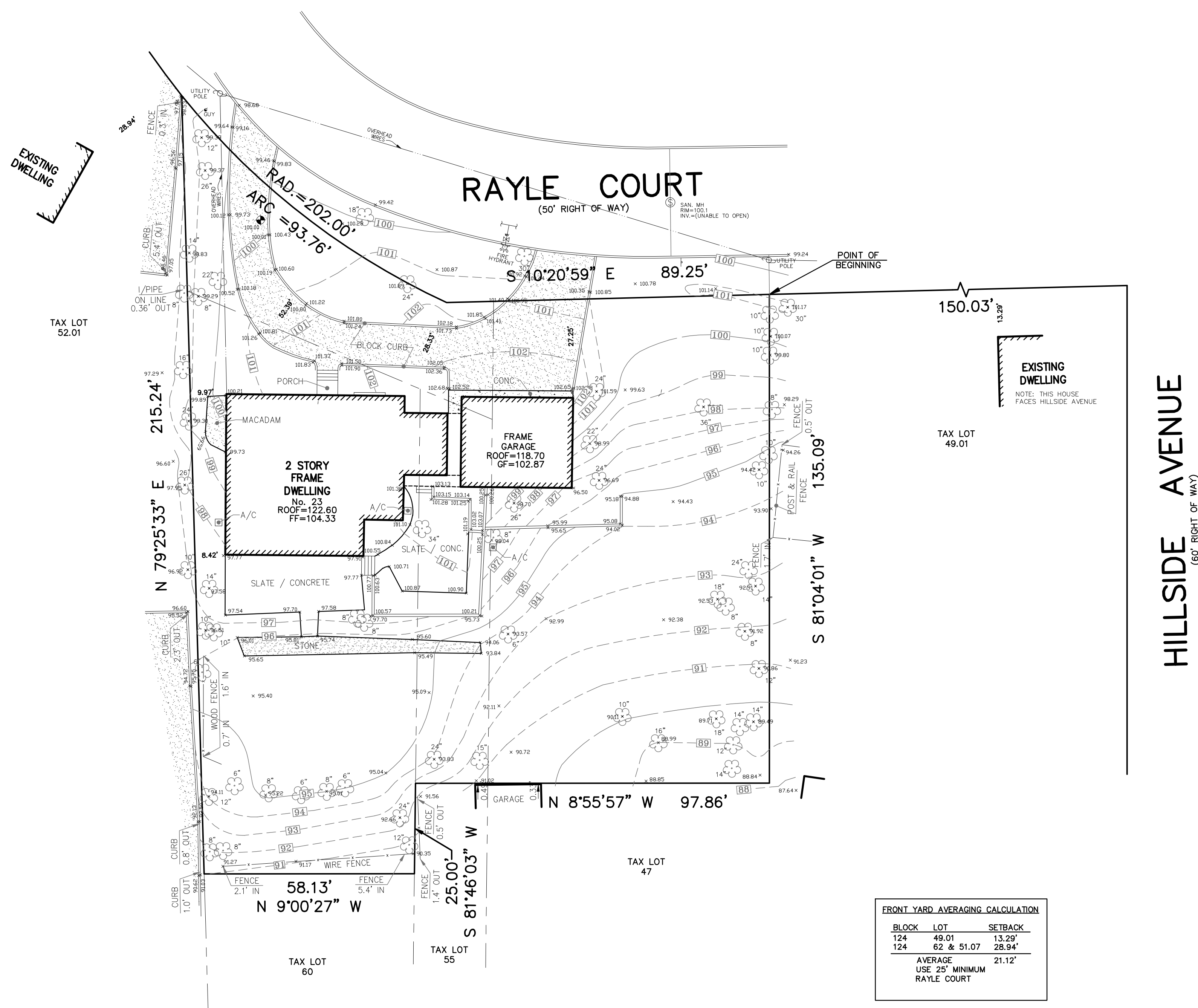
JOHN P. DUPONT DATE  
NEW JERSEY PROFESSIONAL ENGINEER No. 38617

Job No. 23-RAYLE Date 2/7/2021 Scale AS SHOWN Drawn DBM Map No. SHEET: 1 OF 7





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**LEGEND**

-sw	- EXISTING SIDEWALK ELEVATION	100	- PROPOSED CONTOUR
-grd	- EXISTING GROUND ELEVATION	100.0	- PROPOSED SPOT ELEVATION
-cl	- EXISTING CENTERLINE ELEVATION	-pav	- EXISTING PAVEMENT ELEVATION
-tc	- EXISTING TOP OF CURB ELEVATION	-gr	- EXISTING GRAVEL ELEVATION
-bc	- EXISTING BOTTOM OF CURB ELEVATION	-bldg	- EXISTING BUILDING ELEVATION
-dc	- EXISTING DEPRESSED CURB	-fnc	- EXISTING FENCE ELEVATION
SM	- EXISTING SANITARY MANHOLE	-conc	- EXISTING CONCRETE ELEVATION
FH	- EXISTING FIRE HYDRANT	TG	- EXISTING TOP OF GRATE ELEVATION
SMH	- EXISTING STORM MANHOLE	INV.	- EXISTING INVERT
GW	- EXISTING GUY WIRE	UVV	- EXISTING UTILITY POLE
UP	- EXISTING UTILITY POLE	-sp	- EXISTING SPOT ELEVATION
WV	- EXISTING WATER VALVE	-ep	- EXISTING EDGE OF PAVEMENT ELEVATION
GV	- EXISTING GAS VALVE	-200	- EXISTING CONTOUR
TS	- EXISTING TREE AND SIZE	-tw	- EXISTING TOP OF WALL
-ts	- EXISTING TOP OF SLOPE	-bw	- EXISTING BOTTOM OF WALL
-bs	- EXISTING BOTTOM OF SLOPE		

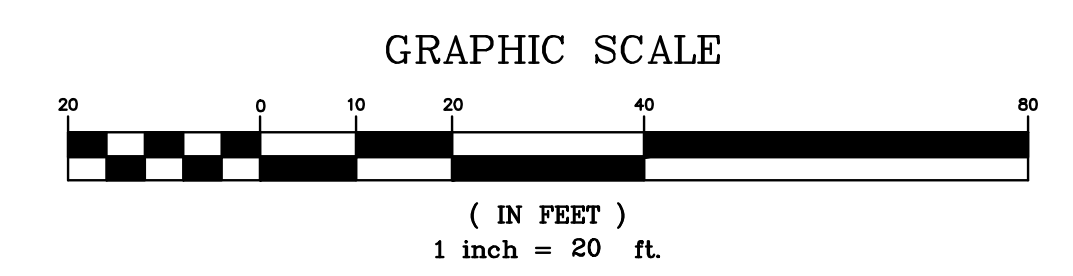
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**JPD ENGINEERING**  
 756 JACKSON ROAD, STEWARTSVILLE, NJ. 08886  
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REVISIONS:  
 REVISED 9/16/2021 AS PER REVIEW

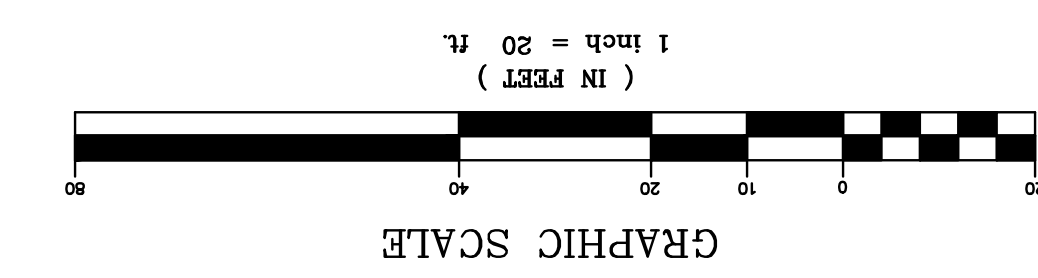
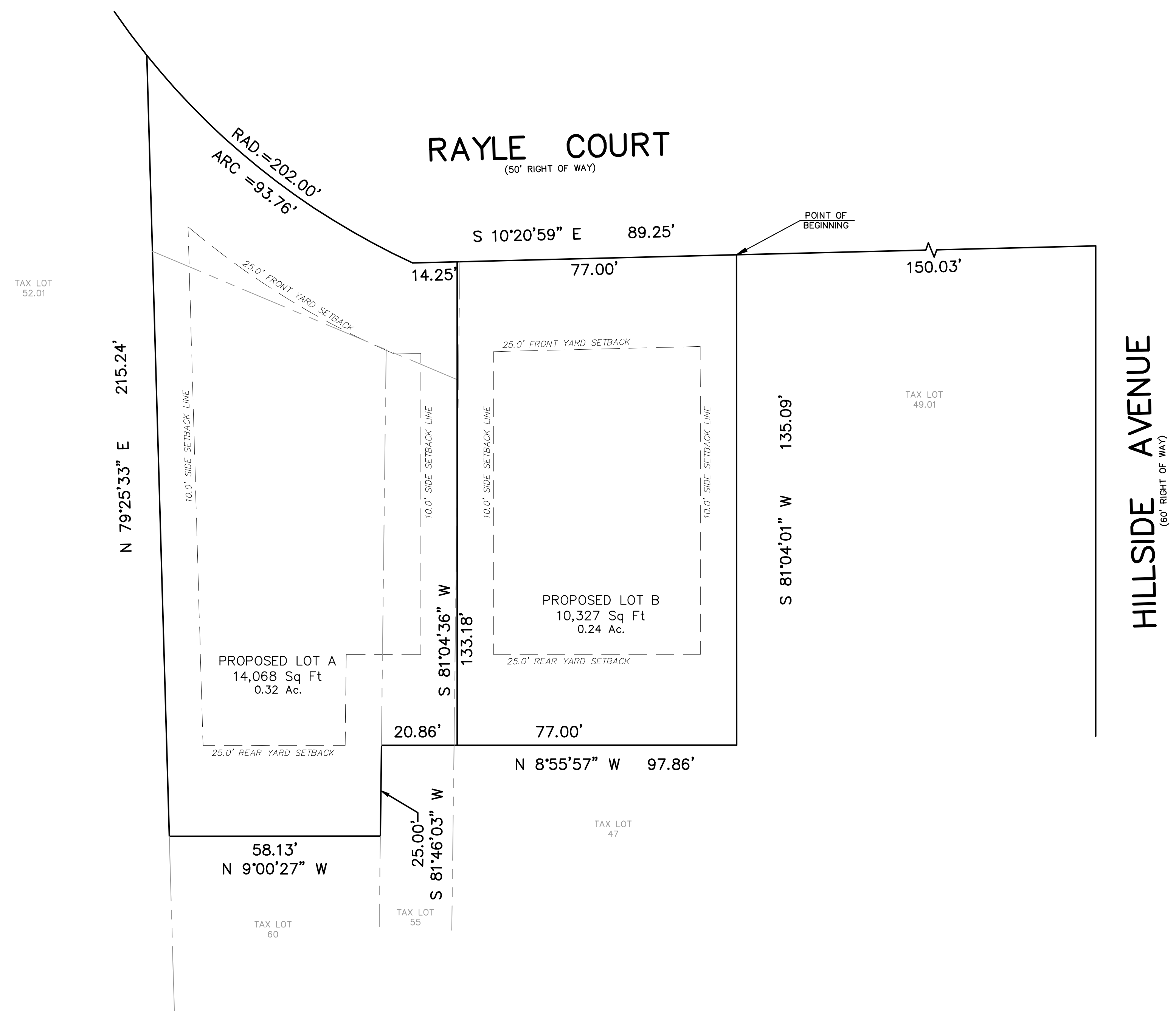
JOHN P. DUPONT DATE 9/16/2021  
 NEW JERSEY PROFESSIONAL ENGINEER No. 38617

Job No. 23-RAYLE	Date 2/7/2021	Scale AS SHOWN	Drawn DBM	Map No.	SHEET: 2 OF 7
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756 JACKSON ROAD, STEWARTSVILLE, NJ. 08886  
**732-259-5246**

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	9/16/2021	AS PER REVIEW	

 Wayne K. Applegate Professional Land Surveyor New Jersey Lic. No. 35347 Land Surveyors 200 S. Orange Street - South Orange, NJ 07073	 DATE 9/16/2021
	JOHN P. DUPONT NEW JERSEY PROFESSIONAL ENGINEER No. 38617

Job No. 23-RAYLE Date 2/7/2021 Scale AS SHOWN Drawn DBM Map No. SHEET: 3 OF 7