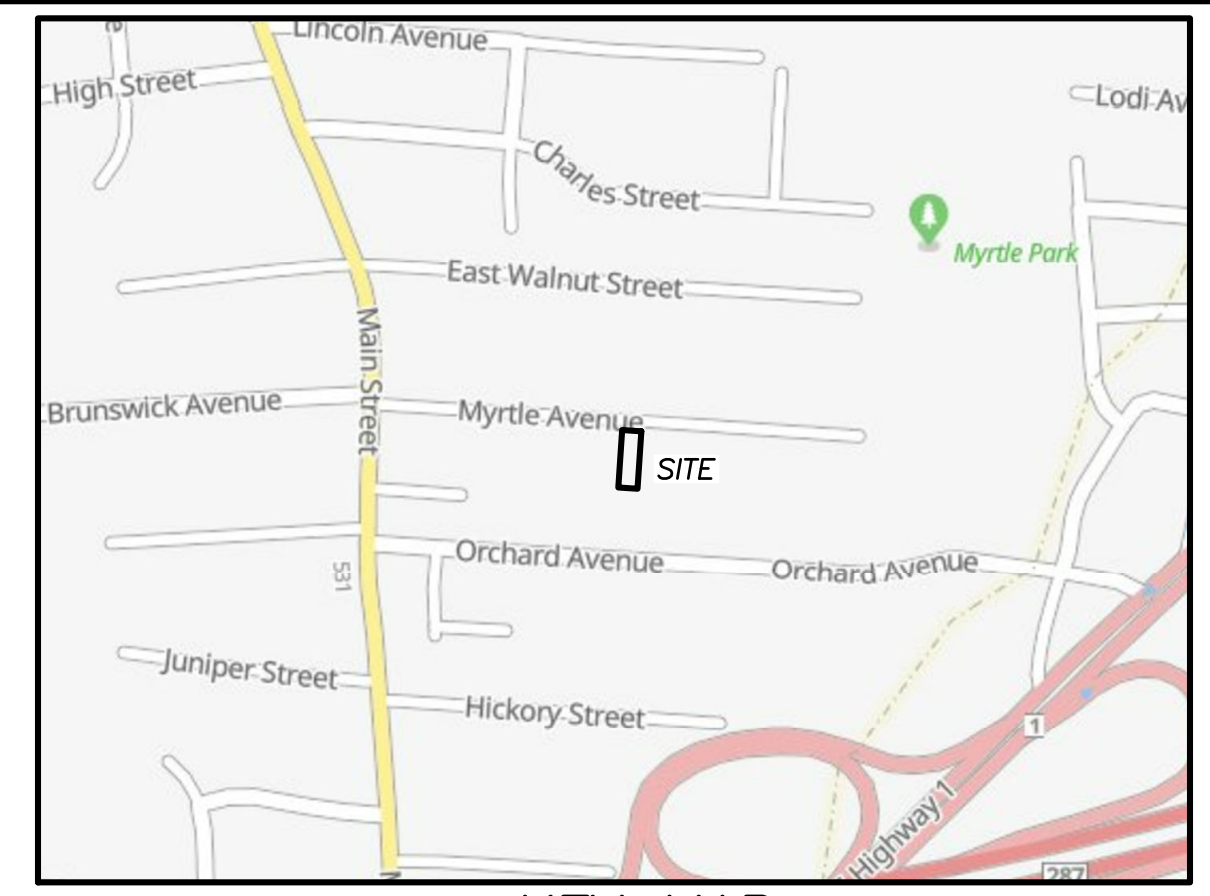


U.S.G.S. MAP
SCALE: 1"=2,000'

VARIANCE PLAN FOR 54 MYRTLE AVENUE

BLOCK 215: LOT 24 (TAX MAP SHEET 75)

METUCHEN BOROUGH, MIDDLESEX COUNTY, NJ



KEY MAP
SCALE: 1"=500'

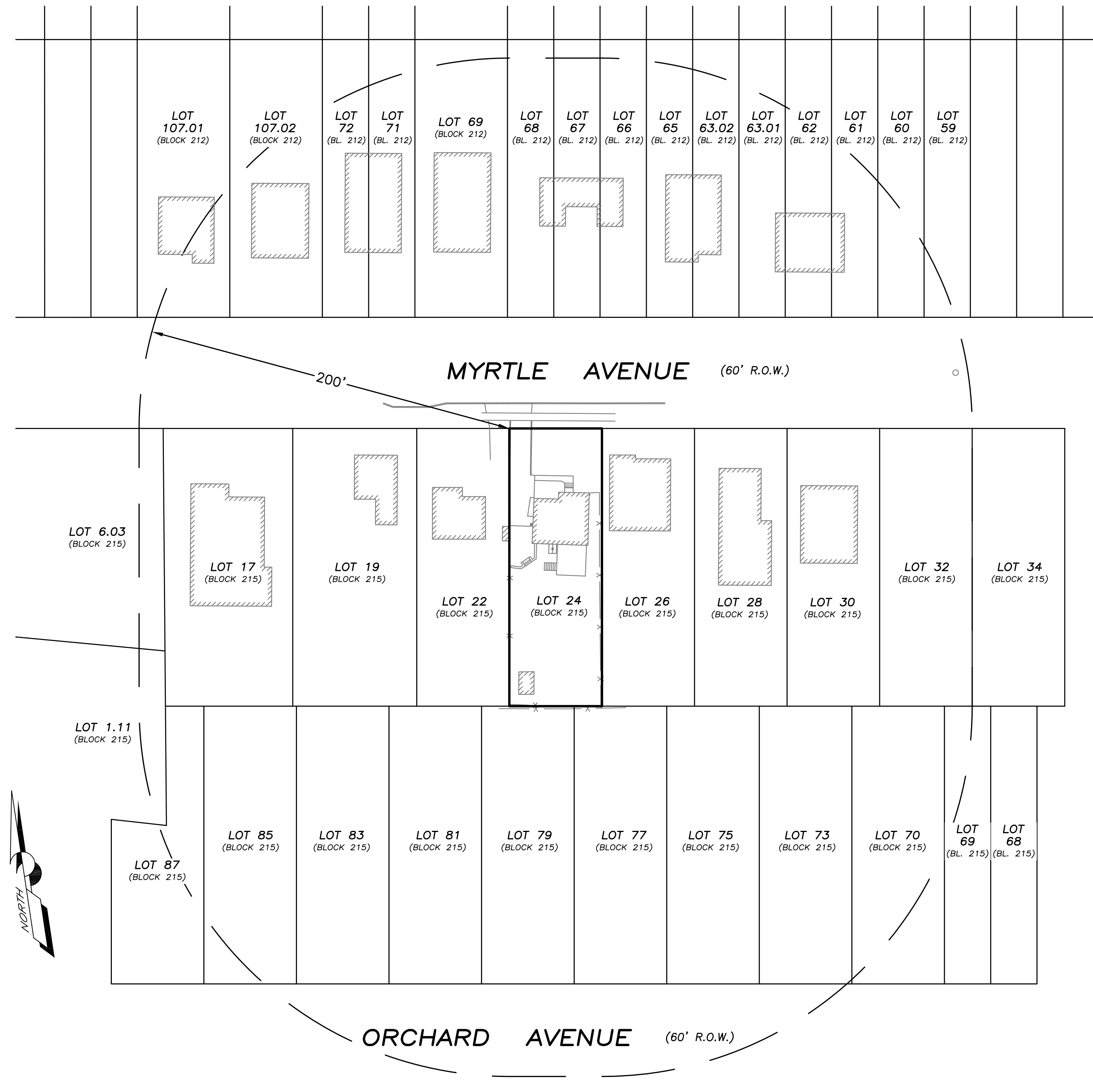
PROPERTY OWNERS WITHIN 200 FEET

(AS CERTIFIED BY THE METUCHEN BOROUGH TAX ASSESSOR 5/31/22)

Block	Lot(s)	Owner	Block	Lot(s)	Owner
212	59, & 60	MIROTA, JAMES & COCCO-MIROTA, LAUREN 71 MYRTLE AVENUE METUCHEN, NJ 08840	215	28	BORUT, ADAMS S. & RIZVI 62 MYRTLE AVENUE METUCHEN, NJ 08840
212	61, 62, & 63.01	KENDZIORA, ALOIS C. & JUDITH P. 69 MYRTLE AVENUE METUCHEN, NJ 08840	215	30	MATHEWS, ALAN K. & MARIE E. 64 MYRTLE AVENUE METUCHEN, NJ 08840
212	63.03	CORMAN, KATHY 61 MYRTLE AVENUE METUCHEN, NJ 08840	215	32	THOMPSON, LUGENIA 66 MYRTLE AVENUE METUCHEN, NJ 08840
212	63.04	LI, DAVID K. & CONNIE P. 65 MYRTLE AVENUE METUCHEN, NJ 08840	215	68 & 69	WILLIAMS, AARON & BELINDA 79 ORCHARD AVENUE METUCHEN, NJ 08840
212	69.01	STETZ, STEVEN J. & GERDA M. 39 MYRTLE AVENUE METUCHEN, NJ 08840	215	70 & 73	LELAND, KENNETH III, & CHIN, STEPHANIE 57 ORCHARD AVENUE METUCHEN, NJ 08840
212	71.01	SURGAN, MATTHEW & VICTORIA 35 MYRTLE AVENUE METUCHEN, NJ 08840	215	75	GEIST, ZACHARY M. & HELENA M. 55 ORCHARD AVENUE METUCHEN, NJ 08840
212	107.01	MANFRE, GARY & FRAN 29 MYRTLE AVENUE METUCHEN, NJ 08840	215	77	HILLOCK, JEROME & PUI 53 ORCHARD AVENUE METUCHEN, NJ 08840
212	107.02	HANDLER, KEITH & TRACY 31 MYRTLE AVENUE METUCHEN, NJ 08840	215	79	MERKEL, LORIE B. 51 ORCHARD AVENUE METUCHEN, NJ 08840
215	6.03	CUOMO, THOMAS & MERIDETH 32 MYRTLE AVENUE METUCHEN, NJ 08840	215	81	COLLINS, PAMELA J. 47 ORCHARD AVENUE METUCHEN, NJ 08840
215	17	BROWN, HOWARD C. & SUZETTE 40 MYRTLE AVENUE METUCHEN, NJ 08840	215	83	DALFONSI, TRACY 43 ORCHARD AVENUE METUCHEN, NJ 08840
215	19	GLENN, DORIS T. 48 MYRTLE AVENUE METUCHEN, NJ 08840	215	85	HA, CINDY 39 ORCHARD AVENUE METUCHEN, NJ 08840
215	22	DUDLEY, JAMES B. 52 MYRTLE AVENUE METUCHEN, NJ 08840	215	87	HIBBERT, CLARA 35 ORCHARD AVENUE METUCHEN, NJ 08840
215	26	BOUDA, AMY L. & STEFAN 60 MYRTLE AVENUE METUCHEN, NJ 08840	215	111	KHUBANI, AVISHA & HEMRAJANI, MONESH 6 WILSON LANE METUCHEN, NJ 08840

MUNICIPAL AND UTILITIES CONTACT LIST

PSE&G CO. MANAGER-CORPORATE PROPERTIES 80 PARK PLAZA, T6B NEWARK, NJ 07102	ELIZABETHTOWN GAS CO. 1 ELIZABETH PLAZA P.O. BOX 3175 UNION, NJ 07083
CABLEVISION OF RARITAN VALLEY 275 CENTENNIAL AVENUE CN 6805 PISCATAWAY, NJ 08855 ATTN: MARGURITE PRENDERVILLE CONSTRUCTION DEPT.	TEXAS EASTERN TRANSMISSION CORP. 501 COOLIDGE STREET SOUTH PLAINFIELD, NJ 07080
NEW JERSEY BELL TELEPHONE CO. 540 BROAD STREET ROOM 305 NEWARK, NJ 07101	BUCKEYE PIPELINE P.O. BOX 368 EMAUS, PA 18049
MIDDLESEX COUNTY PLANNING BOARD MIDDLESEX CO. ADMINISTRATION BLDG. JOHN F. KENNEDY SQUARE 75 BAYARD STREET, 5TH FLOOR NEW BRUNSWICK, NJ 08901	MIDDLESEX WATER CO. 1500 RONSON ROAD ISELIN, NJ 08830
	PARKING AUTHORITY 120-B LIBERTY STREET METUCHEN, NJ 08840
	FREEHOLD SOIL CONSERVATION DISTRICT 4000 KOZLOSKI ROAD P.O. BOX 5033 FREEHOLD, NJ 07728-5033



LIST OF DRAWINGS

- 1 OF 2 COVER SHEET
- 2 OF 2 IMPROVEMENT PLAN

OWNER(S)/APPLICANT(S):

ALAN JOHNSON & JEN ZIMMERMAN
54 MYRTLE AVENUE
METUCHEN, NJ 08840

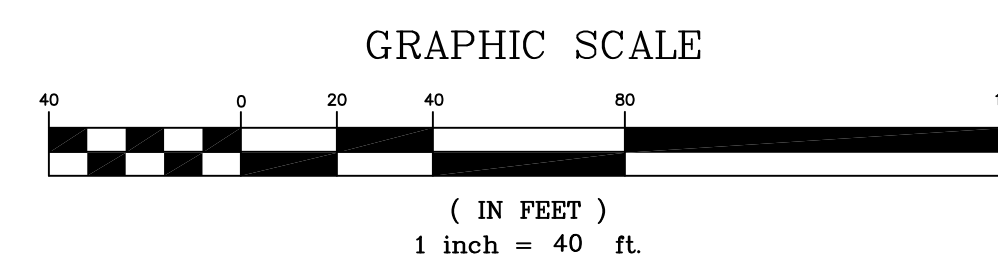
GENERAL NOTES/REFERENCES:

1. EXISTING BOUNDARY AND IMPROVEMENTS ACQUIRED FROM A TOPOGRAPHIC SURVEY PREPARED BY JAMES P. DEADY SURVEYOR LLC, DATED 8/2/21 UNLESS OTHERWISE NOTED.
2. EXISTING OFF-SITE IMPROVEMENTS ACQUIRED FROM 2020 AERIAL PHOTOGRAPHY. LOCATIONS ARE APPROXIMATE.
3. EXISTING OFF-SITE LOT LINES ACQUIRED FROM G.I.S. INFORMATION. LOCATIONS ARE APPROXIMATE.
4. SUBJECT PROPERTY AND ALL PROPERTIES WITHIN 200' OF SUBJECT PROPERTY ARE ALL LOCATED ENTIRELY WITHIN THE R-2 RESIDENTIAL ZONE.

APPROVED BY THE METUCHEN BOROUGH
BOARD OF ADJUSTMENT

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

AREA MAP
SCALE: 1"=40'

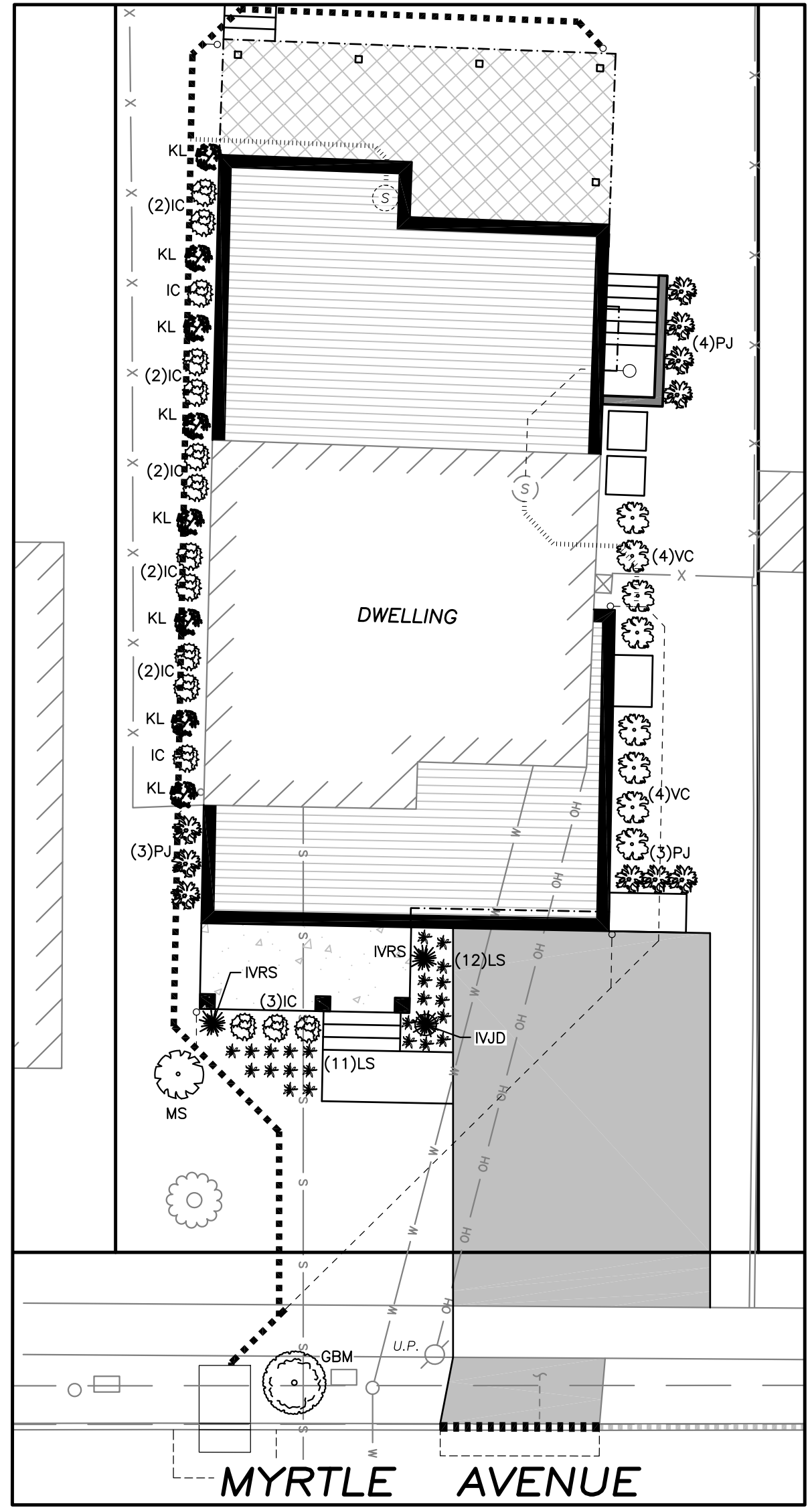
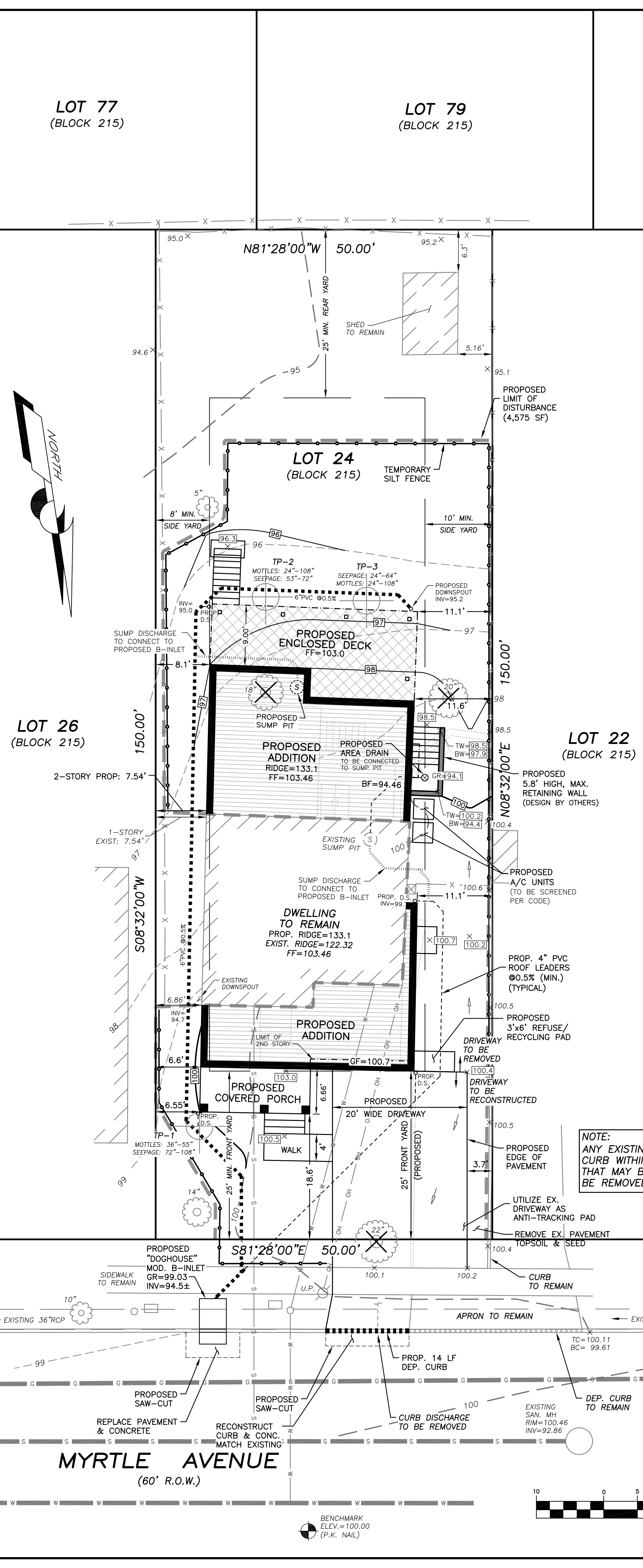


PLANS PREPARED BY:
PAGE-MUELLER ENGINEERING CONSULTANTS, PC
POST OFFICE BOX 4619
WARREN, NEW JERSEY 07059
(732) 805 - 3979 * FAX (732) 805 - 3978
JULY 26, 2022

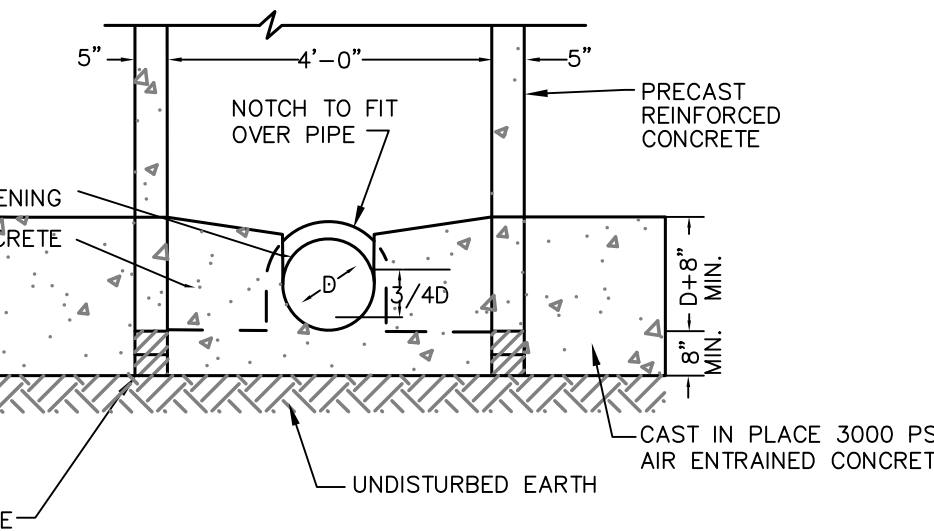
VARIANCE PLAN FOR 54 MYRTLE AVENUE, BLOCK 215: LOT 24
BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NJ (PEC #2199-010)

LOT 77
(BLOCK 215)

LOT 79
(BLOCK 215)



LANDSCAPING DETAIL
1"=20'

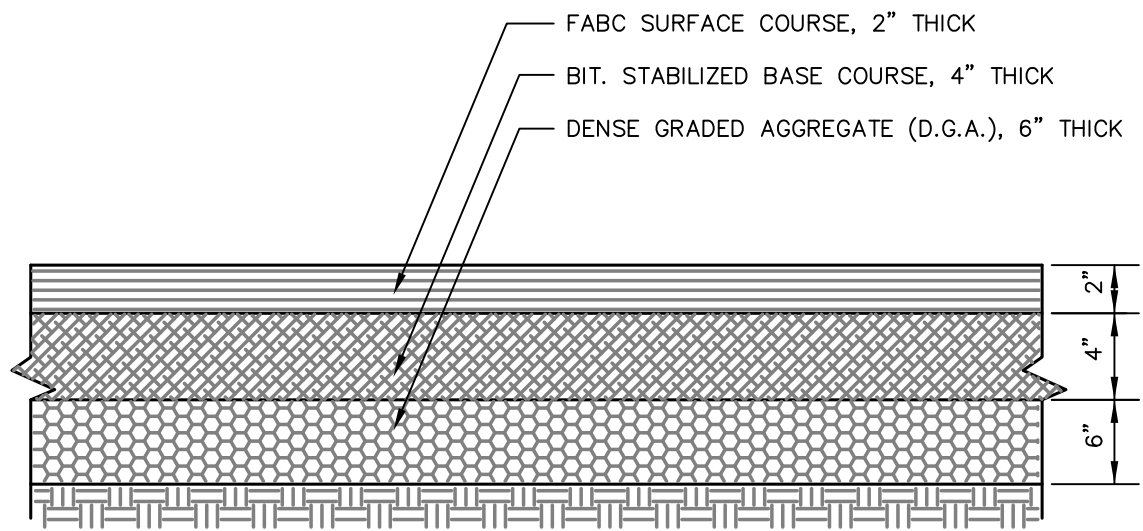


DOGHOUSE INLET BASE
(FOR INSTALLING NEW INLET ON ACTIVE SEWER)

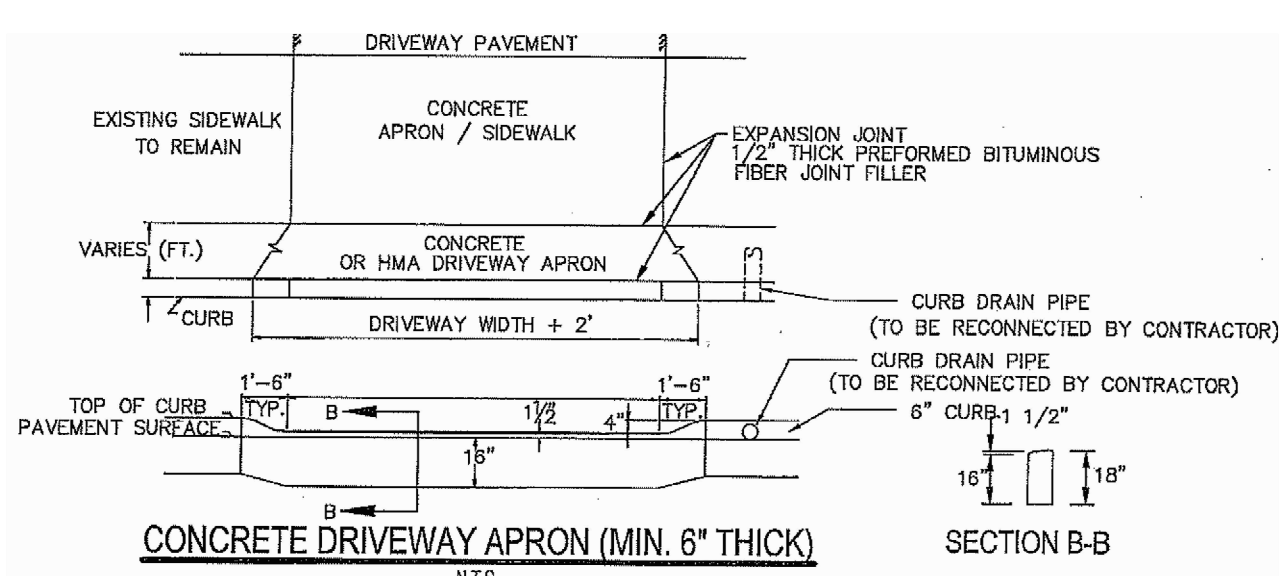
- NOTES:
1. TOP OF PIPE SHALL BE NEATLY CUT AFTER CAST-IN-PLACE CONC. BASE AND BENCH HAS SET.
 2. FOR DETAIL OF UPPER PART OF INLET, SEE MODIFIED B-INLET DETAIL.
 3. ACRYLIMIDE GEL GROUT INJECTION SHALL BE USED TO STOP LEAKS, IF ANY, AROUND SEAMS AND PIPES.

SYMBOL	QUANTITY	GENUS & SPECIES	COMMON NAME	SIZE	HEIGHT	COMMENT
TREES						
GBM	1	Gleditsia triacanthos	Mistlehain Tree	3" Cal.		B&B "Magyar"
MS	1	Magnolia x soulangiana	Sweet Magnolia	2" Cal.		B&B
Total:	2					
SHRUBS						
KL	8	Kalmia latifolia	Mountain Laurel	30"-36"		"Mimic"
IC	15	Ilex crenata	Japanese Holly	30"-36"		"Green Luster"
PJ	10	Pieris japonica	Japanese Andromeda	30"-36"		"Dorothy Wycoll"
VC	8	Viburnum cerasifolium	Korean Spice Viburnum	30"-36"		
IVRS	2	Ilex verticillata	Winterberry	30"-36"		"Red Sprite"
IVID	1	Ilex verticillata	Winterberry	30"-36"		"Jim Dandy"
Total:	44					
GROUNDCOVER						
LS	23	Liriope	Variegata Lily Turf	1 gal. cont.		"Variegata", 18" o.c. spacing

- LANDSCAPING NOTES:
1. ALL PLANTS PROPOSED HAVE BEEN SELECTED IN PART FOR THEIR RELATIVE RESISTANCE TO DEER BROWSE DAMAGE. NO PLANT SHOULD BE CONSIDERED 100% DEER PROOF. PLANT RESISTANCE TO DEER BROWSE IS A FUNCTION OF THE SIZE OF THE LOCAL DEER POPULATION AND THE SEVERITY OF THE WINTER SEASON.
 2. PLACEMENT OF SHRUBS ALONG SIDES OF HOUSE SHALL BE ADJUSTED AS NEEDED SO BASEMENT WINDOWS WILL NOT BE OBSCURED.

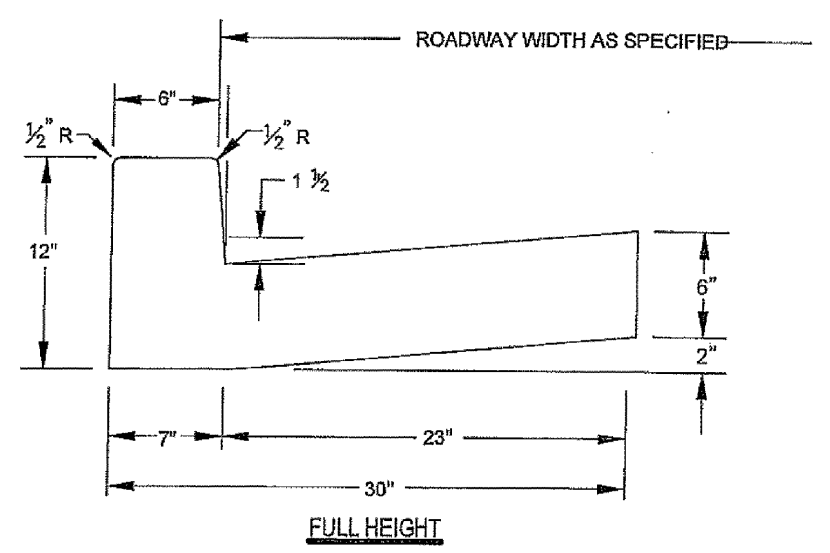


ROADWAY PAVEMENT REPLACEMENT
N.T.S.

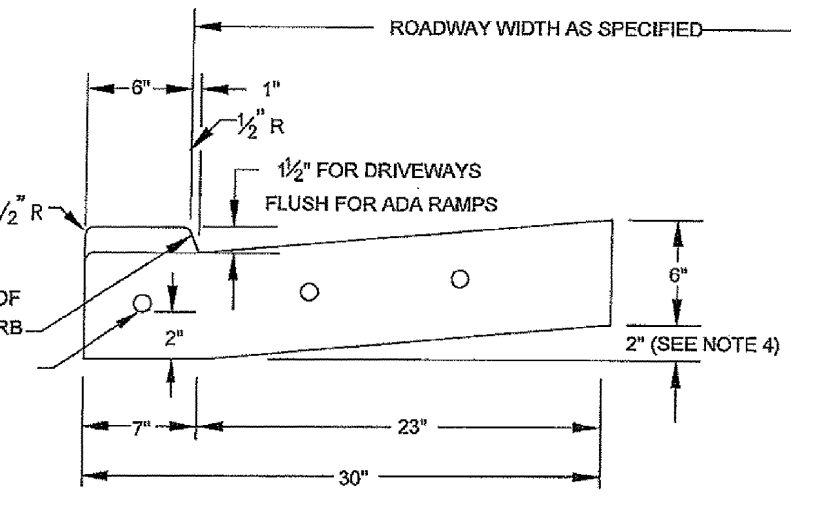


CONCRETE DRIVEWAY APRON (MIN. 6" THICK)
N.T.S.

- NOTES:
1. CONCRETE SHALL BE CLASS B AS SPECIFIED IN SECTION 903.03 OF THE 2007 NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 2. EXPANSION JOINTS TO BE LOCATED A MAXIMUM OF 20' ON CENTERS. EXPANSION MATERIAL TO BE FIBERGLASS ASPHALT IMPREGNATED, A MINIMUM OF 1/2" THICK. STEEL SEPARATORS SHALL BE USED WITH ALL THE FORMS TO CREATE A CONSTRUCTION JOINT EVERY 10' ALONG THE CURB.
 3. REDUCE TO 1/2" AT ADA RAMPS TO MAINTAIN 2% MAX SLOPE AT STREET SIDE OF RAMP.

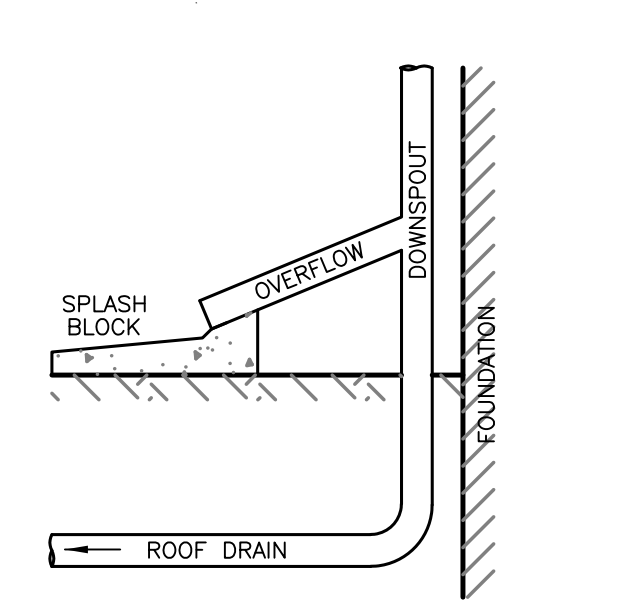


FULL HEIGHT

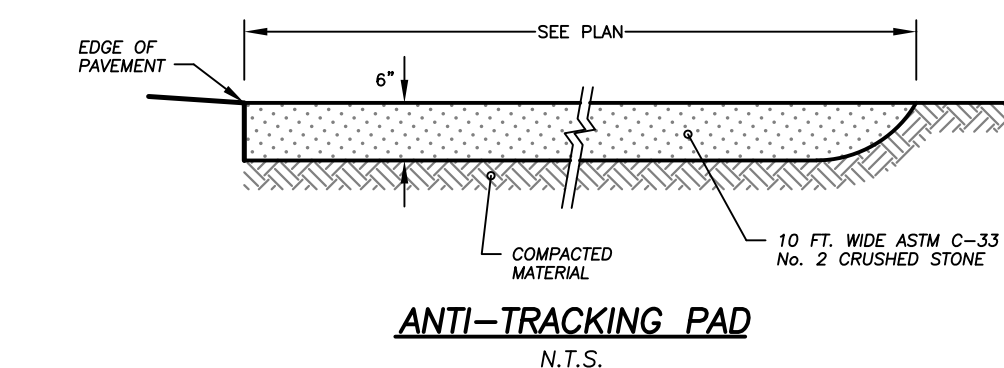


DETAIL THROUGH DRIVEWAY & ADA-COMPLIANT RAMPS

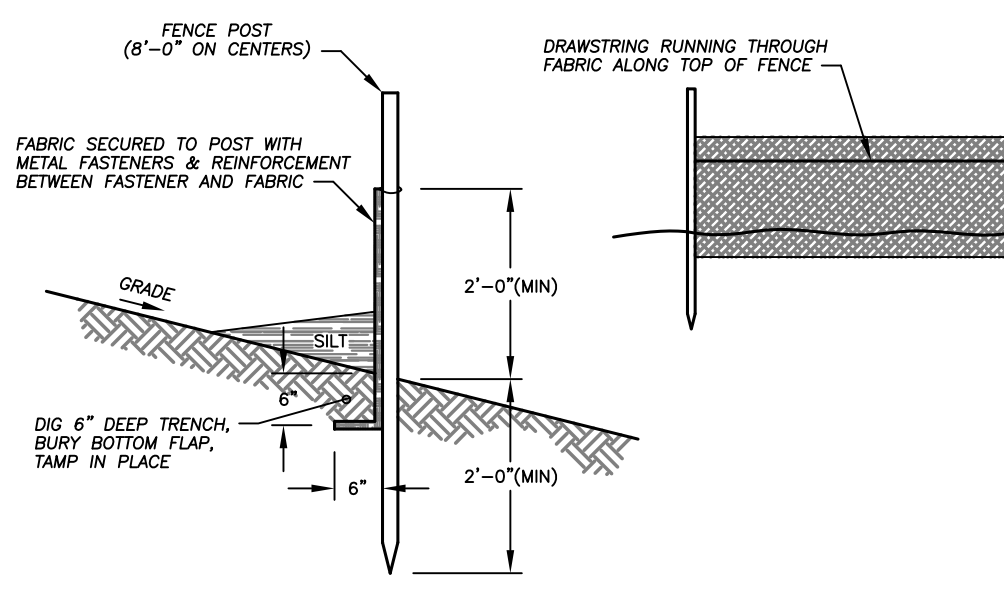
MONOLITHIC CONCRETE CURB & GUTTER
N.T.S.



ROOF LEADER OVERFLOW DETAIL
N.T.S.



ANTI-TRACKING PAD
N.T.S.



SILT FENCE DETAIL
N.T.S.

TOPSOIL STOCKPILE PROTECTION

1. CONSTRUCT TEMPORARY DIVERSION BERM AND/OR HAY BALE BARRIER AROUND STOCKPILE AREA AS REQUIRED.
2. APPLY LIMESTONE AT A RATE OF 90 LBS/1,000 S.F.
3. APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS/1,000 S.F.
4. APPLY PERENNIAL RYEGRASS AT A RATE OF 1 LB./1,000 S.F.
5. MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 LBS/1,000 S.F.

TEMPORARY STABILIZATION SPECIFICATIONS

1. APPLY GROUND LIMESTONE (RATE TO BE DETERMINED THROUGH SOIL TEST RESULTS).
2. APPLY FERTILIZER (10-20-10) AT A RATE OF 14 LBS / 1,000 S.F. AND WORK INTO SOIL 4" DEEP.
3. PERENNIAL RYEGRASS AT 40 LBS/ACRE AND ANNUAL RYEGRASS AT 40 LBS/ACRE OR APPROVED EQUAL.
4. MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING (APPLY AT A RATE OF 90 LBS/1,000 S.F. AND SECURE BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING OR LIQUID MULCH BINDER.)
5. PLANT SEED BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1, IF POSSIBLE.

PERMANENT STABILIZATION SPECIFICATIONS

1. APPLY TOPSOIL TO A MINIMUM DEPTH OF 12".
2. APPLY GROUND LIMESTONE (RATE TO BE DETERMINED THROUGH SOIL TEST RESULTS).
3. APPLY FERTILIZER (10-10-10) AT RATE OF 14 LBS / 1,000 S.F.
4. APPLY SEED MIXTURE #7 PER SECC STANDARDS.
5. STRONG CREEPING RED FESCUE AT 130 LBS./ACRE, KENTUCKY BLUEGRASS AT 50 LBS./ACRE, PERENNIAL RYEGRASS 120 LBS./ACRE OR APPROVED EQUAL.
6. MULCH WITH UNROTTED SALT HAY OR SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. APPLY AT A RATE OF 90 LBS / 1,000 S.F. ACCORDING TO THE NJ STANDARDS.
7. ANCHOR MULCH USING APPROVED METHODS (I.E. PEG AND TWINE OR MULCH NETTING). IF POSSIBLE, PLANT BETWEEN AUGUST 15 AND OCTOBER 15.

ZONING INFORMATION

	R-2 RESIDENTIAL	REQUIRED	APPROVED (1)	PROPOSED
MIN. LOT AREA		7,500 SF	7,500 SF	7,500 SF
MIN. LOT WIDTH		62.5'	50.00' (P)	50.00' (P)
MIN. LOT DEPTH		100'	150.00'	150.00'
MIN. FRONT YARD		25'	25'	25'
MIN. SIDE YARD (EACH)		8'	6.86' (P)	6.6' (V)
MIN. SIDE YARD (BOTH)		18'	18.06'	17.7' (V)
MIN. REAR YARD		25'	55.5'	55.5'
MIN. DRIVEWAY SETBACK		3'	3.7'	3.7'
MAX. FRONT YARD PROJECTION, PORCH		8'	N/A	6.4'
MAX. SIDE YARD PROJECTION, PORCH		4'	1.13'	1.45'
MAX. BUILDING HEIGHT		35'	33.9'	33.9'
		3 STORIES	2 STORIES	2 STORIES
MAX. BUILDING COVERAGE		30%	29.2%	31.4%
		(2,250 SF)	(2,188 SF)	(2,354 SF) (V)
MAX. IMPERVIOUS COVERAGE		50%	39.5%	40.4%
		(3,750 SF)	(2,960 SF)	(3,029 SF)
MAX. DRIVEWAY COVERAGE IN FRONT YARD		35%	40.0%	40.0%
			(499 SF)	(499 SF) (V)
MAX. DRIVEWAY APRON WIDTH		12'	12'	20' (V)
LOT ACCESS (PRIVATE WALKWAY CONNECTION)		CONNECT TO PUBLIC SIDEWALK	CONNECT TO PUBLIC SIDEWALK	CONNECT TO PRIVATE DRIVEWAY (V)

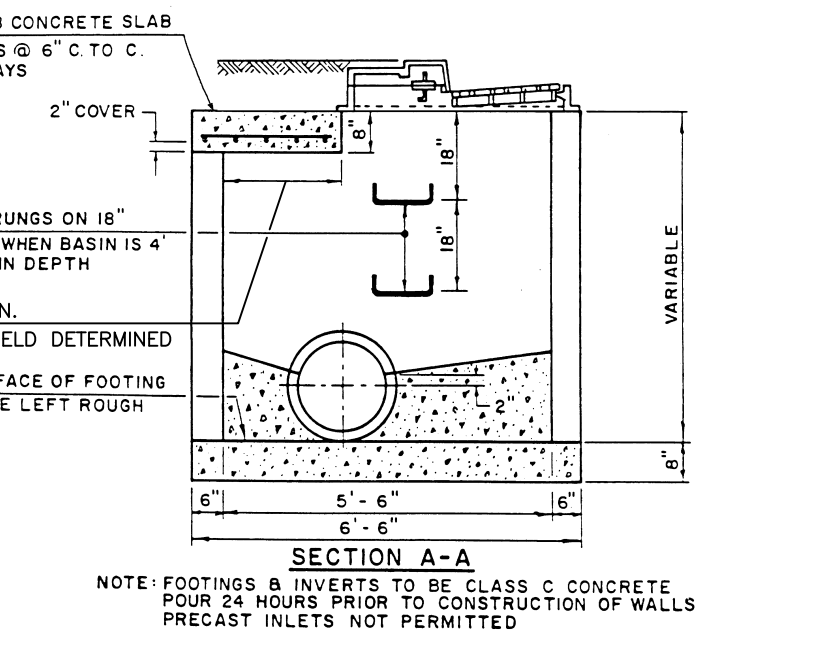
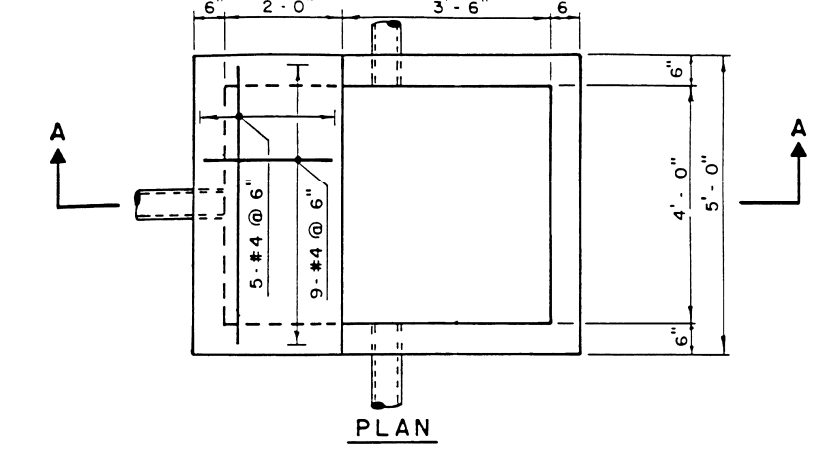
(1) = APPROVED ZONING DATA ACQUIRED FROM AN APPROVED PLOT PLAN PREPARED BY PAGE-MUELLER ENGINEERING CONSULTANTS P.C., DATED 11/4/21 (LAST REVISED 4/29/22)
(P) = PRE-EXISTING NON-COMFORMING CONDITION
(V) = VARIANCE REQUIRED

	APPROVED IMPERVIOUS COVERAGE	PROPOSED IMPERVIOUS COVERAGE
REMAINING DWELLING	795 SF	REMAINING DWELLING 795 SF
REMAINING SHED	100 SF	REMAINING SHED 100 SF
NEW BUILDING ADDITIONS	863 SF	PROPOSED BUILDING ADDITIONS 976 SF
NEW COVERED PORCH	92 SF	PROPOSED COVERED PORCH 109 SF
NEW ENCLOSED DECK	338 SF	PROPOSED ENCLOSED DECK 341 SF
NEW OPEN DECK	45 SF	PROPOSED DECK STAIRS 33 SF
NEW DRIVEWAY	503 SF	PROPOSED DRIVEWAY 501 SF
NEW STEPS/WALKS/MISC.	224 SF	PROPOSED STEPS/WALKS/MISC. 174 SF
	2,960 SF	(69 SF INCREASE) 3,029 SF

* = INCLUDED IN BUILDING COVERAGE

	BUILDING HEIGHT
PROPOSED RIDGE	133.1
AVERAGE ORIGINAL GRADE	~ 99.2
	33.9'

- GENERAL NOTES/REFERENCES:
1. EXISTING BOUNDARY, IMPROVEMENTS, UTILITIES, & PHYSICAL FEATURES ACQUIRED FROM A TOPOGRAPHIC SURVEY PREPARED BY JAMES P. DEADY LLC, DATED 8/2/21.
 2. EXISTING TOPOGRAPHY ACQUIRED FROM ABOVE REFERENCED TOPOGRAPHIC SURVEY. VERTICAL DATUM IS ASSUMED.
 3. THE INFORMATION CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. ALL EXISTING UNDERGROUND UTILITIES ARE TO BE FIELD VERIFIED BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH THE NEW JERSEY ONE-CALL REGULATIONS BY CALLING 1-800-272-1000 AND PROVIDE THE MUNICIPALITY WITH THE CONFIRMATION NUMBER PROVIDED PRIOR TO COMMENCING EXCAVATION WORK.
 4. NO FLOOD HAZARD AREA EXISTS ON SUBJECT PROPERTY.



MODIFIED B-INLET
NOT TO SCALE

PM EC PAGE-MUELLER ENGINEERING CONSULTANTS, PC
POST OFFICE BOX 4619
WARREN, NEW JERSEY 07059
(732) 805 - 3979 • FAX (732) 805 - 3978

CATHERINE A. MUELLER, P.E.
NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. G644252

project name	54 MYRTLE AVENUE BLOCK 215: LOT 24 (TAX MAP SHEET 75) BOROUGH OF METUCHEN MIDDLESEX COUNTY, NEW JERSEY		
drawing name	IMPROVEMENT PLAN		
drawing no.	2 OF 2		
drawn by	checked by	date	scale
RW	CAM	7/26/22	1"=10'
project no.	2199-010		