

SITE PLAN FOR USE VARIANCE FOR T.Y. WARD MONUMENT COMPANY LOT 2 IN BLOCK 3303 MOUNT OLIVE TOWNSHIP MORRIS COUNTY, NEW JERSEY

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:				
PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1427_3303_1	0.1446	4 N MT OLIVE RD	CARNES, BOB M/DIANA I	4 N MT OLIVE RD BUDD LAKE, NJ 07828
1427_3303_2	0.8700	202 ROUTE 46	BIG A PROPER TY HOLDING BUDD LAKE L	117 LINCOLN PL WALDWICK, NJ 07463
1427_3305_12	0.7128	5 N MT OLIVE RD	DEVITO, SCOTT	172 ROUTE 46 MINE HILL, NJ 07803
1427_3305_13	0.1636	3 N MT OLIVE RD	FARRAHIAN, SHARIF	3 N MT OLIVE RD BUDD LAKE, NJ 07828
1427_3305_14	1.3400	212 ROUTE 46	212 ROUTE 46 #1 LAND TRUST	301 THELMA DR #142 CASPER, WY 82609
1427_3305_14_B01	1.2000	212 ROUTE 46	212 ROUTE 46 #1 LAND TRUST	301 THELMA DR #142 CASPER, WY 82609
1427_3309_10	0.1469	7 ANDERSON PL	GROSSMITH/RIVERA, CYNTHIA/SAMUEL	7 ANDERSON PL BUDD LAKE, NJ 07828
1427_3309_11	0.1481	9 ANDERSON PL	ALBANO, ARMANDO/RUTH	9 ANDERSON PL BUDD LAKE, NJ 07828
1427_3309_12	0.1148	11 ANDERSON PL	MT OLIVE TOWNSHIP	204 FLANDERS-DRAKESTOWN BUDD LAKE, NJ 07828
1427_3309_13	0.2617	14 ORCHARD ST	JUAREZ, HUGO B/TATIANA	14 ORCHARD ST BUDD LAKE, NJ 07828
1427_3309_14	0.1309	10 ORCHARD ST	BERRY, WINSOME M JOHNSON	10 ORCHARD ST BUDD LAKE, NJ 07828
1427_3309_15	0.2617	8 ORCHARD ST	COX, MARIE E.	8 ORCHARD ST BUDD LAKE, NJ 07828
1427_3309_16	0.3053	6 ORCHARD ST	AVRAAM, ANDREAS & RUBY	6 ORCHARD ST BUDD LAKE, NJ 07828
1427_3309_17	0.1265	4 ORCHARD ST	BURNS, VERONICA	4 ORCHARD ST BUDD LAKE, NJ 07828
1427_3309_18	0.3010	2 ORCHARD ST	MONTELLO, PATSY J/JENNIFER M	2 ORCHARD ST BUDD LAKE, NJ 07828
1427_3309_19	0.1148	6 N MT OLIVE RD	WINTERSTEEN, RYAN ERIC	6 N MT OLIVE RD BUDD LAKE, NJ 07828
1427_3309_2	0.1377	12 NEW ST	VAG ENTERPRISES LLC	45 DRAKEDALE RD FLANDERS NJ 07836
1427_3309_3	0.1377	10 NEW ST	FICO-WOELKI, DANIELLE	10 NEW ST BUDD LAKE, NJ 07828
1427_3309_4	0.1377	8 NEW ST	HICOK, THERESA	8 NEW ST BUDD LAKE, NJ 07828
1427_3309_6	0.4247	2 NEW ST	HUR/KO, KYOUNG MAN/KYUNG SOOK	194 ROUTE 46 BUDD LAKE, NJ 07828

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1427_3309_7	0.1435	196 ROUTE 46	TRUONG, CHRIST S	196 ROUTE 46 WEST BUDD LAKE, NJ 07828
1427_3309_8	0.1435	200 ROUTE 46	RODRIGUEZ, JOEL	200 ROUTE 46 BUDD LAKE, NJ 07828
1427_3309_9	0.1550	5 ANDERSON PL	HESSE, STEPHEN G	3-5 ANDERSON PL BUDD LAKE, NJ 07828
1427_3809_1	0.1326	209 ROUTE 46	MT OLIVE TOWNSHIP	PO BOX 450 BUDD LAKE, NJ 07828
1427_4400_51	1.9100	1 MT OLIVE RD	UNITED STATES POSTAL SERVICE	380 W 33RD ST. ROOM 4516 NEW YORK, NY 10199
1427_4400_51_C0001	1.9100	1 MT OLIVE RD	USPS C/O BRANDABOSOS ITALIAN GRILL	1 MT OLIVE RD BUDD LAKE, NJ 07828
1427_4400_52	0.2154	207 ROUTE 46	SAMIRA INC	PO BOX 225 KENVIL, NJ 07828
1427_4400_53	3.2600	207 ROUTE 46 REAR	SAMIRA INC.	P.O. BOX 225 KENVIL, N.J. 07847
1427_4400_54	0.4894	205 ROUTE 46	DESAI, SUMANT	708 ROUTE 46, P.O. BOX 225 KENVIL, NJ 07847
1427_4400_55	0.3409	199 ROUTE 46	WVC LLC	199 ROUTE 46 BUDD LAKE, NJ 07828
1427_4400_56	2.3100	197 ROUTE 46	MAHERITAVILLE 64 LLC	197 ROUTE 46 BUDD LAKE, NJ 07828

The following entities have requested that they be notified of matters coming before the Planning Board or Board of Adjustment:

James D. Smith
Morris County Municipal Liaison Authority
P.O. Box 450
Hillsborough, NJ 07842

Mr. Albano
New Jersey Municipal Gas
1415 Wyckoff Road
West, NJ 07719

Bruce Reynolds
Columbia Gas Transmission Corp
1470 Pines Road
Downingtown, PA 19333-542

MT Olive Township, Water & Sewer Department
P.O. Box 450
204 Flanders-Drakestown Road
Budd Lake, NJ 07828

N.J. Department of Transportation
1033 Parkway Dr. C21 002
Trenton, NJ 08623

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, 10th
Morris, NJ 07960

New Jersey - American Water Co. Inc.
P.O. Box 507
Clerry Hill, New Jersey 08034

Applied Waterworks Management
2 Clinton Lane
Hillsborough, NJ 08844

THIS SITE PLAN HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF MOUNT OLIVE AT A REGULAR MEETING OF SAID BOARD HELD ON _____

CHAIRMAN _____ DATE _____

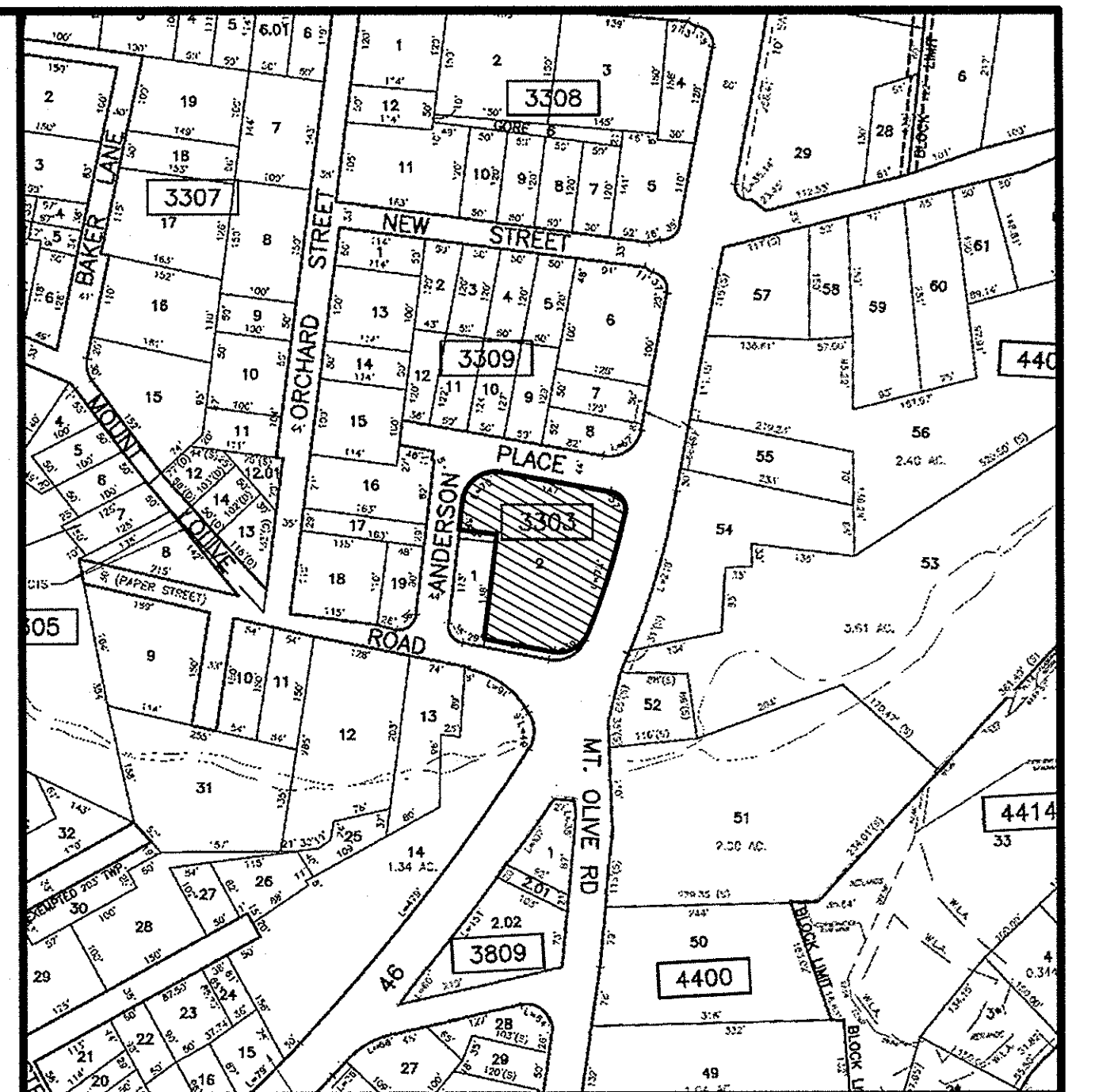
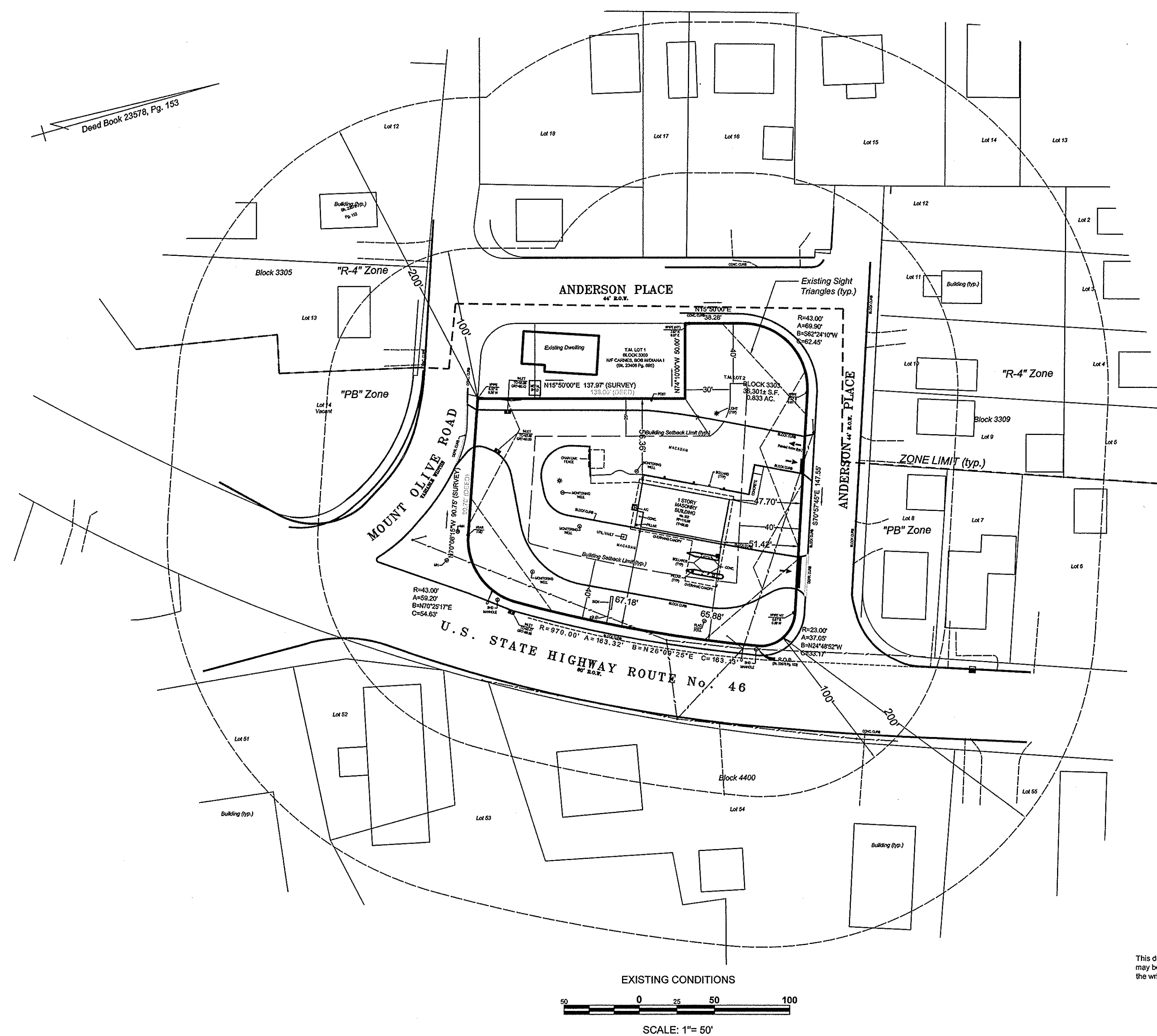
SECRETARY _____ DATE _____

ENGINEER'S APPROVAL:
THIS SITE PLAN HAS BEEN APPROVED BY THE MOUNT OLIVE TOWNSHIP PLANNING BOARD ENGINEER.

DATE _____

OWNER
BIG A PROPERTY HOLDING BUDD LAKE L
117 Lincoln Pl.
Waldwick, NJ 07463

APPLICANT
DIANA RULLIS
47 Wilson Ave.
Woodland Park, NJ 07424
Phone (973) 801-7988



KEY MAP as per Tax Map Sheets 33, 37, 38 and 40

SCALE: 1"= 200'

ZONE PB "PROFESSIONAL BUSINESS"			
AREA	REQUIRED	Existing	
1 AC.	0.833 AC.		
WIDTH	200'	±220'	
DEPTH	100'	±150'	
BUILDING SETBACK		DRIVE THROUGH	BUILDING
FRONT	40'	±38' *	±65.88'
REAR	30'		±56.36'
SIDE	25'		±47.70'
ACCESSORY STRUCTURE			
FRONT	(d)		
OTHER LOT LINE	(d)		
PRINCIPAL BLDG	(d)		
BUILDING COVERAGE	15%	4%	
LOT COVERAGE	40%	49.2% *	
MAXIMUM HEIGHT	(25')	<25'	
FLOOR AREA RATIO	0.15	.04	
(d) No accessory use, building or structure shall be located in a front, side or rear yard setback			
* Existing Conditions			

- NOTES:
1. Survey and Topography by James P. Deady, John C. Ritt N.J.P.L.S. Lic. No. 24GS04324100, Dated October 4, 2021
 2. Site Plan and Variance 2021 Application No. PB2125
 3. Site is serviced by Water and Sewer service

INDEX OF SHEETS	LAST REVISED
1. SITE PLAN FOR USE VARIANCE	2-28-2022
2. SITE PLAN FOR USE VARIANCE	2-28-2022

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SITE PLAN FOR USE VARIANCE	
LOT 2 in BLOCK 3303 FOR T.Y. WARD MONUMENT COMPANY 202 U.S. Route 46 MOUNT OLIVE TOWNSHIP - MORRIS COUNTY - NEW JERSEY SCALE : 1" = 50' OCTOBER 2021	
ROBERT L. CAMPBELL ASSOCIATES ENGINEERS AND SURVEYORS Certificate of Authorization No. 24GA28059500 9 Cook Road, Branchville, New Jersey 07826 Phone: 973-948-8037 FAX: 973-948-8039	
ALLEN J. CAMPBELL, Professional Engineer	
2-28-2022	Board review and planners report 2-8-22
11-30-2021	Applicant
11-17-2021	Revise Display Area
DATE	REVISION
N.J.P.E. License No. 34332, N.J.P.P. 04497	

Landscape improvement will be in accordance with the original landscape plan for the bank with exception of plantings in the sight triangle areas and any deviation determined to be acceptable to the Township Planner and/or Engineer.

November 2021 Proposes to utilize a Vacant Bank Site for display and sales of "Cemetery type" monuments. The site will update the parking lot and circulation markings and signage. The parking spaces to the south have been disturbed for remediation work, these will be repaired.

Hours of Operation
Monday thru Friday 10:30 am to 4 pm
Saturday 10 am to 2 pm
and by appointment

Number of Employees 1

Existing stormwater runoff sheet flows along curb face. Water, sewer and electric are existing. The proposed use will not require expansion of these services. Existing site lighting is provided by building mounted wall packs, pole lights and under the drive through. Alter existing light to down facing so no off site glare

It is proposed to remove portions of pavement and curbing along he route 46 frontage "Drive through By pass". This will reduce impervious cover. The area removed will be replaced with lawn up to the pavement edge providing a grass filter strip for the run off from remaining pavement area.

ZONE PB "PROFESSIONAL BUSINESS"		Existing	
AREA	REQUIRED	0.833 Ac.	
WIDTH	1 Ac.	±220'	
DEPTH	200'	±150'	
BUILDING SETBACK	100'		
FRONT	40'	DRIVE THROUGH	BUILDING
REAR	30'	±38**	±65.88'
SIDE	25'		±56.36'
ACCESSORY STRUCTURE			±47.70'
FRONT	(d)		
OTHER LOT LINE	(d)		
PRINCIPAL BLDG	(d)		
BUILDING COVERAGE	15%	4%	
LOT COVERAGE	40%	49.2%*	(Proposed 39.9%)
MAXIMUM HEIGHT	(25')	<25'	
FLOOR AREA RATIO	0.15	.04	

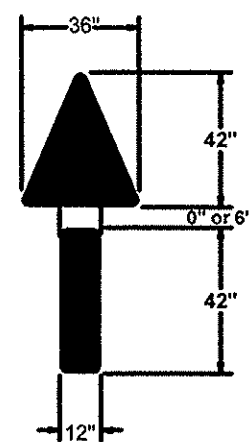
(d) No accessory use, building or structure shall be located in a front, side or rear yard setback
*Pre existing conditions



Type: R5-1
Size: 30"x 30"



TYPE: R1-1
SIZE: 30" x 30"



PAINTED DIRECTIONAL ARROW
N.T.S.



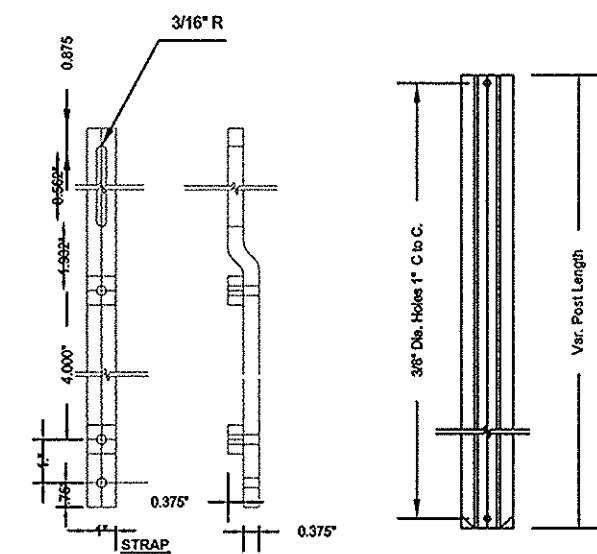
TYPE: R3-1
SIZE: 30" x 30"



Type: R3-5L
Size: 18"x 24"

GENERAL NOTES

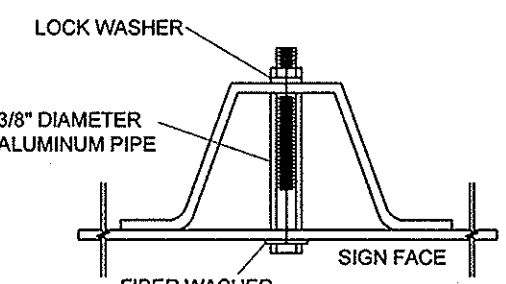
1. DRIVE THE ANCHOR POST INTO THE GROUND (UTILIZING A DRIVE CAP) UNTIL 10-12" ANCHOR POST IS REMAINING ABOVE GROUND LEVEL.
2. ALIGN THE CONNECT HOLE CLOSEST TO THE LONG SLOT IN THE RETAINER SPACER STRAP WITH THE TOP HOLE IN THE ANCHOR POST. THE STRAP IS THEN ATTACHED BY MAKING A BOLTED CONNECTION THROUGH THE BOTTOM HOLE IN THE STRAP AND THE HOLE IT ALIGNS WITH IN THE ANCHOR POST.
3. ROTATE THE STRAP 90 DEGREES TO THE LEFT AND DRIVE THE ANCHOR POST INTO THE GROUND UNTIL ONLY 4" REMAIN ABOVE GROUND LEVEL. THIS 4" MUST BE SIGN IN ACCORDANCE WITH CURRENT FEDERAL AND STATE SAFETY STANDARDS. LOCATE/DATE AS REQUIRED TO TWENTY (20) DAYS.
4. ROTATE THE STRAP BACK TO VERTICAL POSITION.
5. PLACE THE SIGN POST AGAINST THE ANCHOR POST AND THE STRAP. ALIGN THE BOTTOM HOLE IN THE SIGN POST WITH THE CONN. HOLE ON THE LOWER END OF THE STRAP. INSERT TWO (2) CONNECTOR BOLTS THROUGH THE COMMON HOLES IN THE SIGN POST, STRAP AND ANCHOR POST.
6. COMPLETE THE CONSTRUCTION BY ATTACHING THE STRAP TO THE SIGN POST WITH A BOLT AND NUT. THIS CONNECTION SHALL BE MADE AT THE BOTTOM OF THE LONG SLOT IN THE STRAP.
7. TWO PIECE STEEL U-POST IS A PATENTED DEVICE. THE PATENT NO. IS #128403.



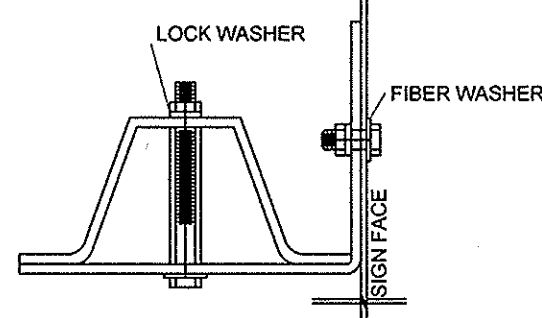
NOTE: END TAPER OPTIONAL

U-POST

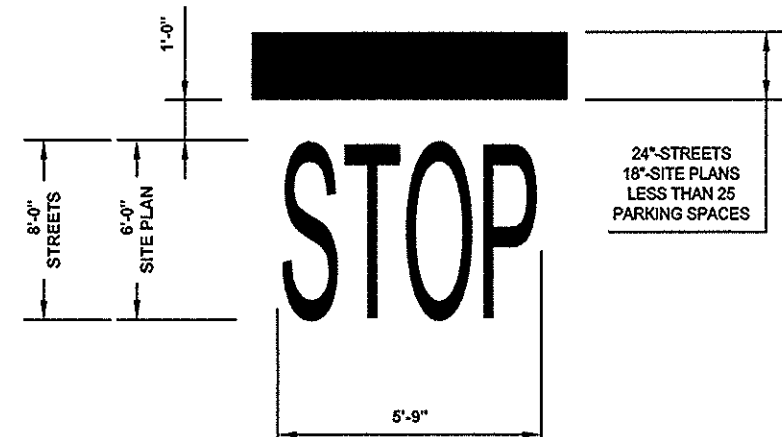
ANCHOR POST



FRONT MOUNT



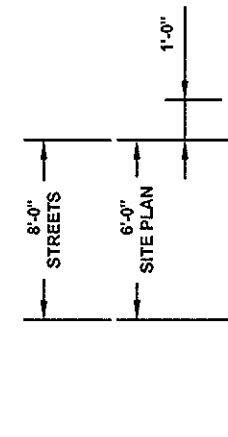
SIDE MOUNTING BRACKET



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