

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 HINE HILL, NJ 07803
1427_3305_13	0.1636	3 N MT OLIVE RD	FARRAKHAN, 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_801	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 & 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	198 ROUTE 46	TRUONG, CHRIST S	198 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 BRANDARAPAS, ITALIAN GRILL	1 MT OLIVE RD BUDD LAKE, NJ 07828
1427_4400_52	0.2154	207 ROUTE 46	SAMURA INC	PO BOX 225 KENVIL, NJ 07834
1427_4400_53	3.2600	207 ROUTE 46 REAR	SAMURA INC.	P.O. BOX 225 KENVIL, N.J. 07847
1427_4400_54	0.4894	205 ROUTE 46	DESAL, SUMANT	708 ROUTE 46, P.O. BOX 225 KENVIL, NJ 07847
1427_4400_55	0.3409	199 ROUTE 46	WIC LLC	199 ROUTE 46 BUDD LAKE, NJ 07828
1427_4400_56	2.3100	197 ROUTE 46	MAHERTAVILLE 64 LLC	197 ROUTE 46 BUDD LAKE, NJ 07828

The following outline have reported that they be notified of matter coming before Planning Board or Board of Adjustment:

Bruce D. Smith
Hudson County Municipal Utilities Authority
P.O. Box 490
Hudson County, NJ 07030

R. Albanese
New Jersey National Gas
1415 Wyckoff Road
Westfield, NJ 07091

Bruce Reynolds
Columbia Gas Transmission Corp
1470 Westchester Road
Dover, NJ 07801

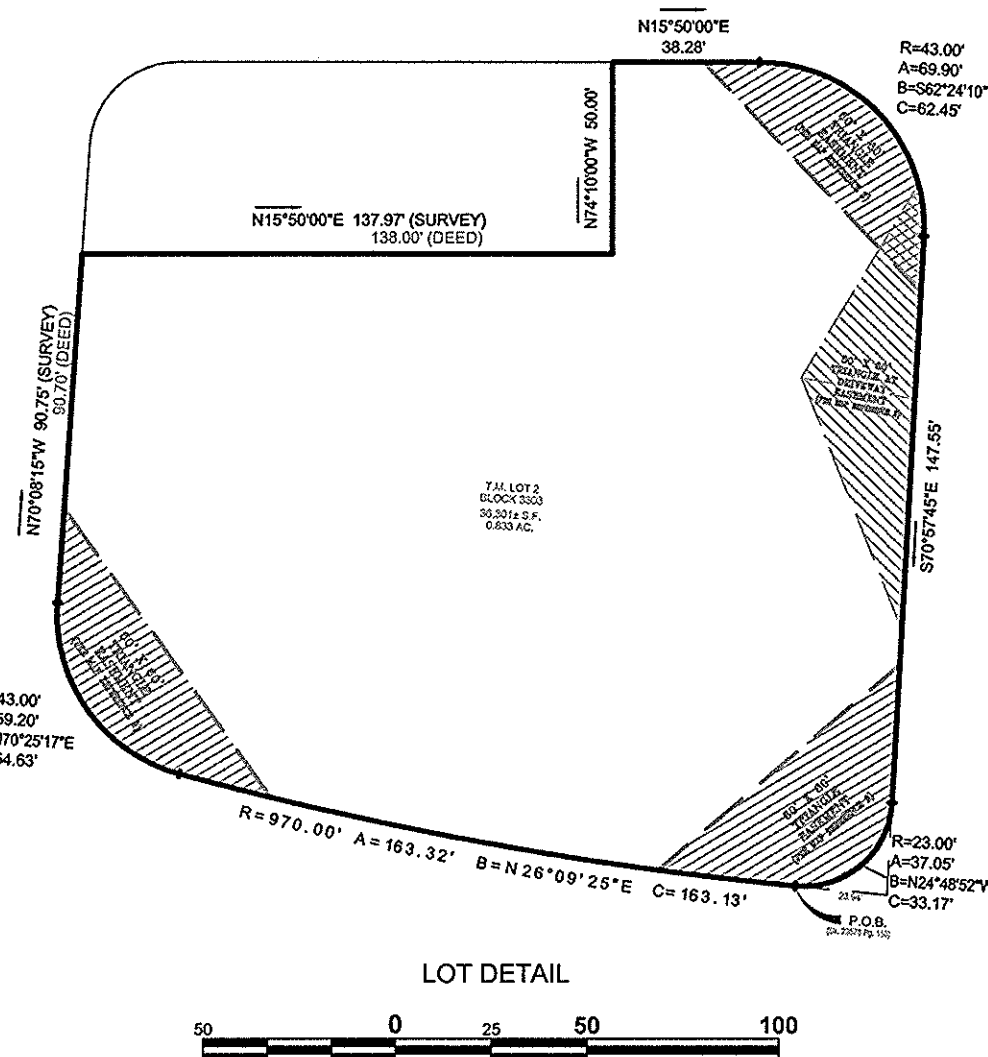
MT Olive Township, Water & Sewer Department
P.O. Box 450
204 Westchester Chalkstone Road
Budd Lake, NJ 07828

N.J. Department of Transportation
1015 Parkway Dr CN 600
Trenton, NJ 08646

Pulido Services Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, 100
Newark, NJ 07102

New Jersey - American Water Co. Inc
P.O. Box 5077
Clark Hill, New Jersey 08054

Applied Waterworks Management
2 Clinton Lane
Hillsborough, NJ 08844



THIS SITE PLAN HAS BEEN APPROVED BY THE ZONING 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 ZONING BOARD ENGINEER.

_____ DATE _____

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

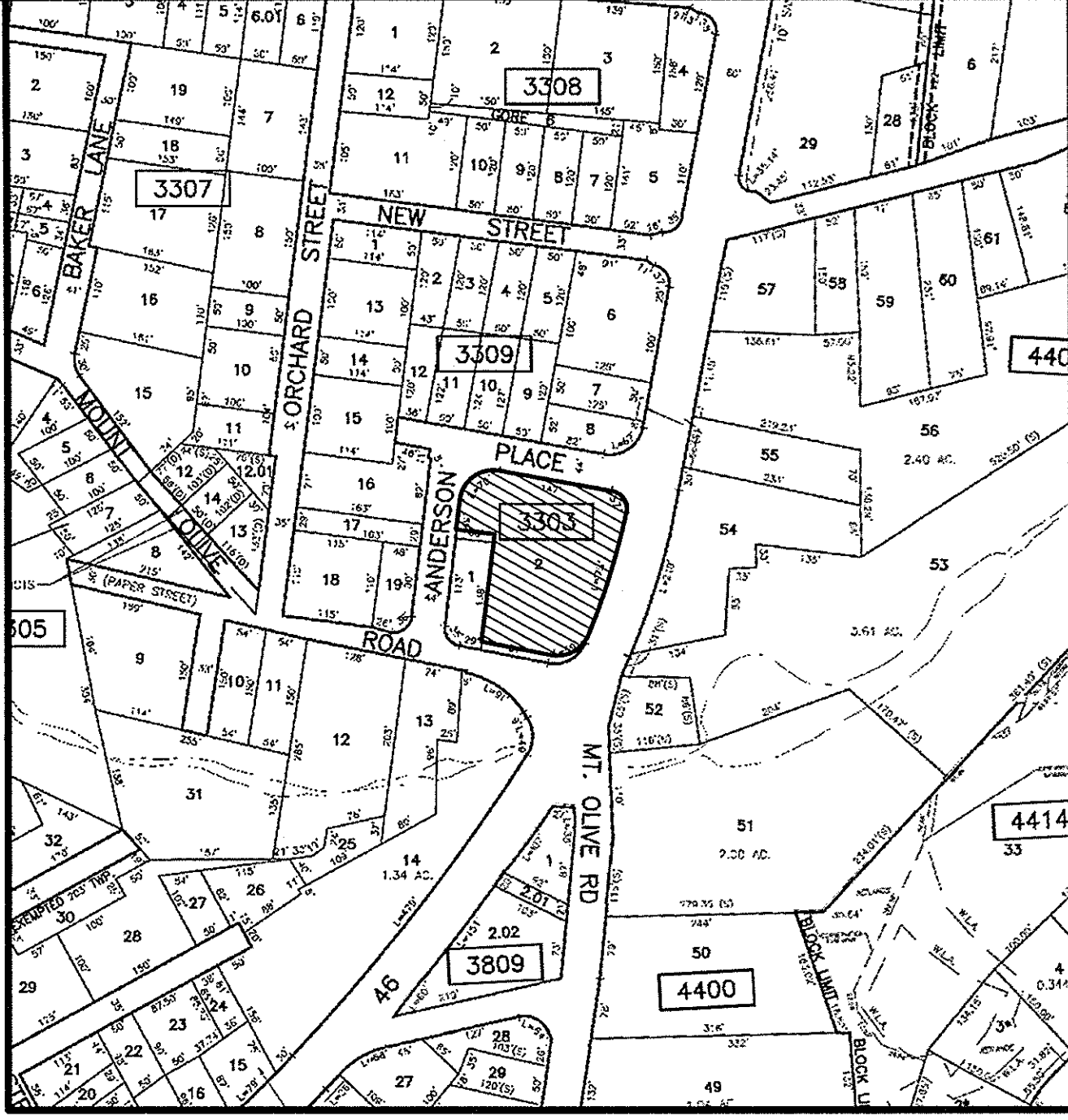
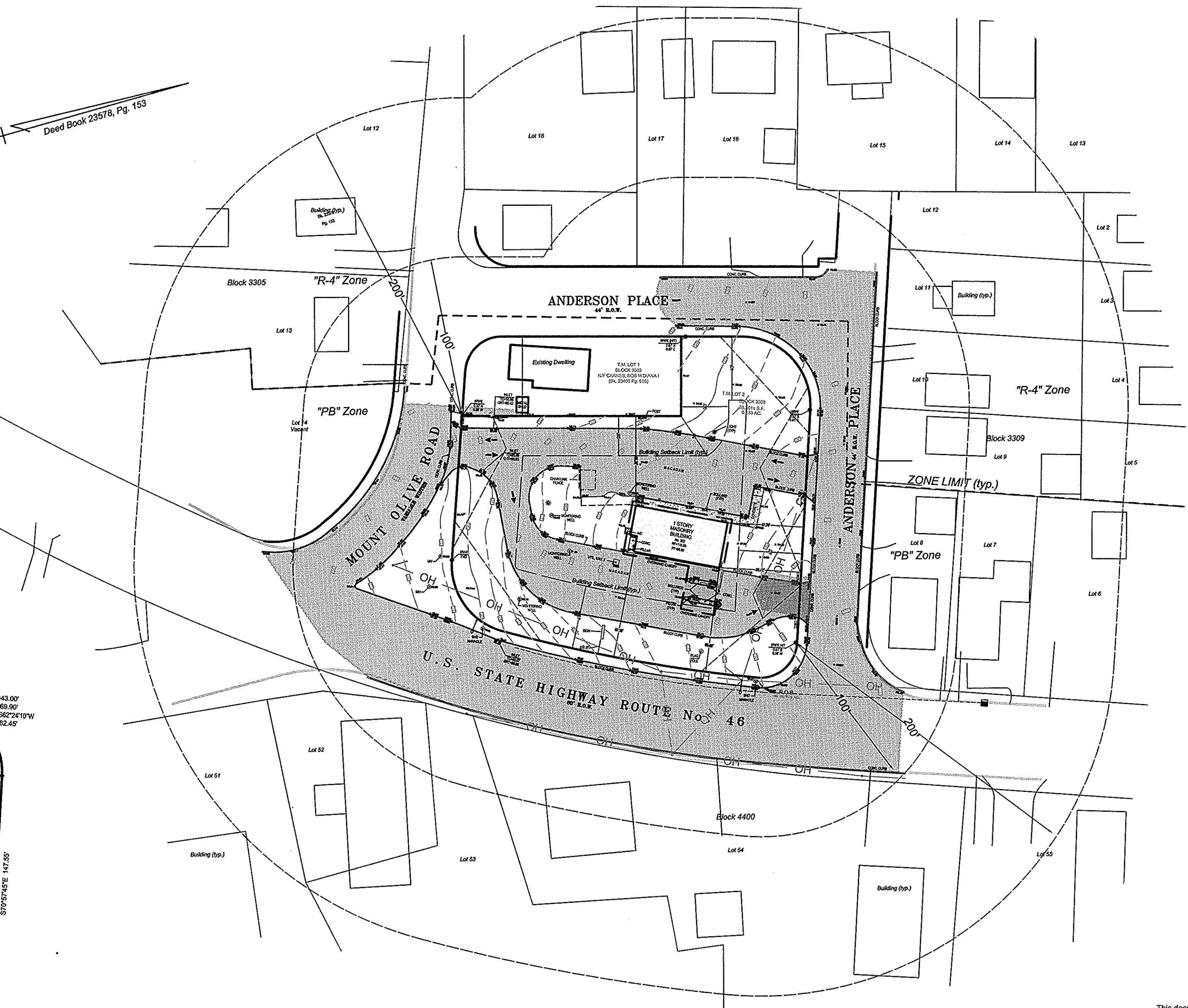
APPLICANT
DIANA RULLIS
47 Wilson Ave.
Woodland Park, NJ 07424
Phone (973) 801-7988

11-30-2021	Applicant
11-17-2021	Revise Display Area
DATE	REVISION

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ERIC K. SNYDER
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ERIC K. SNYDER P.P., A.I.C.P.
PROFESSIONAL PLANNER, P.P. No. 1941



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

SCALE: 1"= 200'

ZONE PB "PROFESSIONAL BUSINESS"	
REQUIRED	Existing
AREA	1 Ac.
WIDTH	200'
DEPTH	100'
BUILDING SETBACK	DRIVE THROUGH
FRONT	40'
REAR	30'
SIDE	25'
ACCESSORY STRUCTURE	(d)
OTHER LOT LINE	(d)
PRINCIPAL BLDG	(d)
BUILDING COVERAGE	15%
LOT COVERAGE	40%
MAXIMUM HEIGHT	(25')
FLOOR AREA RATIO	0.15

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

INDEX OF SHEETS	LAST REVISED
1. SITE PLAN FOR USE VARIANCE	11-30-2021
2. SITE PLAN FOR USE VARIANCE	11-30-2021

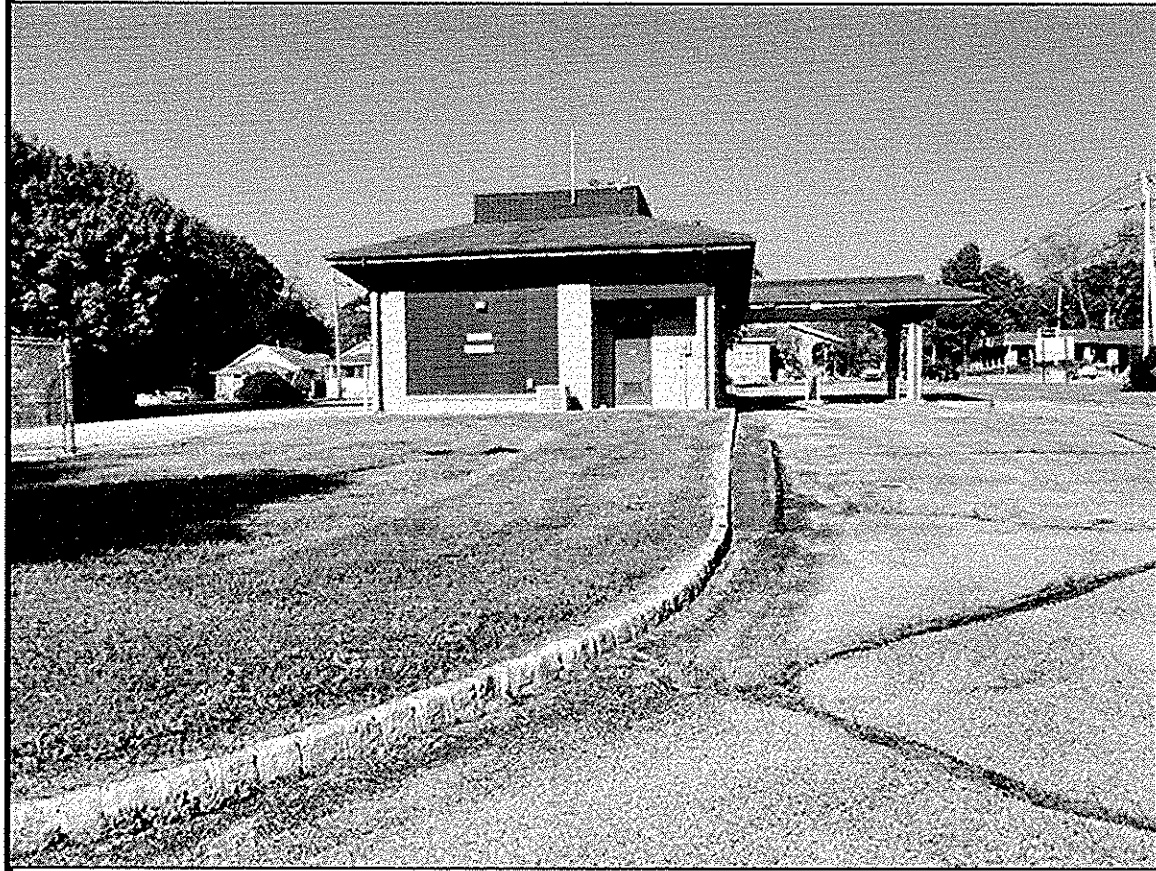
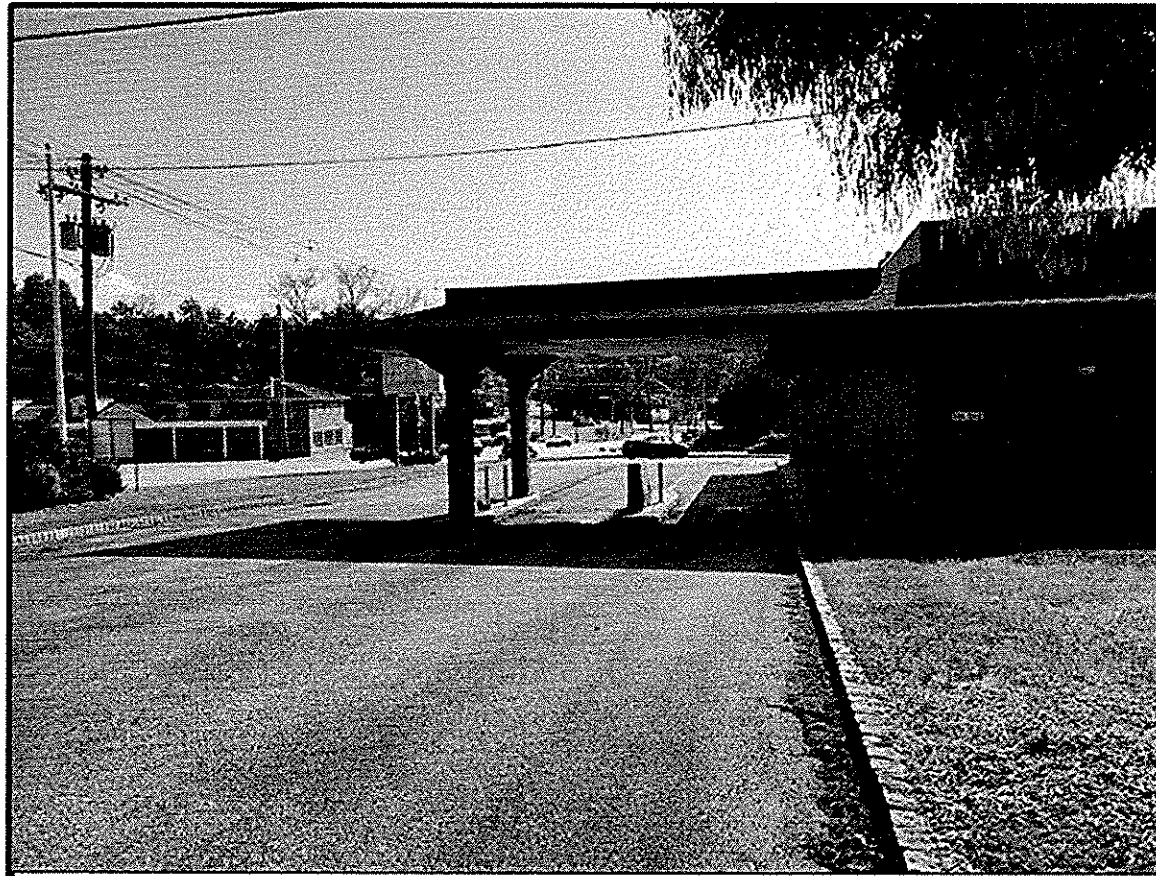
SITE PLAN FOR USE VARIANCE

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

N.J.P.E. License No. 34332, N.J.P.P. 04497



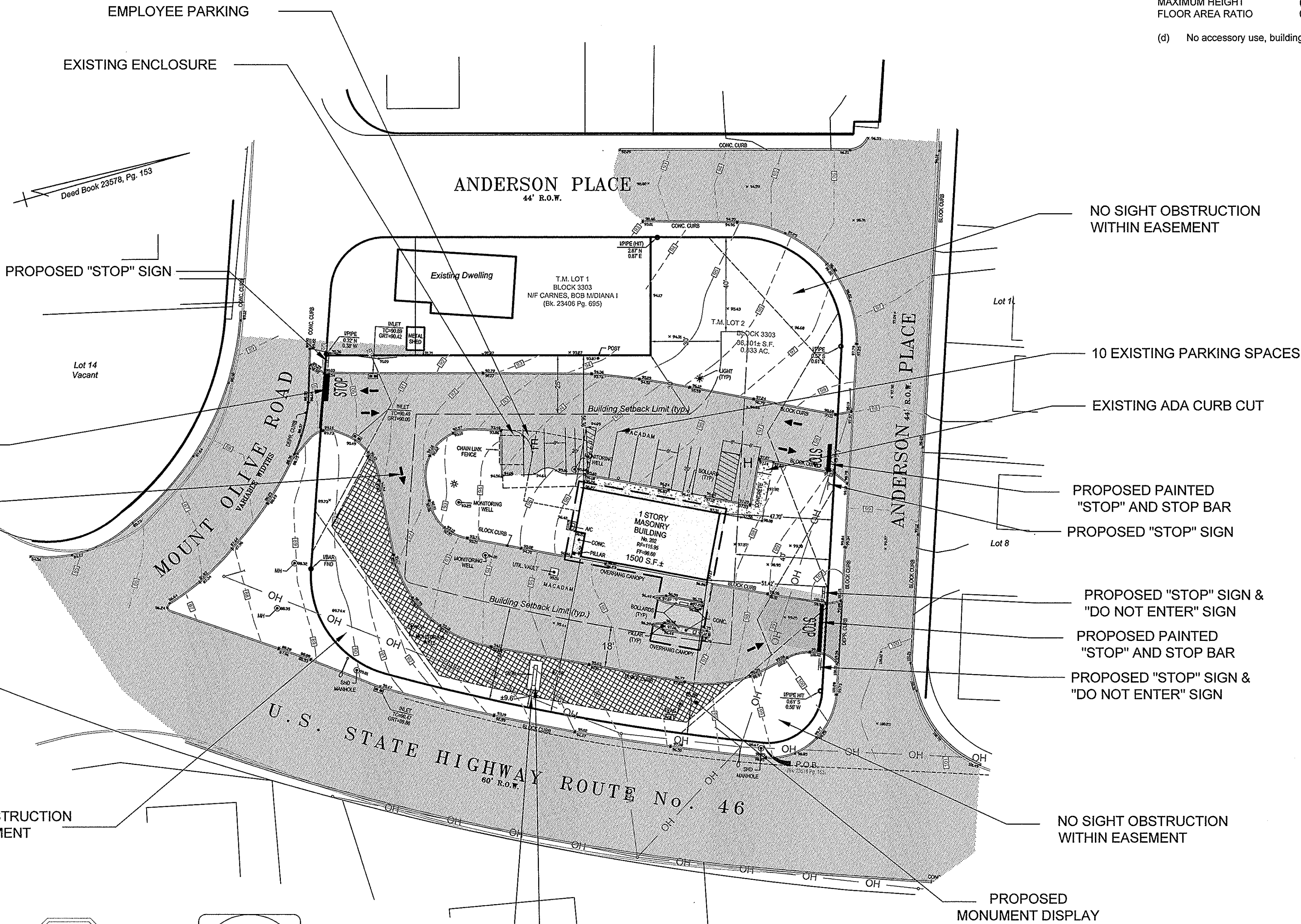
November 2021 Proposes to utilize a Vacant Bank Site for display and sales of "Cemetery type" monuments. The site will update the parking lot and circulation markings and signage. The parking spaces to the south have been disturbed for remediation work, these will be repaired.

Hours of Operation
Monday thru Saturday 10am 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.

ZONE PB "PROFESSIONAL BUSINESS"			
	REQUIRED	Existing	
AREA	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			

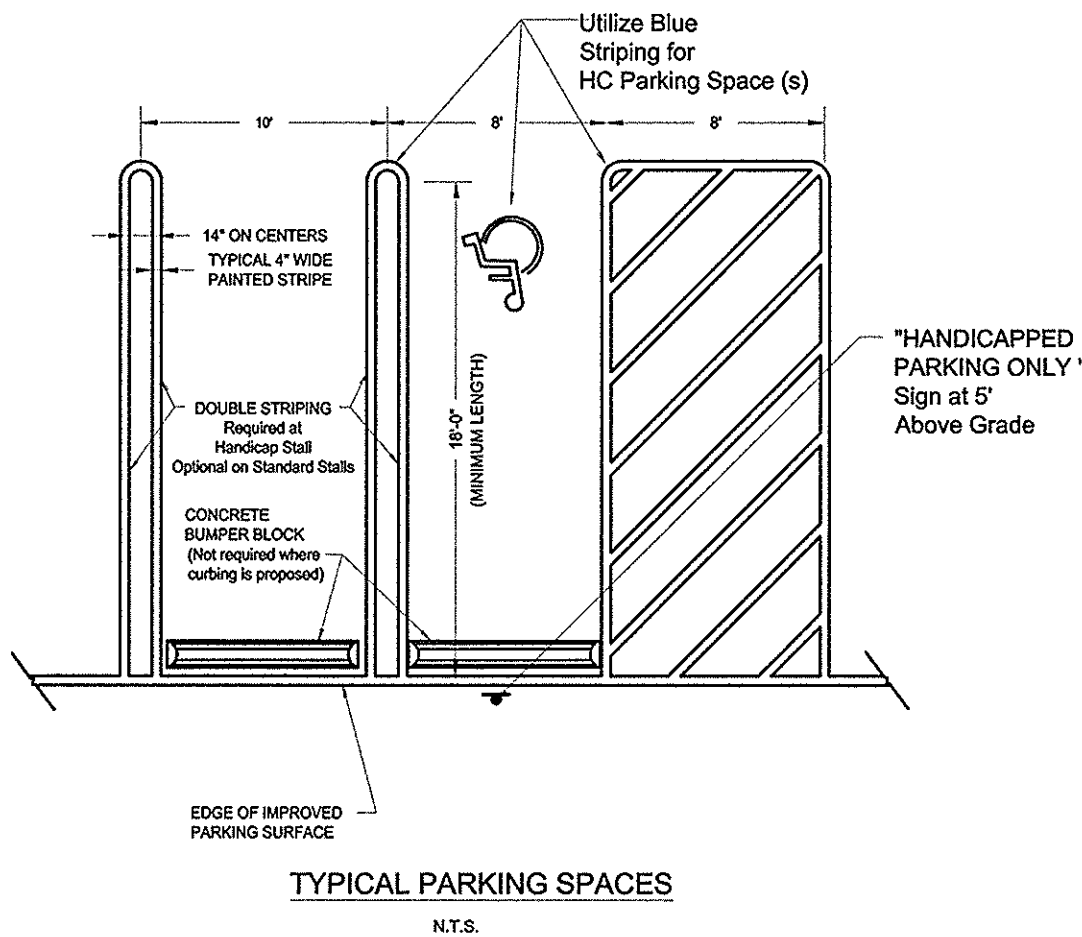


TYPE : R7-B
SIZE : 12'x14'

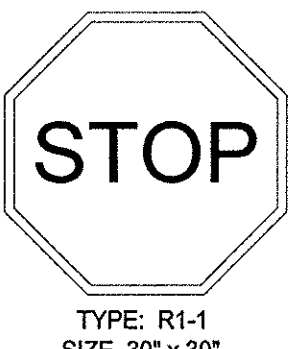
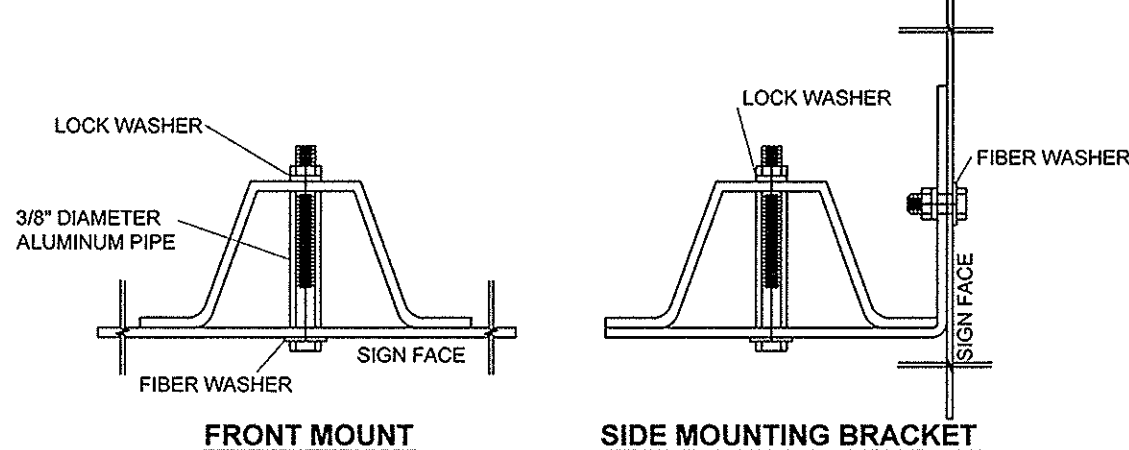
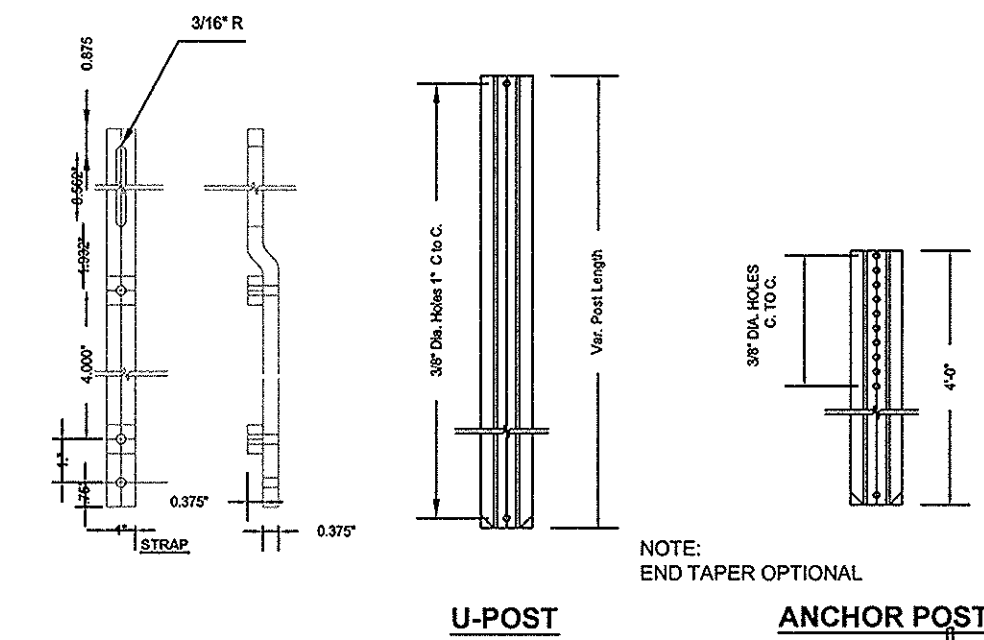


TYPE : R7-4P
SIZE : 12'x14'

HANDICAPPED PARKING SIGN
N.T.S.



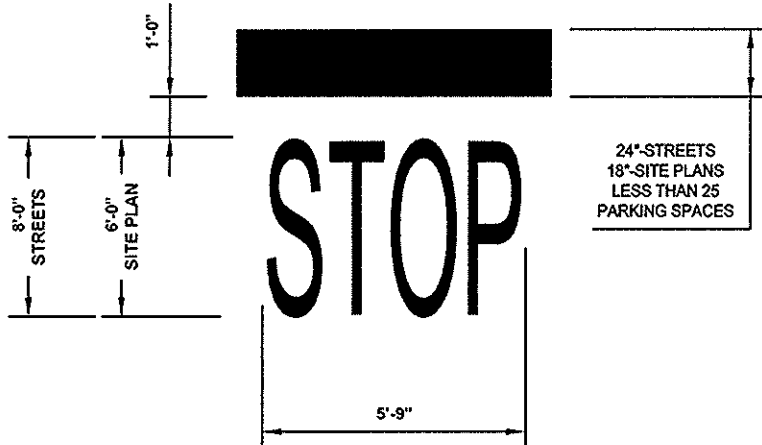
- GENERAL NOTES**
1. DRIVE THE ANCHOR POST INTO THE GROUND (UTILIZING A DRIVE CAP) UNTIL 10-12" ANCHOR POST IS REMAINING ABOVE GROUND LEVEL.
 2. ALIGN THE CONNECT HOLE CLOSEST TO THE LONG SLOT IN THE RETAINER SPACER STRAP WITH THE TOP HOLE IN THE ANCHOR POST. THE STRAP IS THEN ATTACHED BY MAKING A BOLTED 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. EXCAVATE AS REQUIRED TO TIGHTEN BOLTS.
 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 CONNECT 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 4129403.



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



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



SCALE: 1"= 30'

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