

WARREN TOWNSHIP ZONING REQUIREMENTS				
ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
ZONING DISTRICT	NB	NB	NB	-
MIN. LOT AREA (S.F.)	20,000 B.F.	384,656 SF	384,656 SF	-
MIN. LOT WIDTH (FT)	100 FT	453.06 FT	453.06 FT	-
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE				
MIN. FRONT YARD SETBACK (FT)	60 FT	49.30 FT (ENC)	49.30 FT (ENC)	-
MIN. SIDE YARD SETBACK - ONE SIDE (FT)	10 FT	27.63 FT	92.03 FT	-
MIN. SIDE YARD SETBACK - BOTH SIDES (FT)	25 FT	N/A	N/A	-
MIN. REAR YARD SETBACK (FT)	25 FT	228.04 FT	228.04 FT	-
BUILDING SETBACKS FOR ACCESSORY STRUCTURE				
MIN. SIDE YARD SETBACK (FT)	10 FT	27.63 FT	N/A	-
MIN. REAR YARD SETBACK (FT)	50 FT	60.89 FT	60.89 FT	-
MAX. BUILDING HEIGHT (FT) (STORY)	25 FT / 2.0 STORY	< 25 FT / 2.0 STORY	44.07 FT / 3 STORY	(V)
MAX. FLOOR AREA RATIO (F.A.R.)	0.20	0.068	0.168	-
MAX. % OF IMPERVIOUS COVERAGE BY BLDG	20%	6.6%	12.3%	-
MAX. % OF IMPERVIOUS COVERAGE	00%	45.35%	61.76%	-

IMPERVIOUS MATERIALS				
ITEM	EXISTING (SF)	PERCENTAGE	PROPOSED	PERCENTAGE
BUILDINGS	30,825 SF	8.43%	41,822 SF	12.20%
DECK/COVERED PATIOS	8,660 SF	2.22%	9,549 SF	2.73%
PAYEMENT: ASPHALT	97,424 SF		104,424 SF	
CONCRETE/SLATE/PAVERS	25,018 SF	31.71%	20,712 SF	59.64%
GRAVEL	3,314 SF		2,416 SF	
POOL	700 SF		749 SF	
TOTAL IMPERVIOUS COVERAGE	155,454 SF	45.35%	166,763 SF	61.76%

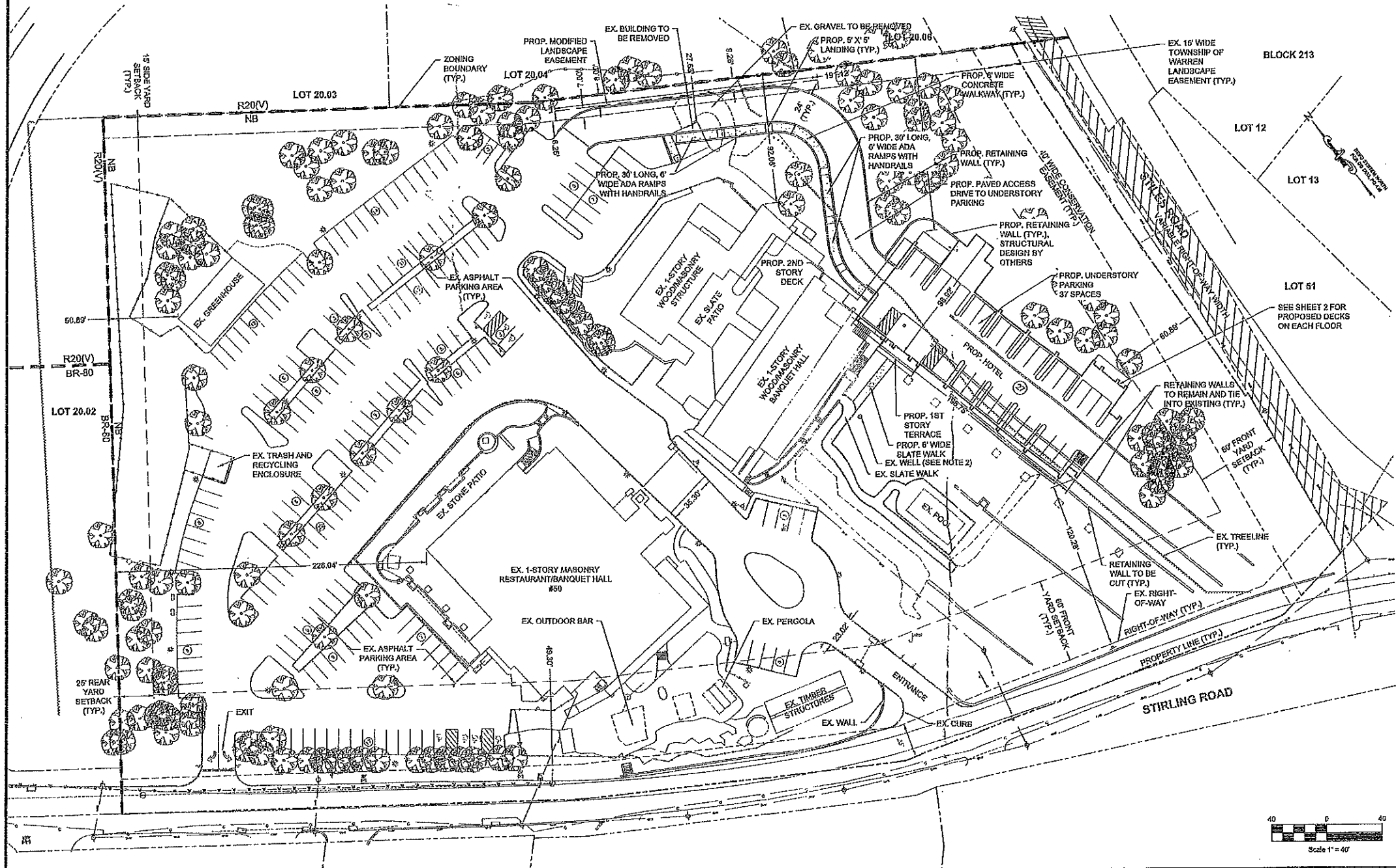
WARREN TOWNSHIP PARKING REQUIREMENTS			
USE	REQUIREMENT	UNITS	REQUIRED SPACES
EXISTING			
PUBLIC CONGREGATION	1 SPACE/250 SF	32,091 SF	128 SPACES
PROPOSED			
HOTEL	1 SPACE/ROOM	48 ROOMS	48 SPACES
	1 SPACE/EMPLOYEE	15 EMPLOYEES	15 SPACES
TOTAL REQUIRED SPACES			191 SPACES
EXISTING SPACES			183 SPACES
PROPOSED SPACES			27 SPACES
TOTAL SPACES			220 SPACES

- GENERAL NOTES:**
- OWNER/APPLICANT: MADDY REALTY L.L.C. 50 STIRLING ROAD WARREN TOWNSHIP, NJ 07059 PHONE: 201-448-9761
 - BOUNDARY & TOPOGRAPHY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR BLOCK 212, LOTS 20.01, LOCATED IN WARREN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY," PREPARED BY ENGINEERING & LAND PLANNING ASSOCIATES, INC., DATED JULY 18, 2018 OR LAST REVISED.
 - THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE # 2 ABOVE).
 - THE SUBJECT PARCEL, BLOCK 212 LOTS 20.01 CONSISTS OF 387,602 SF (8.90 AC.).
 - NO DEED RESTRICTIONS OR COVENANTS ARE PROPOSED FOR THE SITE.

- NOTES:**
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."
 - THE ON-SITE WELL IS NOT A SOURCE OF DRINKING WATER.

200' PROPERTY OWNERS LIST
BLOCK: 212 LOT: 20.01 & 20.02
TOWNSHIP OF WARREN, SOMERSET COUNTY, NEW JERSEY

BLOCK	LOT	PROPERTY OWNER ADDRESS	UTILITIES
96	34	TOWNSHIP OF WARREN 46 MOUNTAIN BLVD WARREN, NJ 07059	SOMERSET COUNTY PLANNING BOARD PO BOX 3000 SOMERVILLE, NJ 08876-1262
96	35	LOG CABIN GUN CLUB PO BOX 615 CHATHAM, NJ 07028	PUBLIC SERVICE GAS & ELECTRIC, T24A MORTON A PLANNER, GM PROPERTY RISK MANAGEMENT NEWARK, NJ 07102
96	38.03	STIRLING ROAD PROPERTIES, L.L.C. 1889 PARK AVE C/O L DYKES WEEHAWKIN, NJ 07087	JERSEY CENTRAL POWER & LIGHT RICHARD S COHEN, SECRETARY 300 MADISON AVENUE MORRISTOWN, NJ 07962
96	40	SENDAS CORP. 55 STIRLING ROAD WARREN, NJ 07059	NEW JERSEY AMERICAN WATER DONNA SHORT - GIS SUPERVISOR 1028 LAUREL OAK ROAD VOORHEES, NJ 08043
98	42	MICHAEL JAMES LLC PO BOX 121 BERKELEY HEIGHTS, NJ 07922	ELIZABETHTOWN GAS COMPANY KENNETH G WARD, SECRETARY ELIZABETH PLAZA UNION, NJ 07083
212	6	ANTONIO M MIRANDA 30 OLD SMALLLETOWN RD WARREN, NJ 07059	CABLEVISION PAUL KOSTYZ 10 CIVIC CTR DR, APT #20 EAST BRUNSWICK, NJ 08816
212	18	NORA S MORKOS 40 PINE STREET TINTON FALLS, NJ 07753	VERIZON LEA ANN MOLINEAUX 1717 ARCH STREET PHILADELPHIA, NJ 19103
212	19	TOWNSHIP OF WARREN 46 MOUNTAIN BLVD WARREN, NJ 07059	SOMERSET RARITAN SEWERAGE AUTHORITY EDWARD J ROAN, SPECIAL PROJECT MGR PO BOX 6400 BRIDGEWATER, NJ 08807
212	20.01	MADDY REALTY, LLC 50 STIRLING RD WARREN, NJ 07059	
212	20.02	ALBERT KELLY C/O CHANTLER CHATEAU 50 STIRLING RD WARREN, NJ 07059	
212	20.03	MICHELLE D & S DAVID MESSAROSH 3 DILLON CT WARREN, NJ 07059	
212	20.04	JAMES & LYNNE MAURO 5 DILLON CT WARREN, NJ 07059	
212	20.05	THOMAS B & LOUISA ESTEVEZ YOUNG 7 DILLON CT WARREN, NJ 07059	
212	20.06	TOWNSHIP OF WARREN 46 MOUNTAIN BLVD WARREN, NJ 07059	
212	20.08	SANJAY B & ANURADHA M SHARMA 10 DILLON COURT WARREN, NJ 07059	
212	20.09	PAUL & MELISSA SCHAFFHAUSER 8 DILLON COURT WARREN, NJ 07059	
212	20.10	SANJAY SHAH & BASU NIPA 8 DILLON COURT WARREN, NJ 07059	
212	20.11	BRETT & CHERYL OPELL 4 DILLON COURT WARREN, NJ 07059	
212	20.12	TOWNSHIP OF WARREN 46 MOUNTAIN BLVD WARREN, NJ 07059	
213	11	ERLINDA PAULO 10 STILES ROAD WARREN, NJ 07059	
213	12	CHRISTYNE WYLUDE 410 PEBBLE CREEK CT PENNINGTON, NJ 08534	
213	13	LILYA & CHRISTOPHER M WILLIAMS 4 CAROL TERRACE WARREN, NJ 07059	
213	51	TOWNSHIP OF WARREN 46 MOUNTAIN BLVD WARREN, NJ 07059	



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CERTIFICATE OF AUTHORIZATION NO. 24632821500 EXP. 03/31/2020

NO.	REVISION	BY	DATE
2	TOWNSHIP COMMENTS	PAM	05/04/20
1	REVISION PER CLIENT REQUEST	CHM	02/20/20

DATE: 05/04/2020

CHRISTOPHER R. NUSSER
PROFESSIONAL ENGINEER
N.J. P.E. NO. 246049026

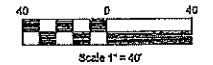
PROJECT: THE STONE HOUSE AT STIRLING RIDGE
BLOCK 212 LOT 20.01
TAX MAP SHEET NO. 123
WARREN TOWNSHIP

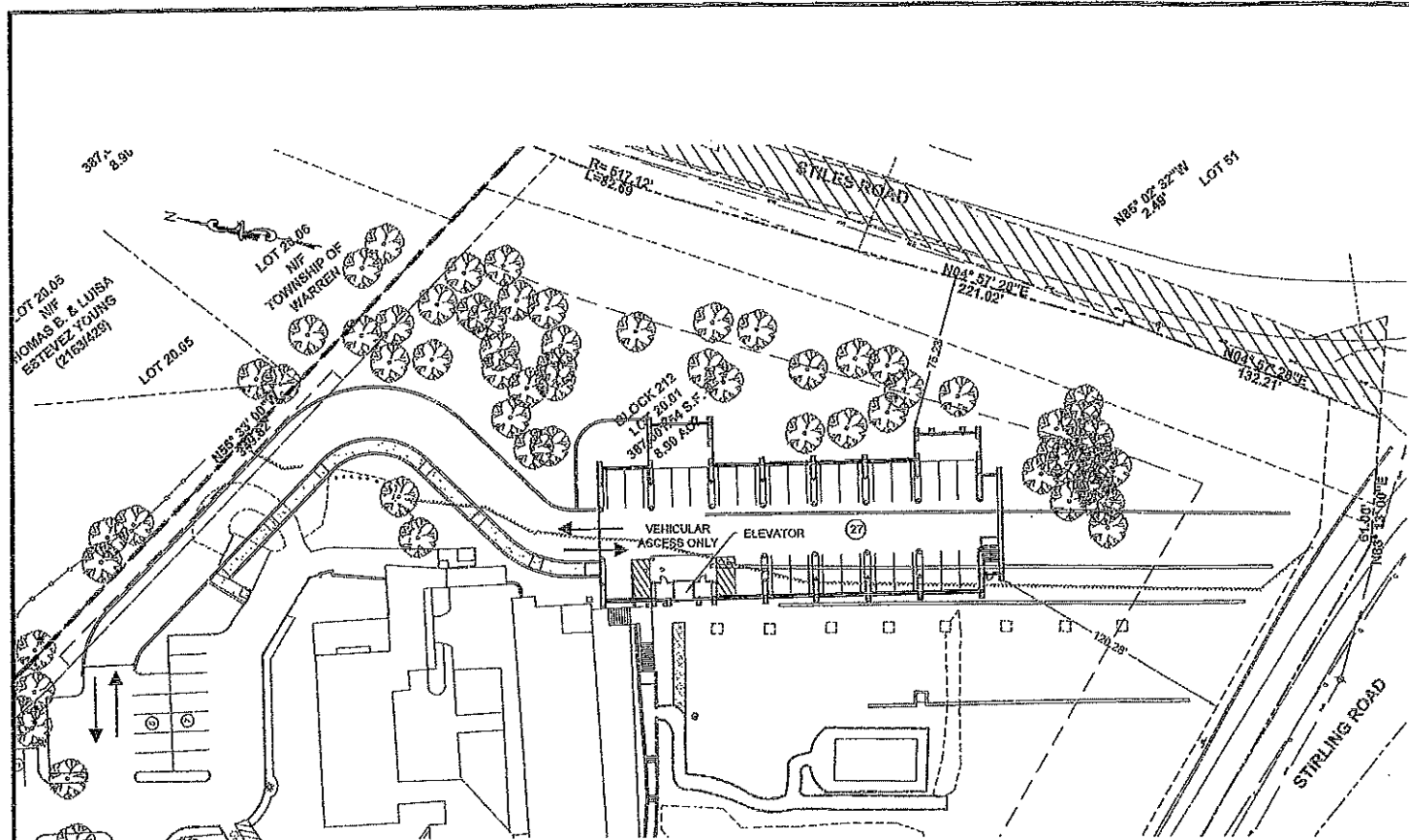
SOMERSET COUNTY NEW JERSEY

TITLE: VARIANCE SITE PLAN

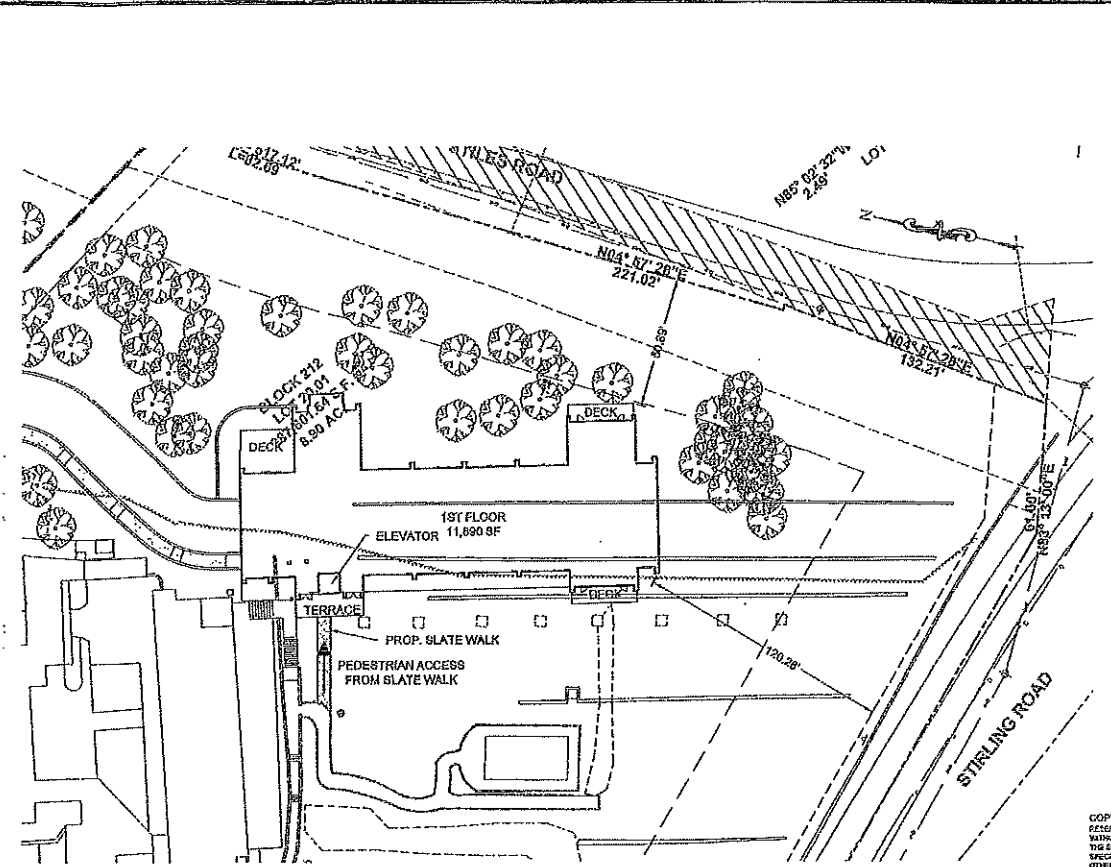
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SCALE:	1"=40'		6
DESIGNED:	MMS		
CHECKED:	CRN		
FILENAME:	SITE.DWG		
DATE:	05/09/19		

BA 1927
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BOARD OF ADJUSTMENT

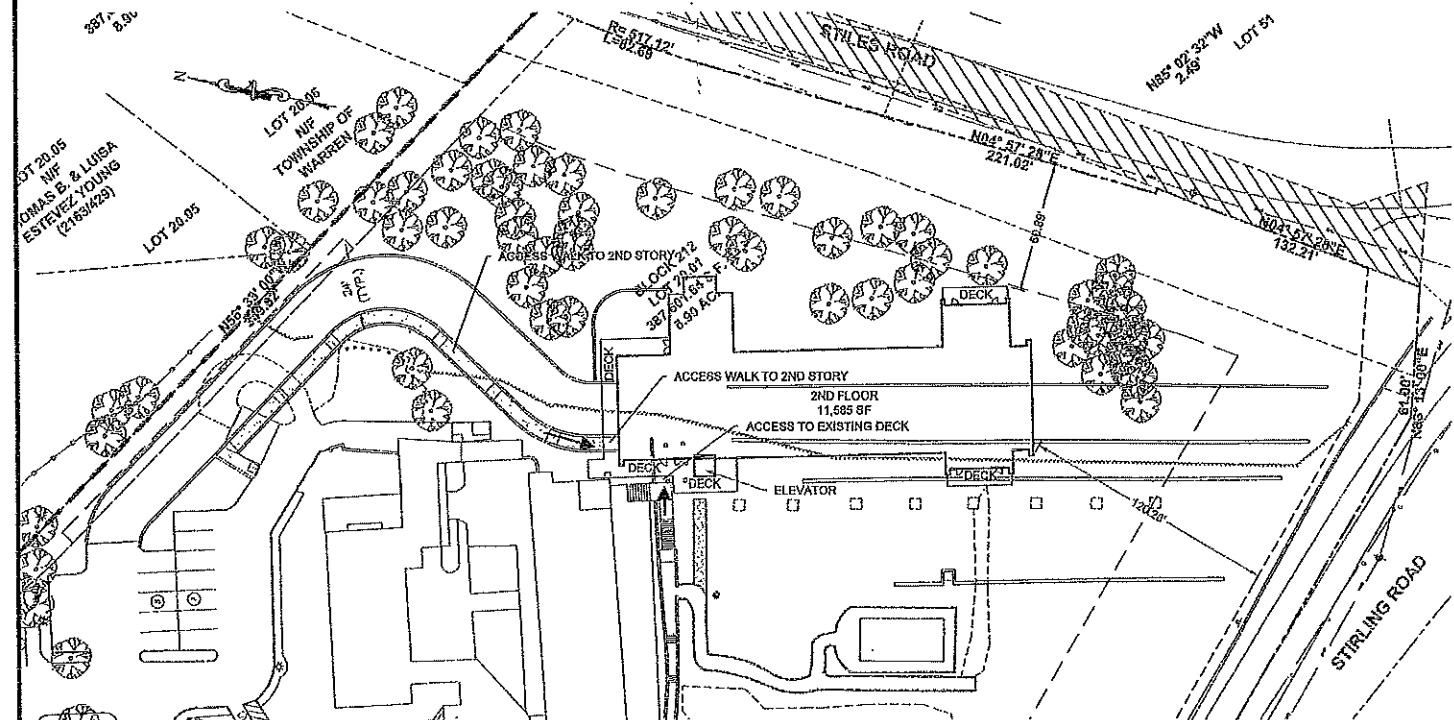




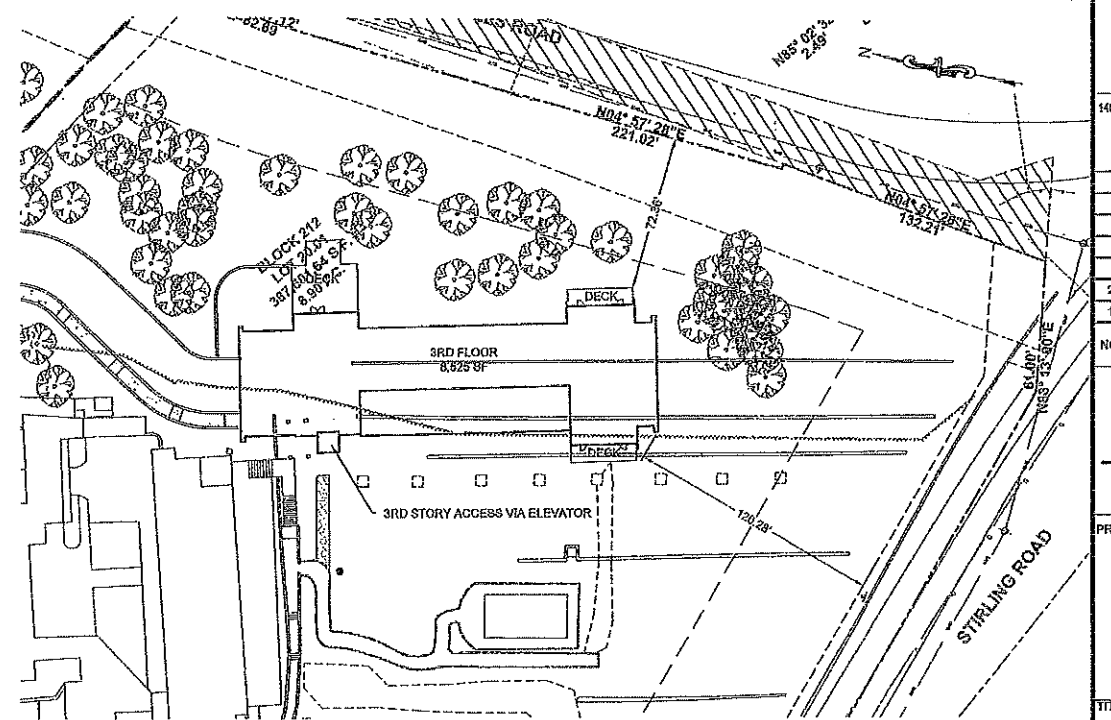
UNDERSTORY PARKING



FLOOR 1



FLOOR 2



FLOOR 3



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NO.	REVISION	BY	DATE
2	TOWNSHIP COMMENTS	PAM	05/04/20
1	REVISION PER CLIENT REQUEST	CM	02/20/20

DATE: 05/04/2020
 SIGNATURE: Christopher R. Nussler
 CHRISTOPHER R. NUSSLER
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GE049025

PROJECT:
 THE STONE HOUSE AT STIRLING RIDGE
 BLOCK 212 LOT 20.01
 TAX MAP SHEET NO. 123
 WARREN TOWNSHIP

SOMERSET COUNTY NEW JERSEY

TITLE:

BUILDING ACCESS PLAN

JOB NO.:	0118193	DRAWING NO.:	2 6
SCALE:	1"=40'		
DESIGNED:	MMS		
CHECKED:	CRN		
FILENAME:	SITE.DWG		
DATE:	05/09/19		



Scale 1" = 40'

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NO.	REVISION	BY	DATE
2	TOWNSHIP COMMENTS	PAM	08/04/20
1	REVISION PER CLIENT REQUEST	CMM	02/20/20

DATE: 05/04/2020
 DATE:
 CHRISTOPHER R. NUSSEER
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GE040025

PROJECT:
 THE STONE HOUSE AT STIRLING RIDGE
 BLOCK 212 LOT 20.01
 TAX MAP SHEET NO. 123
 WARREN TOWNSHIP
 SOMERSET COUNTY NEW JERSEY

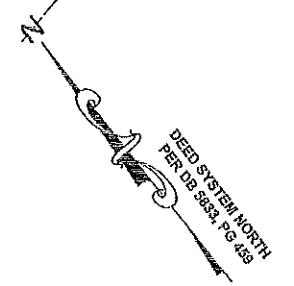
TITLE:
TREE REMOVAL PLAN

JOB NO.: 0118103 DRAWING NO.: 3/6
 SCALE: 1"=40'
 DESIGNED: MMS
 CHECKED: CRN
 FILENAME: DEMOLITION.DWG
 DATE: 05/06/19

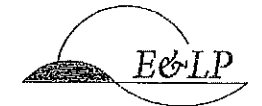
NO.	TREE TYPE	CALIPER	NO.	TREE TYPE	CALIPER
1	PINE	5	26	OAK	16
2	PINE	5	27	OAK	10
3	PINE	19	28	OAK	18
4	PINE	18	29	OAK	18
5	PINE	24	30	PINE	5
6	OAK	18	31	MAPLE	14
7	OAK	19	32	OAK	16
8	OAK	8	33	OAK	8
9	OAK	18	34	OAK	10
10	MAPLE	12	35	OAK	16
11	OAK	20	36	OAK	12
12	MAPLE	8	37	OAK	8
13	MAPLE	8	38	OAK	2
14	MAPLE	10	39	OAK	16
15	OAK	28	40	OAK	14
16	SASSAFRASS	6	41	OAK	12
17	MAPLE	6	42	OAK	18
18	OAK	18	43	OAK	12
19	OAK	18	44	OAK	10
20	OAK	18	45	OAK	20
21	MAPLE	6	46	OAK	24
22	OAK	28	47	MAPLE	8
23	MAPLE	8	48	MAPLE	10
24	MAPLE	24	49	OAK	26
25	MAPLE	14			



BUILDING HEIGHT CALCULATIONS:
 AVERAGE GRADE CALCULATION:
 $(360.00+370.00+363.25+346.75+336.00+356.00)/6=355.33$
 FINISHED FLOOR ELEVATION: 368.40
 HEIGHT FROM FINISHED FLOOR TO AVERAGE
 DISTANCE BETWEEN THE EAVES AND RIDGE: 31 FEET
 ROOF ELEVATION: 368.40+31.00= 399.40
 BUILDING HEIGHT= 399.40-355.33=44.07



Scale 1"=20'
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NO.	REVISION	BY	DATE
2	TOWNSHIP COMMENTS	FAM	05/04/20
1	REVISION PER CLIENT REQUEST	CMH	02/20/20

05/04/2020
 DATE

 CHRISTOPHER R. NUSSERT
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 246048025

PROJECT:
 THE STONE HOUSE AT STIRLING RIDGE
 BLOCK 212 LOT 20.01
 TAX MAP SHEET NO. 123
 WARREN TOWNSHIP
 SOMERSET COUNTY NEW JERSEY

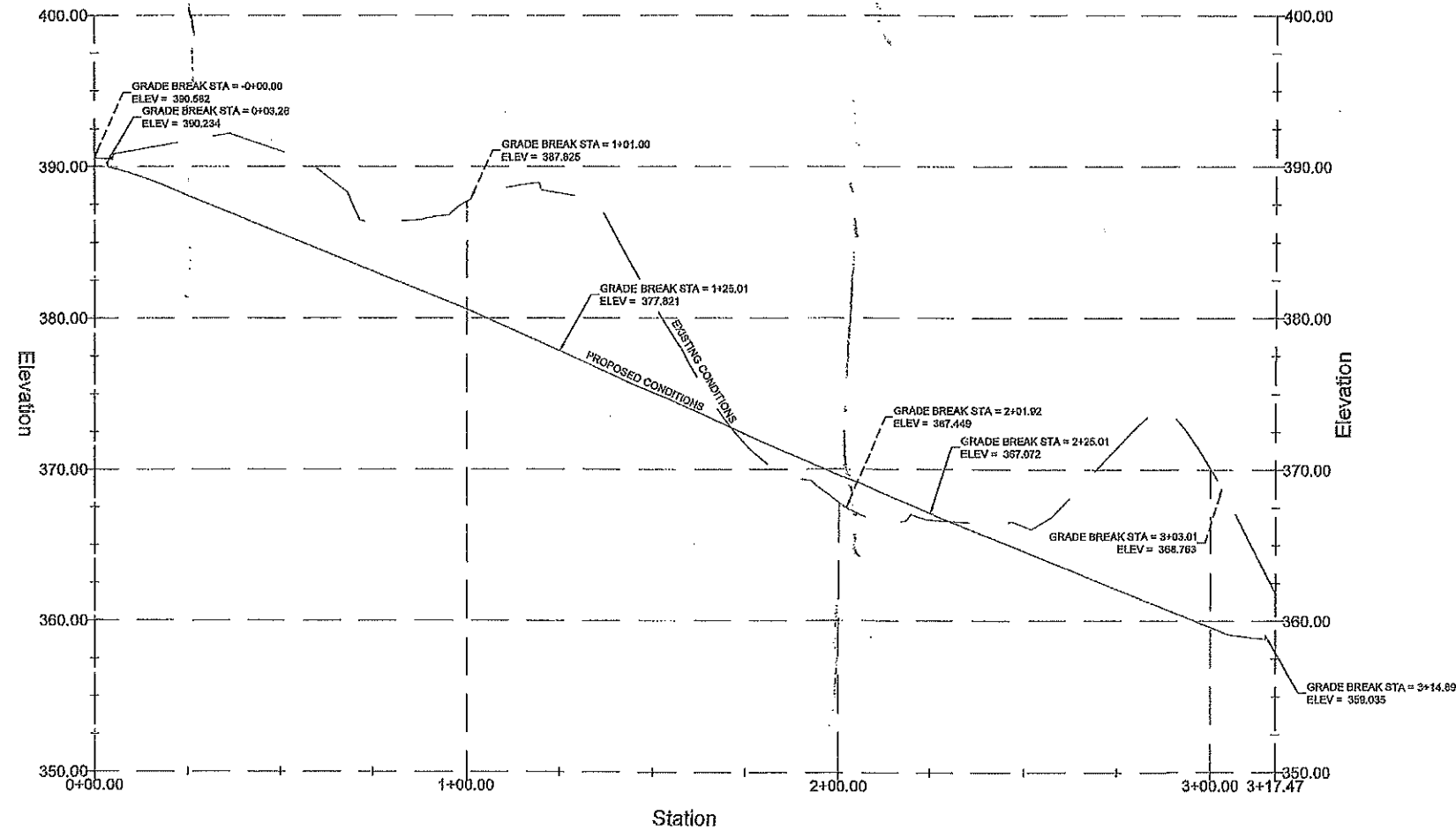
TITLE:
VARIANCE GRADING PLAN

JOB NO:	0118193	DRAWING NO.:	4 6
SCALE:	1"=20'		
DESIGNED:	MMS		
CHECKED:	CRN		
FILE NAME:	GRADING AND DRAINAGE.DWG		
DATE:	05/09/19		



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Profile View of Driveway Alignment



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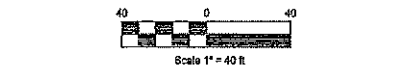
05/04/2020
 DATE
 CHRISTOPHER R. NUSSEER
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PROJECT:
 THE STONE HOUSE AT STIRLING RIDGE
 BLOCK 212 LOT 20.01
 TAX MAP SHEET NO. 123
 WARREN TOWNSHIP
 SOMERSET COUNTY NEW JERSEY

TITLE:
 DRIVEWAY PROFILE

JOB NO.: 0118193	DRAWING NO.:
SCALE: 1"=20'	5 6
DESIGNED: MMS	
CHECKED: CRN	
FILENAME: GRADING AND DRAINAGE.DWG	
DATE: 05/09/19	

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NO.	REVISION	BY	DATE
2	TOWNSHIP COMMENTS	PAM	05/04/20
1	REVISION PER CLIENT REQUEST	CMM	02/20/20

05/04/2020
 DATE

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PROJECT:
 THE STONE HOUSE AT STIRLING RIDGE
 BLOCK 212 LOT 20.01
 TAX MAP SHEET NO. 123
 WARREN TOWNSHIP
 SOMERSET COUNTY NEW JERSEY

TITLE:
LANDSCAPING PLAN

JOB NO.:	0116193	DRAWING NO.:	6 6
SCALE:	1"=40'		
DESIGNED:	MMS		
CHECKED:	CRN		
DATE:	05/09/19		

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
EVERGREEN TREES						
TODS	39	DEERROOT'S SPIRE ARBORVITAE	THUJA OCCIDENTALIS 'DEERROOT'S SPIRE'	8-10' HT. B&B	5'	
NATIVE SHRUBS						
RI	27	ROSEBAY RHODODENDRON	RHODODENDRON MAXIMUM	3-4' HT. CONT. 4x5B&B	AS SHOWN	Resistant variety acceptable if native variety unavailable

TREE SCHEDULE - REPLACEMENTS						
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	
CANOPY TREES						
	4	SUGAR MAPLE	ACER SACCHARUM	2.5' CAL. B&B	AS SHOWN	
	6	AMERICAN BEECH	FAGUS GRANDIFOLIA	2.5' CAL. B&B	AS SHOWN	
ORNAMENTAL TREES						
	4	REDBUD	CERCIS CANADENSIS	2.5' CAL. B&B	AS SHOWN	
EVERGREEN TREES						
	14	ATLANTIC WHITE CEDAR	CHAMAECYPARIS THYROIDES	6' HT B&B	AS SHOWN	
	9	EASTERN WHITE PINE	PINUS STROBUS	6' HT B&B	AS SHOWN	
	11	CANADIAN HEMLOCK	TSUGA CANADENSIS	6' HT B&B	AS SHOWN	
TOTAL	48					

NOTES: TREES PLANTED AS TREE REPLACEMENTS IN EXISTING WOODED AREA ARE SHOWN IN APPROXIMATE LOCATIONS. TREE PLACEMENT AND TREE SIZES SHALL BE ASSESSED BY LANDSCAPE ARCHITECT TO MAXIMIZE EXISTING TREE HEALTH AND MINIMIZE FOREST DISTURBANCE.

TREE REPLACEMENT NOTES

WARREN TOWNSHIP CODE 16-7.2 y) TREE REPLACEMENT: THE FOLLOWING REQUIREMENTS ARE APPLICABLE TO ALL SITE PLANS AND SUBDIVISIONS, BOTH MAJOR AND MINOR:

- THE SQUARE FOOTAGE OF EACH PARCEL OF LAND TO BE DEVELOPED, NOT EXISTING AND REMAINING IN A WOODED STATE AFTER COMPLETION OF DEVELOPMENT, SHALL BE COMPUTED AND SET FORTH ON THE DEVELOPMENT PLAN. ONLY TREES TALLER THAN 20 FEET SHALL CONSTITUTE WOODED AREA. FOR THE PURPOSE OF DETERMINING THE WOODED AREA OF A PARCEL, 1,600 SQUARE FEET AROUND EACH TREE OVER 20 FEET IN HEIGHT SHALL BE DEEMED TO BE WOODED. ALSO, AN AREA OF 2,500 SQUARE FEET FOR BUILDING CLEARANCE SHALL BE DEDUCTED FROM THE ABOVE COMPUTATION.
- FOR EACH 1,600 SQUARE FEET OF UNWOODED AREA THUS COMPUTED, THE DEVELOPER OR SUBDIVIDER SHALL CAUSE TO BE PLANTED, PROTECTED AND MAINTAINED OR REPLACED ONE TREE ACCORDING TO THE FOLLOWING DESCRIPTIONS OF SIZE, SPECIES AND PLACEMENT:
 - NO FEWER THAN THREE SPECIES OF TREE SHALL BE INCLUDED IN ANY ONE ACRE OF LAND; IDENTICAL SPECIES SHOULD NOT BE CONTIGUOUS.
 - NO SUCH TREE SHALL BE PLANTED CLOSER THAN 20 FEET TO A LOT LINE, STRUCTURE OR CONTIGUOUS TREE THAN EQUAL DISTANCES AND STRAIGHT LINES SHALL BE AVOIDED.
 - NO MORE THAN 50% OF EACH HARDWOOD SPECIES SHALL BE LESS THAN 3 1/2 INCHES CALIPER AND NO HARDWOOD TREE SHALL BE LESS THAN 2 1/2 INCHES CALIPER. D.B.H. NO EVERGREEN TREE SHALL BE LESS THAN SIX FEET IN HEIGHT IF PRUNED NURSERY STOCK OR EIGHT FEET UNPRUNED STOCK.
 - 80% OF ALL TREES SHALL BE OF NATIVE SPECIES SUCH AS MAPLE, OAK, ASH, BEECH, OR OTHER NATIVE HARDWOOD VARIETY, OR EVERGREEN OF VERTICAL HABIT SUCH AS PINE OR SPRUCE (OR IN APPROVED PROTECTED LOCATION, HEMLOCK). TREES THUS PROVIDED SHALL NOT BE USED AS FOUNDATION PLANTINGS.
- IN THE EVENT THE RESIDENTIAL HOME PURCHASER OF A LOT IN A SUBDIVISION (THIS PARAGRAPH NOT BEING APPLICABLE TO SITE PLANS), SHALL PREFER FEWER THAN THE NUMBER OF TREES AS PROVIDED FOR ABOVE ON HIS LOT, OR THAT NO TREES BE PLANTED, THE DEVELOPER SHALL INCREASE THE NUMBER OF TREES PLANTED ON ADJACENT OR NEARBY LOTS TO THAT SAME AMOUNT, SO THAT THE SUBDIVIDED TRACT SHALL MAINTAIN THE AGGREGATE NUMBER OF TREES AS PROVIDED FOR IN THIS SECTION.
- TREE SPECIMENS SHALL BE OF QUALITY NURSERY STOCK WITH STRAIGHT TRUNKS AND SHALL BE BALLED, BURLAPPED, WELL-BRANCHED AND WITH A HEALTHY ROOT SYSTEM. BACKFILL UPON PLANTING WILL CONSIST OF 60% HUMUS FOR EACH TREE. SOIL IS NOT TO BE PLACED AROUND THE BASE OF THE TREE ABOVE NORMAL GROUND LEVEL.
- ALL TREES ARE TO BE THOROUGHLY WATERED AT THE TIME OF PLANTING AND AT ADEQUATELY FREQUENT INTERVALS THEREAFTER. TREES NOT SURVIVING OR SHOWING SIGNIFICANT DIE-BACK AFTER 18 MONTHS FROM PLANTING SHALL BE REPLACED BY THE DEVELOPER WITH EQUIVALENT STOCK.
- EACH HARDWOOD TREE WILL BE STAKED APPROXIMATELY FIVE FEET FROM THE GROUND WITH TWO STAKES EACH TWO INCHES BY TWO INCHES IN GIRTH AND EIGHT FEET IN LENGTH. TREES WILL BE WIRED TO BOTH STAKES WITH THE WIRE PASSING THROUGH A RUBBER HOSE SECTION WHERE ATTACHED TO THE TREE.
- THE PLANNING BOARD OR BOARD OF ADJUSTMENT, FOR GOOD CAUSE, SHALL HAVE THE RIGHT TO MAKE ADJUSTMENTS TO THE ABOVE REQUIREMENTS AS A RESULT OF ANY SPECIAL CIRCUMSTANCES ENCOUNTERED IN THE DEVELOPMENT PROCESS. THE PLANNING BOARD OR BOARD OF ADJUSTMENT SHOULD SEEK THE ADVICE OF THE ENVIRONMENTAL COMMISSION BEFORE MAKING ADJUSTMENTS.