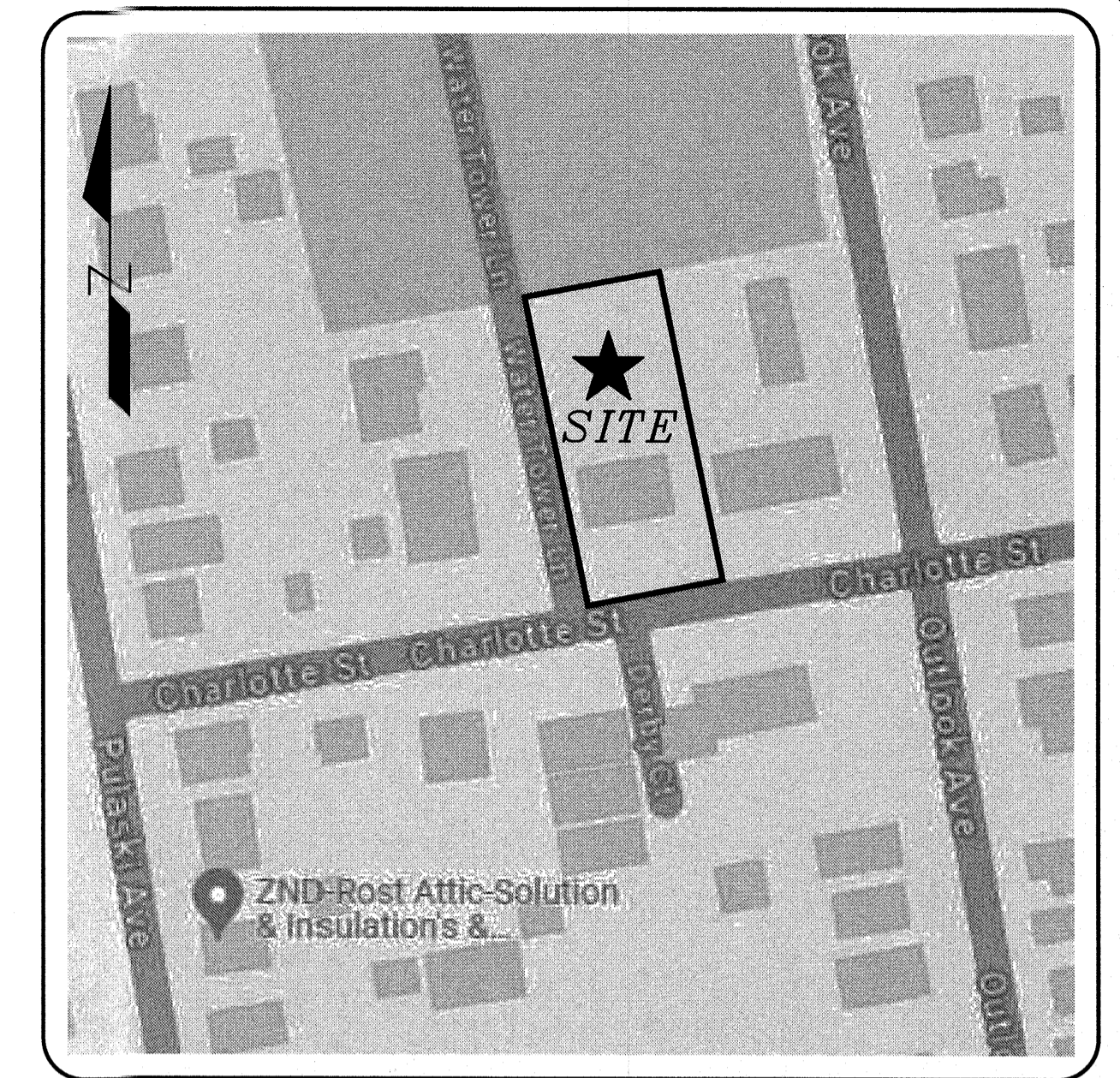


TAX MAP SHEET NO. 44
SCALE: 1" = 150' ±

16 CHARLOTTE STREET MINOR SUBDIVISION BLOCK 125, LOTS 6, 6.01, 7, 7.01, 8 & 9 BOROUGH OF SAYREVILLE MIDDLESEX COUNTY, NEW JERSEY



KEY MAP
SCALE: 1" = 200' ±

PROPERTY OWNERS WITHIN 200 FT:

BLOCK 118 LOT 1 BECKER AVENUE	ST STANISLAUS KOSTKA CHURCH 225 MAC ARTHUR AVENUE SAYREVILLE, NJ 08872	BLOCK 124 LOT 13.01 21 OUTLOOK AVE	TOCCO, KAREN M 21 OUTLOOK AVE SAYREVILLE, NJ 08872	BLOCK 128 LOT 21, 22 46 PULASKI AVE	GORSKI, SUSAN 46 PULASKI AVE SAYREVILLE, NJ 08872
BLOCK 122 LOT 27, 28, 29, 31 44 OUTLOOK AVE	BAILEY, THERESA R 44 OUTLOOK AVE SAYREVILLE, NJ 08872	BLOCK 124 LOT 13.02 9 CHARLOTTE ST	OLCHASKY, RICHARD 229 FIRST STREET SOUTH AMBOY, NJ 08879	BLOCK 125 LOT 10, 11 18 CHARLOTTE ST	MARQUES, VICTOR 18 CHARLOTTE ST SAYREVILLE, NJ 08872
BLOCK 122 LOT 29.02, 30 42 OUTLOOK AVE	RETELER, SCOTT A 42 OUTLOOK AVE SAYREVILLE, NJ 08872	BLOCK 125 LOT 12, 13 37 OUTLOOK AVE	MEDINA, BERNICE 37 OUTLOOK AVE SAYREVILLE, NJ 08872	BLOCK 126 LOT 1 38 OUTLOOK AVE	BECKER AVENUE
BLOCK 122 LOT 31 40 OUTLOOK AVE	ERICKSON, KEITH R & KRISTEN 40 OUTLOOK AVE SAYREVILLE, NJ 08872	BLOCK 126 LOT 1 38 OUTLOOK AVE	BECKER AVENUE	BLOCK 127 LOT 1, 2 WATER TOWER LANE	CASTOIRE, FELISHA L 2 WATER TOWER LANE SAYREVILLE, NJ 08872
BLOCK 122 LOT 32, 33 38 OUTLOOK AVE	KELLY, CHRISTOPHER S & CARMEN 38 OUTLOOK AVE SAYREVILLE, NJ 08872	BLOCK 127 LOT 3, 4, 5 10 CHARLOTTE ST	STARZEC JR, WALTER J 10 CHARLOTTE ST SAYREVILLE, NJ 08872	BLOCK 128 LOT 14 34 PULASKI AVE	KATSEN, DMITRY & DURNING, PATRICIA 34 PULASKI AVE SAYREVILLE, NJ 08872
BLOCK 122 LOT 34, 35 34 OUTLOOK AVE	NEBUS, MATTHEW & MARYANN 34 OUTLOOK AVE SAYREVILLE, NJ 08872	BLOCK 128 LOT 15 36 PULASKI AVE	ACEVEDO, SANDRA 36 PULASKI AVE SAYREVILLE, NJ 08872	BLOCK 128 LOT 16, 17 38 PULASKI AVE	YUAN, CHEN PIN 38 PULASKI AVE SAYREVILLE, NJ 08872
BLOCK 123 LOT 37, 38, 39 21 CHARLOTTE ST	BERG, NICHOLAS & CHACANIAS, DOMINIQUE 21 CHARLOTTE ST SAYREVILLE, NJ 08872	BLOCK 128 LOT 18 40 PULASKI AVE	CREAMER, WILLIAM D & KATHLEEN 40 PULASKI AVE SAYREVILLE, NJ 08872	BLOCK 128 LOT 19, 20 44 PULASKI AVE	KELIAN, CHARLENE J 44 PULASKI AVE SAYREVILLE, NJ 08872
BLOCK 123 LOT 38.02, 39 22 OUTLOOK AVE	VALENTINO, CHRISTOPHER & MELE NICOLE 22 OUTLOOK AVE SAYREVILLE, NJ 08872	BLOCK 124 LOT 10.02, 11 24 PULASKI AVE	FLORES, ROBERT & ARACELIS RODRIGUEZ 24 PULASKI AVE SAYREVILLE, NJ 08872	BLOCK 124 LOT 12 26 PULASKI AVE	SMERZYNSKI, STEPHEN 26 PULASKI AVE SAYREVILLE, NJ 08872
BLOCK 124 LOT 10.01 22 PULASKI AVE	LETIERI, ASHLEY & DANIEL 22 PULASKI AVE SAYREVILLE, NJ 08872	BLOCK 124 LOT 12 26 PULASKI AVE	SMERZYNSKI, STEPHEN 26 PULASKI AVE SAYREVILLE, NJ 08872	BLOCK 124 LOT 13 17 CHARLOTTE ST	KUCHTA, ROBERT M & KUCHTA, TIMOTHY 17 CHARLOTTE ST SAYREVILLE, NJ 08872

R-7 SINGLE-FAMILY RESIDENCE DISTRICT REQUIREMENTS

	REQUIRED	PROPOSED		VARIANCE REQ.
		LOT 6.02	LOT 8.01	
MINIMUM LOT AREA				
INTERIOR LOT CORNER LOT	7,500 S.F. 8,500 S.F.	7,503.08 S.F. -	- 7,990.00 S.F.	NO YES
MINIMUM LOT WIDTH				
INTERIOR LOT CORNER LOT	75 FT 85 FT	79.82 FT -	- 85 FT	NO NO
MINIMUM LOT DEPTH	100 FT	94.00 FT	85.00 FT	YES (2)
MINIMUM BUILDING SETBACKS				
FRONT YARD	20 FT	20 FT	19.7 FT	YES (1) *
SIDE YARD / TOTAL REAR YARD	8 / 20 FT 25 FT	14.8 / 29.8 FT 29 FT	18.13 / NA 24.1 FT	NO YES (1) *
HEIGHT LIMITATIONS				
MAX. BLDG. HEIGHT	35 FT (2.5 ST.)	< 35 FT (2 ST.)	< 35 FT (1 ST.)	NO
MAXIMUM LOT COVERAGE				
BUILDINGS	20%	26.67% (2,000 SF)	20.1% (1,606 SF)	YES (2)
BUILDINGS & PAVEMENT	45%	33.32% (2,500 SF)	40.39% (3,227 SF)	NO

OFF STREET PARKING REQUIREMENTS

USE	REQUIREMENT	NUMBER	SPACES REQUIRED
4 BR DWELLING	2.5 SPACES	2 UNITS	2 SPACES/EA.
		TOTAL REQUIRED	2 SPACES/EA.
		TOTAL PROVIDED	2 SPACES/EA.

IN ACCORDANCE WITH N.J.A.C. 5:21-4.14(g), GARAGE SPACES MAY COUNT AS PARKING SPACES

UTILITY NOTES

- EXISTING UTILITY INFORMATION IS BASED ON INFORMATION OF RECORD AND HAS BEEN GATHERED FROM NUMEROUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION AND REQUEST A MARKOUT BY CONTACTING N.J. ONE-CALL AT (800) 272-1000. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.

LIST OF UTILITY COMPANIES

- LIST OF SAYREVILLE UTILITIES (2023):**
- NJDEP**
36 West State Street
P.O. Box 42
Trenton, NJ 08625
 - Middlesex County Planning Board**
75 Bayard Street - 5th Floor
New Brunswick, NJ 08902
732-745-3812
 - NJDOT**
David Goldberg Transportation Center
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625
 - New Jersey Natural Gas Company**
1415 Wyckoff Road
Wall Township, NJ 07727
 - Cablevision**
275 Centennial Avenue CN8805
Piscataway, NJ 08855-6905
Attn: Construction Department
732-583-0906
 - Middlesex County Landfill**
53 Edgemoor Road
East Brunswick, NJ 08816-1636
732-246-4313
 - Consolidated Rail Corporation**
330 Fellowship Road, Suite 300
Mount Laurel, NJ 08054
 - Verizon New Jersey**
540 Broad Street - 20th Floor
Newark, NJ 07102
OR:
P.O. Box 152206
Irving, TX 75015
 - PSE&G**
15 Hoes Lane
New Brunswick, NJ 08902
732-721-7000
OR:
80 Park Plaza
P.O. Box 570
Newark, NJ 07102
 - JCP&L c/o FirstEnergy**
300 Madison Avenue
P.O. Box 1911
Morristown, NJ 07962-1911
Attn: Corporate Properties
732-723-8809 or 1-800-662-3115
 - Borough of Sayreville Water & Sewer**
3751 Bordentown Avenue
Parlin, NJ 08859
732-390-7060
 - Middlesex County Utilities Authority (MCUA)**
2571 Main Street
Sayreville, NJ 08872-0086
 - Transcontinental Gas Pipeline Corporation**
315 Cold Soil Road
Lawrenceville, NJ 08540
Attn: Robert Ford
1-800-440-8475
OR:
P.O. Box 1396
Houston, TX 77251

INDEX OF SHEETS

SHEET NO.	DESCRIPTION	DATE	LAST REVISED
1	COVER SHEET	05-08-24	10-10-24
2	EXISTING CONDITIONS PLAN	05-08-24	10-10-24
3	SUBDIVISION PLAN	05-08-24	10-10-24
4	SOIL EROSION & SEDIMENT CONTROL PLAN	10-10-24	-
5	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	10-10-24	-
6	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	10-10-24	-
1 OF 1	SUBDIVISION PLAT	10-25-24	-

SIGNATURE BLOCKS

APPLICATION NO. _____ APPROVED
BY THE BOROUGH OF SAYREVILLE
PLANNING BOARD AS A MINOR SUBDIVISION
ON _____ DATE _____

BOARD CHAIRMAN _____

BOARD SECRETARY _____

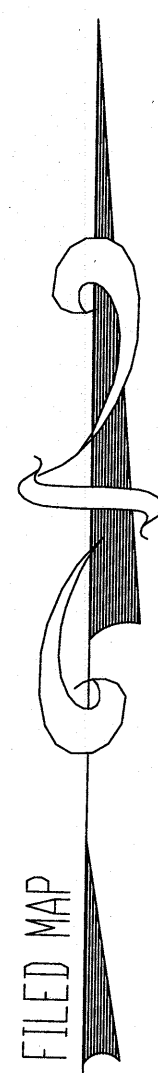
BOARD ENGINEER _____

GENERAL NOTES

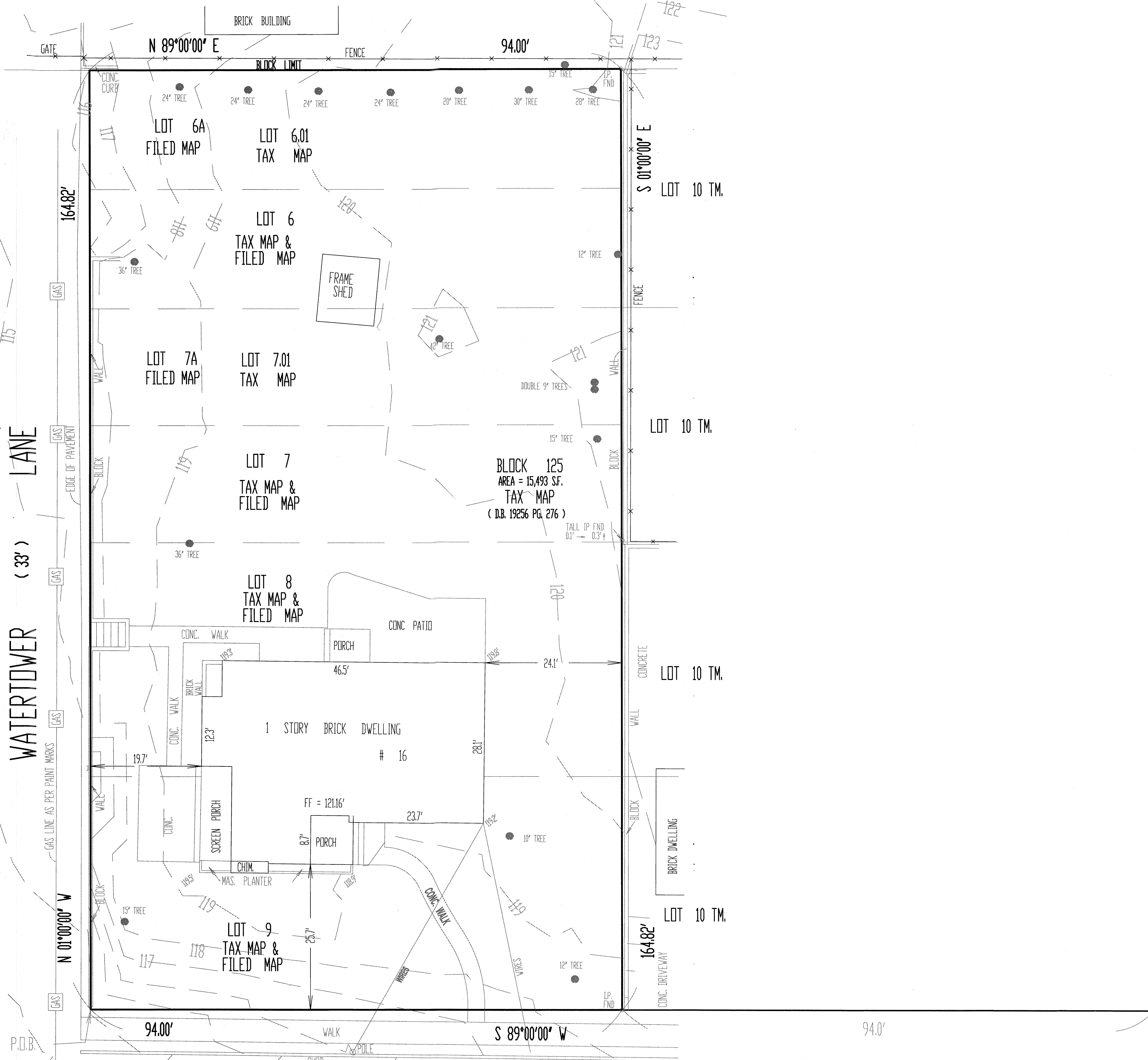
- SITE IS KNOWN AS BLOCK 125, LOTS 6, 6.01, 7, 7.01, 8 & 9 AS DEPICTED ON SHEET 44 OF THE BOROUGH OF SAYREVILLE TAX MAPS. TOTAL LOT AREA IS 15,493.08 S.F. (0.356 ACRES).
- OWNER/APPLICANT:
THOMAS J. FALLON
86 GIBAN STREET
EDISON, NJ 08837
- OUTBOUND & TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM A PLAN ENTITLED, "SURVEY OF PROPERTY FOR RELIABLE ASSET MANAGEMENT, SITUATED IN BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NJ, TAX LOT 6.01, 7.01, 8 & 9 - BLOCK 125, PREPARED BY THOMAS M. ERNST & ASSOCIATES - PROFESSIONAL LAND SURVEYORS, INC., DATED MARCH 11, 2024.
- HORIZONTAL CONTROL BASED ON N.J. STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM BASED ON NAVD 1988.
- THE SITE IS NOT LOCATED WITHIN A REGULATED F.E.M.A. FLOOD HAZARD AREA.
- THE PROPERTY IS LOCATED WITHIN THE R-7 "RESIDENTIAL 7,500 S.F. LOTS" ZONE DISTRICT.
- APPLICANT PROPOSES TO SUBDIVIDE THE PROPERTY INTO TWO (2) LOTS. THE NEW LOT IS PROPOSED FOR A SINGLE-FAMILY DWELLING.
- DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES, ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.
- DWELLING FOOTPRINT FOR NEW LOT IS CONCEPTUAL. AN INDIVIDUAL PLOT & GRADING PLAN WILL BE PROVIDED PRIOR TO BUILDING PERMITTING.
- CONSTRUCTION OF SITE IMPROVEMENTS AND BUILDINGS SHALL BE IN COMPLIANCE WITH THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (R.S.I.S.), APPLICABLE BUILDING CODES, FEDERAL AND STATE BARRIER FREE AND A.D.A. REQUIREMENTS, TOWNSHIP DESIGN STANDARDS, AND NOISE CODE.
- SOLID WASTE PICKUP SHALL BE BY THE BOROUGH.
- NEW WATER, SEWER & GAS SERVICE CONNECTIONS ARE PROPOSED FOR THE NEW LOT 6.02.
- PROPOSED LOT NUMBERS ARE SUBJECT TO REVIEW AND APPROVAL BY THE TOWNSHIP TAX ASSESSOR.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIAL'S AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
- STRUCTURAL / GEOTECHNICAL ENGINEER TO PROVIDE PLANS AND CALCULATIONS FOR ALL STRUCTURES AND FOUNDATIONS AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT INCLUDE BUILDING CALCULATIONS EITHER STRUCTURAL OR GEOTECHNICAL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR SAME.

1	10-10-24	REVISED FOR COMPLETENESS
NO.	DATE	DESCRIPTION
MINOR SUBDIVISION - 16 CHARLOTTE STREET COVER SHEET		
BLOCK 125, LOTS 6, 6.01, 7, 7.01, 8 & 9 TAX MAP SHEET NO. 44		
BOROUGH OF SAYREVILLE MIDDLESEX COUNTY, NEW JERSEY		
EAST POINT ENGINEERING, LLC		11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 240A28169980		
MARD S. LEBER N.J. PROFESSIONAL ENGINEER, LICENSE NO. 249ED4452400 N.J. PROFESSIONAL PLANNER, LICENSE NO. 33L00D989800		PROJECT NUMBER: 24-167 CHECKED BY: BNP
DATE: 10-10-24 SCALE: N/A		DATE: 05-08-24
SHEET NO. 1 OF 6		

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ST. STANISLAUS KOSTKA CEMETERY



WATERTOWER (33') LANE

CHARLOTTE (50') STREET

OUTLOOK (50') AVENUE

SURVEY NOTE:
OUTBOUND & TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM A PLAN ENTITLED, "SURVEY OF PROPERTY FOR RELIABLE ASSET MANAGEMENT, SITUATED IN BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NJ, TAX LOT 6.01, 7.01, 8 & 9 - BLOCK 125, PREPARED BY THOMAS M. HERNST & ASSOCIATES - PROFESSIONAL LAND SURVEYORS, INC., DATED MARCH 11, 2024.

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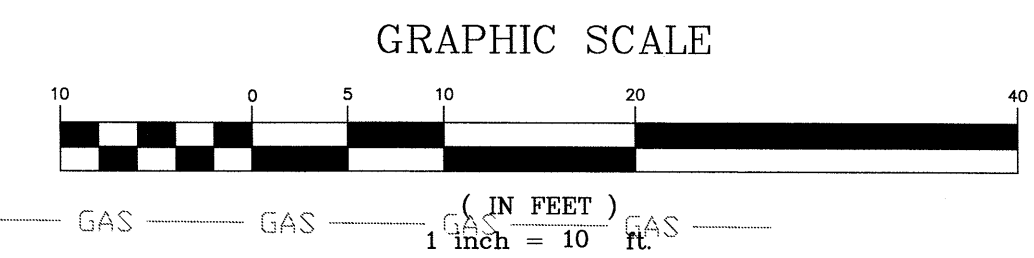
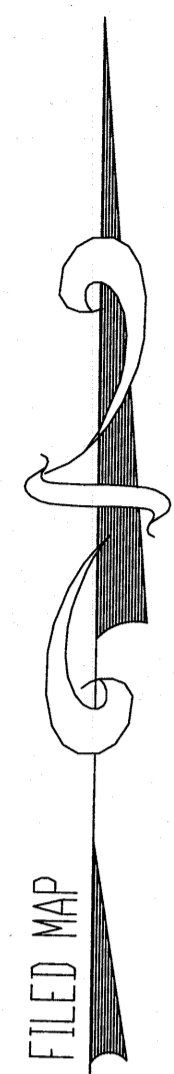


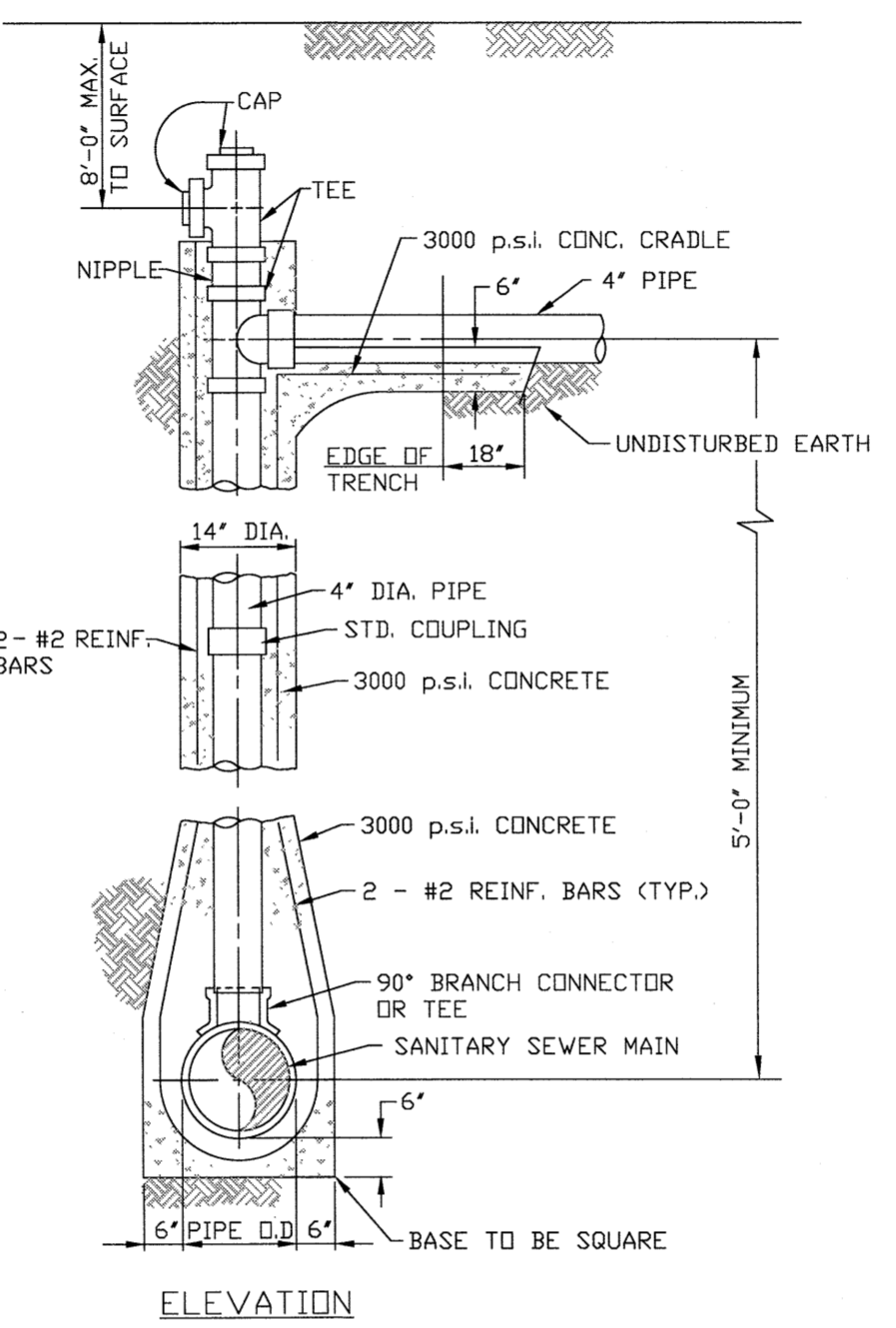
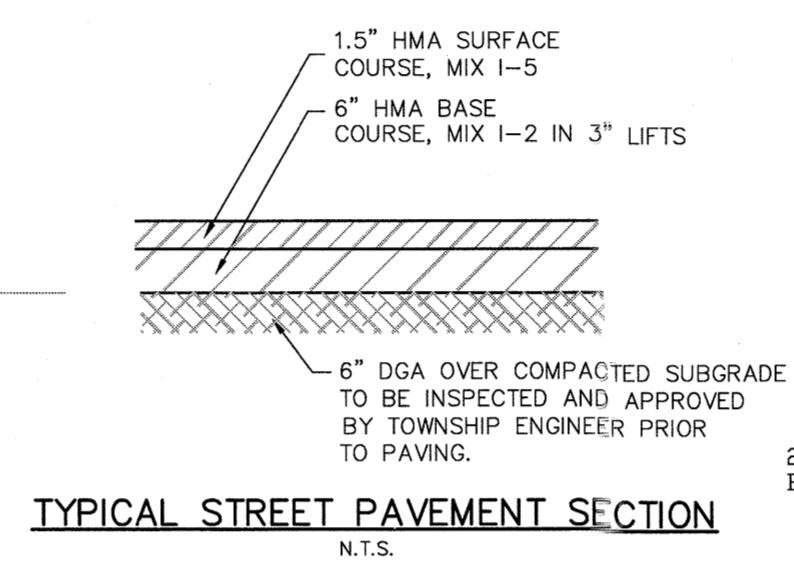
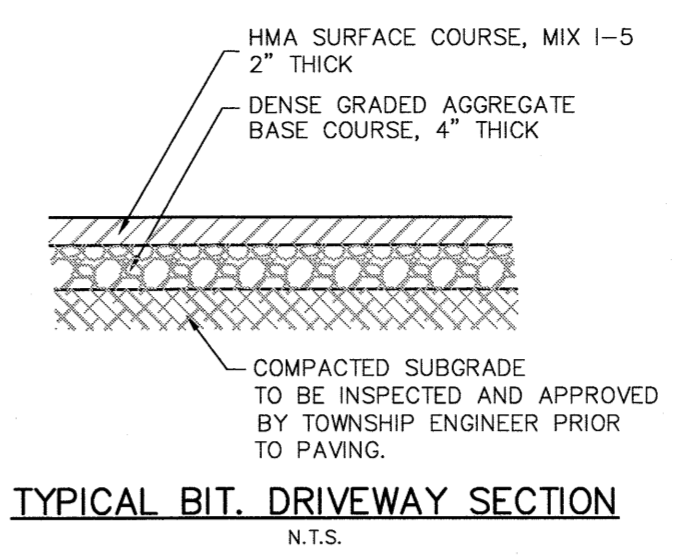
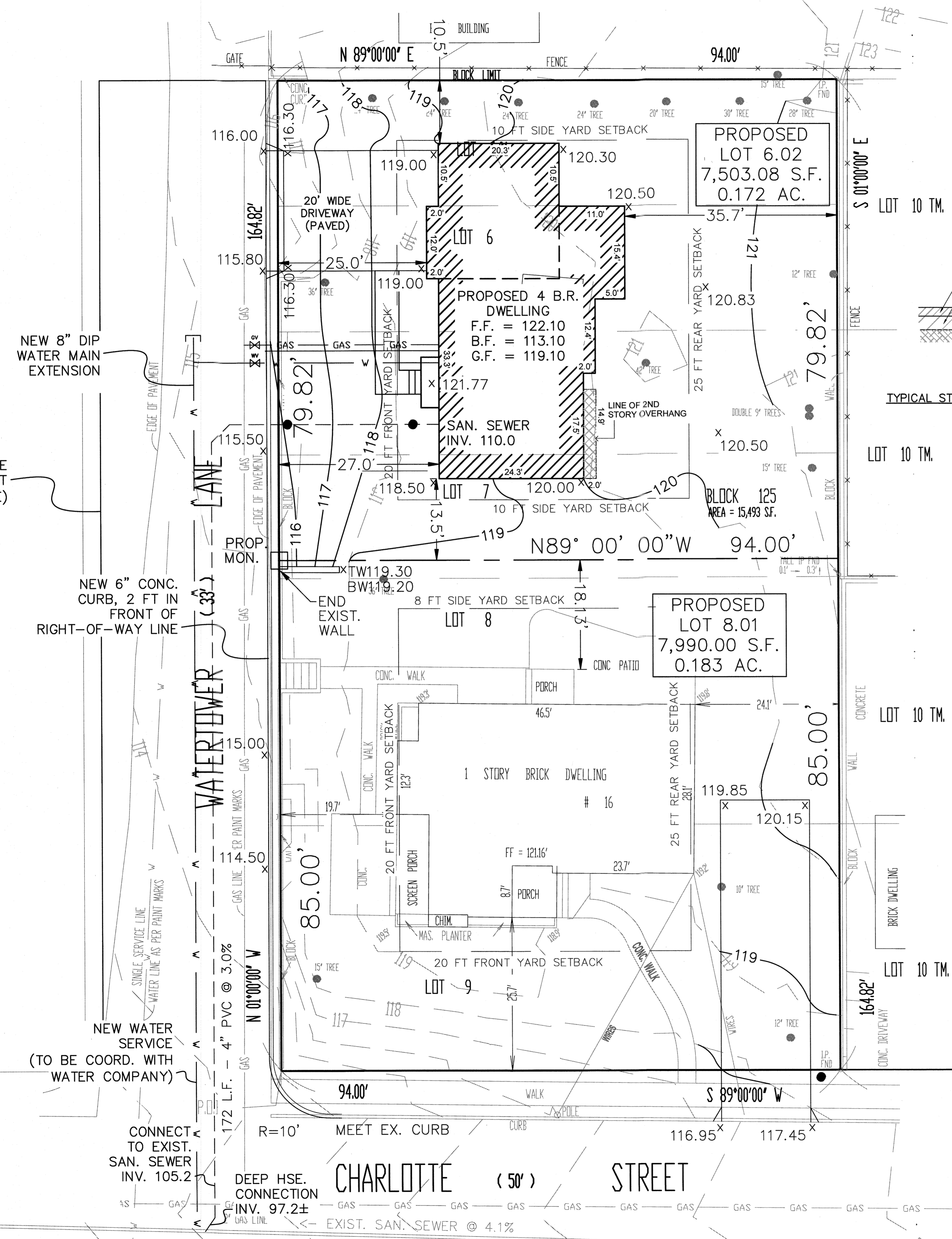
Table with project details including date (10-10-24), description (MINOR SUBDIVISION - 16 CHARLOTTE STREET EXISTING CONDITIONS PLAN), and client information (Borough of Sayreville, Middlesex County, New Jersey).

EAST POINT ENGINEERING, LLC
11 South Main Street
Marlboro, NJ 07746
Tel: 732.577.0180

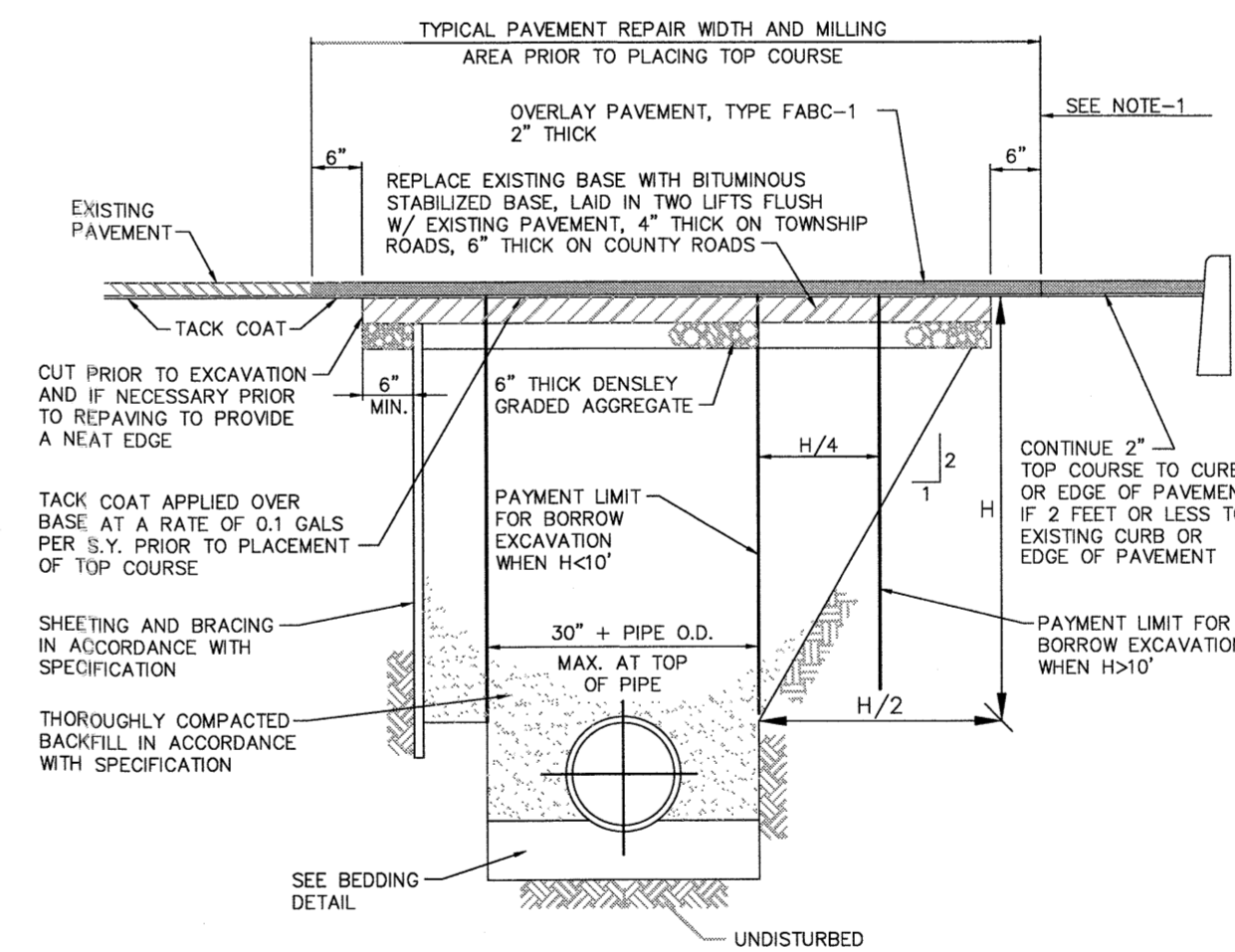
MARC S. LEBER
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 240634452400
N.J. PROFESSIONAL PLANNER, LICENSE NO. 33100599800
DATE: 10-10-24
PROJECT NUMBER: 24-167
CHECKED BY: BNP
SHEET NO. 2 OF 6



ST. STANISLAUS KOSTKA CEMETERY



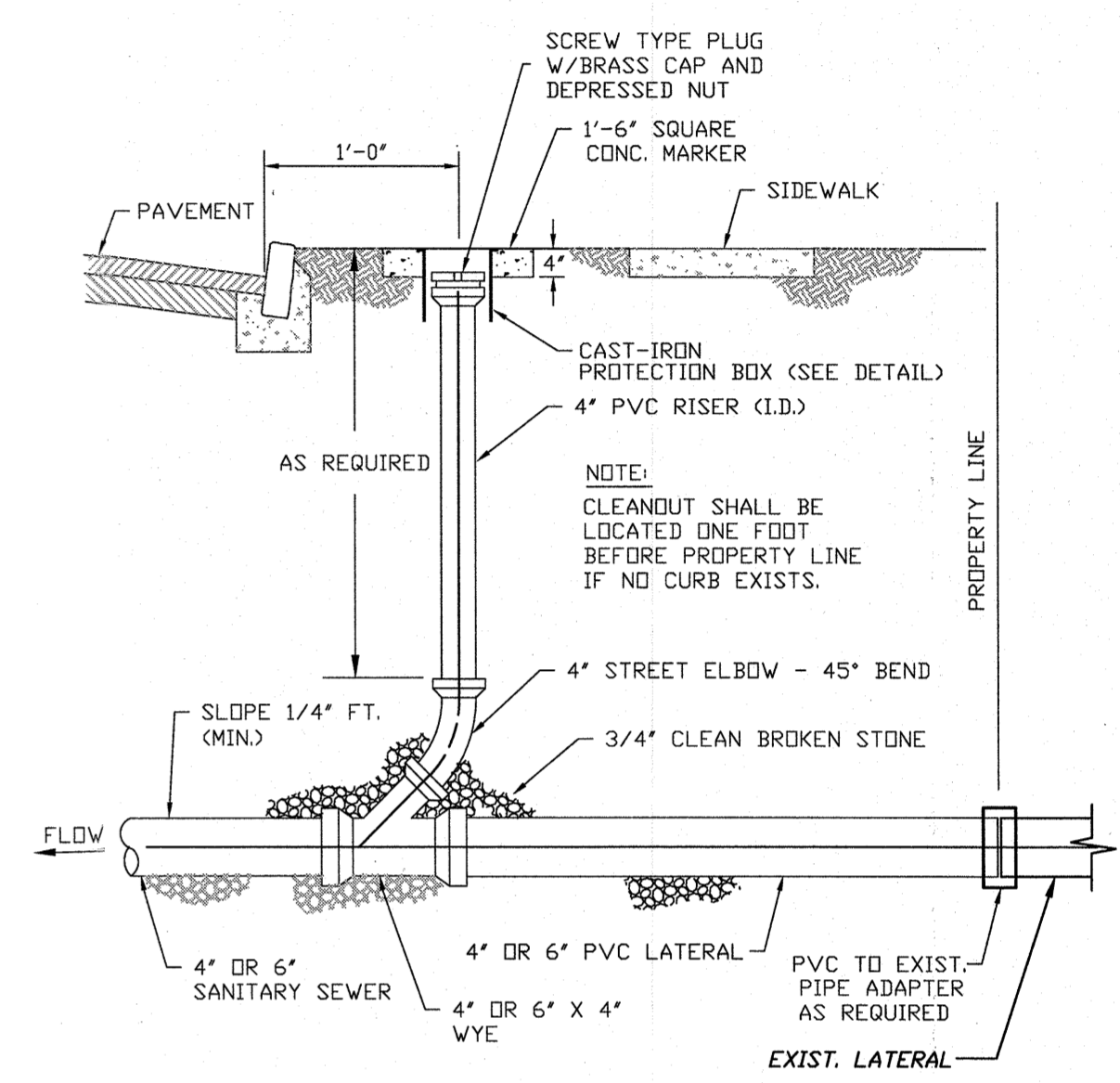
DEEP HOUSE CONNECTION LATERALS
N.T.S.



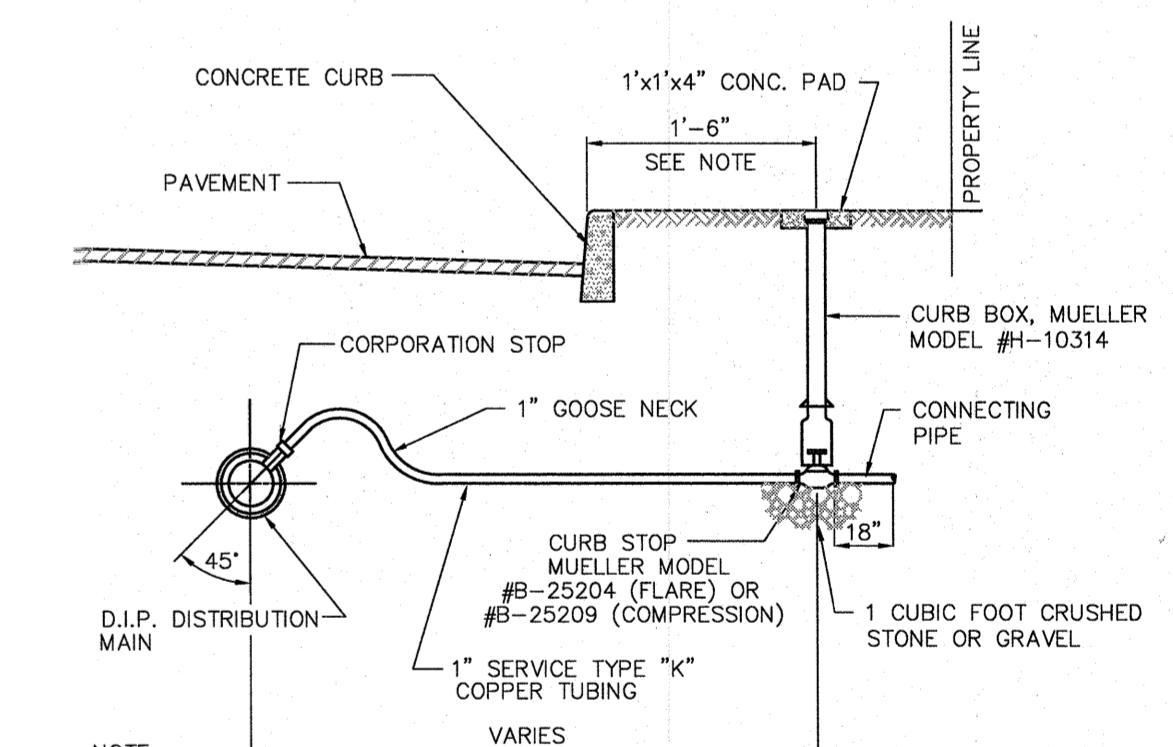
- NOTES:
1. LIMIT OF PAYMENT FOR SERVICE CONNECTION, PAVING AND ADDITIONAL PAVEMENT EXCAVATION AND REPAIR.
 2. MAXIMUM PAYMENT WIDTH FOR BORROW EXCAVATION SHALL BE 30\"/>
 3. AT MANHOLES, 6\"/>
 4. SERVICE CONNECTION TRENCHES ARE TO BE REPAIRED AS ABOVE EXCEPT MINIMUM OVERLAY PAY WIDTH SHALL BE 6\"/>
 5. ANY SUPERFICIAL SURFACE DAMAGE CAUSED BY THE CONTRACTOR OUTSIDE THE LIMIT SHOWN SHALL BE PAVED WITH FABC-1. WHEN BASE COURSE OF EXISTING PAVEMENT IS DAMAGED BEYOND LIMIT SHOWN CONTRACTOR SHALL EXCAVATE 6\"/>

UTILITY NOTES

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2. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. A ROAD OPENING PERMIT MAY BE REQUIRED TO CONNECT CERTAIN UTILITIES TO OFF-SITE FACILITIES. THE CONTRACTOR SHALL OBTAIN THIS PERMIT BY CONTACTING THE MUNICIPAL OR COUNTY ROAD DEPARTMENT.
4. ALL TRENCHES SHALL BE BACKFILLED WITHOUT DELAY. OPEN TRENCHES SHALL BE KEPT TO A MINIMUM AND PROTECTED AND/OR COVERED WITH STEEL PLATES WHEN WORK IS NOT IN PROGRESS.
5. ELECTRIC, TELEPHONE, AND CATV SERVICE LAYOUT WILL BE DESIGNED BY THE RESPECTIVE UTILITY COMPANY. THE LOCATIONS OF TRENCHES, TRANSFORMERS, PEDESTALS, AND DROP CONNECTIONS WILL BE DEPICTED ON THE LAYOUT.
6. ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT BOROUGH CODES APPLICABLE TO THE BOROUGH OF SAYREVILLE WATER AND SEWER UTILITY.



STANDARD CLEANOUT DETAIL
N.T.S.



- NOTE:
1. CURB STOPS/BOXES SHALL BE LOCATED IN THE EXISTING PLANTER AREA MIDWAY BETWEEN CURB AND SIDEWALK. IF A PLANTER AREA DOES NOT EXIST, THE CURB BOX SHALL BE PLACED 1\"/>
 2. MINIMUM SERVICE SIZE IS 1\"/>
 3. IF A BACKFLOW PREVENTER IS REQUIRED SEE DETAIL OF BACKFLOW PREVENTER & METER PIT.
 4. MINIMUM COVER FOR WATER MAINS TO BE 4\"/>

HOUSE SERVICE CONNECTION
N.T.S.

NO.	DATE	DESCRIPTION
1	10-10-24	REVISED FOR COMPLETENESS

MINOR SUBDIVISION - 16 CHARLOTTE STREET
SUBDIVISION PLAN
BLOCK 125, LOTS 6, 6.01, 7, 7.01, 8 & 9
TAX MAP SHEET NO. 44
BOROUGH OF SAYREVILLE MIDDLESEX COUNTY, NEW JERSEY

EAST POINT
ENGINEERING, LLC
11 South Main Street
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DATE: 05-08-24
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DATE: 10-10-24

MARC S. LEBER
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24604452400
N.J. PROFESSIONAL PLANNER, LICENSE NO. 3810098860

SHEET NO. 3 OF 6

