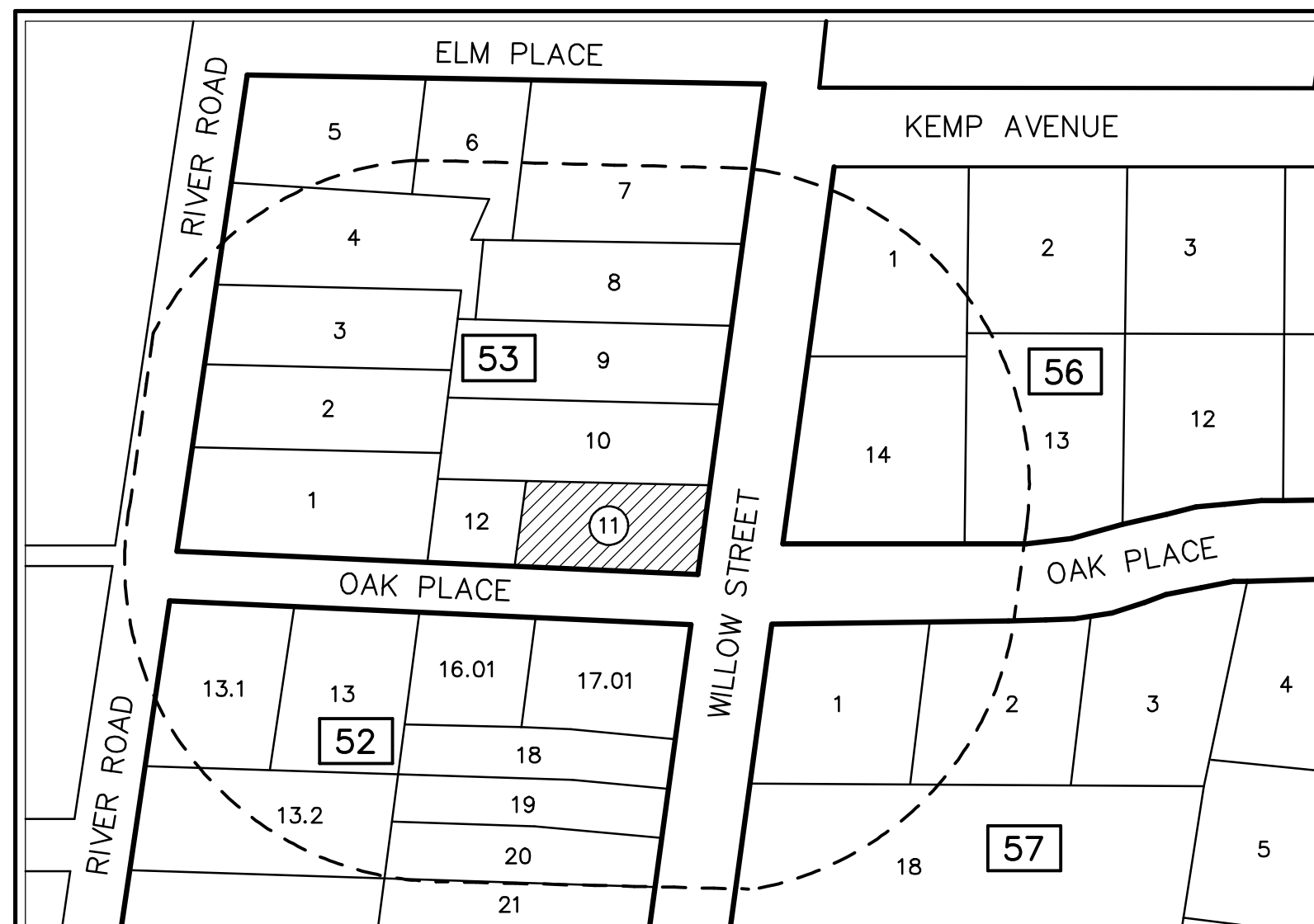


Cramsie Residence

77 Willow Street, Fair Haven, NJ 07704



200-FOOT MAP
BLOCK: 53; LOT: 11 (77 Willow Street)

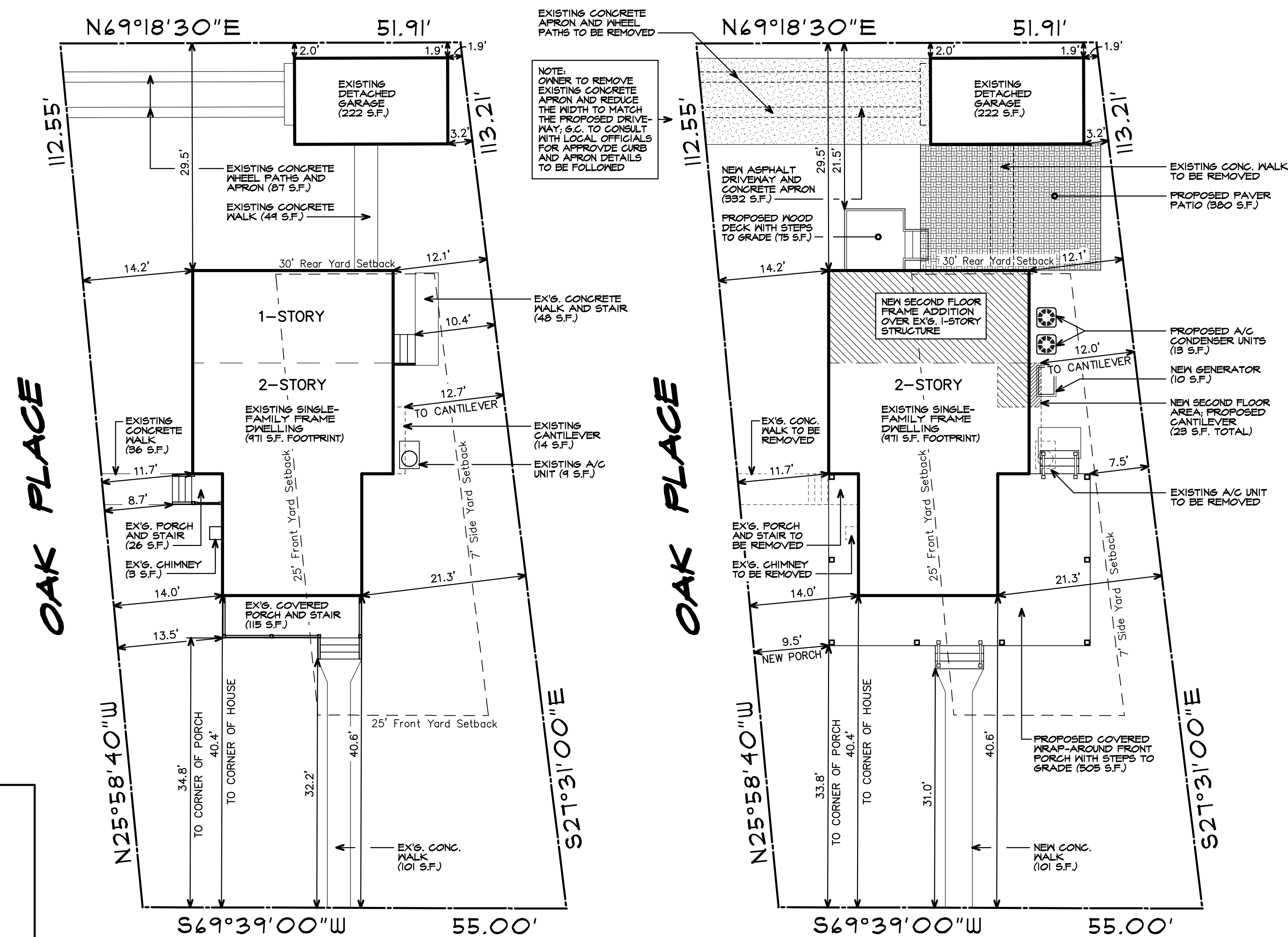
BLOCK/LOT	OWNER	MAILING ADDRESS
1314-57-18	BORO OF FAIR HAVEN	748 RIVER ROAD, FAIR HAVEN, NJ 07704
1314-56-14	MULE JOSEPH J & DENTINO LAURIE J	80 WILLOW STREET, FAIR HAVEN, NJ 07704
1314-53-12	LAWRENCE WILLIAM G. II	13 CHARCOAL HILL ROAD, WESTPORT, CT 06880
1314-57-1	SHEDDEN BARBARA	50 OAK PLACE, FAIR HAVEN, NJ 07704
1314-57-2	WHEELER LINDA S	60 OAK PLACE, FAIR HAVEN, NJ 07704
1314-53-11	CRAMSIE, BLAKE & AMELIA	77 WILLOW STREET, FAIR HAVEN, NJ 07704
1314-52-16.01	SHEEHAN STEPHEN P & MARGUERITE	16 OAK PLACE, FAIR HAVEN, NJ 07704
1314-52-17.01	RAINEY KENNETH G & ALAINE C.	67 WILLOW STREET, FAIR HAVEN, NJ 07704
1314-52-18	HEINLEIN MICHAEL J	65 WILLOW STREET, FAIR HAVEN, NJ 07704
1314-52-19	HARTZ DOUGLAS ALAN	61 WILLOW STREET, FAIR HAVEN, NJ 07704
1314-52-20	CHOMA JOHN R & LORRAINE K	59 WILLOW STREET, FAIR HAVEN, NJ 07704
1314-52-21	HEMPSTEAD CHRISTOPHER & ELIZABETH	53 WILLOW STREET, FAIR HAVEN, NJ 07704
1314-53-3	LEBOV LOIS F	5593 KENSINGTON LOOP, FORT MEYERS, FL 33912
1314-53-4	DUMAS ALEXANDER G & PATRICIA S	848 RIVER ROAD, FAIR HAVEN, NJ 07704
1314-53-5	CAREY ANN BAUMLIN	852 RIVER ROAD, FAIR HAVEN, NJ 07704
1314-52-13	12 OAK PLACE LLC	12 OAK PLACE, FAIR HAVEN, NJ 07704
1314-53-9	BEYER ELISABETH C	83 WILLOW STREET, FAIR HAVEN, NJ 07704
1314-52-13.1	SANTRY THOMAS P JR & LYNDA A	826 RIVER ROAD, FAIR HAVEN, NJ 07704
1314-53-6	KARASIC LISA	12 ELM PLACE, FAIR HAVEN, NJ 07704
1314-53-7	BLACK LAWRENCE & ALISON	95 WILLOW STREET, FAIR HAVEN, NJ 07704
1314-53-8	G.E.C. FAMILY LP	89 WILLOW STREET, FAIR HAVEN, NJ 07704
1314-53-1	CROAK MARIAN	834 RIVER ROAD, FAIR HAVEN, NJ 07704
1314-53-2	CASTELLANO CHRISTINA & JOHNSON DAN	840 RIVER ROAD, FAIR HAVEN, NJ 07704
1314-56-13	LENZA STEPHEN M. & PATRICIA	61 OAK PLACE, FAIR HAVEN, NJ 07704
1314-56-1	90 WILLOW LLC	104 WILLOW STREET, FAIR HAVEN, NJ 07704
1314-56-2	CHRISTIE RONALD A & KARA L	10 KEMP AVENUE, FAIR HAVEN, NJ 07704
1314-53-10	GRAY JOSHUA E & ALEXANDRA N	79 WILLOW STREET, FAIR HAVEN, NJ 07704
1314-52-13.2	RICE MARGERY K	30 FAIRWATERS LANE, FAIR HAVEN, NJ 07704

EXISTING & PROPOSED AREA CALCULATIONS

Existing BUILDING COVERAGE:	
Existing Footprint of House:	971
Existing Covered Front Porch & Stair:	115
Existing Side Covered Porch & Stair:	26
Existing Cantilever:	14
Existing Detached Garage:	222
TOTAL	1,348 Sq.Ft.
Max. Building Coverage Allowed:	2,099 Sq. Ft.
Max. Building Coverage Ratio:	35%
Ex'g. Building Area	= $\frac{1,348}{5,998}$ = 22.5%
Proposed BUILDING COVERAGE:	
Existing Footprint of House:	971
Existing Covered Front Porch & Stair:	-
Proposed Covered Front Porch & Stairs:	505
Existing Side Covered Porch & Stair:	-
Enlarged Cantilever:	23
Existing Detached Garage:	222
TOTAL	1,721 Sq.Ft.
Max. Building Coverage Allowed:	2,099 Sq. Ft.
Max. Building Coverage Ratio:	35%
New Building Area	= $\frac{1,721}{5,998}$ = 28.7%

Existing LOT COVERAGE:	
Existing Footprint of House:	971
Existing Covered Front Porch & Stair:	115
Existing Front Concrete Walk:	101
Existing Side Covered Porch & Stair:	26
Existing Side Concrete Walk:	36
Existing Chimney:	3
Existing Cantilever:	14
Existing A/C Condenser Unit:	9
Existing Side Walk & Stair:	48
Existing Rear Concrete Walk:	49
Existing Concrete Wheel Paths & Apron:	87
Existing Detached Garage:	222
TOTAL	1,681 Sq.Ft.
Proposed LOT COVERAGE:	
Existing Footprint of House:	971
Existing Covered Front Porch & Stair:	-
Proposed Covered Front Porch & Stairs:	505
Proposed Concrete Landing at Side Stair:	17
Proposed Front Concrete Walk:	101
Existing Side Covered Porch & Stair:	-
Existing Side Concrete Walk:	-
Existing Chimney:	-
Enlarged Cantilever:	23
Proposed A/C Condenser Units:	13
Existing Side Walk & Stair:	-
Existing Rear Concrete Walk:	-
Existing Concrete Wheel Paths & Apron:	-
Existing Detached Garage:	222
Proposed Paver Patio:	380
Proposed Wood Deck & Steps:	75
New Generator:	10
New Asphalt Driveway:	332
TOTAL	2,736 Sq.Ft.
Net INCREASE in the amount of Impervious Coverage:	2,736 - 1,681 = 1,055 Sq. Ft.

Existing HABITABLE FLOOR AREA:	
Existing First Floor Level:	971
Existing Second Floor Level:	650
TOTAL	1,621 (ok)
Max. Floor Area Allowed:	2,200 Sq. Ft.
Max. Habitable Floor Area Ratio:	.40
Ex'g. Floor Area	= $\frac{1,621}{5,998}$ = .27
Proposed HABITABLE FLOOR AREA:	
Existing First Floor Level:	971
Existing Second Floor Level:	650
Proposed Second Floor Addition:	344
TOTAL	1,965 (ok)
Max. Floor Area Allowed:	2,200 Sq. Ft.
Max. Habitable Floor Area Ratio:	.40
New Floor Area	= $\frac{1,965}{5,998}$ = .33



EXISTING SITE PLAN

PROPOSED SITE PLAN

SCALE: 1" = 10'

SCALE: 1" = 10'

SITE INFORMATION GIVEN WAS OBTAINED FROM A SURVEY PREPARED BY:

SITE INFORMATION GIVEN WAS OBTAINED FROM A SURVEY PREPARED BY:

J&Y LAND SURVEYING, INC.
PROFESSIONAL SURVEYORS & LAND PLANNERS
1 WALNUT DRIVE
JACKSON, NJ 08527
(732) 928-3398

J&Y LAND SURVEYING, INC.
PROFESSIONAL SURVEYORS & LAND PLANNERS
1 WALNUT DRIVE
JACKSON, NJ 08527
(732) 928-3398

DATE: JUNE 12, 2020

DATE: JUNE 12, 2020

Engineering Notes:

- All surface drainage waters shall be controlled in a manner that will minimize the adverse effects of such waters upon the subject property and abutting lands.
- Soil erosion during and after development shall not increase over what naturally occurs.
- The grades and/or elevation of the site shall not be significantly altered from the existing conditions.

Contractor shall verify all field conditions and dimensions and be responsible for field fit and quantity of work. No allowances shall be made on behalf of the contractor for any error or neglect on his part. Drawings shall not be scaled.

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Tax & Building Code Information:

Lot:	11
Block:	53
Zone:	R-5 (Single Family Residential)
Use Group:	R5 - 2018 I.R.C. (NJ ed.)
Construction Class:	5B
Codes:	2018 I.R.C. (NJ ed.) NJJCC Rehab. Subcode 2018 I.E.C.C. (UA Trade-off) 2017 National Electrical Code 2018 Nat. Standard Plumbing Code

Design Loads:

Table 301.5 (2018 I.R.C., NJ ed.)	
Live Load:	Rms other than Sleeping: 40 psf Sleeping Rooms: 30 psf
Decks:	40 psf
Attics with Storage:	20 psf
Roof (Snow):	30 psf
Wind Design Speed:	95 mph (Designed for 100 mph)
Wind Exposure Category:	Exposure B
Braced Wall Panel Method:	2018 I.R.C. (NJ) Sect. R602.10.4.2
Soil Bearing Capacity:	3,000 psf

Zoning Calculations: Corner Lot

	Req'd:	Exist'g:	Proposed:
Lot Area:	7,000	5,998	5,998
Lot Frontage/Width:	70	54.3	54.3
Lot Depth:	100	112.2	112.2

	Req'd:	Exist'g:	Proposed:
Front Yard Setback (Willow):	25	32.2	31.0
Front Yard Setback (Oak):	25	8.7	9.5
Rear Yard Setback:	30	29.5	21.5
Side Yard Setback:	7	10.4	7.5
Combined Side Yard:	16	N/A	N/A
Building Coverage:	35% (2,099)	22.5% (1,348)	28.7% (1,721)
Lot Coverage:	50% (2,999)	28.0% (1,681)	45.6% (2,736)
Max. Habitable Floor Area:	2,200	1,621	1,965
Max. F.A.R.:	0.4	0.27	0.33
Building Height:	30	27.5	29.5
# of Stories:	2-1/2	2	2

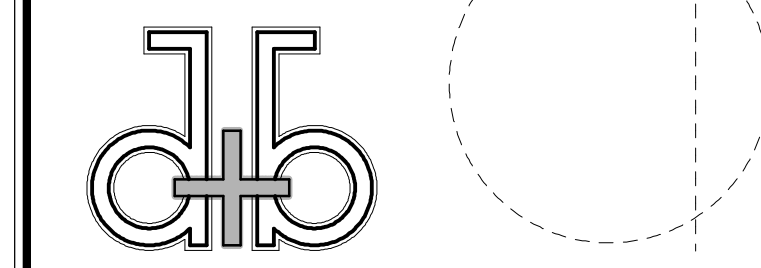
09-15-20	Board of Adjustment Submittal
07-17-20	Zoning Permit Denial
06-04-20	Measured Existing Conditions

Issued: Remarks:

Dugasz & Brower ARCHITECTS

David Dugasz, AIA, NCARB
NJ Lic. No.: 13740

John C. Brower, AIA, NCARB
NJ Lic. No.: 14325



24 Egan Avenue, Fords, New Jersey 08863
(732) 738-5066 (732) 738-5068 FAX

Project:

Cramsie Residence

Proposed Addition & Alterations

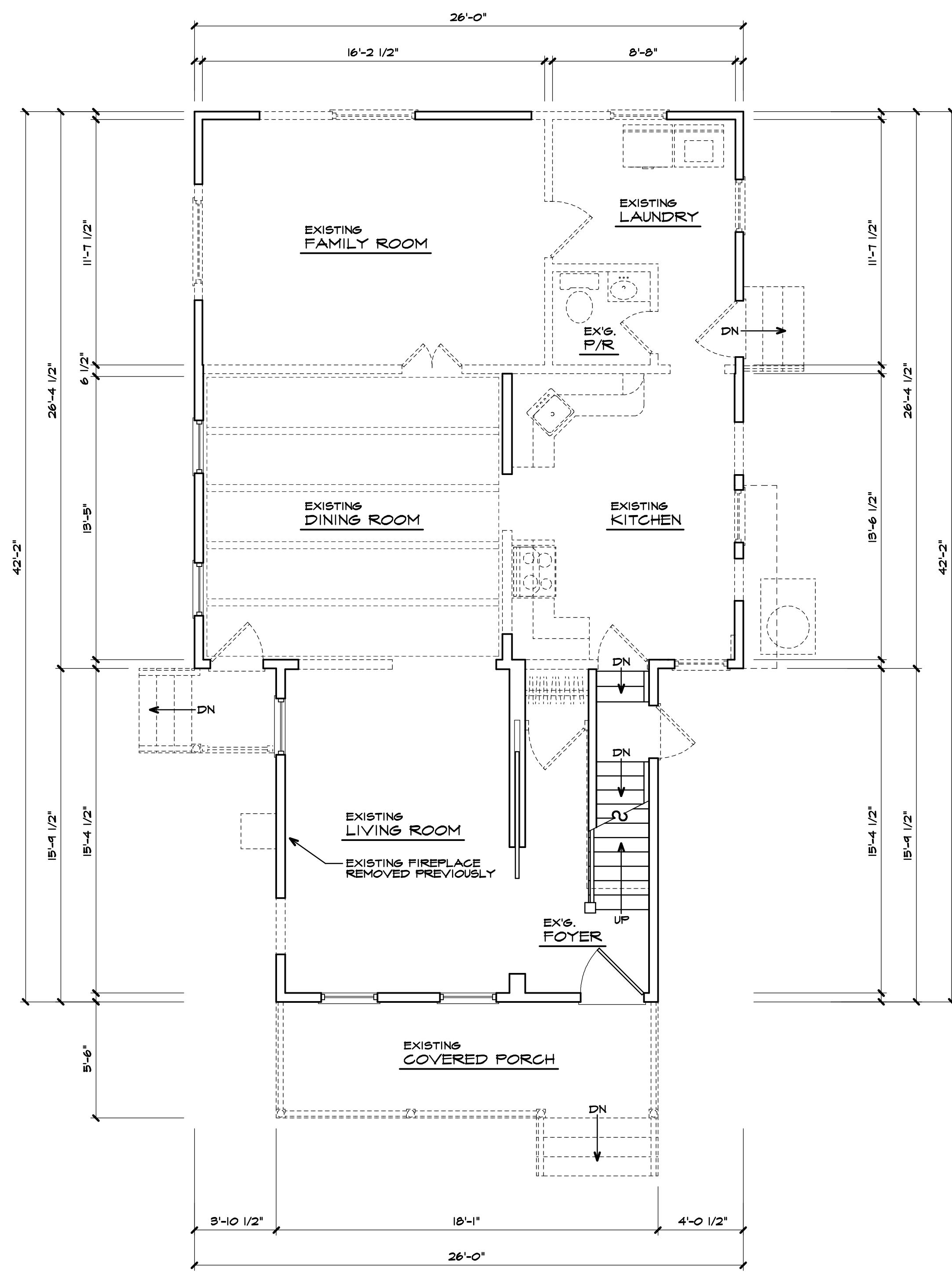
Address:
77 Willow Street
Fair Haven, NJ 07704

Project No.	200504	Sheet Name:	Existing & Proposed Site Plans / Zoning Analysis
Drawn By:	JCB	T1	
Checked By:	DD		
Issued:	09-15-20		

Contractor shall verify all field conditions and dimensions and be responsible for field fit and quantity of work. No allowances shall be made on behalf of the contractor for any error or neglect on his part. Drawings shall not be scaled.

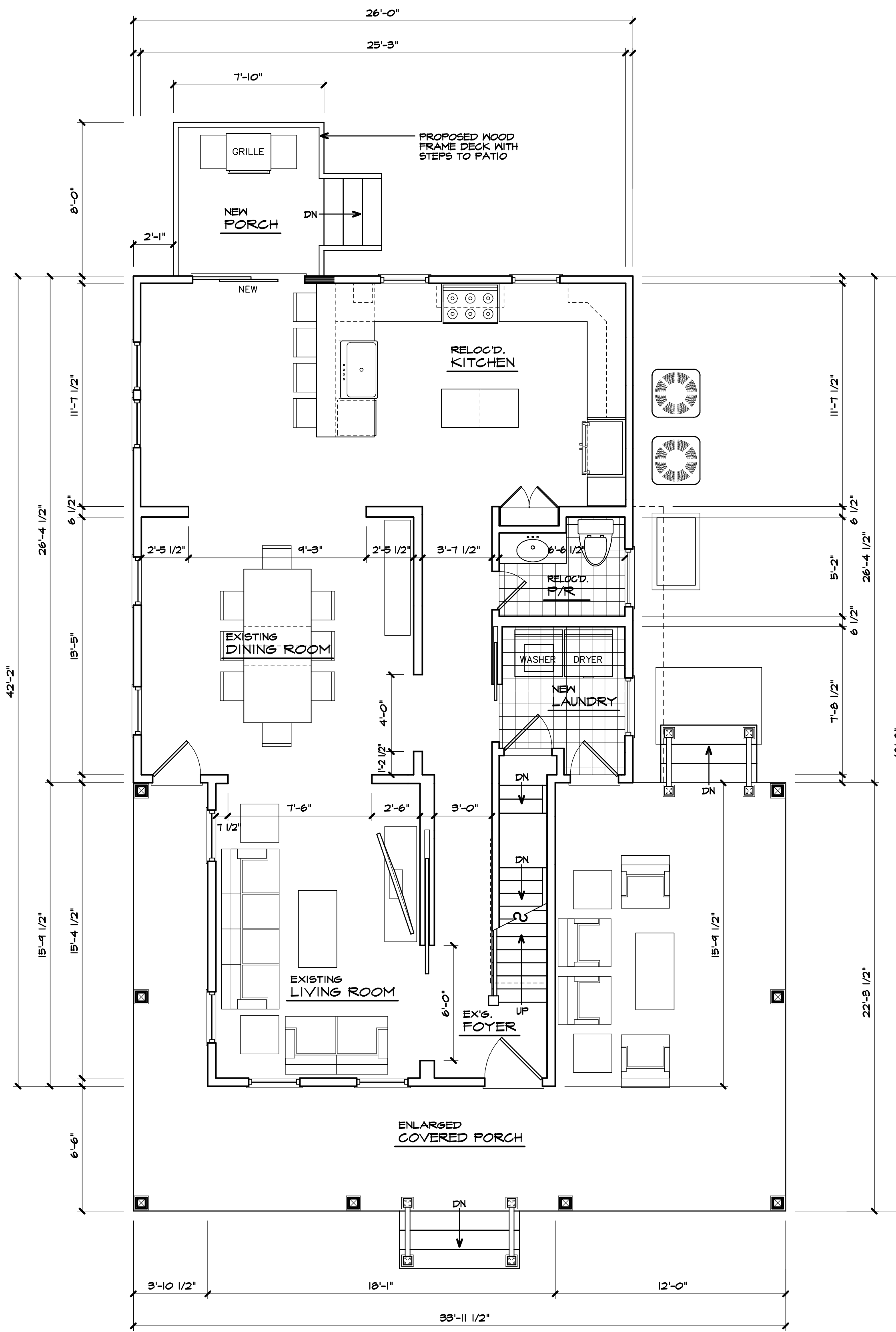
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EXISTING FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

971 SF



PROPOSED FIRST FLOOR DESIGN PLAN
 SCALE: 1/4" = 1'-0"

971 SF

PERMIT DENIAL / BD. OF ADJUSTMENT SUBMITTAL

09-15-20	Board of Adjustment Submittal
07-17-20	Zoning Permit Denial
06-04-20	Measured Existing Conditions
Issued:	Remarks:

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Project:
Cramsie Residence
 Proposed Addition & Alterations

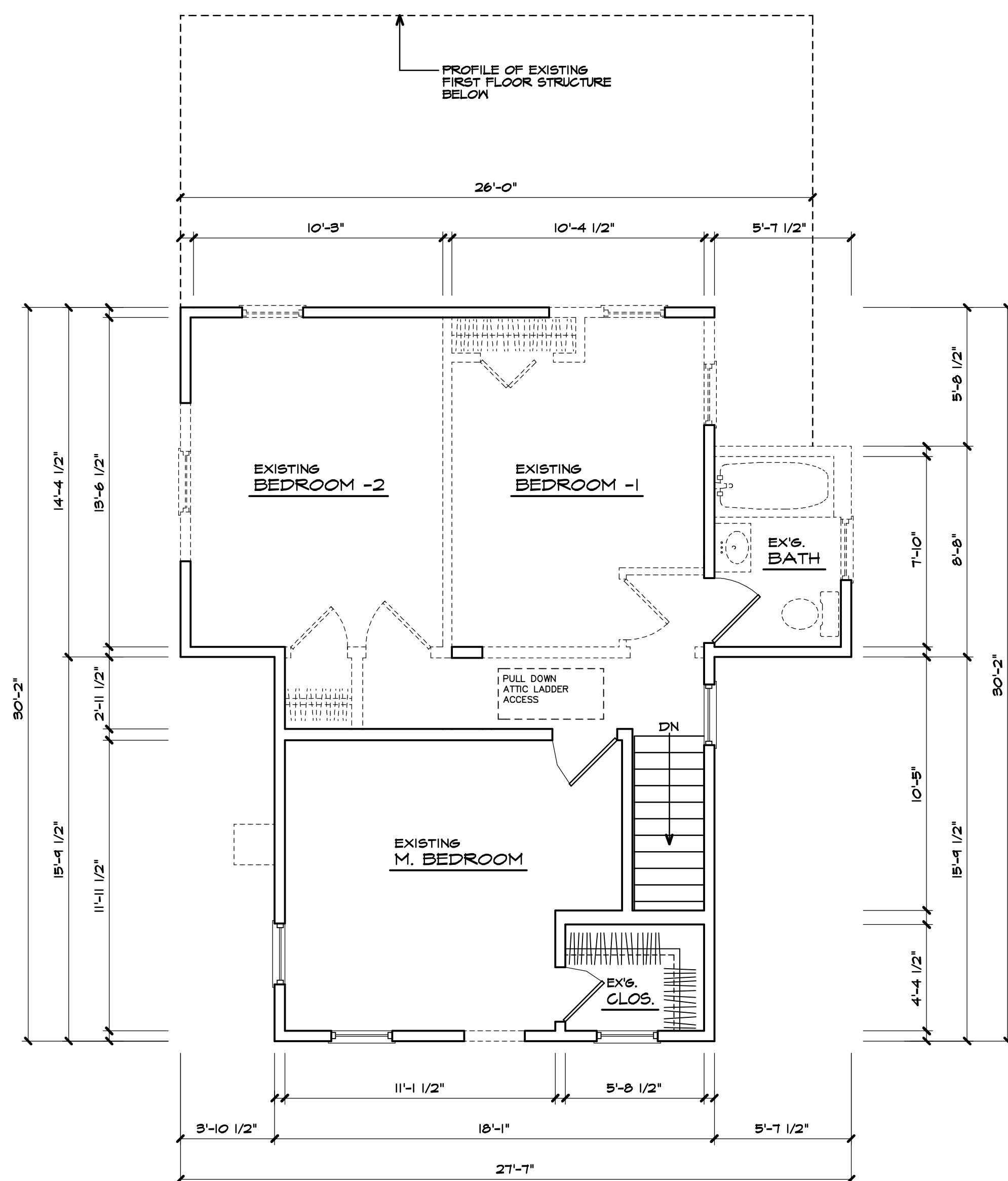
Address:
 77 Willow Street
 Fair Haven, NJ 07704

Project No. 200504	Sheet Name: Existing & Proposed First Floor Plans
Drawn By: JCB	A1
Checked By: DD	
Issued: 09-15-20	

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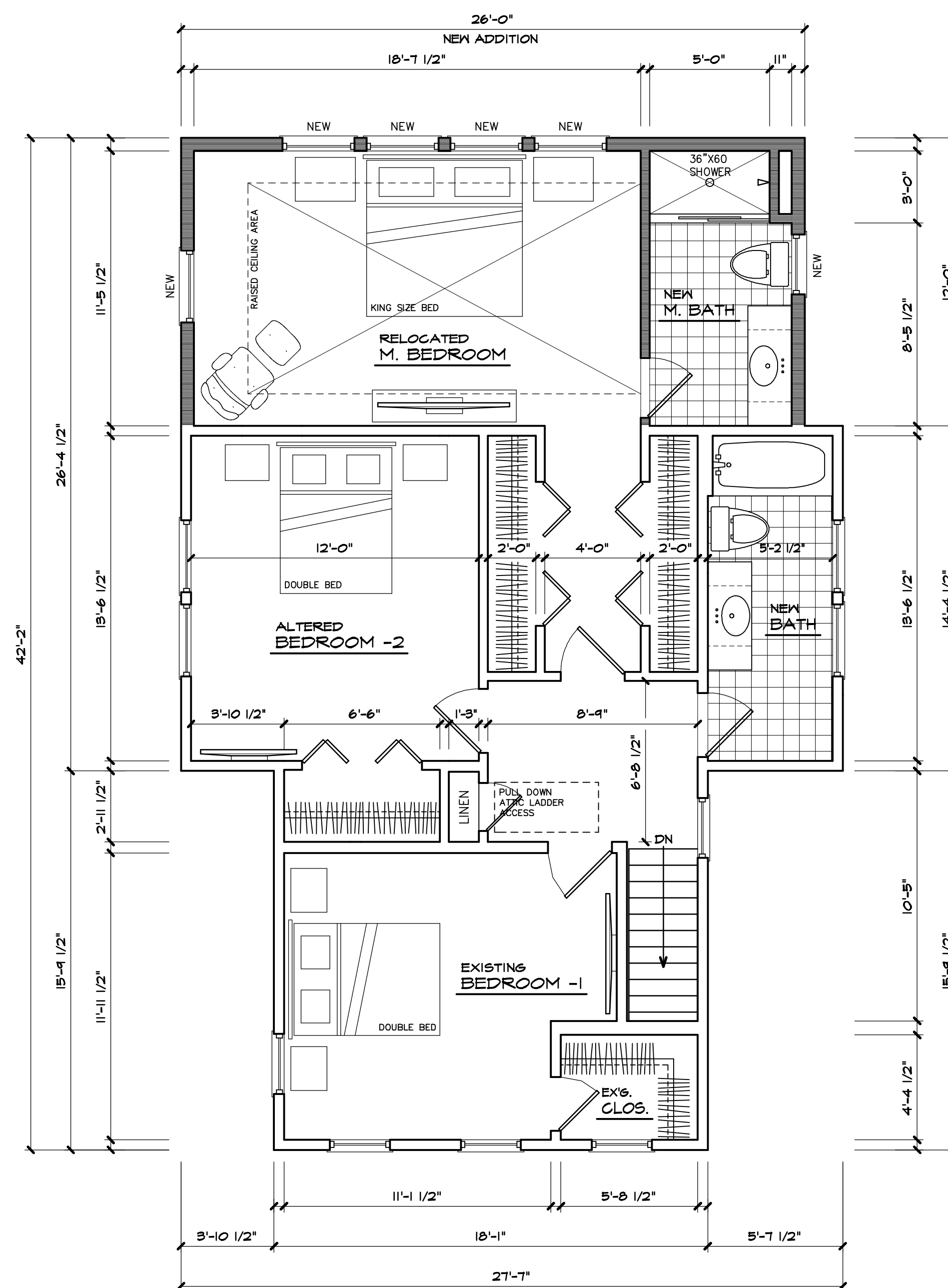
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EXISTING SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

650 SF



PROPOSED SECOND FLOOR DESIGN PLAN
 SCALE: 1/4" = 1'-0"

EXISTING	650 SF
NEW	344 SF
TOTAL	994 SF

PERMIT DENIAL / BD. OF ADJUSTMENT SUBMITTAL

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06-04-20	Measured Existing Conditions

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Project:
Cramsie Residence
 Proposed Addition & Alterations

Address:
 77 Willow Street
 Fair Haven, NJ 07704

Project No. 200504
 Sheet Name: Existing & Proposed Second Floor Plans

Drawn By: JCB

Checked By: DD

Issued: 09-15-20

A2

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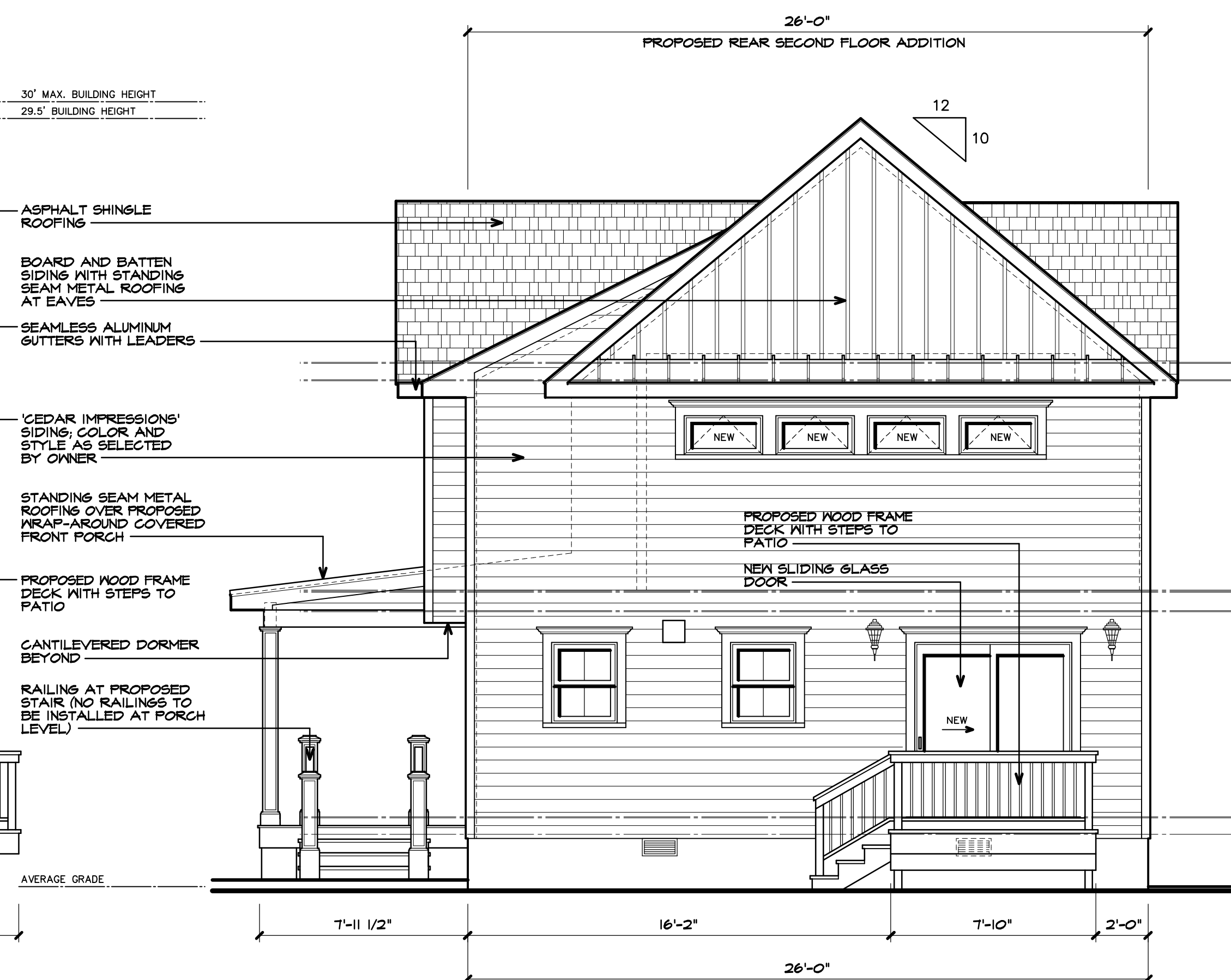
PROPOSED FRONT ELEVATION (OAK PLACE)
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION (WILLOW STREET)
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

PERMIT DENIAL / BD. OF ADJUSTMENT SUBMITTAL

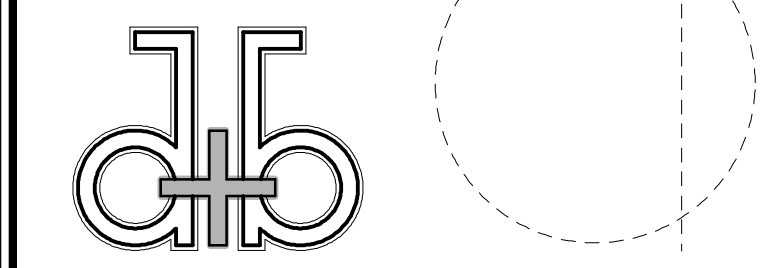
09-15-20 Board of Adjustment Submittal
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Project:
Cransie Residence

Proposed
Addition & Alterations

Address:
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Fair Haven, NJ 07704

Project No. 200504
Sheet Name: Proposed Elevations

Drawn By: JCB

Checked By: DD

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A3

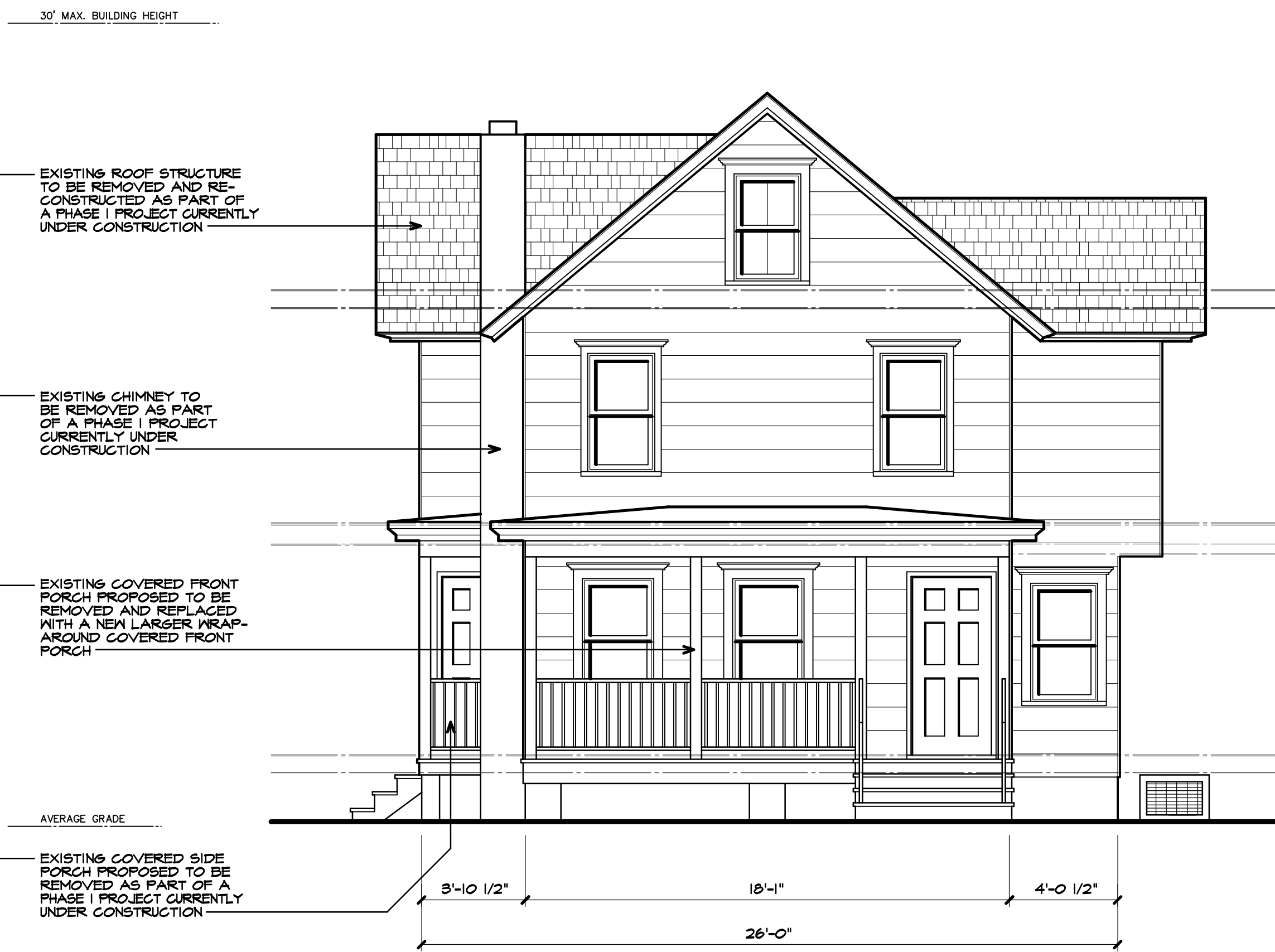
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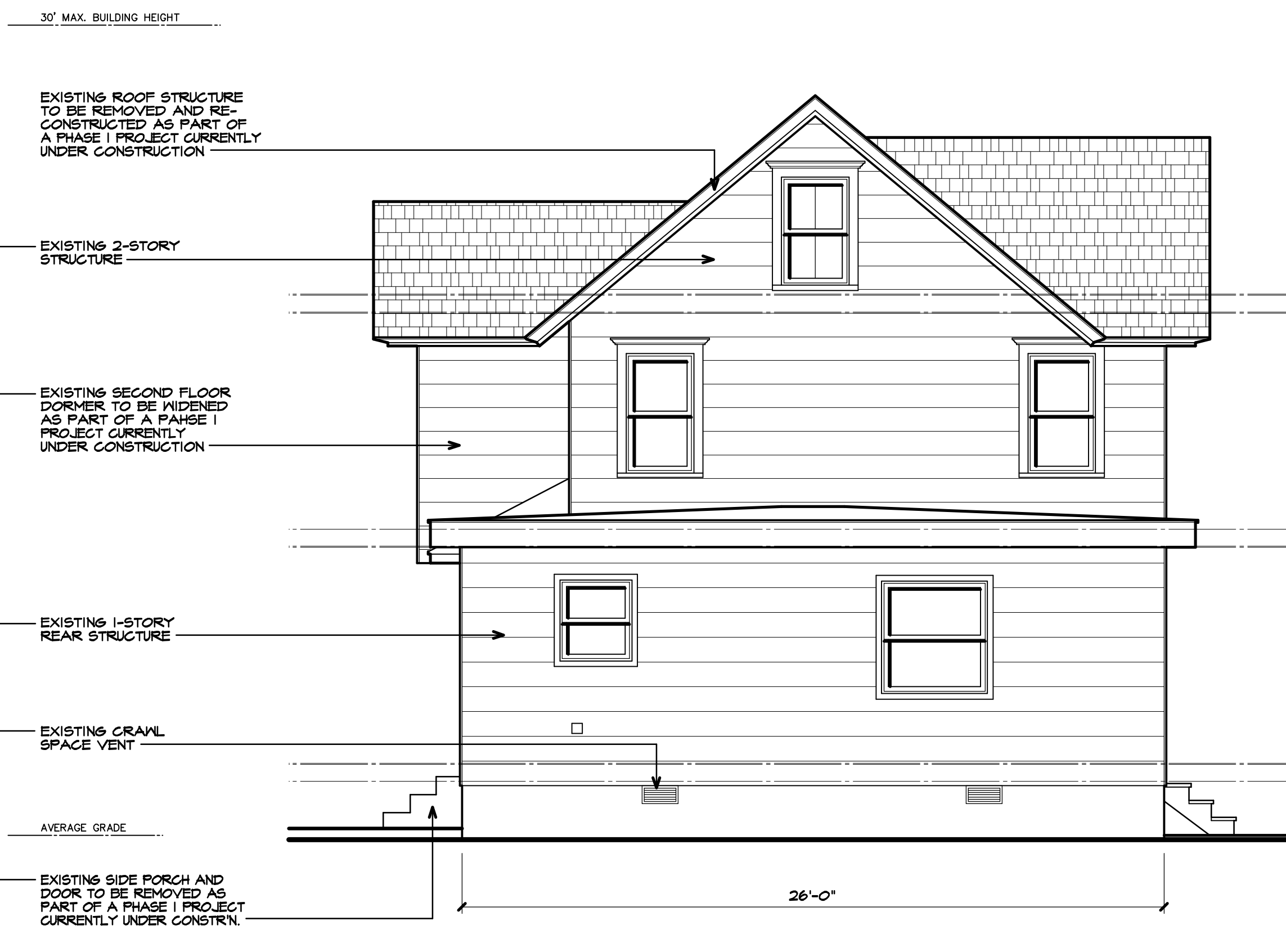
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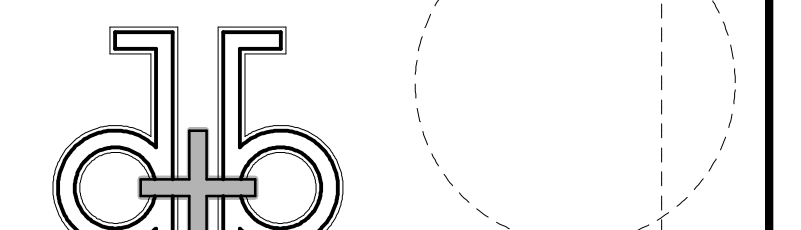
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