


494 Broadway, Suite 3
Long Branch, NJ 07740

V: 732.229.4400
F: 732.229.4488

www.ParallelGrp.com

ADDITIONS &
ALTERATIONS TO:
BUNGE RESIDENCE
7 Hillside Place
Fair Haven, NJ 07704
Block: 66 Lot: 9



Anthony Scillitoe, AIA
NJ 01099
NY 03133-1
PA RA403995
Certificate of Authorization
#AC000593

Title:
SITE PLAN
ZONING
SCHEDULE

Comm. No. 1747200046
Date: OCTOBER 2, 2020

Drawn By: KW
Checked By: AS

Scale: As Shown

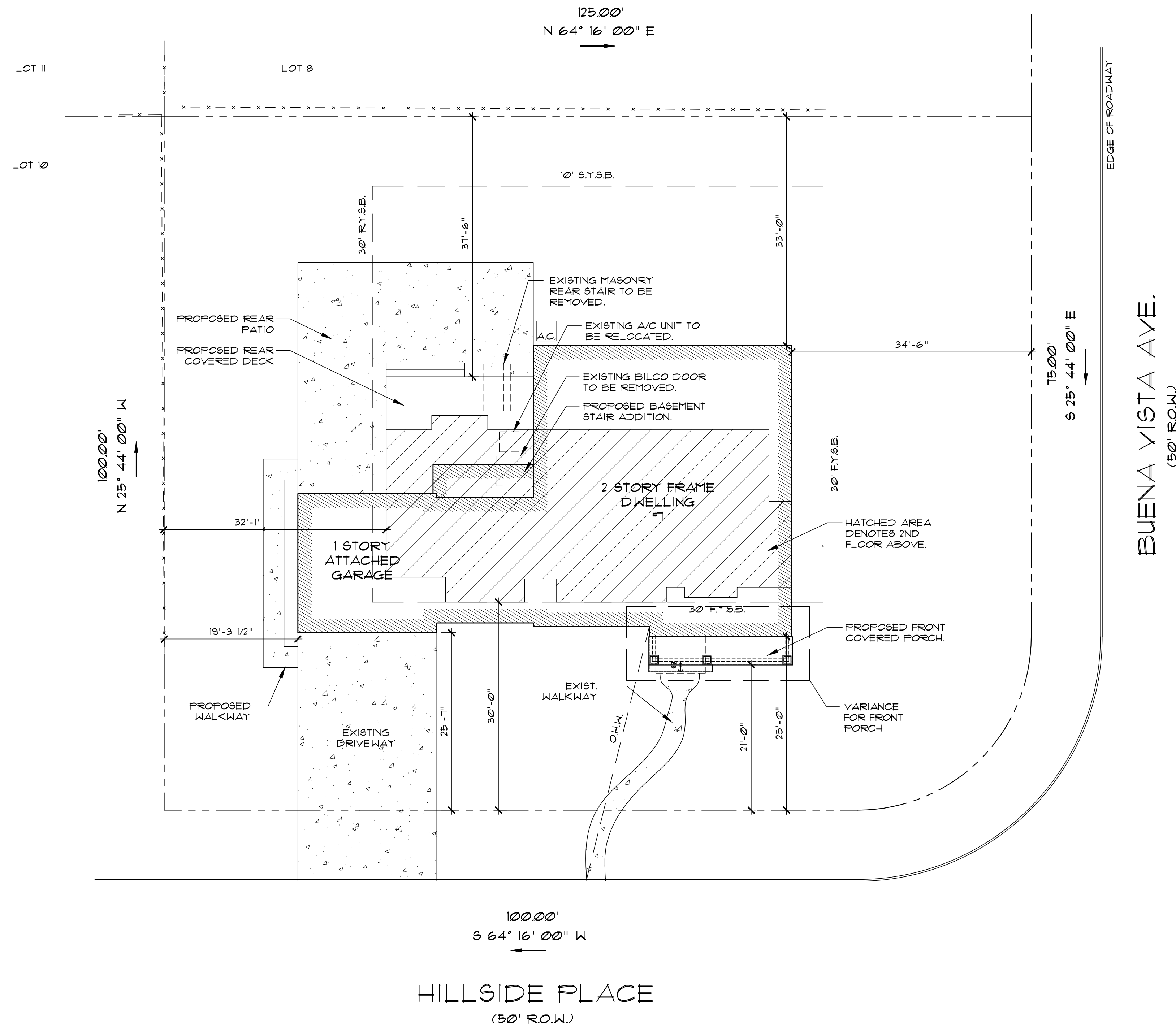
| Revisions | | |
|-----------|------------|--------------|
| No. | Date | Description |
| 1 | 11/02/2020 | ZONING BOARD |

7 HILLSIDE PLACE
FAIR HAVEN, NJ

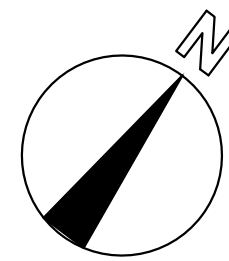
A-002
1 OF 6

| ZONING REQUIREMENTS : R-10A | BLOCK: 66 | LOT: 9 | CODE COMPLIANCE | | |
|-----------------------------|-------------|---|---|-----|----------|
| | REQUIRED | EXISTING | PROPOSED | Y N | REMARKS |
| MIN. LOT AREA | 11,500 S.F. | 12,366 S.F. | NO CHANGE | ● | EXISTING |
| MIN. LOT WIDTH | 115' | 100' | NO CHANGE | ● | EXISTING |
| MIN. LOT DEPTH | 100' | 100'/75' | NO CHANGE | ● | EXISTING |
| MIN. PRINCIPAL FRONT YARD | 30' | 25'-0"/34'-6" | 30'-0" (TO 2ND FL.) 31'-0" (TO PORCH) | ● | PROPOSED |
| MIN. PRINCIPAL SIDE YARD | 10' | 33'-0" | 31'-6" (TO DECK) | ● | PROPOSED |
| MIN. PRINCIPAL REAR YARD | 30' | 19'-3.5" | 32'-1" (TO 2ND FL.) | ● | PROPOSED |
| PRINCIPAL BUILDING HT. | 32' | 23'-3.5" | 30'-4.5" | ● | PROPOSED |
| MAX. IMPERVIOUS COVERAGE | 40% | 23% | 33% | ● | PROPOSED |
| MAX. BUILDING COVERAGE | 35% | 18% (2,193 S.F.) | 22% (2,665 S.F.) | ● | PROPOSED |
| MAX. FAR | 3,220 S.F. | 1ST: 1,792 S.F. 2ND: 678 S.F. TOTAL: 2,470 S.F. | 1ST: 1,893 S.F. 2ND: 1,366 S.F. TOTAL: 3,259 S.F. | ● | PROPOSED |

| AREAS | EXISTING | PROPOSED | TOTALS |
|--------------------|-------------------|----------|-------------------|
| DWELLING FOOTPRINT | 1,192 S.F. | 61 S.F. | 1,253 S.F. |
| GARAGE | 401 S.F. | | 401 S.F. |
| DRIVEWAY | 512 S.F. | | 512 S.F. |
| FRONT PORCH | 39 S.F. | 52 S.F. | 91 S.F. |
| FRONT WALKWAY | 67 S.F. | | 67 S.F. |
| REAR STAIR | 49 S.F. | DEMO | |
| BILCO DOOR | 23 S.F. | DEMO | |
| REAR COVERED DECK | | 320 S.F. | 320 S.F. |
| REAR PATIO | | 152 S.F. | 152 S.F. |
| SIDE WALKWAY | | 102 S.F. | 102 S.F. |
| TOTALS | 2,891 S.F. | | 4,098 S.F. |



1 SITE PLAN
SCALE: 1"=10'-0"



VARIANCE REQUESTED

- ORDINANCE SECTION 30-5.1 TABLE "C"
- REQUIREMENT THE MINIMUM REQUIRED FRONT YARD SETBACK IN THE R-10A ZONE IS 30'-0"
- PROPOSED THE EXISTING FRONT YARD SETBACK OF THE SUBJECT LOT IN THE R-10A ZONE IS 25'. THE PROPOSED FRONT YARD SETBACK TO THE NEW FRONT COVERED PORCH IS 21'-0", EXACERBATING A PRE-EXIST. NON-CONFORMING CONDITION.

THE ZONING BOARD OF ADJUSTMENT, IN ACCORDANCE WITH THE BOROUGH OF FAIR HAVEN SITE PLAN REGULATIONS, APPROVES THIS PLAN ON

SIGNED: _____ BOARD CHAIRMAN DATE _____

SIGNED: _____ BOARD SECRETARY DATE _____

SIGNED: _____ BOARD ENGINEER DATE _____

NOTE:
SITE PLAN BASED ON SURVEY BY:
CHARLES SURMONTE P.E. & P.L.S.
N.J. PROFESSIONAL ENGINEER &
LAND SURVEYOR
LICENSE #35885
301 MAIN STREET, 2ND FLOOR
ALLENHURST, NEW JERSEY, 07711
DATED: APRIL 4, 2019
PROJECT No. 19-151


| SITE PLAN LEGEND | |
|------------------|--------------------|
| --- | PROPERTY LINE |
| ---- | WALL ABOVE |
| ---- | DEMO |
| ---- | OVERHEAD WIRE |
| ---- | SETBACK LINE |
| - x - x - x - | FENCE LINE |
| --- | DRIVE/WALKS |
| | BUILDING FOOTPRINT |
| | CONCRETE |

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ADDITIONS &
ALTERATIONS TO:
BUNGE RESIDENCE
7 Hillside Place
Fair Haven, NJ 07704
Block: 66 Lot: 9



Anthony Scillitoe, AIA
NJ 01693
NY 03133-1
PA R4403995
Certificate of Authorization
*AC000553

Title:
**200' KEY MAP
SCHEDULE**

Comm. No. 1747200046
Date: OCTOBER 2, 2020
Drawn By: KW
Checked By: AS
Scale: As Shown

| Revisions | | |
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| No. | Date | Description |
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| | | |

7 HILLSIDE PLACE
FAIR HAVEN, NJ

A-003
2 OF 6

| 200' LIST | | |
|---|--|---|
| BLOCK: 66 | | LOT: 9 |
| PROPERTIES | | |
| BUNGE, CHRIS & ERINN 7 HILLSIDE PLACE FAIR HAVEN, NJ 077404 BLOCK: 66 LOT: 9 7 HILLSIDE PLACE | PHELAN, JOHN BARRY & LYNN B. 24 HILLSIDE PLACE FAIR HAVEN, NJ 07704 BLOCK: 66 LOT: 3 24 HILLSIDE PLACE | RODRIGUES, ROY & MARTA 207 BUENA VISTA AVENUE FAIR HAVEN, NJ 07704 BLOCK: 66 LOT: 8 207 BUENA VISTA AVENUE |
| REDDY, MICHAEL W. & KAREN A. 57 S WOODLAND DRIVE FAIR HAVEN, NJ 07704 BLOCK: 66 LOT: 10 57 S WOODLAND DRIVE | WERTH, HERBERT J. & ADRIANA 34 HILLSIDE PLACE FAIR HAVEN, NJ 07704 BLOCK: 67 LOT: 14 34 HILLSIDE PLACE | SCANNIELLO, ROCCO & TANYA LEE 16 HILLSIDE PLACE FAIR HAVEN, NJ 07704 BLOCK: 67 LOT: 2 16 HILLSIDE PLACE |
| MOREA, EDWARD J. & CYNTHIA W. 45 S WOODLAND DRIVE FAIR HAVEN, NJ 07704 BLOCK: 366 LOT: 11 45 S WOODLAND DRIVE | BYREN, JOHN F. 58 S WOODLAND DRIVE FAIR HAVEN, NJ 07704 BLOCK: 67 LOT: 8 58 S WOODLAND DRIVE | NEUMANN, BENJAMIN R. & JACQUELYN 226 BUENA VISTA AVENUE FAIR HAVEN, NJ 07704 BLOCK: 67 LOT: 38.6 226 BUENA VISTA AVENUE |
| BUNT, JOHN & MARY ELLEN 172 BUENA VISTA AVENUE FAIR HAVEN, NJ 07704 BLOCK: 66 LOT: 6 172 BUENA VISTA AVENUE | BAUER, MICHAEL & ROBIN 184 BUENA VISTA AVENUE FAIR HAVEN, NJ 07704 BLOCK: 66 LOT: 1 184 BUENA VISTA AVENUE | MONTALBANO, RUSSELL J. & SARAH ORSBAY 33 BUENA VISTA AVENUE FAIR HAVEN, NJ 07704 BLOCK: 16 LOT: 8 33 BUENA VISTA AVENUE |
| HARRIS, CODY & WENDY 226 BUENA VISTA AVENUE FAIR HAVEN, NJ 07704 BLOCK: 67 LOT: 1 226 BUENA VISTA AVENUE | EHOER, WILLIAM T. & TRACEY L. 41 S WOODLAND DRIVE FAIR HAVEN, NJ 07704 BLOCK: 66 LOT: 12 41 S WOODLAND DRIVE | MERMOTT, DAVID J. & DEBORAH G. 29 BUENA VISTA AVENUE FAIR HAVEN, NJ 07704 BLOCK: 16 LOT: 10 29 BUENA VISTA AVENUE |
| BURKE, SANDRA F. 35 HILLSIDE PLACE FAIR HAVEN, NJ 07704 BLOCK: 67 LOT: 1 35 HILLSIDE PLACE | CONHAGEN, ALFRED & SANDRA 33 S WOODLAND DRIVE FAIR HAVEN, NJ 07704 BLOCK: 66 LOT: 15 33 S WOODLAND DRIVE | SCHULTZ, MARK & KATIE ANN 31 BUENA VISTA AVENUE FAIR HAVEN, NJ 07704 BLOCK: 16 LOT: 1 31 BUENA VISTA AVENUE |
| UTILITIES | | |
| NJ AMERICAN WATER CO. 1 WATER STREET GARDEN, NJ 08622 | JCP&L 300 MADISON AVENUE MORRISTOWN, NJ 07962 | MONMOUTH COUNTY PLANNING BOARD P.O. BOX 1255 FREEHOLD, NJ 07728 |
| BOROUGH OF RED BANK, DEPT. OF PUBLIC WORKS 75 CHESTNUT STREET RED BANK, NJ 07701 | NJ NATURAL GAS CO. P.O. BOX 1464 WALL, NJ 07719 | TWO RIVERS WATER RECLAMATION AUTHORITY 1 HIGHLAND AVENUE MONMOUTH BEACH, NJ 07751 |



ADDITIONS &
ALTERATIONS TO:
BUNGE RESIDENCE
7 Hillside Place
Fair Haven, NJ 07704
Block: 66 Lot: 9

Antonio Scillitoe, AIA
NJ 010693
NY 03133-1
PA RA403995
Certificate of Authorization
#AC000953

Title:
EXISTING FIRST
FLOOR PLAN
PRELIM FIRST
FLOOR PLAN

Comm. No. 1747200046

Date: OCTOBER 2, 2020

Drawn By: KW

Checked By: AS

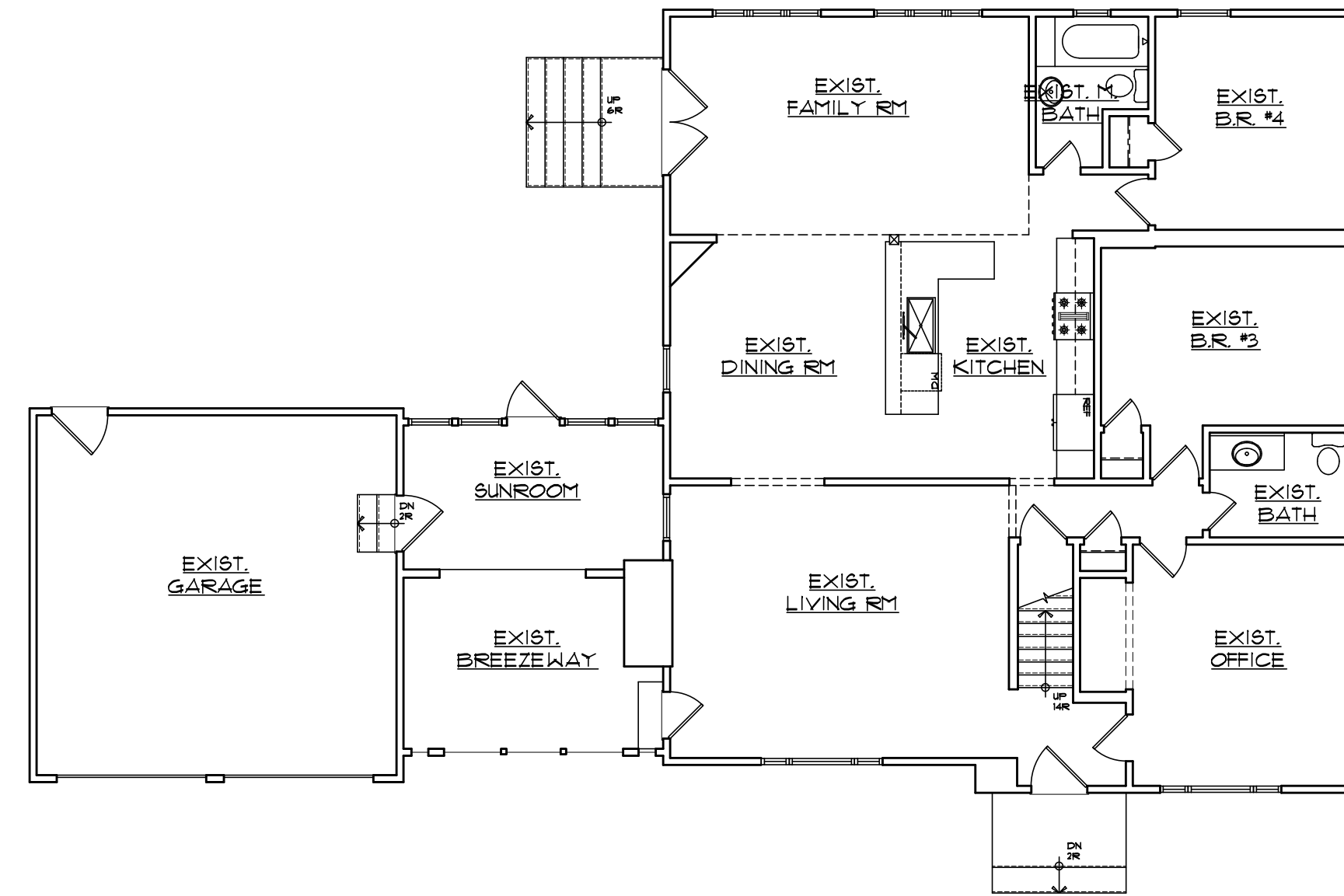
Scale: As Shown

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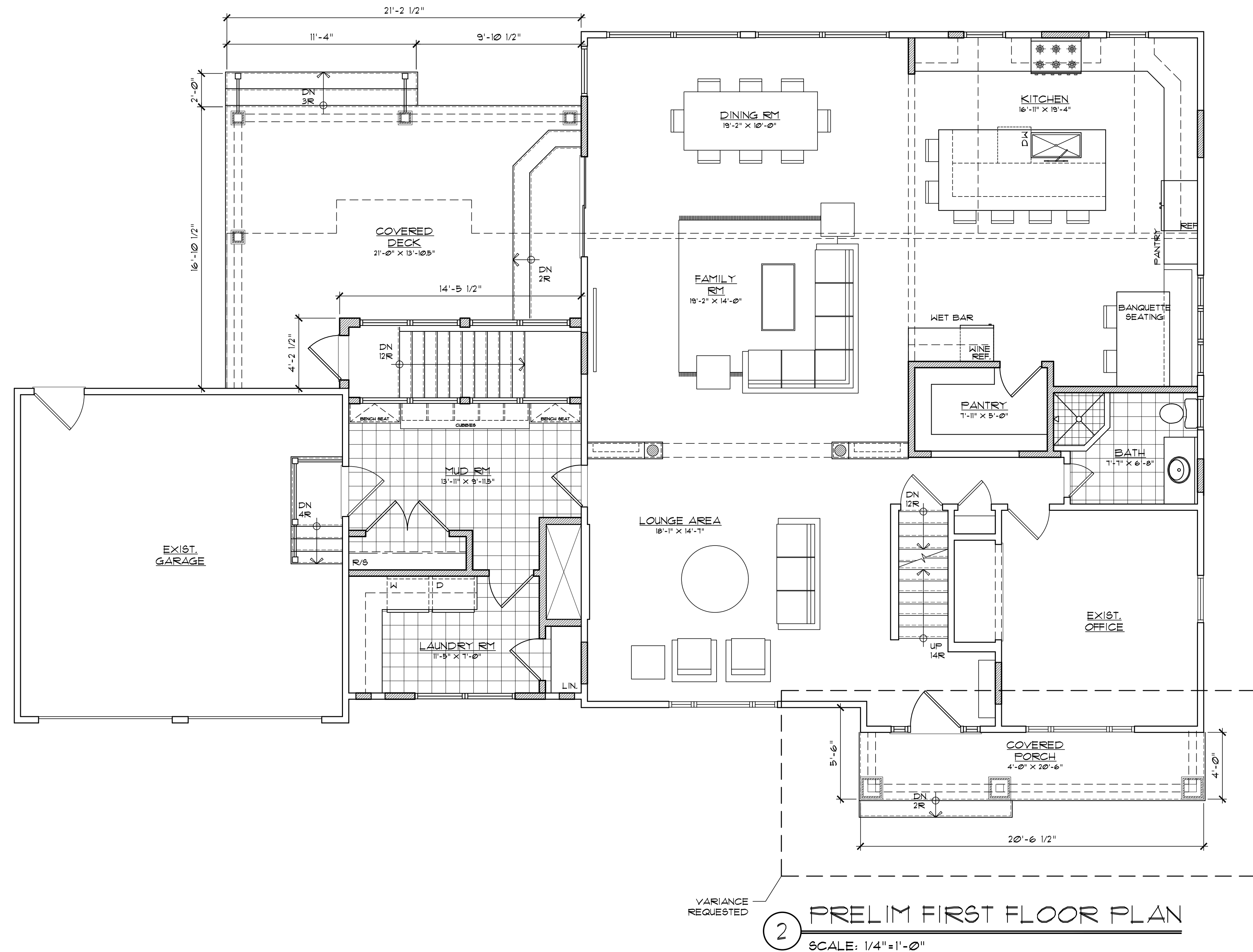
7 HILLSIDE PLACE
FAIR HAVEN, NJ

A-101

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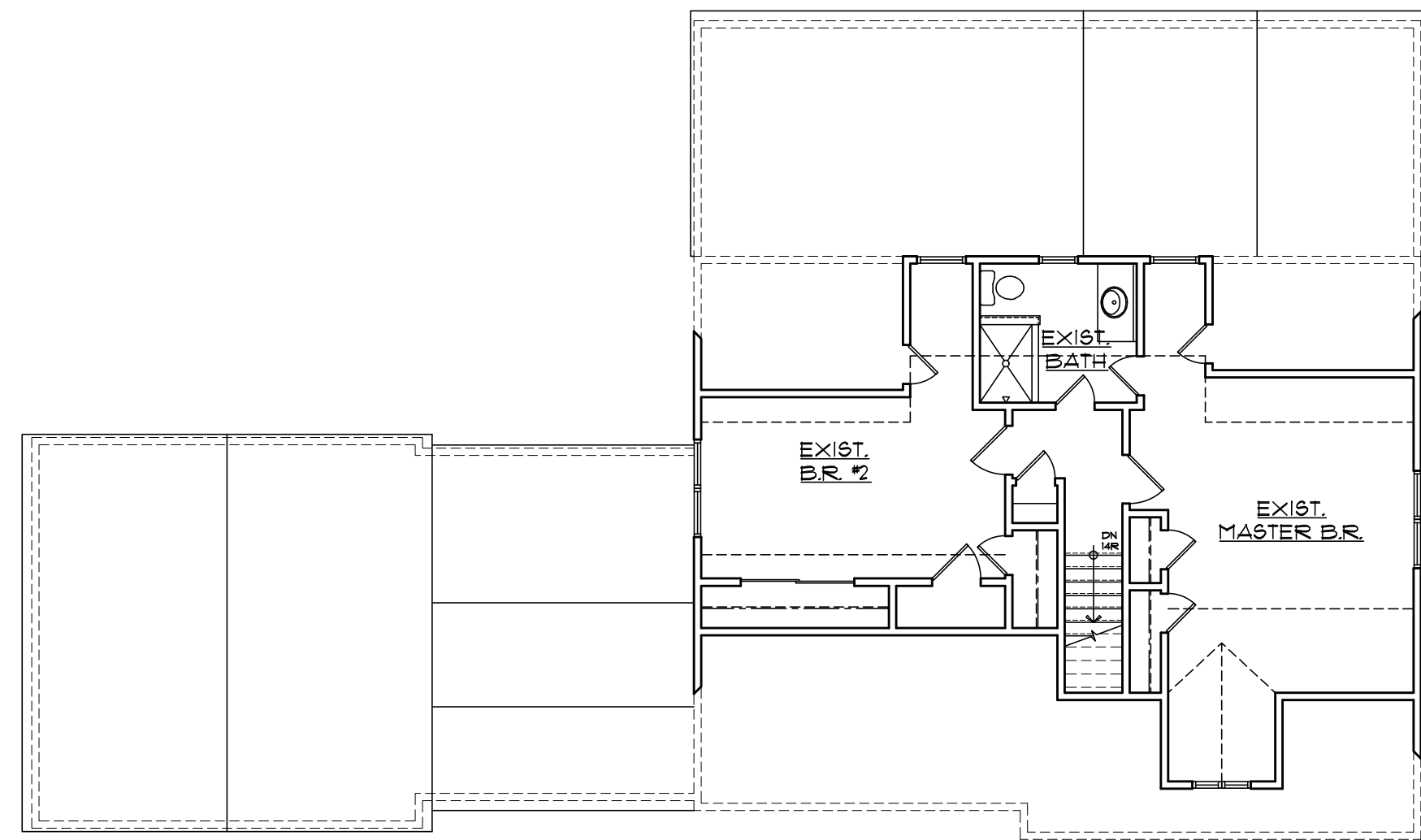
1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



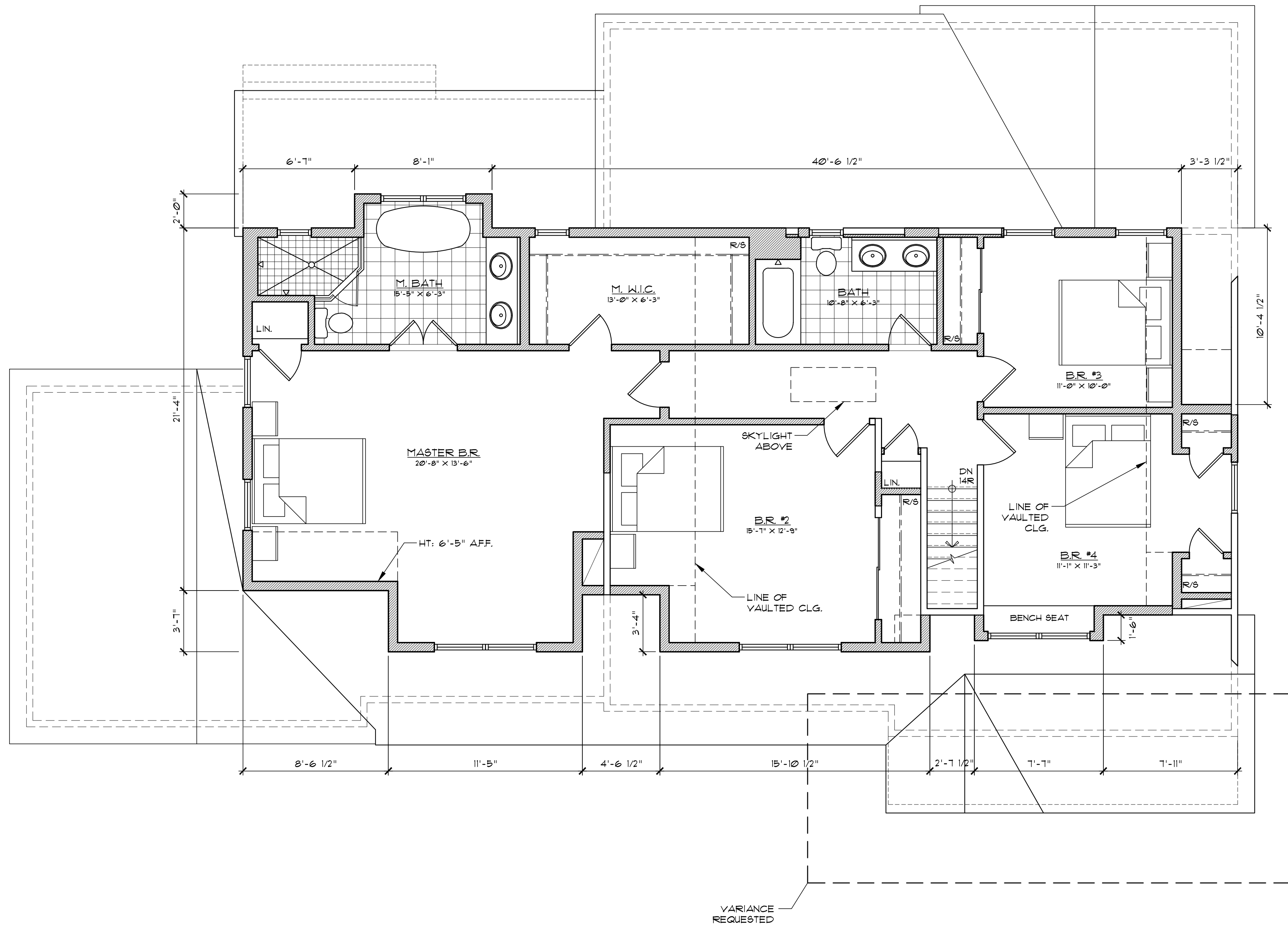
2 PRELIM FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

| FLOOR PLAN LEGEND | |
|-------------------|--|
| --- | LINE OF ITEM ABOVE |
| — | NEW 5 1/2" WD. STUD EXTERIOR WALLS/ 3 1/2" WD. STUD INTERIOR WALLS (UNO.) |

VARIANCE REQUESTED



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



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

| FLOOR PLAN LEGEND | |
|-------------------|--|
| --- | LINE OF ITEM ABOVE |
| --- | NEW 5 1/2" WD. STUD EXTERIOR WALLS/ 3 1/2" WD. STUD INTERIOR WALLS (UNO.) |

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Fair Haven, NJ 07704
Block: 66 Lot: 9

Antonio Scilise, AIA
NJ 010693
NY 03133-1
PA RA403995
Certificate of Authorization
#AC000553

Title:
EXISTING
SECOND FLOOR
PLAN
PRELIM SECOND
FLOOR PLAN

Comm. No. 1747200046

Date: OCTOBER 2, 2020

Drawn By: KW

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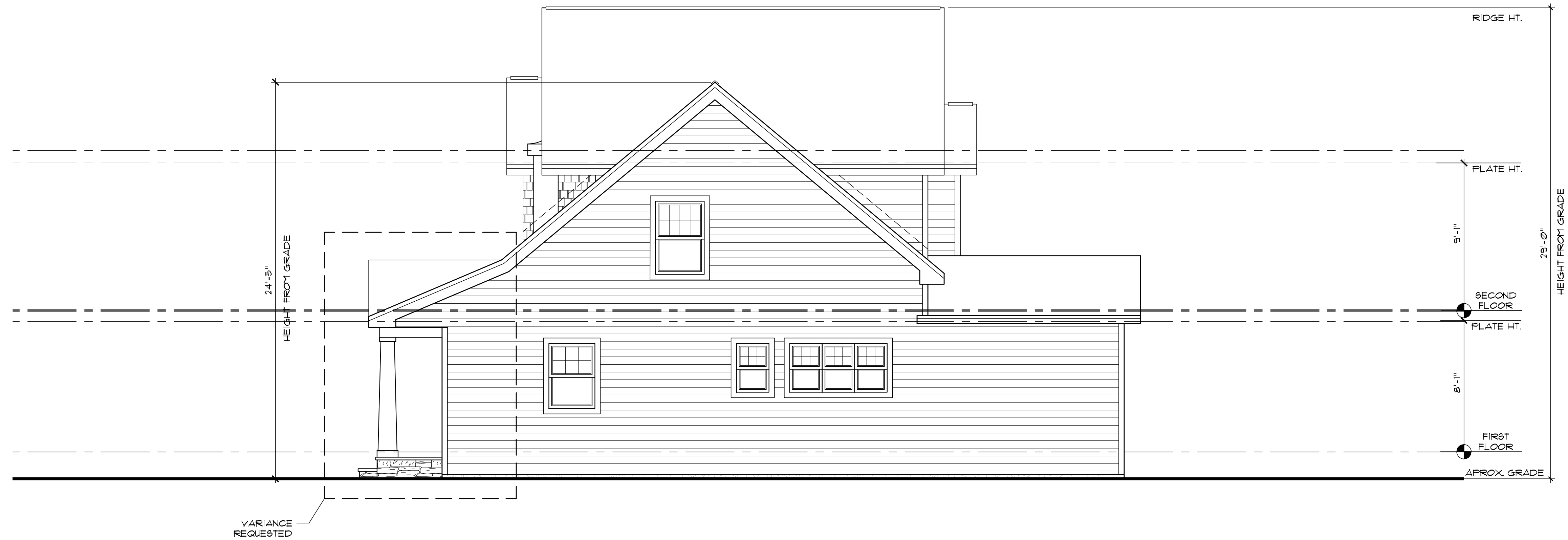
7 HILLSIDE PLACE
FAIR HAVEN, NJ

A-102

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1 FRONT ELEVATION
SCALE: 1/4"=1'-0"




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

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Fair Haven, NJ 07704
Block: 66 Lot: 9


Anthony Scillito, AIA
NJ 01699
NY 03133-1
PA RA429995
Certificate of Authorization
#AC00953

Title:

ELEVATIONS

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| | | |

7 HILLSIDE PLACE
FAIR HAVEN, NJ

A-201

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



2 LEFT ELEVATION
SCALE: 1/4"=1'-0"

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7 Hillside Place
Fair Haven, NJ 07704
Block: 66 Lot: 9

[Signature]
Antonio Scillone, AIA
NJ 010699
NY 03133-1
PA RA409995
Certificate of Authorization
#AC009953

Title:

ELEVATIONS

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FAIR HAVEN, NJ