

PROPERTY OWNERS WITHIN 200 FEET OF
SUBJECT SITE AND 122 MAIN STREET MADISON SITE

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN FOR 9-19 GREENWOOD AVENUE MADISON 9-19 GREENWOOD AVENUE TAX BLOCK 1803, LOTS 12, 13 & 14 BOROUGH OF MADISON, MORRIS COUNTY, NEW JERSEY

BLOCK	LOT	OWNER AND ADDRESS	BLOCK	LOT	OWNER AND ADDRESS
1801	11	GREENWOOD MADISON, LLC 132 MAIN STREET CHATHAM, NJ 07928	1803	17	VENEZIA-ZAHEWSKI, A./R.&D. BRAUN 6 ALEXANDER AVE. MADISON, NJ 07940
1801	12	SHIRLEY L. KEMPER 14 GREENWOOD AVE. MADISON, NJ 07940	1803	18	JOHN C. VILLA 14 ALEXANDER AVE. MADISON, NJ 07940
1801	13	EDUARDO & PALMA DE CRESCENZO 16 GREENWOOD AVE. MADISON, NJ 07940	1803	19	M&L COLLINS/P.&G. FLEMMING, JR. 361 MAIN STREET CHATHAM, NJ 07928
1801	14	JANET E. MCCHESNEY 18 GREENWOOD AVE. MADISON, NJ 07940	1803	20	HUMBERTO AQUIRRE 14 ALEXANDER AVE. MADISON, NJ 07940
1802	12	DANGLER FUNERAL HOME, INC. 108 MAIN STREET MADISON, NJ 07940	1803	21	PAUL J. JR. & MARYHOPE ZITELLI 16 ALEXANDER AVE. MADISON, NJ 07940
1802	13	NICHOLAS HELMAN 112 MAIN ST. & GREENWOOD AVE. MADISON, NJ 07940	1803	22	ROBERT E. JR. & BARBARA J. HANNON 18 ALEXANDER AVE. MADISON, NJ 07940
1803	7	MARTIN & ESTER CHIAROLANZO 29 GREENWOOD AVE. MADISON, NJ 07940	1803	23	SUSAN & WILLIAM D. PULESTON 20 ALEXANDER AVE. MADISON, NJ 07940
1803	8	RAHMAN, MOHAMMAD S. & HILLARY 27 GREENWOOD AVE. MADISON, NJ 07940	1803	24	ZHENG, WEI & HUANG, JUNLIANG 4616 MAYTIME LN CULVER CITY, CA 90230
1803	9	PAUL & JANET ALLOCO 25 GREENWOOD AVE. MADISON, NJ 07940	2601	1	ROBERT & VIRGINIA BANTA REVOC TRUS 121 MAIN STREET MADISON, NJ 07940
1803	10	JAMES & RUTH TRANBERG (TRUSTEES) 23 GREENWOOD AVE. MADISON, NJ 07940	2601	10.01	ROSE CITY ASSOCIATES 641 SHUNPIKE ROAD CHATHAM, NJ 07928
1803	11	122 MAIN STREET MADISON LLC 220 W. 39TH ST., 9TH FLOOR NEW YORK, NY 10018	2601	10.02	JAEGER LUMBER 2322 MORRIS AVE. UNION, NJ 07083
1803	12	GREENWOOD PROPERTY GROUP c/o AMA 250 W. 39TH STREET, 9TH FLOOR NEW YORK, NY 10018	2601	10.03	FRANCES A. MANTONE 292 WOODLAND ROAD MADISON, NJ 07940
1803	13	11-17 GREENWOOD AVE. MADISON NJ LLC 250 W. 39TH STREET, 9TH FLOOR NEW YORK, NY 10018	2601	13	ROSE CITY ASSOCIATES, L.P. 641 SHUNPIKE ROAD CHATHAM, NJ 07928
1803	14	GREENWOOD PROPERTY GROUP c/o AMA 250 W. 39TH STREET, 9TH FLOOR NEW YORK, NY 10018	2702	13	GUS & CHRISTINE PAPPAS 95-97 MAIN STREET MADISON, NJ 07940
1803	15	128 MAIN LLC 50 EAST RD., UNIT 12-J DEL RAY BEACH, FL 33483	2702	14	WASEM ENTERPRISES LLC 103 MAIN STREET MADISON, NJ 07940
1803	16	TIRO DEVELOPMENT ASSOC. c/o DABIES ENT. 1255 RIVER ROAD EDGEWATER, NJ 07020			

PUBLIC UTILITIES/AGENCIES

PUBLIC SERVICE ELECTRIC AND GAS COMPANY
MANAGER-CORPORATE PROPERTIES
80 PARK PLAZA, 166
NEWARK, NJ 07102

CABLEVISION OF MORRIS
HOLLIS ORDENSON, ENGINEERING DEPT.
683 ROUTE 10 EAST
RANDOLPH, NJ 07869-3799

VERIZON OF NEW JERSEY-HIGHLANDS
PAUL GROSSO, ROW DEPARTMENT
290 W. 11TH PLEASANT AVE., ROOM 4002
LIVINGSTON, NJ 07039

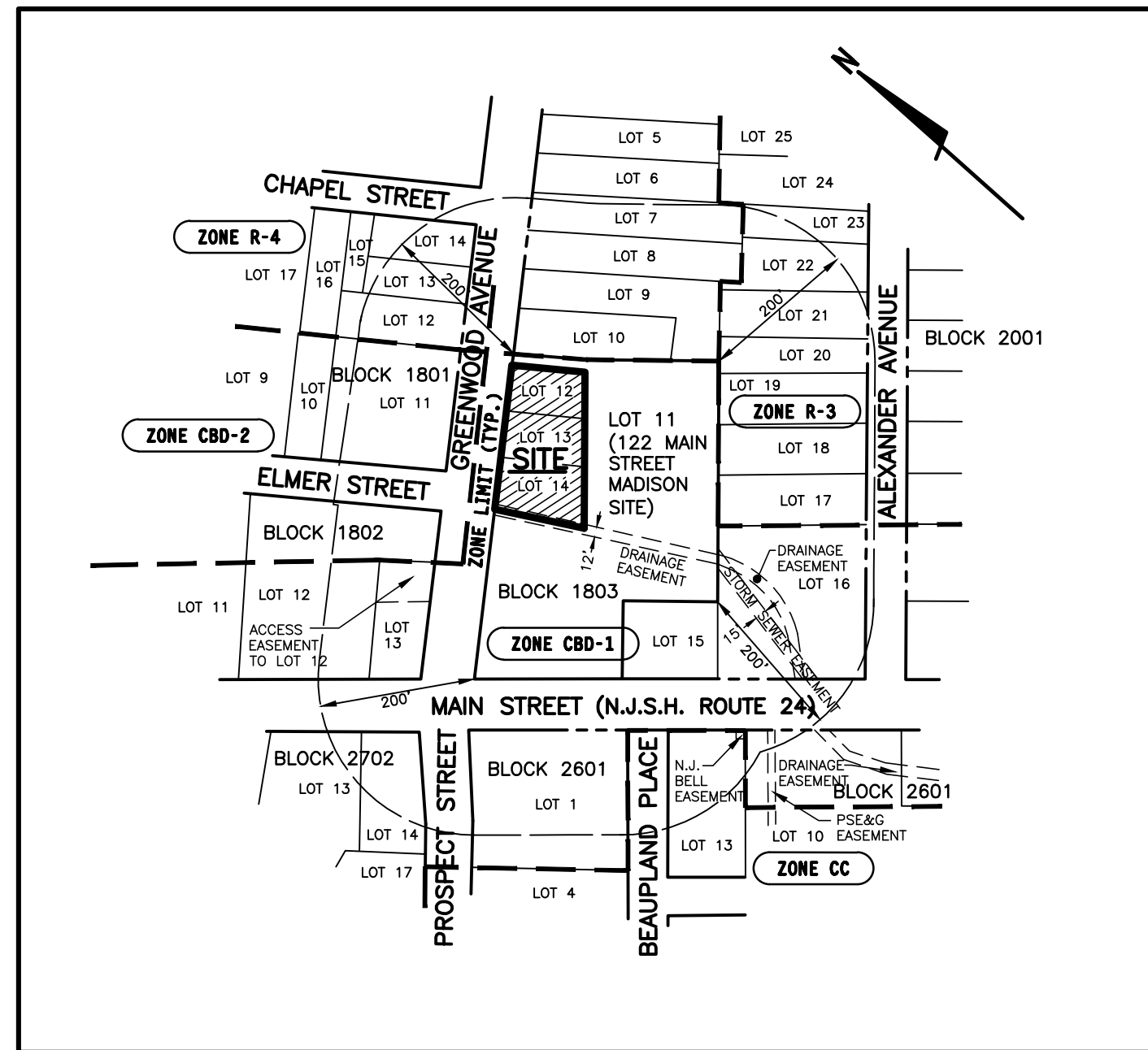
MORRIS COUNTY PLANNING BOARD
PO BOX 900
MORRISTOWN, NJ 07963

N.J.D.O.T.
1035 PARKWAY AVE.
CN 600
TRENTON, NJ 08625

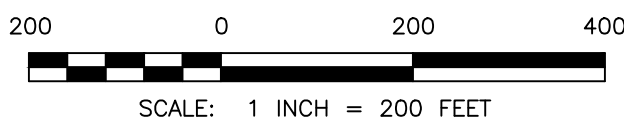
BOROUGH OF MADISON ELECTRIC DEPARTMENT
205 MADISON AVENUE
MADISON, NJ 07940

BOROUGH OF MADISON WATER DEPARTMENT
205 MADISON AVENUE
MADISON, NJ 07940

BOROUGH OF MADISON SEWER DEPARTMENT
205 MADISON AVENUE
MADISON, NJ 07940



LOCATION MAP



BUILDING HEIGHT CALCULATIONS

"GRADE" (SEE SKETCH BELOW): SUM = 10,569.6; N = 48; GRADE = 10,569.6/48 = 220.2	
ROOF DECK EL.	= 37.0 FT. ABOVE F.F. TOP OF STAIR TOWER EL. = 46.0 FT. ABOVE F.F.
	= 37.0 + 222.45 = 259.4 = 46.0 + 222.45 = 268.5
HEIGHT OF BUILDING (ROOF DECK)	= ROOF DECK - GRADE = 259.4 - 220.2 = 39.2 FT.
	= TOP OF STAIR TOWER - GRADE = 268.5 - 220.2 = 48.3 FT.

WATER & WASTEWATER FLOW RATES:

EXISTING	PROPOSED
AVERAGE DAILY WATER DEMAND = 1,200 GPD	AVERAGE DAILY WATER DEMAND = 3,450 GPD
PROJECTED WASTEWATER FLOW RATE = 1,500 GPD	PROJECTED WASTEWATER FLOW RATE = 4,050 GPD

RESERVED PARKING NOTE:

1. THE ZONING OFFICER, BOARD ENGINEER, OR APPLICANT ON THE BASIS OF INCREASED PARKING DEMAND FOR THE SITE, MAY REQUIRE THE CONVERSION OF ALL OR PART OF THE RESERVED PARKING AREA TO OFF-STREET PARKING SPACES. THE INCREASE PARKING DEMAND MUST BE SUSTAINED FOR A MINIMUM 14 DAY PERIOD AND BE ATTRIBUTABLE TO CONSISTENT INCREASED BUSINESS DEMAND, NOT LIMITED DURATION SALES EVENTS OR TEMPORARY LOSS OF PARKING DUE TO MAINTENANCE OR OTHER CONSTRUCTION-RELATED ACTIVITY.

SUCH CONVERSION MUST BE COMPLETED OR CHALLENGED BY THE APPLICANT WITHIN 60 DAYS OF WRITTEN NOTIFICATION BY THE ZONING OFFICER. ANY CHALLENGE SHALL REQUIRE AN APPEARANCE BEFORE THE LAND USE WITH JURISDICTION OVER THE ORIGINAL APPLICATION APPROVAL. SUCH AN APPEARANCE IS FOR ADMINISTRATIVE COMPLIANCE ONLY AND IS NOT SUBJECT TO NOTICE OF THE APPEARANCE.

NOTHING SHALL PREVENT THE APPLICANT FROM ELECTING TO CONVERT THE RESERVED PARKING AREA TO PARKING SPACES UPON FINDING A DEMONSTRABLE NEED. HOWEVER, UNDER THIS PROVISION, THE ZONING OFFICER SHALL BE NOTIFIED OF THE CHANGE WITHIN 60 DAYS OF THE ISSUANCE OF CONSTRUCTION PERMITS.

AMENDED PLANNING BOARD APPLICATION NO. P-15-006A

APPLICANT DATA:

9-19 GREENWOOD AVENUE MADISON LLC c/o
AMA CONSULTING
122 MAIN STREET
MADISON, NJ 07940

LOT DATA:

#9-19 MAIN STREET
TAX BLOCK 1803, LOTS 12, 13 & 14
AREA = 20,323 S.F. = 0.4666 AC.±

GENERAL NOTES:

- FOOTPRINT AND ZONING DATA FOR THE PROPOSED BUILDING BASED ON ARCHITECTURAL PLANS, PREPARED BY ARCHITECTURA, LAST-REVISED DECEMBER 15, 2016.
- BOUNDARY, TOPOGRAPHIC, AND EXISTING UTILITY INFORMATION FOR SUBJECT LOT BASED ON A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, PRELIMINARY AND FINAL SITE PLAN FOR 9-19 GREENWOOD AVENUE MADISON, 9-19 GREENWOOD AVENUE, TAX BLOCK 1803, LOTS 12, 13 & 14", BOROUGH OF MADISON, MORRIS COUNTY, NEW JERSEY" (SHEET 2 OF THIS SET), PREPARED BY KORZEN ENGINEERING, DATED NOVEMBER 9, 2012.
- SEE ABOVE-REFERENCED BOUNDARY & TOPOGRAPHIC SURVEY AND SITE ENGINEERING PLANS (SHEETS 3-4), PREPARED BY KORZEN ENGINEERING FOR SPECIFIC INFORMATION AND GENERAL NOTES RELATED TO THOSE PLANS.
- IMPROVEMENTS SHOWN ON THE SITE ENGINEERING PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH BOROUGH OF MADISON LAND DEVELOPMENT STANDARDS. IN THE ABSENCE OF SPECIFIC BOROUGH STANDARD(S), THE SUBJECT IMPROVEMENT(S) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (1989)", AS SUPPLEMENTED.
- EXISTING UTILITY INFORMATION SHOWN ON THE PLANS IS BASED ON MAP REFERENCED IN NOTE 2 ABOVE AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION, ESPECIALLY AT PROPOSED CROSSINGS, AND SHALL PROCURE AN UPDATED UTILITY MARK-OUT FROM THE N.J. ONE-CALL SYSTEM. PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, IN WRITING, OF ACCEPTANCE OF UTILITIES OR OF DISCREPANCIES REQUIRING RESOLUTION.
- EXISTING STRUCTURES AND TREES IN THE DEVELOPMENT AREA SHALL BE REMOVED, AS REQUIRED.
- THE APPLICANT SHALL MAINTAIN A TRASH COMPACTOR AND TRASH RECEPTACLES FOR TENANTS IN THE BASEMENT OF THE PROPOSED BUILDING.
- REVISED PROPOSED FRONT AND RIGHT SIDE SIGN DATA BASED ON ELEVATIONS & SIGNAGE SCHEDULE (DRAWING A-2), PREPARED BY EDWARD MATTHEW O'BRIEN ARCHITECT.

OWNER DATA:

LOT 12
GREENWOOD PROPERTY GROUP, L.L.C.
156 WEST STATE STREET
TRENTON, NJ 08608

LOT 13

11-17 GREENWOOD AVE MADISON NJ, LLC c/o
AMA CONSULTING ENGINEERS
122 MAIN STREET
MADISON, NJ 07940

LOT 14

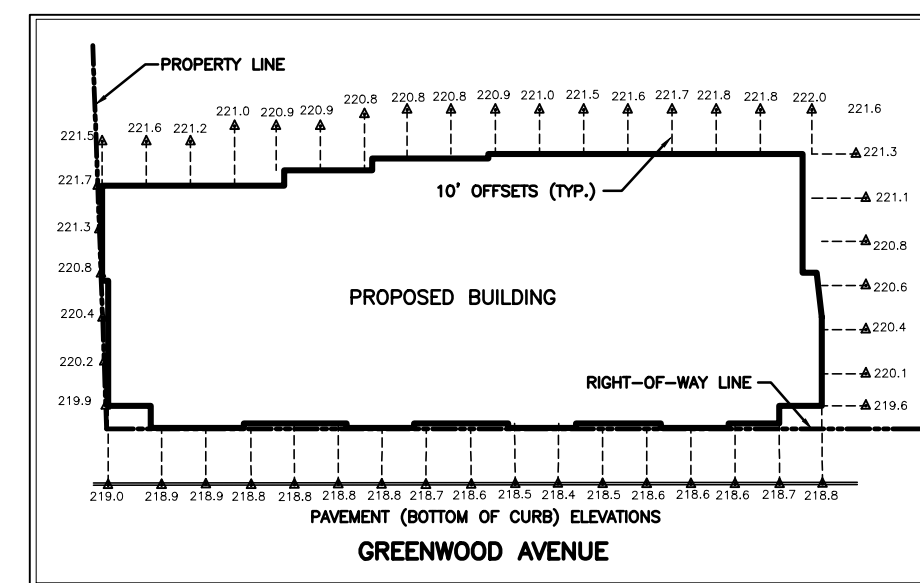
GREENWOOD PROPERTY GROUP, L.L.C.
156 WEST STATE STREET
TRENTON, NJ 08608

LOT COVERAGE BREAKDOWN

1. EXISTING CONDITIONS		AREA (S.F.)
FEATURE		
BUILDINGS		4,387
PAVEMENT		5,573
TOTAL		9,960 S.F.
2. PROPOSED CONDITIONS		AREA (S.F.)
FEATURE		
BUILDING		9,362
PARKING/DRIVE PAVEMENT		7,689
WALKWAYS		2,356
TOTAL		19,408 S.F.

SIGN REQUIREMENTS: (PER SCHEDULE IV)

ITEM	REQUIRED	PROVIDED
TYPE	BUILDING/CANOPY-MOUNTED	BUILDING/CANOPY-MOUNTED
MAX SIZE	1.5 S.F. FOR EA. L.F. OF BUILDING WIDTH, OR 50 S.F., WHICHEVER IS LESS MAX. = 50 S.F.	72.6 S.F. (FRONT) 52.2 S.F. (RIGHT SIDE) 37.1 S.F. (REAR)
LOCATION	FACING PUBLIC RIGHT-OF-WAY, PUBLIC PARKING LOT, OR PUBLIC ALLEYWAY ONLY	RIGHT SIDE SIGNS (52.2 S.F.) FACE PRIVATE DRIVEWAY REAR SIGNS (37.1 S.F.) FACE PRIVATE PARKING LOT
* VARIANCE/DEVIATION FROM ZONING/LAND-USE REGULATION REQUIRED		



BUILDING HEIGHT CALCULATION SKETCH

SCALE: 1"=40'

NOTICE

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REVISION NO.	DATE	REVISION
1	5/19/15	REVISED PER BOROUGH TCC COMMENTS.
2	12/15/16	REVISED PER BOROUGH COMMENTS.
3	3/27/17	REVISED PER BOROUGH PLANNING BOARD CONDITIONS OF APPROVAL.
4	5/24/17	REVISED PER BOROUGH ENGINEER'S MEMORANDUM OF MAY 22, 2017.
5	7/28/17	REVISED SHEET INDEX.
6	5/14/21	REVISED PARKING & SIGN DATA PER NON-RESIDENTIAL CHANGE.
7	7/08/21	REVISED PER BOROUGH TCC COMMENTS OF JULY 6, 2021.

PETER K. KORZEN
PROFESSIONAL ENGINEER &
LAND SURVEYOR, N.J. LIC. NO. 24GB03585000

ZONING DATA (CBD-1 CENTRAL BUSINESS DISTRICT):

- PERMITTED PRIMARY USES (PER SEC. 195-32.4.B): APARTMENTS OVER STORES OR OFFICES, ET AL.
PROPOSED PRIMARY USE: RETAIL SALES (FIRST FLOOR); AND APARTMENTS (SECOND & THIRD FLOORS)
- BULK ZONING REQUIREMENTS PER SEC. 195-29.3 (SCHEDULE 1):

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 S.F.	20,323 S.F. = 0.4666 AC.	N/C (NO CHANGE)
MIN. LOT WIDTH	75 FT.	188.95 FT.	N/C
MIN. LOT DEPTH	100 FT.	103.53 FT.	N/C
FRONT YARD SETBACK	PREDOMINANT SETBACK 12 FT.-18 FT. FROM CURB FACE (BASED ON 122 MAIN STREET MADISON PROJECT) MAX. = 12 FT.	17.1 FT. (#11-17 GREENWOOD AVE.)	* 12.7 FT.
SIDE YARD SETBACK	0 FT. EXCEPT WHEN ABUTTING A RESIDENTIAL ZONE; 1 FT. FOR EVERY 2 FT. OF BUILDING HEIGHT MIN. = 19.6 FT.	3.1 FT. (#11-17 GREENWOOD AVE.)	* 0.2 FT.
REAR YARD	1 FT. FOR EVERY 2 FT. OF BUILDING HEIGHT. (MIN.25 FT.; MAX.30 FT.)	26.7 FT. (#19 GREENWOOD AVE.)	* 38.5 FT.
MAX. IMPERVIOUS COVER	85% (17,274 S.F.)	49.01% (9,960 S.F.)	* 95.50% (19,408 S.F.)
MAX. BUILDING HEIGHT	45 FT. / 3 STORIES MAX. 2 STORIES MIN.	NOT MEASURED	39.2 FT. / 3 STORIES (ROOF) 48.3 FT. (STAIR TOWER)
MAX. ILLUMINATION AT PROPERTY LINE	0.1 FOOTCANDLES (FC)	0 FC	* 5.9 FC (MAX.) ALONG SOUTHERLY PROPERTY LINE WITH 122 MAIN STREET MADISON SITE
6' HIGH FENCE LOCATION	MIN. 5 FT. FROM PROPERTY LINE	N/A	* 1.0 FT. (SIDE PROPERTY LINE)
			* PROPOSED IN FRONT YARD
* VARIANCES/DEVIATION FROM ZONING/LAND-USE REGULATION			

PARKING & LOADING REQUIREMENTS:

(PER SEC. 195-35, 195-25.15, 195-32.4.F(1), AND N.J.A.C. 5:21-4.14, 4.15 & 4.16)

ITEM	REQUIRED	PROVIDED
MIN. NO. OF SPACES (NON-RESIDENTIAL)		
DELICATESSEN/RESTAURANT/BAR (7,251 S.F. GFA) (50 SEATS)	GREATER OF: 1 SPACE PER 180 S.F. OF GFA - 20% = 40 SPACES - 20% = 32 SPACES 1 SPACE PER 2.5 SEATS = 20 SPACES - 20% = 16 SPACES	MAX. OCCUPANCY = 127
	1 SPACE PER 3 OCCUPANTS = 42 SPACES = 20% = 34 SPACES	SUBTOTAL = 34 SPACES
MIN. NO. OF SPACES (RESIDENTIAL MID-RISE)		
ONE-BEDROOM RESIDENTIAL UNITS	1.8 SPACE PER UNIT = 18.0 (10 UNITS)	
TWO-BEDROOM RESIDENTIAL UNITS	2.0 SPACES PER UNIT = 16.0 (8 UNITS)	
	SUBTOTAL = 34 SPACES	
	GRAND TOTAL REQUIRED = 68 SPACES	47 SPACES
DESIGN STANDARDS (SEC. 195-25.15)		
MIN. LANDSCAPE AREA IN PARKING LOT	10% 1 SHADE TREE PER 20 PARKING SPACES = 22 SP. X 1 TREE/20 SP. = 2 TREES	* 1.60% (122 S.F.) * 1 TREE
STALL SIZE	9 FT. X 18 FT.	9 FT. X 18 FT.
AISLE/DRIVE WIDTH (2-WAY, 90°)	24 FT.	24 FT.
MAX. DRIVE GRADE TO 25 FT. FROM R.O.W. LINE	2%	* 3.50%
DRIVEWAY ACCESS WIDTH (2-WAY)	30 FT.	* 24 FT.
MIN. DISTANCE FROM SIDE/REAR PROPERTY LINE	5 FT.	* 0 FT. (EASEMENT REQ'D.)
MIN. NO. OF LOADING SPACES	0 SPACE	0 SPACE
COMBINED PARKING ANALYSIS (9-19 GREENWOOD AVENUE MADISON AND 122 MAIN STREET MADISON)		
MIN. NO. OF SPACES		68 + 87 = 155 SPACES
		47 NEW SPACES (9-19 GREENWOOD AVE. MADISON IMPROVEMENTS) 17 LOST SPACES (122 MAIN STREET MADISON SITE) NET INCREASE = 30 SPACES
* VARIANCE/DEVIATION FROM ZONING/LAND-USE REGULATION		

JULY 08, 2021

TITLE SHEET

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN FOR
9-19 GREENWOOD AVENUE MADISON
SITUATED AT
9-19 GREENWOOD AVENUE - TAX BLOCK 1803, LOTS 12, 13 & 14
BOROUGH OF MADISON MORRIS COUNTY NEW JERSEY

KORZEN Engineering
Civil Engineering & Land Surveying

26 BERKSHIRE STREET
WHIPPANNY, N.J. 07981
TEL (973) 884-9300
FAX (973) 884-9630

N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA28107900

PROJECT NO	120121
SCALE	-
DATE	1/07/2015
FB / PG	
SHEET NO.	1 of 10

CHAIRPERSON	DATE

SECRETARY	DATE

BOARD ENGINEER	DATE

SHEET INDEX

SHEET NO.	DESCRIPTION	DATE	LAST REVISED
1	TITLE SHEET	1/07/15	7/08/21
2	BOUNDARY & TOPOGRAPHIC SURVEY	11/09/12	10/11/17
3	SITE LAYOUT & DIMENSIONING PLAN	1/07/15	7/08/21
4	CIRCULATION PLAN	1/07/15	3/27/17
5	GRADING, DRAINAGE, AND UTILITY PLAN	1/07/15	11/01/18
6	SOIL EROSION & SEDIMENT CONTROL PLAN	1/07/15	3/27/17
7	LIGHTING PLAN	1/07/15	3/27/17
8	CONSTRUCTION DETAILS-1	1/07/15	3/14/18
9	CONSTRUCTION DETAILS-2	1/07/15	4/02/18
10	CONSTRUCTION DETAILS-3	1/07/15	7/14/17
L-1	LANDSCAPE PLAN	5/19/15	3/27/17
A201	GROUND & BASEMENT FLOOR PLAN	8/08/12	5/24/17
A202	SECOND AND THIRD FLOOR PLAN & AREA AND UNIT SUMMARY	8/08/12	5/24/17
A301	FRONT & RIGHT SIDE ELEVATION	8/08/12	1/26/17
A302	REAR AND LEFT SIDE ELEVATION	8/08/12	5/24/17
A303	ROOF PLAN & BUILDING SECTION	8/08/12	5/24/17