

SITE PLAN

PREPARED FOR

18 MADISON AVE. REALTY, LLC

18 MADISON AVENUE

TAX LOT 4 IN BLOCK 3001

BOROUGH OF MADISON

MORRIS COUNTY NEW JERSEY

BLOCK	LOT	OWNER/ADDRESS	BLOCK	LOT	OWNER/ADDRESS
3001	1	DREW UNIVERSITY ATTN: BRIAN COLVIN 36 MADISON AVENUE MADISON, NJ 07940	1401	1	15 MADISON GRACE, LLC 59 TEAK ROAD WAYNE, NJ 07940
	2	UNITED METHODIST CHURCH 22-24 MADISON AVENUE MADISON, NJ 07940		2	13 MADISON AVENUE, LLC MADISON, NJ 07940
	3	UNITED METHODIST CHURCH 22 MADISON AVENUE MADISON, NJ 07940		3	ERAGON GRADUATE MADISON, NJ 07940
	5	GRACE EPISCOPAL CHURCH 4-6 MADISON AVENUE MADISON, NJ 07940			
	6	GRACE EPISCOPAL CHURCH 4-6 MADISON AVENUE MADISON, NJ 07940			

UTILITIES & GOVERNMENTAL BODIES TO BE NOTIFIED:

PUBLIC SERVICE ELECTRIC AND GAS COMPANY
1000 NEW JERSEY TURNPIKE
80 PARK PLAZA, T88
NEWARK, NJ 07102

HOLLIS OBERSON, ENGINEERING DEPT.
CABLEVISION OF MORRIS
663 ROUTE 110 EAST
RANDOLPH, NJ 07889-3799

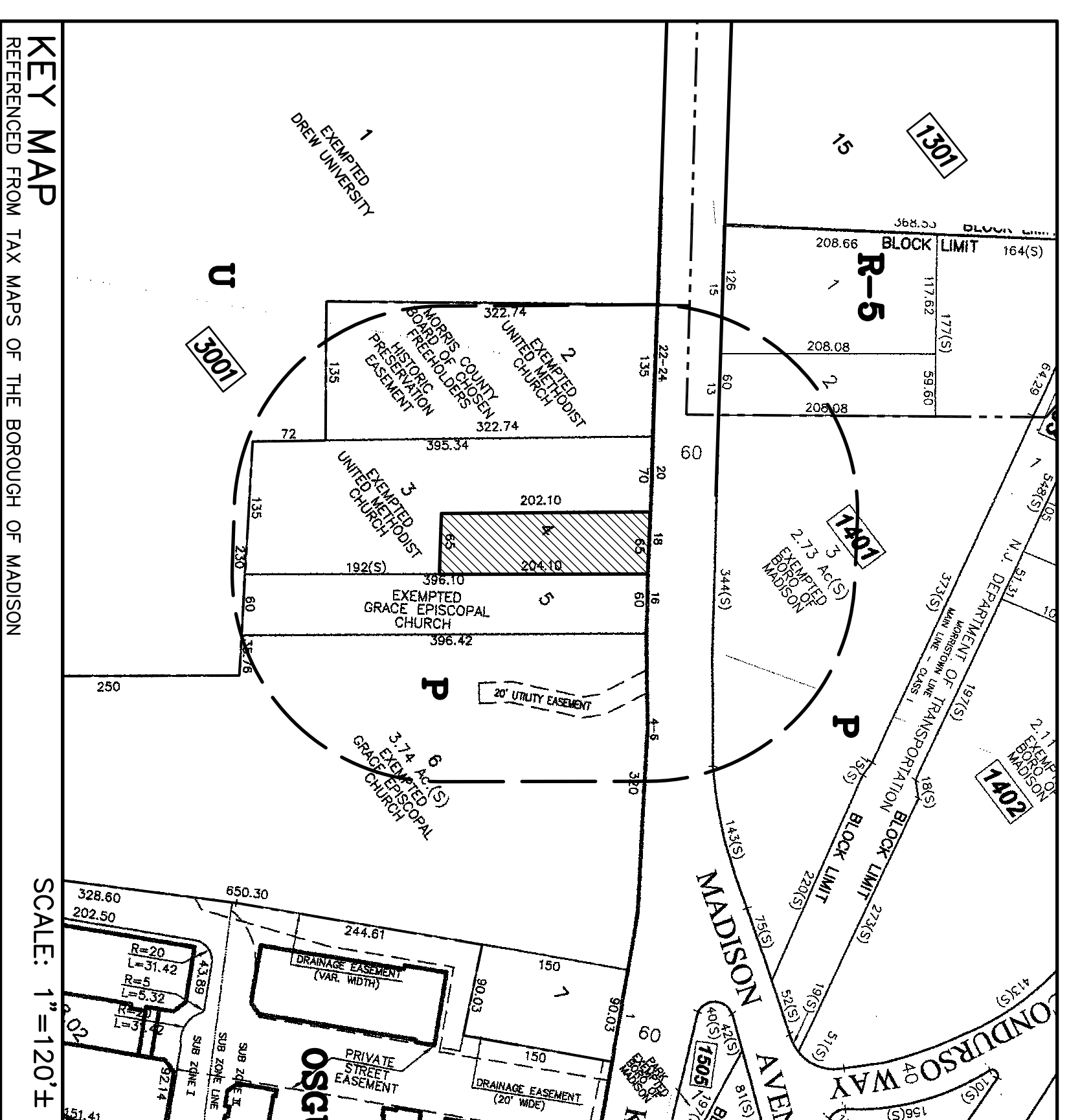
PAUL GROSSO, ROW DEPARTMENT
VERSION OF NEW JERSEY-HIGHLANDS
2000 NEW JERSEY TURNPIKE-100M 4002
LIVINGSTON, NJ 07039

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

JAMES MARTINA
MADISON WATER DEPARTMENT
40 STATON ROAD
MADISON, NJ 07940

TOM DEBRASSE
MADISON WATER DEPARTMENT
34 JOHN AVENUE
MADISON, NJ 07940

KEN OBEREN
MADISON DEPARTMENT OF PUBLIC WORKS
MADISON, NJ 07940



KEY MAP
REFERENCED FROM TAX MAPS OF THE BOROUGH OF MADISON

SITE DATA CHART

TAX LOT 4 IN BLOCK 3001
ZONE: P (PROFESSIONAL OFFICE/RESIDENTIAL ZONE)
AREA (TOTAL TRACT) 13,266 S.F. ±

OWNER: ROBERT REALTY, INC.
18 MADISON AVENUE
MADISON, NJ 07940

APPLICANT: 18 MADISON AVE. REALTY, LLC
10 DATE DRIVE
CHAHAM, NJ 07928

PROPOSED USE:	REQUIREMENT	REQUIRED/ALLOWED	EXISTING	PROPOSED	VARIANCE REQUIRED
DENTAL OFFICE	MIN. LOT AREA	7,250 S.F.	13,266 S.F.	NO CHANGE	NO
	MIN. LOT AREA WITHIN 125'	7,250 S.F.	6,125 S.F.	NO CHANGE	NO
	MIN. LOT WIDTH	60 FT.	65.00 FT.	NO CHANGE	NO
	MIN. LOT DEPTH	110 FT.	204.10 FT.	NO CHANGE	NO
	MIN. FRONT YARD	30 FT.	52.6 FT.	50.0 FT.	NO
	MIN. SIDE YARD	10 FT.	11.6 FT.	10.5 FT.	NO
	MIN. REAR YARD	40 FT.	93.0 FT.	88.3 FT.	NO
	MAX. STORES	2½ STORES	2½ STORES	2 STORES	NO
	MAX. BUILDING HEIGHT	35 FT.	35.5 FT.±	34.3 FT.	NO
	MIN. PARKING SPACES	22 SPACES	11 SPACES	13 SPACES	YES
MAX. IMPERVIOUS COVERAGE	60% (7,960 S.F.)	62.6% (8,220 S.F.)	62.6% (8,311 S.F.)	YES	
MAX. PRINC. BLDG. COVERAGE	N/A	1,815 S.F.	2,207 S.F.	NO	

PARKING CALCULATIONS:
DENTAL OFFICE REQUIREMENTS: 1 SPACES REQUIRED PER 250 SQUARE FEET +
REQUIRED PARKING: 4 SPACES FOR EACH 1000 SQ. FT.
2 DOCTORS(4 SPACES/DOCTOR) + 3,624 S.F.*(1 SPACE/250 S.F.) = 22,496
USE 22 SPACES

COVERAGE CALCULATIONS:	EXISTING	CHANGE	PROPOSED
PRINCIPAL BUILDING	1,381 S.F.	ADDITION	2,207 S.F.
OPEN FRONT PORCH	434 S.F.	REMOVE	0 S.F.
DETACHED GARAGE	494 S.F.	REMOVE	0 S.F.
DRIVEWAY	2,207 S.F.	REMOVE	0 S.F.
GRASS/WALKS/STEPS	621 S.F.	NEW	586 S.F.*
BRICK PAVEMENT PARKING AREA	5,330 S.F.	NEW	2,630 S.F.*
PAVED DRIVEWAY AREA	0 S.F.	EXTEND	2,794 S.F.
TOTAL COVERAGE	8,220 S.F.		8,311 S.F.

* BRICK PAVEMENT IN SAND @ 80%

OTHER REQUESTED VARIANCES:

§195 ATTACHMENT 12: MAXIMUM SIGN SIZE (6 S.F. PERMITTED, 12 S.F. PROPOSED)
MAXIMUM SIGN HEIGHT (4 FT. PERMITTED, 4.9 FT. PROPOSED)

REQUESTED WAIVERS:

- §195-25.15.(3)(g): MINIMUM DRIVEWAY WIDTH (30' REQUIRED, 24' PROPOSED).
- §195-25.15.(4): MINIMUM DRIVEWAY SETBACK (5' REQUIRED, 0' PROPOSED).
- §195-25.15.(7): MINIMUM PARKING SETBACK (5' REQUIRED, 4.4' PROPOSED).
- §195-25.16.(3): MINIMUM REQUIRED LOADING SPACES (1 REQUIRED, 0 PROPOSED).
- §195-25.6.(2): MAX. ILLUMINATION AT PROPERTY LINE (0.1 fc PERMITTED, ~1.2 fc PROPOSED).
- §195-25.6.(2): MINIMUM SETBACK FROM PROPERTY LINE (3.0' REQUIRED, 0.5' PROPOSED).
- §195-25.15.(k): MINIMUM OF 10% OF PARKING AREA TO BE LANDSCAPED.
- §195-25.16.(b): MINIMUM OFF-STREET LOADING SPACE (1 REQUIRED, 0 PROVIDED).

APPLICATION No. P21-004

TITLE PAGE

PREPARED FOR
18 MADISON AVENUE
TAX LOT 4 IN BLOCK 3001
BOROUGH OF MADISON
MORRIS COUNTY NEW JERSEY

ABC SURVEYS, LLC
PROFESSIONAL LAND SURVEYING AND ENGINEERING
466 SOUTHERN BOULEVARD
CHATHAM NEW JERSEY 07928
VOICE 973-577-2174 FAX 973-577-5533

ANDREW B. CLARKE-PISPE
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE NO. 080105080

JOB NO.: 21041
DATE: 08/30/21
SCALE: 1"=20'
SHEET 1 OF 10

LIST OF DRAWINGS

DWG. #	DRAWING TITLE	PREPARED BY
SP-1	TITLE PAGE	ABC SURVEYS, LLC
SP-2	BOUNDARY & TOPOGRAPHIC SURVEY	ABC SURVEYS, LLC
SP-3	SITE PLAN	ABC SURVEYS, LLC
SP-4	SOIL EROSION & SEDIMENT CONTROL PLAN	ABC SURVEYS, LLC
A100	FIRST FLOOR & SECOND FLOOR PLANS	DERK GARLUCK ARCHITECT
A101	BASEMENT AND ROOF PLANS	DERK GARLUCK ARCHITECT
A102	EXTERIOR ELEVATIONS (FRONT & WEST SIDE)	DERK GARLUCK ARCHITECT
A103	EXTERIOR ELEVATIONS (REAR & EAST SIDE)	DERK GARLUCK ARCHITECT
L-1	LANDSCAPE PLAN	JOHN MADONOUGH ASSOCIATES, LLC
L-2	LIGHTING PLAN	JOHN MADONOUGH ASSOCIATES, LLC

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

BOROUGH ENGINEER _____ DATE _____

REVISED: 09/21/21