

CBD-2 ZONING REQUIREMENTS
COMMERCIAL BUSINESS DISTRICT 2

LAND USE AND ZONING REGULATION		REQUIRED/PERMITTED CDB-2 ZONE REG. (CENTRAL BUSINESS DISTRICT ZONE)	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT REQUIREMENTS					
Ch. 195-29.3	MINIMUM LOT AREA (SQ. FT.)	10,000 SQ. FT.	17,555 SQ. FT.	17,555 SQ. FT.	N
Ch. 195-29.3	MINIMUM LOT WIDTH (CORNER) (FT.)	100 FT.	125.0 FT (COOK AVE.)	125.0 FT (COOK AVE.)	N
Ch. 195-29.3	MINIMUM LOT DEPTH (FT.)	100 FT.	97.38 FT.	97.38 FT.	E
Ch. 195-29.3	MAXIMUM DISTANCE FROM ROW AREA TO BE CALCULATED (FT.)	--- FT.	152.7 FT.	152.7 FT.	-
MINIMUM SETBACK REQUIREMENTS					
Ch. 195.30.1.b(1)	MINIMUM FRONT YARD SETBACK (COMMUNITY PLACE) (FT.)	2.5 FT.	4.3 FT.	2.78 FT.	N
Ch. 195-29.3	MINIMUM FRONT YARD SETBACK (COOK AVENUE) (FT.)	(B)	---	4.5 FT.	N
Ch. 195-29.3	MINIMUM SIDE YARD SETBACK, EACH (FT.)	(C)	9.3 FT.	5.7 FT.	N
Ch. 195-29.3	MINIMUM REAR YARD SETBACK (FT.)	(D)	51.2 FT.	23.0 FT.	Y
MAXIMUM BUILDING HEIGHT REQUIREMENTS					
Ch. 195-29.3	MAXIMUM HEIGHT (STORIES)	3 STORIES	2 STORIES	3 STORIES	N
Ch. 195-29.3	MAXIMUM HEIGHT (FT.)	45 FT	---	45 FT.	N
MAXIMUM LOT COVERAGE					
Ch. 195-29.3	MAXIMUM BUILDING COVERAGE (%)		11.40%	60.30%	N
Ch. 195-29.3	MAXIMUM IMPERVIOUS COVERAGE (%)	85%	26.60%	82.20%	N

ZONING REQUIREMENTS NOTES:

- CBD-2 ZONING REQUIREMENTS SHALL BE THE SAME AS CBD-1 FOR NONRESIDENTIAL USES, EXCEPT THAT THE MAXIMUM IMPERVIOUS COVERAGE SHALL BE 85% FOR RESIDENTIAL USES. STANDARDS FOR R-4 ZONE SHALL APPLY.
- FRONT YARD IN CBD ZONE: THE PREDOMINANT SETBACK SHALL BE MAINTAINED IN THE CBD-2 ZONE BUT SHALL NOT EXCEED 20 FEET.
 - PREVAILING SETBACK ALONG COMMUNITY PLACE = 0 FT.
 - PREVAILING SETBACK ALONG COOK PLACE = 3.2 FT.
- SIDE YARD REQUIREMENTS FOR CBD: NONE, EXCEPT WHERE ABUTTING A SIDE YARD IN A RESIDENTIAL ZONE, THEN A SIDE YARD OF ONE FOOT FOR EVERY TWO FEET OF HEIGHT OF THE PRINCIPAL STRUCTURE IN THE CBD ZONE. NO SUCH SIDE YARD SHALL BE LESS THAN 10 FEET AND NONE NEED TO BE GREATER THAN 30 FEET.
 - NO PROPOSED SIDE YARD ABUTTING A RESIDENTIAL ZONE
 - REAR YARD IN CBD ZONE: ONE FOOT OF REAR YARD FOR EACH TWO FEET IN HEIGHT OF PRINCIPAL BUILDING WITH A MINIMUM REAR YARD OF 25 FEET.
 - PROPOSED BUILDING HEIGHT = 45.0 FT.
 - REQUIRED REAR YARD = 45 FT./2 = 22.50 FT, USE MINIMUM REAR YARD OF 25 FEET.

PARKING REQUIREMENTS

AS PER BOROUGH OF MADISON ORDINANCE SECTION 195-35(B)
AS PER N.J.A.C. 5:21 (NJ RESIDENTIAL SITE IMPROVEMENT STANDARDS)

N.J.R.S.I.S. REQUIREMENTS					
APARTMENT DWELLINGS					
3 BEDROOMS:	2.1 SPACES REQUIRED				
2 BEDROOMS:	2.0 SPACES REQUIRED				
1 BEDROOM:	1.8 SPACES REQUIRED				
SPACES REQUIRED AS PER N.J.R.S.I.S.					
PROPOSED APARTMENTS:	16	UNITS			
REQUIRED SPACES					
1-3 BR UNIT	x	2.1	SPACES =	2.1	SPACES
11-2 BR UNITS	x	2.0	SPACES =	22.0	SPACES
4-1 BR UNITS	x	1.8	SPACES =	7.2	SPACES
			TOTAL =	31.3	SPACES
31 PARKING SPACES REQUIRED					
BOROUGH ORDINANCE REQUIREMENTS					
GARDEN APARTMENT REQUIREMENTS					
3 BEDROOMS:	2.1 SPACES REQUIRED				
2 BEDROOMS:	2.0 SPACES REQUIRED				
1 BEDROOM:	1.8 SPACES REQUIRED				
SPACES REQUIRED AS PER BOROUGH ORDINANCE					
PROPOSED APARTMENTS:	16	UNITS			
REQUIRED SPACES					
1-3 BR UNIT	x	2.1	SPACES =	2.1	SPACES
11-2 BR UNITS	x	2.0	SPACES =	22.0	SPACES
4-1 BR UNITS	x	1.8	SPACES =	7.2	SPACES
			TOTAL =	31.3	SPACES
31 PARKING SPACES REQUIRED					
OFFICE USE REQUIREMENTS					
4 SPACES PER	1,000 SQ. FT. OF BUILDING AREA				
SPACES REQUIRED AS PER BOROUGH ORDINANCE					
PROPOSED OFFICE AREA:	811	SQ. FT.			
REQUIRED SPACES					
811/1,000	x	3.2*	SPACES =	2.6	SPACES
			TOTAL =	2.6	SPACES
3 PARKING SPACES REQUIRED*					
COMPARISON OF PROPOSED VS. REQUIRED SPACES					
34 TOTAL PARKING SPACES REQUIRED					
35 TOTAL PARKING SPACES PROPOSED (INCLUDING 2 ACCESSIBLE SPACES)					

* CHAPTER 195-32.4(F) OFF STREET PARKING REQUIREMENTS IN THE CBD-1 AND CBD-2 ZONES SHALL MEET THE NONRESIDENTIAL PARKING REQUIREMENTS SET FORTH IN THE TABLES PROVIDED IN PARKING SCHEDULE I IN 195-35, REDUCED BY 20%.
** AS PER BOROUGH ORDINANCE SECTION 195-35(A)(3), WHENEVER THE APPLICATION OF PARKING SCHEDULE STANDARDS RESULTS IN THE REQUIREMENTS OF A MAJOR FRACTION OF A SPACE IN EXCESS OF 50%, A FULL SPACE SHALL BE REQUIRED.

LIST OF VARIANCES, WAIVERS AND EXCEPTIONS

- Ch. 195-29.3 - VARIANCE REQUIRED FOR REAR YARD SETBACK. MINIMUM 25 FT. REQUIRED, 23 FT. PROPOSED.

IMPERVIOUS COVERAGE CALCULATIONS

PROPOSED BUILDING AND PARKING LOT	13,530 SQ. FT.
PROPOSED CONCRETE AND PAVERS	749 SQ. FT.
PROPOSED WALL	152 SQ. FT.
PROPOSED TOTAL	14,431 SQ. FT.

NOTE:
PROPOSED TOTAL LANDSCAPED AREA = 3,124 SQ. FT.
PERCENT OF PROPOSED TOTAL LANDSCAPED AREA = 3,124 / 17,555 = 17.8%.
THIS IS GREATER THAN 15% AS REQUIRED. THEREFORE NO VARIANCE IS NEEDED.

GENERAL NOTES

- APPLICANT & OWNER: PARK VALLEY MADISON, LLC
10 DUNDAR ROAD, SUITE 210
SPRINGFIELD, NJ 07081
- THE SUBJECT PROPERTY IS (ARE) KNOWN AS LOT 4, BLOCK 1501 AS SHOWN ON THE BOROUGH OF MADISON TAX MAP SHEET # 15.
 - THE SUBJECT PROPERTY CONTAINS 0.403 ACRES, AND IS SITUATED IN THE CBD-2 (CENTRAL BUSINESS DISTRICT) ZONE.
 - PROJECT LOCATION SURVEY PERFORMED ON 03/16/2020 BY SUBURBAN CONSULTING ENGINEERS, INC. AND SUPPLEMENTED WITH THE PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY SUBURBAN CONSULTING ENGINEERS, INC. SIGNED ON 03/24/2020 AND REVISED ON 03/31/2020.
 - ALL UNDERGROUND UTILITY LOCATIONS AND ELEVATIONS ARE APPROXIMATE. THE LOCATIONS OF TELEPHONE, GAS AND ELECTRIC WILL BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. "CALL BEFORE YOU DIG" MUST BE CONTACTED PRIOR TO THE START OF CONSTRUCTION AT "811".
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BOROUGH OF MADISON STANDARDS AND SPECIFICATIONS, AND ALL STRUCTURES ARE SUBJECT TO REVIEW BY THE CONSTRUCTION CODE OFFICIAL. THE CONSTRUCTION OF ALL SITE IMPROVEMENTS SHALL COMPLY WITH THE NEW JERSEY UNIFORM CONSTRUCTION CODE.
 - NO AREA OF THE SUBJECT PROPERTY IS SUBJECT TO FLOODING FROM THE 100 YEAR STORM, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) FOR THE BOROUGH OF MADISON, PANEL 2 OF 5, COMMUNITY PANEL NUMBER 3403470002C, LAST REVISED APRIL 15, 2002.
 - WORK MAY BE PERFORMED MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 8:00 AM AND 5:00 PM. THE TOWN MUST APPROVE EARLY STARTS AND WORK ON SATURDAYS, SUNDAYS AND HOLIDAYS. THE COST FOR INSPECTION SERVICES BY THE TOWN CONSTRUCTION DEPARTMENT OR THE OWNER/APPLICANT ENGINEER BEYOND NORMAL WORK DAYS AND HOURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - NO MATERIAL OR EQUIPMENT IS TO BE STORED ON ANY AREA THAT HAS NOT BEEN ESTABLISHED AS A DESIGNATED STAGING AREA. ALL EXCAVATIONS SHALL BE PROTECTED AT THE END OF EACH WORK DAY. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY. STAGING AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS BY THE CONTRACTOR.
 - ALL CONSTRUCTION MATERIALS, PRODUCTS, WORK, OPERATION, ETC. SHALL BE IN ACCORDANCE WITH THE OWNER, THE ON-SITE ENGINEER, AND THE BOROUGH OF MADISON. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL AS-BUILT SURVEYS PER TOWN REQUIREMENTS & FOR THE OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL LOCAL BUILDING PERMITS. THE OWNER WILL OBTAIN ALL PLANNING, ZONING AND LAND DISTURBANCE PERMITS, IF DEEMED NECESSARY.
 - ALL EXISTING ITEMS NOT DENOTED "TO REMAIN" OR "TO BE REMOVED" SHALL REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.

PROJECT SUMMARY

DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES INCLUDING BUT NOT LIMITED TO EXISTING TWO-STORY DWELLING, GARAGE, PATIOS, DECKS AND GRAVEL PARKING AREA. PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF A THREE-STORY BUILDING WITH PARKING, LOBBY AND OFFICE USE AT THE GROUND LEVEL. A TOTAL OF SIXTEEN (16) PROPOSED DWELLING UNITS ARE PROPOSED IN THE FLOORS ABOVE.

CERTIFIED PROPERTY OWNERS LIST WITHIN 200 FT.
MUNICIPAL CERTIFIED LIST AS OF JUNE 9, 2020

PAN#_PIN	Acres	Property Location	Owners Name	Mailing Address	PAN#_PIN	Acres	Property Location	Owners Name	Mailing Address
1417_1501_4	0.3967	4 COMMUNITY PL	BUDDY TIMMY AND BRIAN LLC	5007 CLYDESDALE CT MURRYSVILLE, PA 15668	1417_1401_30_C002	0.0000	10 COOK AVE., UNIT 2	LEE, ALEXANDER & JIN HEE	10 COOK AVE., UNIT 2 MADISON, NJ 07940
1417_1501_1	1.5766	PARK AVE	PARK AVENUE AT MADISON LLC	15 PARK AVE MADISON, NJ 07940	1417_1401_30_C003	0.0000	10 COOK AVE., UNIT 3	MC KEOWN, JOHN L & JANET	10 COOK AVE., UNIT 3 MADISON, NJ 07940
1417_1501_2	0.1837	7 COOK AVE	7 COOK AVENUE LLC	15 PARK AVE MADISON, NJ 07940	1417_1401_30_C004	0.0000	10 COOK AVE., UNIT 4	ALTRUI, MICHAEL & COLLINS, GERTRUDE	10 COOK AVE., UNIT 4 MADISON, NJ 07940
1417_1501_3	0.1297	9 COOK AVE	9 COOK AVENUE, LLC	15 PARK AVE MADISON, NJ 07940	1417_1401_30_C005	0.0000	10 COOK AVE., UNIT 5	YESPA, ADELE	10 COOK AVE., UNIT 5 MADISON, NJ 07940
1417_1501_4	0.3967	4 COMMUNITY PL	BUDDY TIMMY AND BRIAN LLC	5007 CLYDESDALE CT MURRYSVILLE, PA 15668	1417_1401_30_C006	0.0000	10 COOK AVE., UNIT 6	PAPAFETHEMIU, MARCELA FLORENCIA	7375 E. 29TH PL APT. 418 DENVER, CO 80238
1417_1501_5	0.1815	17 PARK AVE	17 PARK AVENUE LLC	15 PARK AVE MADISON, NJ 07940	1417_1401_30_C007	0.0000	10 COOK AVE., UNIT 7	GORMAN, MICHAEL J.	10 COOK AVE., UNIT 7 MADISON, NJ 07940
1417_1501_6	0.2682	13-15 PARK AVE	13-15 PARK AVENUE LLC	15 PARK AVE MADISON, NJ 07940	GAS PUBLIC SERVICE ELECTRIC AND GAS COMPANY MANAGER-CORPORATE PROPERTIES 80 PARK PLAZA, TEB NEWARK, NEW JERSEY 07102				
1417_1502_1	0.1254	17 COOK AVE	GIOLA FAMILY LP	89 KENT DR ROSELAND, NJ 07068	TELEPHONE VERIZON OF NEW JERSEY - HIGHLANDS PAUL GROSSO, ROW DEPARTMENT 290 W. MT. PLEASANT AVENUE - ROOM 4002 LIVINGSTON, NEW JERSEY 07039				
1417_1502_1_01	0.0523	19 COOK AVE	RESTREPO, MARIA E	19 COOK AVE MADISON, NJ 07940	CABLE CABLEVISION OF MORRIS HOLLIS ORDERSON, ENGINEERING DEPARTMENT 683 ROUTE 10 EAST RANDOLPH, NEW JERSEY 07869-3799				
1417_1502_2	0.1435	7 COMMUNITY PL	GEM MANAGEMENT INC	89 KENT DR ROSELAND, NJ 07068	IF THE PROPERTY IS ADJACENT TO A COUNTY ROAD, LEGAL NOTICE MUST BE SENT TO THE FOLLOWING: MORRIS COUNTY PLANNING BOARD P.O. BOX 900 MORRISTOWN, NEW JERSEY 07963				
1417_1502_3	0.1400	3-5 COMMUNITY PL	DE BIASSE, SALVATORE KAREN BISHOP	P.O. BOX 1330 GILMER, TX 75644	IF THE PROPERTY IS ADJACENT TO A STATE HIGHWAY, LEGAL NOTICE MUST BE SENT TO THE FOLLOWING: N.J.D.O.T. 1035 PARKWAY AVENUE CN 600 TRENTON, NEW JERSEY 08625				
1417_1502_4	0.0198	COMMUNITY PL	DE BIASSE, SALVATORE & THOMAS	63 DEAN ST MADISON, NJ 07940					
1417_1502_5	0.1722	10 PARK AVE	CHAROLANZIO, JOSEPH T ANTONETTE A	51 GARFIELD AVE MADISON, NJ 07940					
1417_1502_6	0.1274	8 PARK AVE	DE BIASSE, THOMAS L JR	60 DEAN ST MADISON, NJ 07940					
1417_1502_7	0.1361	6 PARK AVE	PAPPA, GUS & CHRISTINE (TRUSTS)	27 POST HOUSE RD MORRISTOWN, NJ 07960					
1417_1502_8	0.3261	4 PARK AVE	FOUR PARK AVE MADISON LLC/MAZZOCCHI	15 MILLER RD NEW VERSHON, NJ 07976					
1417_1502_9	0.1932	21 COOK AVE	21 COOKIE DOUGH LLC	131 COLUMBIA TPKE, STE 1 FLORHAM PARK, NJ 07932					
1417_1503_1	0.4500	PARK AVE	BOROUGH OF MADISON	KINGS RD MADISON, NJ 07940					
1417_1601_20	0.2910	24 COOK AVE	24 COOK AVENUE LLC	P.O. BOX 765 NEW PROVIDENCE, NJ 07974					
1417_1601_21	0.1205	22 COOK AVE	DAMIANO, JAMES A & MARIE S	91 CATHEDRAL AVE FLORHAM PARK, NJ 07932					
1417_1601_22	0.1240	20 COOK AVE	GETA111, LLC	V-8 FARMHOUSE LN MORRISTOWN, NJ 07960					
1417_1601_23	1.5300	24-32 COMMUNITY PL	MADISON HOUSING AUTHORITY	24 CENTRAL AVE MADISON, NJ 07940					
1417_1601_24	0.2143	16 COOK AVE	16 COOK LLC C/O BALDO DI TOTO	16 STARX DR MORRISTOWN, NJ 07960					
1417_1601_25	0.2061	14 COOK AVE	IOSSA, ROCCO F	156 WEST STATE ST TRENTON, NJ 08608					
1417_1601_26	0.1951	12 COOK AVE	REM13 LLC	37 PARK AVE MADISON, NJ 07940					
1417_1601_30	0.0000	25 RIDGEDALE AVE/10 COOK	WESTMINSTER AT MADISON INTEGRA	200 VALLEY RD., #200 MOUNT ARLINGTON, NJ 07856					

LEGEND

EXISTING	PROPOSED	
W	W	WATER MAIN (SIZES)
G	G	GAS MAIN (SIZES)
T U/G	T	UNDERGROUND TELEPHONE LINE
T O/H	T O/H	OVERHEAD TELEPHONE WIRE
E	E	UNDERGROUND ELECTRICAL CONDUIT
O/H E	O/H E	OVERHEAD ELECTRICAL LINE
U/G U	U/G U	UNDERGROUND COMBINED UTILITIES
S	S	SANITARY SEWERS
FMS	FMS	FORCE MAINS
		PAVEMENT
		PROPERTY LINES
		CURB LINES
X	X	FENCES (MTL.)
		GUIDE RAIL (STL.)
		RETAINING WALL

EXIST. RESET RECONSTRUCT PROP.

□	■	⊗	●	"A" INLETS
□	■	⊗	●	"B" INLETS
□	■	⊗	●	"E" INLETS
⊕	⊕	⊗	●	MANHOLES

NEW MANHOLE CASTING - SQUARE FRAME, CIRCULAR COVER
CAST IRON EXTENSION FRAME FOR EXIST. INLETS
CAST IRON EXTENSION FRAME FOR EXIST. MANHOLES

EXIST. PROP.

⊗	⊗	RADIAL PINS
■	■	MONUMENTS
○	○	IRON PIPE/PIN
⊗	⊗	TEST PIT / SOIL BORING
W.V.	W.V.	WATER VALVE
W.G.V.	W.G.V.	WATER GATE VALVE
G.V.	G.V.	GAS VALVE
⊕	⊕	HYDRANT
POLE NO. EXIST.	POLE NO. EXIST.	UTILITY POLES
POLE NO. PROP.	POLE NO. PROP.	UTILITY POLES

EXIST. PROP.

☁	☁	SIGNS
☁	☁	BUSHES/TREELINE
⊗	⊗	LIGHTS
EX. BLDG.	PROP. BLDG.	PROP. BLDG.
EX. BLDG.	BLDG. TO BE DEMOLISHED	BLDG. TO BE DEMOLISHED
🌳	🌳	DECIDUOUS TREES
🌲	🌲	CONIFEROUS TREES

BICYCLE RACK REQUIREMENTS

AS PER BOROUGH OF MADISON ORDINANCE SECTION 195-25.15N(6)

BOROUGH REQUIREMENT - BICYCLE RACKS SHALL BE PROVIDED FOR ALL MULTIFAMILY AND NONRESIDENTIAL DEVELOPMENTS AT:

- THE RATIO OF ONE BICYCLE SPACE FOR EACH DWELLING UNIT, OR
- ONE BICYCLE SPACE FOR EACH 20 OFF STREET PARKING SPACES OR FRACTION THEREOF OVER 20 SPACES

REQUIREMENT 1
PROPOSED DWELLING UNITS: 16 UNITS
REQUIRED BICYCLE RACKS: 16 RACKS

REQUIREMENT 2
PROPOSED PARKING SPACES: 35 SPACES
REQUIRED BICYCLE RACKS: 2 RACKS

16 BICYCLE RACKS REQUIRED
20 BICYCLE RACKS PROPOSED

NOTICE

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REVISIONS	DESCRIPTION	NO.	DATE:	BY:	CHK:
1	REVISED PER RECEIVED COMMENTS	A	08/21/2020		

DRAWN BY:	CVF	05/14/2020
CHECKED BY:	CJS	05/14/2020
CHECKED BY:		

DAREN J. PHIL, PE
NJ PROFESSIONAL ENGINEER
LICENSE NO. 24GE00619100

DATE: 05/14/2020

SE SUBURBAN CONSULTING ENGINEERS, INC.
COA NO. 24GE00619100

Civil Engineers - Municipal Engineers - Landscape Architects
Planners - Environmentalists - Land Surveyors

96 US Highway 206, Suite 101 Wall, NJ, 08736 - 973.398.1776
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EXCELLENCE ♦ ECONOMY ♦ ENVIRONMENT

PRELIMINARY AND FINAL MAJOR SITE PLAN FOR PARK VALLEY DEVELOPMENT
No. 4 COMMUNITY PLACE, BLOCK 1501 LOT 4
BOROUGH OF MADISON, COUNTY OF MORRIS, STATE OF NEW JERSEY

PROJECT NUMBER: SCE-11521.011
SCALE: AS NOTED
SHEET 2 OF 10
REVISION A

GENERAL NOTES, LEGEND, AND ZONING

E:\SCE\Madison\11521.011_4 Community Place\Sheets\11521.011_02 General Notes, Legend, Zoning.dwg Frh, Aug 21, 2020, 8:23pm kdama SUBURBAN CONSULTING ENGINEERS, INC.