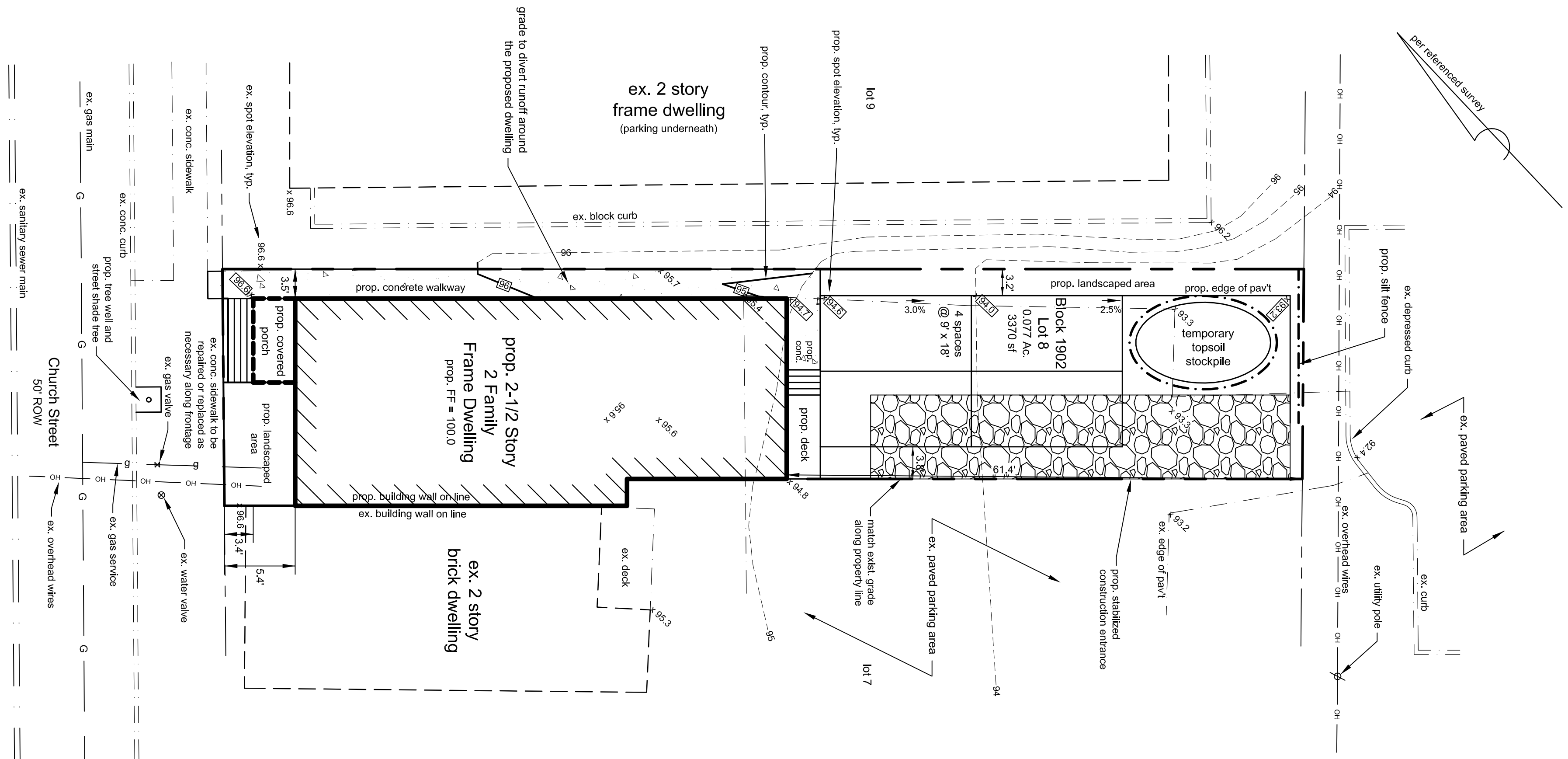
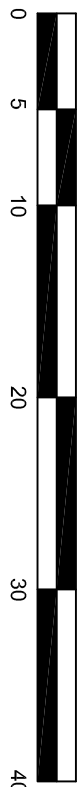


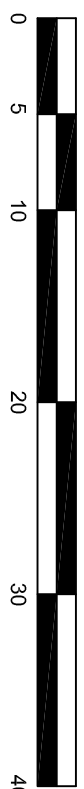
Existing Conditions Plan

Scale: 1" = 10'



Proposed Plan

Scale: 1" = 10'



Note: The limit of disturbance encompasses the entire site.

PROPERTY OWNERS WITHIN 200 FEET	
Block 1902	Owner
1901	1. JAMES T. FENI, MICHAEL G. KALISH, DAVID & KAREN WICKSTROM, MAURY
8	2. TRILLIO, PAUL J. & JUAN F. MURPHY, MARTIN
9	3. CHURCH STREET WEST
10	4. KINROSS PROPERTIES, LLC
11	5. KINROSS PROPERTIES, LLC
12	6. KINROSS PROPERTIES, LLC
13	7. KINROSS PROPERTIES, LLC
14	8. KINROSS PROPERTIES, LLC
15	9. KINROSS PROPERTIES, LLC
16	10. KINROSS PROPERTIES, LLC
17	11. KINROSS PROPERTIES, LLC
18	12. KINROSS PROPERTIES, LLC
19	13. KINROSS PROPERTIES, LLC
20	14. KINROSS PROPERTIES, LLC
21	15. KINROSS PROPERTIES, LLC
22	16. KINROSS PROPERTIES, LLC
23	17. KINROSS PROPERTIES, LLC
24	18. KINROSS PROPERTIES, LLC
25	19. KINROSS PROPERTIES, LLC
26	20. KINROSS PROPERTIES, LLC
27	21. KINROSS PROPERTIES, LLC
28	22. KINROSS PROPERTIES, LLC
29	23. KINROSS PROPERTIES, LLC
30	24. KINROSS PROPERTIES, LLC
31	25. KINROSS PROPERTIES, LLC
32	26. KINROSS PROPERTIES, LLC
33	27. KINROSS PROPERTIES, LLC
34	28. KINROSS PROPERTIES, LLC
35	29. KINROSS PROPERTIES, LLC
36	30. KINROSS PROPERTIES, LLC
37	31. KINROSS PROPERTIES, LLC
38	32. KINROSS PROPERTIES, LLC
39	33. KINROSS PROPERTIES, LLC
40	34. KINROSS PROPERTIES, LLC
41	35. KINROSS PROPERTIES, LLC
42	36. KINROSS PROPERTIES, LLC
43	37. KINROSS PROPERTIES, LLC
44	38. KINROSS PROPERTIES, LLC
45	39. KINROSS PROPERTIES, LLC
46	40. KINROSS PROPERTIES, LLC
47	41. KINROSS PROPERTIES, LLC
48	42. KINROSS PROPERTIES, LLC
49	43. KINROSS PROPERTIES, LLC
50	44. KINROSS PROPERTIES, LLC
51	45. KINROSS PROPERTIES, LLC
52	46. KINROSS PROPERTIES, LLC
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66	60. KINROSS PROPERTIES, LLC
67	61. KINROSS PROPERTIES, LLC
68	62. KINROSS PROPERTIES, LLC
69	63. KINROSS PROPERTIES, LLC
70	64. KINROSS PROPERTIES, LLC
71	65. KINROSS PROPERTIES, LLC
72	66. KINROSS PROPERTIES, LLC
73	67. KINROSS PROPERTIES, LLC
74	68. KINROSS PROPERTIES, LLC
75	69. KINROSS PROPERTIES, LLC
76	70. KINROSS PROPERTIES, LLC
77	71. KINROSS PROPERTIES, LLC
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79	73. KINROSS PROPERTIES, LLC
80	74. KINROSS PROPERTIES, LLC
81	75. KINROSS PROPERTIES, LLC
82	76. KINROSS PROPERTIES, LLC
83	77. KINROSS PROPERTIES, LLC
84	78. KINROSS PROPERTIES, LLC
85	79. KINROSS PROPERTIES, LLC
86	80. KINROSS PROPERTIES, LLC
87	81. KINROSS PROPERTIES, LLC
88	82. KINROSS PROPERTIES, LLC
89	83. KINROSS PROPERTIES, LLC
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99	93. KINROSS PROPERTIES, LLC
100	94. KINROSS PROPERTIES, LLC

REQUIREMENTS FOR CS-R38 ZONE	
Description	Required
Min. Lot Area	20,000 SF
Lot Frontage	28.19 FT*
Lot Depth	128.7 FT
Front Setback - dwelling	8 FT
Rear Setback	15 FT
Side Setback (northeast)	10 FT
Side Setback (southwest)	0.0 FT**
Building Height - feet	45 FT
Max. Lot Coverage	70%
	77.45% (3049 sf)

- General Notes:
1. Meets & bounds and topography shown hereon are taken from a map entitled "Map of Survey, 42 Church Street, Block 1902 Lot 6, Township of South Orange, Essex County, New Jersey", dated March 11, 2019.
 2. For details of the proposed building, refer to architectural plans prepared by Space & Mark, LLC, Berkeley Heights, NJ.
 3. The proposed dwelling will continue to be serviced by public water, sewer, electricity, and gas via existing utilities in Church Street. Existing utility services are to remain wherever possible.
 4. Contractor shall verify location of all utilities prior to commencing excavation on this property.
 5. Soil type DUB (Dune/land, Dunellen substratum complex, 0 to 5% slopes) encompasses the entire site.
 6. A soil restoration plan is not required for this site as it is in the metropolitan planning area.
 7. The property is not located within the Flood Hazard Zone as per FEMA Panel 0132F-FIRM 3401300132F. Effective Date: June 4, 2007.
 8. There are no existing trees on the lot.
 9. Trash and recycling will continue to be via curbside pick-up.

Approval granted by the Board of Adjustment of the Township of South Orange Village, Essex County, New Jersey

Board Chairman	Date
Board Secretary	Date
Township Engineer	Date

Preliminary & Final Site Plan
Existing Conditions Plan and Proposed Plan
LOT 8 in BLOCK 1902
Township of South Orange Village
Essex County
New Jersey

DAVID E. FANTINA, P. E.

Professional Engineer

15 Sunset Drive, Bernardsville, NJ 07924

Scale	Date	Title	Sheet
1" = 10'	11/25/19	45 Church Slidng	1 of 3

NJPE Lic #32395

