



R-3 Zoning Schedule

Parameters	Required	Provided
Min. Lot Area (SF)	12000	9660
Min. Lot Width (Ft)	100	83.0
Min. Lot Frontage (Ft)	100	203.0
Min. Lot Depth (Ft)	100	120.0
Min. Front Setback (Ft)	25	25.0/25.2
Min. Side Setback (Ft)	10	10
Min. Rear Setback (Ft)	10	10
Side Setback Combined (Ft)	30	N/A
Min. Rear Setback (Ft)	30	35.6
Max. Building Coverage (%)	25	23.1
Max. Lot Coverage (%)	40	34.2
Max. Bldg Height (Ft)	35	16.5

- Notes
- Applicant: Milicon Associates  
P.O. Box 77034  
West Trenton NJ 08628  
(267) 393-1881
- Owner: Cerebral Parsey of North Jersey Inc.  
P.O. Box 77034  
West Trenton, NJ 08625
- THE PROPERTY IS KNOWN AND DESIGNATED AS TAX LOT 4 BLOCK 13 AS SHOWN ON TOWNSHIP TAX MAP SHEET #74, LAST REVISED 02-29-2008
  - DEED & MAP REFERENCE: PARCEL KNOWN & DESIGNATED AS LOT 4 AS SHOWN ON A CERTAIN MAP ENTITLED "MAP OF WHITTINGHAM TERRACE", RECORDED 12/24/1952, FILED MAP CASE #373-B, IN THE MONMOUTH COUNTY CLERK'S OFFICE DEED INSTRUMENT #404783
  - SURVEY & TOPOGRAPHIC INFORMATION TAKEN FROM "TOPOGRAPHIC/LOCATION SURVEY TAX LOT 4 BLOCK 13, TOWNSHIP OF PLAINFIELD BY EDWARD WEINERT, N.J.P.L.S. 312844, WSB ENGINEERING GROUP P.A., TOMS RIVER, DATED 03-05-2020 LOCAL BENCHMARK: CENTERLINE INTERSECT SALEM ROAD & WHITTINGHAM TERRACE ELEVATION=102.00 (GOOGLE EARTH) ALL ELEVATIONS ARE IN THE NAVD 88
  - PROPERTY IS WITHIN FLOOD HAZARD ZONE "X", (AREA OF MINIMAL FLOOD HAZARD) PER THE F.I.R.M FLOOD INSURANCE RATE MAP, PANEL No. 327 OF 611, MAP No.3402300032F, EFFECTIVE DATE JULY 6, 2010. DATUM NAVD 1988.
  - LOCATION OF EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY CO. AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS AS OTHER UNCHARTED UTILITIES MAY EXIST. CONTRACTOR IS RESPONSIBLE IN DETERMINING THE ACTUAL LOCATIONS, BOTH HORIZONTALLY AND VERTICALLY, OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION INVOLVING EXCAVATION OR OTHER GROUND DISTURBANCE. CONTRACTOR SHALL CONTACT NEW JERSEY ONE CALL AT LEAST 72 HOURS IN ADVANCE OF WORK 1-(800)-272-1000.
- BENCHMARK: CENTERLINE INTERSECT OF SALEM ROAD & WHITTINGHAM PLACE. ELEV.=102.00 (GOOGLE EARTH)

MOFFETT AVENUE

APPROVED AS A VARIANCE PLAN BY THE CITY OF PLAINFIELD PLANNING BOARD ON \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

FILED MAP # \_\_\_\_\_ RECORDED \_\_\_\_\_

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS MAP AND LAND SURVEY DATED 11-12-2007 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP-FILING LAW" AND THAT THE OUTBOUND CORNERS MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

**WSB engineering group, p.a.**  
Weinert \* Smilzins \* Baer  
engineering \* environmental planning \* surveying \* landscape architecture  
1010 Schenk's Mill Line Road, Toms River, New Jersey 08753 (732) 244-7221 Fax: (732) 509-0440  
Prepared under the supervision of: Exempt from CE certification

**FRANK J. BAER, JR.**  
NJ Professional Engineer 24602877600 NJ Professional Planner 35J000280100

DATE: \_\_\_\_\_

date	revision	by	ck.
	Variance Plan / Plot Plan		
	Tax Lot 4 Block 13		
	As Shown on the Plainfield Tax Map Sheet #74 Last Revised: 02-29-2008 Tracts Containing 9960 SF Street Address: #1220-24 Salem Road		
	City of Plainfield New Jersey		
des.	date 06-17-20	scale As Noted	
dwn. BAD		job no. 2209-312	
chk.	sheet 1 of 1	dwg. no. 63159	