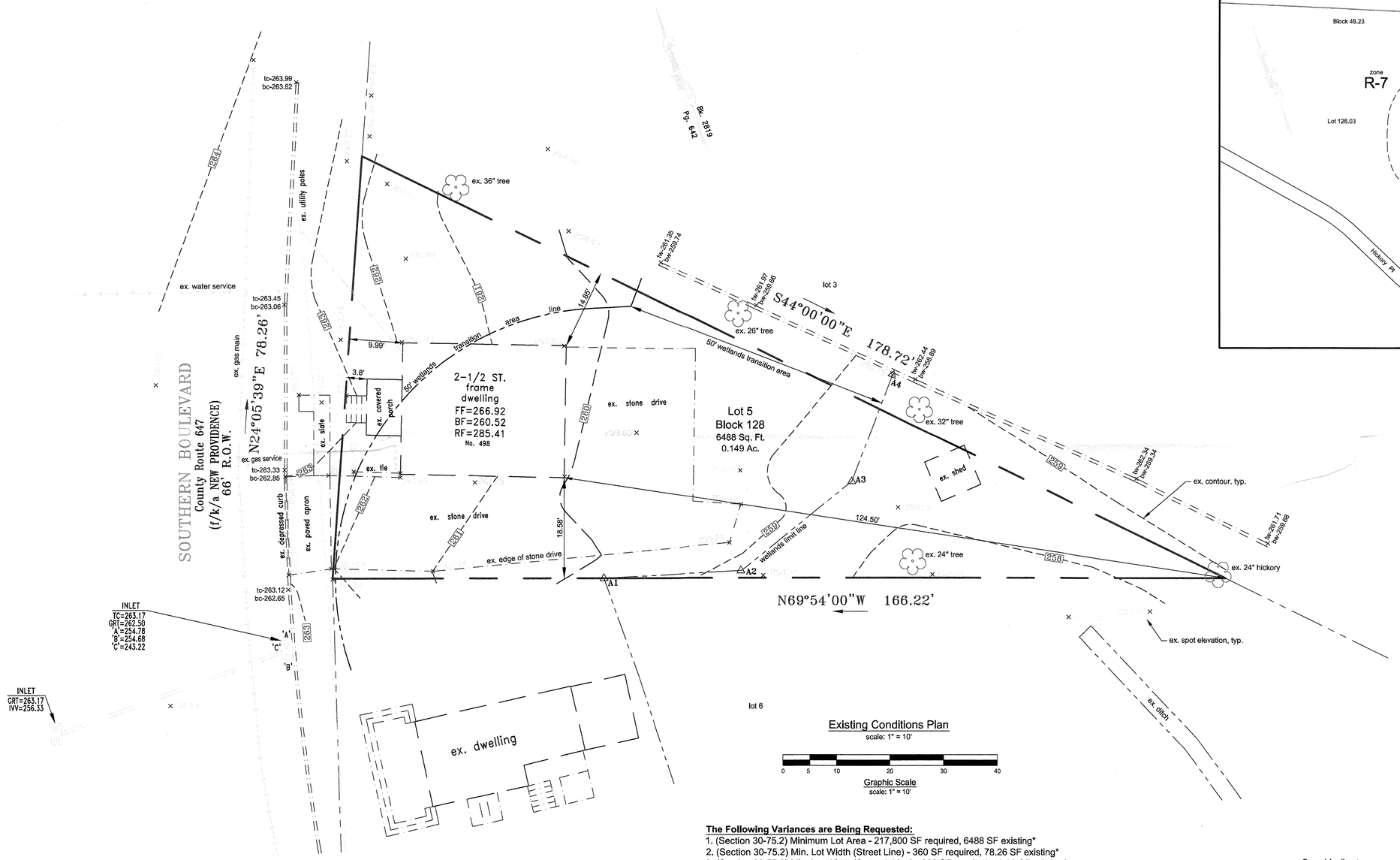
This plan is approved by the Chatham Township Board of Adjustment.

Board Chairman — Date

Board Secretary — Date

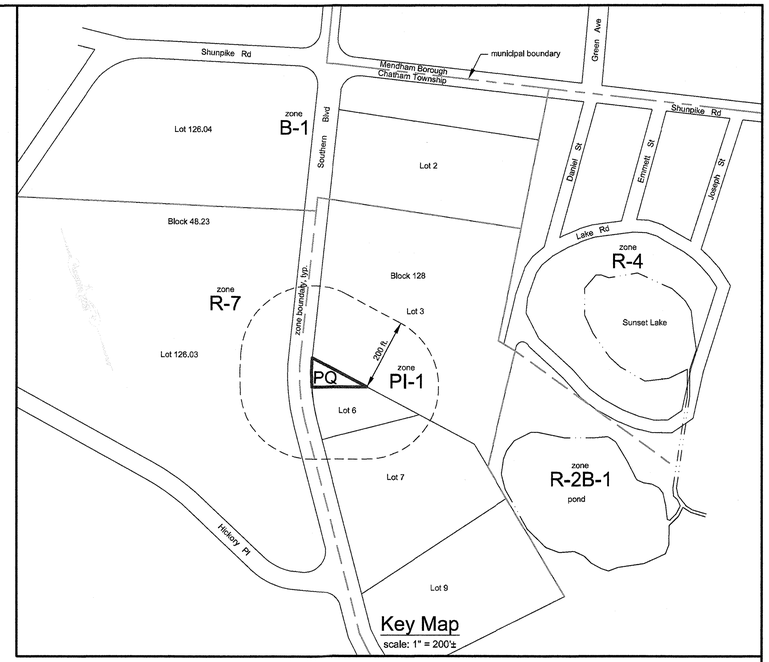
PROPERTY OWNERS WITHIN 200 FEET

Block	Lot	Owner
48.23	126.03	CHATHAM HOLDER LLC
128	3	JUNIPER ASSISTED LIVING
128	6	494 SOUTHERN BLVD LLC, C/O G MAGLEY
128	7	CHATHAM SQUASH RACQUETS CLUB



Existing Conditions Plan
scale: 1" = 10'

Graphic Scale
scale: 1" = 10'



Key Map
scale: 1" = 200'±

PI-1 PROFESSIONAL INSTITUTIONAL DISTRICT ZONE REQUIREMENTS

Description	Required	Existing	Proposed
Min. Lot Area	217,800 SF	6488 SF*	6488 SF*
Min. Lot Width (street line)	360 FT	78.26 FT*	78.26 FT*
Min. Lot Width (setback line)	360 FT	42.86 FT*	42.86 FT*
Min. Lot Depth	600 FT	166.22 FT*	166.22 FT*
Front Setback	75 FT	3.8 FT***	6.6 FT***
Rear Setback	75 FT	124.50 FT	117.8 FT
Side Setback (north)	50 FT	14.85 FT*	5.25 FT**
Side Setback (south)	50 FT	15.58 FT*	14.0 FT**
Building Height - feet	35 FT	24.0 FT±	30.6 FT
stories	2.5	2.5	2.5
Max. Building Coverage	15%	11.48%(745 SF)	17.49%(1135 SF)**
Max. Impervious & Bldg. Coverage	40%	39.78%(2581 SF)	50.94%(3305 SF)**

*Existing non-conformity
**Variance required
***Existing non-conforming condition being improved

Parking required: 2 spaces/single family dwelling unit X 2 units = 4 spaces
4 parking spaces provided on-site

A use variance is required for the two family dwelling.

General Notes:

1. Metes and bounds & topographic data shown hereon taken from a map entitled "Boundary & Topographic Survey of Tax Lot 5 - Block 128 Located in the Township of Chatham, Morris County, New Jersey" prepared by John C. Ritt, NJPLS Lic. #24GS04324100 and dated October 25, 2022.
2. Proposed dwelling will continue to be serviced by public water & sewer, telephone & electric and gas.
3. There are no steep slopes on this property.
4. Wetlands shown here were flagged in the field by PK Environmental and are subject to NJDEP verification.
5. According to the USDA Web Soil Survey, the entire site is comprised of soil type PohB - Pompton sandy loam, 3 to 8% slopes.
6. For details of the proposed building renovations refer to architectural plans prepared by Brian R. Siegel, Architect, of Brian Siegel Architects, in Chatham, NJ.
7. This property is located within a Metropolitan Planning Area and has been previously developed. Therefore, the requirements fro remediation of compacted soils are not applicable to this project.

The Following Variances are Being Requested:

1. (Section 30-75.2) Minimum Lot Area - 217,800 SF required, 6488 SF existing*
2. (Section 30-75.2) Min. Lot Width (Street Line) - 360 SF required, 78.26 SF existing*
3. (Section 30-75.2) Min. Lot Width (Setback Line) - 360 SF required, 42.86 SF existing*
4. (Section 30-75.2) Minimum Lot Depth - 600 FT required, 166.22 FT provided*
5. (Section 30-75.2) Minimum Front Setback - 75 FT required, 3.8 existing, 6.6 FT provide***
6. (Section 30-75.2) Minimum Side Setback (north) - 50 FT required, 5.25 FT provided
7. (Section 30-75.2) Minimum Side Setback (south) - 50 FT required, 15.25 FT provided
8. (Section 30-75.2) Maximum Building Coverage - 15% required, 17.49% provided
9. (Section 30-75.2) Maximum Impervious & Bldg. Coverage - 40% required, 50.94% provided
10. (Section 30-81.1) Permitted Principal Uses - Multi-Family Residential Use Not Allowed
11. (Section 30-96.14e) Projection into Front Setback - 54 SF max. portico allowed, 68 existing, 58 SF provided***
12. (Section 30-96.20g2) There is proposed grading that raises the grade w/in 5 ft. of property line. None is allowed.

*Existing non-conformity not being affected by this application
***Existing non-conforming condition being improved

Owner/ Applicant:
Allocca, Saverio & Maria Rosaria
17 Belleau Ave
Madison, NJ 07940

Date	Item(s)	By
7/09/24	Per Township review	tjc
5/23/24	Per Township review	tjc

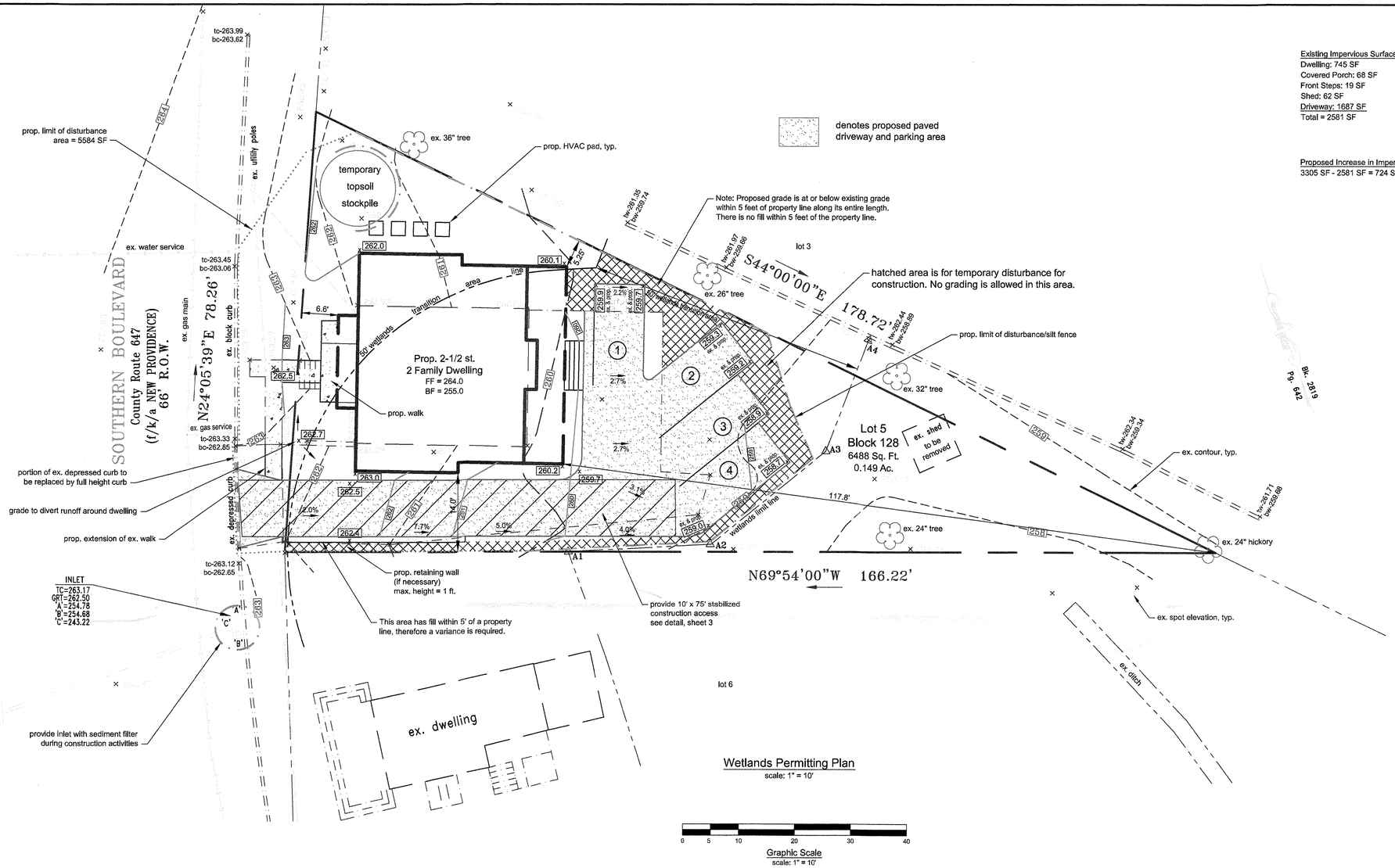
Revisions

Variance Plan
Existing Conditions Plan
for
LOT 5 in Block 128
498 Southern Boulevard
Chatham Township
Morris County New Jersey

DAVID E. FANTINA, P. E.
Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924

Scale	Date	file	Sheet
1" = 10'	10/06/23	Allocca Chatham.dwg	1 of 3

NJPE Lic#32395



Wetlands Permitting Plan
scale: 1" = 10'

0 5 10 20 30 40

Graphic Scale
scale: 1" = 10'

Existing Impervious Surfaces:
Dwelling: 745 SF
Covered Porch: 68 SF
Front Steps: 19 SF
Shed: 62 SF
Driveway: 1687 SF
Total = 2581 SF

Proposed Impervious Surfaces:
Dwelling: 1135 SF
Covered Porch: 57 SF
Covered Deck: 228 SF
Front Walk: 60 SF
Rear Steps: 29 SF
HVAC Pads: 24 SF
Driveway: 1772 SF
Total = 3305 SF

Proposed Increase in Impervious Surfaces:
3305 SF - 2581 SF = 724 SF

Chatham Township Construction Notes:
1. An area at least 10 feet wide around the foundation will be graded downward away from the foundation.
2. The contractor will add additional soil erosion and sediment control measures as directed by the Township Engineer.

Building Height is calculated according to the township's ordinance as follows:
Maximum and minimum grades within 15 feet of the proposed foundation are 263.6 (existing) and 259.4 (existing), respectively. The average grade is then calculated as 261.4. First floor elevation is 264.0. Therefore the allowed peak roof height from FF is 32.4 (28.0 is prop.)

Date	Item(s)	By
7/09/24	Per Township review	tjc
5/23/24	Per Township review	tjc

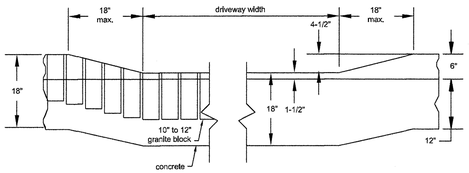
Revisions

Grading & Soil Erosion Control Plan
for
LOT 5 in Block 128
498 Southern Boulevard
Chatham Township
Morris County New Jersey

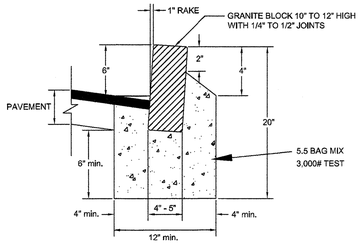
DAVID E. FANTINA, P. E.
Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924

Scale	Date	file	Sheet
1" = 10'	10/06/23	Allocca Chatham.dwg	2 of 3

NJPE Lic#32395

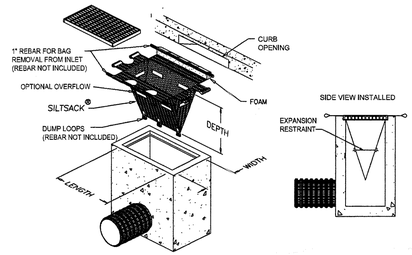


DROP CURB AT DRIVEWAYS
NTS



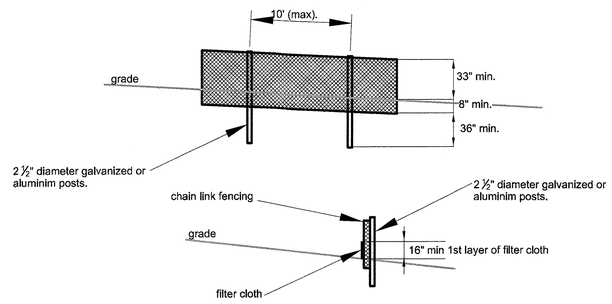
NOTES: 1. CONCRETE TO BE NJDOT CLASS "B" (AIR ENTRAINED).
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.

VERTICAL GRANITE BLOCK CURB
NTS



DETAIL OF INLET SEDIMENT CONTROL DEVICE WITH CURB DEFLECTOR
NTS

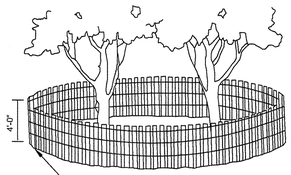
Schematic drawing of the "super silt fence"
(Source: CWP, 2000)



Super Silt Fence Detail
N.T.S

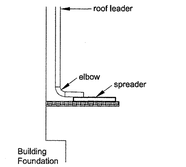
Super Silt Fence Is a Sever Duty Reinforced Type of Silt Fence:
Super silt fence consists of the following products #& options:
-Chain link fence 2" openings size X 42" height X 50' in length. Hot dipped galvanized chain link gauge sizes stocked - 6ga(.192), 9ga(.148), 9.9ga(.128) and 11ga (.120).
-Gavlanized pipe
2 ½" diameter X 6' in length
The wall thickness sizes stocked - DOT Schedule 40 (.131), Standard Schedule 20 (0.0950 and Economy Schedule-15 (0.065)
-Fabrics
Class "F" MDE filter cloth 50", Class "A" filter cloth 72" and impermeable geotextile for stream diversion
-Attaching devices
Galvanized hemps "clean cut" hog rings (to attach fabric to chain link)
Aluminum pipe ties (3 per post) to attach chain link to pipe

Installation of Super Silt Fence is as follows:
-Dig a trench 9" wide X 9" deep unless otherwise directed.
-Place a post 10' on center driven into the trench 3' in depth.
-Place super silt fence chain link into ditch on the uphill side of the post, prevailing water flow side.
-Attach the super silt fence chain link to the post with pipe ties, 3 per post.
-Make sure to keep the super silt fence chain link taught for uniformity and less sagging.
-Attach filter cloth fabric to the face of the super silt fence chain link (on prevailing side). Place filter cloth fabric to the bottom of the super silt fence chain link and lap 8" of the fabric over the top of the chain link and attach fabric on the back side in 1' intervals. Install hint: when overlapping the chain link at the pipe cut the fabric centering the pipe to the top of the super silt fence chain link, it helps to have a cleaner, more professional look.
-Backfill the ditch, compacting the soil tightly to the face of the super silt fence chain link and filter cloth fabric to help keep from water turbidity udermining the super silt fence.



Orange snow fence to be installed along limit of disturbance to protect trees to remain. Use metal stakes with wire ties to anchor fencing.

Tree Protection Detail
NTS



ROOF LEADER DETAIL
NTS

DUST CONTROL

WHEN REQUIRED ONE OR MORE OF THE FOLLOWING METHODS SHALL BE USED FOR DUST CONTROL:

MULCHES – SEE NOTES FOR TEMPORARY STABILIZATION
VEGETATIVE COVER – SEE NOTES FOR TEMPORARY AND PERMANENT STABILIZATION
SPRAY–ON ADHESIVES – ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS) KEEP TRAFFIC OFF THESE AREAS

	WATER DILUTION	TYPE OF NOZZLE	APPLY GAL/ACRE
ANIONIC ASPHALT EMULSION	7:1	COURSE SPRAY	1,200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM)–SPRAY ON POLYACRYLAMIDE (PAM)–DRY SPRAY	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD		
ACIDULATED SOY BEAN SOAP STICK	NONE	COURSE SPRAY	1,200

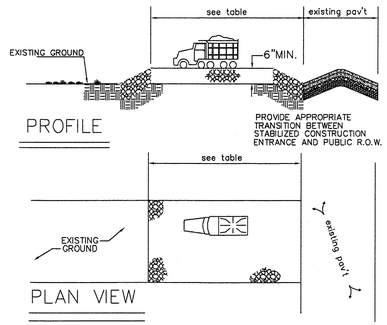
TILLAGE – TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL–TYPE PLOWS SPACE ABOUT 12 INCHES APART, AND SPRING–TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE DESIRED EFFECT.

SPRINKLING – SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS – SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE – SHALL BE IN THE FORM OF LOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.

STONE – COVER SURFACE WITH CRUSHED STONE OR COURSE GRAVEL.



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2	50 FT.	100 FT.
2 TO 5	100 FT.	200 FT.
>5	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE	

SEE "STANDARDS FOR S.E. AND S.C. IN N.J." SECTION #29 DATED JULY 1999 FOR DETAILED REQUIREMENTS

Chatham Township- Soil Erosion & Sediment Control Notes:
1. All soil erosion and sediment control practices on this plan will be constructed in accordance with the "New Jersey Standards for Soil Erosion and Sediment Control." (revised 1987, et. seq.) and will be in place prior to any soil disturbance or in their proper sequence and maintained until permanent protection is established.
2. Chatham Township will be notified 72 hours prior to any land disturbance.
3. During & after construction, the owner will be responsible for the maintenance and upkeep of the drainage structures, vegetative cover, or any other measures deemed appropriate by the Township.
4. A crushed stone vehicle wheel cleaning blanket will be installed whenever a construction access road intersects any paved roadway. Said blanket will be composed of 2 ½" crushed stone, will be at least 50 feet long and the width of the exit roadway or driveway, and will be properly maintained.
5. All paved roadways must be kept clean at all times.
6. All new roadways and driveways will be treated with a suitable subbase upon establishment of final grade elevations.
7. Disturbed areas shall be maintained in a rough graded condition and temporarily seeded and mulched under proper weather conditions exist for the establishment of permanent vegetative cover.
8. All soil stockpiled for a period of greater than 30 days will be temporarily seeded and mulched.
9. Stockpiles shall not be located within 50 feet of a floodplain, slope, drainage facility, or roadway. All stockpile bases shall be protected by a hay bale barrier or sediment fence.
10. Immediately following initial disturbance or rough grading, all critical areas subject to erosion will receive a temporary seeding in combination with straw mulch or suitable equal, at a 2 ton/acre ratio rate, according to State Standards.
11. Temporary Stabilization - Any disturbed area that will be left exposed for more than 30 days and not subject to construction activities shall immediately be stabilized upon disturbance by applying the following:
a) Ground limestone at a rate of 90 lbs/1000 SF.
b) Fertilizer at a rate 14 lbs/1000 SF using a 10-20-10 analysis or an equivalent worked into the soil a minimum of 4".
c) Seed shall be Annual Ryegrass applied at not less than 1 lb/1000 SF.
d) Mulch all newly seeded area with unrotted salt hay or small grain straw at a rate of 90 lbs/1000 SF according to the NJ standards. Mulch shall not be ground into short pieces and in o case shall more than 5 days elapse between seeding and mulching.
e) Mulch shall be anchored with a liquid mulch binder applied at a rate of 1 lb/1000 SF., or by approved methods (i.e.peg & twine, mulch netting).
12. Between Oct. 1and March 1 and when the season prohibits temporary seeding or when disturbed areas are scheduled for immediate landscaping, applying the aforementioned items "d" & "e" will be adequate.
13. Seeding Dates: The following are recommended seeding dates for the establishment of temporary or permanent vegetation.
a) Spring: (March 1 - May 15)
b) Fall: (August 15 - October 1)
14. Permanent vegetative cover is to be established on exposed areas within 10 days after final grading. Mulch is to be used for protection until final vegetation is established.
15. Permanent seeding and stabilization to be in accordance with the Standards for permanent vegetative cover -all exposed surfaces will be treated with 4" of topsoil prior to final stabilization and the following items applied at the designated rates:
a) Lime shall be applied at 90lbs/1000 SF consisting of ground limestone incorporated into the top 4" of topsoil.
b) Fertilizer shall be 14 lbs/1000 SF 10-20-10 incorporated into the top 4" of topsoil.
c) Seed shall be 25 lbs/acre of Kentucky Bluegrass, 15 lbs/acre of Red Fescue, Spreading Fescue at 15lbs/acre, and 10 lbs/acre of Perennial Ryegrass.
d) In shade areas increase Red Fescue 20 lbs/acre and decrease Kentucky Bluegrass 20 lbs/acre.
e) Mulch all newly seeded areas with unrotted salt hay or small grain straw at a rate of 90lbs/1000 SF according to the NJ Standard. Mulch shall not be ground into short pieces and in no case shall be more than 5 days elapse between seeding and mulching.
f) Mulch shall be anchored with a liquid mulch binder applied at a rate of 1gal/1000 SF or by approved methods (i.e. peg & twine, mulch netting).
16. Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the Township.
17. The site shall, at all times, be graded and maintained such that all stormwater runoff is diverted to soil erosion & sediment control facilities.
18. All dewatering operations must discharge directly into a sediment filter area. The sediment filter should be composed of a suitable filter fabric filter.
19. All sedimentation structures will be inspected and maintained on a regular basis.
20. All storm drain inlets shall be protected with gravel filters to prevent entry of sediment carried by runoff water until vegetation and/or paving is established.
21. All storm drainage outlets will be stabilized as required before the discharge points become operational.
22. All trees to remain after construction are to be protected with tree protection devices or sediment barriers.
23. The Township may request additional measures to minimize on or off-site erosion problems during construction.
24. Sequence of Construction shall be as specified on this sheet.
25. A copy of the Soil Erosion & Sediment Control Plan must be on-site at all times and made available to a Township representative during inspection.

SEQUENCE OF CONSTRUCTION
1. Install silt fence & install stabilized construction entrance. (Day 1).
2. Demolish existing dwelling & remove all existing improvements. (Day 2 - Day 15).
2. Strip topsoil & temporarily stockpile same and remove trees. (Day 16 - Day17).
3. Rough grade site. (Day 18 - Day 20).
5. Dig new foundations and install driveway, & utilities. (Day 21 to Day 60).
4. Construct new dwellings. (Day 61 - Day 180).
5. Roof leader drains are to be installed and certified prior to construction of the roof of the house. Upon completion of the roof of the house, temporary gutters and downspouts should be immediately installed. (When appropriate).
6. Restore entire area with a permanent seeding and remove all soil erosion measures as final item.

Date	Item(s)	By
7/09/24	Per Township review	tjc
5/23/24	Per Township review	tjc

Revisions

Construction & Soil Erosion Control Details

for

LOT 5 in Block 128

498 Southern Boulevard

Chatham Township

Morris County New Jersey

DAVID E. FANTINA, P. E.
Professional Engineer
15 Sunset Drive, Bernardsville, NJ 07924

Scale	Date	file	Sheet
1" = 10'	10/06/23	Allocca Chatham.dwg	3 of 3

NJPE Lic #32395