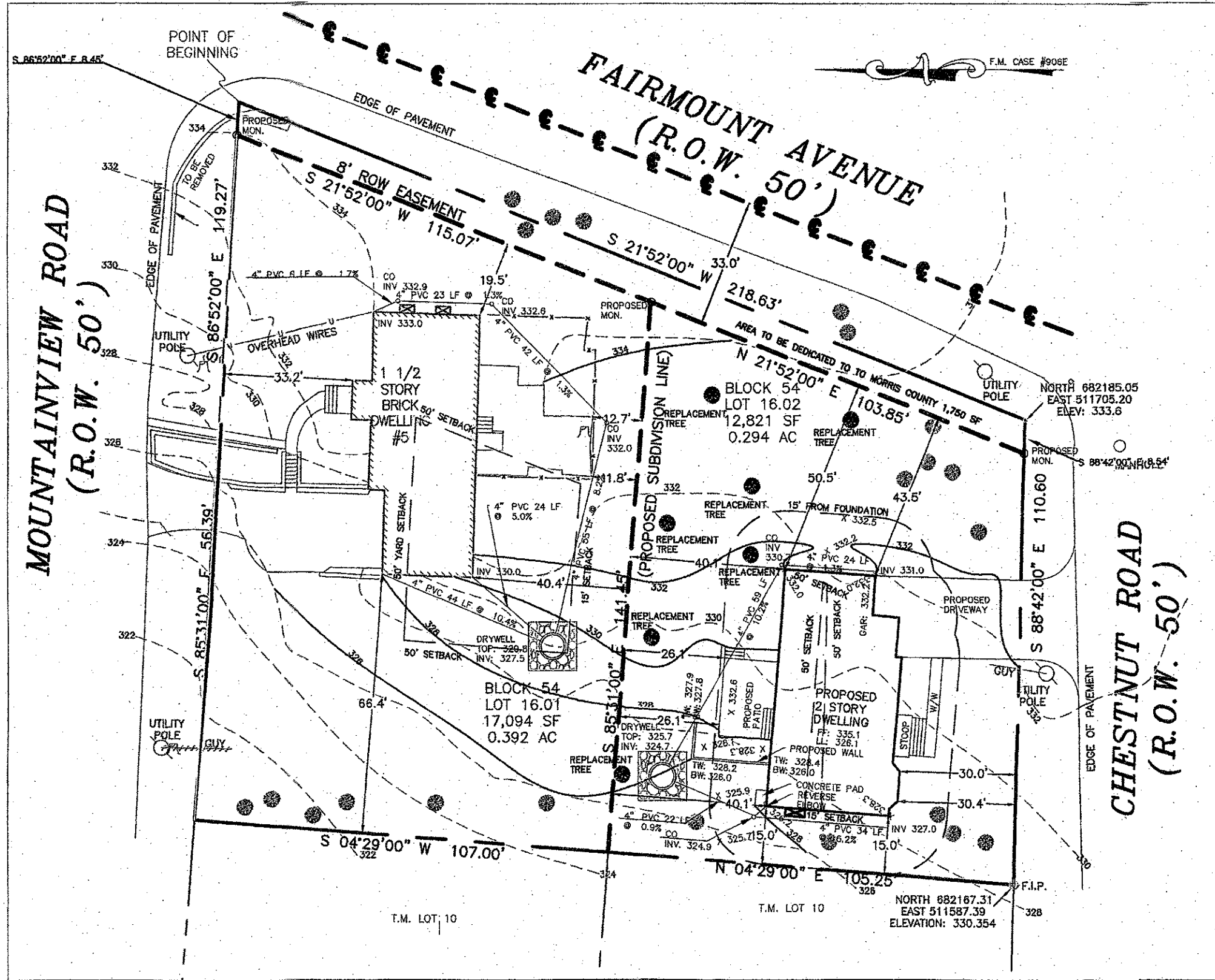


### EXISTING CONDITIONS

SCALE: 1" = 30'



### PROPOSED CONDITIONS

EXISTING ZONING SCHEDULE  
SCALE: 1" = 30' (RESIDENTIAL ZONE - ONE-FAMILY DWELLINGS CONVENTIONAL)

### PROPERTY OWNERS LIST

BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION
53	12	ECKER, RICHARD A. 15 BALDWIN DR NEW PROVIDENCE, NJ 07974	16 MOUNTAINVIEW RD
53	18	WISE, LAURA E. FAULKNER 5 LONG HILL LN CHATHAM, NJ 07928	5 LONG HILL LN
53	19	TARASIEWICZ, ALYSSA S/PLOSKE, AARON 3 LONG HILL LN CHATHAM, NJ 07928	3 LONG HILL LN
53	20	KIRWIN, THOMAS K. & GENEVIEVE C. 1 LONG HILL LN CHATHAM, NJ 07928	1 LONG HILL LN
53	601	ECKER, RICHARD A. 15 BALDWIN DR NEW PROVIDENCE, NJ 07974	MOUNTAINVIEW RD
54	1010	LVOFF, CHRISTOPHER MARK/MINH-DANG H 9 MOUNTVIEW RD CHATHAM, NJ 07928	9 MOUNTAINVIEW RD
54	1020	BAKUA, SUPRADEEP/YARA LAKSHMI S 6 CHESTNUT RD CHATHAM, NJ 07928	6 CHESTNUT RD
54	14	UTKAN, EMRE/NESLIHAN 14 CHESTNUT RD CHATHAM, NJ 07928	14 CHESTNUT RD
54	15	HARRINGTON, JOHN R. JR & DIANE R. 10 CHESTNUT RD CHATHAM, NJ 07928	10 CHESTNUT RD
54	16	DMYTRYSHYN, VASYL/MAYOVSKA, M/ET AL 5 MOUNTAINVIEW RD CHATHAM, NJ 07928	5 MOUNTAINVIEW RD
54	7	VALENTINO, MARY BETH 7 MOUNTAINVIEW RD CHATHAM, NJ 07928	MOUNTAINVIEW RD
54	8	RAFFA, MARSHALL V. & MARJULIA 15 MOUNTAINVIEW RD CHATHAM, NJ 07928	15 MOUNTAINVIEW RD
55	16	BOBECK, LINDA 10 MEYERSVILLE RD CHATHAM, NJ 07928	10 MEYERSVILLE RD
55	17	SCHNEIDER, GARY M. & SUSAN 6 MEYERSVILLE RD CHATHAM, NJ 07928	6 MEYERSVILLE RD
55	18	CETINKAYA, OZKAN & VARLI, HURGUL D. 2 MEYERSVILLE RD CHATHAM, NJ 07928	2 MEYERSVILLE RD
59	1	LEDERMAN, MAX & ALISON 2 LONGHILL LN CHATHAM, NJ 07928	2 LONG HILL LN
59	2	NONNENMACHER, JOHN, JR & LAURA ALI 744 FAIRMOUNT AVE CHATHAM, NJ 07928	744 FAIRMOUNT AVE
61	1	SIMS, WILLARD M. III & PAULENIER 75 FAIRMOUNT AVE CHATHAM, NJ 07928	75 FAIRMOUNT AVE
61	2	ZHAO, WENDY 75 FAIRMOUNT AVE CHATHAM, NJ 07928	75 FAIRMOUNT AVE
61	3	FOLEY, PATRICIA T. 79 FAIRMOUNT AVE CHATHAM, NJ 07928	79 FAIRMOUNT AVE
61	4	SANDY, CANDACE/STUART, SETH ADAM 79 FAIRMOUNT AVE CHATHAM, NJ 07928	79 FAIRMOUNT AVE
62	820	BAJAR, AKI & MAE 64 RIVER RD CHATHAM, NJ 07928	765 FAIRMOUNT AVE
62	821	SCVOILA, RICHARD E. & PATRICIA A. 79 FAIRMOUNT AVE CHATHAM, NJ 07928	759 FAIRMOUNT AVE
63	822	MITTEV, TRAIKO K. & MILENA 1 NICHOLSON DR CHATHAM, NJ 07928	8 NICHOLSON DR

REQUIREMENT	REQUIRED /PERMITTED	EXISTING	PROPOSED LOT 16.01	PROPOSED LOT 16.02
MINIMUM LOT AREA CORNER LOT(SF)	25,000	31,665	17,094***	12,821***
FRONT YARD (FT)	50	33.2*	19.5*	30.0**
REAR YARD (FT)	50	141.7	66.4	40.1***
SIDE YARD (FT)	15	27.5	33.2	15.0
COMBINED SIDE YARD (S/R)	30	48.2*	N/A	N/A
WIDTH AT STREET LINE (FAIRMOUNT AVE)	112.5	218.63	N/A	N/A
LOT 16.01	112.5	N/A	115.07	N/A
LOT 16.02	112.5	N/A	N/A	103.85***
WIDTH AT STREET LINE (MOUNTAINVIEW RD)	112.5	184.31	N/A	N/A
16.01	125	N/A	175.85	N/A
16.02	125	119.14	N/A	110.60***
LOT WIDTH AT SETBACK (FAIRMOUNT AVE)	125	220.43	N/A	N/A
LOT 16.01	125	N/A	113.76***	N/A
LOT 16.02	125	N/A	N/A	106.96***
LOT WIDTH AT SETBACK (MOUNTAINVIEW RD)	125	168.53	N/A	N/A
16.01	125	N/A	160.2	N/A
LOT WIDTH AT SETBACK (CHESTNUT RD)	125	135.12	N/A	N/A
LOT 16.02	125	N/A	N/A	126.58
LOT DEPTH	175	215.44	107.0***	105.25***
NUMBER OF STORIES	2-1/2	1-1/2	1-1/2	2
BUILDING HEIGHT	35	EXISTING	EXISTING	34.48
TOTAL IMPERVIOUS COVERAGE (FT)	8,333** L:18	3,412	N/A	N/A
PRINCIPAL BUILDING COVERAGE (FT)	3,300** L:18	1,820	N/A	N/A
TOTAL IMPERVIOUS COVERAGE (FT)	5,419** L:16.01	N/A	3,412	N/A
PRINCIPAL BUILDING COVERAGE (FT)	2,426** L:16.01	N/A	1,820	N/A
TOTAL IMPERVIOUS COVERAGE (FT)	4,564** L:16.02	N/A	N/A	3,025
PRINCIPAL BUILDING COVERAGE (FT)	2,189** L:16.02	N/A	N/A	1,851

USABLE LOT AREA  
LOT 16.01 = 2,167 SF: REQUIRED = 7,000 SF  
LOT 16.02 = 158 SF: REQUIRED = 7,000 SF

VARIANCES	SECTION	LOT 16.01	LOT 16.02
MINIMUM LOT AREA	30-75.2	X	X
FRONT YARD SETBACK	30-75.2	X	X
REAR YARD SETBACK	30-75.2	X	X
USABLE LOT AREA	30-16.1 D.6	X	X
ACCESSORY STRUCTURE SETBACK	30-96.13 A.5	X	X
LOT WIDTH AT STREET LINE	30-75.2	X	X
LOT WIDTH AT SETBACK LINE	30-75.2	X	X
LOT DEPTH	30-75.2	X	X

### UTILITIES LIST

JCP&L CO. REAL ESTATE DEPARTMENT  
300 MADISON AVE  
MORRISTOWN, NJ 07962

NEW JERSEY AMERICAN WATER CO.  
ATTN: PAUL HARTLIUS  
167 J.F. KENNEDY PARKWAY  
SHORT HILLS, NJ 07078

PUBLIC SERVICE ELECTRIC & GAS COMPANY  
MANAC PLAZA, 10B  
NEWARK, NJ 07102

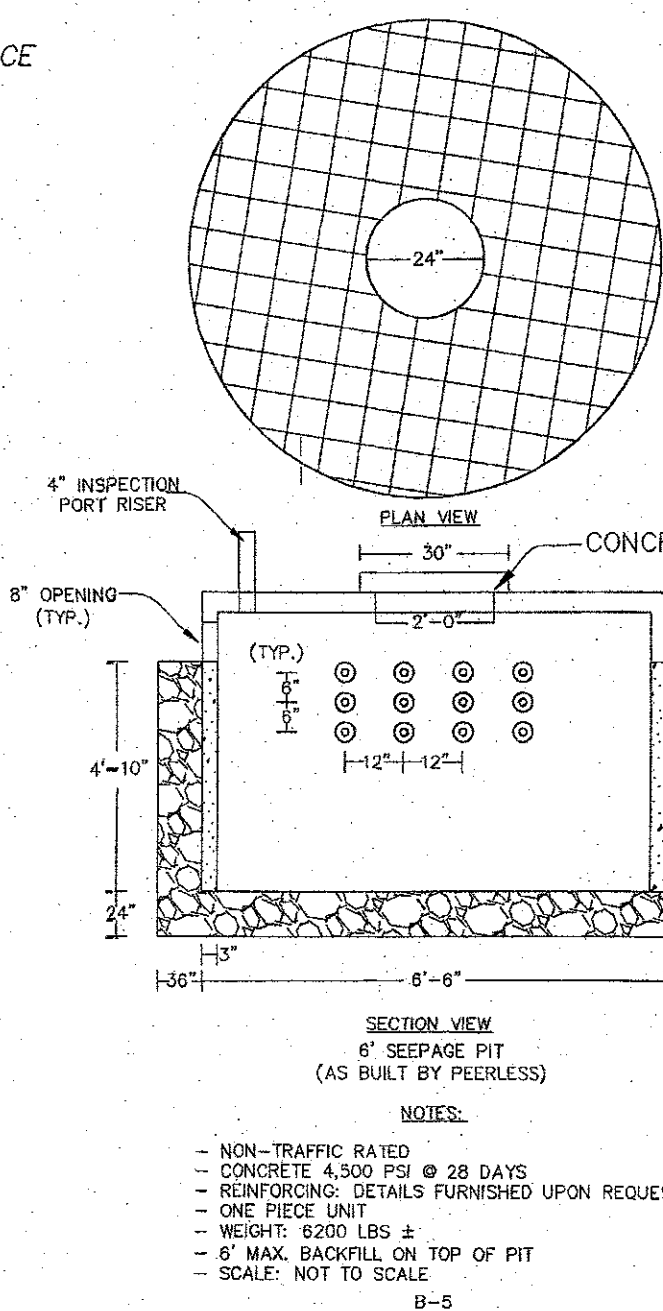
TEXAS EASTERN TRANSMISSION CORP  
5400 WESTHEIMER CT, SUITE 692  
HOUSTON, TX 77056

TRANSCONTINENTAL GAS PIPELINE CORP.  
P.O. BOX 1396  
HOUSTON, TX 77252

COMCAST OF CENTRAL NEW JERSEY II LLC  
100 RANDOLPH RD  
SOMERSET, NJ 08873

#### BUILDING HEIGHT

(332.0 + 332.0 + 328.2 + 328.3) / 4  
AVERAGE GRADE = 329.625'  
FIRST FLOOR = 335.1'  
FIRST FLOOR TO PEAK 29.0'  
PEAK ELEVATION = 364.1'  
BUILDING HEIGHT = 364.1 - 329.625 = 34.48'



NOTES:  
- NON-TRAFFIC RATED  
- CONCRETE 4,000 PSI @ 28 DAYS  
- REINFORCING DETAILS FURNISHED UPON REQUEST  
- ONE PIECE UNIT  
- WEIGHT: 8200 LBS ±  
- 6 MAX. SHIPMENT ON TOP OF PIT  
- SCALE: NOT TO SCALE  
B-5



### AREA MAP

SCALE: 1" = 100'

#### DRYWELL CALCULATION

DWELLING = 1,820 SF  
STORAGE REQUIRED LOT 16.01 = 1,820 SF \* 0.25 = 455.00 CF  
6.5" DIAMETER RING = 33.18 SF  
DRYWELL STORAGE VOLUME = 28.27 SF \* 4.83 FT = 136.54 CF  
STONE VOLUME AROUND DRYWELL = 123.07 SF \* 4.83 FT = 594.43 CF  
STONE VOLUME UNDER DRYWELL = 156.25 SF \* 2.00 FT = 312.50 CF  
TOTAL STORAGE = (594.43 CF + 312.50 CF) \* 0.40 (VOID) = 344.77 CF  
TOTAL STORAGE = 136.54 CF + 362.77 CF = 499.31 CF  
STORAGE PROVIDED IS OK.  
DESIGN SUBJECT TO PERMEABILITY TEST

#### PROPOSED COVERAGES LOT 16.02

DWELLING = 1,851 SF  
STOOP & STEPS = 78 SF  
DRIVEWAY = 77 SF  
WALKWAY = 77 SF  
REAR PATIO & STEPS = 294 SF  
CONCRETE PAD = 12 SF  
TOTAL IMPERVIOUS LOT COVERAGE = 3,025 SF  
PERCENT IMPERVIOUS LOT COVERAGE = 3,025 SF / 12,821 SF = 23.5%  
PRINCIPAL BUILDING COVERAGE = 1,851 SF  
PERCENT PRINCIPAL BUILDING COVERAGE = 1,851 SF / 12,821 SF = 14.4%

### TAX MAP DATA

RECEIVED  
JAN 22 2024  
TOWNSHIP OF CHATHAM  
BLOCK 54  
LOT 16  
TOWNSHIP OF CHATHAM

### OWNER AND APPLICANT

MARIYA MAYOVSKA & VASYL DMYTRYSHYN (H&W)  
5 MOUNTAINVIEW RD  
CHATHAM, NJ 07928

### BOARD APPROVALS

CHAIRMAN DATE

SECRETARY DATE

BOARD ENGINEER DATE

REV

DATE

DESCRIPTION

1	12/01/19	ORIGINAL
2	09/29/22	UTILITIES & OWNERS LIST
3	01/09/23	REVISION
4	02/28/23	REVISION
5	03/29/23	REVISION
6	07/25/23	REVISION PLANNING BOARD 7/11/23
7	12/25/23	REVISIONS

FREDERICK C. MEOLA

LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION : No. 246A28140200

28 WHIPPANY ROAD, WHIPPANY, NEW JERSEY

PHONE (973)538-8863 FAX (973)538-5715

N.J. LIC. # 22708

SEAL

FCMeola

Engineering & Land Surveying

"SURVEYING THE PRESENT TO ENGINEER THE FUTURE"

OWNER AND APPLICANT

MARIYA MAYOVSKA & VASYL DMYTRYSHYN

#5 MOUNTAINVIEW ROAD

SUBDIVISION PLAN

BLOCK 54 LOT 16

TOWNSHIP OF CHATHAM

MORRIS COUNTY, NEW JERSEY

FILE NUMBER 190602

FIELD BOOK 133/61

1 OF 2



