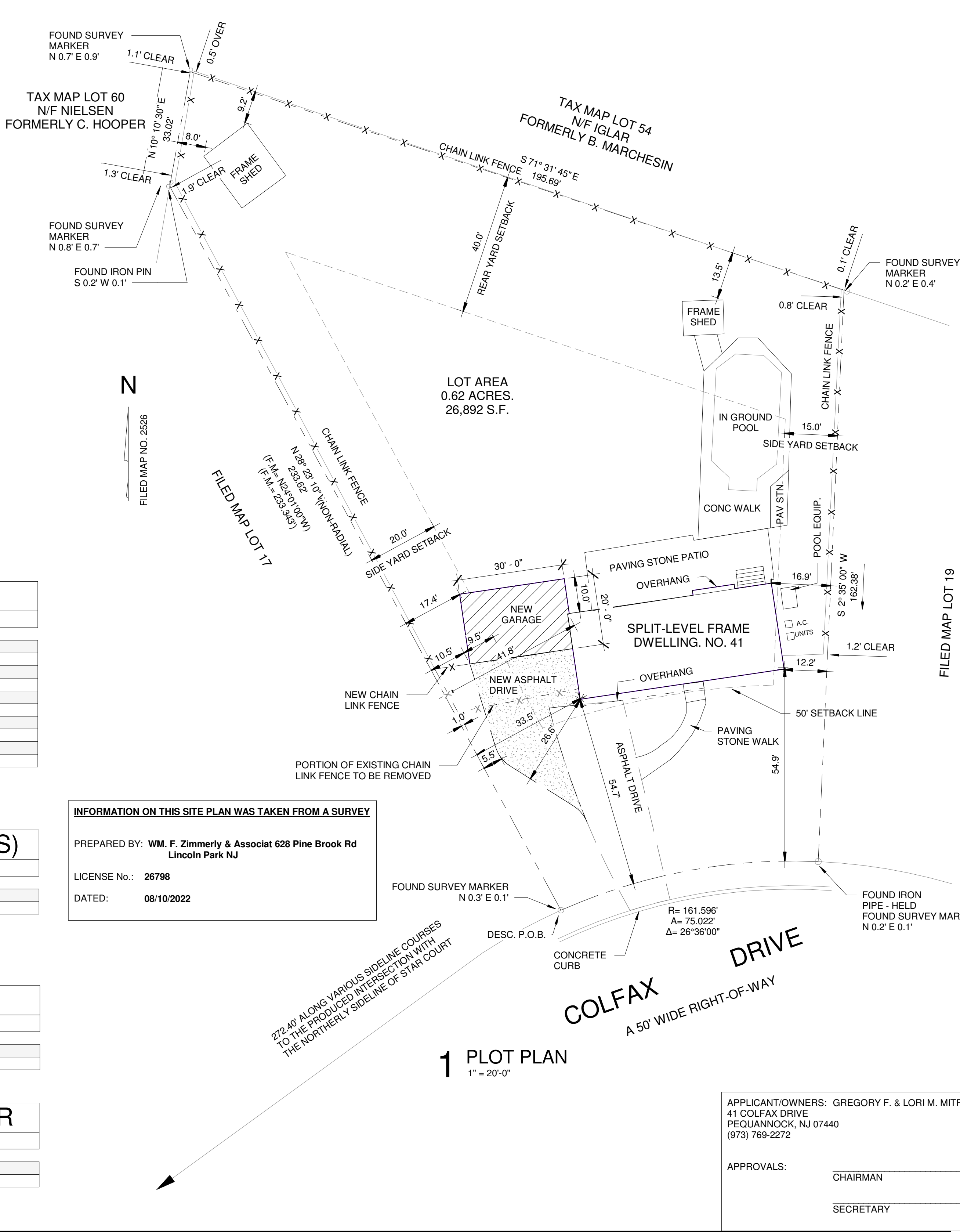
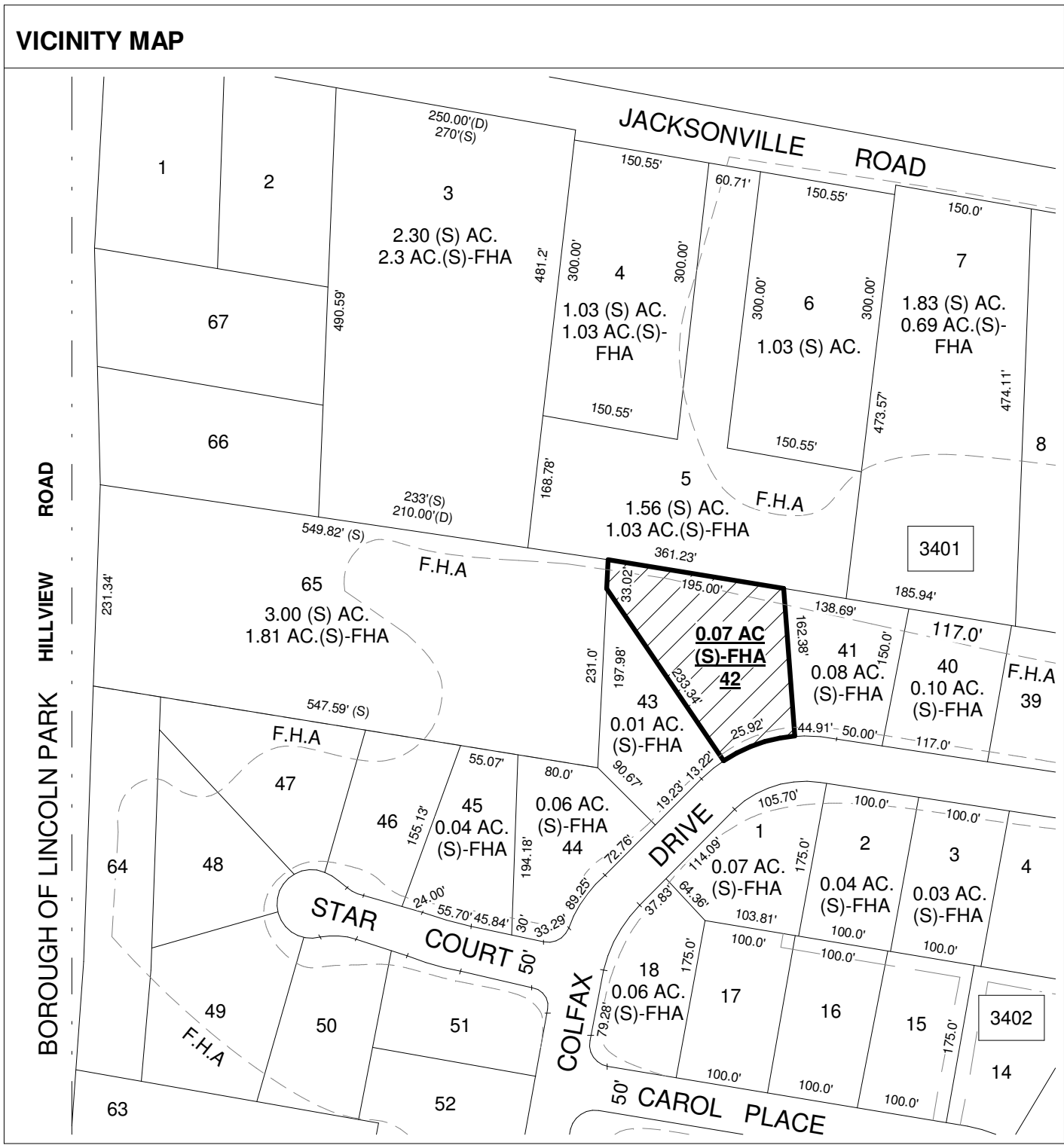
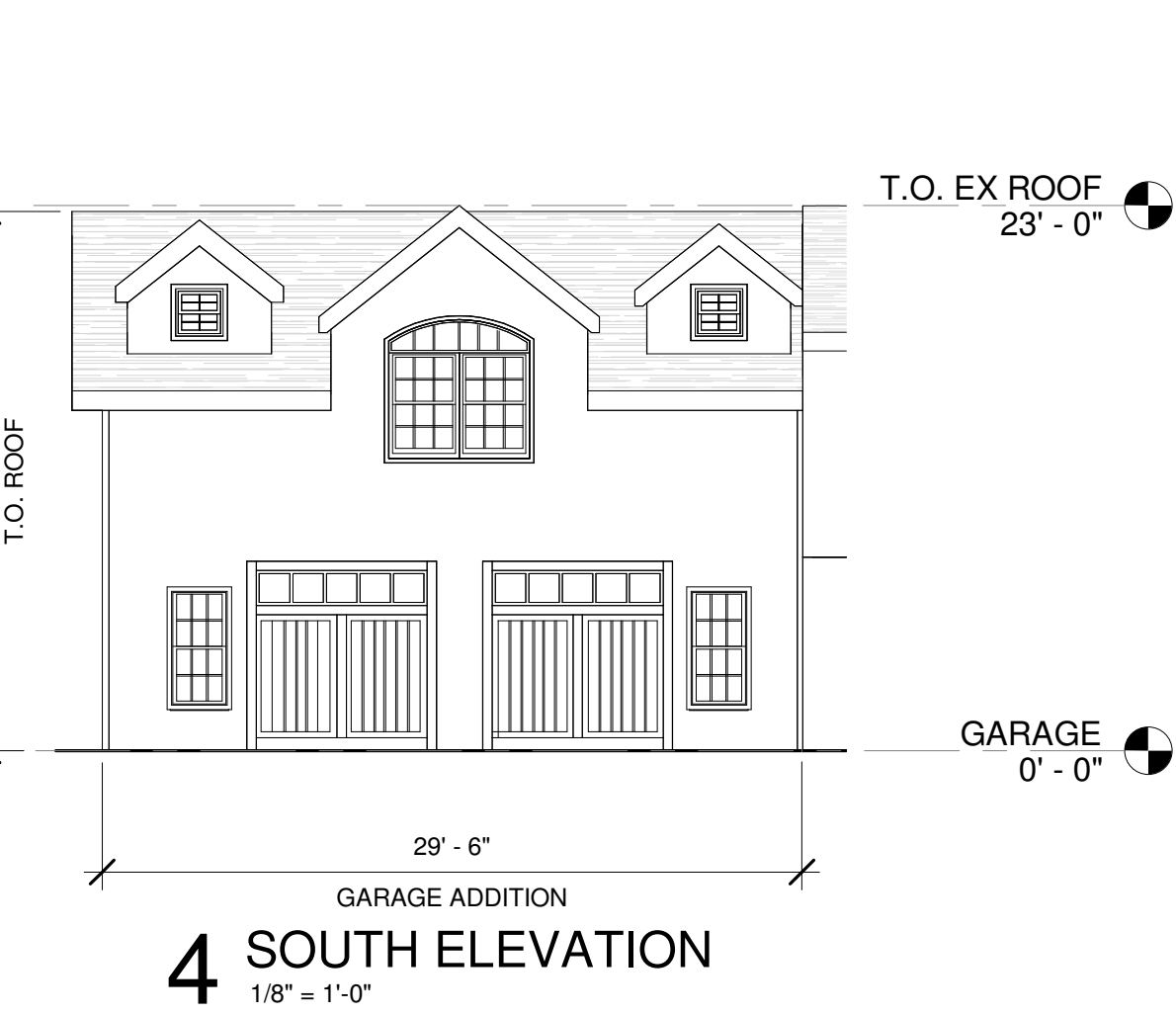
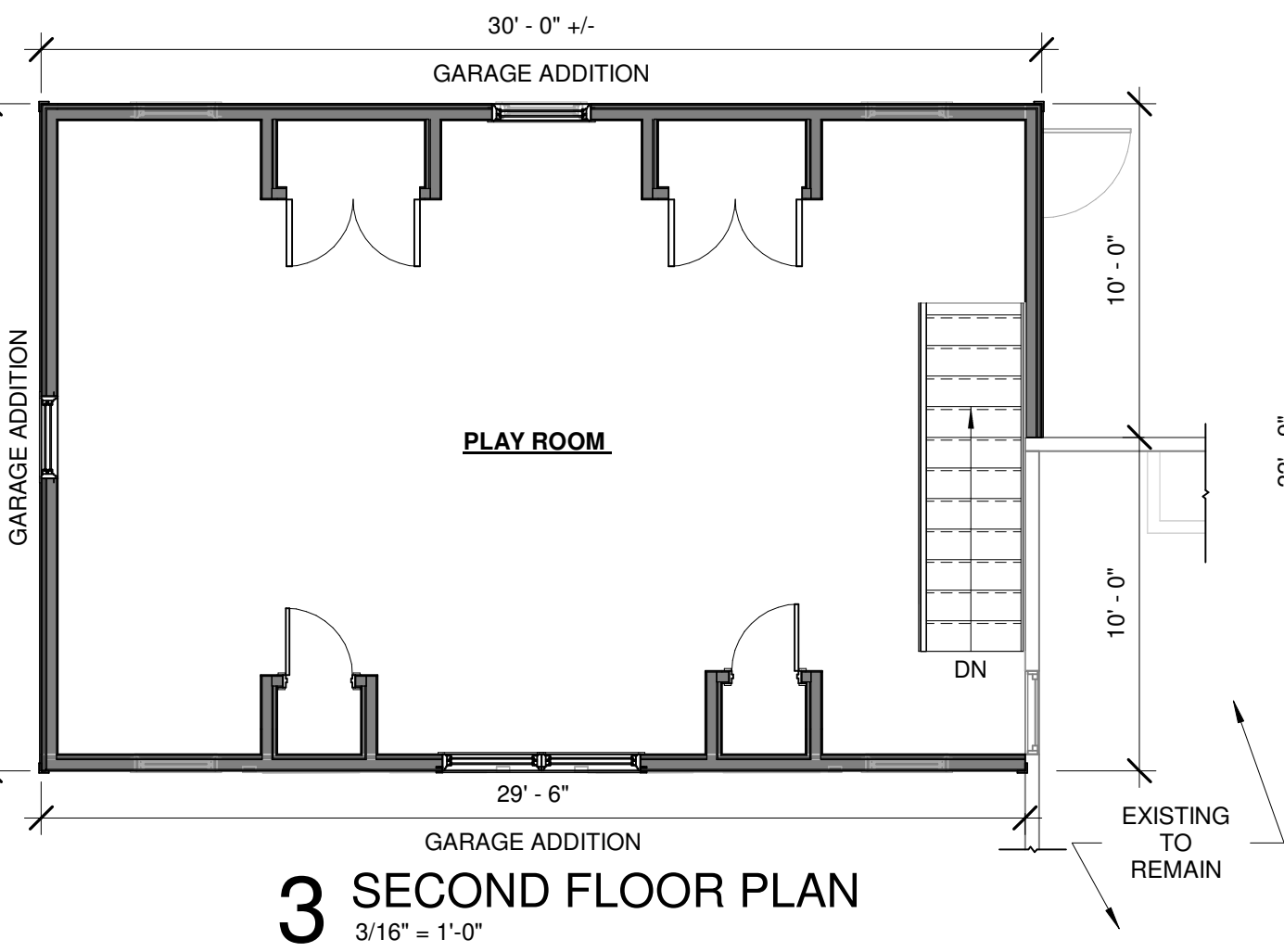
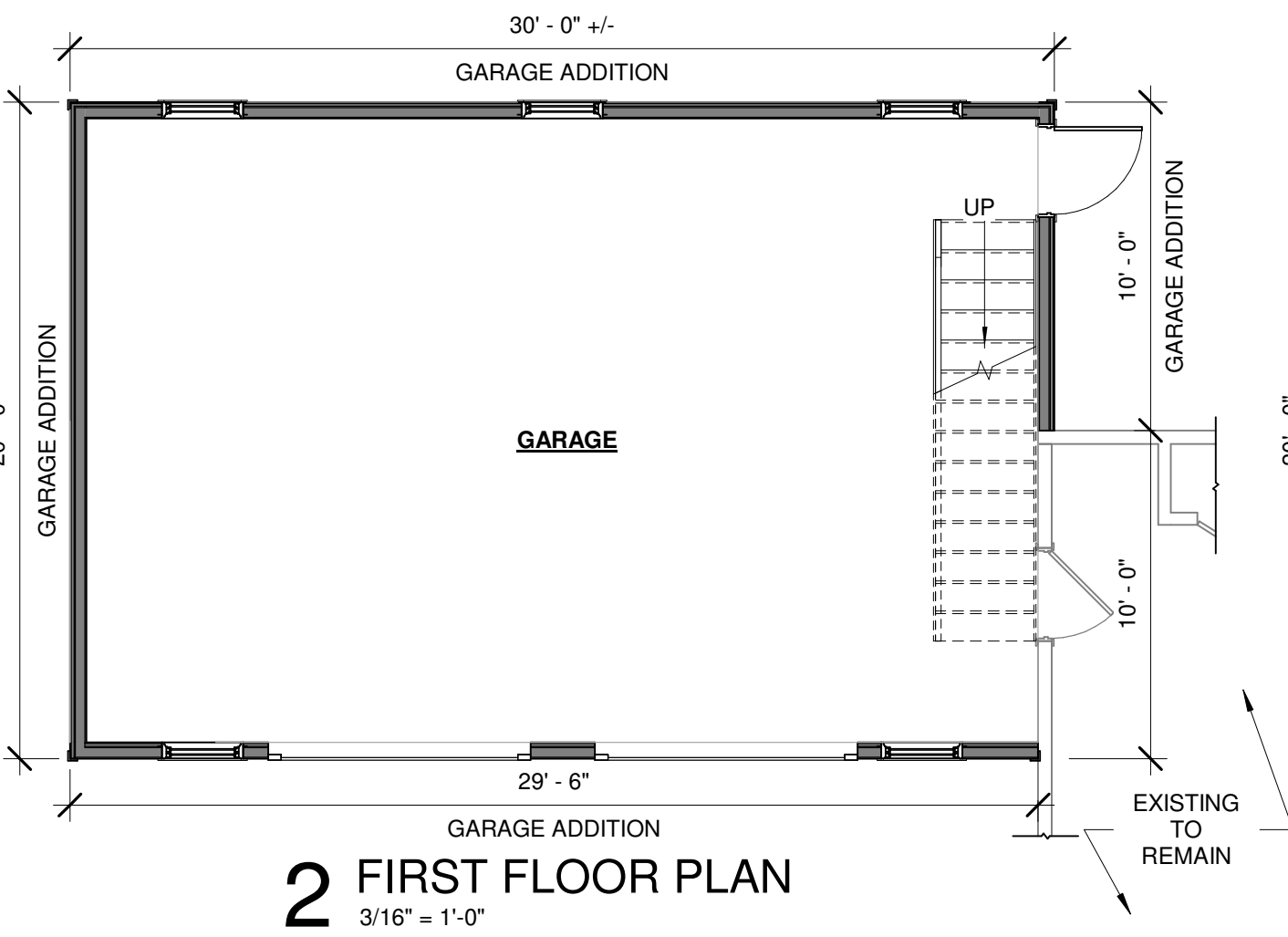


PROPERTY OWNERS WITHIN 200'						
OWNER & ADDRESS REPORT						
PEQUANNOCK TOWNSHIP				06/22/22 PAGE 1 OF 1		
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	ADD'L LOTS
3401	42	2		MITROS, GREGORY F. & LORI M. 41 COLFAX DR PEQUANNOCK, NJ 07440	41 COLFAX DR	
3401	3	2		MOEN, NEAL E & DANEEN L 159 JACKSONVILLE RD PEQUANNOCK, NJ 07440	159 JACKSONVILLE RD	
3401	4	2		SALLUCE, ROCCO & ROSE 153 JACKSONVILLE RD PEQUANNOCK, NJ 07440	153 JACKSONVILLE RD	
3401	40	2		SAVINO, THOMAS J & PATRICIA 45 COLFAX DR PEQUANNOCK, NJ 07440	45 COLFAX DR	
3401	41	2		HUMPHREY, WILLARD & J L 43 COLFAX DR PEQUANNOCK, NJ 07440	43 COLFAX DR	
3401	42	2		MITROS, GREGORY F. & LORI M. 41 COLFAX DR PEQUANNOCK, NJ 07440	41 COLFAX DR	
3401	43	2		STYS, STEPHEN P & SUSAN M 39 COLFAX DR PEQUANNOCK, NJ 07440	39 COLFAX DR	
3401	44	2		MOORE, THOMAS D & MILDRED J 37 COLFAX DR PEQUANNOCK, NJ 07440	37 COLFAX DR	
3401	45	2		LANE, KATHLEEN 2 START CT PEQUANNOCK, NJ 07440	2 STAR CT	
3401	5	2		IGLAR, RICHARD 149 JACKSONVILLE RD PEQUANNOCK, NJ 07440	149 JACKSONVILLE RD	
3401	6	2		CONNENLly, JOHN A IV & BRITTANY 145 JACKSONVILLE RD PEQUANNOCK, NJ 07440	145 JACKSONVILLE RD	
3401	65	2		146 HILLVIEW ROAD LLC P O BOX 151 C/O S NIELSEN PEQUANNOCK, NJ 07440	146 HILLVIEW RD	
3401	7	2		HALABI, ELIAS 141 JACKSONVILLE RD PEQUANNOCK, NJ 07440	141 JACKSONVILLE RD	
3402	1	2		KAPADIA, VIKESH JAY 38 COLFAX DR PEQUANNOCK, NJ 07440	38 COLFAX DR	
3402	17	2		DELLAPORTA JR, FRANK & MICHELLE 16 CAROL PL PEQUANNOCK, NJ 07440	16 CAROL PL	
3402	18	2		JELIA, LEVAN/KERKADZE, TEONA 18 CAROL PL PEQUANNOCK, NJ 07440	18 CAROL PL	
3402	2	2		HITCHCOCK, JAMES & DIANE 42 COLFAX DR PEQUANNOCK, NJ 07440	42 COLFAX DR	
3402	3	2		KILICARLSAN, RAFFI S. 44 COLFAX DR PEQUANNOCK, NJ 07440	44 COLFAX DR	



ZONING SCHEDULE					
ZONING DISTRICT: R-15 RESIDENTIAL DISTRICT (1/3 ACRE)					
ITEM	REQUIRED	EXISTING	PROPOSED	TOWNSHIP DEFINITION	COMMENT
MIN. LOT AREA	15,000 SQ. FT.	26,892 SQ. FT.	NO CHANGE	THE AVERAGE HORIZONTAL DISTANCE BETWEEN FRONT AND REAR LOT LINES, MEASURED IN THE GENERAL DIRECTION OF ITS SIDE LOT LINES. IN THE CASE OF AN IRREGULARLY SHAPED LOT WHICH COMES TO A POINT IN THE REAR, THE LOT DEPTH SHALL BE THE DISTANCE OF THE PERPENDICULAR LINE EXTENDING FROM THE CENTER OF THE REAR LOT LINE TO THE STREET.	EXISTING
MIN. LOT WIDTH	100 FT.	102.1 FT.	NO CHANGE	THE LOT WIDTH SHALL BE MEASURED AT THE FRONT YARD SETBACK LINE.	EXISTING
MIN. LOT DEPTH	175 FT.	201.7 FT.	NO CHANGE	SHALL BE THE SAME AS LOT WIDTH EXCEPT IN THE CASE OF FLAG LOTS WHERE IT SHALL BE A MINIMUM OF 50 FEET.	EXISTING
MIN. LOT FRONTAGE	100 FT.	75.02 FT.	NO CHANGE	* FOR LOTS AROUND THE BULB OF A CUL-DE-SAC LOT FRONTAGE SHALL BE AT LEAST 50% OF THE LOT WIDTH.	EXISTING
MIN. FRONT YARD SETBACK	50 FT.	52.7 FT.	NO CHANGE	AN OPEN, UNOCCUPIED SPACE ON THE SAME LOT WITH THE BUILDING, EXTENDING THE FULL WIDTH OF THE LOT AND SITUATED BETWEEN THE STREET LINE AND THE FRONT LINE OF THE BUILDING PROJECTED TO THE SIDE LINES OF THAT LOT.	EXISTING
MIN. REAR YARD SETBACK	40 FT.	24.8 FT.	NO CHANGE	A YARD EXTENDING ACROSS THE FULL WIDTH OF THE LOT AND LYING BETWEEN THE REAR LINE OF THE LOT AND THE NEAREST LINE OF ANY BUILDING. THE DEPTH OF A REAR YARD SHALL BE MEASURED AT RIGHT ANGLES TO THE REAR LOT LINE OR, IF THE LOT IS NOT RECTANGULAR, THEN IN THE GENERAL DIRECTION OF ITS SIDE LOT LINES.	EXISTING
MIN. ONE SIDE YARD SETBACK	15 FT.	12.2 FT.	10 FT.	AN OPEN, UNOCCUPIED SPACE BETWEEN THE SIDE LINE OF THE LOT AND THE NEAREST POINT OF THE BUILDING AND EXTENDING FROM THE FRONT YARD TO THE REAR YARD OR, IN ABSENCE OF EITHER OF SUCH YARDS, TO THE STREET OR REAR LOT LINE. AS THE CASE MAY BE, THE WIDTH OF A SIDE YARD SHALL BE MEASURED AT RIGHT ANGLES TO THE SIDE LINES OF THE LOT.	VARIANCE
MIN. BOTH SIDE YARD SETBACKS	35 FT.	46 FT.	22.6 FT.	THAT PART OF ANY BUILDING, NOT INCLUDING BASEMENTS, COMPRISED BETWEEN THE LEVEL OF ONE FINISHED FLOOR AND THE LEVEL OF THE NEXT HIGHER FINISHED FLOOR OR, IF THERE IS NO HIGHER FINISHED FLOOR, THEN THAT PART OF THE BUILDING COMPRISED BETWEEN THE LEVEL OF THE HIGHEST FINISHED FLOOR AND THE TOP OF THE ROOF BEAMS.	VARIANCE
MAX. STORIES	2 1/2 STORIES	2 1/2 STORIES	NO CHANGE	THE VERTICAL DISTANCE OF A STRUCTURE DERIVED FROM THE AVERAGE FINISHED GRADE AT THE FOUNDATION CORNERS OF THE BUILDING OR STRUCTURE, INCLUDING ADDITIONAL MEASUREMENTS AT THE CENTER OF ALL EXTERIOR SIDE, FRONT AND REAR BUILDING WALLS, TO THE HIGHEST POINT OF THE BUILDING OR STRUCTURE, EXCLUDING A CHIMNEY OR OTHER SIMILAR STRUCTURES.	EXISTING
HEIGHT	35 FT.	23 FT.	NO CHANGE	THE AREA COVERED BY ALL BUILDINGS ON A LOT, EXPRESSED AS A PERCENTAGE OF THE TOTAL LOT AREA.	CONFORMS
MAX. BUILDING COVERAGE	17%	5.40% (1,453 SQ. FT.)	7.61% (2,048 SQ. FT.)	THE PORTION OF A LOT COVERED BY ALL BUILDINGS' ASPHALT OR CONCRETE PAVING, PAVER STONE, TILE OR BLOCK, SIDEWALKS, SWIMMING POOL, PORCHES AND EXTERIOR STAIRS OR OTHER IMPERVIOUS SURFACES WHICH PREVENT WATER ABSORPTION TO THE GROUND.	CONFORMS
MAX. LOT COVERAGE	35%	13.55% (3,646 SQ. FT.)	24.37% (6,555 SQ. FT.)		
ADDITIONAL DEFINITIONS AND ORDINANCES FOR REFERENCE					
ACCESSORY USE					
BUILDING					
GARAGE					
BUILDING AREA					
SOURCE					

LOT COVERAGE	
NAME	AREA
SPLIT-LEVEL FRAME DWELLING, NO. 41	1453 SF
PAVING STONE WALK	154 SF
ASPHALT DRIVE	962 SF
PAVING STONE PATIO	832 SF
POOL CONC WALK & PAVING STONE WALK	706 SF
IN GROUND POOL	633 SF
FRAME SHED	113 SF
FRAME SHED	285 SF
NEW GARAGE	595 SF
NEW ASPHALT DRIVE	823 SF
	6555 SF
PERCENTAGE: 24.37 %	
BUILDING COVERAGE (GROSS)	
NAME	AREA
SPLIT-LEVEL FRAME DWELLING, NO. 41	1453 SF
NEW GARAGE	595 SF
	2048 SF
PERCENTAGE: 7.61 %	
FLOOR AREA FIRST FLOOR	
NAME	AREA
EXISTING FIRST FLOOR	1453 SF
NEW GARAGE	595 SF
	2048 SF
FLOOR AREA SECOND FLOOR	
NAME	AREA
EXISTING SECOND FLOOR	966 SF
NEW PLAY ROOM	595 SF
	1561 SF

KHL

KEITH HOWARD LESSER

architect & associate

636 Jones Road

Englewood, NJ

t: 201.519.7500

architecture • interior design • planning

new jersey • new york • connecticut • pennsylvania

massachusetts • new hampshire • georgia

CLIENT

GREG MITROS
41 COLFAX AVENUE
PEQUANNOCK, NJ 07440

PROJECT

MITROS RESIDENCE
41 COLFAX AVENUE
PEQUANNOCK, NJ 07440
BLOCK 3401 LOT 42

BY SUBMITTING A BID, THE CONTRACTOR(S) ASSERTS THAT THE WORK SITE AND THESE DOCUMENTS HAVE BEEN THOROUGHLY EXAMINED AND THE WORK SCOPE IS FULLY UNDERSTOOD.

NO.	DATE	ISSUE / REVISION	BY	CHECK
A	2022.06.29	TOWNSHIP APPROVAL	ZS	KL
B	2022.08.24	UPDATED PLOT PLAN	ZS	KL

ARCHITECT OF RECORD

KEITH H. LESSER AIA, LEED
LIC. # NJ AI-10830
636 Jones Road
Englewood, NJ 07631
201.519.7500

PROJECT NUMBER:

DRAWING SCALE: AS NOTED

SEAL

DRAWING TITLE: SITE PLAN & FIRST FLOOR PLAN

DRAWING NUMBER: A-1