



BULK REQUIREMENTS (R-15 RESIDENTIAL ZONE)

LOT 11- 13 MOUNTAIN AVE	ORDINANCE	EXISTING	PROPOSED	V
MINIMUM LOT AREA	15,000 SQ.FT.	14,500 SQ.FT.	14,500 SQ.FT.	*
LOT FRONTAGE	100 FT.	106.3 FT.	106.3 FT.	*
LOT DEPTH	150 FT.	122.1 FT.	122.1 FT.	*
MAXIMUM BLDG HEIGHT	35 FT.	32 FT.	32 FT.	*
FRONT YARD SETBACK	50 FT.	35.2 FT.	35.2 FT.	*
SIDE YARD SETBACK	15 FT.	12.0 FT.	12.0 FT.	*
SIDE YARD SETBACK (AGG)	35 FT.	41.7 FT.	41.7 FT.	*
REAR YARD SETBACK (DECK)	40 FT.	45.8 FT.	45.8 FT.	*
BUILDING COVERAGE (15%)	2,175 SQ.FT.	2,198 SF (15.1%)	2,198 SF (15.1%)	*
IMPERVIOUS COVERAGE (35%)	5,075 SQ.FT.	5,042 SF (34.8%)	5,646 SF (38.9%)	*

*** PRE-EXISTING NON-CONFORMING CONDITION**

EXISTING BUILDING	EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS
COVERAGE AREA	5,075 SF	5,646 SF
2 STORY DWELLING	1,506 SF	1,506 SF
GARAGE & CARPORT	529 SF	529 SF
FRAME TOOL SHED	38 SF	38 SF
DECK <15% (226 SF)	0 SF	0 SF
DECK >15% (126 SF)	126 SF	0 SF
PAVED DRIVEWAY	NA	1,868 SF
FRONT WALKWAY	NA	244 SF
PAVER PATIO	NA	514 SF
POOL PATIO	NA	768 SF
SWIMMING POOL	NA	548 SF
TOTAL:	2,198 SF	5,042 SF

OWNER & ADDRESS REPORT
PEQUANNOCK TOWNSHIP 12/05/19 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Ass't Lots
2101	4	2	2	MARTINO, ALESSIO & LUGIA POMPTON PLAINS NJ	11 SANDERS PL	IRR
2101	5	2	2	BARRETT, THOMAS J & MARY P POMPTON PLAINS, NJ	112 SUNSET RD	IRR
2102	10	2	2	OSBORN, THOMAS F & JOAN P POMPTON PLAINS NJ	108 SUNSET RD	IRR
2102	11	2	2	CHAZAR, ANDREW M & E P POMPTON PLAINS NJ	4 WEST END AVE	IRR
2102	12	2	2	SANTILLI, JOSEPHINE LOSUN NJ	14 WEST END AVE	IRR
2102	13	2	2	HAFNER, STEVEN & DANA 16 WEST END AVE POMPTON PLAINS NJ	16 WEST END AVE	IRR
2102	3	2	2	VALOVINS, ROBERT M & JO ANN 17 SANDERS POMPTON PLAINS NJ	17 SANDERS PL	IRR
2102	4	2	2	GRECO, A J & VETRE, A M 15 SANDERS PL	15 SANDERS PL	IRR
2102	5	2	2	MARTINO, ALESSIO & LUGIA 11 SANDERS PL	11 SANDERS PL	IRR
2102	6	2	2	SHIVER, S J 9 SANDERS PL	9 SANDERS PL	IRR
2102	7	2	2	SINGER, ROBERT A & MICHELE 7 SANDERS PL	7 SANDERS PL	IRR
2102	8	2	2	KOTUSKI, LYDIA 3 SANDERS PL	3 SANDERS PL	IRR
2102	9	2	2	FLORIAN, JOHN D & MARYBETH 106 SUNSET RD POMPTON PLAINS NJ	106 SUNSET RD	IRR
2104	11	2	2	KEYS, JEFFREY & MARY POMPTON PLAINS NJ	18 SANDERS PL	IRR
2104	12	2	2	SCOTTISH, F MELANDE 16 SANDERS PL	16 SANDERS PL	IRR
2104	13	2	2	ZARANSKY, BRUCE C & BARBARA M 13 VAN SAUN PL POMPTON PLAINS NJ	13 VAN SAUN PL	IRR
2104	19	2	2	BUCHER, ROBERT M & ANN M 6 DE WILDE DR POMPTON PLAINS NJ	6 DE WILDE DR	IRR
2104	27	2	2	KNAPP, ROBERT G & J A 6 SANDERS PL	6 SANDERS PL	IRR
2104	28	2	2	TEDESCO, ANA A & DANIELLE 8 SANDERS PL	8 SANDERS PL	IRR
2104	29	2	2	LATTA, MARY C 10 SANDERS PL	10 SANDERS PL	IRR
2104	30	2	2	NOLAN, BERNADETTE R-FAMILY TRUST 12 SANDERS PL	12 SANDERS PL	IRR

APPROVALS:

Pequannock Township- Board of Adjustment _____ Dated _____

DEED BOOK REFERENCE:
DEED DATED APRIL 09, 2012, RECORDED IN THE MORRIS COUNTY CLERK'S OFFICE IN BOOK 22024, PAGE 1476.

SURVEYOR REFERENCE:
SURVEY INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY MARC J. CIFONE, NJPLS, NJ LICENSE NO 41,329 PROJECT NO. 120335, LAST REVISED AUGUST 1, 2019.

POOL PLAN REFERENCE:
INGROUND POOL DESIGN FOOTPRINT BASED ON OASIS MODEL # 18X36, MANUFACTURED BY CARDINAL SYSTEMS INCORPORATED.

TAX MAP REFERENCE:
PEQUANNOCK TOWNSHIP TAX MAP SHEET 21, BLOCK 2102, LOT 5.

FLOOD HAZARD
THIS PARCEL IS GREATER THAN 300 FEET FROM THE FEMA FHA.

Owner/Applicant:
ALESSIO & LUGIA MARTINO
11 SANDERS PLACE
POMPTON PLAINS, NJ 07444

REVISIONS:

01/03/20- FOR INITIAL ZONING BOARD SUBMITTAL	SWIMMING POOL PLAN prepared for ALESSIO & LUGIA MARTINO Township of Pequannock, Morris County, N.J. BLOCK #: 2102 LOT #: 05
03/09/20- REVISIONS PER ZONING BOARD MEETING 3/5	
03/09/20- REVISIONS PER ZONING BOARD MEETING 3/5	

DRAWN BY: STB **STEVEN BALDISSEROTTO P.E.**
N.J. LICENSE # 31164

SCALE: 1" = 30'

DATE: 03 JAN 2020 **PROFESSIONAL ENGINEER** **TODAYS DATE**

SHEET # 1 OF 1 12 Lakeside Trail, Kinnelon, New Jersey 07405 (973) 482-7171 **stevebaldy@optonline.net**