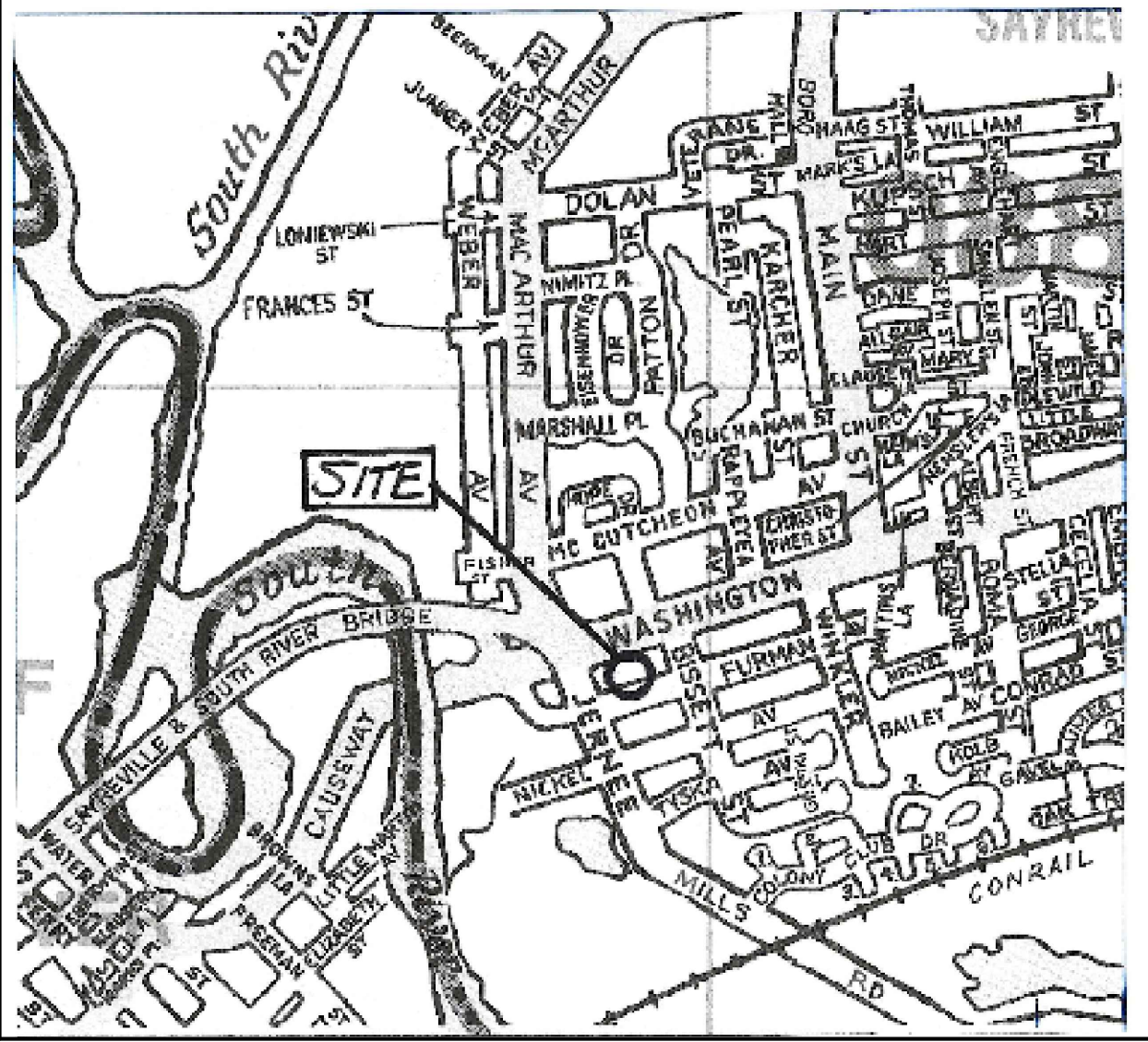


ZONING CHART Zone R-7 Residential

	Required	Existing	Prop-Exist House	Prop-New Lot
Minimum Lot Area	7,500 sf	10,000 sf	6,000 sf *	4,000 sf *
Minimum Lot Width	75'	100'	60' *	40' *
Minimum Lot Depth	100'	100'	100'	100'
Minimum Front Yard	20'	18.8' **	18.8' **	21.0'
Minimum Side Yard, one	8'	0.8' **	0.8' **	10.0'
Minimum Side Yard, total	20'	51.0'	11.0' *	20.0'
Minimum Rear Yard	25'	51.2'	51.2' *	43.0'
Max. Lot Coverage, Buildings	20%	15.3%	25.6% *	17.3%
Max. Lot Coverage, bldgs & pavt	45%	33.2%	51.3% *	23.2%
Bldg- Max Height (feet)	35'	32'+/-	32'+/-	32'+/-
" " " (stories)	2 1/2	3 **	3 **	2 1/2

* Variance required
** Existing nonconformity



KEY LOCATION MAP

SCALE: 1" = 1,000' ±

GENERAL NOTES:

1. APPLICANT/ OWNER: JOHN MILEK
7 FURMAN AVE.
SAYREVILLE, NJ 08872
2. ZONE DISTRICT: R-7 Residential
3. The intent of this project is to subdivide the existing lot into 2 lots, keeping the existing single family dwelling while building a new single family dwelling.
4. Boundary information, topography, and on-site features taken from a survey by Wayne H. Canada, PLS #37182 dated 3-10-25. Elevation datum is assumed.
5. The new building outline shown is a schematic. Architectural plans have not yet been developed.

LEGEND

- EXIST CONTOUR --- 99 ---
EXIST SPOT ELEVATION x 99.9
PROP SPOT ELEVATION x (99.9)
PROP SANITARY SEWER LATERAL --- S ---
PROP WATER LATERAL --- W ---
PROP GAS LATERAL --- G ---
EXIST. UTILITY POLE --- UP ---
TO BE REMOVED [TBR]

APPLICANT DATE

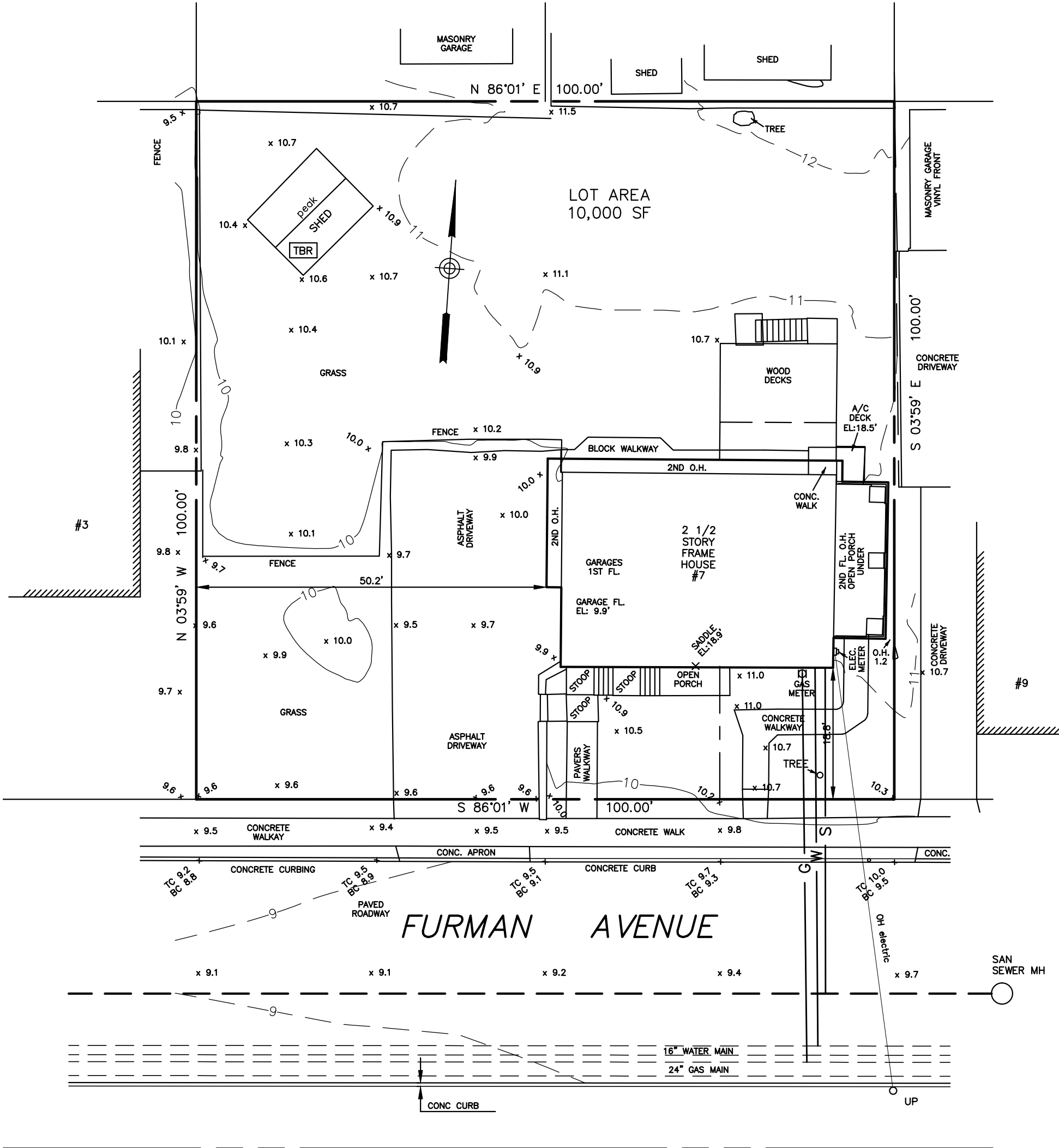
JAMES B. MASTRONARDY, P.E.
NEW JERSEY PROFESSIONAL ENGINEER Lic. No. 34392

Minor Subdivision & Site Plan

BLOCK 63, LOTS 11-14
7 FURMAN AVENUE
SAYREVILLE BOROUGH, MIDDLESEX COUNTY, NJ

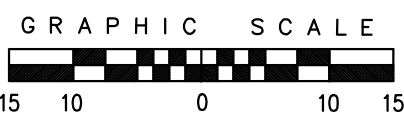
James B. Mastronardy, P.E., P.P.
18 Malvern Drive, Clark, NJ 07066
Tel. (848) 467-4694

SCALE: As Noted DWG. BY: JBM DATE: 6/17/25 SHEET NO. 1 of 1

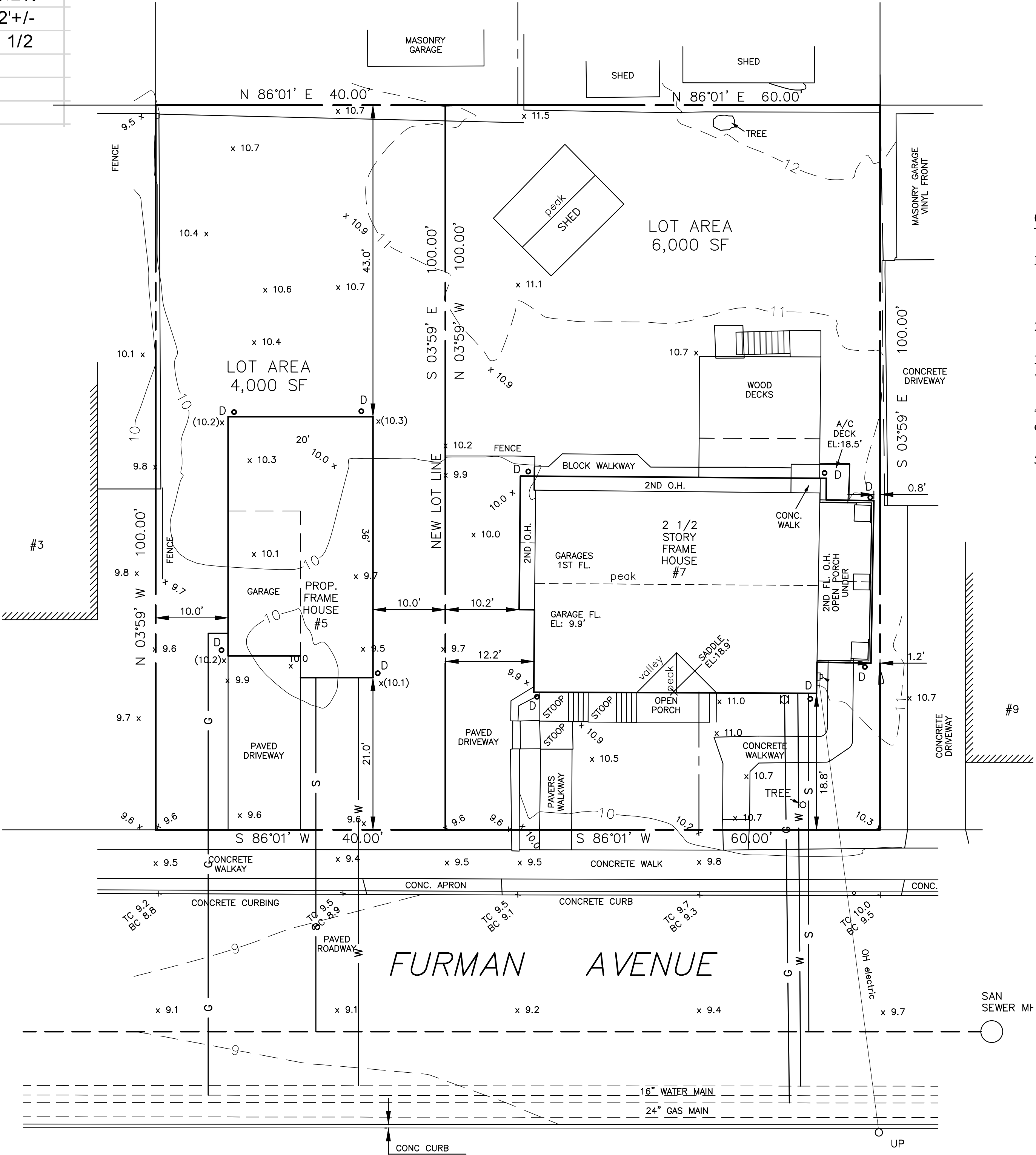


EXIST. CONDITIONS

SCALE: 1"= 15'

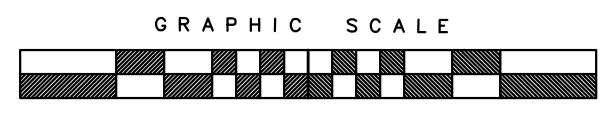


15 SCALE



PLAN

SCALE: 1"= 10'



10 SCALE