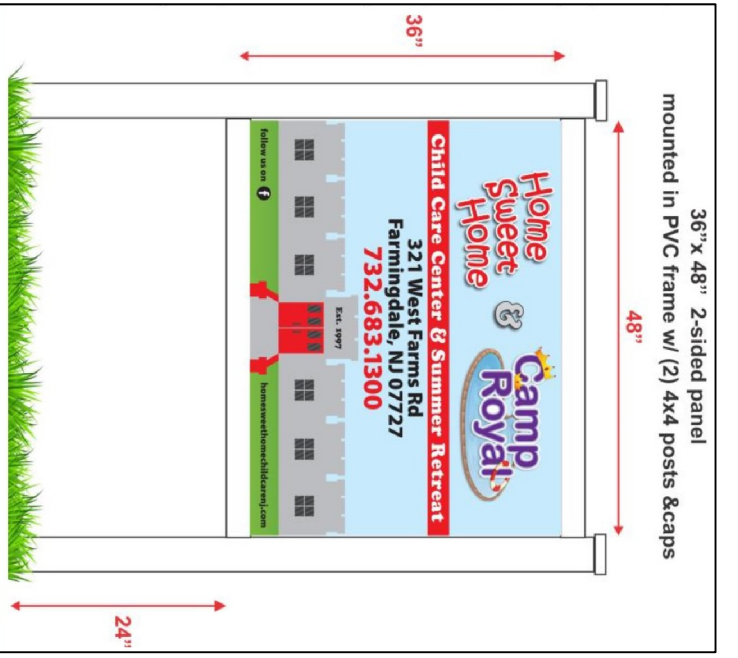


AREA MAP
SCALE: (1 inch = 200 Feet)
0 200 400 600

PROPERTY OWNERS WITHIN 200'

BLOCK	TAX LOT	OWNER (N/P)	BLOCK	TAX LOT	OWNER (N/P)
153	24	LAYTON, MARY L. & RAYMOND E.	154	12.03	VOORHEES, ALLAN THOMAS & DARLENE E.
153	25	314 WEST FARMS ROAD FARMINGDALE, NEW JERSEY 07727	154	12.04	214 MONROE ROAD FARMINGDALE, NEW JERSEY 07727
154	12	MCQUAYE, EDWARD & LOUISE RUSKIN, NEW JERSEY 07780	154	18	HARRIS, FREDERICK FARMINGDALE, NEW JERSEY 07727
154	12.01	BRUNYAN, GERARDO & MARA FARMINGDALE, NEW JERSEY 07727	154	14	LAYTON, CAROL R. (D.J.), RUSSELL, DAVID FARMINGDALE, NEW JERSEY 07727
		STARPLETON, W. PATRICK & CULP, C. FARMINGDALE, NEW JERSEY 07727			NOVAK, MARY H. 301 WEST FARMS ROAD FARMINGDALE, NEW JERSEY 07727



IDENTIFICATION SIGN DETAIL
(N.T.S.)

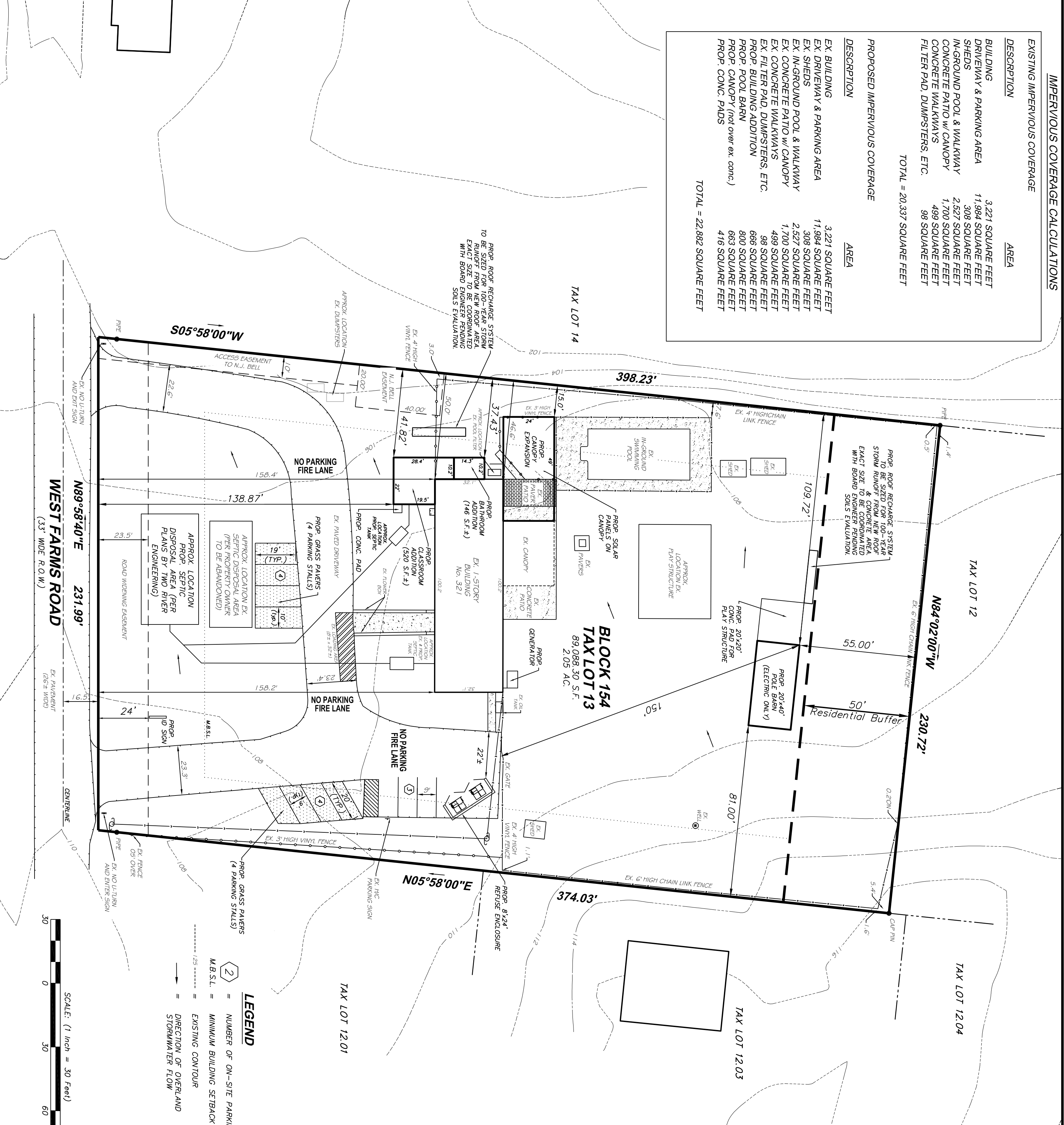
ZONE : AGRICULTURAL RURAL ESTATE - ARE-2

MINIMUMS:	REQUIRED:	PROPOSED:
LOT AREA	2 ACRES	2.05 ACRES
LOT WIDTH	200 FT.	232.4 FT.
LOT DEPTH	200 FT.	384.4 FT.
PRINCIPAL BUILDING	50 FT.	158.2 FT.
REAR SETBACK	50 FT.	191.5 FT.
SIDE SETBACK	30 FT.	46.6 FT.
ACCESSORY BUILDING	10 FT.	46.6 FT.
REAR SETBACK	N/A	81.00 FT.
IN-GROUND SWIMMING POOL (concrete edge)	10 FT.	55.00 FT.
MAXIMUMS:		
IMPERVIOUS LOT COVERAGE	15%	23% ±
IMPERVIOUS SURFACE	12%	18% ±
BUILDING HEIGHT	35 FT.	5.6% ±
EXISTING NON-COMFORMITY	<35 FT.	<35 FT.
VARIANCE REQUESTED		

IMPERVIOUS COVERAGE CALCULATIONS

EXISTING IMPERVIOUS COVERAGE	AREA
BUILDING	3,221 SQUARE FEET
DRIVEWAY & PARKING AREA	11,984 SQUARE FEET
SHEDS	2,028 SQUARE FEET
IN-GROUND POOL & WALKWAY	2,627 SQUARE FEET
CONCRETE PATIO W/ CANOPY	1,700 SQUARE FEET
CONCRETE WALKWAYS	499 SQUARE FEET
FILTER PAD, DUMPSTERS, ETC.	98 SQUARE FEET
TOTAL = 20,337 SQUARE FEET	

PROPOSED IMPERVIOUS COVERAGE	AREA
EX. BUILDING	3,221 SQUARE FEET
EX. DRIVEWAY & PARKING AREA	11,984 SQUARE FEET
EX. SHEDS	2,028 SQUARE FEET
EX. CONCRETE PATIO W/ CANOPY	1,700 SQUARE FEET
EX. CONCRETE WALKWAYS	499 SQUARE FEET
EX. FILTER PAD, DUMPSTERS, ETC.	98 SQUARE FEET
PROP. BUILDING ADDITION	688 SQUARE FEET
PROP. POOL BARN	603 SQUARE FEET
PROP. CANOPY (incl over ex. conc.)	416 SQUARE FEET
TOTAL = 22,882 SQUARE FEET	



GENERAL NOTES

- PROPERTY BEING KNOWN AS BLOCK 154, TAX LOT 13, AS SHOWN ON SHEET 6.17 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF HOWELL, AND IS ALSO KNOWN AS 321 WEST FARMS ROAD. THE LOT HAS AN AREA OF APPROXIMATELY 89,088 SQUARE FEET (2.05 ACRES) AND IS SITUATED WITHIN THE AGRICULTURAL RURAL ESTATE - ARE-2 ZONE.
- BOUNDARY AND EXISTING SITE IMPROVEMENT INFORMATION IS BASED UPON A PLAIN ENLARGED MONUMENT COUNTY, NEW JERSEY, 1:2500 SCALE BLOCK 154 TOWNSHIP OF HOWELL, MONUMENT COUNTY, NEW JERSEY, PREPARED BY CHARLES SCHAFFNER, F.S. & L.L.S., DATED 06-22-15.
- TOPOGRAPHIC INFORMATION IS BASED UPON THE MONMOUTH COUNTY GIS MAPPING.
- NO VERIFIED FRESHWATER WETLANDS ARE WITHIN THE BOUNDARIES OF THE SITE, AS PER THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION N.J.-BIOFORM SERVICE.
- THE PROPERTY LIES OUTSIDE OF THE 0.2% (500-YEAR) FLOOD HAZARD AREA (LEES WITHIN ZONE X UNSHADDED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 34025C000R, EFFECTIVE DATE SEPTEMBER 25, 2009.
- BEING UTILIZED BY HOME SWEET HOME CHILD CARE CENTER, OTHER SITE IMPROVEMENTS INCLUDE: CONCRETE PATIO WITH CANOPY, SHEDS AND OTHER ANCILLARY STRUCTURES AND UTILITIES.
- PROPOSED IMPROVEMENTS INCLUDE A 688 SQUARE FOOT ADDITION TO THE EXISTING BUILDING, AN 81.00 SQUARE FOOT ADDITION TO THE EXISTING POOL, AND A 603 SQUARE FOOT ADDITION TO THE EXISTING BARN. PROVIDE ADDITIONAL PARKING STALLS, RELOCATE THE TRASH ENCLOSURE AREA AND A SITE IDENTIFICATION SIGN.
- OFF-STREET PARKING REQUIREMENTS: HOWELL TOWNSHIP ORDINANCE DOES NOT PROVIDE PARKING STANDARDS FOR DAY CARE FACILITIES. CLOSEST USE IS SCHOOL (ELEMENTARY).
- 1.2 PARKING STALLS PER CLASSROOM, BUT NOT LESS THAN 1 PARKING STALL PER TEACHER AND STAFF.
- 5 CLASSROOMS + 1 PROPOSED CLASSROOM
- 6 CLASSROOMS X 1.2 PARKING STALLS = 7.2 PARKING STALLS
- 10 EXISTING/PROPOSED TEACHERS AND STAFF = 10 PARKING STALLS
- 10 PARKING STALLS PROVIDED
- THE SITE IS CURRENTLY SERVED BY AN EXISTING ON-SITE INDIVIDUAL SURFACE SEWER DISPOSAL (SEPTIC) SYSTEM AND ON-SITE WELL. THE EXISTING SEPTIC SYSTEM SHALL BE INSPECTED AND REVIEWED FOR COMPLIANCE WITH N.J.A.C. 7:9A AS PART OF ANY FUTURE SITE PLAN REVIEW.
- THE PROPOSED BUILDING IMPROVEMENTS ARE BASED UPON INFORMATION PROVIDED BY THE CLIENT.
- ALL EXISTING STRUCTURES ARE TO REMAIN, UNLESS OTHERWISE NOTED.
- WASTE AND RECYCLABLES FROM THE PROPOSED ESTABLISHMENTS ARE CURRENTLY REMOVED BY PRIVATE HAULER. THIS SERVICE SHALL CONTINUE.
- OTHER THAN THE NOTED EASEMENTS, THERE ARE NO OTHER KNOWN EXISTING COVENANTS AND/OR DEED RESTRICTIONS.
- NO WATER COURSES, FLOOD PLAINS, FLOODWAYS OR FLOOD AREAS EXIST WITHIN 200 FEET OF THE BOUNDARIES OF THE SITE.
- ALL SITE MATERIALS AND/OR IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE HOWELL TOWNSHIP LAND USE ORDINANCE AND THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY.
- THIS PLAN IS FOR PERMIT PURPOSES ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

LEGEND

- 2 = NUMBER OF ON-SITE PARKING STALLS
- MB SL = MINIMUM BUILDING SETBACK LINE
- = EXISTING CONTOUR
- = DIRECTION OF OVERLAND STORMWATER FLOW

LOCATION MAP
SCALE: (1 inch = 500 Feet)
0 500 1000 1500



VARIANCE REQUESTED FROM:

- SECTION 188-14 WHICH REQUIRES THE CONCRETE DECORATING SURROUNDING AN IN-GROUND SWIMMING POOL TO BE SETBACK FROM THE EXISTING IMPERVIOUS COVERAGE OF 20% ±.
- SECTION 188-15 WHICH REQUIRES A MINIMUM PRINCIPAL BUILDING SIDE YARD SETBACK OF 30 FEET WITHIN THE ARE-2 ZONE, WHEREAS THE PROPOSED CANOPY EXPANSION HAS A SIDE YARD SETBACK OF 15 FEET FROM THE EXISTING PROPERTY LINE.
- SECTION 188-16 WHICH PERMITS A MAXIMUM IMPERVIOUS COVERAGE OF 15% WITHIN THE ARE-2 ZONE, WHEREAS THE PROPERTY HAS AN EXISTING IMPERVIOUS COVERAGE OF 23% ± AND A PROPOSED IMPERVIOUS COVERAGE OF 28% ±.
- SECTION 188-63A WHICH REQUIRES A 50 FOOT WIDE FANLAD AND BUTTER ALONG THE EASTERN PROPERTY LINE, WHEREAS EXISTING SITE IMPROVEMENTS (ON-GROUND EASTERN PROPERTY LINE) A BUFFER ALONG THE EASTERN PROPERTY LINE IS NOT PROPOSED.
- SECTION 188-63A WHICH REQUIRES A 50 FOOT RESIDENTIAL BUFFER ALONG THE COMMON PROPERTY LINE WITH TAX LOT 12.01, WHEREAS THE EXISTING ENTRANCE BUFFER ALONG TAX LOT 12.01 IS NOT PROPOSED.
- SECTION 188-63I WHICH DOES NOT SPECIFICALLY LIST A DAY CARE FACILITY AS A PERMITTED USE, WHEREAS AN ADDITION IS PROPOSED TO THE EXISTING DAY CARE FACILITY.
- SECTION 188-106F WHICH REQUIRES COMMERCIAL DRIVERS TO HAVE A MINIMUM DRIVEWAY A MINIMUM WIDTH OF 22 FEET.

APPROVED BY

HOWELL TOWNSHIP BOARD OF ADJUSTMENT

DATE: _____ CHAIRMAN

ATTEST: _____ SECRETARY

DATE: _____ ENGINEER

OWNER & APPLICANT

CAMP ROYAL ESTATES, LLC
321 WEST FARMS ROAD
FARMINGDALE, NEW JERSEY 07727

PLAN TO ACCOMPANY VARIANCE APPLICATION
TAX LOT 13 BLOCK 154
TAX MAP SHEET 6.17, LAST REVISED 1-3-2007
TOWNSHIP OF HOWELL
MONMOUTH COUNTY, NEW JERSEY

No.	Date	Revision	By	Chk.
1	3/27/2021	REV. PER BOARD MEETING	RS	GC
2	5/21/2021	REV. IN ACCORDANCE W/ BOARD OF ADJUSTMENT MEETING	RS	GC

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Mailing Address: PO Box 249, Adelphia, NJ 07710
Phone: 732-463-2919
www.gslpinc.com

ROBERT D. SIVE
N.J. Professional Engineer No. 43816
DESIGNED BY: RS DATE: 10/21/2020 SCALE: AS SHOWN SHEET: 1 OF 1 JOB NUMBER: 2899
CHECKED BY: GC