

#683

Rec'd 12/10/1993
CK # 1148 / \$150.00
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FORM #1

APPLICATION

TOWNSHIP OF WEEHAWKEN

PLANNING BOARD/BOARD OF ADJUSTMENT

1. Applicant's Name: AALAP PATEL
 Address: 31 47TH STREET
WEEHAWKEN, NJ 07086
 Phone Number: 201-713-6389

If Applicant is a corporation or partnership, attach a list of the names and addresses of all shareholders or partners who hold an interest of ten percent (10%) or greater.

2. Applicant's Attorney: _____
 Address: _____
 Phone Number: _____

3. Location of Subject Property:
 Block 60, Lot 47
 Street 31 47TH STREET
 Address WEEHAWKEN, NJ 07086

4. Record Owner of Subject Property:

Name: AALAP PATEL

Address: 31 47TH STREET

WEEHAWKEN, NJ 07086

Phone Number: 201-713-6389

5. Description of Subject Property:

Lot Dimensions and Area 28'x100' 2,800SF (0.06 ACRES)

Existing Structures, if any: 3 STORY DWELLING

Existing Use: RESIDENTIAL

Zoning District: R-3

6. Type of Application (check all applicable items):

Minor Site Plan

Minor Subdivision

Major Site Plan

Major Subdivision

Variance

Conditional Use

Planned Development

Curb Cut

7. Name of Licensed N.J. architect and/or engineer who prepared the plans: ^{THOMAS F. GRAHAM PE} DYKSTRA WALKER DESIGN GROUP
Address: 21 BOWLING GREEN PARKWAY SUITE 20
LAKE HOPATCONG, NJ 07849
Phone Number: 973-663-6540


8. Description of Proposal (i.e., type and dimensions of proposed construction; number of proposed dwelling units; amount of proposed non-residential floor area and type of use; number of on-site parking spaces; number, dimensions, and area of proposed new lots; number of employees, if any; proposed hours of operation, if applicable; variance relief requested):

APPLICANT PROPOSES TO CONSTRUCT A CURB CUT
TO CREATE AN OFF-STREET PARKING SPACE
TO BE LOCATED IN THE FRONT YARD


9. Have there been any previous applications, requests or appeals to this or any other Township Boards or the Construction Official involving the same property? NO

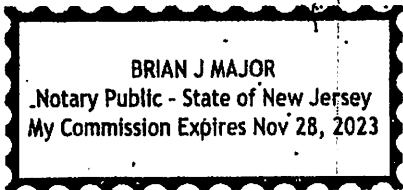
If yes, state the nature, date, and disposition of the previous matter.

10. Describe any existing or proposed deed restrictions affecting this property. If deed restrictions are proposed, attach a copy of the proposed document. NONE

I, AALAP PATEL  being duly sworn according to law, hereby certify that the information presented in this application is true and accurate.

Sworn and subscribed to before me this 11 day of November, ~~199~~ 2019.


(Attorney or Notary of the State of New Jersey).

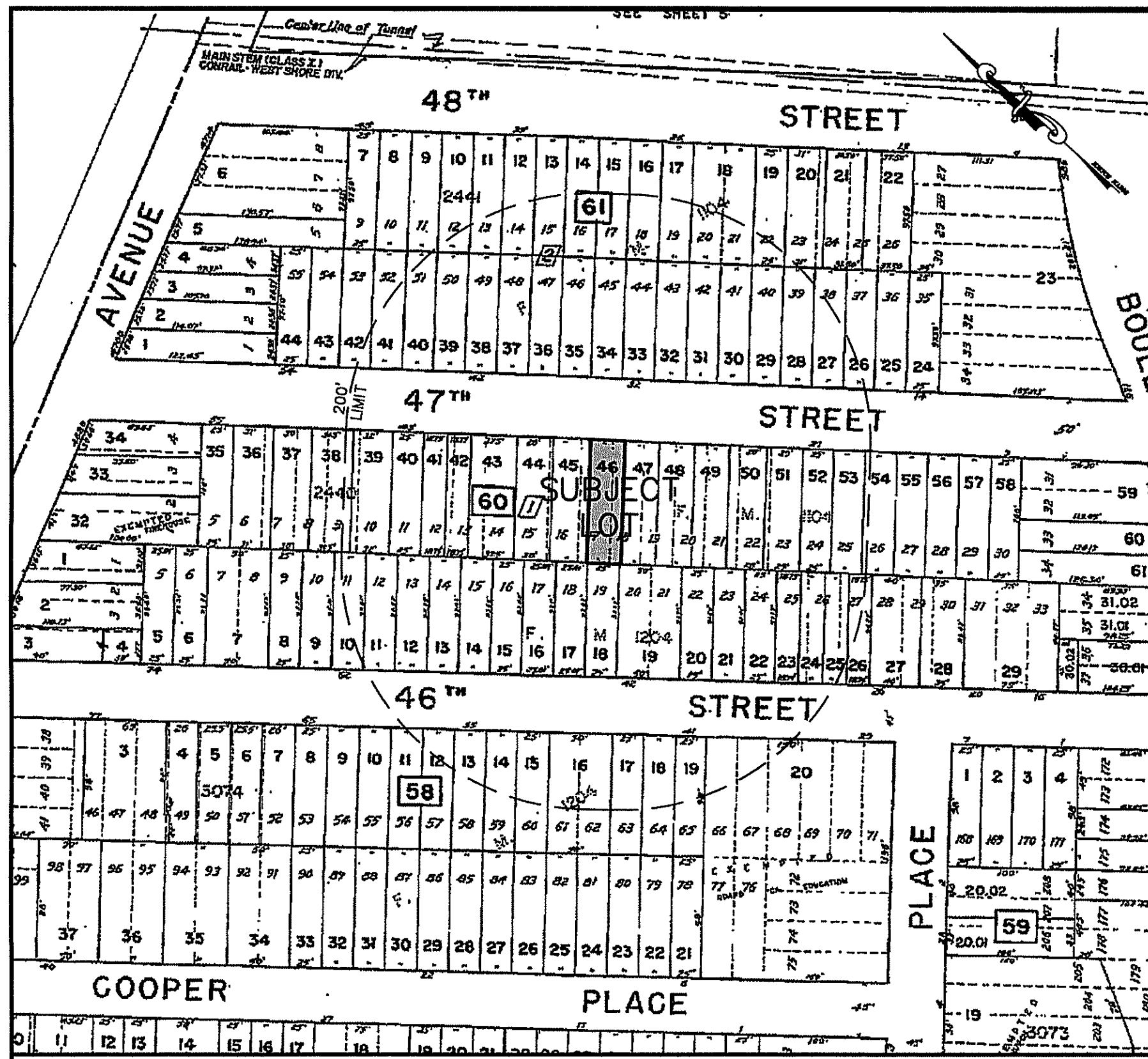


NOTES AND REFERENCES

1. APPLICANT: AALAP PATEL
31 47th STREET
WEEHAWKEN, NJ 07086
2. THESE PLANS HAVE BEEN PREPARED FOR LOT REDEVELOPMENT PLAN APPROVAL FOR PROPERTY KNOWN AS BLOCK 60, LOT 47, LOCATED IN THE TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY. THIS APPLICATION REQUESTS APPROVAL FOR THE CONSTRUCTION OF A RETAINING WALL, SIDEWALK AND DRIVEWAY.
3. THE SUBJECT PROPERTY IS 0.06 ACRES IN SIZE AND LOCATED ENTIRELY WITHIN THE RESIDENTIAL (R-3) ZONE DISTRICT OF THE TOWNSHIP OF WEEHAWKEN.
4. BOUNDARY INFORMATION BASED ON MAP TITLED "BOUNDARY SURVEY, TAX LOT 47, BLOCK 60, 31 47th STREET, TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY" PREPARED BY BUTLER SURVEYING AND MAPPING, INC., DATED 6/20/18, AND LAST REVISED 9/17/19.

LIST OF PROPERTY OWNERS WITHIN 200'

LIST AS PREPARED BY TOWNSHIP OF WEEHAWKEN TAX ASSESSOR, DATED

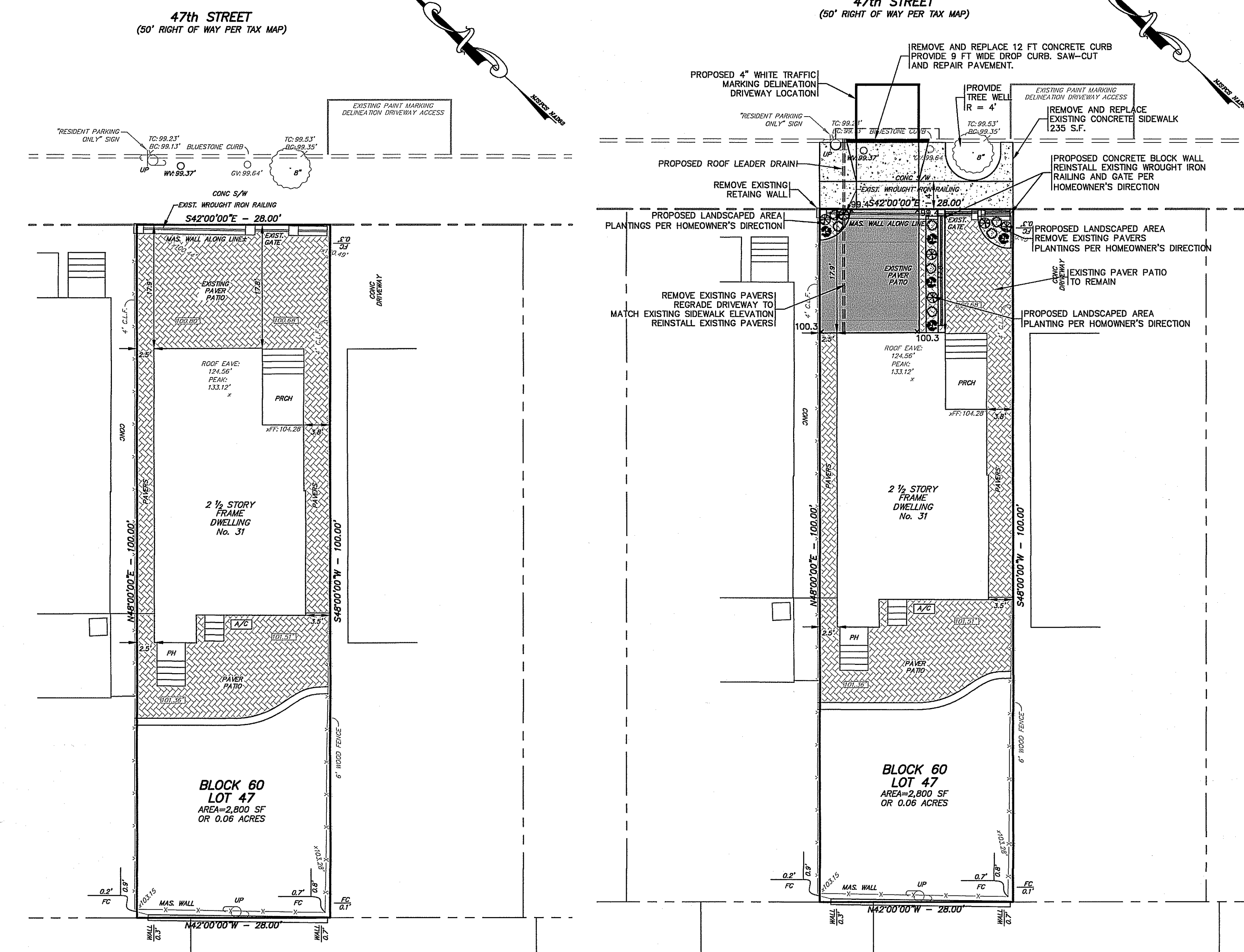
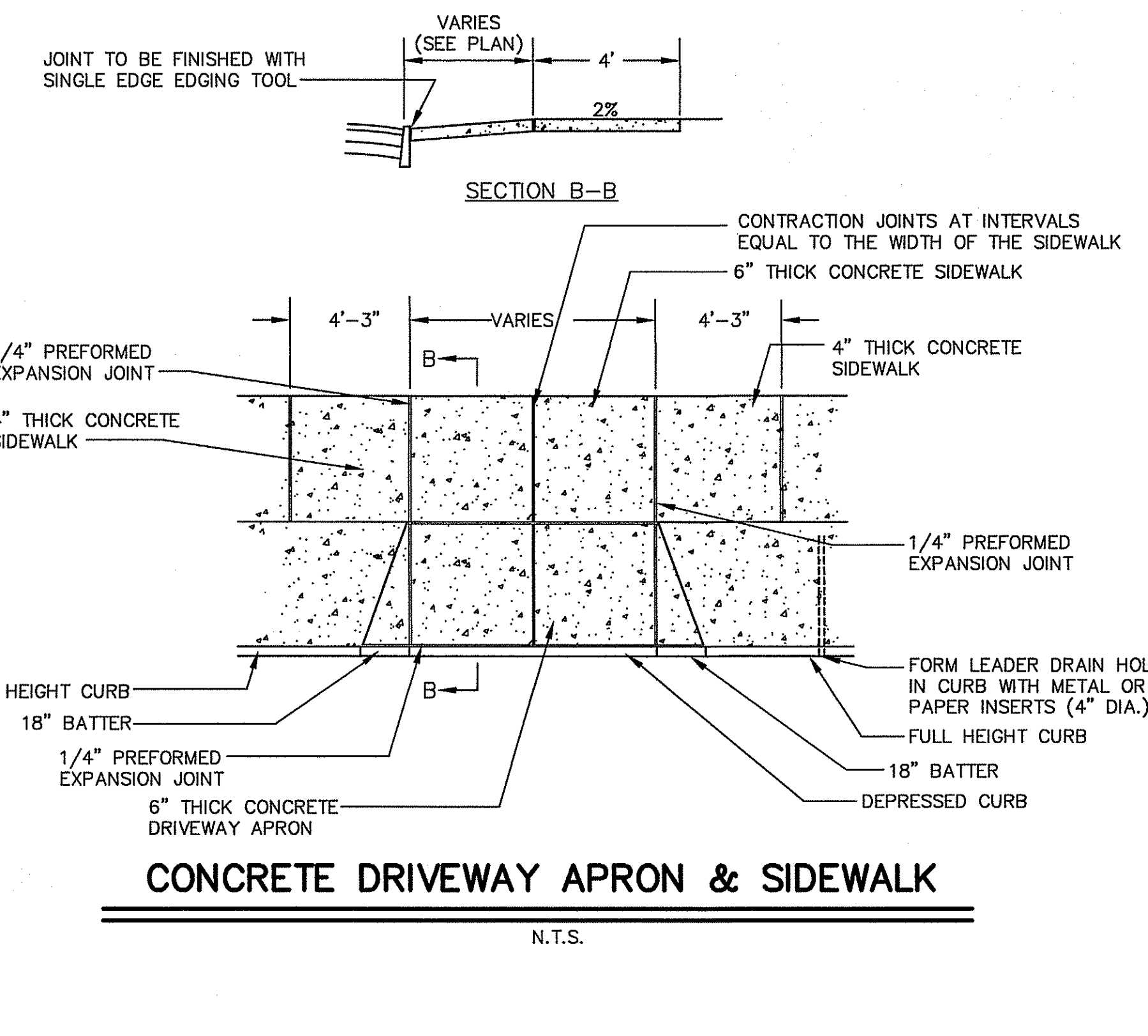
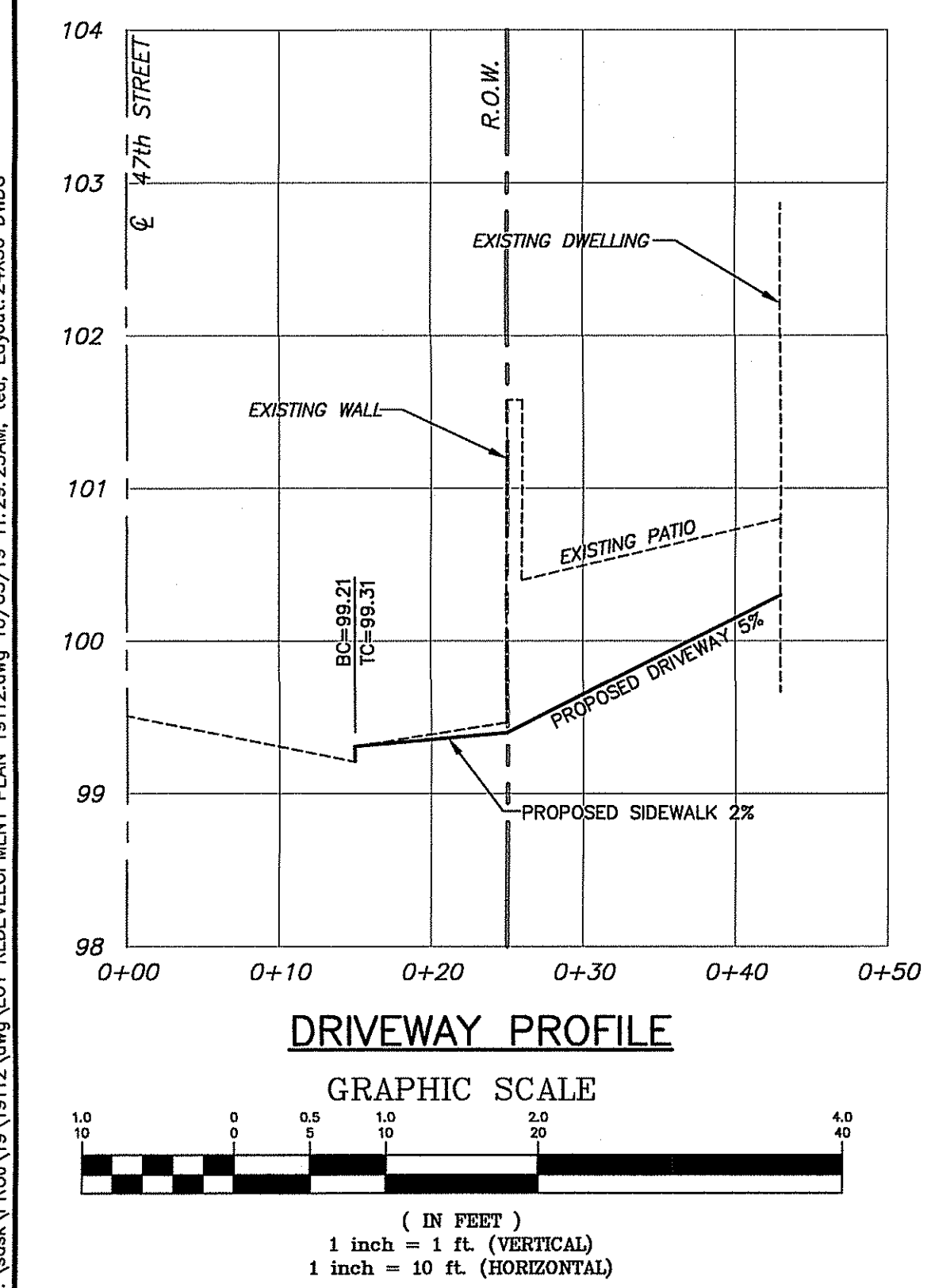


KEY MAP
SCALE: 1" = 100'±

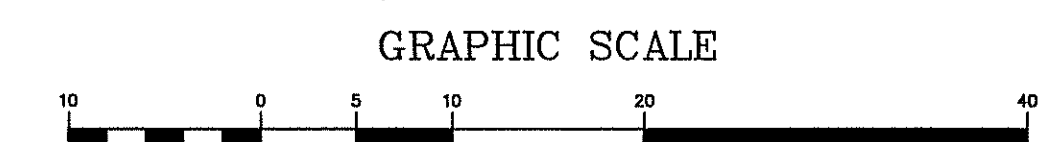
TOWNSHIP OF WEEHAWKEN ZONING REQUIREMENTS

R-3 (RESIDENTIAL) ZONE DISTRICT			
ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2,500 SF	2,800 SF (0.06± ACRES)	2,800 SF (0.06± ACRES)
MINIMUM LOT WIDTH	25 FT	28 FT	28 FT
MINIMUM FRONT YARD SETBACK	20 FT MAX, 17 FT MIN	17.8 FT	17.8 FT
MINIMUM REAR YARD SETBACK	20 FT	39.7 FT	39.7 FT (1)
MINIMUM SIDE YARD SETBACK	7 FT	2.5 FT (1)	2.5 FT (1)
MAXIMUM IMPERVIOUS COVERAGE	35%	1,978 SF (70.6%) (2)	1,926 SF (68.8%) (2)
MAXIMUM BUILDING HEIGHT	35 FT (3 STORIES)	32.3 FT± (3 STORIES)	32.3 FT (3 STORIES)

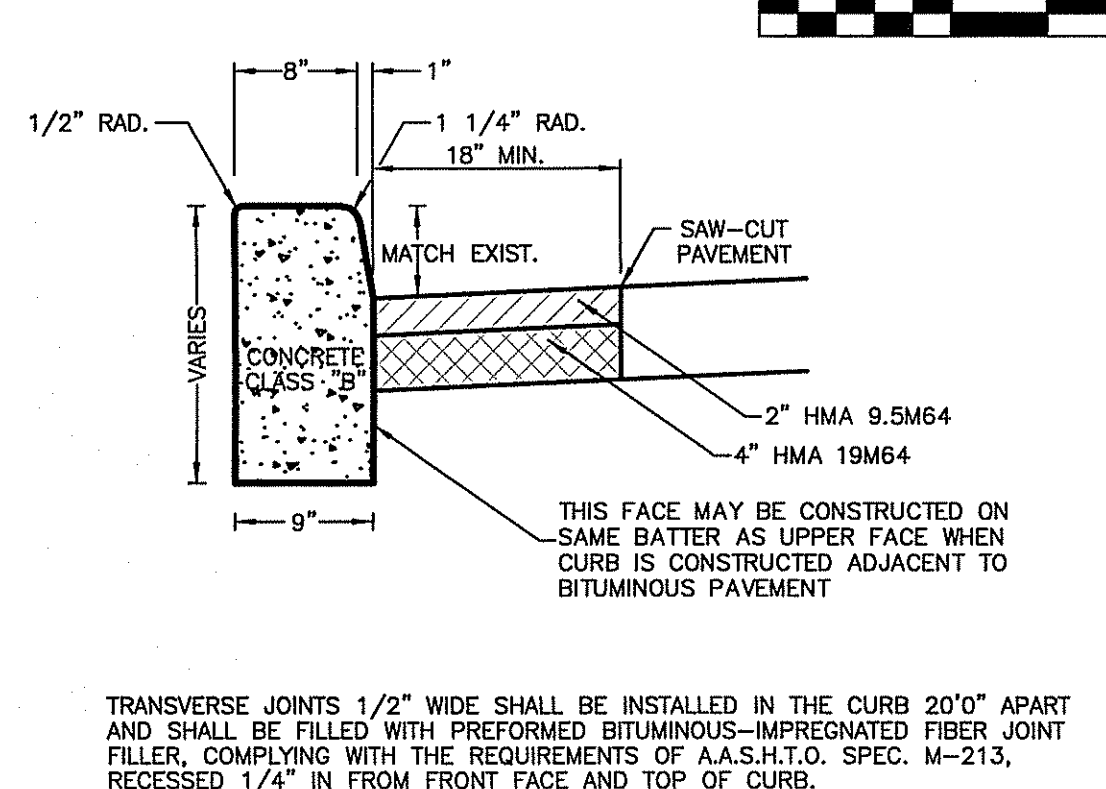
- (1) EXISTING, NON-CONFORMING CONDITION
(2) IMPERVIOUS COVERAGE
- EXISTING CONDITIONS
- EXISTING BUILDING: 899 SF
 - EXISTING PAVER PATIO/WALKS: 1,019 SF
 - EXISTING WALLS: 60 SF
 - TOTAL: 1,978 SF
- PROPOSED CONDITIONS
- PROPOSED BUILDING: 899 SF
 - PROPOSED DRIVEWAY: 242 SF
 - PROPOSED PAVER PATIO/WALKS: 714 SF
 - PROPOSED WALLS: 71 SF
 - TOTAL: 1,926 SF



EXISTING CONDITIONS
SCALE: 1" = 10'



PROPOSED CONDITIONS
SCALE: 1" = 10'



9" X 18" CONCRETE VERTICAL CURB
NOT TO SCALE

<p>DYKSTRA WALKER DESIGN GROUP PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS 21 BOWLING GREEN PARKWAY, SUITE 204 - LAKE HOPATCONG, NJ 07849 PHONE (973) 663-6540 - FAX (973) 663-0042 WWW.DYKSTRAWALKER.COM</p>		<p>LOT REDEVELOPMENT NAME</p> <p>PATEL RESIDENCE BLOCK 60, LOT 47 #31 47th STREET TOWNSHIP OF WEEHAWKEN HUDSON COUNTY NEW JERSEY</p>		<p>DW</p> <p>SCALE: 1" = 10'</p> <p>JOB NO.: 19112</p> <p>DRAWN BY: TJR</p> <p>CHECKED BY: TFG</p> <p>DATE: 10/1/19</p> <p>SHEET NO. 1 of 1</p>
DATE	REVISION	<p>THOMAS E. GRAHAM, P.E. PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03788100</p>		

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