

# VARIANCE PLAN APPROVAL

FOR  
32 MONTROSE AVENUE  
CITY OF SUMMIT,  
COUNTY OF UNION,  
NEW JERSEY  
BLOCK 505 LOT 13

INDEX OF DRAWINGS		
DRAWINGS	TITLE	PREPARED BY
FIG-1	COVER SHEET	E2PM
FIG-2	VARIANCE PLAN	E2PM
FIG-3	SOIL EROSION & SEDIMENT CONTROL NOTES & CONSTRUCTION DETAILS	E2PM

## PROJECT DESCRIPTION

EXISTING FRAME SHED, DECK, DRIVEWAY & WALKS TO BE REMOVED. EXISTING DECK TO BE REPLACED WITH NEW PAVER PATIO. CONSTRUCTION OF NEW SHED, DRIVEWAY, PAVER WALK AND RE-GRADING IN REAR YARD.

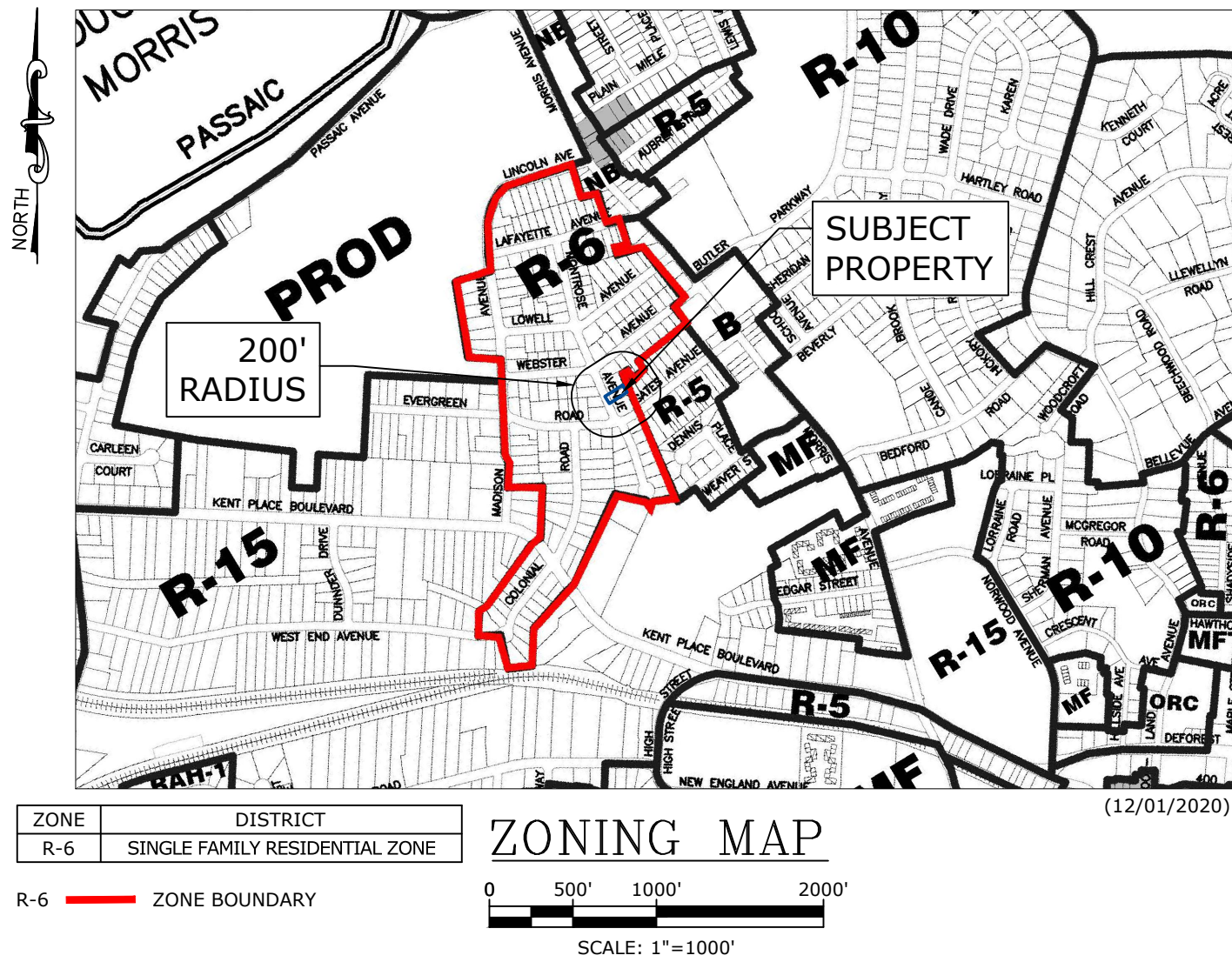
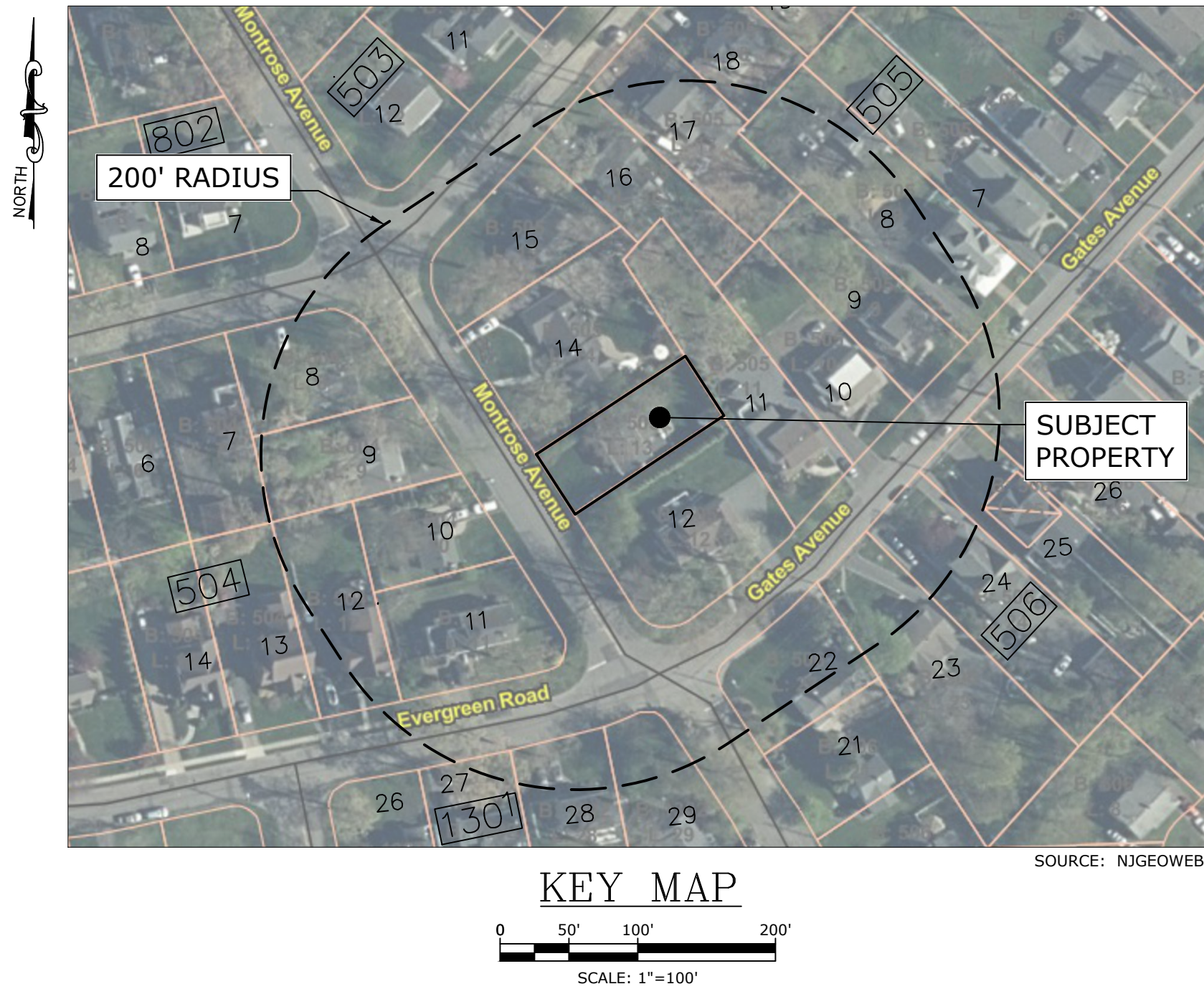
## REQUIRED PERMITS

- LOT GRADING PLAN - CITY ENGINEER
- ROAD OPENING PERMIT
- SOIL EROSION CERTIFICATION - SOMERSET UNION SCD

## BULK REQUIREMENTS

ZONE: R-6 SINGLE FAMILY RESIDENTIAL ZONE			
EXISTING USE: SINGLE-FAMILY RESIDENTIAL DWELLING			
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DWELLING			
	REQUIRED/PERMITTED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQUARE FEET)	6,000	6,250	6,250
MINIMUM LOT WIDTH AT SETBACK LINE (FEET)	60	50 *	50 *
PRIMARY STRUCTURE			
MINIMUM FRONT YARD SETBACK (FEET)	25 (32.4 PREVAILING)	39.68	35.7
MINIMUM SIDE YARD SETBACK (FEET) - BOTH	8	11.44 RIGHT 10.03 LEFT	9.7 RIGHT 10.03 LEFT
MINIMUM SIDE YARD% (TOTAL LOT WIDTH)	33% 16.67'	42.9% 21.47'	39.4% 19.71'
MINIMUM REAR YARD SETBACK (FEET)	30	49 36.92 DECK	44.2 42.7 STEPS
MAXIMUM PERCENTAGE OF LOT IN IMPERVIOUS COVERAGE (%)	40% (2,500 SF)	41.4% * (2,587 S.F.)	41.7% (V) (2,608 S.F.)
MAXIMUM PERCENTAGE OF BUILDING COVERAGE (%)	20% (1,250 SF)	18.7% (1,171 S.F.)	21.5% (V) (1,345 S.F.)
MAXIMUM BUILDING HEIGHT (FEET/STORIES)	35 / 2	26 / 2	30.33 / 2
MAXIMUM FLOOR AREA RATIO (%)	35% (2,188.5 SF)	26.8% (1,676 SF)	35.3% (V) (2,205 SF)
ACCESSORY STRUCTURE			
MINIMUM SIDE YARD SETBACK (FEET)	4	2.0 *	4.5
MINIMUM REAR YARD SETBACK (FEET)	4	10.41	9.1
MAXIMUM ACCESSORY BUILDING HEIGHT (STORIES/FEET)	1 / 15	1 / < 15	1 / 14.5

\* EXISTING NON-CONFORMING  
(V) VARIANCE REQUIRED



## 200 FT PROPERTY LIST

100'-15' 32 MONTROSE AVE - LEVINE, DOUGLAS & FRANCESCA  
E2 PROJECT MANAGEMENT

100'-15' 32 MONTROSE AVE - LEVINE, DOUGLAS & FRANCESCA  
E2 PROJECT MANAGEMENT

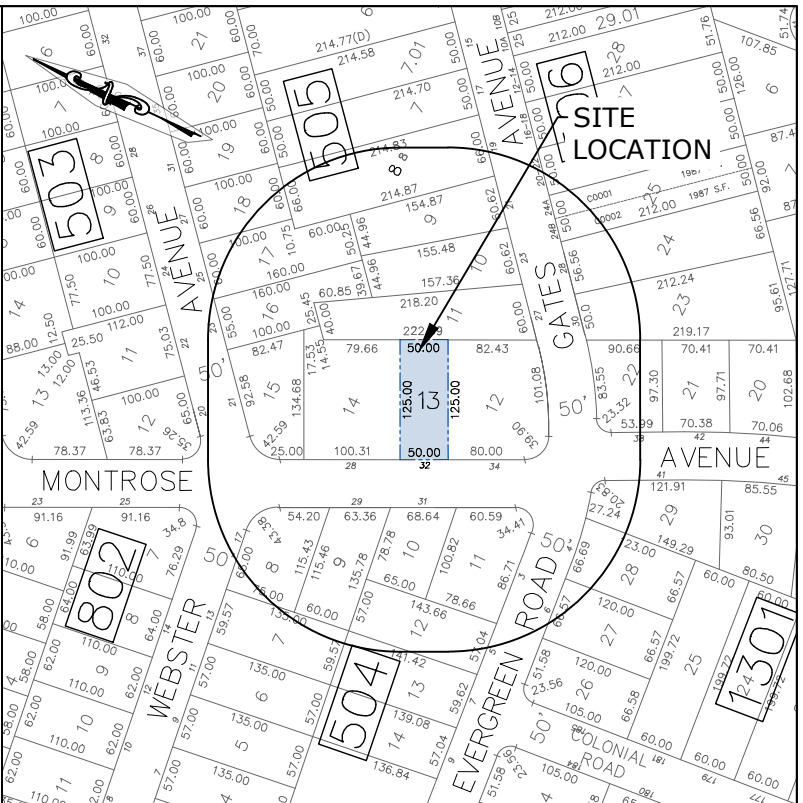
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
504	7	2	2	FRANCO, BRADLEY C & SUE W. SUMMIT, NJ	12 WEBSTER AVE	506	24	2	1	ONE REALTY COMPANY LLC JERSEY CITY, NJ	24 GATES AVE
504	8	2	2	VEINAW, ILDOAS & NICOLE SUMMIT, NJ	17 WEBSTER AVE	506	25	15F	2	24 WATERS LLC JERSEY CITY, NJ	24 GATES AVE
504	9	2	2	GRUB, JR. DAVIDSON & JOHN SHAW SUMMIT, NJ	26 MONTROSE AVE	506	25	02001	2	ELABALLAN, ALVARO & ERICA SUMMIT, NJ	24 GATES AVE UNIT A
504	10	2	2	MASARELLI, CHRISTIAN & AURELIA H SUMMIT, NJ	31 MONTROSE AVE	506	25	02002	2	MEJIA, ROSE M & JIMENEZ, CLAUDIA M SUMMIT, NJ	24 GATES AVE UNIT B
504	11	2	2	DOM, MATTHEW J & THERESA L SUMMIT, NJ	3 EVERGREEN RD	506	26	2	2 & W GILL REALTY LLC SUMMIT, NJ	20-22 GATES AVE	
504	12	2	2	SAKONICH, LUPA & BARBARO, JOHN SUMMIT, NJ	5 EVERGREEN RD	1302	27	2	ZIMMER, REE & SARAH ELIZABETH SUMMIT, NJ	6 EVERGREEN RD.	
504	13	2	2	SHULLEN, ROBERT R SUMMIT, NJ	7 EVERGREEN RD	1302	28	2	WILL, PETER W & CHRISTIAN F SUMMIT, NJ	4 EVERGREEN RD	
505	8	2	2	CUPO, R. E. & CUPO, F. S. T. SUMMIT, NJ	19 GATES AVE	1302	29	2	GOZAL, REY & ANDREA SUMMIT, NJ	41 MONTROSE AVE	
505	9	2	2	CUPO, JEREMIAN & EVELYN SUMMIT, NJ	21 GATES AVE						
505	10	2	2	CHUNG, MELBY SUMMIT, NJ	23 GATES AVE						
505	11	2	2	LIVINSTEIN, PETER & TARA SUMMIT, NJ	27 GATES AVENUE						
505	12	2	2	SHULTZ, SHARON SUMMIT, NJ	34 MONTROSE AVE						
505	14	2	2	CONLEY, STEVEN & RACHEL SUMMIT, NJ	28 MONTROSE AVE						
505	15	2	2	ZILVERSCHE, RONALD & BRIGITTE, A SUMMIT, NJ	21 WEBSTER AVE						
505	16	2	2	WHEAT, MICHAEL & RACHEL SUMMIT, NJ	23 WEBSTER AVE						
505	17	2	2	HASLON, JEFFREY & JOSEPHINE SUMMIT, NJ	25 WEBSTER AVE						
505	18	2	2	DOUGLAS, LINDA B SUMMIT, NJ	27 WEBSTER AVE						
506	22	2	2	CHEN, FLOREY SUMMIT, NJ	38 MONTROSE AVE						
506	23	2	2	WATERS, ONE REALTY LLC JERSEY CITY, NJ	30 GATES AVE						

## UTILITIES

- **NJ American Water Company, Inc.**  
Donna Short  
GIS Supervisor  
1025 Laurel Oak Road  
Voorhes, NJ 08043
- **PSE&G**  
Manager, Corporate Properties  
80 Park Plaza, 76102  
Newark, NJ 07108

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- PSE&G**  
Manager, Corporate Properties  
80 Park Plaza, T6B  
Newark, NJ 07102



KEY MAP  
TAKEN FROM CITY TAX MAP  
SCALE: 1" = 200'

OWNER/APPLICANT  
DOUGLAS & FRANCESCA LEVINE  
32 MONTROSE AVE  
SUMMIT, NJ 07901

## SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY
A	07/15/25	ISSUED FOR REVIEW	JM	MP

N.J. ENGINEERING CERTIFICATE OF  
AUTHORIZATION No. 24GA28118200

**E 2 PROJECT MANAGEMENT LLC**

87 HIBERNIA AVENUE  
ROCKAWAY, N.J. 07866  
PHONE: (973) 299-5200  
FAX: (973) 299-5059  
www.E2PM.com



THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF. THIS DRAWING AND THE DESIGN THEREON OR CONSTRUCTION COLLUSION ARE HEREBY TO BE PROJECT MANAGEMENT LLC AND SHALL NOT BE REPRODUCED, ALTERED OR COPIES WITHOUT WRITTEN PERMISSION. SHALL NOT BE USED IN ANY MANNER OTHER THAN TO ITS INTENT AND SHALL BE RETURNED UPON REQUEST.

I CERTIFY THAT THESE PLANS HAVE BEEN  
PREPARED UNDER MY SUPERVISION

*H. B.* 07/15/2025  
HARRISON BARANY, P.E. N.J. NO. 24GE05876800  
LICENSED PROFESSIONAL ENGINEER

VARIANCE PLAN  
32 MONTROSE AVENUE  
CITY OF SUMMIT  
UNION COUNTY, NEW JERSEY 07901  
BLOCK 505, TAX LOT 13

DRAWING TITLE

COVER SHEET

CHECKED BY: MP	DRAWN BY: JM
SCALE: AS SHOWN	SHEET NO: 1 OF 3
PROJECT #: P-24-09-037	FIRST ISSUE: 07/15/2025
DRAWING NO.	REVISION

FIG-1

A

APPROVED BY THE CITY OF SUMMIT ZONING BOARD OF ADJUSTMENTS

BOARD CHAIRPERSON DATE


















BOARD SECRETARY DATE

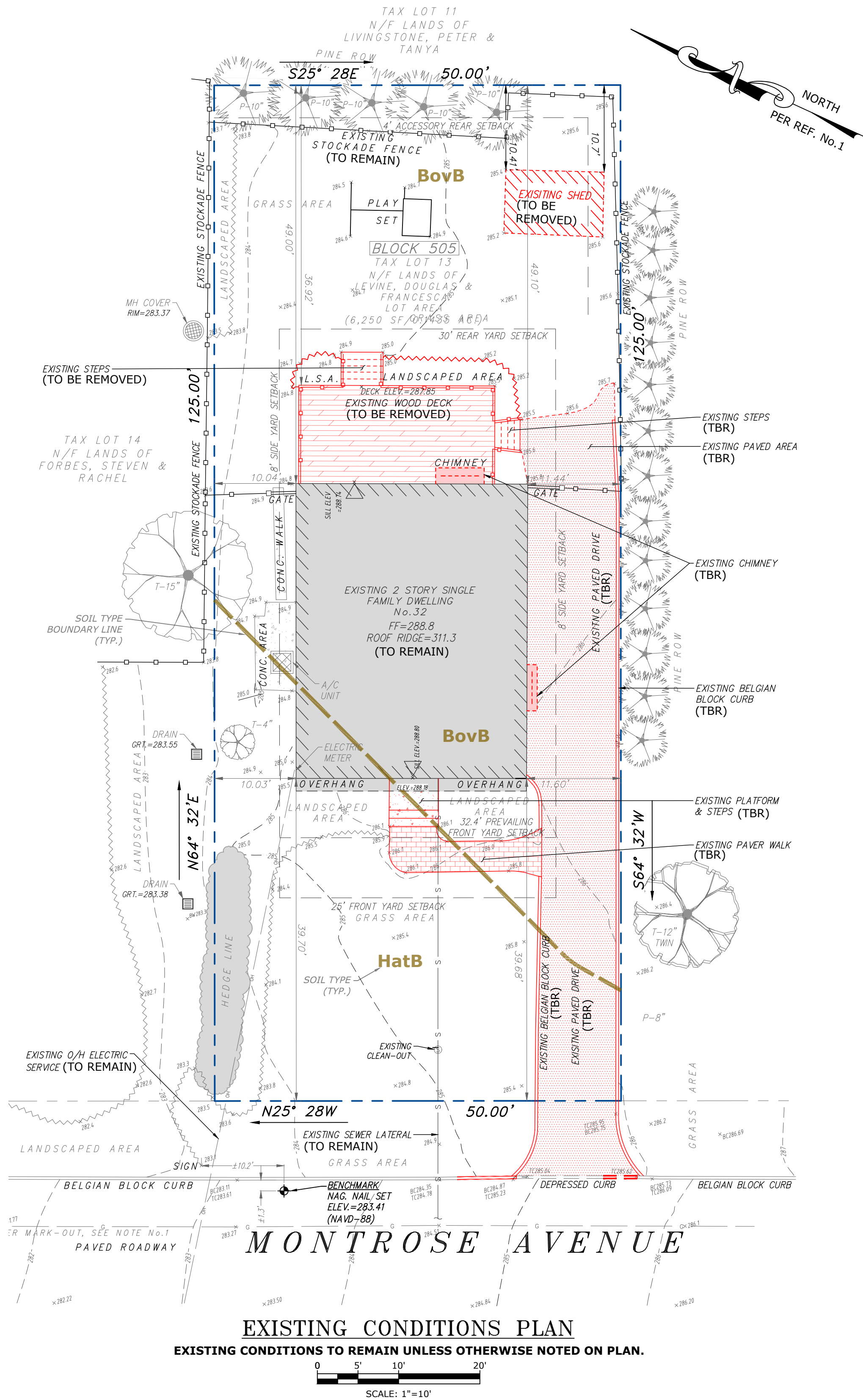
BOARD ENGINEER DATE



1. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A SURVEY ENTITLED "TOPOGRAPHIC SURVEY, LEVINE RESIDENCE, 32 MONTROSE AVENUE, CITY OF SUMMIT, UNION COUNTY, NEW JERSEY, BLOCK 505, TAX LOT 137" PREPARED BY E2 PROJECT MANAGEMENT LLC, DATED SEPTEMBER 4, 2024. ALL SHOWN ELEVATIONS BASED UPON NAVD-88 (GEOID 18) ESTABLISHED BY RTK GPS.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A SURVEY ENTITLED "MAP OF PROPERTY SITUATED IN CITY OF SUMMIT, UNION COUNTY, NEW JERSEY BLOCK 505, LOT 13" PREPARED BY BENJAMIN AND WIZOREK, INC. ON 06/27/2017.
3. PROPOSED BUILDING ADDITION DEPICTED IS BASED UPON ARCHITECTURAL PLANS PREPARED BY KLESSE FORBES ARCHITECTS. DIMENSIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
4. THERE ARE NO KNOWN EXISTING PROTECTIVE COVENANTS, DEED RESTRICTIONS, EASEMENTS, AND RIGHTS-OF-WAY AFFECTING THE USE OF THE PROPERTY, BEYOND THOSE SHOWN HEREON, SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE.
5. THERE ARE NO FRESHWATER WETLANDS, TRANSITION AREAS, OR RIPARIAN ZONES AFFECTING THE PROPOSED SITE CONSTRUCTION, BASED ON NIGEOWEB. A SITE INVESTIGATION TO CONFIRM THERE ARE NO FRESHWATER WETLANDS, TRANSITION AREAS, OR RIPARIAN ZONES AFFECTING THE PROPERTY IS RECOMMENDED BY E2 PROJECT MANAGEMENT LLC.
6. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 34039C0031F, DATED SEPTEMBER 20, 2006.
7. THIS PROPERTY IS SERVED BY A MUNICIPAL WATER SUPPLY, SEWER SERVICE AND GAS SERVICE. NO CHANGE TO SERVICES IS PROPOSED.
8. UTILITY LOCATIONS BASED ON SURFACE OBSERVATIONS; SUB-SURFACE CONDITIONS AND LOCATIONS ARE NOT CERTIFIED. ACTUAL CONFIGURATIONS MUST BE FIELD VERIFIED VIA TEST PITS AND UTILITY COMPANY MARK-OUTS PRIOR TO CONSTRUCTION CALL N.J. UNDERGROUND 1-800-272-1000.
9. E2 PROJECT MANAGEMENT LLC. HAS NO RESPONSIBILITY FOR THE METHODS, TECHNIQUES OR PROCEDURES OF CONSTRUCTION, FOR SAFETY MEASURES OR PRECAUTIONS RELATED TO CONSTRUCTION, OR ANY FAILURE TO COMPLY WITH APPLICABLE LAWS, REGULATIONS, ORDINANCES OR CODES. ONLY DRAWINGS ISSUED FOR CONSTRUCTION SHALL BE USED TO CONSTRUCT SITE PLAN FEATURES AS DEPICTED HEREIN.
10. ALL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SUMMIT.
11. ALL DISTURBED AREAS SHALL BE STABILIZED WITH TOPSOIL, SEED, FERTILIZER AND MULCH WITHIN 30 DAYS. SEE SOIL EROSION AND SEDIMENT CONTROL NOTES FOR SPECIFICATIONS.
12. ALL CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THOSE HOURS PERMITTED BY CITY OF SUMMIT ORDINANCE.
13. THE CONTRACTOR SHALL CERTIFY THAT ALL FILL MATERIAL IS CONSIDERED "CLEAN FILL" AND ANY EXCAVATED MATERIAL GENERATED ON-SITE SHALL BE DISTRIBUTED IN ACCORDANCE WITH THE APPROVED GRADING PLAN OR REMOVED FROM THE SITE. ALL UNSUITABLE FILL AND EXCESS EXCAVATION MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED FACILITY.
14. ALL SIDE SLOPES SHALL HAVE A MAXIMUM GRADE OF 3 HORIZONTAL TO 1 VERTICAL (3:1).
15. THE APPLICANT SHALL CONTACT THE CITY OF SUMMIT ENGINEER TO SCHEDULE THE FOLLOWING PROGRESS INSPECTIONS:
  - SITE FENCE
  - ROUGH GRADING INSPECTION
  - PRIOR TO REMOVAL OF SOIL EROSION CONTROL MEASURES
  - OTHER INSPECTIONS WHICH MAY BE SPECIFIED AT THE TIME OF CONSTRUCTION
  - FINAL APPROVAL INSPECTION
16. PLEASE ALLOW 48 HOURS NOTICE PRIOR TO INSPECTIONS. CONSTRUCTION PERMITS SHALL NOT BE ISSUED UNTIL THE SITE FENCE HAS BEEN INSTALLED CORRECTLY AND CONFIRMED BY TOWNSHIP ENGINEER.
17. EXISTING SITE IMPROVEMENTS SHALL REMAIN UNLESS NOTED ON PLAN.
18. THERE SHALL BE NO BURYING OF DEBRIS OR CONSTRUCTION MATERIAL ONSITE.
19. THE CONTRACTOR SHALL INSTALL ADDITIONAL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS DIRECTED BY CITY ENGINEER.
20. CONTRACTOR SHALL TAKE MEASURES TO MINIMIZE SOIL EROSION AND SHALL KEEP ALL PAVED AREAS CLEAN OF SEDIMENT AND DEBRIS.
21. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING IMPROVEMENTS AND VEGETATION TO REMAIN.
22. THE APPLICANT SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PUBLIC IMPROVEMENTS CAUSED DURING THE COURSE OF THE WORK OR INSTALLATION OF SITE IMPROVEMENTS.
23. DEVIATIONS FROM THE PLANS MUST BE APPROVED BY THE CITY ENGINEER IN WRITING PRIOR TO THE CHANGE. ANY DEVIATIONS WITHOUT PRIOR APPROVAL WILL RENDER THE PERMIT NULL AND VOID.
24. ANY DAMAGE TO THE PUBLIC ROAD SHALL BE REPAIRED BY THE CONTRACTOR AT THE DIRECTION OF THE CITY ENGINEER PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.
25. THERE IS NO TREE REMOVAL PROPOSED.
26. THIS PROJECT SHALL RESULT IN AN INCREASE IN IMPERVIOUS COVERAGE OF 21 SF AND SHALL NOT REQUIRE INSTALLATION OF ROOF DRAIN DRY WELLS AS PER ORDINANCE 35-15.2.A.2.a.
27. CONTRACTOR SHALL OBTAIN A ROAD OPENING PERMIT PRIOR TO WORK WITHIN R.O.W.

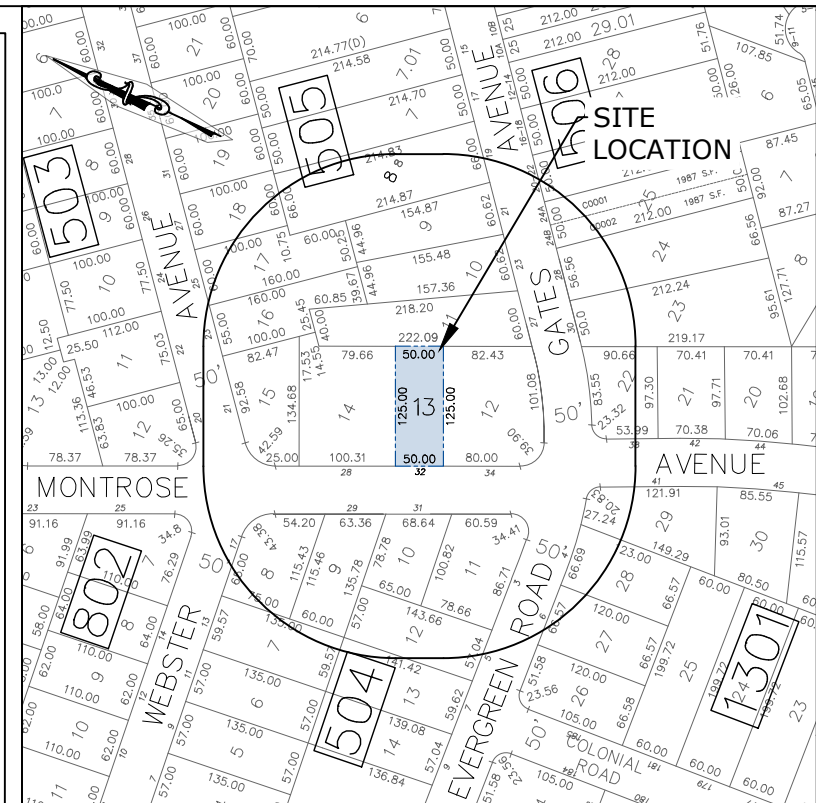
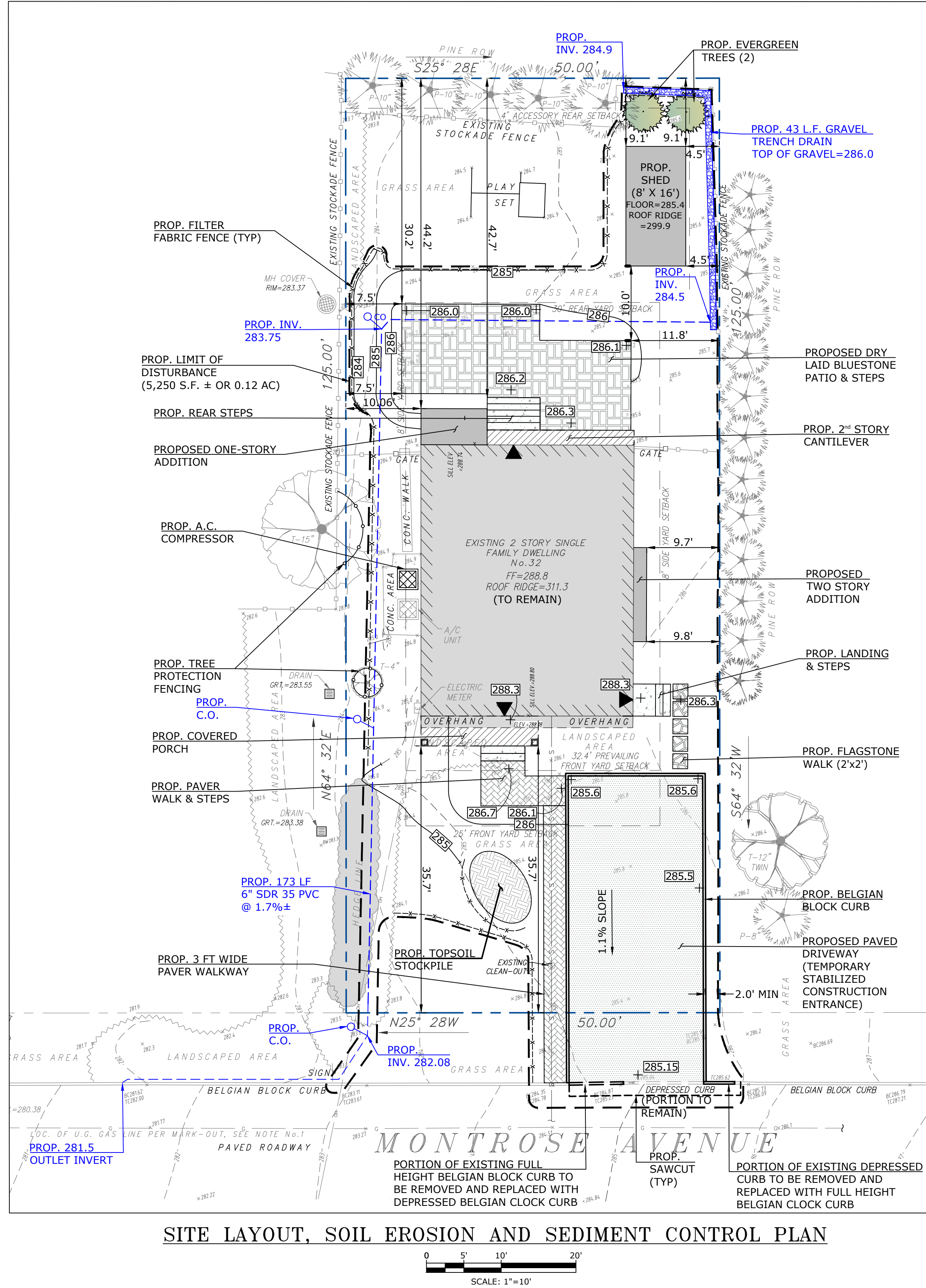
BovB	BOONTON-URBAN LAND-HALEDON COMPLEX, 0 TO 8 PERCENT SLOPES
HatB	HALEDON-URBAN LAND-HASBROUCK COMPLEX, 0 TO 8 PERCENT SLOPES

	TO BE REMOVED (TBR)
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SETBACK
	EXISTING CURB
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING STOCKADE FENCE
	EXISTING STORM PIPE
	EXISTING OVERHEAD WIRE
	EXISTING GAS SERVICE
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE
	PROPOSED STORMWATER PIPE
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED SILT FENCE
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED DOOR LOCATION



IN ACCORDANCE WITH ORD. <u>35-9.6E</u>			
<u>BLOCK</u>	<u>LOT</u>	<u>SETBACK DISTANCE (FT)</u>	
504	9	28.8	
	10	26.1	
	11	27.1	
505	12	39.9	
	14	40.1	
	15	53.8 (NOT INCLUDED > 2 X MIN. FRONT YARD SETBACK)	
<b>TOTAL</b>		<b>162.0</b>	<b>32.4 FEET</b>
		<b>PREVAILING YARD SETBACK</b>	<b>= 32.4 FEET</b>

		EXISTING CONDITIONS		PROPOSED CONDITIONS	
<b>BUILDING COVERAGE</b>					
DWELLING (PRINCIPAL)	=	1,031	S.F.	1,096	S.F.
FRONT 2ND FLOOR OVERHANG	=	44	S.F.	83	S.F.
COVERED PORCH	=	0	S.F.	38	S.F.
SHED	=	96	S.F.	128	S.F.
<b>SITE COVERAGE</b>					
DECK/STEPS	=	311	S.F.	0	S.F.
PATIO/REAR STEPS	=	0	S.F.	402	S.F.
PAVED DRIVEWAY	=	866	S.F.	570	S.F.
LANDINGS, STEPS & WALKS	=	173	S.F.	228	S.F.
FLAGSTONE WALK	=	0	S.F.	20	S.F.
BELGIAN BLOCK CURB	=	39	S.F.	27	S.F.
CHIMNEYS	=	19	S.F.	0	S.F.
A/C	=	8	S.F.	16	S.F.
<b>TOTAL</b>	=	<b>2,587</b>	<b>S.F.</b>	<b>2,608</b>	<b>S.F.</b>



TAKEN FROM CITY TAX MAP  
SCALE: 1" = 200'

OWNER/APPLICANT  
DOUGLAS & FRANCESCA LEVINE  
32 MONTROSE AVE  
SUMMIT, NJ 07901

A	07/15/25	ISSUED FOR REVIEW	JM	MP
REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHK. BY

N.J. ENGINEERING CERTIFICATE OF  
AUTHORIZATION No. 24GA28118200

**E 2 PROJECT MANAGEMENT LLC**

87 HIBERNIA AVENUE  
ROCKAWAY, N.J. 07866  
PHONE: (973) 299-5200  
FAX: (973) 299-5059  
[www.E2PM.com](http://www.E2PM.com)

The logo for E2PM features the letters 'E2PM' in a stylized, blue, three-dimensional font. Below the letters is a blue, curved line that resembles a stylized 'C' or a swoosh, also with a 3D effect.

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PREPARED UNDER MY SUPERVISION

HARRISON BARANY, P.E. N.J. NO. 24GE05876800  
LICENSED PROFESSIONAL ENGINEER

VARIANCE PLAN  
32 MONTROSE AVENUE  
CITY OF SUMMIT  
UNION COUNTY, NEW JERSEY 07901

BLOCK 505, TAX LOT 13

DRAWING TITLE

## VARIANCE PLAN

CHECKED BY: MP	DRAWN BY: JM
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SCALE: AS SHOWN	SHEET NO: 2 OF 3
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DRAWING NO.	REVISION
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<p> <math>\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}</math>  <math>\frac{1}{4} \times \frac{1}{4} = \frac{1}{16}</math>  <math>\frac{1}{16} \times \frac{1}{16} = \frac{1}{256}</math>  <math>\frac{1}{256} \times \frac{1}{256} = \frac{1}{65,536}</math>  <math>\frac{1}{65,536} \times \frac{1}{65,536} = \frac{1}{4,294,967,296}</math>  <math>\frac{1}{4,294,967,296} \times \frac{1}{4,294,967,296} = \frac{1}{18,446,744,073,709,551,616}</math> </p>	<p> <math>\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}</math>  <math>\frac{1}{4} \times \frac{1}{4} = \frac{1}{16}</math>  <math>\frac{1}{16} \times \frac{1}{16} = \frac{1}{256}</math>  <math>\frac{1}{256} \times \frac{1}{256} = \frac{1}{65,536}</math>  <math>\frac{1}{65,536} \times \frac{1}{65,536} = \frac{1}{4,294,967,296}</math>  <math>\frac{1}{4,294,967,296} \times \frac{1}{4,294,967,296} = \frac{1}{18,446,744,073,709,551,616}</math> </p>
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# FIG-2

# A



SOMERSET-UNION SOIL CONSERVATION DISTRICT  
SOIL EROSION AND SEDIMENT CONTROL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NJ STATE STANDARDS
- PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OR PRELIMINARY GRADING.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E.: STEEP SLOPES, ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO THE NJ STATE STANDARDS.
- ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E.: SLOPES GREATER THAT 3:1)
- TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30'X6"PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
- AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
- IN THAT NJSA 4:24-39 ET SEQ., REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
- CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
- ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT NJ STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.
- THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
- MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF CONSTRUCTION PROJECT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE SOMERSET-UNION SOIL CONSERVATION DISTRICT.
- HYDRO SEEDING IS A TWO- STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY, GOOD SEED TO SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF SEEDING OPERATION, HYDRO-MULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS. PER ACRE IN SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS.
- UNFILTERED Dewatering IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL Dewatering OPERATIONS TO MINIMIZE SOIL TRANSFER. ANY Dewatering METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR Dewatering.

TOPSOIL STOCKPILE PROTECTION:

- APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ. FT.
- APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT. (APPLY DURING GROWING SEASON)
- MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH
- PROPERTY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.

TEMPORARY STABILIZATION SPECIFICATIONS:

- APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ. FT.
- APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT. MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT. (APPLY DURING GROWING SEASON)
- APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

PERMANENT STABILIZATION SPECIFICATIONS:

- APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED)
- APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT. AND WORK FOUR INCHES INTO SOIL.
- APPLY FERTILIZER (10-20-00) AT A RATE 11 LBS. PER 1000 SQ. FT. APPLY HARD FESCUE SEED AT 2.7 LBS. PER 1000 SQ. FT. AND CREEPING RED FESCUE SEED AT 0.7 LBS. PER 1000 SQ. FT. AND PERENNIAL RYEGRASS SEED AT 0.25 LBS. PER 1000 SQ. FT.
- MULCH STOCKPILE WITH SH STRAW OR HAY AT A RATE OF 90 LBS PER 1000 SQ. FT.
- APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

SEEDING FOR NON-GROWING SEASON STABILIZATION:

- APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
- APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ. FT.
- MULCH WITH UNROTTED SMALL-GRAIN STRAW OR SALT HAY AT 2 TONS PER ACRE SPREAD UNIFORMLY AT 90 LBS. PER 1000 SQ. FT. (APPLY DURING GROWING SEASON)
- APPLY A LIQUID MULCH BINDER SUCH AS ORGANIC AND VEGETABLE BASED BINDERS OR SYNTHETIC BINDERS IMMEDIATELY AFTER SEEDING. APPLY AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.

REQUIREMENTS FOR DUST CONTROL:

- CONTRACTOR SHALL EMPLOY MEASURES TO CONTROL BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, AS NECESSARY.
- METHODS FOR CONTROLLING DUST SHALL INCLUDE MULCHES, VEGETATIVE COVER, SPRAY-ON ADHESIVES, TILLAGE, SPRINKLING, BARRIERS, CALCIUM CHLORIDE, AND STONE COVER.
- DUST CONTROLS SHALL COMPLY WITH STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.

EXISTING TREE PROTECTION  
& REMOVAL NOTES

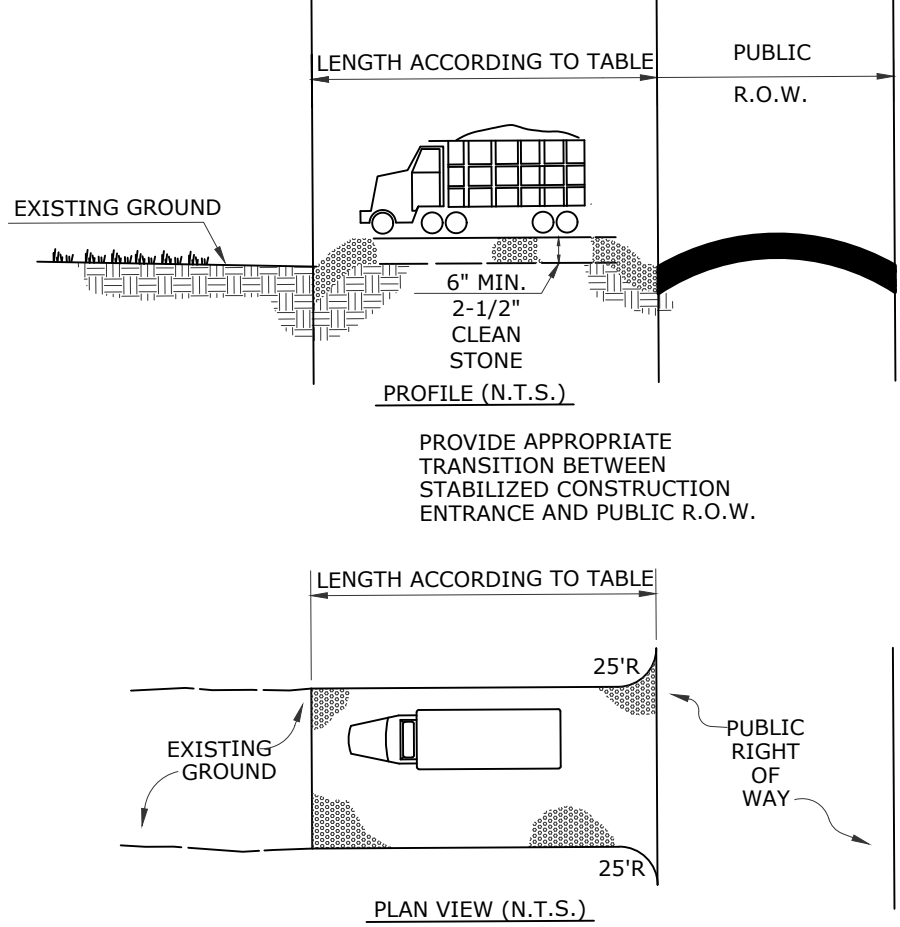
- EXISTING TREES THAT ARE TO REMAIN SHALL BE PROTECTED. TREE FENCING SHALL BE INSTALLED PER DETAIL.
- EXISTING TREES SHALL BE TRIMMED BACK AS NEEDED.

SOILS TYPES

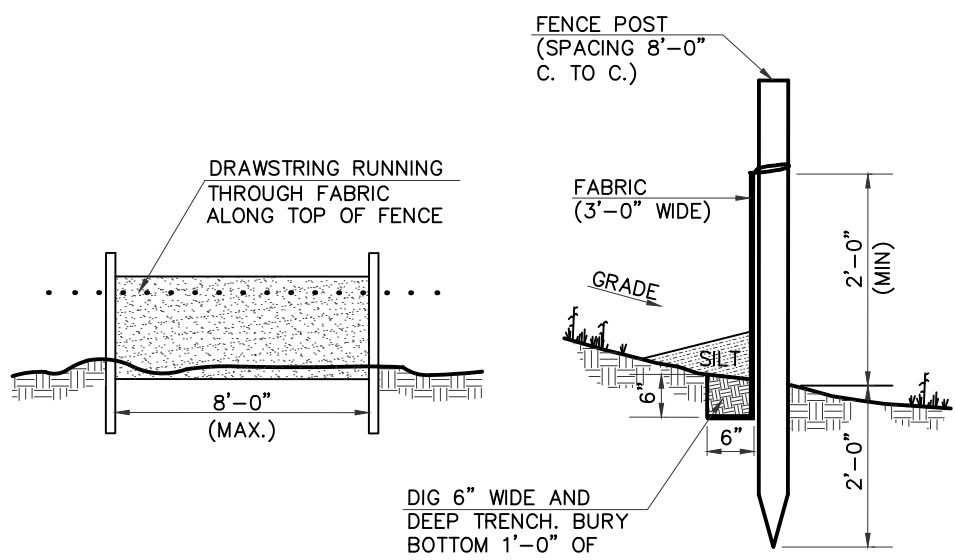
BovB BOONTON-URBAN LAND-HALEDON COMPLEX, 0 TO 8 PERCENT SLOPES  
HatB HALEDON-URBAN LAND-HASBROUCK COMPLEX, 0 TO 8 PERCENT SLOPES

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	100 FT	200 FT
>5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE <sup>1</sup>	

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

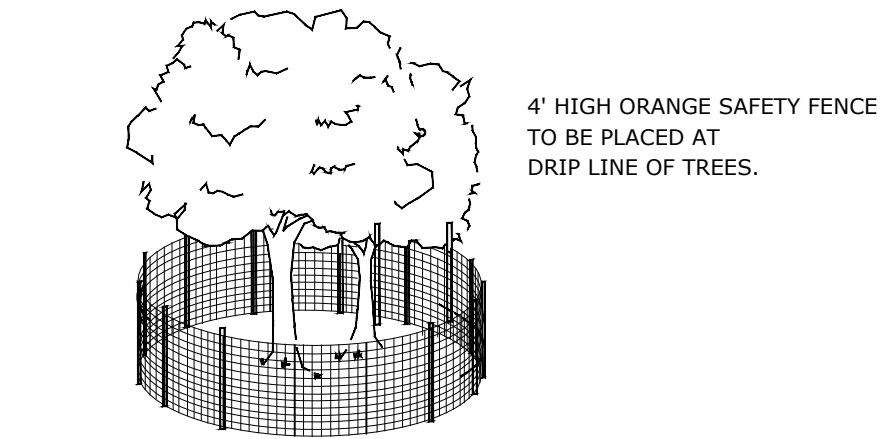


TEMPORARY STABILIZED  
CONSTRUCTION ENTRANCE



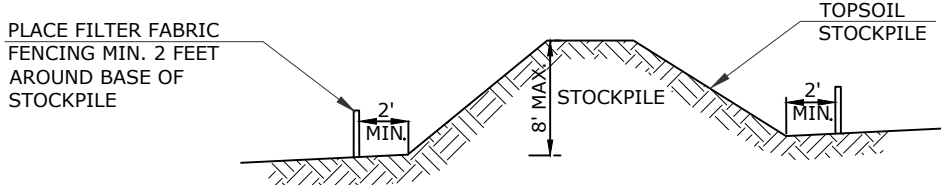
FILTER FABRIC FENCE

N.T.S.



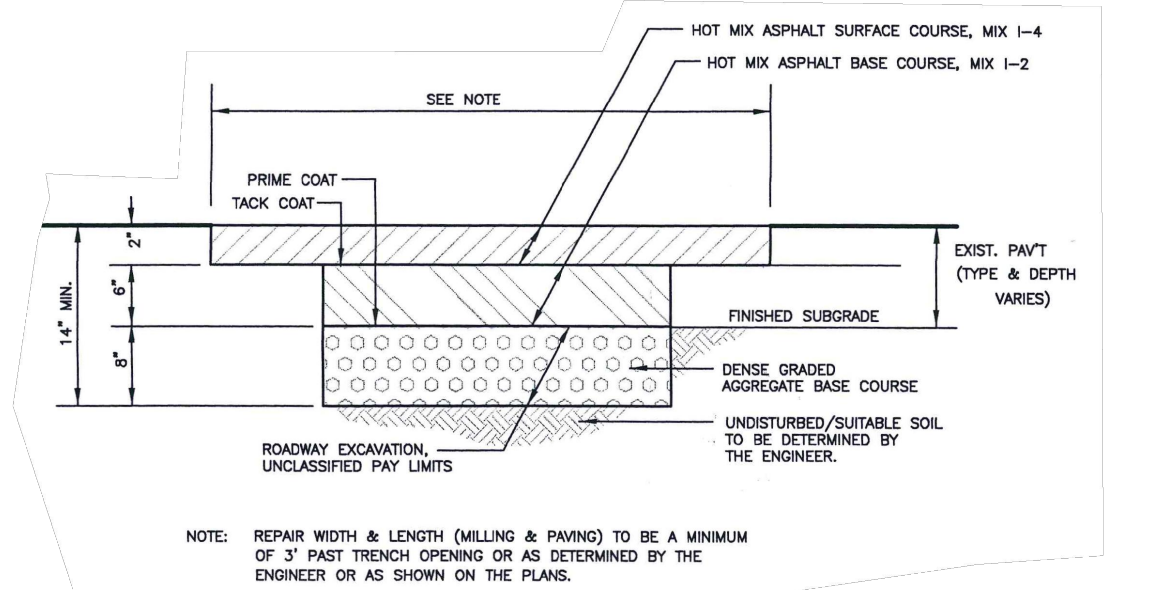
TREE PROTECTION FENCING

N.T.S.



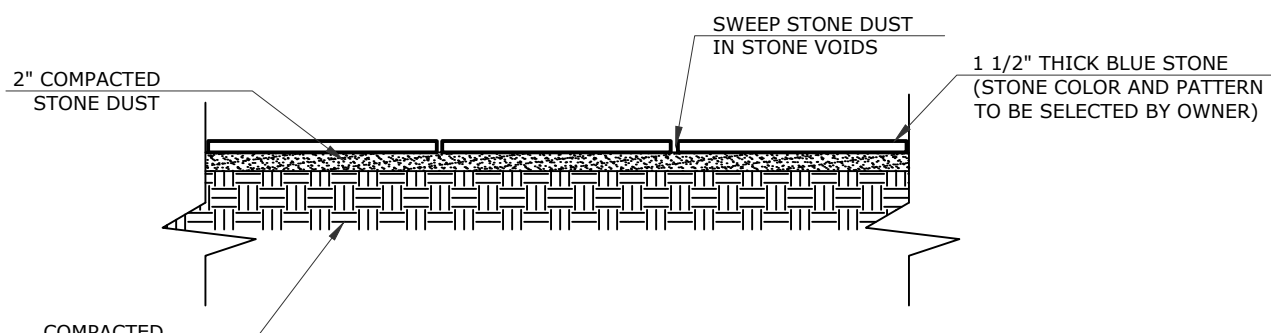
TOPSOIL STOCKPILE

N.T.S.



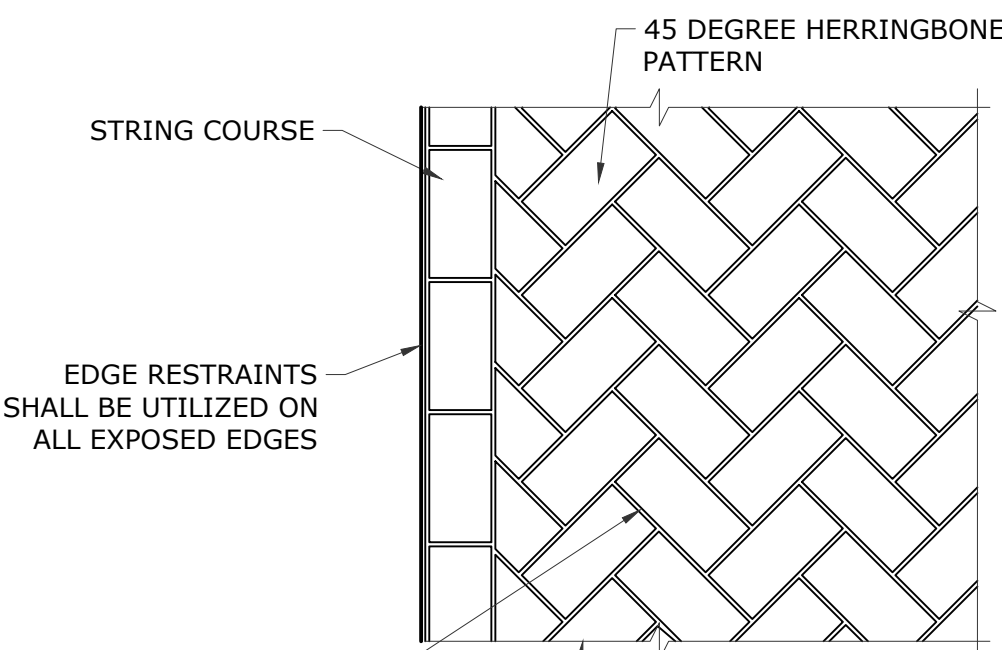
PAVEMENT SAWCUT

N.T.S.



DRY LAID BLUESTONE PATIO

N.T.S.



PAVER WALKWAY

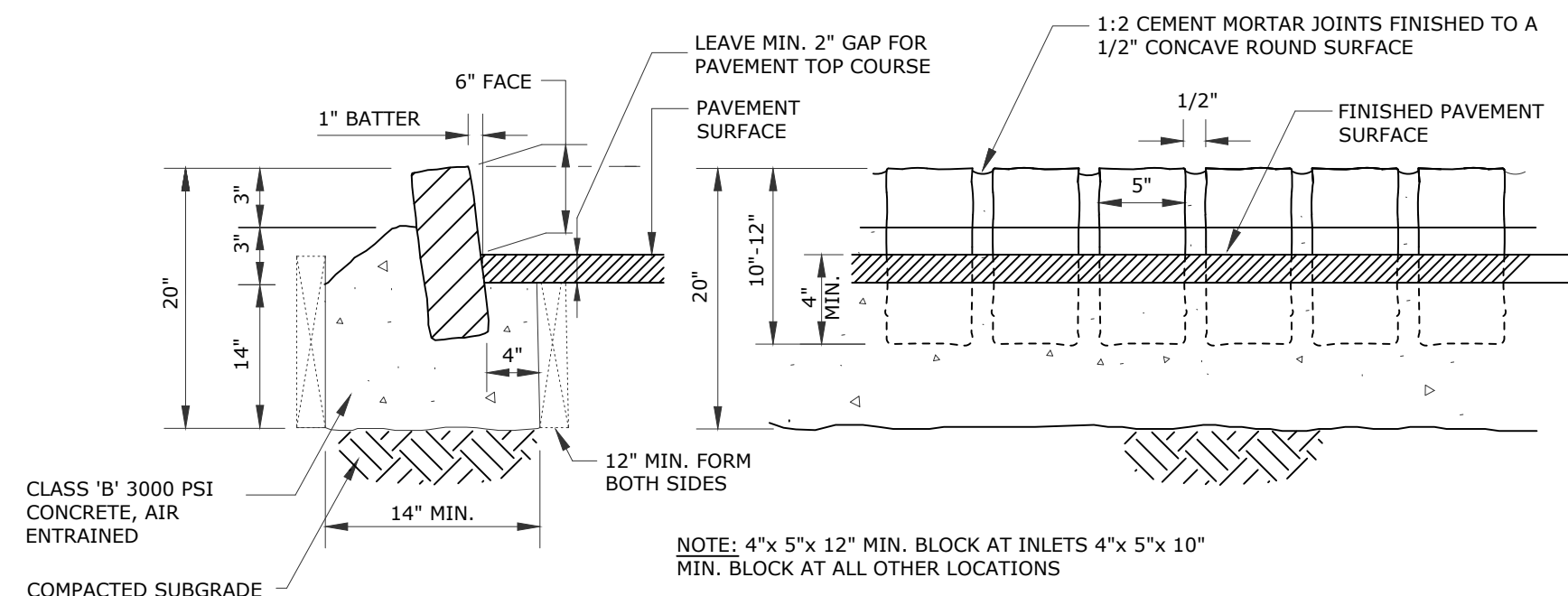
N.T.S.

SEQUENCE OF CONSTRUCTION

- |   | DAYS |
|---|------|
| 1. INSTALL FILTER FABRIC FENCING, TREE PROTECTION, FENCING AND STABILIZED CONSTRUCTION ENTRANCE                               | 2    |
| 2. REMOVE EXISTING CHIMNEYS, WOOD DECK, PLATFORM, WALK, STEPS, DRIVEWAY AND CURBING   | 5    |
| 3. CLEAN AND GRUB SITE  | 2    |
| 4. STRIP TOPSOIL AND STOCKPILE  | 2    |
| 5. ROUGH GRADE SITE   | 5    |
| 6. CONSTRUCT NEW ADDITION, CANTILEVERS, CHIMNEY, PATIO, DRIVEWAY, LANDING, WALKWAY, STEPS, SITE IMPROVEMENTS AND TRENCH DRAIN | 180  |
| 7. FINE GRADE SITE  | 7    |
| 8. GRADE OUT TOPSOIL, PERMANENT SEEDING AND PLANTING  | 3    |
| 9. REMOVE ALL TEMPORARY EROSION CONTROLS AFTER PERMANENT STABILIZATION OF ALL EXPOSED AREAS                                   | 1    |

SOIL COMPACTION EXEMPTION NOTE

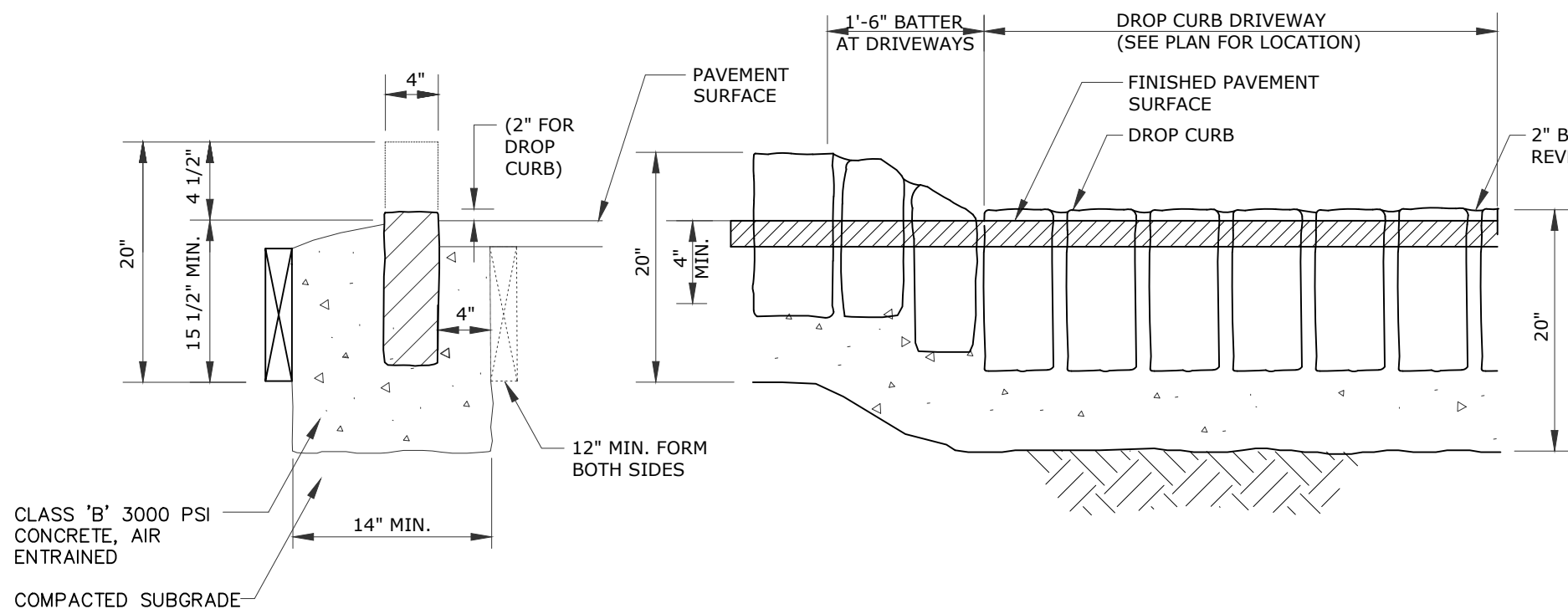
AS DETERMINED BY STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWS. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED".



FULL-HEIGHT CURB

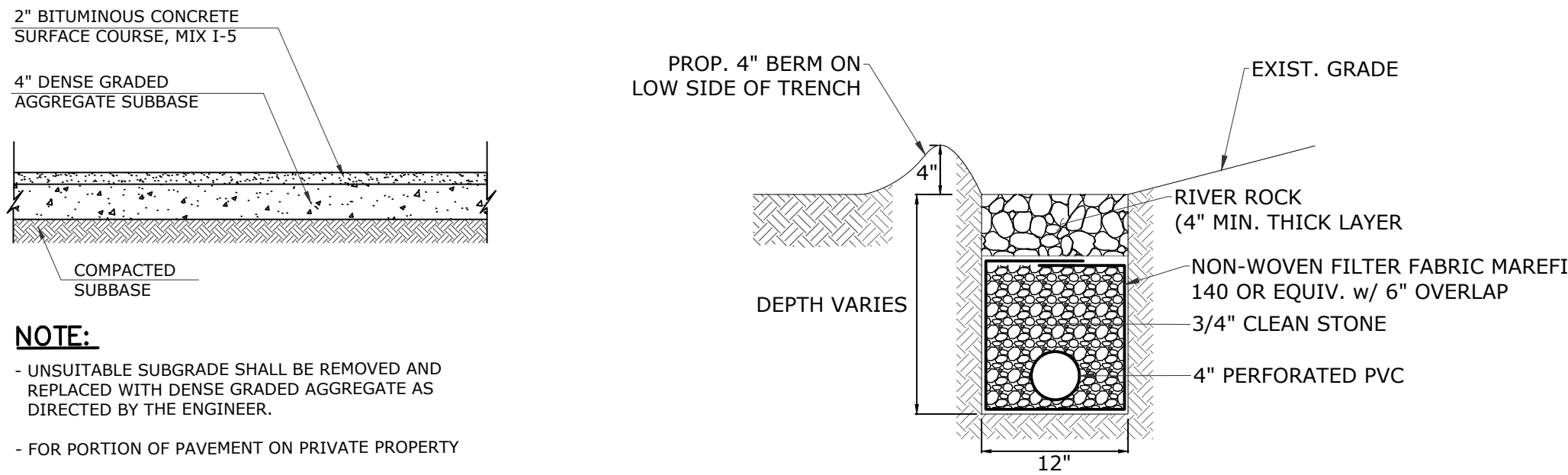
BELGIAN BLOCK CURB

N.T.S.



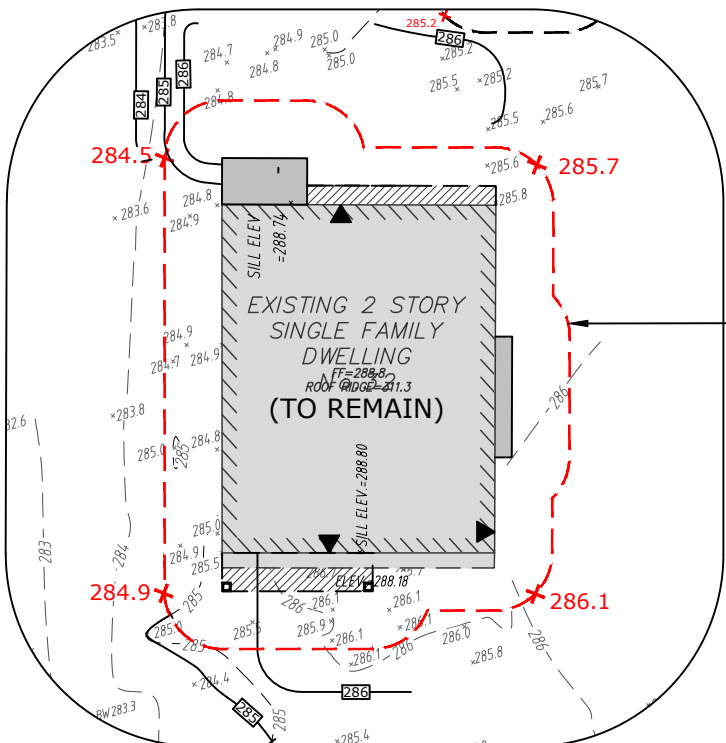
BELGIAN BLOCK CURB DRIVEWAY BORDER (DROP CURB)

N.T.S.

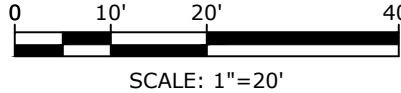


GRAVEL TRENCH  
DRAIN DETAIL

N.T.S.

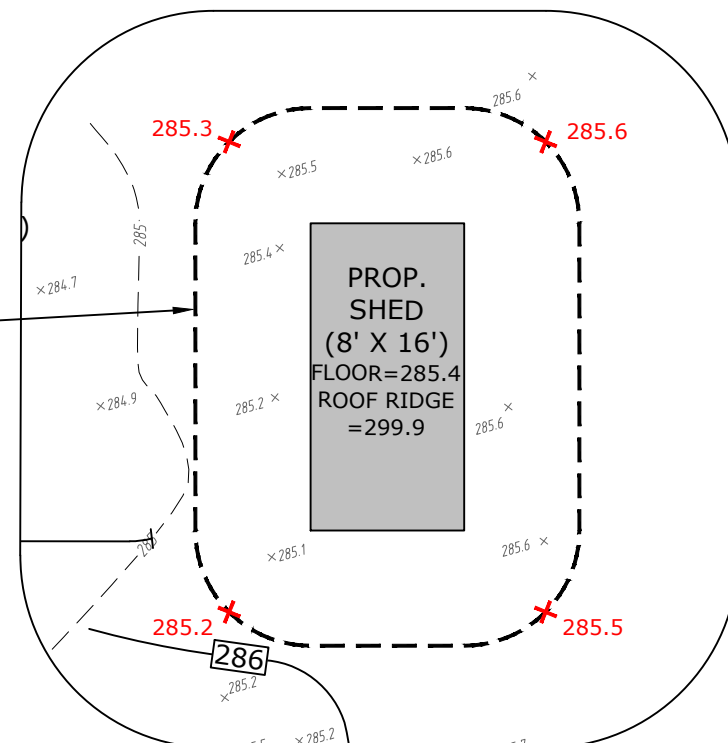


PROPOSED PLAN FOR BUILDING  
HEIGHT CALCULATIONS  
(EXISTING GRADES)

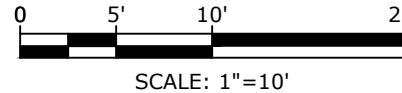


EXISTING GRADES 6' FROM PROPOSED BLDG.
284.5
284.9
286.1
285.7
1,141.2

1,141.2 / 4 = 285.3 - AVERAGE GRADE PLANE  
ELEV. OF TOP OF ROOF RIDGE = 311.3  
311.3 - 285.3 = 26.0 - PROPOSED BUILDING HEIGHT

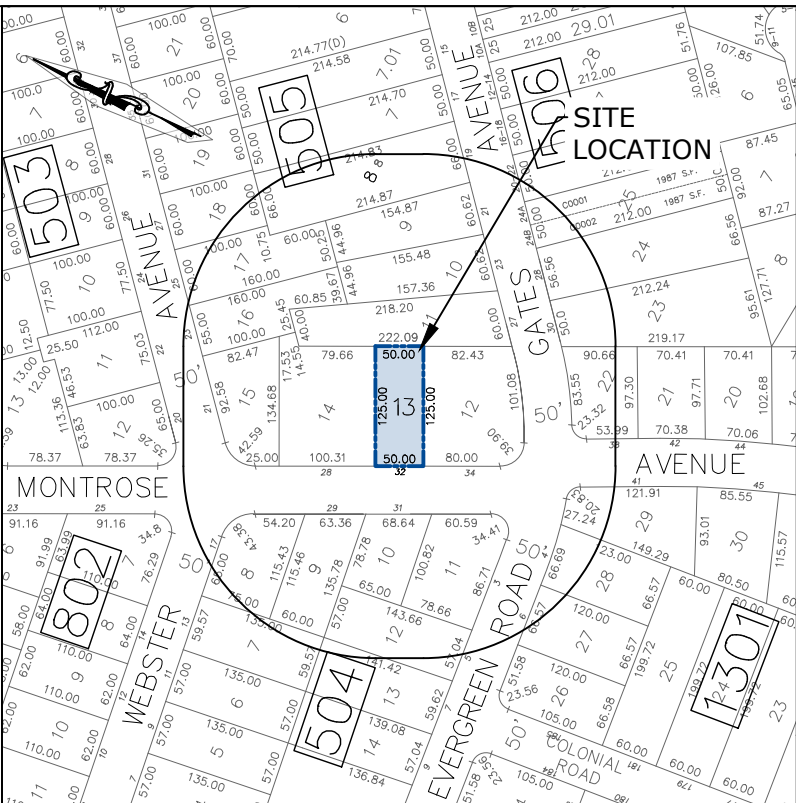


PROPOSED PLAN FOR SHED  
BUILDING HEIGHT CALCULATIONS  
(EXISTING GRADES)



EXISTING GRADES 6' FROM PROPOSED BLDG.
285.2
285.5
285.6
285.3
1,141.6

1,141.6 / 4 = 285.4 - AVERAGE GRADE PLANE  
ELEV. OF TOP OF ROOF RIDGE = 299.9  
299.9 - 285.4 = 14.5 - PROPOSED BUILDING HEIGHT



KEY MAP

TAKEN FROM CITY TAX MAP  
SCALE: 1" = 200'

OWNER/APPLICANT

DOUGLAS & FRANCESCA LEVINE  
32 MONTROSE AVE  
SUMMIT, NJ 07901

SCHEDULE OF REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES	DRAWN BY	CHECKED BY
A	07/15/25	ISSUED FOR REVIEW	JM	MP

N.J. ENGINEERING CERTIFICATE OF  
AUTHORIZATION No. 24GA28118200

E 2 PROJECT MANAGEMENT LLC

87 HIBERNIA AVENUE  
ROCKAWAY, N.J. 07866  
PHONE: (973) 299-5200  
FAX: (973) 299-5059  
www.E2PM.com



THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF. THIS DRAWING AND THE DESIGN THEREON OR CONSTRUCTION COLORED ARE HEREBY GIVEN TO THE PROJECT MANAGER, L.L.C. AND SHALL NOT BE REPRODUCED, ALTERED OR COPIED WITHOUT WRITTEN PERMISSION. SHALL NOT BE USED IN ANY MANNER OTHER THAN THAT FOR WHICH IT WAS PREPARED.

I CERTIFY THAT THESE PLANS HAVE BEEN  
PREPARED UNDER MY SUPERVISION

HARRISON BARANY, P.E. N.J. NO. 24GE05876800  
LICENSED PROFESSIONAL ENGINEER

VARIANCE PLAN  
32 MONTROSE AVENUE  
CITY OF SUMMIT  
UNION COUNTY, NEW JERSEY 07901

BLOCK 505, TAX LOT 13

DRAWING TITLE

SOIL EROSION AND SEDIMENT CONTROL  
NOTES & CONSTRUCTION DETAILS

CHECKED BY: MP	DRAWN BY: JM
SCALE: AS SHOWN	SHEET NO: 3 OF 3
PROJECT #: P-24-09-037	FIRST ISSUE: 07/15/2025
DRAWING NO.	REVISION

FIG-3

A