

CERTIFICATIONS/APPROVALS

MUNICIPALITY
THIS PLAN IS HEREBY APPROVED BY THE PLANNING BOARD/BOARD OF ADJUSTMENT OF THE TOWNSHIP OF UNION, HUNTERDON COUNTY

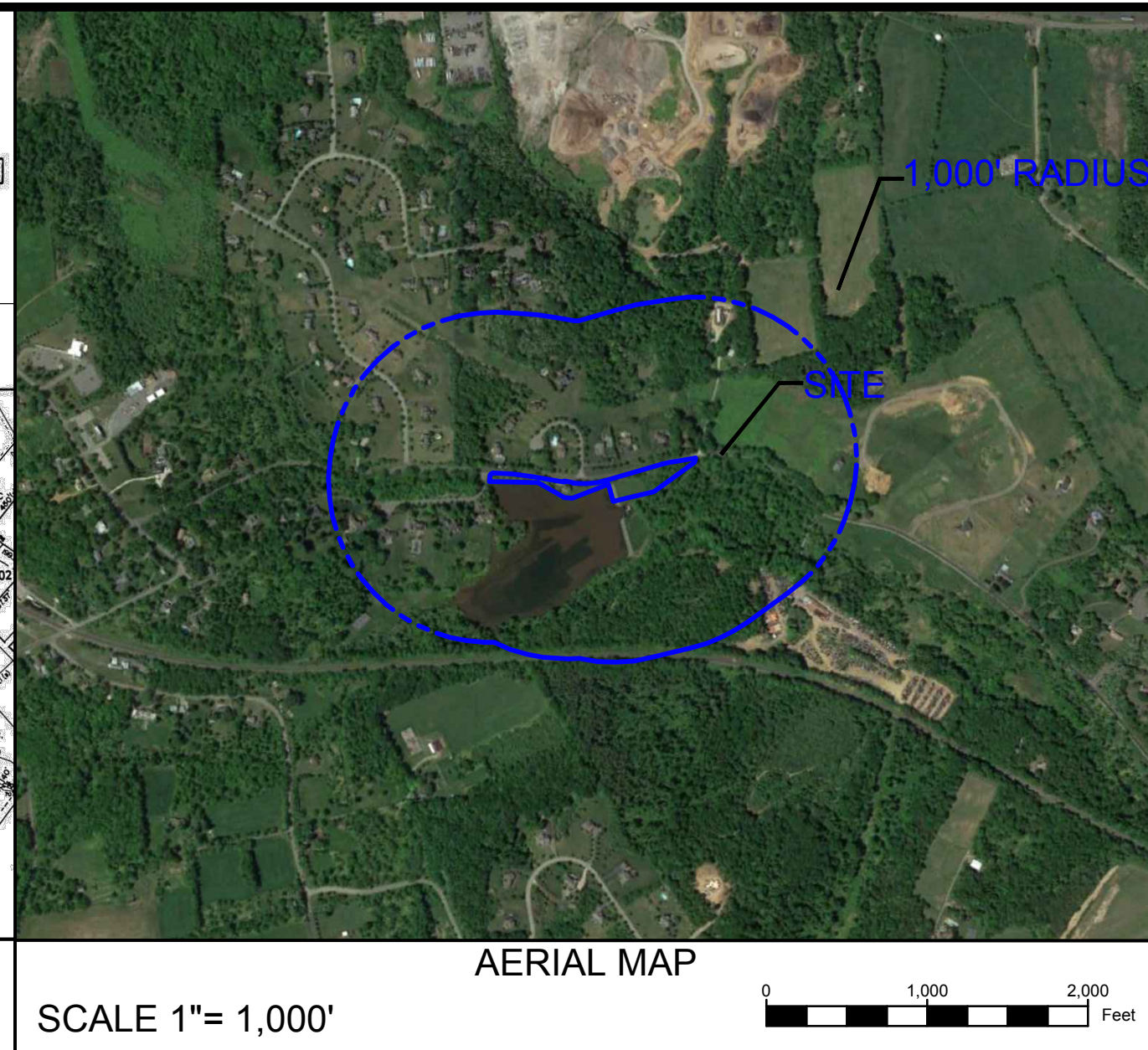
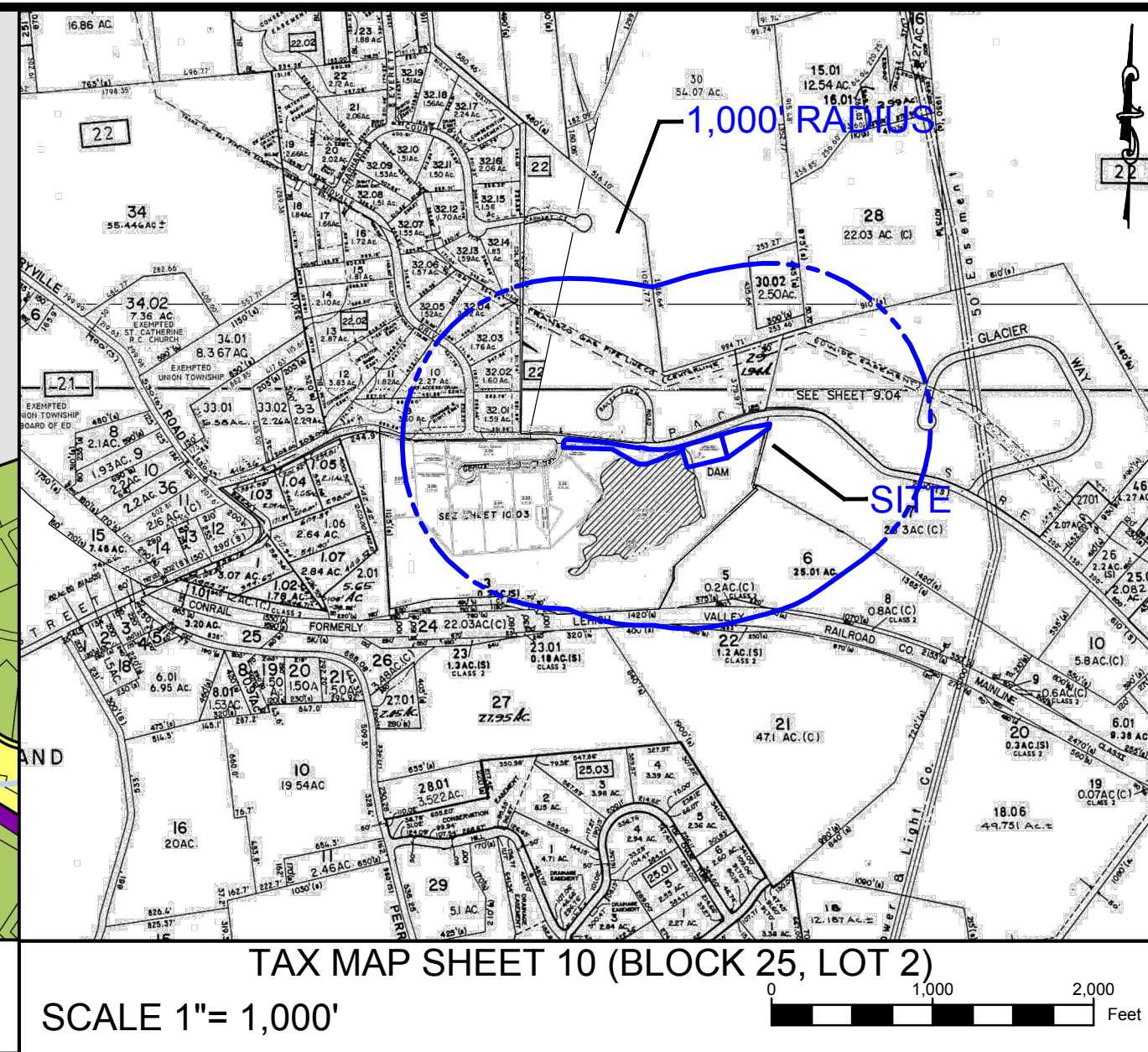
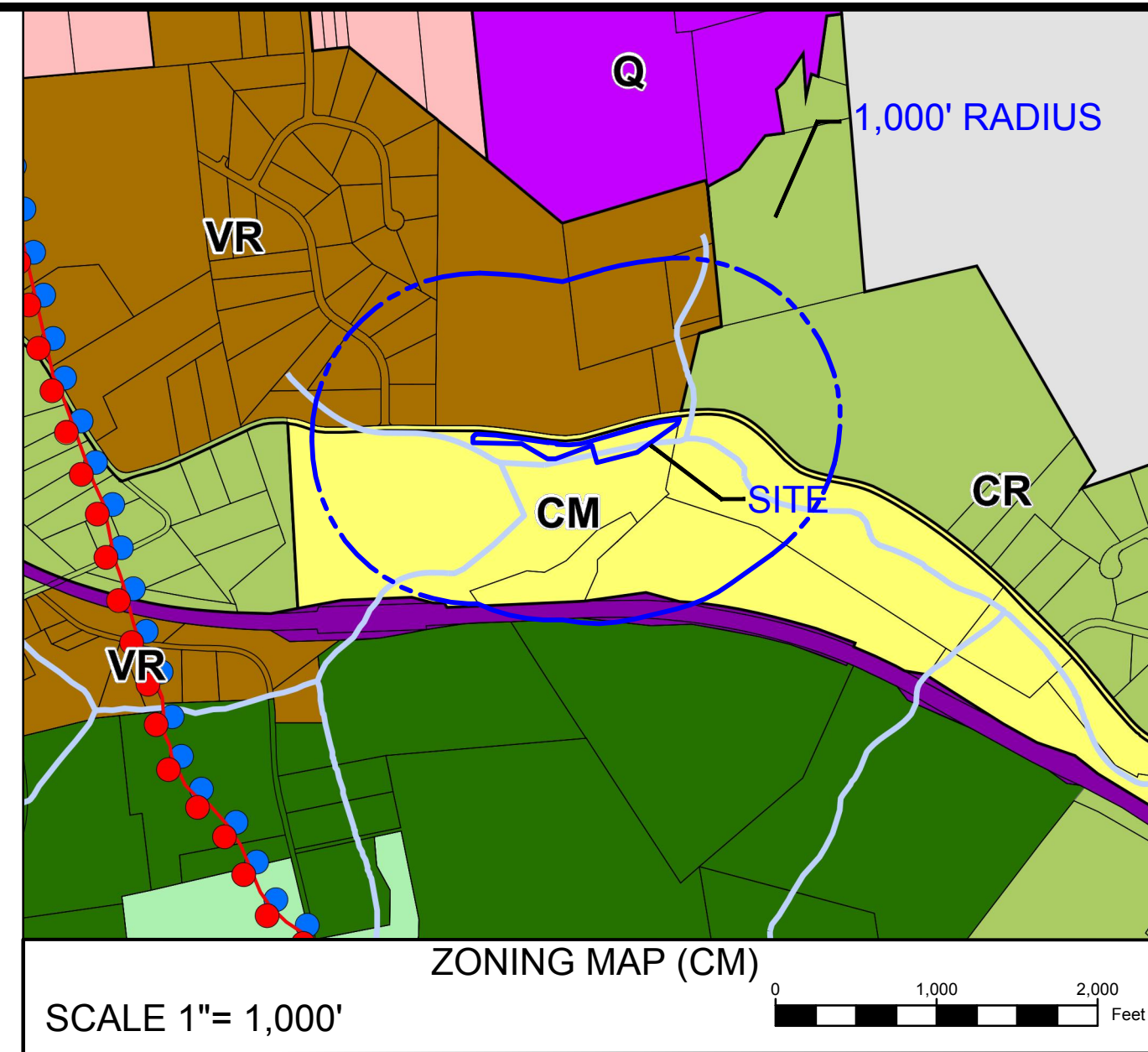
DATE _____ BOARD CHAIRMAN

DATE _____ BOARD SECRETARY

DATE _____ TOWNSHIP ENGINEER

I HEREBY CERTIFY THAT I AM THE PRESENT OWNER OF THE REFERENCED PROPERTY AND THAT I CONSENT TO THE FILING OF THIS VARIANCE PLAN WITH THE PLANNING BOARD/BOARD OF ADJUSTMENT OF THE TOWNSHIP OF UNION.

DATE _____ [ANDREW PECORARO]



GENERAL NOTES:

- OWNER/APPLICANT:
ANDREW PECORARO
61 RACE STREET
PITTSVILLE, NJ 08867
- BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "SURVEY OF PROPERTY AT 61 RACE STREET, LOT 2, BLOCK 25, TAX MAP, TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY", PREPARED BY DOMINICK J. VENDITTO, III, JOB NO. 28214, DATED JULY 19, 2018.
- THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE # 2 ABOVE).
- ALL ELEVATIONS GIVEN ARE ON NAVD 1988 DATUM.
- THE SUBJECT PARCEL, BLOCK 25 LOT 2, CONSISTS OF 104,974 S.F. (2.41 ACRES).
- NO DEED RESTRICTIONS OR COVENANTS ARE PROPOSED FOR THE SITE.

NOTES:

- SEE ENGINEERING DETAIL SHEETS FOR ALL SITE DETAILS AND SUPPORTING NOTES.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."
- THE LOCATION, TYPE, LINE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES, ARE APPROXIMATE. LOCATION OF SERVICE LATERALS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION.

VARIANCE AND LOT DEVELOPMENT PLAN 61 RACE STREET

BLOCK 25 LOT 2
UNION TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY
PREPARED BY
ENGINEERING & LAND PLANNING ASSOCIATES, INC.
140 WEST MAIN STREET, HIGH BRIDGE, NEW JERSEY 08829

PLAN INDEX	
SHEET No.	TITLE
1.	COVER SHEET
2.	VARIANCE & LOT DEVELOPMENT PLAN
3.	GRADING, UTILITY & SOIL EROSION & SEDIMENT CONTROL PLAN
4.	SESC DETAILS
5.	DETAILS

UNION TOWNSHIP ZONING REQUIREMENTS				
ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING DISTRICT	CM - CONSERVATION MANAGEMENT (SINGLE FAMILY DETACHED DWELLING)			
MIN. LOT AREA	8.3 ACRES	104,974 S.F. (2.41 AC.)	104,974 S.F. (2.41 AC.)	ENC
MIN. LOT WIDTH (FT)	200	25	25	ENC
MIN. FRONTAGE (FT)	60	1,355	1,355	-
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE				
FRONT YARD SETBACK (FT)	75	11.28	11.06	V
SIDE YARD SETBACK (FT)	50	50.04	31.57	V
REAR YARD SETBACK (FT)	100	N/A	N/A	-
MAX. BUILDING HEIGHT	35 FT (2 1/2 STORIES)	< 35 FT (2 1/2 STORIES)	< 35 FT (2 1/2 STORIES)	-
MAX. IMPERVIOUS SURFACE RATIO	0.03	0.03	0.04	V
MAX. GROSS DENSITY (DU/AC)	0.12	0.41	0.41	ENC

- (V) INDICATES THAT A VARIANCE IS REQUIRED
- (-) INDICATES NO VARIANCE IS REQUIRED
- (ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION

200 FT CERTIFIED PROPERTY OWNERS LIST			
BLOCK	LOT	PROPERTY OWNER	ADDRESS
22	27.04	P.S. CONSTRUCTION, INC.	2150 STONEY GARDEN ROAD KITNERSVILLE, PA 18930
22	29	JACQUELINE BURACHYNSKI	42 RACE STREET PITTSVILLE, NJ 08867
22	31.01	MARINUS VAARKAMP & DAWN MCGREW	6 BAILEY FARM RD PITTSVILLE, NJ 08867
22	31.02	SCOTT W AND LISA D EICHLIN	4 BAILEY FARM ROAD PITTSVILLE, NJ 08867-4233
22	31.03	KENNETH E & DIANE J WIRTH	2 BAILEY FARM ROAD PITTSVILLE, NJ 08867
22	31.06	SCOTT A SCIRE	12 BAILEY FARM ROAD PITTSVILLE, NJ 08867
22	31.07	ERIC & ELIZABETH LAIBLE	3 BAILEY FARM ROAD PITTSVILLE, NJ 08867
22	31.08	S JOHN PURZYCKI & LINDA A FRANKO	1 BAILEY FARM ROAD PITTSVILLE, NJ 08867
22	32.01	DAVID & EILEEN STOUT	2 MIDVALE DRIVE PITTSVILLE, NJ 08867
25	2.02	MARY K GADEK & IAN A BANCROFT	1 GEPHARDT FARM ROAD PITTSVILLE, NJ 08867
25	2.03	JAMES THOMAS & DIANE CORRIGAN	3 GEPHARDT FARM ROAD PITTSVILLE, NJ 08867
25	2.08 & 2.09	LAKESIDE ESTATES HOMEOWNERS ASSOC	PO BOX 74 PITTSVILLE, NJ 08867
25	7	AOD, LLC	2105 STONY GARDEN RD KITNERSVILLE, PA 18973

ADDITIONAL PARTIES TO BE NOTIFIED	
PROPERTY OWNER	ADDRESS
SPRINT - ATTN: NETWORK ENGINEER II	160 CENTER STREET CLINTON, NJ 08809
PSE&G CO. - ATTN: MANAGER: CORPORATE PROPERTIES	80 PARK PLAZA NEWARK T6B, NJ 07102

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140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2020

NO.	REVISION	BY	DATE

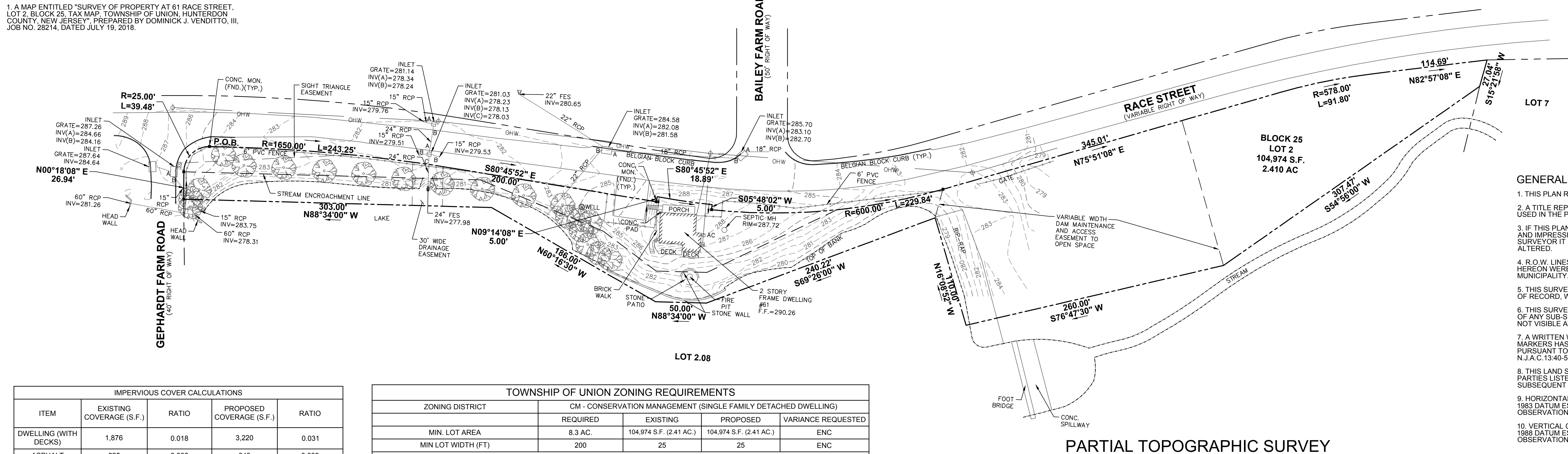
11/6/2020 DATE WAYNE J. INGRAM, P.E., P.P., P.L.S. PROFESSIONAL ENGINEER N.J. P.E. NO. 24GB04258200

PROJECT: 61 RACE STREET
TAX MAP SHEET 10 - BLOCK 25 LOT 2
TOWNSHIP OF UNION
HUNTERDON COUNTY NEW JERSEY
ZONE: CM - CONSERVATION MANAGEMENT
OWNER/APPLICANT:
ANDREW PECORARO
61 RACE STREET
PITTSVILLE, NJ 08867

TITLE: **COVER SHEET**

JOB NO.:	0119411	DRAWING NO.:	1 5
SCALE:	N.T.S.		
DESIGNED:	AAP		
CHECKED:	KFO		
FILENAME:	01_COVER.DWG		
DATE:	11/6/2020		

SURVEY REFERENCE:
 1. A MAP ENTITLED "SURVEY OF PROPERTY AT 61 RACE STREET, LOT 2, BLOCK 25, TAX MAP, TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY", PREPARED BY DOMINICK J. VENDITTO, III, JOB NO. 28214, DATED JULY 19, 2018.



- GENERAL NOTES:**
1. THIS PLAN REPRESENTS A SURVEY MADE ON THE GROUND.
 2. A TITLE REPORT OR COMMITMENT WAS NOT PROVIDED OR USED IN THE PREPARATION OF THIS SURVEY.
 3. IF THIS PLAN DOES NOT CONTAIN AN ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE UNDERSIGNED LICENSED LAND SURVEYOR IT IS NOT AN AUTHENTIC COPY AND MAY HAVE BEEN ALTERED.
 4. R.O.W. LINES AND ADJOINING PROPERTY LINES SHOWN HEREON WERE TAKEN FROM THE TAX MAPS FOR THIS MUNICIPALITY.
 5. THIS SURVEY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, WRITTEN AND UNWRITTEN.
 6. THIS SURVEY MAKES NO REPRESENTATION TO THE LOCATION OF ANY SUB-SURFACE UTILITIES OR STRUCTURES THAT WERE NOT VISIBLE AT THE TIME OF THIS SURVEY.
 7. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM "THE ULTIMATE USER" PURSUANT TO P.L. 2003, C. 14 N.J.S.A. C45:9-36.3 AND N.J.A.C. 13:40-5.1(D).
 8. THIS LAND SURVEY IS PREPARED FOR THE BENEFIT OF THE PARTIES LISTED AND IS NOT PREPARED FOR OR CERTIFIED TO SUBSEQUENT PARTIES.
 9. HORIZONTAL CONTROL FOR THIS PROJECT IS BASED ON NAD 1983 DATUM ESTABLISHED BY NETWORK RTK G.P.S. OBSERVATIONS.
 10. VERTICAL CONTROL FOR THIS PROJECT IS BASED ON NAVD 1988 DATUM ESTABLISHED BY NETWORK RTK G.P.S. OBSERVATIONS.

IMPERVIOUS COVER CALCULATIONS				
ITEM	EXISTING COVERAGE (S.F.)	RATIO	PROPOSED COVERAGE (S.F.)	RATIO
DWELLING (WITH DECKS)	1,876	0.018	3,220	0.031
ASPHALT	625	0.006	949	0.009
CONCRETE	465	0.004	430	0.004
TOTAL	2,966	0.03	4,599	0.04

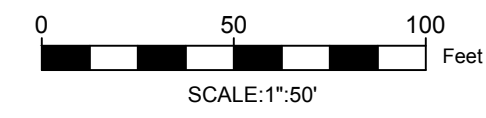
NOTE: MEASUREMENTS OF IMPERVIOUS COVERAGE DO NOT INCLUDE EXISTING OR PROPOSED COVERAGE WITHIN THE RIGHT OF WAY

TOWNSHIP OF UNION ZONING REQUIREMENTS				
ZONING DISTRICT	CM - CONSERVATION MANAGEMENT (SINGLE FAMILY DETACHED DWELLING)			
	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
MIN. LOT AREA	8.3 AC.	104,974 S.F. (2.41 AC.)	104,974 S.F. (2.41 AC.)	ENC
MIN LOT WIDTH (FT)	200	25	25	ENC
MIN. BUILDING SETBACKS FROM PRINCIPAL STRUCTURE				
FRONT YARD (FT)	75	11.28	11.06	V
ONE SIDE YARD (FT)	50	50.04	31.57	V
MAX. IMPERVIOUS SURFACE RATIO	.03	0.03	0.04	V

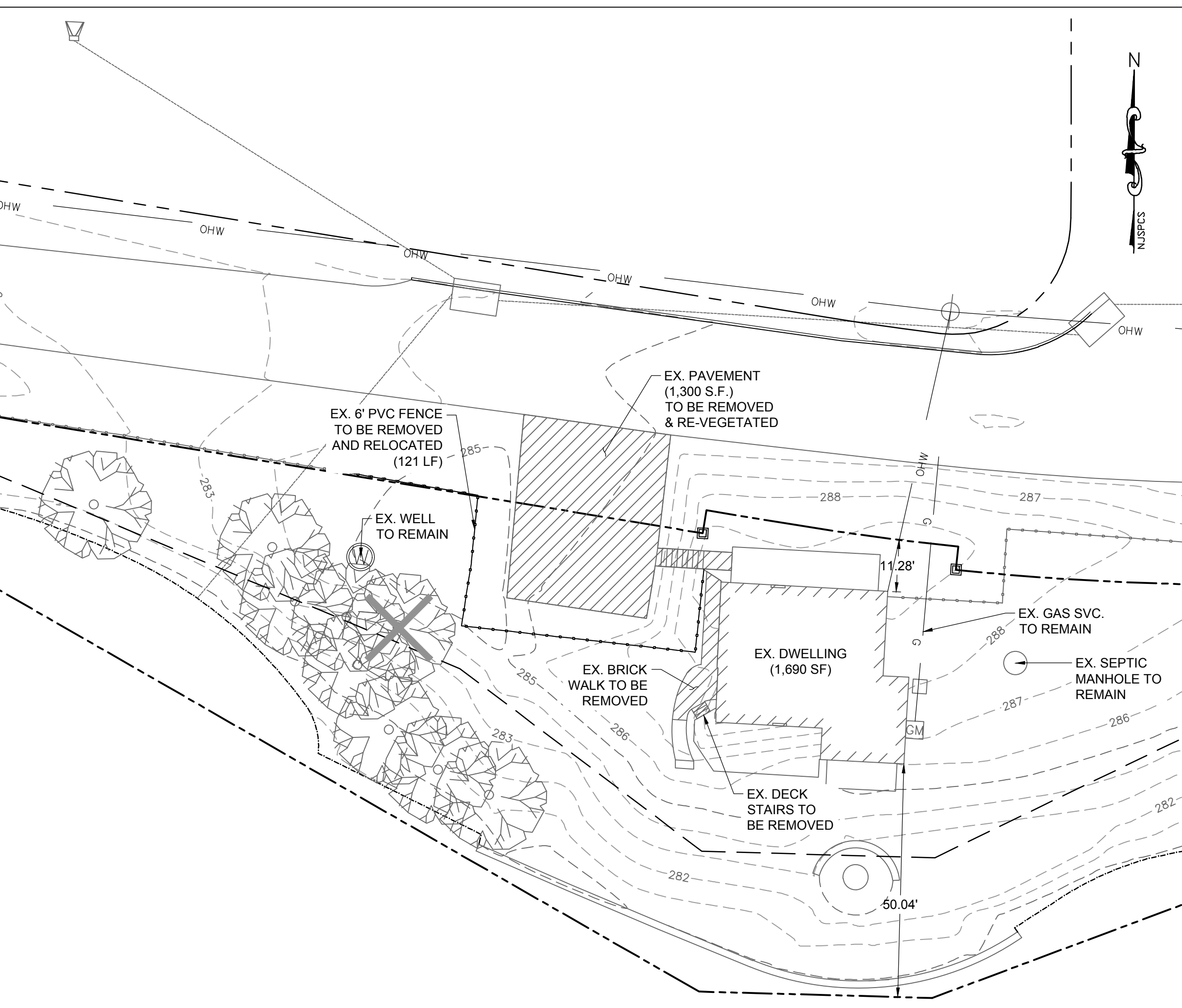
(V) INDICATES THAT A VARIANCE IS REQUIRED
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 (ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION

PARTIAL TOPOGRAPHIC SURVEY

SCALE 1"=50'

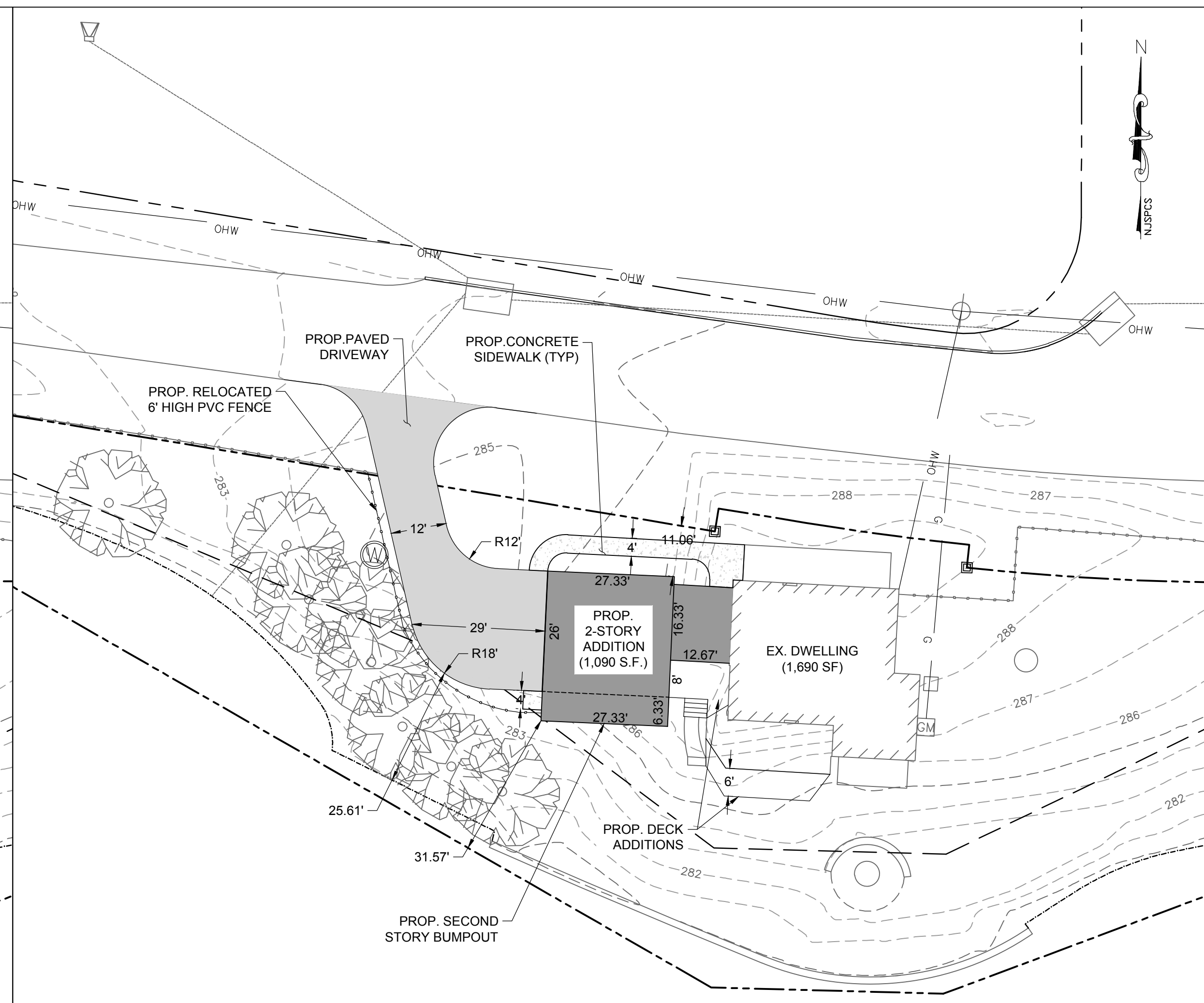
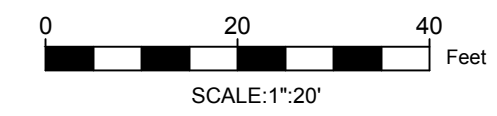


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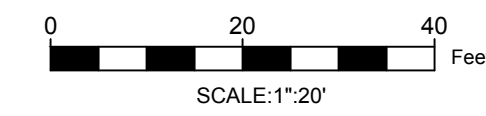
DEMOLITION PLAN

SCALE 1"=20'



LOT DEVELOPMENT PLAN

SCALE 1"=20'



- LEGEND**
- RIGHT-OF-WAY
 - PROPERTY LINE
 - STREAM ENCROACHMENT LINE
 - TOP OF BANK
 - PROPOSED PAVED DRIVEWAY
 - PROPOSED BUILDING ADDITION
 - EXISTING TREE
 - PROPOSED TREE REMOVAL
 - UTILITY POLE

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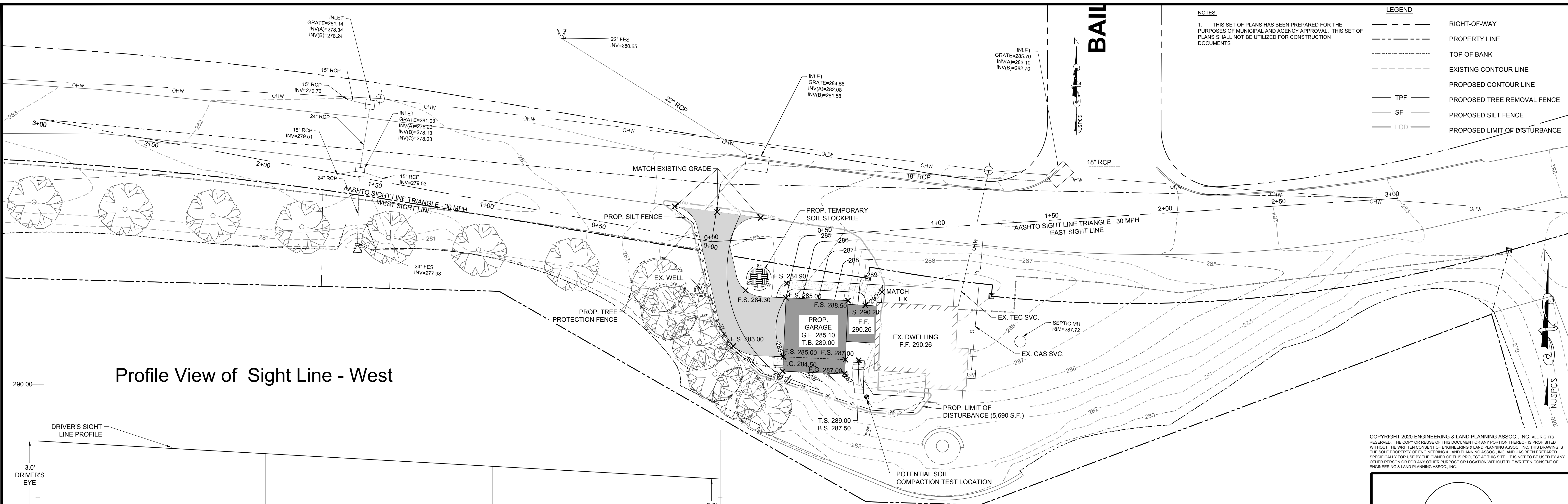
11/6/2020 DATE WAYNE J. INGRAM, P.E., P.P., P.L.S. PROFESSIONAL ENGINEER N.J. P.E. NO. 24GB04258200

PROJECT: 61 RACE STREET
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 ZONE: CM - CONSERVATION MANAGEMENT

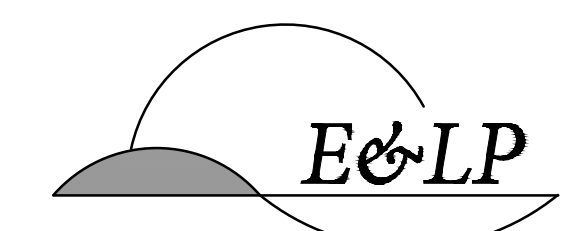
OWNER/APPLICANT:
 ANDREW PECORARO
 61 RACE STREET
 PITTSVILLE, NJ 08867

TITLE: **VARIANCE AND LOT DEVELOPMENT PLAN**

JOB NO.:	0119411	DRAWING NO.:	2 5
SCALE:	AS SHOWN		
DESIGNED:	AAP		
CHECKED:	KFO		
FILENAME:	01-SITE.DWG		
DATE:	11/6/2020		



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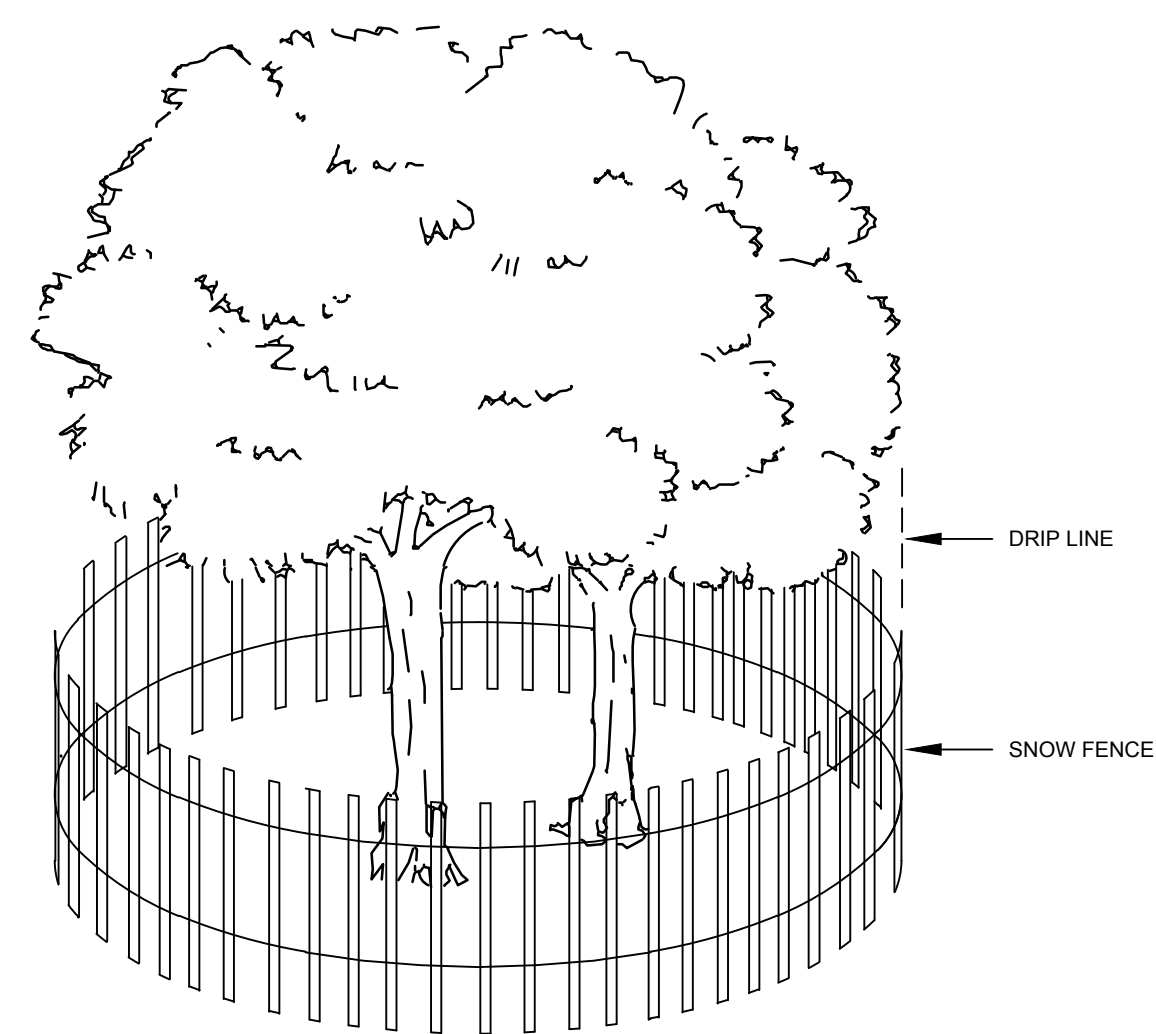
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 HUNTERDON COUNTY NEW JERSEY
 ZONE: CM - CONSERVATION MANAGMENT
 OWNER/APPLICANT:
 ANDREW PECORARO
 61 RACE STREET
 PITTS TOWN, NJ 08867

TITLE:
GRADING, UTILITY & S.E.S.C. PLAN

JOB NO.:	0119411	DRAWING NO.:	3 5
SCALE:	1"=20'		
DESIGNED:	AAP		
CHECKED:	KFO		
FILENAME:	02-GRADING.DWG		
DATE:	11/6/2020		

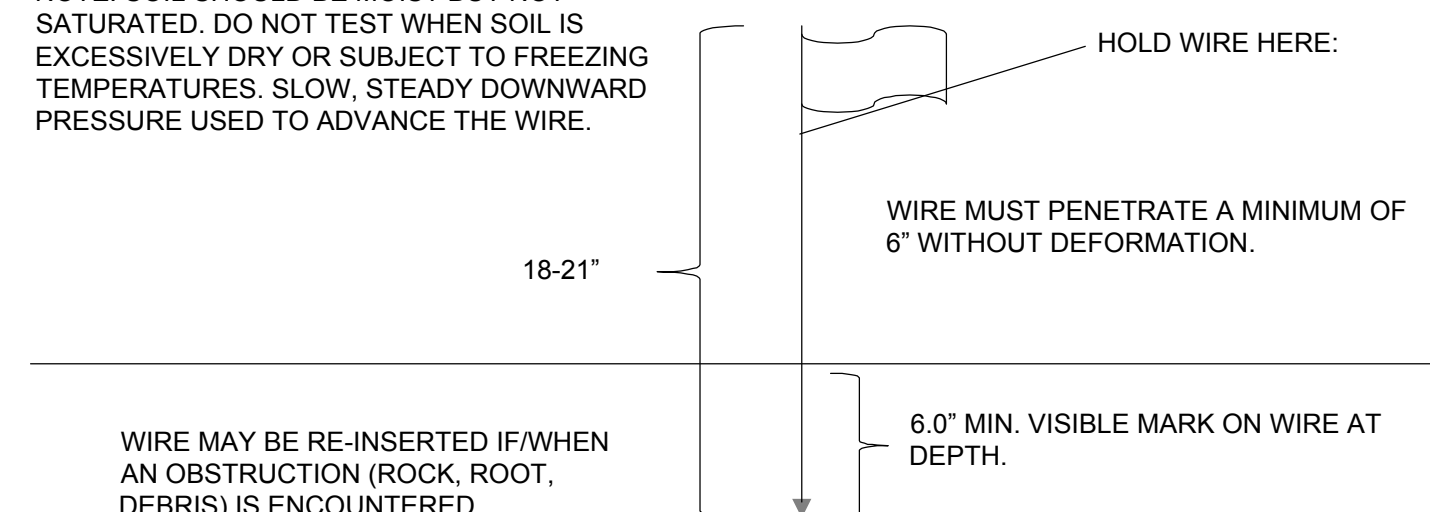


1 TREE PROTECTION DETAIL NTS

SIMPLIFIED TESTING METHODS

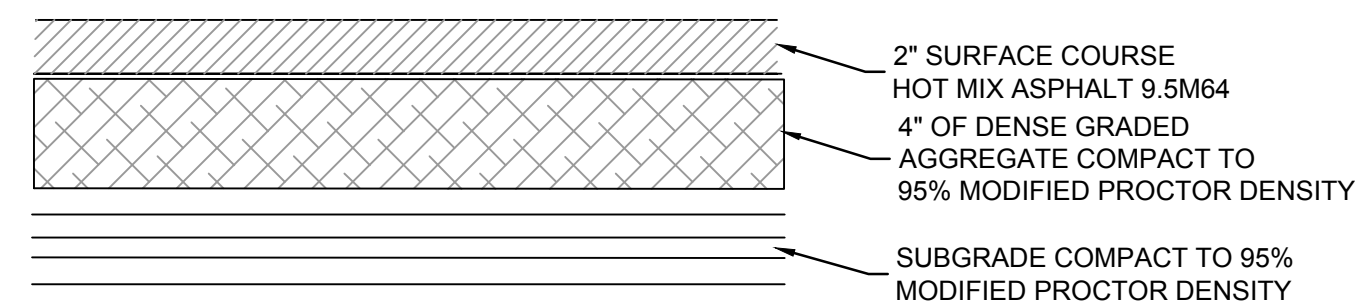
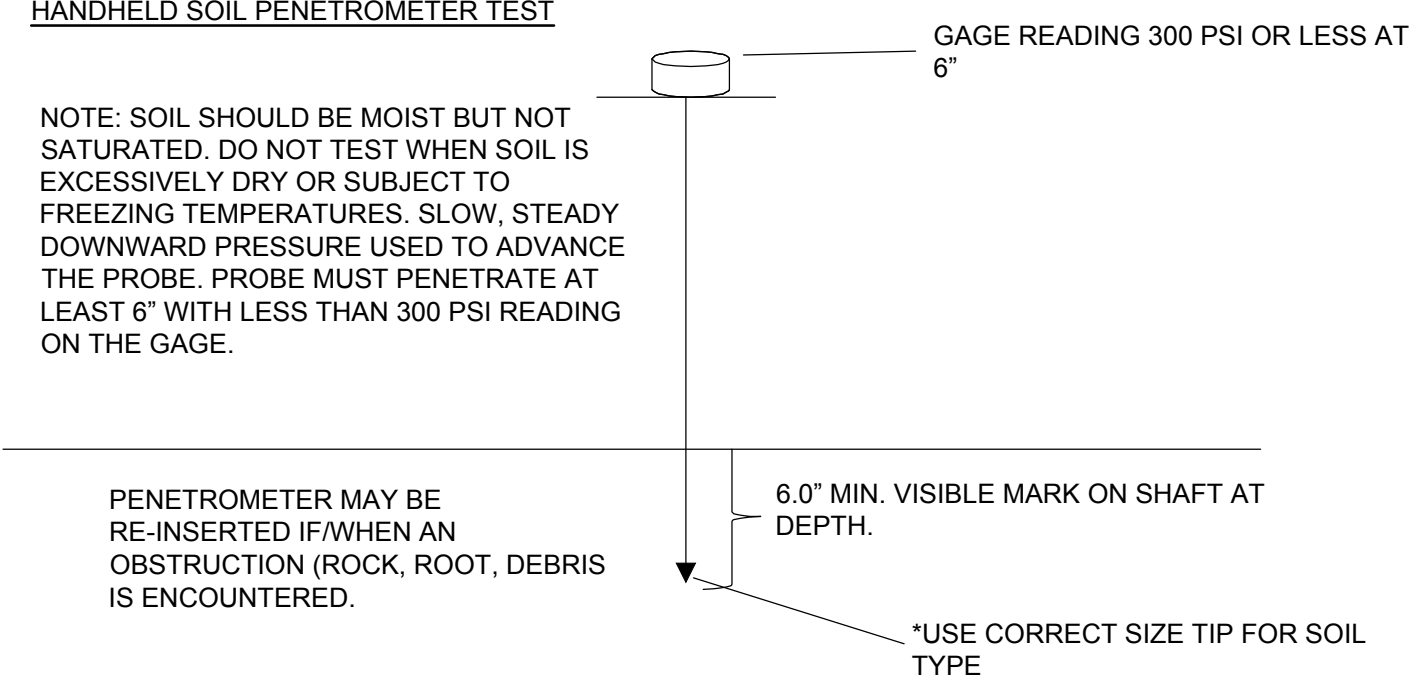
PROBING WIRE TEST- 15.5 GA STEEL WIRE (SURVEY FLAG)

NOTE: SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE WIRE.



HANDHELD SOIL PENETROMETER TEST

NOTE: SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE PROBE. PROBE MUST PENETRATE AT LEAST 6" WITH LESS THAN 300 PSI READING ON THE GAGE.



3 BITUMINOUS PAVED DRIVEWAY DETAIL NTS

SOIL COMPACTION TESTING REQUIREMENTS

- SUBGRADE SOILS **PRIOR TO THE APPLICATION OF TOPSOIL** (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE **GRAPHICALLY DENOTED** ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
- COMPACTION TESTING LOCATIONS** ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION MITIGATION VERIFICATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
- IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

COMPACTION TESTING METHODS

- PROBING WIRE TEST (SEE DETAIL)
- HAND-HELD PENETROMETER TEST (SEE DETAIL)
- TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
- NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

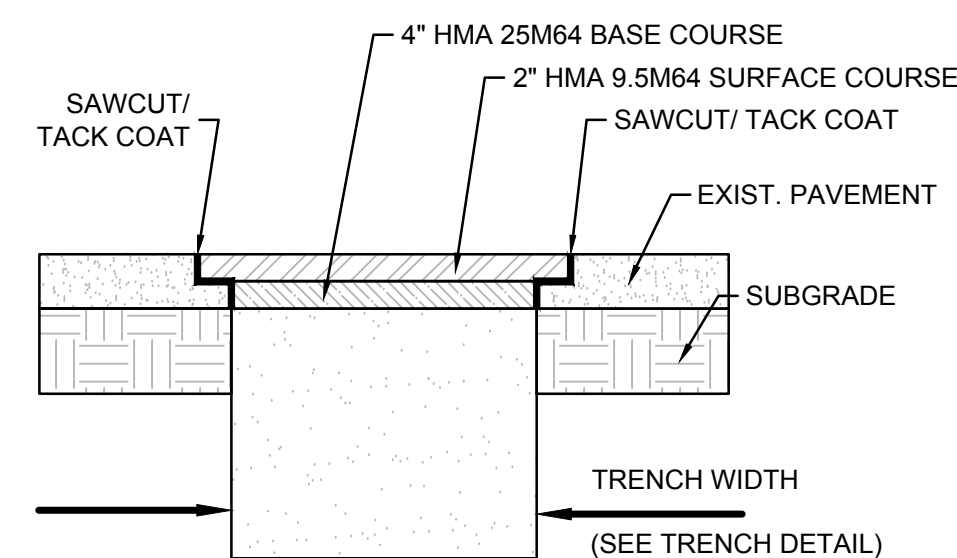
SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

PROCEDURES FOR SOIL COMPACTION MITIGATION

PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

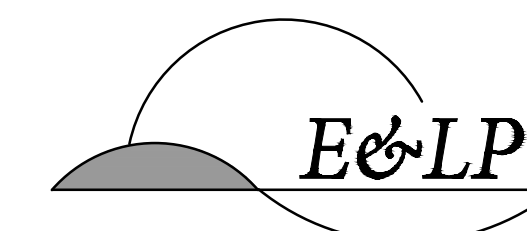
RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAYBE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

2 SOIL COMPACTION DETAIL NTS



3 PAVEMENT REPAIR DETAIL NTS

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 PITTSTOWN, NJ 08867

TITLE:
DETAILS

JOB NO.:	0119411	5 5
SCALE:	NOT TO SCALE	
DESIGNED:	AAP	
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FILENAME:	03-DETAILS.DWG	
DATE:	11/6/2020	