

March 25, 2020

Township of Union Planning Board
1976 Morris Avenue
Union, N.J. 07083

Re: 61 Race Street – Variance Plan
Block 25 Lot 2
Township of Union
Hunterdon County, NJ

CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE
GEOTECHNICAL

Chapter 30-6.3b. Site Capability Calculations

Determination of Net Buildable Site Area. For determining the net buildable site area, the following form shall be used:

1. Calculation for Gross Site Area.

(a) Determine the gross site area by actual property survey: **2.41** acres

(b) Subtract the following:

(1) Land within existing roads and their ultimate rights-of-way and overhead transmission rights-of-way. **0** acres

(2) Land without development opportunities due to restrictions such as restrictive covenants and conservation easements. **0.87** acres

(c) Equals gross site area = **1.54** acres

2. Calculation for Resource Restrictions and Resource Protection Lands within the Gross Site Area.

(a) In the event two or more resources overlap, only the resource with the highest open space ratio shall be used.

(b) Table of Natural Resource Calculations.[1]

[1] The Table of Natural Resource Calculations is included as an attachment to this chapter. = **0.53** acres

3. Calculation for Minimum Active Recreation Land.

(c) Exemption and Options. Any development that contains only one or two dwelling units shall be exempt.



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