

BOROUGH OF
NEW PROVIDENCE
SETTLED IN 1720

Al Morgan, Mayor

Keith J. Lynch, Director
Planning and Development

Deborah A. Timko, Technical Assistant

November 2, 2020

Carmen Torsiello
Torbilt Construction
172 South Street
New Providence, N.J. 07974

Re: 167 The Fellsway
Block 282, Lot 5, R-2 Zone
Proposed: New Home

Dear Mr. Torsiello,

I have reviewed your application for a building permit for the project referenced above. The application is hereby denied for noncompliance with the provisions of Chapter 310, Article IV, Section 310-10, Schedule II & III of the Municipal Zoning Ordinance for the following reason(s):

The proposed lot area is 9,000 square feet whereas 15,000 square feet is the minimum required.

The proposed lot width at the setback is 60 feet whereas 110 feet is the minimum required.

The proposed building coverage is 1757 sq. ft. whereas 1650 sq. ft. is the maximum allowed.

You may appeal this denial by applying to the Borough's Board of Adjustment. Please contact Margaret Koontz, Secretary to the Board, during business hours, 8:00am to 1:00pm, at (908)665-1124 for further information on how to apply.

Very truly yours,


Deborah A. Timko
Zoning Review Officer

cc: Margaret Koontz, Secretary, Board of Adjustment;
Bryan Flynn, Assessor;

**Board of Adjustment – Planning Board
Borough of New Providence**

Date Application Filed:	_____	Application #	_____
Fee Amount Paid:	_____	Date Paid:	_____
Date Application Completed	_____	Notice Sent:	_____
Block No.	_____	Lot No.(s)	_____
Time Period Expires:	_____		

a) Full legal name 167 THE FELLSWAY, LLC

b) Mailing address 172 SOUTH STREET
NEW PROVIDENCE, N.J. 07974

c) Contact information: 908-464-4642
telephone number e-mail address

d) The applicant is (check one): INDIVIDUAL (S) ☐ CORPORATION ☐
PARTNERSHIP ☐ OTHER (specify) _____

e) The relationship of the applicant to the property in question is (check one):
 OWNER ☐ TENANT or LESSEE ☐ PURCHASER UNDER CONTRACT ☒
 OTHER (specify) _____

a) The street address is 167 THE FELLWAY

b) The property is approximately 140 feet from the intersection of
THE FELLWAY and GREENWOOD ROAD

c) The property is Block No. (s) 282 Lot No. (s) 5 on the Tax Map and is

located in the R-2 Zone(s).

SECTION 3. INFORMATION ABOUT REQUESTED RELIEF

- a) **Proposal:** With respect to said property, Applicant desires a variance or relief from the requirements of the Zoning Ordinance to permit the use of the property in the following manner (include all physical improvements such as structures, additions, landscaping, etc.):

APPLICANT IS PROPOSING TO RAZE THE
EXISTING SINGLE FAMILY RESIDENCE AND
CONSTRUCT A NEW SINGLE FAMILY
RESIDENCE FOR SALE

- b) **Relief Requested:** The proposed use, building(s) or subdivision is/are contrary to (list the specific articles, sections and criteria, i.e. front yard setback, of the Zoning Ordinance from which a variance is sought, the requirement as set forth in the Zoning Ordinance and the proposed requirement):

Art/Sec <u>11, III</u>	Criteria <u>LOT AREA</u>	Required <u>15,000</u>	Proposed <u>9,000 SF (ENC)</u>
Art/Sec <u>11, III</u>	Criteria <u>LOT WIDTH (SETBACK)</u>	Required <u>110</u>	Proposed <u>60 FT. (ENC)</u>
Art/Sec <u>310-13</u>	Criteria <u>LOT WIDTH (40' MIN)</u>	Required <u>110</u>	Proposed <u>60 FT. (ENC)</u>
Art/Sec <u>11, III</u>	Criteria <u>PLS. COVERAGE</u>	Required <u>1650</u>	Proposed <u>1694 SF</u>

- c) **Reasons for Relief:** The specific facts, which show that the relief sought can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance.

THE APPLICANT IS SEEKING A C1 VARIANCE
FOR THE EXISTING NON-CONFORMING LOT AREA
AND LOT WIDTH DUE TO THE IRREVERSIBILITY
OF THE EXISTING LOT CREATED IN 1948
THE LOT COVERAGE VARIANCE IS A C2 VARIANCE
WHERE THE BENEFITS OUTWEIGH THE DETRIMENTS

- d) **Previous Requests:** Relief from the provisions of the zoning ordinance in connection with this property has been previously requested _____ (yes or no). If yes, attach a copy of the Board decision.

SECTION 4. NATURE OF APPLICATION (Check all appropriate items.)

- ☐ Interpretation of zoning ordinance or map
- ☐ Appeal of action of Zoning Officer (attach copy of certificate)
- ☒ C Variance
- ☐ D Variance
- ☐ Subdivision
- ☐ Subdivision application to follow
- ☐ Site Plan
- ☐ Site Plan application to follow
- ☐ Conditional Use
- ☐ Waiver of lot to abut street requirement
- ☐ Exception to the Official Zoning Map

SECTION 5. PROPERTY DETAILS

The property is more particularly described as follows:

a) Area of Plot: 19,000 square feet. Area covered by existing structures that will remain: 0 square feet. Area of proposed structures: 1014 square feet. Total area of plot to be occupied by structures: _____ square feet. Percentage of plot to be occupied by structures: _____

b) Total floor area: _____ square feet.
Floor area ratio (total floor area divided by area of plot): _____

c) Setbacks:	Required	Existing	Proposed
Front	<u>40 Ft</u>	<u>40 Ft</u>	<u>40.5 Ft</u>
One side	<u>8 Ft</u>	<u>8.2 Ft</u>	<u>9.8 Ft</u>
Other side	<u>10 Ft</u>	<u>11.5 Ft</u>	<u>12.7 Ft</u>
Both sides	<u>18 Ft</u>	<u>19.7 Ft</u>	<u>22.5 Ft</u>
Rear	<u>52.5</u>	<u>73.9 Ft</u>	<u>59.3 Ft</u>

(If corner lot, circle setbacks from side street.)

d) Height of existing structure to top of roof 21.9 feet.
Height of proposed structure 29.1 feet.
Height of N/A (state cupola, chimney, etc.) _____ feet.

e) Average setback from street(s) of buildings within 200 feet (required if setback variance is requested) N/A

f) Other pertinent characteristics of property _____

SECTION 6. OTHER INFORMATION

a) **Attorney:** Joseph B. Ticeani, Esq. Phone No. 908-286-1136
Address 166 SOUTH ST., NEW PROVIDENCE, N.J.
E-mail address: _____

b) **Use:** Of existing building(s) and premises, and if not owner-occupied, name of Lessee

EXISTING BUILDING TO BE RENTED

Proposed use of building(s) and premises, and if not owner-occupied, name of Lessee

CONSTRUCT DURING THE SALE

c) **Adjoining Property:** Block and Lot number(s) of any adjoining property currently owned or under contract to purchase by either applicant or current owner _____

SECTION 7. VERIFICATION AND AUTHORIZATION

a) **Applicant:** I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

[Signature]
Applicant's Signature

b) **Owner** (if owner is not Applicant): MARY RUSSOMANO hereby certify that I reside
167 THE FELLWAY In the County of UNION and the State
of NEW JERSEY; and I am the owner of that certain lot, piece or parcel of land known as
Block(s) 282 Lot(s) 5 on the Tax Map of the Borough of New Providence, which
property is the subject of the above application, and that said application is hereby authorized by me.

Franklin Power of Attorney
Owner's Signature

11/13/2020
Date

FOR OFFICIAL USE ONLY

This application was approved on _____ A resolution setting forth the specifics of the
approval and conditions, if any, was mailed on _____

This application was denied on _____ A resolution of denial was mailed on _____

Secretary of the Board

Table showing various variances approved in some neighboring properties. Please note that the average approved building coverage is 18%. The proposed home is only 44 sf over the allowed, 3%

VARIANCES APPROVED FOR SOME NEIGHBORING PROPERTIES

	Lot Size	Lot Width	Sideway	Front Yard	Rear Yard	FAR/COV
The Fellway						
150			X			
44			X			
78			X	X		
150				X		
39			X			
88			X	X		12% over
Walnut						
93					X	
75				X		3% over
Chestnut						
51					X	
44						
63					X	
Northview						
24				X		
15				X		36% over
32					X	
Salem						
15			X			
54				X		16% over
40			X			23% over
Woodland						
81			X		X	
43					X	
151				X		
14			X	X		
118					X	
15				X	X	X
76			X	X		

Questions often arise as to the need for a two car garage. It has been expressed to us by local realtors that a two car garage is preferred by today's buyers. The graphic below is an excerpt from an NAHB article supporting that a 2 car garage is the most common parking option for newly built homes

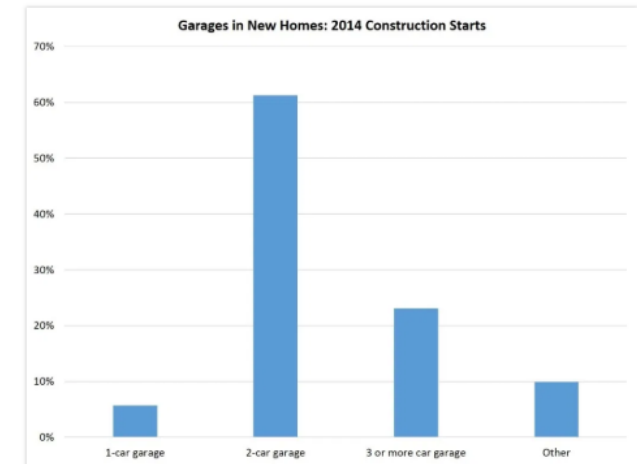
Two-Car Garage Most Common in New Homes

BY ROBERT DIETZ on SEPTEMBER 15, 2015 • (5)



A majority of new homes that started construction in 2014 included two-car garages, according to NAHB analysis of Census Survey of Construction data.

For single-family constructions starts in 2014, 61.9% of homes included a two-car garage. Another 23.5% of homes possessed a garage large enough to hold three or more cars. Approximately 10% of homes were classified in the "other" category, which includes homes having a carport, offstreet parking, or a driveway with no garage or carport.



Three or more car garages were more likely to be found in certain parts of the nation. 50% of new homes in the West North Central [Census Division](#) (Minnesota, Iowa, Missouri, North Dakota, South Dakota, Nebraska and Kansas) had three or more car garages. The share was 42% in The Mountain Division (Idaho, Montana, Wyoming, Nevada, Colorado, Utah, Arizona, and New Mexico). The lowest shares of three-car garages in new homes were found in New England (11%), East South Central (12%), South Atlantic (13%) and Middle Atlantic (13%) Divisions.

Not surprisingly, the presence of three-car garages was correlated with home size, and larger homes [tend to hold more people](#). For example, 43% of homes sized 3,000 to 5,000 square feet possessed three-car garages, compared to 13% of homes of 2,000 to 2,400 square feet.

Nonetheless, the data show that the two-car garage remains the most common parking option for newly-built homes. More than 390,000 homes that began construction in 2014 possessed two-car garages, according to the Census data.

Compared to ten years ago (2004 completion data), the numbers are only modestly different. For single-family homes completed in 2004, 64% had two-car garages, while 19% held garages with space for three or more cars.

Spaces in New Homes

Special Studies March 14, 2019

By Paul Emrath, Ph.D.

NAHB Economics and Housing Policy Group

Report available to the public as a courtesy of [HousingEconomics.com](#)

The percentages are based on responses to special questions on the [NAHB/Wells Fargo Housing Market Index](#) survey for November of 2018. The questions covered 13 specific types of areas or rooms, plus a catch-all "other" category for any types not on the list, and asked builders to estimate the percentage of the total square footage of their typical home devoted to each area. ¹ A total of 153 single-family builders provided complete and internally consistent responses that could be used to calculate averages.

The average size of the homes was about 2,913 square feet of finished floor space—larger than the 2,631 square feet in average [single-family homes completed](#) in 2017 (which includes a percentage of [single-family townhomes](#)).

Table 1. Average Allocation of Space in New Homes

	Small Homes (under 2,000 sq ft)		Overall Average for All Homes		Large Homes (3,500 sq ft plus)		PROPOSED HOUSE
	Sq Ft	Pct	Sq Ft	Pct	Sq Ft	Pct	
Master Bedroom	223	13.1%	312	10.7%	422	9.2%	266
Other Bedrooms	285	16.7%	503	17.3%	791	17.3%	440
Master Bathroom	112	6.5%	164	5.6%	240	5.2%	120
Other Bathrooms	83	4.9%	166	5.7%	300	6.6%	177
Kitchen	218	12.7%	326	11.2%	479	10.5%	224
Breakfast Nook	53	3.1%	101	3.5%	157	3.4%	N/A
Walk-in Pantry	33	1.9%	76	2.6%	137	3.0%	N/A
Dining Room/Area	104	6.1%	170	5.8%	266	5.8%	208
Living Room/Area	171	10.0%	173	5.9%	200	4.4%	153
Family Room/Area	140	8.2%	295	10.1%	446	9.8%	289
Laundry Room/Area	61	3.5%	98	3.4%	158	3.5%	45
Entry Foyer	43	2.5%	86	3.0%	146	3.2%	78
Study/Den/Library	29	1.7%	110	3.8%	212	4.6%	235
Other Finished Space	155	9.1%	332	11.4%	614	13.4%	
Total	1,708	100.0%	2,913	100.0%	4,569	100.0%	

This table summarizes average room sizes as prepared by the National Home Builders Association. The sizes of the rooms in the proposed house are tabulated on the right of Table 1 for comparison purposes.

BOROUGH OF NEW PROVIDENCE

BOARD OF ADJUSTMENT

RESOLUTION

WHEREAS, Arthur and Mary Russomano have applied to the Zoning Board of Adjustment of the Borough of New Providence ("Board") for a variance pursuant to N.J.S.A 40:55D-70(c) for relief from the requirements of the Borough Zoning Ordinance as to side yard setbacks, to enclose their existing screened porch to their single family dwelling located at 167 The Fellsway, which property is designated as Lot 5 in Block 282, and which lies in the R-2 Residential District; and

WHEREAS, the Board has carefully reviewed the application and testimony presented by Mrs. Russomano at a hearing on the application held on February 21, 1989; and

WHEREAS, the Board has made the following findings of fact and has drawn the following conclusions of law:

FINDINGS OF FACT

1. The applicants, Arthur and Mary Russomano, own a single-family dwelling located at 167 The Fellsway, which property is designated as Lot 5 in Block 282, and which lies in the R-2 Residential District.

2. The applicants propose to enclose the existing screened porch to their home and thereby convert their porch to a family room.

3. The current Zoning Ordinance requires a minimum side yard setback of 12 feet with a 30 foot total in the R-2 District.

4. The proposed construction cannot be lawfully completed without the granting of a variance as the applicants' plot plan shows that the proposed construction would, at its closest point, intrude into the required side yard area by approximately 5 feet, and would leave a combined side yard of approximately 19 feet.

5. The applicants' lot is only 60 feet wide. The proposed construction will be directly above the existing applicants' garage, which already intrudes into the required side yard areas, and will cause no noticeable additional intrusion into the required side yard areas.

6. No members of the public appeared and commented on this application.

CONCLUSIONS OF LAW

1. The proposed construction does not comply with the side yard setback requirements for this lot as established by Article 4, Schedule II of the Zoning Ordinance for the R-2 District.

2. The applicants have demonstrated adequate hardship, arising out of the small size of their lot, to warrant the granting of a variance so as to allow the proposed construction to proceed.

3. The proposed construction is in conformance with the character of the applicants' neighborhood.

4. The Board may grant the relief requested without substantially impairing the intent of the Zoning Plan or having any detrimental effect upon the character of the applicants' neighborhood or their neighbors' property values.

NOW, THEREFORE, BE IT RESOLVED, on the 6th day of March, 1989, that the Russomanos' application for a variance is approved, subject to the following conditions:

1. The proposed construction be done strictly in accordance with the plans, exhibits and testimony submitted by the applicants and considered by the Board.

2. The applicants must obtain a building permit forthwith and commence construction within six months from the date of its issuance and complete construction within twelve months thereafter.

3. This variance shall not constitute authority to engage in any construction which is not authorized by the Zoning Ordinance of the Borough of New Providence, except as expressly stated herein.

ROLL CALL VOTE

Those in Favor: Mr. Hinkel, Mr. Burns, Mr. McAneny, Mr. Perry

Those Opposed: None

The foregoing is a true copy of a Resolution adopted by the Zoning Board of Adjustment of the Borough of New Providence at its meeting on March 6, 1989.

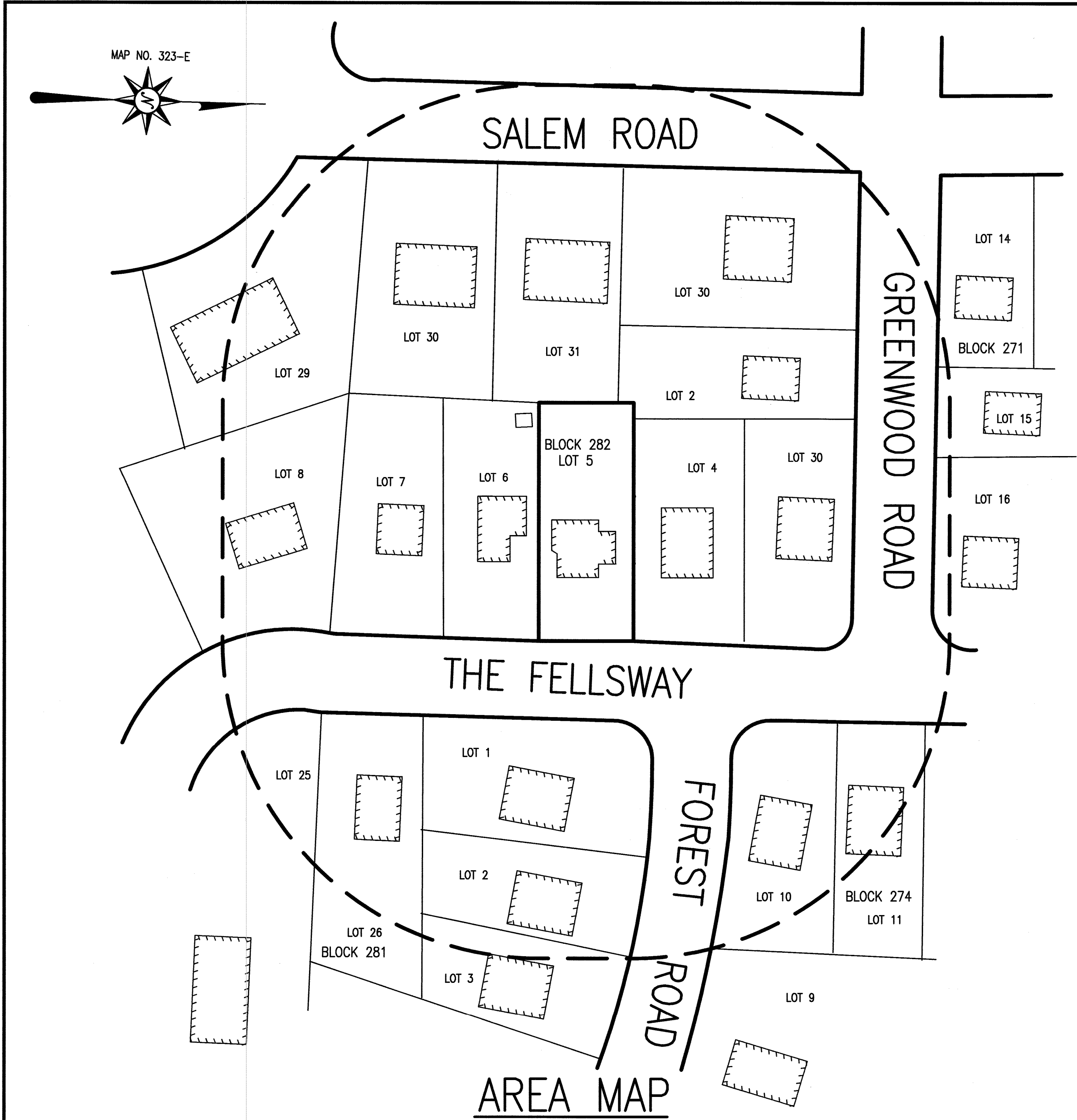
ATTEST:

Wendy Barry

Lorrie Stagg
Secretary, Board of Adjustment



167 The Fellway
D382 L5
167 The Fellway LLC



ZONING SCHEDULE:

ZONE: R-2

REQUIREMENT

MIN. LOT AREA
MIN. FRONT YARD
MIN. REAR YARD
MIN. SIDE YARD (ONE)
MIN. SIDE YARD (BOTH)
MIN. LOT WIDTH AT 40 FT LOT DEPTH
MIN. LOT WIDTH AT R.O.W. LINE
MAX. PRINCIPAL BUILDING HEIGHT
MAX. ACCESSORY BUILDING HEIGHT
MAX. PRINCIPAL BUILDING COVERAGE
MAX. ACCESSORY BUILDING COVERAGE
MAX. LOT COVERAGE

REQUIRED/ALLOWED

15,000 SF
40 FT/PREVAILING
40 FT/35% L.D.
8 FT/60% B.H.
30% L.W.
110 FT
60 FT
2 1/2 STY/30 FT
14 FT
1650 SF
5%
40%

EXISTING

9,000 SF*
40.0 FT
73.9 FT
8.2 FT
19.7 FT; 32.8%
60 FT*
60 FT*
EX.
1237 SF
—
22.9%

PROPOSED

9,000 SF*
40.5 FT
59.3 FT
9.8 FT
22.5 FT; 37.5%
60 FT*
60 FT*
29.02 FT
NA
1694 SF**
—
33.6%

COVERAGE CALCULATIONS

EXISTING

HOUSE 1237 SF
WALKS 310 SF
DRIVE 511 SF
TOTAL 2058 SF

PROPOSED

HOUSE 1634 SF
FRONT & REAR STOOPS 62 SF
WALK 168 SF
PATIO 278 SF
DRIVE 878 SF
TOTAL 3020 SF

PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	OWNER & ADDRESS
282	30	MORENO, VALERIE-TRUSTEE 96 SALEM ROAD, MURRAY HILL, NJ 07974
281	25	JONES, MARC R. & ATSUKO K. 63 CHESTNUT STREET, MURRAY HILL, NJ 07974
282	3	EDWARDS, ALFRED B. & MARGARET 155 THE FELLSWAY, MURRAY HILL, NJ 07974
274	10	MULLINS, JAMES A. & JESSICA A. 154 THE FELLSWAY, NEW PROVIDENCE, NJ 07974
281	3	POLANSKY, PAUL W. & SANDRA 78 FOREST ROAD, MURRAY HILL, NJ 07974
282	7	BRANDON, DENA 175 THE FELLSWAY, MURRAY HILL, NJ 07974
282	8	WASIK-HRASTE, AGATA & MATEJ 183 THE FELLSWAY, NEW PROVIDENCE, NJ 07974
281	2	LAMBERT, RONALD & KAREN R. 84 FOREST ROAD, MURRAY HILL, NJ 07974
282	29	ESPOSITO, DANIEL L. & SHTEYN, ELLA 25 HICKORY PLACE, NEW PROVIDENCE, NJ 07974
271	16	CHOU, EN-JAN & CHEN, YUE-MING 145 THE FELLSWAY, NEW PROVIDENCE, NJ 07974
271	15	GIUNTA, JOHN & OLIVA, VICTORIA 11 GREENWOOD ROAD, NEW PROVIDENCE, NJ 07974
282	31	BARBAGALLO, JAMES & ELIZABETH 88 SALEM ROAD, NEW PROVIDENCE, NJ 07974
282	1	MAISCH, RON & STACEY 22 GREENWOOD ROAD, NEW PROVIDENCE, NJ 07974
282	2	LEBLANC, MARY MARTHA 14 GREENWOOD ROAD, NEW PROVIDENCE, NJ 07974
274	12	CUCCARO, LOUIS & SULLIVAN, BERNADETTE 146 THE FELLSWAY, NEW PROVIDENCE, NJ 07974
281	1	CHABAN, ALFRED & JANE 168 THE FELLSWAY, MURRAY HILL, NJ 07974
282	4	RUZICKA, JOSEF & DARIA O. 161 THE FELLSWAY, NEW PROVIDENCE, NJ 07974
281	26	MELLOW, EMILY & ANGLIN, ROBERT 176 THE FELLSAY, NEW PROVIDENCE, NJ 07974
274	11	SANTACROSS, MICHAEL & ALLYSON 150 THE FELLSWAY, NEW PROVIDENCE, NJ 07974
282	6	HU, SHOU-IH & CHII-WHEI 171 THE FELLSWAY, MURRAY HILL, NJ 07974
283	30	LOONEY, DOUGLAS C. & ANNE E. 87 SALEM ROAD, NEW PROVIDENCE, NJ 07974
274	9	EVANS, R. LEE & SUSANNE E. 35 NORTHVIEW ROAD, MURRAY HILL, NJ 07974
271	14	SAKAI, YUKA & LINDGREN, JASON M. H/W 66 SALEM ROAD, NEW PROVIDENCE, NJ 07974



KEY MAP

GENERAL NOTES:

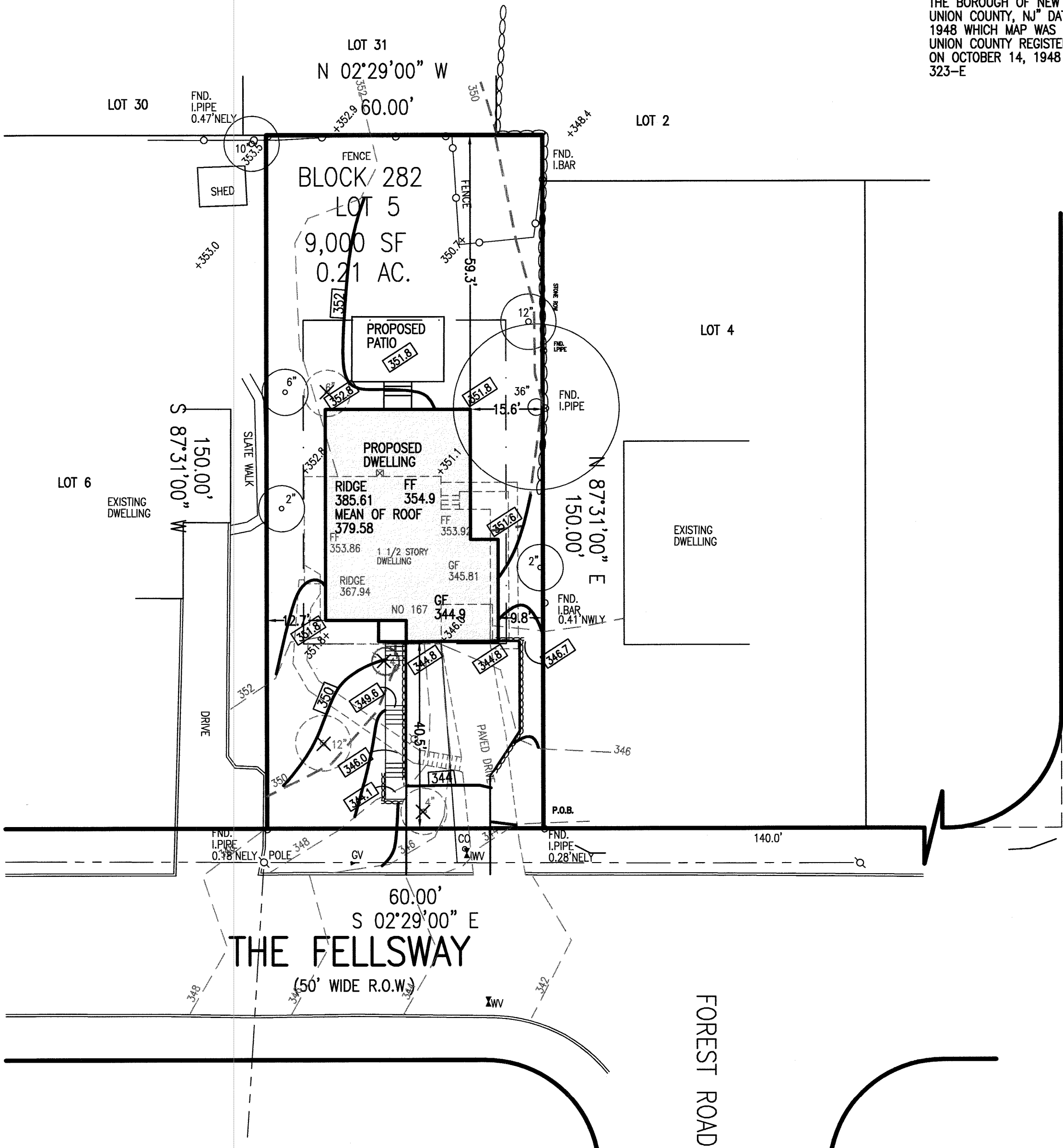
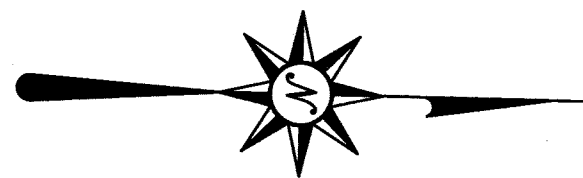
- SUBJECT PROPERTY KNOWN AS LOT 5 BLOCK 282 ON MAP SHEET No. 28
- AREA OF LOT 5, BLOCK 282 = 9,000 SF; 0.21 AC.
- OWNER:
MARY RUSSOMANO C/O FRANK PECCA
3 IRON FORGE LANE
RANDOLPH, NJ 07869
- APPLICANT & PURCHASER UNDER CONTRACT:
167 THE FELLSWAY, LLC
172 SOUTH STREET
NEW PROVIDENCE, NJ 07974
908.464.4642
- ATTORNEY FOR APPLICANT:
JOSEPH B. TIBONI, ESQ.
166 SOUTH STREET
NEW PROVIDENCE, NJ 07974
908.286.1136

DRAWN BY:	SP	CHECKED BY:	WGH
JOB No.	20-084		
BOOK			
SCALE	1" = 50'		
DATE	NOVEMBER 5, 2020		
REVISIONS			
CERTIFICATE OF AUTHORIZATION No. 24GA27959700			
NOTES			
Murphy & Hollows Associates LLC CIVIL ENGINEERING AND SURVEYING 192 CENTRAL AVENUE, STIRLING, NJ 07980 908.580.1255 murphyhollows@gmail.com			
VARIANCE PLAN FOR LOT 5 BLOCK 282 167 THE FELLSWAY BOROUGH OF NEW PROVIDENCE UNION COUNTY NEW JERSEY AREA MAP			
AIDAN T. MURPHY N.J. LIC. PROFESSIONAL ENGINEER #21319 1973-2016			
THIS SITE PLAN HAS BEEN APPROVED BY THE ZONING BOARD OF THE BOROUGH OF NEW PROVIDENCE ON _____ DATE _____			
CHAIRPERSON		DATE	
SECRETARY		DATE	
MUNICIPAL ENGINEER		DATE	
FILE	SHEET		
LF20-084	1		OF
			2

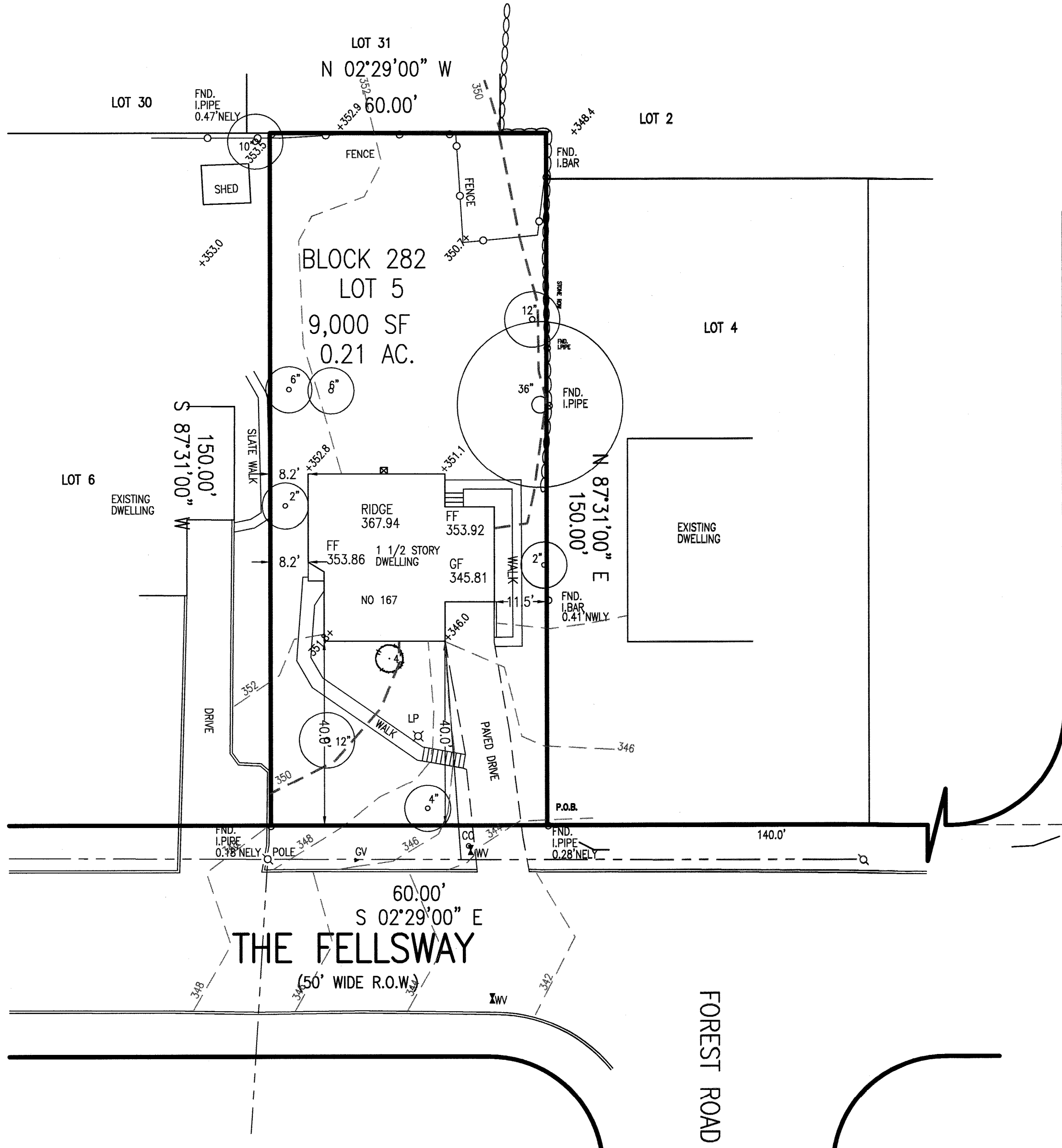
* EXISTING NON CONFORMING CONDITION
** PROPOSED NON CONFORMING CONDITION

BEING KNOWN AND DESIGNATED AS LOT 108 IN BLOCK 67 ON A CERTAIN MAP TITLED "SYLVAN TERRACE SITUATED IN THE BOROUGH OF NEW PROVIDENCE, UNION COUNTY, NJ" DATED AUGUST 10, 1948 WHICH MAP WAS FILED IN THE UNION COUNTY REGISTER'S OFFICE ON OCTOBER 14, 1948 AS MAP NO. 323-E

MAP NO. 323-E



PROPOSED CONDITIONS



EXISTING CONDITIONS

PROPOSED RIDGE ELEVATION: 385.61
PROPOSED MEAN OF ROOF ELEVATION: 379.58
PROPOSED AVERAGE GRADE ELEVATION: 350.56

DRAWN BY: SP		CHECKED BY: WGH	
JOB No. 20-084			
BOOK			
SCALE 1" = 20'			
GRAPHIC SCALE			
DATE NOVEMBER 5, 2020			
REVISIONS			
CERTIFICATE OF AUTHORIZATION No. 24GA27959700			
NOTES			
<div><div>Murphy & Hollows Associates LLC</div><div>CIVIL ENGINEERING AND SURVEYING</div><div>192 CENTRAL AVENUE, STIRLING, NJ 07980</div><div>908-550-1255 murphyhollows@gmail.com</div></div>			
VARIANCE PLAN FOR LOT 5 BLOCK 282 167 THE FELLSWAY BOROUGH OF NEW PROVIDENCE UNION COUNTY NEW JERSEY			
AIDAN T. MURPHY N.J. LIC. PROFESSIONAL ENGINEER #21319 1973-2016			
<div><div>William G. Hollows</div><div>WILLIAM G. HOLLOWES</div><div>N.J. LIC. PROFESSIONAL ENGINEER & LAND SURVEYOR #27473</div><div>N.J. PROFESSIONAL PLANNER #2530</div></div>			
FILE LF20-084		SHEET 2 OF 2	

THIS PLAN MEETS NEW JERSEY ENERGY
CODE PER BULLETIN '19-2: COMPLIANCE
WITH RESCHECK SOFTWARE.

N.J.U.C.G. REQUIREMENTS
2018 INTERNATIONAL RESIDENTIAL CODE
NEW JERSEY EDITION

USE GROUP R-5
CONSTRUCTION TYPE 5B

WIND SPEED 115 MPH

EXPOSURE CATAGORY B

LIVE LOADS	FLOORS	40 PSF
	BEDROOM FLOORS	30 PSF
	ATTIC (ACCESSED BY FIXED STAIR ONLY)	30 PSF
	CEILINGS	20 PSF
	ROOF	30 PSF
	DECK	60 PSF

AREA	1st FL	1635 SF
	2nd FL	1445 SF
	TOTAL	3080 SF

BLDG. COVERAGE	CLCO SF, MAX	1694 SF
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FOR PLANNING BOARD
OR BOARD OF ADJUSTMENT
ONLY. NOT TO BE USED
FOR CONSTRUCTION PERMIT.

FIRST FLOOR PLAN

A-1

Proposed Dwelling For:
TORBILT CONSTRUCTION
167 THE FELLSWAY, BLK. 282, LT. 5
NEW PROVIDENCE, NEW JERSEY

NOV. 16, 2020

109# 2020/182.00

1 OF 3

DRAWN BY: DMP

(908) 561-5560

ROGER C. WINKLE, AIA,
ARCHITECT

interiors
architecture

947 Park Avenue • Plainfield • NJ 07060 • FAX 561-5155

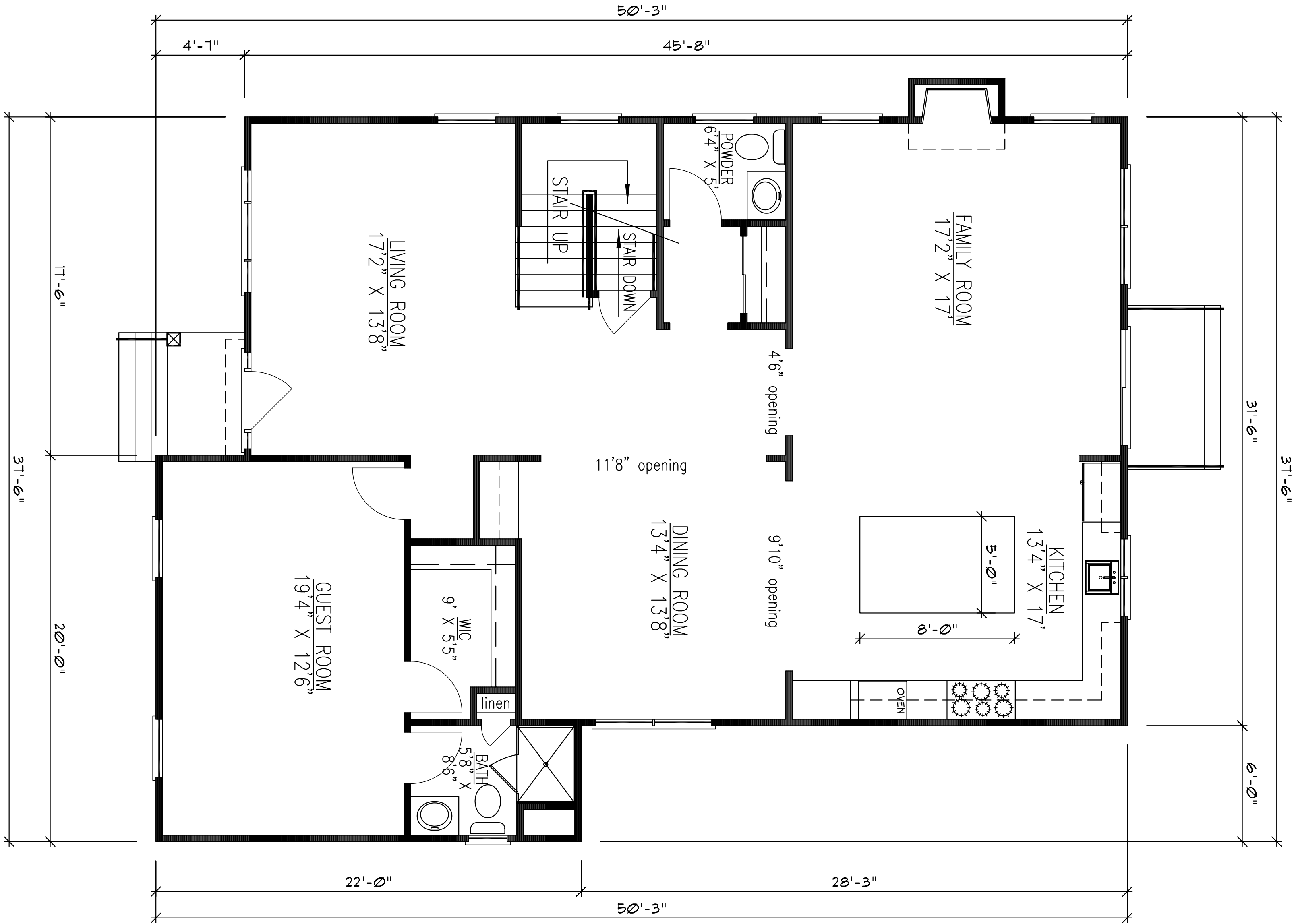
ROGER C. WINKLE – ARCHITECT

947 PARK AVENUE
PLAINFIELD, NJ 07060

(908) 561-5560 FAX (908) 561-5155

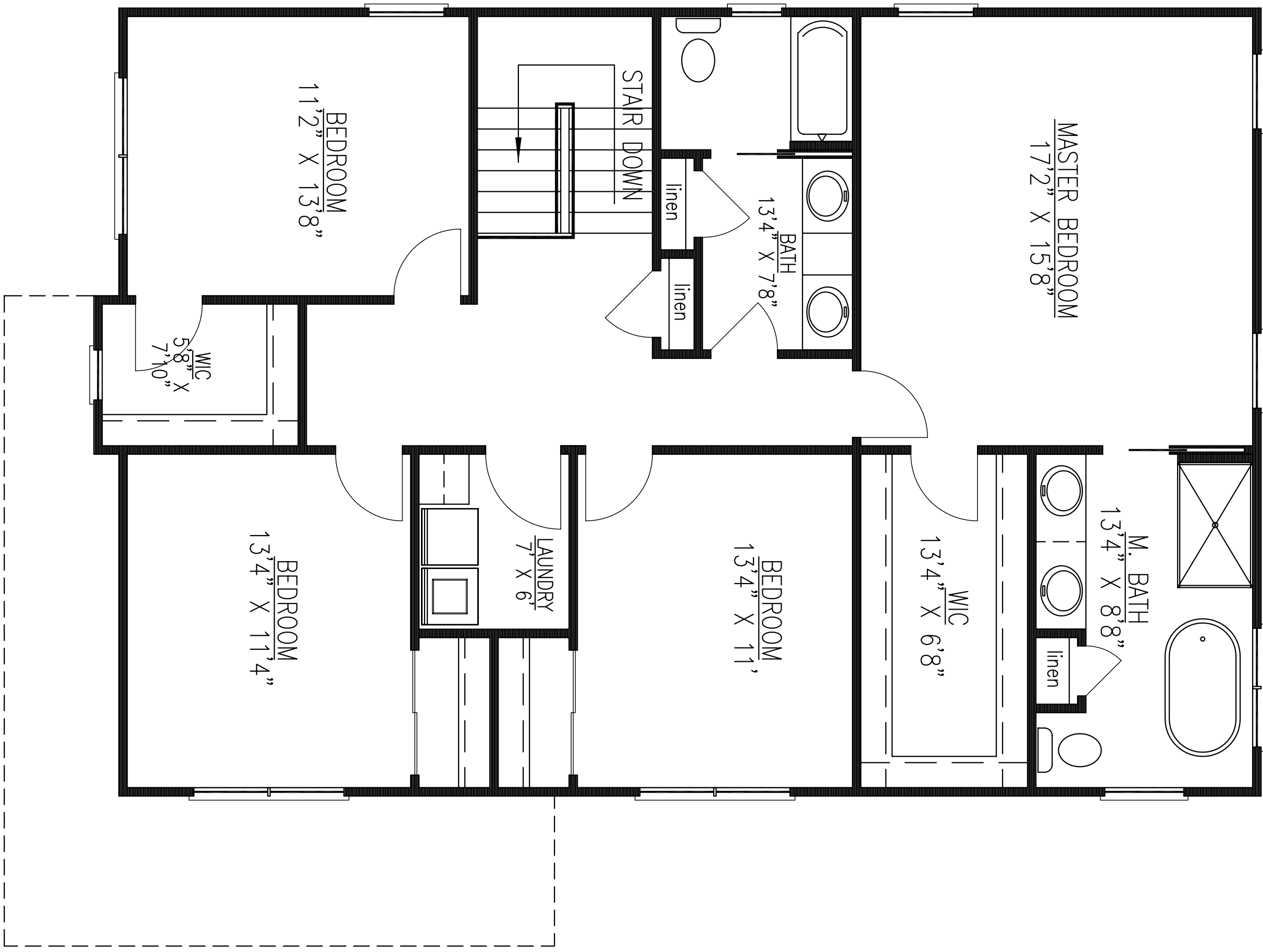
Roger C. Winkle, AIA • N.J. Lic# 07971 • Architect
N.J. Lic# 019856 • PENN. Lic# PA-013895-B

Roger C. Winkle



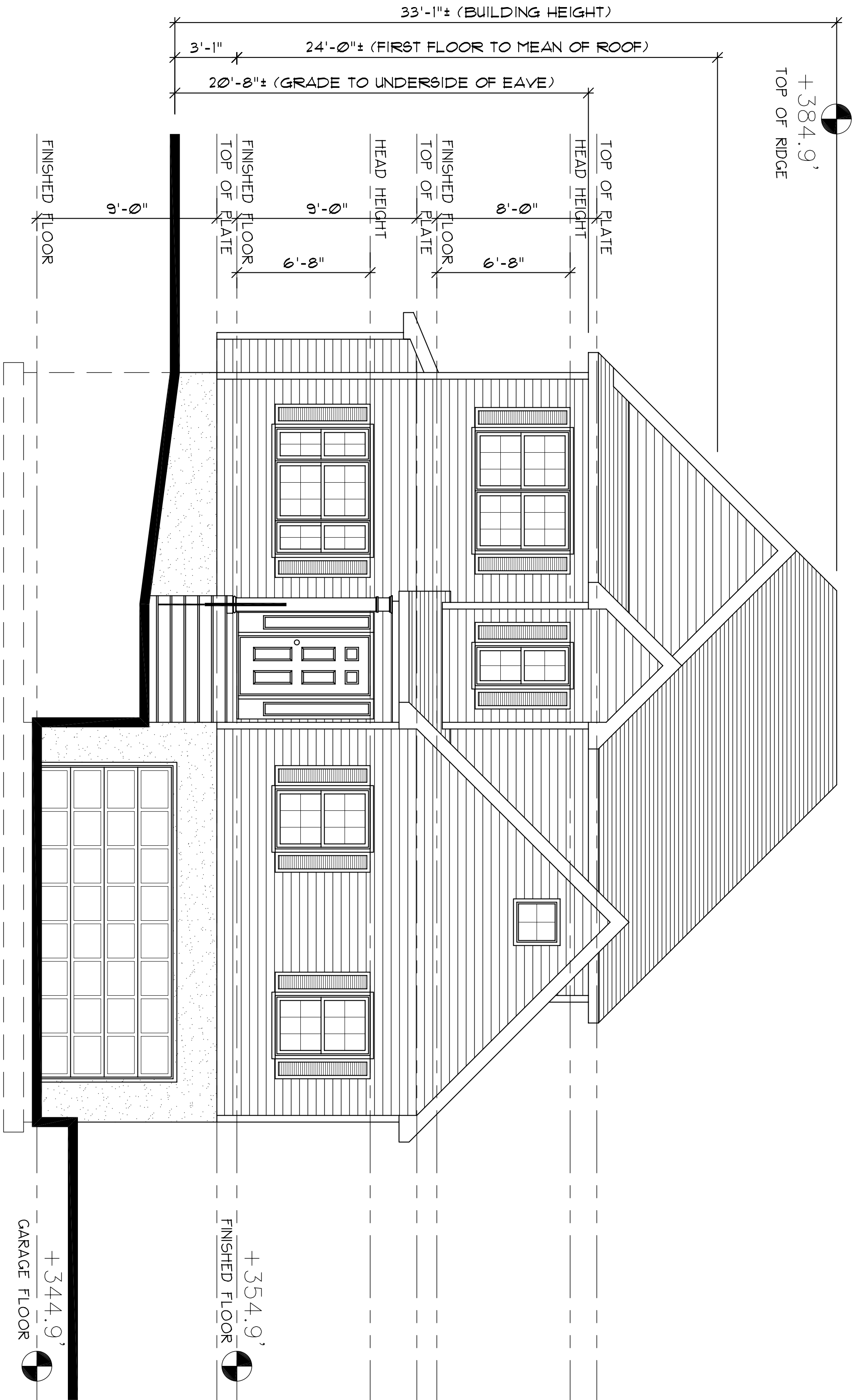
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



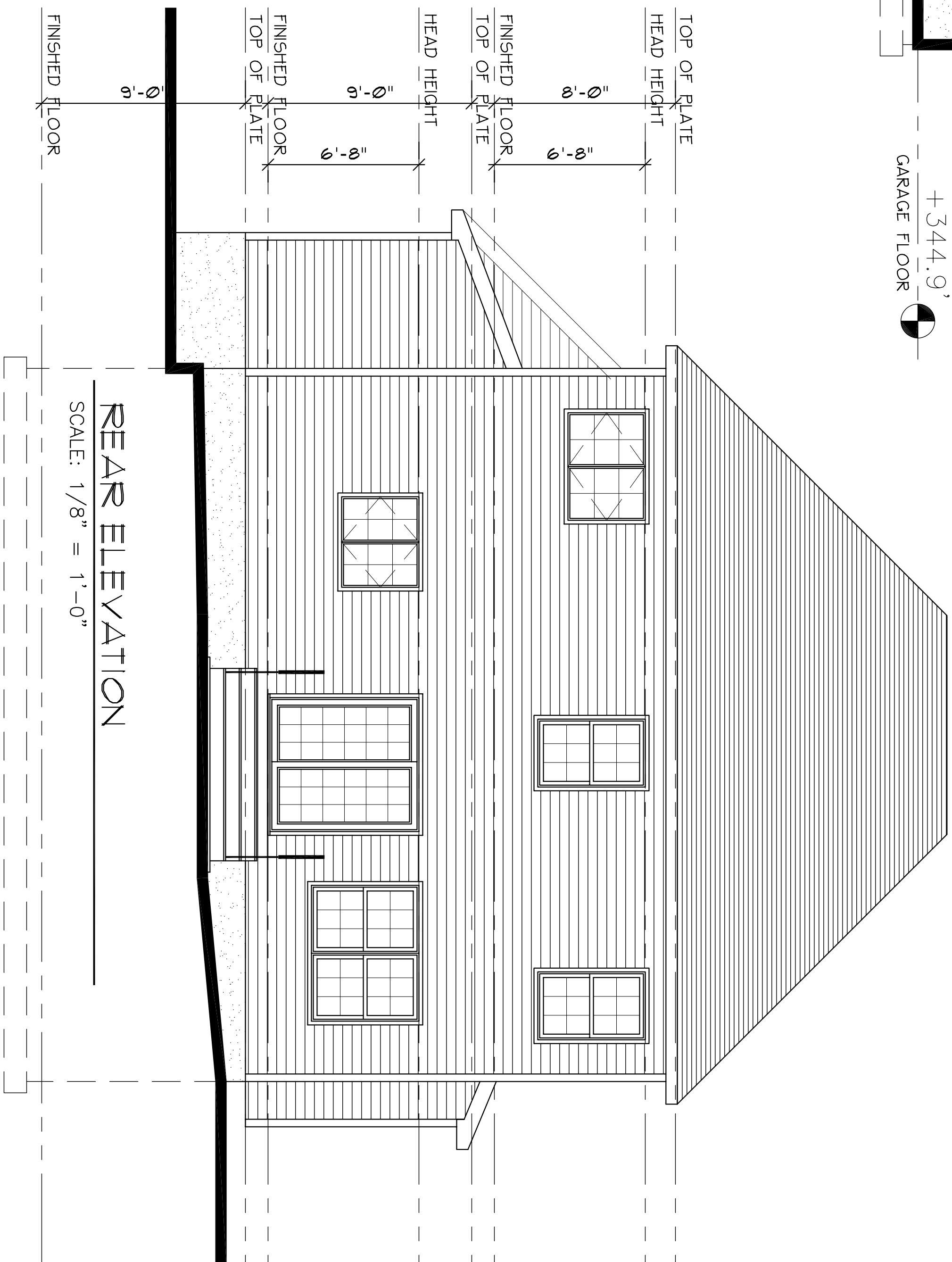
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

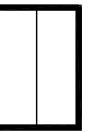
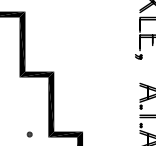
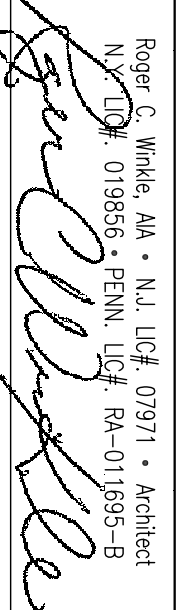
SCALE: 1/8" = 1'-0"

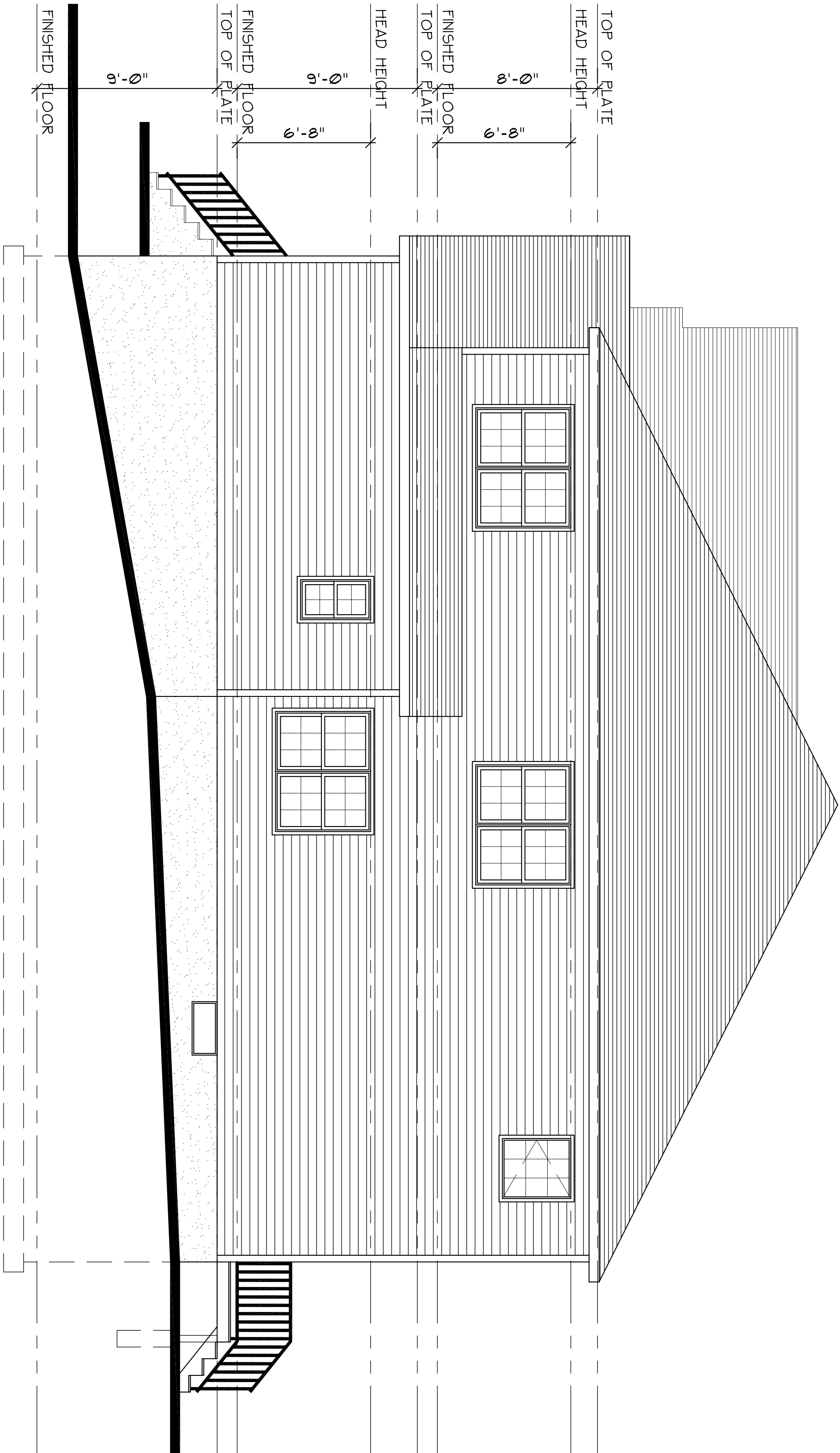


REAR ELEVATION

SCALE: 1/8" = 1'-0"

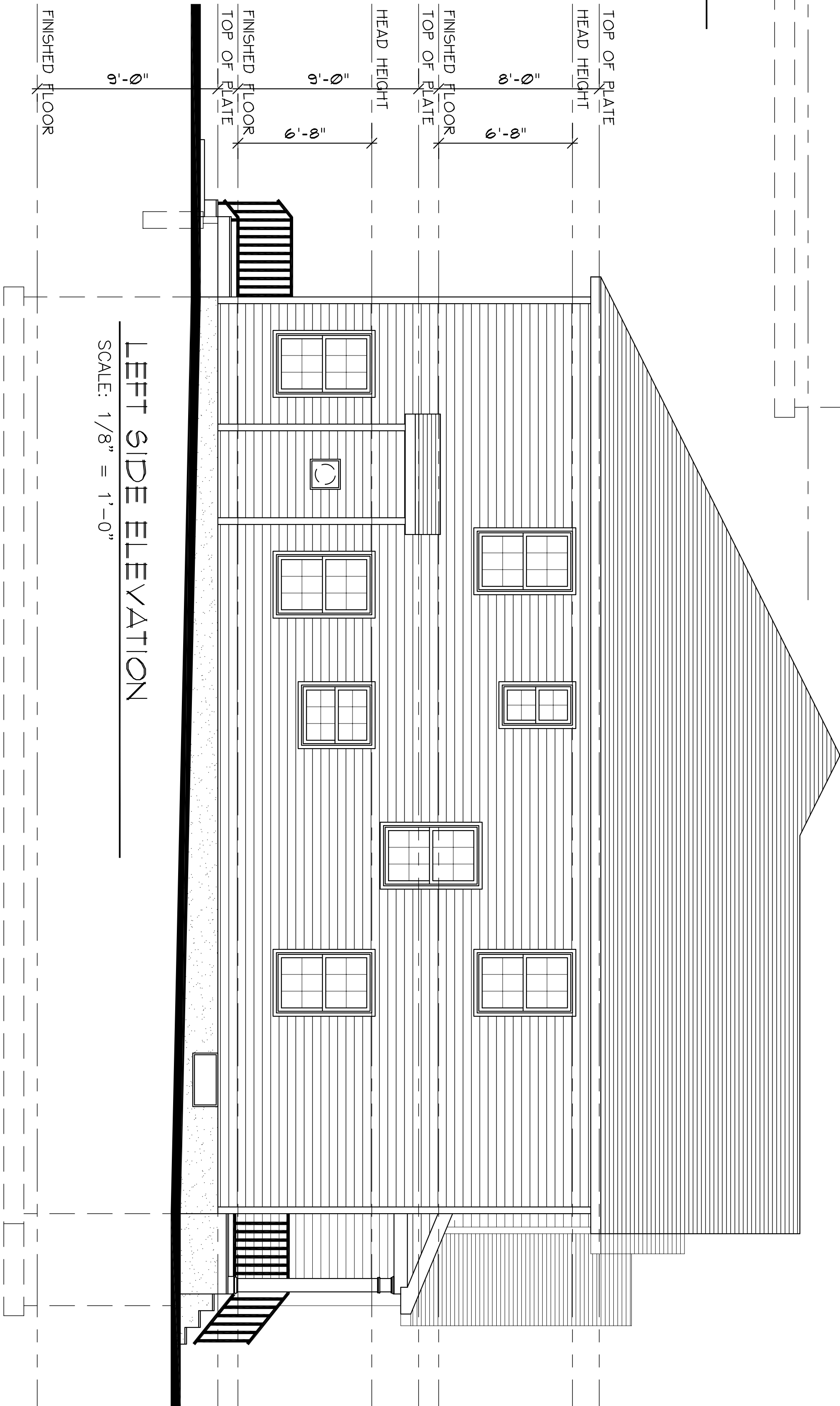
FOR PLANNING BOARD
OR BOARD OF ADJUSTMENT
ONLY. NOT TO BE USED
FOR CONSTRUCTION PERMIT.

ELEVATIONS			A-2	
Proposed Dwelling For: TOBBILT CONSTRUCTION 167 THE FELLSPAY, BLK. 282, LT. 5 NEW PROVIDENCE, NEW JERSEY				
NOV. 16, 2020	JOB# 2020/182.00			
2 OF 3	DRAWN BY: DMP			
(908) 561-5560				
ROGER C. WINKLE, AIA.			interiors	
ARCHITECT			architecture	
				
947 Park Avenue • Plainfield • NJ 07060 • FAX 561-5155				
ROGER C. WINKLE – ARCHITECT				
947 PARK AVENUE PLAINFIELD, NJ 07060				
(908) 561-5560		FAX (908) 561-5155		
Roger C. Winkle, AIA • N.J. Lic# 07971 • Architect N.J. Lic# 019856 • PENN. Lic# PA-013895-B				
				



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

FOR PLANNING BOARD
OR BOARD OF ADJUSTMENT
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ELEVATIONS

A-3

Proposed Dwelling For:
TORBILT CONSTRUCTION
167 THE FELLSWAY, BLK. 282, LT. 5
NEW PROVIDENCE, NEW JERSEY

NOV. 16, 2020 109# 2020/182.00

3 OF 3 DRAWN BY: DMP

(908) 561-5560

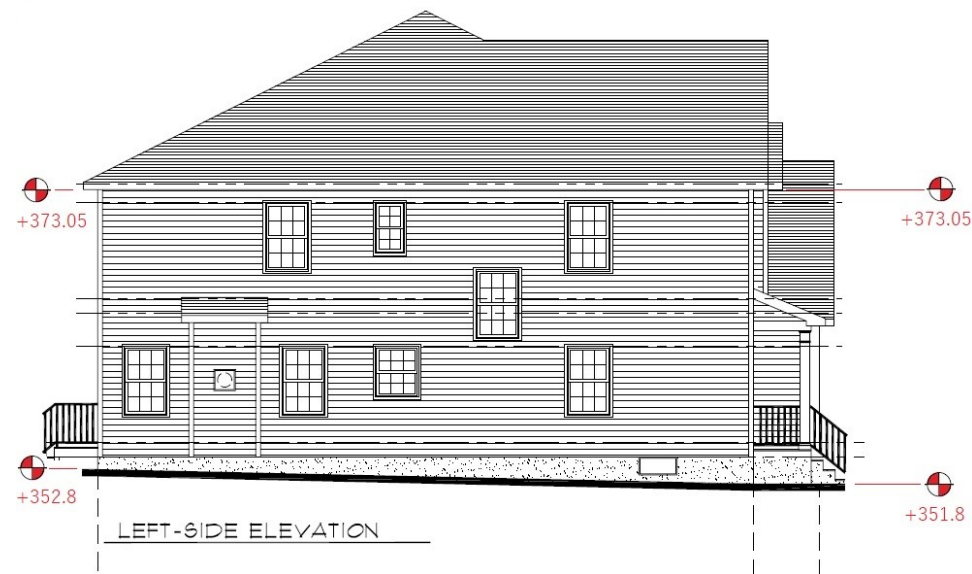
ROGER C. WINKLE, AIA,
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N.J. Lic# 013856 • PENN. Lic# PA-01385-B
Roger C. Winkle



Average Grade is 350.56
 Mean of Roof is 379.58
 Height of House 29.02

Height of siding SW corner is 20'-3", allowable sideyard is 12.1'.... 12.7' is proposed
 Height of siding SE corner is 21'-3", allowable sideyard is 12.7'.... 12.7' is proposed
 Height of siding NE corner is 16'-3", allowable sideyard is 9.7'.... 9.7' is proposed
 Height of siding NW corner is 21'-3", allowable sideyard is 12.7'.... 15.8' is proposed

