

PRELIMINARY & FINAL SITE PLAN

170 NORTH MAIN STREET BLOCK 301 LOT 1

200' OWNERS LIST

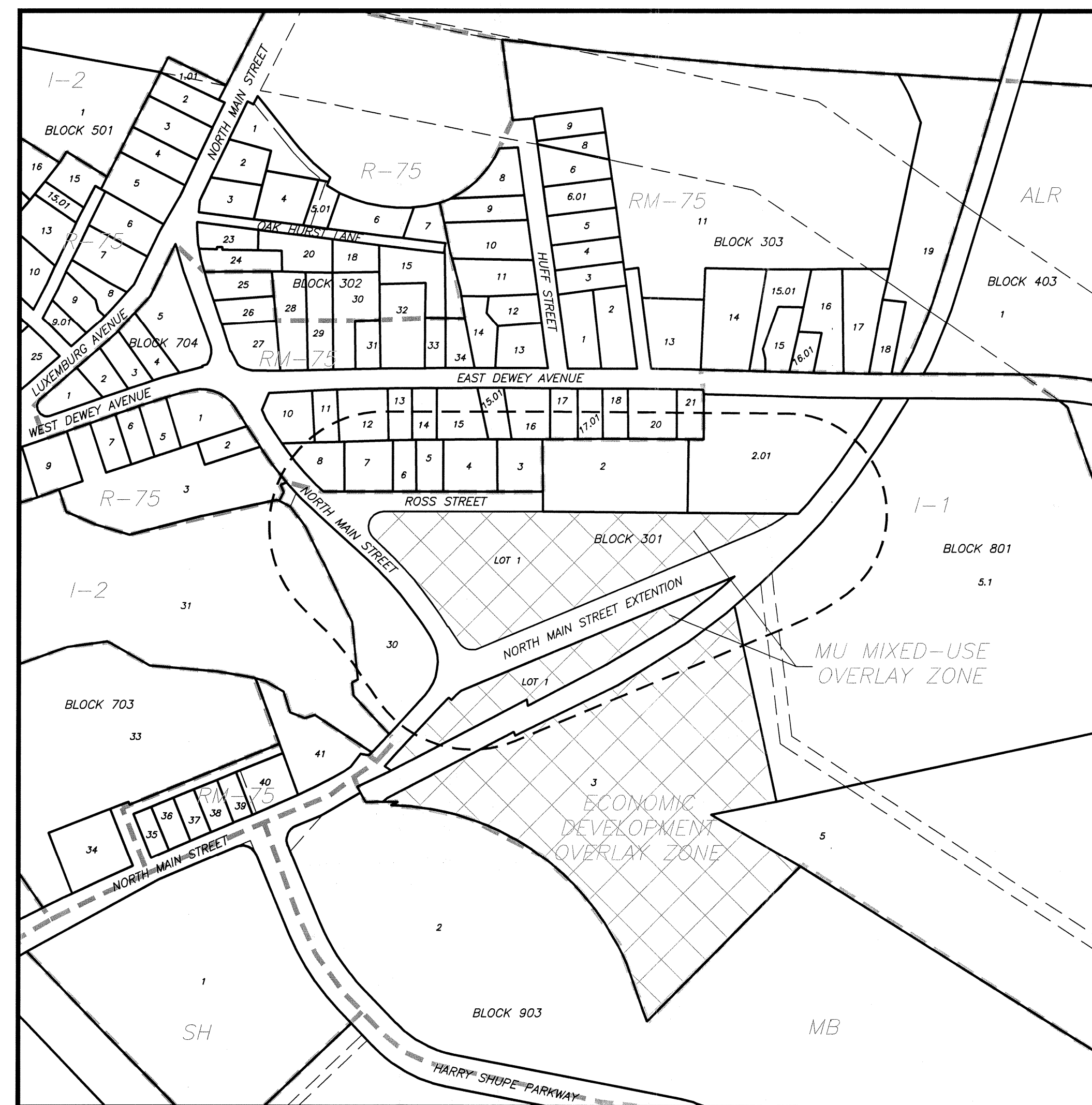
BLOCK	LOT	OWNER
301	10	COUNTY OF MORRIS P.O. BOX 900, MORRISTOWN, N.J. 07960
301	11	NICULCEA, SAMUEL/MARIOARA 12-14 E DEWEY AVE, WHARTON, NJ 07885
301	12	MARTIN, THEODORE M & LYNN JUDY 40 BENEDICT DR, LAKE HOPATCONG, N.J. 07869
301	13	HARDY, JO ANN 24 E DEWEY AVE, WHARTON, NJ 07885
301	14	IMME, MATT 39 LENNOX RD, ROCKAWAY, N.J. 07866
301	15	MCCOWAN, THOMAS H 11 KATHY TER, DENVILLE, N.J. 07834
301	15.01	TRAN, TIEN/MAI 42 E DEWEY AVE, WHARTON, NJ 07885
301	16	ARAUJO, ALVARO & CELESTE 44 E DEWEY AVE, WHARTON, NJ 07885
301	17	VENTUS PROPERTIES LLC 1330 VAN BEURDEN DR, #102, LOS OSOS, CA 93402
301	17.01	APGAR, DONALD J & ROBBIN, SUSAN M 48 E DEWEY AVE, WHARTON, NJ 07885
301	18	PORRAS, DANIELA/BALANTA, MARIA 62 E DEWEY AVE, WHARTON, NJ 07885
301	2	WKFM REALTY LLC P O BOX 596, WHARTON, N.J. 07885
301	2.01	HAMMOND, WILLIAM P 120 FLINTLOCK RD, MORRIS PLAINS, N.J. 07950
301	20	KOSTRZEWA, RAYMOND J & ROSA N 70 E DEWEY AVE, WHARTON, N.J. 07885
301	21	COSTELLO, JOAN 74 E DEWEY AVE, WHARTON, NJ 07885
301	22	BOROUGH OF WHARTON 10 ROBERT ST, WHARTON, N.J. 07885
301	3	BOROUGH OF WHARTON 10 ROBERT ST, WHARTON, NJ 07885
301	4	ELARDO, MICHAEL/KELLY 21 ROSS ST, WHARTON, NJ 07885
301	5	GARCIA, GABRIEL/OMAIRA 19 ROSS ST, WHARTON, NJ 07885
301	6	O BOYLE/BRUNO, THOMAS J/THERESA M. 198 FLANDERS DRAKESTOWN, HACKETTSTOWN, N.J. 07840
301	7	REKAJ, MUHAMET 5 ROSS ST, WHARTON, NJ 07885
301	8	SAHATQIU, RIDVAN/ARDITA 3 ROSS ST, WHARTON, NJ 07885
733	3	WASHINGTON POND REALTY LLC 219-221 NO MAIN ST, WHARTON, NJ 07885
733	30	QUINOLLY LLC 40 FERNWOOD RD, WANTAGE, N.J. 07461
733	31	BOROUGH OF WHARTON 10 ROBERTS ST, WHARTON, NJ 07885
733	33	VAZQUEZ 123 REALTY LLC 6 TWIN BROOKS TRL, CHESTER, NJ 07930
733	40	ONE THREE SEVEN-ONE FOUR SEVEN NORT 132 MOUNTAIN RD, ROCKAWAY, N.J. 07866
733	41	BOROUGH OF WHARTON 10 ROBERT ST, WHARTON, NJ 07885
801	3	WHARTON INVESTORS III LP 145 ADELAIDE ST WEST 500, TORONTO, ONTARIO M5H 4E5
801	5.01	AIR PRODUCTS & CHEMICAL INC 7201 HAMILTON BLVD, ALLENTOWN, PA 18195
933	2.03	WHARTON INVESTORS SECOND LLC 1 MEADOWLANDS PLAZA, EAST RUTHERFORD, NJ 07073
		JERSEY CENTRAL POWER AND LIGHT 300 MADISON AVENUE MORRISTOWN, NJ 07960
		NEW JERSEY VERIZON 50 BROAD ST NEWARK, NJ 07101
		NEW JERSEY NATURAL GAS COMPANY 1415 WYCKOFF ROAD, PO BOX 1464 WALL, NJ 07719
		CABLEVISION 683 ROUTE 10 EAST RANDOLPH, NJ 07869
		SUPERINTENDENT OF PUBLIC WORKS BOROUGH OF WHARTON-WATER UTILITY 10 ROBERT STREET WHARTON, NJ 07869
		MORRIS COUNTY PLANNING BOARD PO BOX 900 MORRISTOWN, NJ 07960-0900

ZONING REQUIREMENTS

MU - MIXED USE OVERLAY ZONE

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (ACRES)	2	2.954	2.920
MIN. LOT WIDTH (FEET)	300	345	345
MIN. LOT DEPTH (FEET)	150	172 (AVG)	172 (AVG)
MIN. FRONT YARD (FEET)			
NORTH MAIN STREET	5 MIN./ 60 MAX.	34.0	58.0
ROSS STREET		30	53.3
NORTH MAIN STREET EXTENSION	5 MIN. / 60 MAX.	22.2	58.0
MIN. SIDE YARD (FEET)	10	70.0	34.6
MIN. REAR YARD (FEET)	15	NA	NA
MAX. BLDG. HEIGHT (STORIES/FEET)	4/55	1	4/52.0
MAX. BLDG. COVERAGE (%)	50%	26.9%	21.3%
MAX. IMPERVIOUS COVERAGE	85%	49.0%	74.3%
FESIDENTIAL DENSITY	35 UNITS/ACRE	N/A	25.4/ACRE
PARKING FRONTAGE REQUIREMENTS			
NORTH MAIN STREET	45%	-	14.0%
NORTH MAIN STREET EXTENSION	45%	-	18.0%
PARKING			
MIN. SETBACK TO R.O.W. (FEET)	5	7.5*	10.0/6.0/10.0
MIN. SETBACK TO BUILDING (FEET)	5	0*	5.3
MIN. SIDE/REAR LOT LINE SETBACK (FEET)	5	0*	6

* EXISTING NON-CONFORMING CONDITION
**VARIANCE REQUIRED



KEY MAP & ZONE MAP
SCALE: 1"=100'

NOTES

1. APPLICANT MUST SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING WITH THE BOROUGH PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
2. APPLICANT SHALL ASSUME THE COST OF ROADWAY REPAIRS WHICH ARE REQUIRED DUE TO ANY DAMAGE INCURRED DURING CONSTRUCTION.

INDEX OF SHEETS

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	DEMOLITION PLAN
4	LAYOUT, SIGNAGE & UTILITIES
5	GRADING & DRAINAGE
6	LANDSCAPE
7	LIGHTING
8	SOIL EROSION AND SEDIMENT CONTROL PLAN
9	CONSTRUCTION DETAILS
10	CONSTRUCTION DETAILS
11	CONSTRUCTION DETAILS
12	CONSTRUCTION DETAILS

PLANNING BOARD

THIS PRELIMINARY & FINAL SITE PLAN WAS APPROVED
BY THE PLANNING BOARD OF THE BOROUGH OF
WHARTON AT A MEETING HELD ON _____ DATE

BOARD CHAIRPERSON _____ DATE

BOARD SECRETARY _____ DATE

BOARD ENGINEER _____ DATE

APPLICANT

ASHOUR INVESTMENT GROUP WHARTON LLC
132 HALSEY ROAD
PARSIPPANY-TROY HILLS, NJ 07054

OWNER

170 NORTH MAIN STREET LLC
40 FERNWOOD ROAD
WANTAGE, NJ 07461

REV.	DATE	DESCRIPTION	BY
1	11-25-2020	PER MUNICIPAL & COUNTY COMMENTS	G.B.S.

PRELIMINARY & FINAL SITE PLAN
170 NORTH MAIN STREET
LOT 1 BLOCK 301

BOROUGH OF WHARTON, MORRIS COUNTY, N.J.

STEWART SURVEYING & ENGINEERING, LLC

DRAWN BY: G.B.S.
SCALE: AS SHOWN
FILE No. 17-113
DWG 17113.DWG

148 EAST MAIN STREET SUITE 1
ROCKAWAY, N.J. 07866
PHONE: 973-586-3736
FAX: 973-586-3739
SURVEYOR@VERIZON.NET

DATE: 08-10-2020

CERTIFICATE OF AUTHORIZATION No. 24CA28093800

ALFRED A. STEWART, JR.

Alfred A. Stewart, Jr.
DATE: 08-10-2020

NJ PROFESSIONAL ENGINEER & LAND SURVEYOR, LIC. No. 24GB03588300