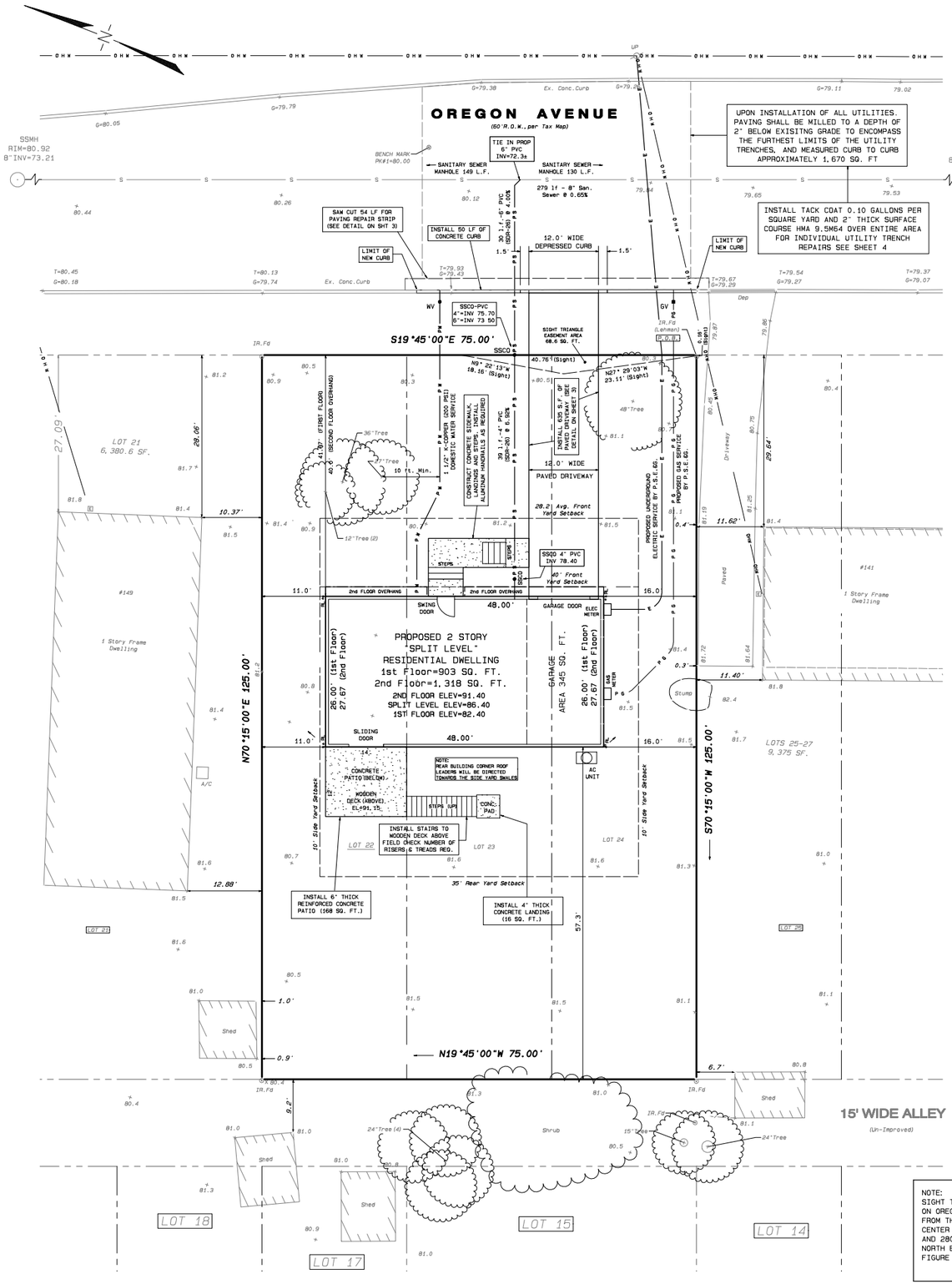
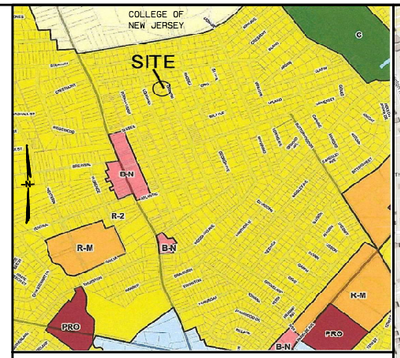
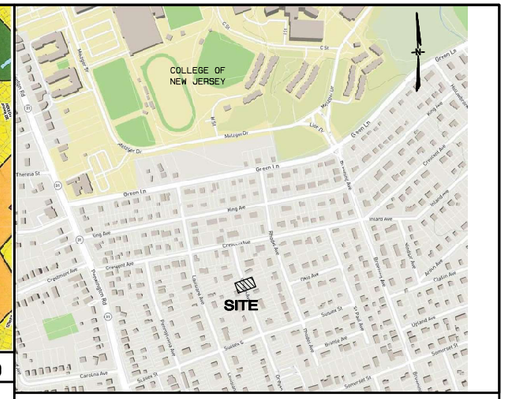




ZONE MAP (SCALE: 1"=1,000'±)



LOCATION MAP
(SCALE: 1"=500'±)

NOTES:

1. THERE MAY BE VARIOUS LEDGES, PROTRUSIONS, OVERHANGS, ETC. THAT ARE NOT SHOWN OR MEASURED ALONG THESE BUILDINGS. FOR USE OTHER THAN A PICTURE FOOTPRINT ADDITIONAL DETAIL AND MEASUREMENTS MAY BE REQUIRED TO SHOW SPECIFIC CONDITIONS ALONG THAT PORTION OF THE BUILDING IN QUESTION.
2. PROPERTY CORNERS FOUND OR SET AS SHOWN.
3. UTILITY STATEMENT: THE UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN HEREON HAVE BEEN LOCATED FROM PHYSICAL MARKINGS ON THE GROUND BY VARIOUS UTILITY COMPANIES, FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES OR STRUCTURES SHOWN COMPRISE ALL SUCH UNDERGROUND FEATURES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FEATURES WHICH ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. PRIOR TO ANY DESIGN OR CONSTRUCTION, UNDERGROUND UTILITY MARKOUT NUMBER (800-272-1000) SHALL BE CALLED.
4. THIS PLAN PREPARED FOR A FEE FOR THE PERSONS AND PURPOSES INDICATED HEREON. ANY OTHER USE OF THIS PLAN (OR COPIES, OR ALTERATIONS OF IT NOT IMPRESSED WITH THE SEAL OF THE LICENSED INDIVIDUAL WHO PREPARED THIS PLAN) IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
5. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND LEASES OF RECORD, RECORDED OR UNRECORDED, AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.
6. INVESTIGATION AND DETERMINATION OF ENVIRONMENTAL, FLOODPLAIN AND SUBSURFACE CONDITIONS WERE NOT PART OF THIS PROJECT OR CONTRACT.
7. HORIZONTAL DATUM: ALSO KNOWN AS LOTS 22-24 IN BLOCK 'G' ON FILED MAP ENTITLED "EWING PARK" DULY FILED IN THE MERCER COUNTY CLERK'S OFFICE ON MAY 11, 1906 AS MAP #169.
8. VERTICAL DATUM: ASSUMED SYSTEM.
9. BENCHMARK LOCATED ON SITE: PK NAIL SET IN CENTERLINE OF OREGON AVENUE, ELEVATION=80.00', AS SHOWN ON PLAN.

REFERENCES:

1. "PLAN OF SURVEY OF 145 OREGON AVENUE" PREPARED BY LOUIS LEHMAN, P.A., DATED OCT. 20, 2017, FILE #50767-A.
2. "PLAN OF SURVEY OF IN EWING TWP, NJ." PREPARED BY TRENTON ENGINEERING CO., INC., DATED OCT. 3, 1967, FILE #112-D-18 (LOTS 25-27, BLOCK 159) ..
3. EWING TOWNSHIP TAX MAPS, PAST AND PRESENT.
4. CITY OF TRENTON TAX MAPS, PAST AND PRESENT.

EWING TOWNSHIP ZONING REQUIREMENTS FOR R2 ZONE (Residential Single Family-Detached)

DESCRIPTIONS	REQUIRED	EXISTING LOTS 22-24	PROPOSED LOTS 22-24
Principal Building			
Minimum Lot Area (corner)	12,100 s.f.	N/A	N/A
Minimum Lot Area (interior)	10,000 s.f.	9,375 s.f. (V)	9,375 s.f. (V)
Minimum Lot Frontage	80 ft.	75.0 ft. (V)	75.0 ft. (V)
Minimum Lot Width (corner)	110 ft.	N/A	N/A
Minimum Lot Width (interior)	80 ft.	75.0 ft. (V)	75.0 ft. (V)
Minimum Lot Depth	110 ft.	125.00 ft.	125.00 ft.
Minimum Front Yard	40 ft.	N/A	40.0 ft.
Average Neighbourhood Front Yard	28.2 ft.	N/A	40.0 ft.
Minimum Side Yard (each)	10 ft.	N/A	11.0 ft.
Total Both Side Yards	20 ft.	N/A	26.0 ft.
Minimum Rear Yard	35 ft.	N/A	57.3 ft.
Maximum Building Height	2.5 sty/35'	N/A	2.5 sty/25.08 ft.
Maximum Building Coverage	18%	N/A	13.3%
Maximum Lot Coverage	26%	N/A	21.9%
Accessory Buildings			
Minimum Dist.to Prin.Bldg	20 ft.	N/A	N/A
Minimum Dist.to side line	5 ft.	N/A	N/A
Minimum Dist.to rear lot line	5 ft.	N/A	N/A
Maximum Building Height	1 sty/15'	N/A	N/A

(V) INDICATES VARIANCE

FLOOR AREA RATIO (FAR), BASE FLOOR AREA REQUIREMENTS AND BEDROOM YIELDS	LOTS 22-24
Column 1 Lot Size Break Points:	9,375 SF 7,500 to 9,999
Column 2 Starting Base:	7,500 SF
Column 3 Additional Area Multiplier Starting Point minus Actual Lot Area Additional Floor Area Allowed	0.12 (9,375-7,500=1,875sf) (1,875 sf X 0.12=225)
Column 4 BASE FLOOR AREA + ADDITIONAL AREA EQUALS MAX FLOOR AREA	1,575 SF 1,575 + 225 = 1,800 1,800 SF
BEDROOM YIELDS: MAX FLOOR AREA DIVIDED BY 425 SF = BEDROOM YEILD	1,800 / 425 = 4.23 4 BEDROOMS ALLOWED
FLOOR AREA ALLOWED BEDROOMS ALLOWED	1,800 SF 4 BEDROOMS
FLOOR AREA PROVIDED BEDROOMS PROVIDED	2,221 SF 3 BEDROOMS VARIANCE REQUIRED

APPROVED BY EWING TOWNSHIP ZONING BOARD

EWING TOWNSHIP ZONING BOARD ENGINEER — DATE

EWING TOWNSHIP ZONING BOARD CHAIRPERSON — DATE

EWING TOWNSHIP ZONING BOARD SECRETARY — DATE

LEGEND:

T 79.84	= EX TOP OF CURB ELEV.	TC79.50 / G79.00	= PROPOSED TOP OF CURB AND GUTTER ELEVATIONS
G 80.34	= EX GUTTER ELEVATION	79.5	= PROPOSED SPOT ELEVATION
DC 80.34	= EX DEPRESSED CURB ELEV.	DC79.5	= PROP. DEPRESSED CURB ELEV
X 80.5	= EX SPOT ELEVATION	75	= EX CONTOUR LINE
TCB 80.52	= EX TOP OF CATCH BASIN	(75)	= PROPOSED CONTOUR LINE
GR 80.02	= EX GRATE ELEVATION	F.F.E.	= FIRST FLOOR ELEVATION
PK/F	= PK NAIL FOUND	G.F.E.	= GARAGE FLOOR ELEVATION
IR FND	= IRON ROD FOUND	A/C	= AIR CONDITIONER UNIT
MONF	= MONUMENT FOUND	HYD	= FIRE HYDRANT
POB	= POINT OF BEGINNING	SSCO	= EX SANITARY SWER CLEANOUT
EOP	= EDGE OF PAVING	WV	= EX WATER VALVE
ESW	= EDGE OF SIDEWALK	GV	= EX GAS VALVE
EOS	= EDGE OF STONE	W	= EX WATER LINE
CLF	= CHAINLINK FENCE	PW	= PROPOSED WATER LINE
WF	= WOODEN FENCE	G	= EX GAS LINE
WD	= WIRE/POST FENCE	PG	= PROPOSED GAS LINE
UP	= UTILITY POLE	S	= EX SANITARY SEWER LINE
GUY	= GUY WIRE	PS	= PROP. SANITARY SEWER LINE
OHW	= OVER HEAD WIRES	SSCO	= PROP. SANITARY SWER CLEANOUT
E	= UNDERGROUND ELECTRIC WIRES	WV	= PROP. WATER VALVE
SSMH	= SANITARY SEWER MANHOLE	GV	= PROP. GAS VALVE
STMH	= STORM MANHOLE		

NOTE:
SIGHT TRIANGLE BASED ON 25 MPH SPEED LIMIT ON OREGON AVENUE, MEASURED 14.5 FEET FROM THE CURB LINE AND 240 FEET ALONG THE CENTER LINE OF THE SOUTH BOUND TRAVEL LANE AND 280 FEET ALONG THE CENTER LINE OF THE NORTH BOUND TRAVEL LANE AS PER NJDOT FIGURE 6-A.

SIGHT TRIANGE EASEMENT

POINT OF BEGINNING
S 70° 15' 00" W 0.16'
N 27° 29' 03" W 23.11'
N 09° 22' 13" W 18.16'
S 19° 45' 00" E 40.76'

TOTAL AREA = 68.6 SQ. FT.

SITE DATA:
TOWNSHIP OF EWING TAX MAP

LOTES 22-24 BLOCK 159 PAGE 16
9,375 SQ. FT. OR 0.215 ACRES

OWNER / APPLICANT:
MARK T. GUALTIERI
58 N. SPRING GARDEN AVE
NUTLEY, NJ 07110-1508
PHONE: 973-699-722

I CONSENT TO THE FILING OF THIS PLAN WITH THE ZONING BOARD OF THE TOWNSHIP OF EWING

MARK T. GUALTIERI — DATE

GRAPHIC SCALE 1"=10'
10 0 10 20 30

SHEET 2

No.	Date	Description
1	9/3/25	REVISED AS PER TOWNSHIP COMMENTS DATED 9/3/25

REVISIONS

TRENTON ENGINEERING CO., INC.
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
ESTABLISHED 1907
2193 SPRUCE STREET TRENTON, N.J. 08638
TEL. NO. 609-882-0616
FAX. NO. 609-882-6004

JOSEPH MESTER
N.J. PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR No. 19462
DATE 9/3/25

HOUSE LOCATION PLAN
of
#145 Oregon Avenue
for
Mark T. Gualtieri
in
TOWNSHIP OF EWING
MERCER CO., NEW JERSEY

CERTIFICATE OF AUTHORIZATION NO. 24GA28052600

TAX MAP DATA		
LOT	BLOCK	PAGE
22-24	159	16

DATE	7/10/25
INV.	44949
DRAWN BY:	JTH
SCALE	1"=10'
FB.	PG.
FILE	109-30

Draft-C:\TRENTON ENGINEERING\OREGON AVE 145 PLOT PLAN\OREGON AVE 145 - JULY 2025.pro