

**CHESTER BOROUGH LAND USE BOARD
AGENDA
JUNE 11, 2020
7:00 PM**

Please select the below link to pre-register for the following meeting. It will require the user to provide your name and email address to setup a free account.

**YOU ARE INVITED TO A ZOOM WEBINAR.
WHEN: JUN 11, 2020 07:00 PM EASTERN TIME (US AND CANADA)
TOPIC: LAND USE BOARD MEETING**

**PLEASE CLICK THE LINK BELOW TO JOIN THE WEBINAR:
[HTTPS://US02WEB.ZOOM.US/J/84802601410?PWD=DHFHDNZFYM52C3NBZZZML0E4WDVLUT09](https://us02web.zoom.us/j/84802601410?pwd=DHFHDNZFYM52C3NBZZZML0E4WDVLUT09)
PASSWORD: 091031**

**OR IPHONE ONE-TAP :
US: +19294362866,,84802601410# OR +13017158592,,84802601410#
OR TELEPHONE:
DIAL(FOR HIGHER QUALITY, DIAL A NUMBER BASED ON YOUR CURRENT LOCATION):
US: +1 929 436 2866 OR +1 301 715 8592 OR +1 312 626 6799 OR +1 669 900 6833 OR +1 253 215 8782
OR +1 346 248 7799
WEBINAR ID: 848 0260 1410
INTERNATIONAL NUMBERS AVAILABLE: [HTTPS://US02WEB.ZOOM.US/U/KRTGT2AJG](https://us02web.zoom.us/j/84802601410)**

CHESTER BOROUGH LAND USE BOARD

AGENDA

JUNE 11, 2020

7:00 PM

1. CALL TO ORDER

2. OPEN PUBLIC MEETINGS ACT

Adequate notice of this meeting of the Chester Borough Land Use Board was given as required by the "Open Public Meetings Act" as follows: notice was sent to the Observer Tribune and the Daily Record, posted on the bulletin board in the Borough Municipal Building and posted on the Borough website and filed with the Borough Clerk. The Land Use Board will hold a regular meeting by web-based platform providing remote access as the meeting will be open to the public remotely. Details for public participation will be posted on the website at chesterborough.org. Public can register at [Zoom.us](https://us02web.zoom.us/j/84802601410?pwd=DHFHDNZFYM52C3NBZZZML0E4WDVLUT09) and to join :

[HTTPS://US02WEB.ZOOM.US/J/84802601410?PWD=DHFHDNZFYM52C3NBZZZML0E4WDVLUT09](https://us02web.zoom.us/j/84802601410?pwd=DHFHDNZFYM52C3NBZZZML0E4WDVLUT09)

PASSWORD: 091031 In the event any member of the public cannot access the public file documents or exhibits, and/or cannot access the Zoom web-based virtual meeting room, they may contact the Board Secretary at kbrown@chesterborough.org or 908-879-3660 x 2123

3. SALUTE TO THE FLAG

4. ROLL CALL

Janet Hoven
Kerry Brown
Stan Stevinson
Anita Rhodes
Adam Sorchini
Stanley Quintana, Alternate #2

Chris Heil
Ken Kasper
Don Storms
Edd Creter
Michael Ferrone, Alternate #1

Steven Warner, Board Attorney
Steve Bolio, Board Engineer

David Banisch, Board Planner
Sarah Jane Noll, Recording Secretary

5. MINUTES

A. May 14, 2020

6. BUSINESS

**A. Tack Veterinary Holdings, LLC
Amended Site Plan
114 US Highway 206 North Block 103, Lot 51**

**B. The Car Wash at Chester, LLC
Amended Preliminary and Final Major Site Plan and Variance Application
45 Maple Avenue Block 131, Lot 5**

7. RESOLUTIONS

No resolutions at this time

8. COMMUNICATION/DISCUSSION ITEMS

9. PUBLIC COMMENT

10. ADJOURNMENT

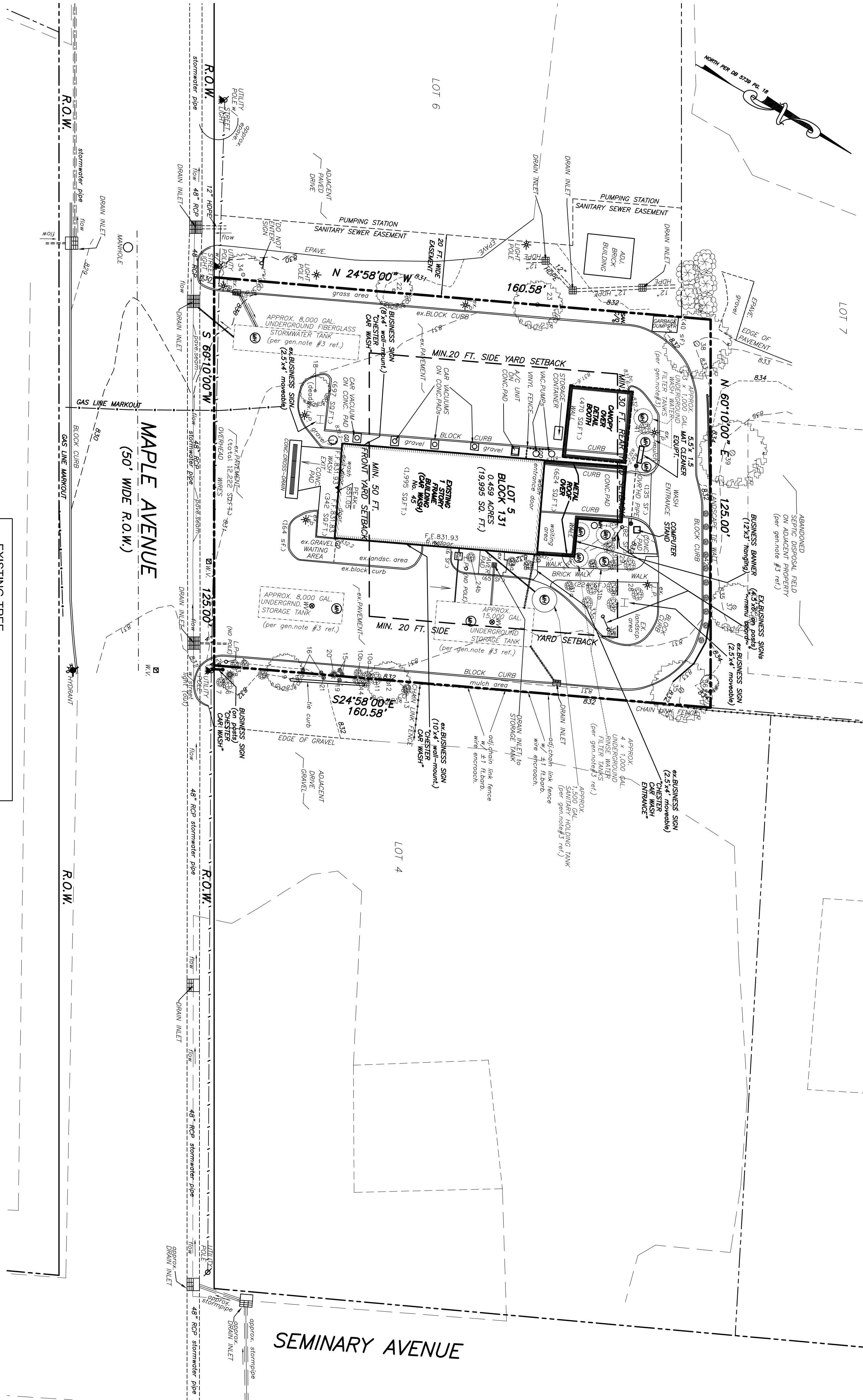
GENERAL NOTES

1. SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY THE FIRM DATED OCTOBER 31, 2019, SIGNED CHRISTOPHER J. ALDRICH, N.J.S. 34478. SURVEY REFERENCE: NORTH PER DEED BOOK 5729, PAGE 18.
2. EXISTING CONDITIONS, TREES AND TOPOGRAPHIC INFORMATION AS PRESENTED ON THE SURVEY SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE FIRM IN 2019 UNDER THE SUPERVISION OF CHRISTOPHER ALDRICH, N.J.S. 34478. VERTICAL DATUM: NAVD 1988. BASED ON GPS OBSERVATIONS ON OCTOBER 25, 2019.
3. PREVIOUS CAR WASH USE AND SITE PLAN APPROVAL (WITH BULK VARIANCES) REFERENCE: CHESTER BOROUGH BOARD OF ADJUSTMENT RESOLUTIONS OF APPROVAL, SIGNED SEPTEMBER 13, 1983 AND NOVEMBER 8, 1983.
4. CONDITION OF APPROVAL:
 1. DRAINAGE: CAR WASH DRAIN FROM ON-SITE WELL 609 USE IN WASHING/RINSING CARS OR ANY OTHER USE OF WATER IN THE CAR WASH SYSTEM.
 2. APPROVED PLAN REFERENCE: "GRADING & DRAINAGE PLAN, CHESTER CAR WASH LOT 5-3 - BLOCK 17", PREPARED BY AGORA ASSOCIATES, FARR HILLS, NJ, SIGNED, ROBERT H. FOX, P.E., DATED JUNE 28, 1983, LAST REVISED APRIL 12, 1984.
5. CHESTER BOROUGH BOARD OF ADJUSTMENT RESOLUTION OF APPROVAL, SIGNED MAY 12, 1998.
6. APPROVED PLAN REFERENCE: "CHESTER CAR WASH LOT 5.3, BLOCK 17" PLAN, PREPARED BY FERRERO ENGINEERING, INC., CHESTER, NJ, SIGNED PAUL W. FERRERO, P.E., DATED MARCH 4, 1998.
7. ANY DISCREPANCIES IN REFERENCED COORDINATES, ELEVATIONS, EXISTING UNDERGROUND UTILITIES, AND SURFACE CONDITIONS SHALL BE APPROXIMATE AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PRIOR TO BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL UTILITY COMPANIES AS REQUIRED FOR MARKOUT PRIOR TO ANY EXCAVATION.
8. EXISTING UNDERGROUND UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TESTING LOCATIONS, ELEVATIONS, MATERIALS AND SIZES, TEST INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN TO AVOID CONFLICTS EXISTING SEPTIC SYSTEMS AS SHOWN ON ADJACENT LOTS ARE APPROXIMATE ONLY AND WILL NEED TO BE CONFIRMED IN THE FIELD IF NECESSARY.
9. ALL DEBRIS, CONCRETE CHUNKS, TREE STUMPS, AND OTHER UNSUITABLE MATERIAL RESULTING FROM THE SITE GRADING AND EXISTING STRUCTURAL DEMOLITION SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL LOCATION. NO UNSUITABLE MATERIALS SHALL BE PERMITTED TO BE BROWD ON SITE.
10. SINCE THE SUBJECT PROPERTY DOES NOT FRONT ON A COUNTY ROAD AND THE PROPOSED PROJECT IS EXEMPT FROM THE MORRIS COUNTY LAND DEVELOPMENT STANDARDS.
11. BASED ON THE NJDEP NIGEMAPPROP, PRINTED DECEMBER 2019, THERE ARE NO FRESHWATER WETLANDS OR 150 FT. WETLANDS BUFFERS THAT ENVELOPE THE SUBJECT PROPERTY.
12. THE SUBJECT PROPERTY IS LOCATED WITHIN THE NJDEP HIGHLANDS PLANNING AREA.
13. THE PROPOSED IMPROVEMENTS MAY BE SUBJECT TO APPROVAL BY THE CHESTER BOROUGH HISTORIC COMMITTEE AND SHADE TREE COMMITTEE PRIOR TO THE START OF ANY CONSTRUCTION.
14. PER THE N.J.A.C. 7-9 STORMWATER MANAGEMENT RULES, THE PROPOSED DEVELOPMENT IS NOT CONSIDERED A "MAJOR DEVELOPMENT" SINCE LESS THAN 1 ACRE OF DISTURBANCE AND LESS THAN 1/4 ACRE OF NEW IMPERVIOUS COVERAGE IS PROPOSED. THIS PROJECT IS NOT SUBJECT TO THE N.J.A.C. 7-9 STORMWATER RULES FOR STORMWATER MANAGEMENT CONTROL.
15. ALSO, THE PROPOSED PROJECT IS NOT SUBJECT TO THE DESIGN STANDARDS PER THE CHESTER BOROUGH ORDINANCE 2006-3, FOR A MINOR DEVELOPMENT SINCE LESS THAN 2,500 SQ.FT. OF DISTURBANCE AND LESS THAN 1,000 SQ.FT. OF NEW IMPERVIOUS IS PROPOSED.
16. INFORMATION RELATED TO THE PROPOSED EQUIPMENT FREE PROVIDED BY THE APPLICANT.
17. THE EXISTING SITE LIGHTING SHALL REMAIN. ONE FREE-STANDING LIGHT POLE SHALL BE REPLACED.
18. SOLID WASTE COLLECTION: AS PROVIDED BY THE CURRENT ORDINANCE 201-13, SOLID WASTE SHALL NOT BE COLLECTED BEFORE 7:00 AM NOR AFTER 5:00 PM, PREVAILING TIME.
19. THE SUBJECT PROPERTY WILL CONTINUE TO BE SERVED BY PUBLIC WATER, SEWER AND GAS.
20. IF REQUIRED, AN AS-BUILT SURVEY SHALL BE SUBMITTED TO CHESTER BOROUGH AT THE COMPLETION OF CONSTRUCTION.
21. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS. ALL REQUIRED AGENCY PERMITS HAVE BEEN OBTAINED BY THE OWNER, AND EACH DRAWING SHEET HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION". ACCORDINGLY, THIS PROJECT MAY BE SUBJECT TO APPROVALS FROM THE FOLLOWING AGENCIES: MORRIS COUNTY PLANNING BOARD, MORRIS COUNTY SOIL CONSERVATION DISTRICT, CHESTER BOROUGH FIRE PREVENTION BUREAU, ENVIRONMENTAL COMMISSION, SHADE TREE COMMISSION, CHESTER BOROUGH BOARD OF HEALTH AND NJDEP DIVISION OF LAND USE.

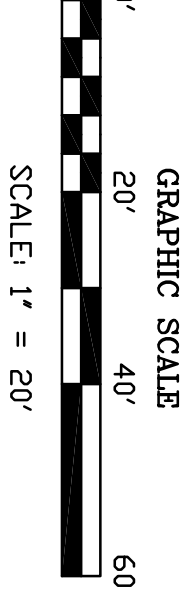
SCHEDULE OF EXISTING BUSINESS SIGNS

SIGN TYPE	SIGN	MOUNTING	BOTTOM OF SIGN MOUNT (ABOVE GRADE)	LOCATION	SIZE
ATTACHED	"CHESTER CAR WASH"	WALL-MOUNT	6 FT.	EASTERLY BUILDING WALL	10'x4' (±40 SQ.FT.)
ATTACHED	"CHESTER CAR WASH"	WALL-MOUNT	5.5 FT.	WESTERLY BUILDING WALL	8'x4' (±32 SQ.FT.)
ATTACHED	"CHESTER CAR WASH"	POST-MOUNT	2.5 FT.	OFF SITE	3'x2.6' (8 SQ.FT.)
FREESTANDING	"~menu board~"	POST-MOUNT	4 INCH	REAR LANDSCAPE AREA	4.5'x6' (27 SQ.FT.)
FREESTANDING	"~menu board~"	POST-MOUNT	4 INCH	REAR LANDSCAPE AREA	4.5'x6' (27 SQ.FT.)
TEMPORARY	"CHESTER CAR WASH"	HANGING BANNER	1 FT.	REAR WALL	12'x3' (±36 SQ.FT.)
TEMPORARY	"CHESTER CAR WASH ENTRANCE →"	MOVEABLE	4 INCH	CUSTOMER ENTRANCE	2.5'x4' (10 SQ.FT.)
TEMPORARY	"~blank~"	MOVEABLE	4 INCH	REAR LANDSCAPE AREA	2.5'x4' (10 SQ.FT.)
TEMPORARY	"~blank~"	MOVEABLE	4 INCH	FRONT LANDSCAPE AREA	2.5'x4' (10 SQ.FT.)

* NOTE: EXISTING NON-CONFORMING SIGNS GRANTED VARIANCE RELIEF PURSUANT TO GENNOTE #4.



PLAN VIEW



SYMBOL LEGEND:

- ☀ denotes EXISTING LIGHT POLE (note: Fixture Mounting Height = 12 ft.)
- ⦿ denotes EXISTING USA FLAG
- ⦿ denotes EXISTING MOVEABLE SIGN
- ⦿ denotes EXISTING PLANTINGS

SOIL TYPE LEGEND

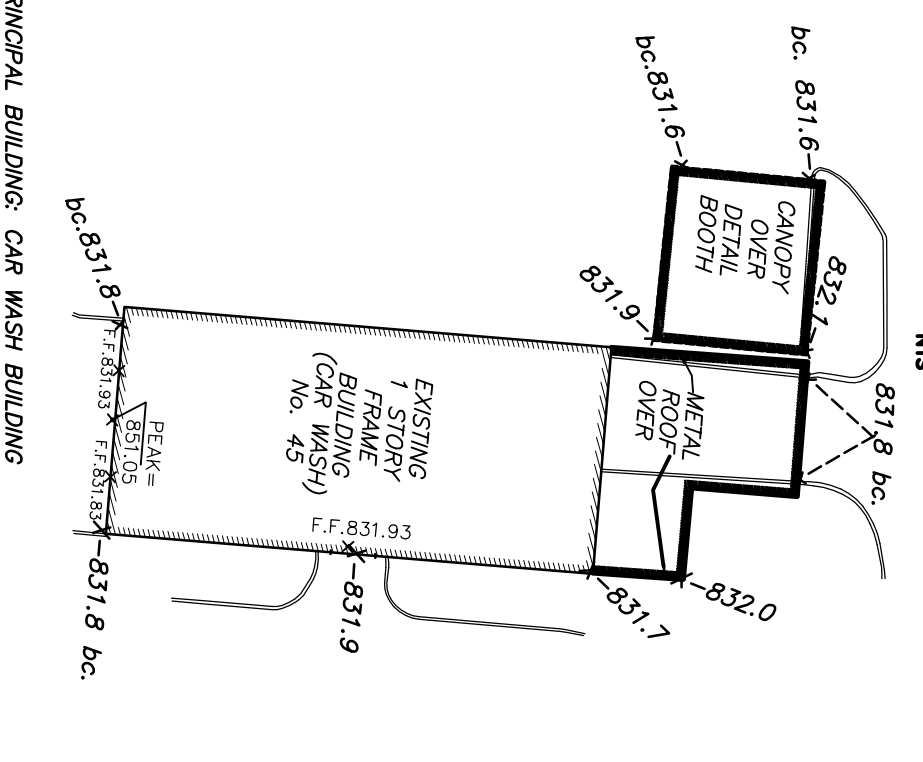
MAP SYMBOL	SOIL TYPE	SEASONAL HIGH WATER SLOPES	HYDROLOGIC TABLE DEPTH	SOIL GROUP
CMA4	CALIFORN LOAM	0-3%	18"	B

NOTE: THE SOIL TYPE SHOWN HEREON HAS BEEN TAKEN FROM THE "SOIL SURVEY OF MORRIS COUNTY, NEW JERSEY", PER THE NJDEP WEBSITE, EFF. DECEMBER 2019. <http://njdeponline.state.nj.us/video/MapPages> -SS00RD LATER

EXISTING TREE & SHRUB SCHEDULE

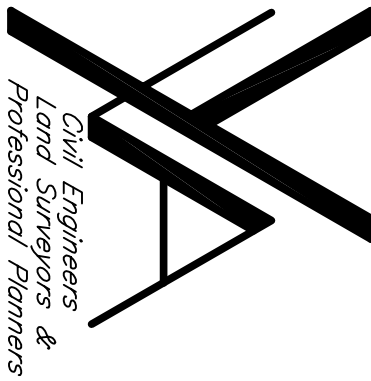
NO.	DESCRIPTION
1	1.5" DIA GRASSES (offsite)
2	1.5" DIA SHRUB (not healthy)
3	3" DIA SHRUB (not healthy)
4	3" DIA SHRUB (offsite)
5	3" DIA SHRUB (offsite)
6	3" DIA SHRUB (offsite)
7	3" DIA SHRUB (offsite)
8	3" DIA SHRUB (offsite)
9	3" DIA SHRUB (offsite)
10	3" DIA SHRUB (healthy Cyprus)
11	3" DIA SHRUB (healthy Cyprus)
12	3" DIA SHRUB (offsite)
13	3" DIA SHRUB (offsite)
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37	3" DIA SHRUB (offsite)
38	3" DIA SHRUB (offsite)
39	3" DIA SHRUB (offsite)
40	3" DIA SHRUB (offsite)
41	3" DIA SHRUB (offsite)
42	3" DIA SHRUB (offsite)

AVERAGE GRADE & BUILDING HEIGHT CALCULATION DETAIL



EXISTING IMPERVIOUS COVERAGE TABLE

PROPERTY (lot area)	AREA (SQ.FT.)
EXISTING BUILDING (CAR WASH)	1,995
REAR COVERED ENTRANCE (CAR WASH)	624
ACCESSORY BUILDING (DETAIL BOOTH)	470
GRAVEL SURROUND AREA	861
CONCRETE PAD	6
PAVER-BRICK DRAIN PAD	65
REAR PAVER WALK	224
CONCRETE PAD w/COMPUTER STAND	82
MANHOLES	31
DUMPESTER	40
FRONT CONCRETE EXIT PAD w/ DRAIN	342
EXISTING DRIVE ACCESS & PARKING (PAVEMENT)	12,222
TOTAL EXISTING COVERAGE:	16,962 SQ.FT.



YAMACONE
WILLA
& ALDRICH, LLC

460 MAIN STREET, P.O. BOX 439
CHESTER, NEW JERSEY 07930
PHONE: 908-879-6646
FAX: 908-879-6591
N.J. STATE BOARD FOR P.E. & P.L.S. CERTIFICATE
246034527000

CANDICE J. DAVIS
N.J. PROFESSIONAL ENGINEER
DATE 05/15/20

CHRISTOPHER J. ALDRICH
N.J. PROFESSIONAL LAND SURVEYOR
DATE 05/15/20

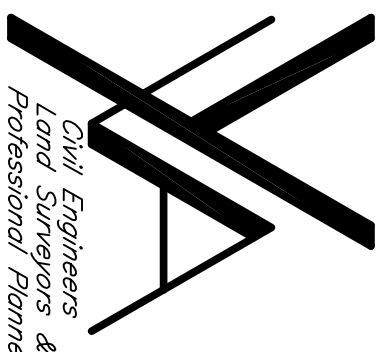
NO.	DATE	REVISION
1	05/15/20	REV PER BOARD SIGN/05/20/20 & SHADE TREE 03/07/20

PROJECT TITLE:
THE CAR WASH
AT CHESTER, LLC
SITE PLANS
PROPOSED MINOR IMPROVEMENTS
45 MAPLE AVENUE
LOT 5 ~ BLOCK 131
TAX MAP SHEET NO. 10
MORRIS COUNTY, NEW JERSEY

SHEET TITLE:
EXISTING CONDITIONS
& ENVIRONMENTAL
CONSTRAINTS
PLAN SHEET

DRAWN BY:	DATE:
FE/CAD	FEB 05, 2020
CHECKED BY:	SCALE:
CAD	1" = 20'

W.O. 219096
F.B. 789/120
FILE:
COMP FILE: I:\ENG\219096\DWG\219096-shedplan-existingconditions-plan.dwg
SHEET 2 OF 7



**YANNACONE
VILLA
& ALDRICH, LLC**

460 MAIN STREET, P.O. BOX 459
CHESTER, NEW JERSEY 07930
PHONE: 908-879-6646
FAX: 908-879-8591
N.J. STATE BOARD FOR P.E. & P.L.S. CERTIFICATION
OF AUTHORIZATION No. 240642/934500

CANDICE J. DAVIS
N.J. PROFESSIONAL ENGINEER
NO. 24GE04527000 DATE 05/15/20

NO. 24GE04527000 DATE 05/15/20

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

[illegible]

**THE CAR WASH
AT CHESTER, LLC
SITE PLANS**

PROPOSED MINOR IMPROVEMENTS

45 MAPLE AVENUE
LOT 5 ~ BLOCK 131
TAX MAP SHEET NO. 10

**BOROUGH OF CHESTER
MORRIS COUNTY, NEW JERSEY**

ZONING PLAN SHEET

DRAWN BY: <i>RPC/D</i>	DATE: <i>FEB. 05, 2020</i>
CHECKED BY: <i>CM</i>	SCALE: <i>1" = 10'</i>

W.O. 279096

F.B. 769/120

FILE:

SHEET 3 OF 7

CHESTER BOROUGH ZONING SCHEDULE ZONE B-3 – *Regional Commercial Business*

MIN. GROSS FLOOR AREA	MIN. HEIGHT IN FEET	MIN. STORIES	MIN. REAR YARD	MIN. FRONT YARD	MIN. SIDE YARD	MIN. LOT DEPTH (2)	MIN. LOT WIDTH (2)	MIN. LOT AREA	B-3 ZONE REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
									1 AC (43,560 SQ.FT.)	0.459 AC (19,989 SQ.FT.) (1)	0.459 AC (19,989 SQ.FT.) (1)
									200 FT	125.0 FT (Ø STREET LINE) (1) 125.0 FT (ARC. © SIBS) (1)	125.0 FT (Ø STREET LINE) (1) 125.0 FT (ARC. © SIBS) (1)
									150 FT	180.0 FT	160.0 FT
									N/A	N/A	N/A
									30% OF LOT AREA 5,988 SQ.FT.)	15.4% (3,089 SQ.FT.) (4)	15.4% (3,089 SQ.FT.) (4)
									83% OF LOT AREA 12,986 SQ.FT.)	84.8% (16,982 SQ.FT.) (1) (5)	85.0% (17,004 SQ.FT.) (6)
									50 FT	38.8 FT. (BUILDING) (1)	38.8 FT. (BUILDING) (1) 44.7 FT. (RETRACT. AMMONG) (6)
									20 FT.	44.1 FT. (BUILDING)	44.1 FT. (BUILDING) 36.5 FT. (RETRACT. AMMONG) 36.5 FT. (RETRACT. AMMONG)
									50 FT	93.5 FT. (METAL ROOF & BUILDING WALL) 22.1 FT (METAL ROOF) (1)	93.5 FT. (METAL ROOF & BUILDING WALL) 22.1 FT (METAL ROOF) (1)
									30 FT	22.1 FT (METAL ROOF) (1)	22.1 FT (METAL ROOF) (1)
									50 FT	112.1 FT. (DETAL. BOOTH)	112.1 FT. (DETAL. BOOTH)
									20 FT	44.7 FT. (DETAL. BOOTH)	44.7 FT. (DETAL. BOOTH)
									30 FT	25.0 FT. (DETAL. BOOTH) (7)	25.0 FT. (DETAL. BOOTH) (7)
									2.5 STORIES	1 STORY (BUILDING) 1 STORY (DETAL. BOOTH)	1 STORY (BUILDING) 1 STORY (DETAL. BOOTH)
									35 FT	< 35 FT. (BUILDING) (8) < 35 FT. (DETAL. BOOTH) (8)	< 35 FT. (BUILDING) (8) < 35 FT. (DETAL. BOOTH) (8)
									N/A	3,089 SQ.FT. (9)	3,089 SQ.FT. (9)

zoning schedule notes:

- (1) EXISTING NON-CONFORMING CONDITION.
- (2) REQUIRED LOT WIDTH SHALL BE MEASURED AT THE STREET LINE AND THE AVERAGE OF THE LOT WIDTH MEASURED AT THE FRONT AND AT THE REAR SIDEWALK LINES SHALL NOT BE LESS THAN THE REQUIRED LOT WIDTH.
- (3) REQUIRED LOT DEPTH SHALL MEAN THE SHORTEST HORIZONTAL DISTANCE BETWEEN THE FRONT REAR LOT LINE AND THE FRONT PARALLEL TO THE FRONT LINE THROUGH THE MIDPOINT OF THE REAR LOT LINE.
- (4) SEE EXISTING BUILDING COVERAGE TABLE. ALL BUILDINGS ARE TO REMAIN, PROPOSED AMINOS NOT INCLUDED.
- (5) SEE INTERVIEWS CONTRACT, TABLES.
- (6) PROPOSED NON-CONFORMING CONDITION. VARIANCE REQUESTED.
- (7) EXISTING NON-CONFORMING CONDITION. VARIANCE REQUESTED.
- (8) SEE VARIANCE GRABER AND BUILDING HEIGHT CALCULATION DETAIL ON SHEET 2.
- (9) FLOOR AREA CALCULATED AS SUM OF THE GROSS HORIZONTAL AREA OF THE FIRST FLOOR OF THE EXISTING BUILDINGS.
- (10) SEE BUILDING COVERAGES FOR EXISTING BUILDINGS.
- (11) SEE BUILDING COVERAGES FOR EXISTING BUILDINGS.
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- (82) SEE BUILDING COVERAGES FOR EXISTING BUILDINGS.
- (83) SEE BUILDING COVERAGES FOR EXISTING BUILDINGS.
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- (97) SEE BUILDING COVERAGES FOR EXISTING BUILDINGS.
- (98) SEE BUILDING COVERAGES FOR EXISTING BUILDINGS.
- (99) SEE BUILDING COVERAGES FOR EXISTING BUILDINGS.
- (100) SEE BUILDING COVERAGES FOR EXISTING BUILDINGS.

ADDITIONAL ZONING CONSIDERATIONS:

1. ARTICLE 16.5-47(A)(4), SITE LIGHTING DESIGN STANDARDS CHAPTER 16.5-47(A)(4), SITE LIGHTING DESIGN STANDARDS
2. ARTICLE 16.5-72(D), B-3 REGIONAL COMMERCIAL ZONE CHAPTER 16.5-72(D), B-3 REGIONAL COMMERCIAL ZONE
EXISTING NON-CONFORMING CAR WASH USE TO REMAIN,
USE VARIANCE REQUIRED FOR EXISTING USE PER RESOLUTION OF APPROVAL
(G.1962)(SEE GEN NOTE #5)
3. ARTICLE X, ZONING - OFF-STREET PARKING AND LOADING ORD SECTION 16.5-80, OFF-STREET PARKING
SECTION (7) PARKING SERVICES PROPOSED, PROPOSED CONFORMING CONDITION
(SEE SHEET 4 FOR OFF-STREET PARKING ANALYSIS)

ORIO SECTION 16-3 - GREEN PARKING BUFFER AND PARKING NEW TRANSPLANTING
- PROPOSED PLANTING NOT EXTEND TO THE PROPERTY LINES.

- **EXISTING CONCRETE DRIVEWAY SHALL BE MAINTAINED AS IS.**
- **A MINIMUM OF FIVE-(05) FEET BUFFER WILL BE PROVIDED ALONG THE LOT LINES.**
- **THIS AREA SHALL NOT BE IMPROVED AND SHALL BE MAINTAINED AS LAWN WITH APPROPRIATE SHrubbery AND/OR SHADE TREES.**
- **EXISTING NON CONFORMING SIDE BUFFERS = 3.2 FT. AND 3.7 FT. TO REMAIN.**
- **EXISTING NON CONFORMING REAR BUFFER = 2.0 FT. TO REMAIN.**
- **VARIANCE REQUESTED. PROPOSED PLANTINGS SHOWN ON SHEET 5. "PLANTING PLAN SHEET"**

ORIO SECTION 16-3 - OFF-STREET LOADING SPACE

OR BUSINESS USE SHALL PROVIDE, AT THE DISCRETION OF ITS LOT, SPACE FOR THE LOADING AND UNLOADING OF DELIVERY TRUCKS WHICH SHALL BE A MINIMUM LOADING SPACE PROVIDED OF 250 SQUARE FEET FOR EVERY 25 FEET STORE FRONTAGE.....

EXISTING DIMENSION OF BUILDING WALL ALONG FRONTAGE = 303 FT.
30.5 FT. X 250 SQ.FT. / 35 FT. = 305 SQ.FT. LOADING SPACE REQUIRED.
NO OFF-STREET LOADING SPACE DESIGNATED. VARIANCE REQUESTED.

4. ARTICLE XI, ZONING - HISTORIC PRESERVATION AND ARCHITECTURAL REVIEW
B-3 REGIONAL COMMERCIAL ZONE IS SUBJECT TO THE HISTORIC PRESERVATION REQUIREMENTS.

PROPERTY (4th row)	AREA (SQU.FT.)
EXISTING BUILDING (COW WASH)	1,995
REAR COVERED ENTRANCE (COW WASH)	624
ACCESSORY BUILDING (TOMATO BARN)	470
DRINKS SHED/STAND AREA	861
CONCRETE PAD	6
PAVED DRIVE (ROAD PAD)	65
REAR PAVED WALK	224
CONCRETE PAD W/ TOWNSHIP STAND	82
AWAYLINES	31
DRUMMER	40
FRONT CONCRETE DIRT PAD W/ DRIVE	342
EXISTING DRIVE ACCESS & PARKING (Paved)	12,222

AREA (SQU.FT.)	AREA (SQU.FT.)
EXISTING DRIVE, AWAYLINES (LEFT FRONT) TO BE REMOVED (FRONT FRONT) TO BE REMOVED	- 189 *
PROPOSED DRIVE & WALKWAY AREA (FOR CONCRETE DRIVE)	+25
PROPOSED CONC & PAVED AREA (PORTION OF EXISTING DRIVE) (PORTION OF EXISTING DRIVE)	+98
PROPOSED WALK (CONC)	+8
PROPOSED DRIVE EXCLUSIVE PAD (13) SQU.FT. - 40 SQU.FT. DRIVE)	+172
PROPOSED DRIVE CHANGE	+42 SQU.FT.

* TOTAL EXISTING BUILDING AREA WITH DRIVE, DRIVE ACCESS, AWAYLINES AND WALK COVER, SEE SHEET 5, PLANNING PLAN SHEET FOR DETAILS.

THEREFORE, THE TOTAL PROPOSED IMPROVEMENTS COVERAGE:
 EXISTING: 16,992 SQU.FT.
 CHANGE IN COVERAGE: +42 SQU.FT.

PLAN VIEW

GRAPHIC SCALE

(IN FEET)
inch = 10 ft

1 inch = 10

APPLE AVENUE
(50' WIDE R.O.W.)

(50' WIDE R.O.W.)

SYMBOL LEGEND:

	denotes EXISTING ON-SITE LIGHT POLE (note: Fixture Mounting Height = 12 ft.)
	denotes PROPOSED POLE & FIXTURE
	denotes EXISTING USA FLAG
	denotes EXISTING MOVEABLE SIGN
	denotes EXISTING SIGNS
	denotes PROPOSED SIGN (WALL-MOUNTED)

PROPERTY (lot area)	AREA (SQ.FT.)
EXISTING BUILDING (CAR WASH)	1,995
REAR COVERED ENTRANCE (CAR WASH)	624
ACCESSORY BUILDING (RETAIL BOOTH)	470

—

ORD. SECT. 163-80. OFF-STREET PARKING ANALYSIS
DESIGNED FOR AN CAR WASH [INDUSTRIAL BUILDING] PER CHESTER BOROUGH ORDINANCE
PER. ORD. SECT. 163-6, REQUIRED PARKING SPACE DIMENSIONS: 9' x 20'
or 9' x 18' (w/2 FT. OVERHANGS)

INDUSTRIAL (CAR WASH):
EXISTING GROSS FLOOR AREA = 1,995 SQ. FT.
1,995 SQ. FT. x 1 SPACE/800 SQ. FT. = 2.5 SPACES REQUIRED
OR
NUMBER OF EMPLOYEES: 6
6 EMPLOYEES x 1 SPACE/EMPLOYEE = 6 SPACES REQUIRED
MAX. 6 SPACES required

ACCESSIBLE PARKING REQUIREMENT:

NOTE: PER DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN, FOR EVERY SIX ACCESSIBLE PARKING SPACES, OR TRACTION THEREOF, AT LEAST ONE SHALL BE A VAN ACCESSIBLE PARKING SPACE.
ONE (1) VAN ACCESSIBLE (9'x20') PARKING SPACE PROPOSED

SCHEDULE OF EXISTING BUSINESS SIGNS

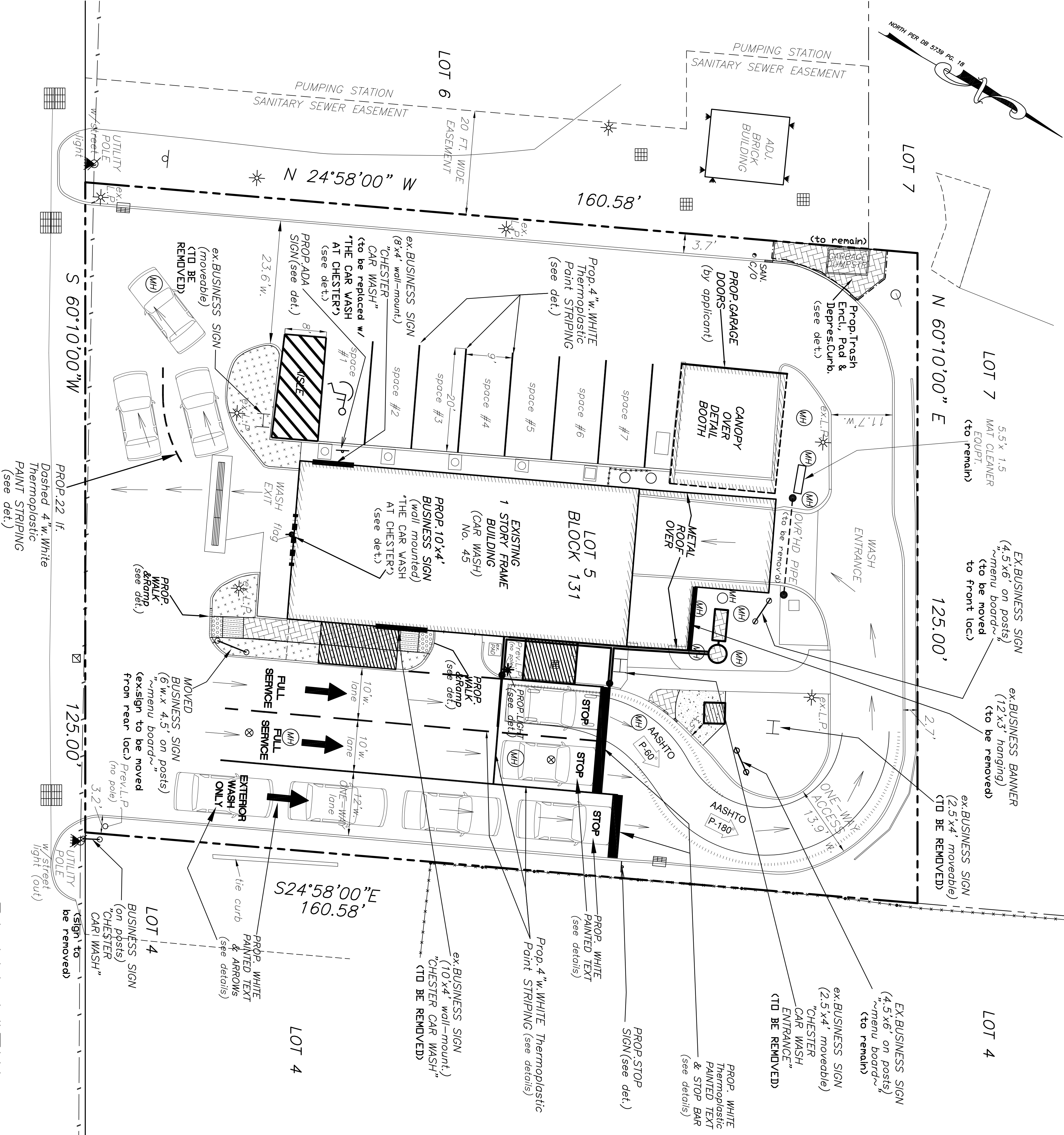
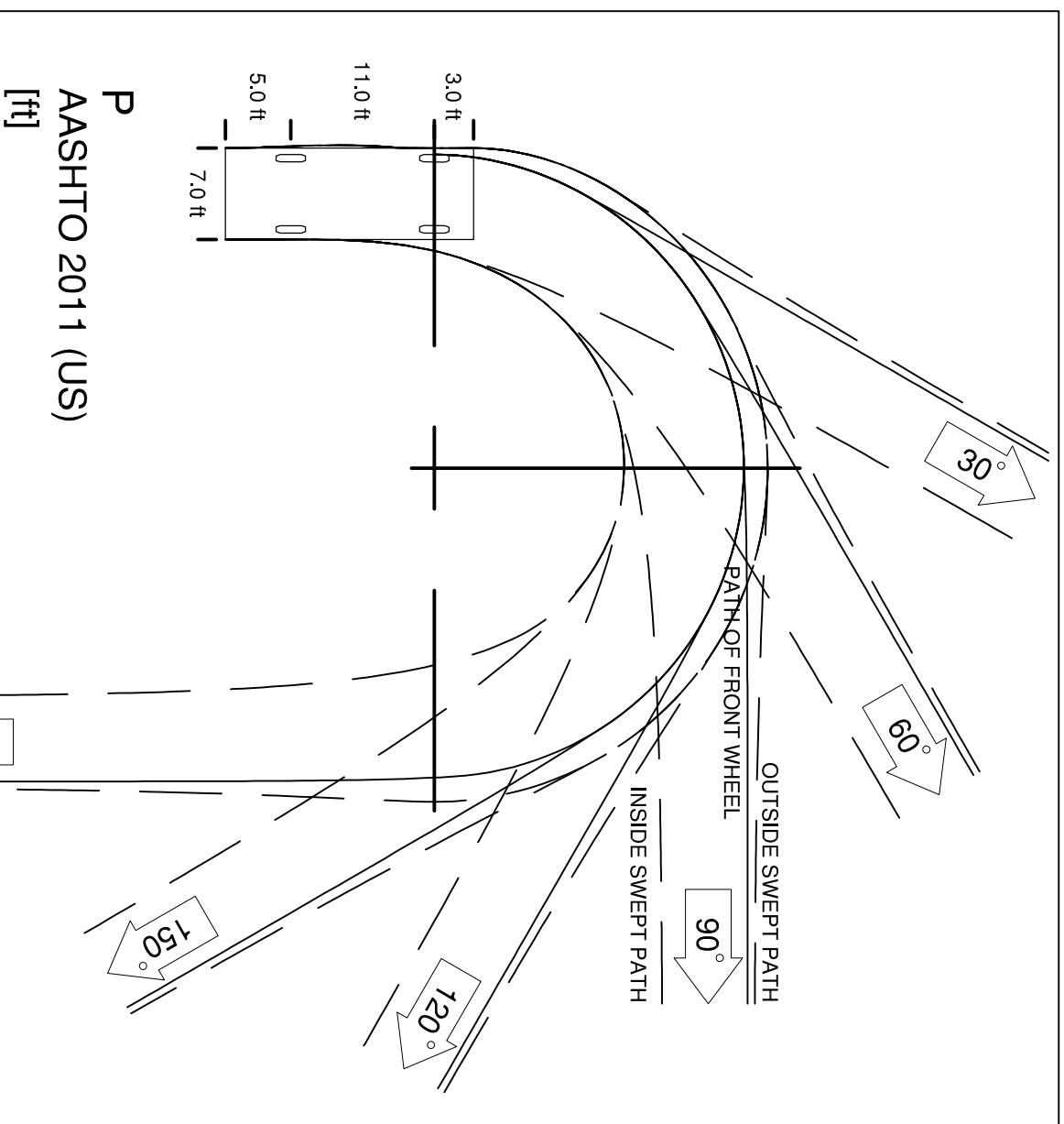
SIGN TYPE	SIGN	MOUNTING	BOTTOM OF SIGN MOUNT (GRADE)	LOCATION	SIZE	PROPOSED ACTION
ATTACHED	"CHESTER CAR WASH"	WALL-MOUNT	6 FT.	EASTERY BUILDING WALL	10'x4' (4x4 SQ.FT.)	TO BE REMOVED *
ATTACHED	"CHESTER CAR WASH"	WALL-MOUNT	5.5 FT.	WESTERY BUILDING WALL	8'x4' (3x2 SQ.FT.)	TO BE REPLACED * SEE BELOW
ATTACHED	"CHESTER CAR WASH"	POST-MOUNT	2.5 FT.	OFF SITE	3'x2.6' (4.8 SQ.FT.)	TO BE REMOVED
FREESTANDING	"menu board"	POST-MOUNT	4 INCH	REAR LANDSCAPE AREA	4.5'x6' (2' SQ.FT.)	TO REMAIN *
FREESTANDING	"menu board"	POST-MOUNT	4 INCH	REAR LANDSCAPE AREA	4.5'x6' (2' SQ.FT.)	TO BE MOVED * SEE BELOW
FREESTANDING	"menu board"	POST-MOUNT	4 INCH	REAR LANDSCAPE AREA	4.5'x6' (2' SQ.FT.)	TO BE MOVED * SEE BELOW
TEMPORARY	"CHESTER CAR WASH"	HANGING BANNER	1 FT.	REAR WALL	12'x3' (4x6 SQ.FT.)	TO BE REMOVED
TEMPORARY	"CHESTER CAR WASH"	MOVABLE	4 INCH	CUSTOMER ENTRANCE	2.5'x4' (10 SQ.FT.)	TO BE REMOVED
TEMPORARY	"CHESTER CAR WASH"	MOVABLE	4 INCH	REAR LANDSCAPE AREA	2.5'x4' (10 SQ.FT.)	TO BE REMOVED
TEMPORARY	"black"	MOVABLE	4 INCH	FRONT LANDSCAPE AREA	2.5'x4' (10 SQ.FT.)	TO BE REMOVED

* NOTE: EXISTING NON-CONFORMING SIGNS GRANTED VARIANCE RELIEF PURSUANT TO GEN.NOTE #4

SCHEDULE OF PROPOSED BUSINESS SIGNS

PROPOSED ACTION	HEIGHT (GRADE)	SIZE	LOCATION	BOTTOM OF SIGN (GRADE)	MOUNTING	SIGN	SIGN TYPE
PROPOSED ***	16 FT.	10'x4' (34.0 SQ.FT.) (<10% FACE OF BUILDING)	FRONT BUILDING WALL	12.0 FT.	WALL-MOUNT	"THE CAR WASH AT CHESTER"	ATTACHED
EXISTING SIGN TO BE REPLACED *	9.5 FT.	8'x4' (32 SQ.FT.) (<10% FACE OF BUILDING)	WESTERLY BUILDING WALL	5.5 FT.	WALL-MOUNT	"THE CAR WASH AT CHESTER"	ATTACHED
EXISTING	6.3 FT.	4.5'x6' (27 SQ.FT.)	FRONT LANDSCAPE AREA	4 INCH	POST-MOUNT	"Herman board"	REESTANDING
EXISTING SIGN TO NEW FRONT LOCATION *	6.3 FT.	4.5'x6' (27 SQ.FT.)	FRONT LANDSCAPE AREA	4 INCH	POST-MOUNT	"Herman board"	REESTANDING

NOTE: EXISTING NON-CONFORMING SIGNS GRANTED VARIANCE RELIEF PURSUANT TO GEN.NOTE #4.
NOTE: PROPOSED NON-CONFORMING SIGN. VARIANCE REQUIRED.



**YANNACCONI
WILLA
& ALDRICH, LLC**

460 MAIN STREET, P.O. BOX 459
CHESTER, NEW JERSEY 07930
PHONE: 908-879-6646
FAX: 908-879-8591
N.J. STATE BOARD FOR P.E. & P.L.S. CERTIFICATE
OF AUTHORIZATION No. 2460427934500

CANDICE J. DAVIS
N.J. PROFESSIONAL ENGINEER
NO. 24GE04527000 DATE 05/15/20

NO. 24GE04527000 DATE 05/15/20

	NOT VALID WITHOUT SIGNATURE AND RAISED SEAL	
NO.	DATE	REVISION
1	05/15/20	REV PER BOROLENGR 03/30/20 # SHADE TREE 03/07/20

**THE CAR WASH
AT CHESTER, LLC
SITE PLANS**

45 MAPLE AVENUE
LOT 5 ~ BLOCK 131
TAX MAP SHEET No. 10
BOROUGH OF CHESTER
MORRIS COUNTY, NEW JERSEY

SHEET TITLE

**CIRCULATION &
SIGNAGE**

PLAN SHEET

DRAWN BY:	DATE:
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DRAWN BY:	DATE:
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RP/CJD	FEB. 05, 2020
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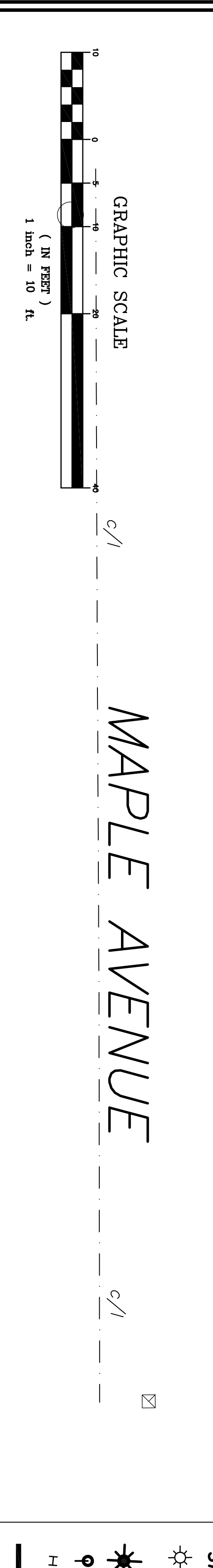
<p>CHANGED TO:</p>	<p>SCALE:</p>
<p>C/M</p>	<p>1" = 10'</p>


F.B. 769/12C

COMP FILE: I:/ENG/219096/DWG/
219096-site/pln=rev1.dwg

SHEET 4 OF 7

- 
Yammacone &
Aldrich, LLC
Civil Engineers
Land Surveyors &
Professional Planners
- 460 MAIN STREET, P.O. BOX 459
CHESTER, NEW JERSEY 07930
PHONE: 908-879-6646
FAX: 908-879-8591
- N.J. STATE BOARD FOR P.E. & P.L.S. CERTIFICATE
OF AUTHORIZATION No. 24628734300
- 
CANDICE J. DAVIS
- N.J. PROFESSIONAL ENGINEER
No. 24628734300, D. L.T.E.



Schedule								
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	A	1	Sternberg Lighting	9403-XBL-ED-9L2517-4-MDL14-CSA	State Series - 4 sided decorative lantern, Clear Seeded acrylic, Type 4	3137	0.9	458

POLE MOUNTED LIGHT FIXTURE NOTES:

1. **LIGHT FIXTURE SHALL BE STERNBERG "STATE SERIES" 9403 LED POST TOP OR APPROVED EQUAL. TO MATCH EXISTING LIGHT FIXTURES ON-SITE.**

2. **POLE AND FIXTURE SHALL BE BLACK.**

3. **LANTERN SHALL INCLUDE A FROSTED CHIMNEY.**

4. **MAX. MOUNTING HEIGHT = 12 FT.**

5. **LIGHT SOURCE SHALL BE WHITE, LED BULB.**

6. **PROPOSED POLE SHALL BE A BLACK, TAPERED POLE.**

On-Site Illumination Statistics		
Description	Symbol	Max Min
EXISTING CONDITIONS:		
OVERALL @ GRADE	×	2.0 5.0 f.c 0.5 f.c
PROPOSED CONDITIONS:		
OVERALL @ GRADE	+	1.9 5.0 f.c 0.5 f.c

SHEET TITLE : BOROUGH OF CHESTER MORRIS COUNTY, NEW JERSEY	
LIGHTING PLAN SHEET	
DRAWN BY: <i>CAD</i>	DATE: MAY 15, 2020
CHECKED BY: <i>GGP</i>	SCALE: $1" = 10'$
W.O. 219096 F.B. 769/120	
FILE: I-ENG/219096/DWG/ 219096-sitetop-rw1.dwg	
SHEET 7 OF 7	

PROPOSED SECTION A-A

NOTE TO SCALE

EXISTING CONC. BASE AND EXISTING ELECTRIC SERVICE TO BE REPAIRED AND RE-USED IF POSSIBLE (AT THE DISCRETION OF THE LIGHTING INSTALLER)

12' MOUNTING HEIGHT

FINISHED GRADE

13' from edge of base to centerline

4' typ.

PVC CONDUIT by manufacturer (typ.)

PLAN

ANCHOR BOLTS to be supplied by manufacturer (typ.)

8" DIA. BOLT CIRCLE BASE by manufacturer (typ.)

CHAMFER 1" AT 45 DEGREES (TYP.)

8" DIA. BOLT CIRCLE BASE by manufacturer (typ.)

8" x #5 REINFORCING BARS (equally spaced vertically)

4" DIA. CONCRETE CONCRETE FOOTING (400 PSI)

#3 TIES - 2 @ 1' LAB WITH 6" COVERS

STANDARD LANTERN

ARM LENGTH 4'-3"

SMOOTH, BLACK POLE WITH POST CEMENT CAP

MODEL: 3660 WILLIAMSBURG 36E17-423-F1C0-8E1

HEIGHT: 12' MIN. FIN.

NOTE: EXISTING BASE & ELECTRIC SERVICE TO BE REPAIRED AND RE-USED IF POSSIBLE. ALTERNATELY, PROPOSED BASE

MODE: 9403, BLACK FINISH

ASSED LANTERN, CLEAR SEERED

9403-XRED-3L4514-M0114-GSA

(19-1/2" x 36" HIGH)

OR APPROVED EQUAL

TO MATCH EXISTING LIGHT FIXTURES OR SILE

[illegible]

THE CAR WASH AT CHESTER, LLC SITE PLANS
PROPOSED MINOR IMPROVEMENTS
45 MAPLE AVENUE
LOT 5 - BLOCK 131
CHESTER BOROUGH TAX MAP SHEET No. 10
BOROUGH OF CHESTER, MORRIS COUNTY, NJ

PROPERTY OWNERS WITHIN 200 FT. OF LOT 5, BLOCK 131
BASED ON A CERTIFIED LIST FROM THE BOROUGH OF CHESTER TAX COLLECTOR,
DATED NOVEMBER 4, 2018.

BLOCK	LOT	LOCATION	NAME & ADDRESS
128	2	24 MAPLE AVENUE	DPF CHESTER LL MARVIN F. POGGI & CO 3520 PIEDMONT RD NE #410 ATLANTA, GA 30305
128	4	141-205 ROUTE 206	DPF CHESTER LL MARVIN F. POGGI & CO 3520 PIEDMONT RD NE #410 ATLANTA, GA 30305
131	2	24 SEMINARY AVENUE	HAMILTONS CHESTER LLC 24 SEMINARY AVENUE CHESTER, NJ 07930
131	3	30 SEMINARY AVENUE	24 SEMINARY AVENUE HAMILTONS CHESTER LLC CHESTER, NJ 07930
131	4	65 MAPLE AVENUE	4 GALLOPME CHESTER 65 LLC HOLMDALE, NJ 07733
131	6	25 MAPLE AVENUE	438700 PNC BANK CHESTER 0005 PO BOX 182725 COLUMBUS, OH 43218-2725
131	7	65 ROUTE 206	HARRIS & JOHNSON INC / FYA LLC 4 GALLOPME HOLMDALE, NJ 07733
PUBLIC SERVICE ELECTRIC & GAS REAL ESTATE SERVICES RELIANT BUSINESS SERVICES NEWARK, NJ 07101			NJ AMERICAN WATER CO. PO BOX 5627 CHERRY HILL, NJ 08034

APPROVED BY THE BOROUGH
OF CHESTER LAND USE BOARD:

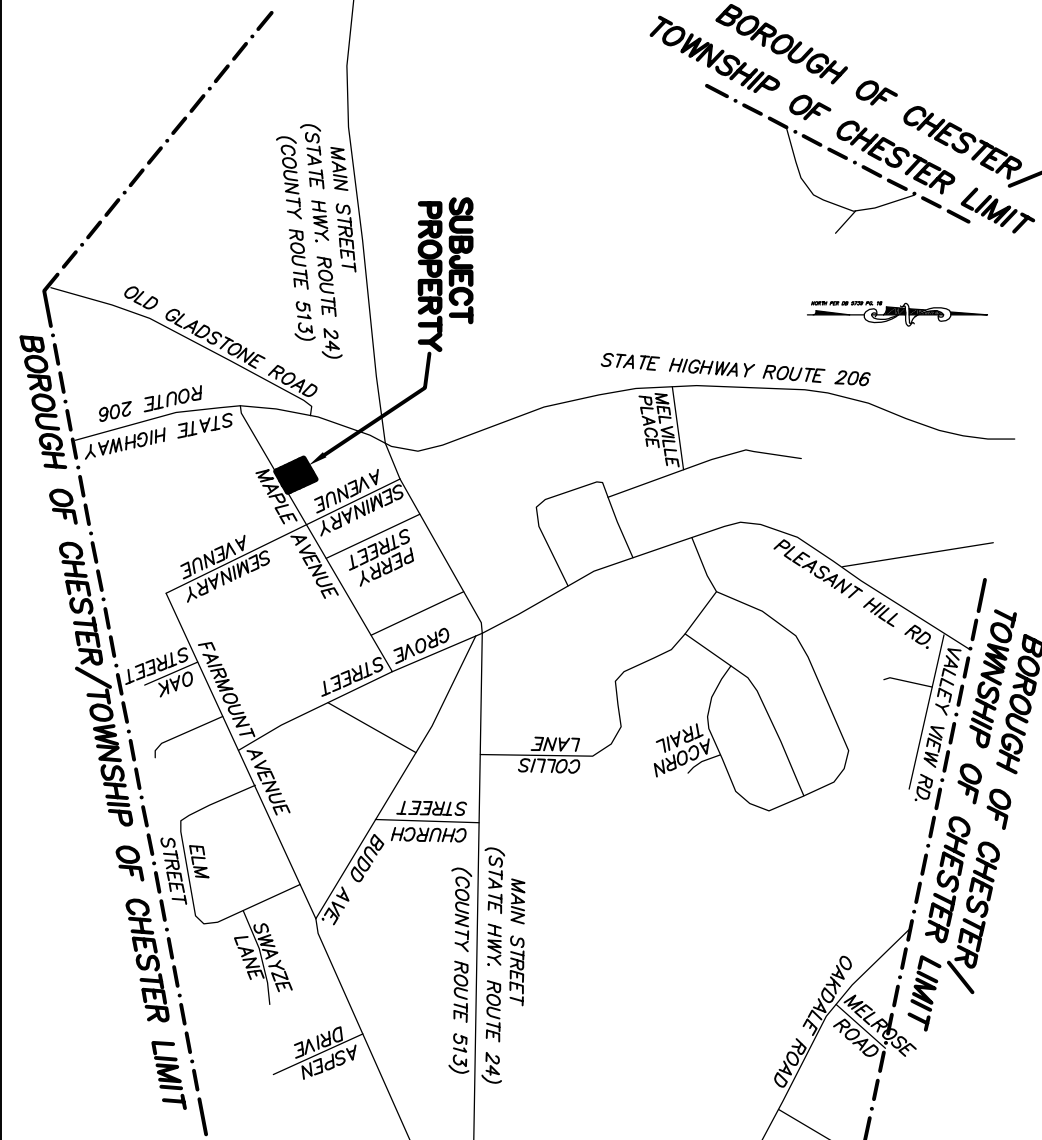
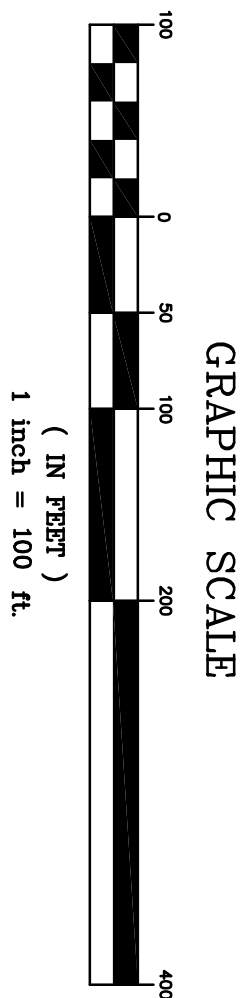
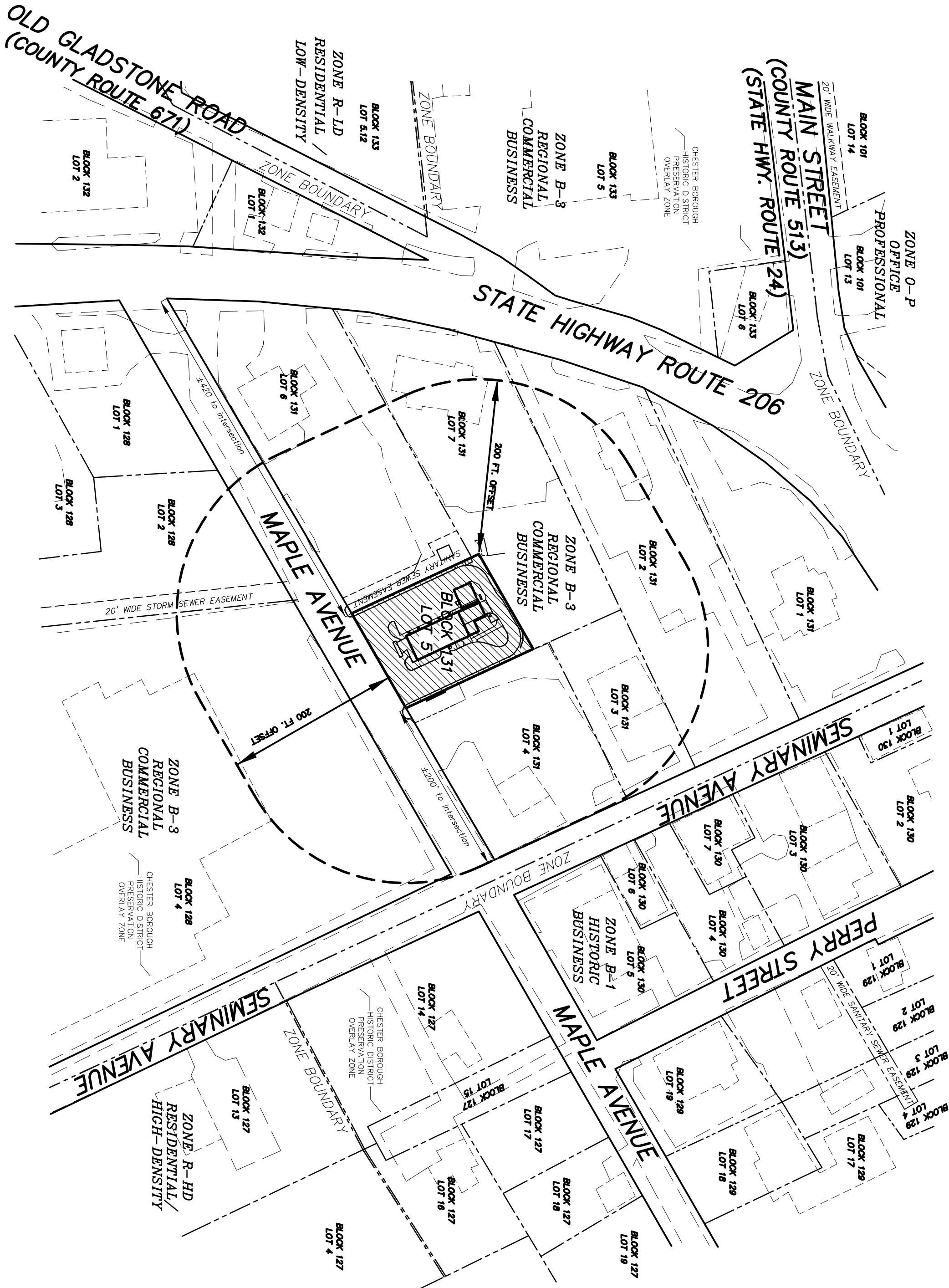
Chairperson	Date
Secretary	Date
Borough Engineer	Date

REFERENCE NOTES:

1. LOT 5, BLOCK 131, AS SHOWN ON BOROUGH OF CHESTER TAX MAP SHEET No. 10.
2. APPROXIMATE ADJACENT BUILDINGS, ROADWAYS AND WOODED AREAS ARE TAKEN FROM THE NJ-GEOGRAPHIC TRUSTS://njwebmap.state.nj.us/A06006061, 2015 Aerial Imagery.
3. CHESTER BOROUGH ZONE DISTRICTS AS SHOWN PER THE CHESTER BOROUGH ZONING MAP, ZONING MAP AMENDMENT, PREPARED BY BANISCH ASSOCIATES, INC., DATED JUNE 2005. THE SUBJECT PROPERTY IS LOCATED WITHIN THE B-3 ZONE AND HISTORIC DISTRICT PRESERVATION OVERLAY.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE NDEP HIGHLANDS PLANNING ZONE.

PROPERTY OWNER
45 MAPLE LLC
C/O DANIEL SOUREK
363 RIDGEDALE AVENUE
EAST HANOVER, NJ 07936-1445
201-625-2443

APPLICANT
THE CAR WASH AT CHESTER LLC
C/O DANIEL SOUREK
615 PAULSLADE AVENUE, APT.5
CLIFTSIDE PARK, NJ 07010
201-625-2443



YANNACCONE VILLA & ALDRICH, LLC
Civil Engineers & Land Surveyors & Professional Planners
460 MAIN STREET, P.O. BOX 459
CHESTER, NEW JERSEY 07930
PHONE: 908-879-6646
FAX: 908-879-8591
N.J. STATE BOARD OF P.E. & L.S.
CERTIFICATION OF AUTHORIZATION
NO. 246023534500

CANDICE J. DAVIS
N.J. PROFESSIONAL ENGINEER
NO. 246049270000 DATE 09/19/20

PROJECT TITLE :
THE CAR WASH AT CHESTER, LLC
SITE PLANS
PROPOSED MINOR IMPROVEMENTS
45 MAPLE AVENUE
LOT 5 ~ BLOCK 131
TAX MAP SHEET No. 10
BOROUGH OF CHESTER
MORRIS COUNTY, NEW JERSEY

TITLE SHEET

DRAWN BY:	DATE:
CJD	FEB. 05, 2020
CHECKED BY:	SCALE:
GET	1"=100'

SHEET NO.	DESCRIPTION
1 of 7	TITLE SHEET
2 of 7	EXISTING CONDITIONS & ENVIRONMENTAL CONSTRAINTS PLAN SHEET
3 of 7	ZONING PLAN SHEET
4 of 7	CIRCULATION & SIGNAGE PLAN SHEET
5 of 7	PLANTING PLAN SHEET
6 of 7	CONSTRUCTION DETAIL SHEET
7 of 7	LIGHTING PLAN SHEET

ATTORNEY
ANTHONY J. SPOSARO, ESQ.
444 EAST MAIN STREET
PO BOX 836
CHESTER, NJ 07930
908-879-8400

CIVIL ENGINEER
CANDICE J. DAVIS, PE
YANNACCONE, VILLA & ALDRICH, LLC
460 MAIN STREET, PO BOX 459
CHESTER, NEW JERSEY 07930
908-879-6646

LAND SURVEYOR
CHRISTOPHER J. ALDRICH, PLS
YANNACCONE, VILLA & ALDRICH, LLC
460 MAIN STREET
P.O. BOX 459
CHESTER, NEW JERSEY 07930
908-879-6646

FULL SERVICE WASH

\$29⁹⁵
SINGLE WASH

PLATINUM

- FULL SERVICE WASH
- UNDERCARRIAGE WASH
- WHEEL CLEANER
- TRIPLE FOAM
- RAIN AWAY
- TIRE SHINE
- RUBBER MATS WASHED
- LAVA WASH
- CARNAUBA WAX
- FEBREZE DEODORIZER

\$69⁹⁵
+ TAX
MONTHLY
WASH CLUB

\$25⁹⁵
SINGLE WASH

GOLD

- FULL SERVICE WASH
- UNDERCARRIAGE WASH
- WHEEL CLEANER
- TRIPLE FOAM
- RAIN AWAY
- TIRE SHINE
- RUBBER MATS WASHED

\$59⁹⁵
+ TAX
MONTHLY
WASH CLUB

\$21⁹⁵
SINGLE WASH

SILVER

- FULL SERVICE WASH
- UNDERCARRIAGE WASH
- WHEEL CLEANER

\$54⁹⁵
+ TAX
MONTHLY
WASH CLUB

Cars Only

EXTERIOR WASH

PLATINUM

\$18⁹⁵
SINGLE WASH

\$41⁹⁵
+ TAX
MONTHLY
WASH CLUB

GOLD

\$15⁹⁵
SINGLE WASH



SILVER

\$11⁹⁵
SINGLE WASH

\$28⁹⁵
+ TAX
MONTHLY
WASH CLUB

HAND WASH starting at \$39⁹⁵