

**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



460 MAIN STREET, P.O. BOX 459
 CHESTER, NEW JERSEY 07930
 PHONE: 908-879-6646
 FAX: 908-879-8591
 M.L. STRE. 002 25 E. PL. 002
 OF AUTHORIZATION NO. 3402934000

YAMACONE & ALDRICH, LLC

CANDICE J. DAVIS
 N.J. PROFESSIONAL ENGINEER
 NO. 246204322000 DATE 02/15/20

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

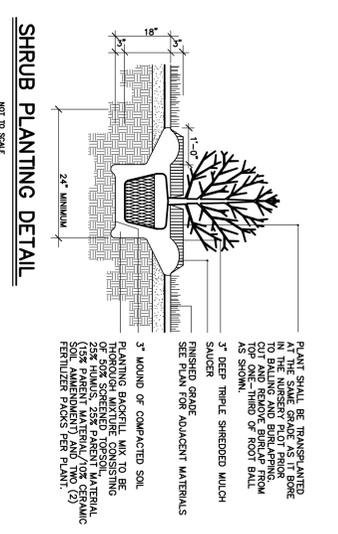
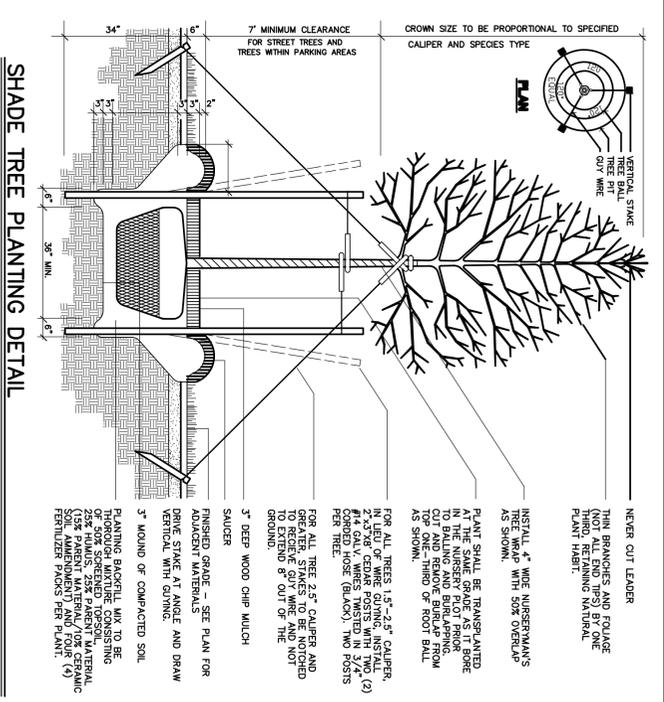
NO.	DATE	REVISION
1	02/15/20	REUSE PER SHADE TREE REV.

PROJECT TITLE:
THE CAR WASH AT CHESTER, LLC
SITE PLANS
 MINOR IMPROVEMENTS PROJECT
 45 MAPLE AVENUE
 BOROUGHS OF CHESTER
 MORRIS COUNTY, NEW JERSEY

SHEET TITLE:
PLANTING PLAN SHEET

DRAWN BY: *ENCAD* DATE: FEB. 05, 2020
 CHECKED BY: SCALE: 1" = 10'

FILE: F.B. 789/120
 W.O. 219096
 COMP FILE: I:\2020\219096\FWB\219096-sigplan-02.dwg

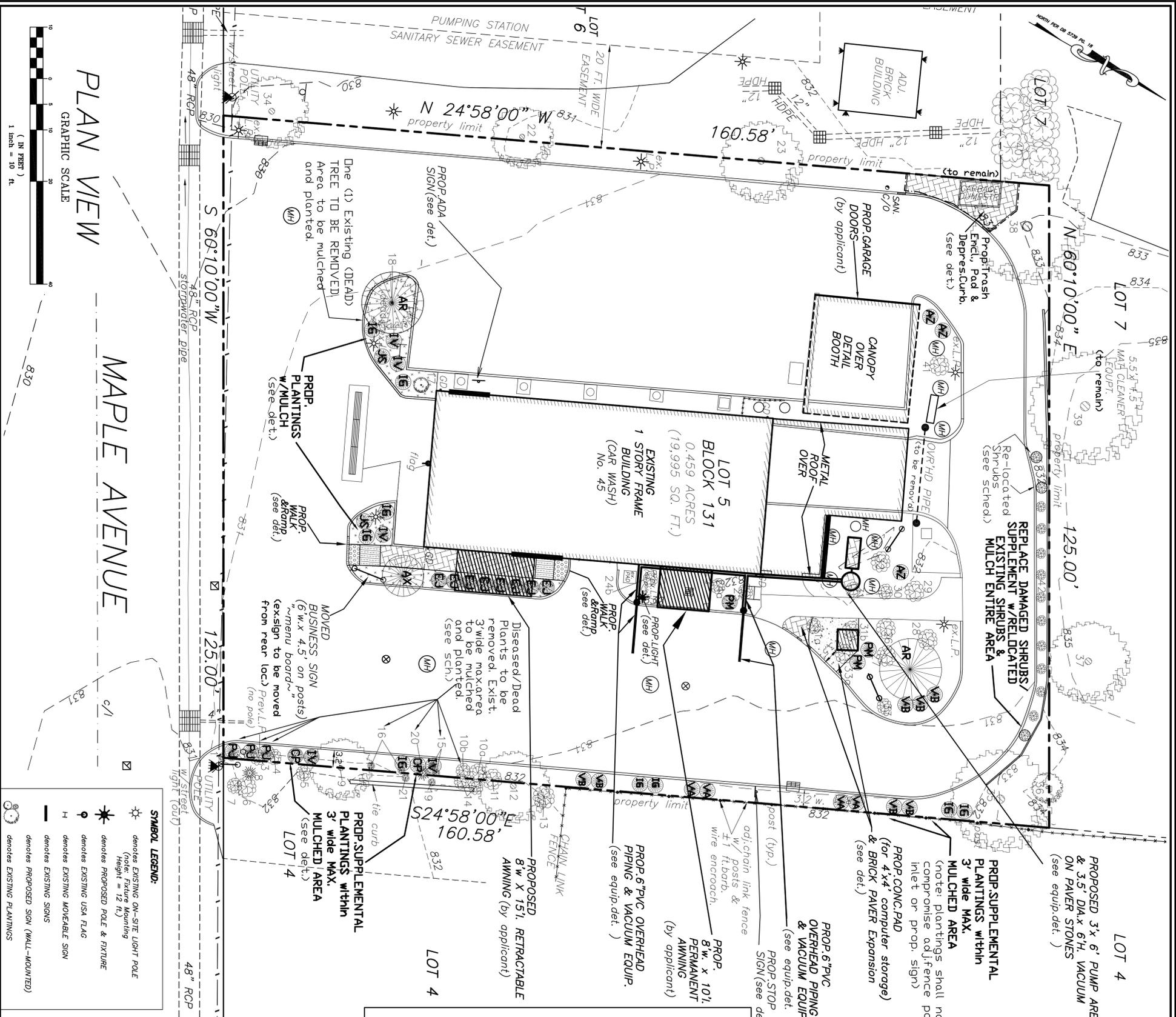


PROPOSED PLANTING NOTES:

1. ALL TREES AND SHRUBS SHALL BE BAILED AND BURLAPPED OR CONTAINER GROWN.
2. SOIL SHALL NOT BE LEFT EXPOSED WITHIN ANY PLANTING BEDS. ALL SUCH SOIL SHALL BE COVERED WITH GROUND COVER (GRASS) OR A MINIMUM 2 INCH LAYER OF MULCH AND GROUND COVER.
3. ALL LANDSCAPING SHALL BE DESIGNED, SUPPLIED AND INSTALLED IN ACCORDANCE WITH GOOD NURSERY PRACTICE.
4. ALL LANDSCAPING SHALL BE GUARANTEED BY THE INSTALLER FOR ONE YEAR AND THEREAFTER BY THE OWNER.
5. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE CHESTER BOROUGH SHADE TREE COMMISSION PRIOR TO INSTALLATION.

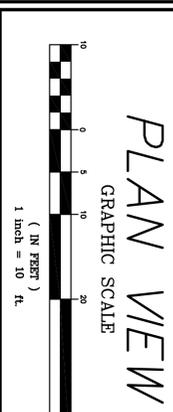
NO.	EXISTING TREE & SHRUB SCHEDULE DESCRIPTION
1	1.5" DIA GRASSES (offsite)
2	1.5" DIA SHRUB (not healthy)
3	3" DIA SHRUB (not healthy)
4	4" DIA SHRUB (offsite)
5	4" DIA SHRUB (offsite)
6	4" DIA SHRUB (offsite)
7	3" SPREADER (offsite)
8	12" MAPEL (offsite)
9	3" DIA SHRUB (Healthy Cypress)
10	3" DIA SHRUB (Healthy Red)
11	4" DIA SHRUB (Healthy Cypress)
12	14" MAPEL (offsite)
13	3" DIA SHRUB (offsite)
14	3" DIA SHRUB (offsite)
15	3" DIA SHRUB (offsite)
16	3" DIA SHRUB (offsite)
17	3" DIA SHRUB (offsite)
18	3" DIA SHRUB (offsite)
19	3" SPRUCE (not healthy)
20	3" SPRUCE (not healthy)
21	12" MAPEL (offsite)
22	16" MAPEL
23	3" DIA SHRUB (Euonymia)
24	3" DIA SHRUB (Euonymia)
25	3" DIA SHRUB (Euonymia)
26	4" DIA SHRUB (Boxwood)
27	4" DIA SHRUB (Juniper)
28	4" DIA SHRUB (Boxwood)
29	4" DIA SHRUB (Boxwood)
30	4" DIA SHRUB (Boxwood)
31	4" DIA SHRUB (Boxwood)
32	4" DIA SHRUB (Juniper)
33	4" DIA SHRUB (Juniper)
34	3" DIA SHRUB (Juniper)
35	14" MAPEL (offsite)
36	20" OAK
37	16" LOCUST (offsite)
38	22" OAK
39	22" LOCUST (offsite)
40	4" DIA SHRUB (Oriental Arborvitae) (offsite)
41	4" DIA SHRUB (Oriental Arborvitae)
42	3" DIA SHRUB (10 ct.)

* denotes existing planting to be removed



SYMBOL LEGEND:

- ☼ denotes EXISTING ON-SITE LIGHT POLE (note: Fixture Mounting Height = 12 ft.)
- ⊙ denotes PROPOSED POLE & FIXTURE
- ⊙ denotes EXISTING USA FLAG
- H denotes EXISTING MODIFIABLE SIGN
- ⊙ denotes EXISTING SICKS
- ⊙ denotes PROPOSED SIGN (MALL-MOUNTED)
- ⊙ denotes EXISTING PLANTINGS



MAPLE AVENUE

PLAN VIEW

ARTICLE VI, SITE PLAN REVIEW – SITE LIGHTING ANALYSIS

CHAPTER 163-47A(41) SITE LIGHTING SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- (a) LIGHT FIXTURE: THE FIXTURE TO BE USED ON ALL SITE PLANS IS THE STERNBERG 6590 VICTORIAN GASLIGHT I, BLACK FINISH. THE FIXTURE SHALL INCLUDE ROOF GRILES AND THE PROPOSED HURRICANE CHIMNEY. THE LIGHT SOURCE SHALL BE A 12 WATT LED T8 TUBULAR BULB. THE LIGHT SOURCE SHALL BE MOUNTED AT A HEIGHT OF 12 FT. THE SHAFT IS TO BE 4" x 3" TAPERED SMOOTH, 12 FOOT LENGTH.
- (b) EXISTING SITE LIGHT FIXTURES AND POLES TO REMAIN: WAIVER REQUESTED. EXISTING LIGHT FIXTURES HAVE BLACK FINISH AND PROPOSED HURRICANE CHIMNEYS. ONE (1) PROPOSED NON-CONFORMING LIGHT FIXTURE AND POLE: WAIVER REQUESTED. PROPOSED STERNBERG 9403-XRLED STATE SERIES FIXTURE TO BE MOUNTED AT 12 FT. ON A STERNBERG 3600 WILLAMSBURG SERIES BLACK FINISH TAPERED SMOOTH POLE. SEE DETAILS.
- (c) MINIMUM HORIZONTAL ILLUMINANCE: 0.2 FOOTCANDELA.
- (d) EXISTING AND PROPOSED CONFORMING CONDITION. MIN. HORIZONTAL ILLUMINANCE FOR ONLY PROPOSED LIGHT FIXTURE = 0.3 FC.
- (e) UNIFORMITY RATIO: 20:1.
- (f) UNIFORMITY RATIO < 20:1. EXISTING AND PROPOSED NON-CONFORMING CONDITION. WAIVER REQUESTED.
- (g) THE LUMINAIRE SHALL EMIT 0% OF THE TOTAL INITIAL LUMENS AT AN ANGLE OF 90° OR HIGHER FROM THE MAJOR AXIS.
- (h) EXISTING AND PROPOSED NON-CONFORMING CONDITION. WAIVER REQUESTED.
- (i) THE MAXIMUM ILLUMINANCE AT ANY PROPERTY LINE IS 0.01 FOOTCANDELA. WHERE THE PROPERTY ABUTS A RIGHT-OF-WAY, THIS MAXIMUM LIGHT TRESPASS MAY BE MEASURED AT THE CURBLINE.
- (j) EXISTING AND PROPOSED NON-CONFORMING CONDITION. WAIVER REQUESTED.
- (k) ILLUMINANCE AT PROPERTY LINE > 0.01 FOOTCANDELA. (SEE PLOTTING)
- (l) LIGHTING POWER DENSITY SHALL NOT EXCEED 0.11 WATT PER SQUARE FOOT. THE POWER DENSITY SHALL BE CALCULATED BY DIVIDING THE SUM OF ALL PARALLEL LOT/DRIVEWAY LIGHTING BY THE AREA OF THE PARKING LOT/DRIVEWAY (IN SQ.FT.).
- (m) PROPOSED LED LIGHT FIXTURE = 45.8 WATTS. APPROXIMATE REACH = 43.400 SQ.FT. LIGHTING POWER DENSITY FOR PROPOSED FIXTURE = 45.8 WATT / 3,400 SQ.FT. = 0.013 WATT/SQ.FT. WAFFAGE OF EXISTING LIGHT FIXTURES UNKNOWN. EXISTING AND PROPOSED NON-CONFORMING CONDITION. WAIVER REQUESTED.

9403-XRLED STATE SERIES

Model	Wattage	Beam Spread	Height	Color	Finish	Material	Weight
9403-XRLED-9L-4574-40014-CSA	45.8	40°	12	Black	Black	Aluminum	12.5 lbs
9403-XRLED-9L-4574-40014-CSA	45.8	40°	12	Black	Black	Aluminum	12.5 lbs

StenbergLighting

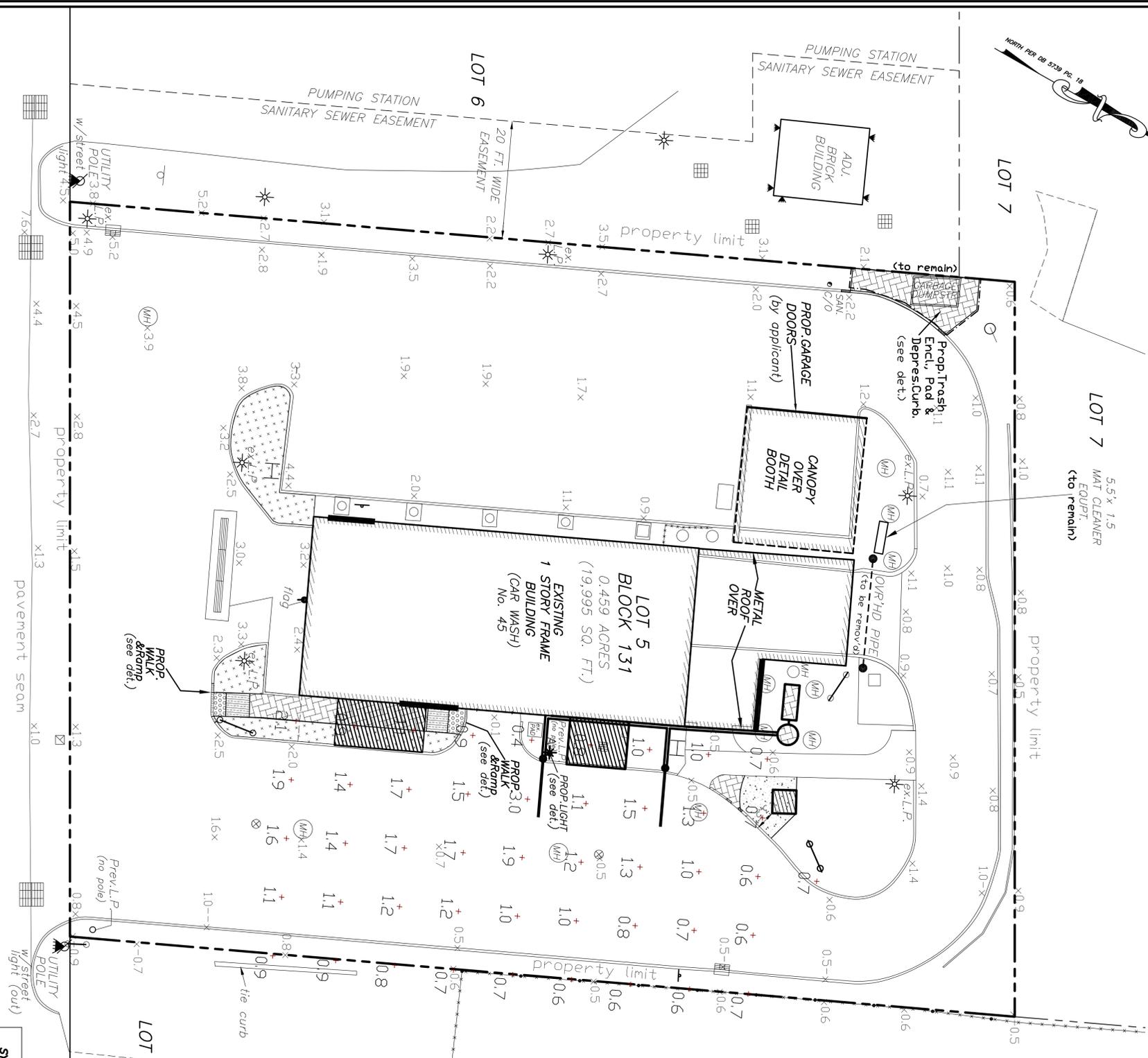
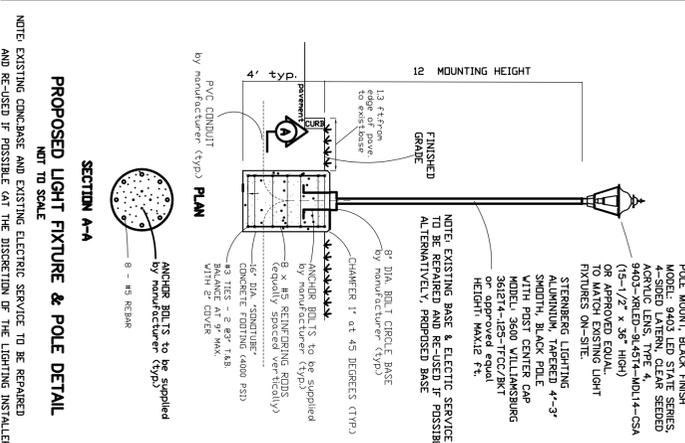
800 LAMPING, INC. 800-617-6278
www.stenberglighting.com

OPERATING EXAMPLE: 9403-XRLED-9L-4574-40014-CSA

Model	Wattage	Beam Spread	Height	Color	Finish	Material	Weight
9403-XRLED-9L-4574-40014-CSA	45.8	40°	12	Black	Black	Aluminum	12.5 lbs

Specifications

- LED Light Source
- LED Driver
- LED Lens
- LED Housing
- LED Mounting
- LED Color
- LED Beam Spread
- LED Height
- LED Color Temperature
- LED Life Span
- LED Efficiency
- LED Power Factor
- LED Voltage
- LED Current
- LED Resistance
- LED Inductance
- LED Capacitance
- LED Frequency
- LED Power Dissipation
- LED Thermal Resistance
- LED Thermal Conductivity
- LED Thermal Capacity
- LED Thermal Expansion
- LED Thermal Contraction
- LED Thermal Shock
- LED Thermal Fatigue
- LED Thermal Aging
- LED Thermal Stability
- LED Thermal Reliability
- LED Thermal Performance
- LED Thermal Efficiency
- LED Thermal Effectiveness
- LED Thermal Efficacy
- LED Thermal Efficacy Ratio
- LED Thermal Efficacy Index
- LED Thermal Efficacy Coefficient
- LED Thermal Efficacy Factor
- LED Thermal Efficacy Multiplier
- LED Thermal Efficacy Amplifier
- LED Thermal Efficacy Enhancer
- LED Thermal Efficacy Optimizer
- LED Thermal Efficacy Improver
- LED Thermal Efficacy Booster
- LED Thermal Efficacy Accelerator
- LED Thermal Efficacy Stimulator
- LED Thermal Efficacy Promoter
- LED Thermal Efficacy Facilitator
- LED Thermal Efficacy Expediter
- LED Thermal Efficacy Expedient
- LED Thermal Efficacy Expedient
- LED Thermal Efficacy Expedient



NOTE: PHOTOMETRIC DESIGN AND DATA AS PRESENTED FOR THE PROPOSED FIXTURE PROVIDED BY:

JOHN FRANCIS DILEARY
Liberty Lighting Group
Chatham, NJ
973-701-0600 ext:166
www.lgljnc.com

NOTE: PHOTOMETRIC DATA FOR THE EXISTING CONDITIONS FIELD SURVEYED BY THIS FIRM IN MAY 2020.

PROPOSED LIGHT FIXTURE DETAILS

Schedule	Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
A	☼	1	1	Stenberg	9403-XRLED-9L-4574-40014-CSA	State Series - 4 Sided decorative lantern, Clear Seeded Acrylic, Type 4	3137	0.9	45.8

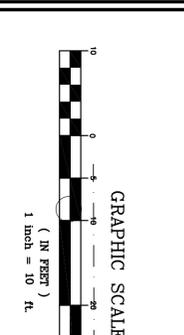
POLE MOUNTED LIGHT FIXTURE NOTES:

- LIGHT FIXTURE SHALL BE STERNBERG STATE SERIES 9403 LED FIXTURE OR APPROVED EQUAL.
- POLE AND FIXTURE SHALL BE BLACK.
- LANE SHALL INCLUDE A PROPOSED CHIMNEY.
- MAX MOUNTING HEIGHT = 12 FT.
- LIGHT SOURCE SHALL BE WHITE LED BULB.
- PROPOSED POLE SHALL BE A BLACK, TAPERED POLE.

On-Site Illumination Statistics

Description	Symbol	Max	Min
EXISTING CONDITIONS:	☼	5.0 fc	0.5 fc
OVERALL @ GRADE	+	5.0 fc	0.5 fc
PROPOSED CONDITIONS:	☼	5.0 fc	0.5 fc
OVERALL @ GRADE	+	5.0 fc	0.5 fc

DRAMA BY: _____ DATE: _____
CHECKED BY: _____ SCALE: 1" = 10'
W.D. 219096
F.B. 769/120



MAPLE AVENUE

SYMBOL LEGEND:

- ☼ denotes EXISTING ON-SITE LIGHT POLE (note: fixture mounting height = 12 ft.)
- ☼ denotes EXISTING USA FLAG
- ☼ denotes EXISTING MOVEABLE SIGN

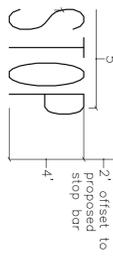
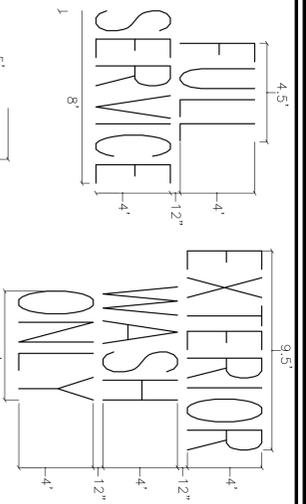
FILE: _____
COMP FILE: I:\206\219096\DWG\219096-01.dwg
SHEET 7 OF 7

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



460 MAIN STREET, P.O. BOX 459
CHESTER, NEW JERSEY 07930
PHONE: 908-879-6646
FAX: 908-879-8591
M.L. STRE. REG. NO. E.E. PL. 36996
OF AUTHORIZATION NO. 3402934500

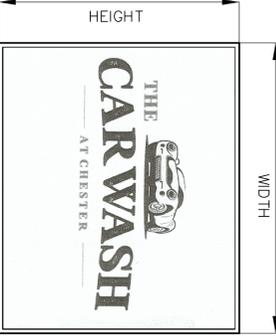
CANDICE J. DAVIS
N.J. PROFESSIONAL ENGINEER
NO. 246294322000 DATE 02/19/20



TEXT PAINTING DETAILS
NOT TO SCALE

NOTE: ALL TEXT PAINT TO BE SOLID THERMOPLASTIC WHITE PAINT.
NOTE: SEE PLAN VIEW ON SHEET 4 FOR LOCATIONS.

CUSTOM WALL-MOUNTED WOOD SITE SIGNS
NOT TO SCALE

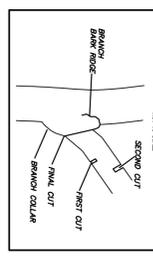


Colors: White background
Blue and tan text
Blue art

NOTE: See business logo provided by the Applicant or approved equal.

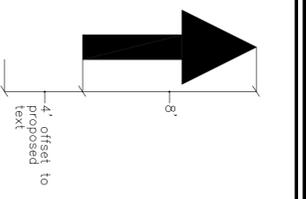
- * FRONT MOUNTED SIGN: 10' W x 4' H
- 1 FT. MIN ABOVE GARAGE OPENING.
- * SIDE MOUNTED SIGN: 8' W x 4' H
- 5.0 FT. MIN. ABOVE GRADE

REMOVAL OF TREE LIMB
NOT TO SCALE



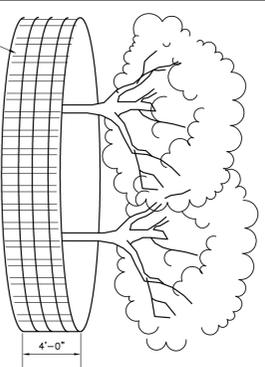
PROPOSED OVERHEAD EQUIPMENT DETAIL
NOT TO SCALE

NOTE: Provided by the Applicant.



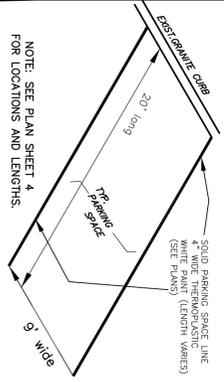
ARROW DETAIL
NOT TO SCALE

NOTE: ALL ARROW PAINT TO BE SOLID THERMOPLASTIC WHITE PAINT.
NOTE: SEE PLAN VIEW ON SHEET 4 FOR LOCATIONS.

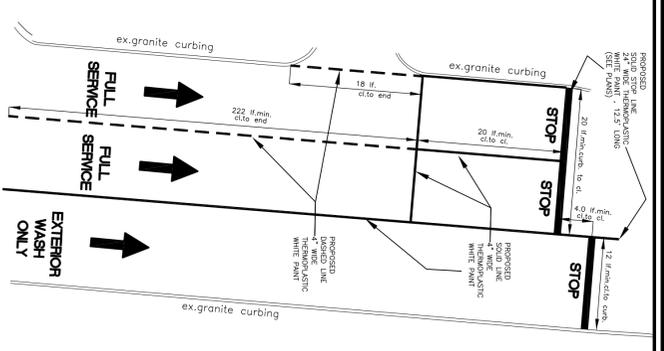


TREE PROTECTION DETAIL
NOT TO SCALE

PARKING SPACE STRIPING DETAIL
NOT TO SCALE

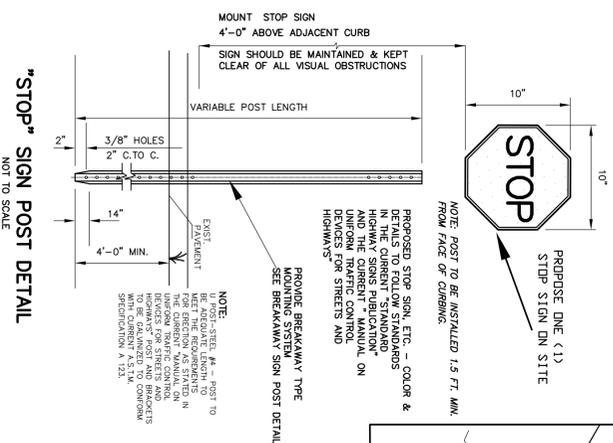


NOTE: SEE PLAN SHEET 4 FOR LOCATIONS AND LENGTHS.



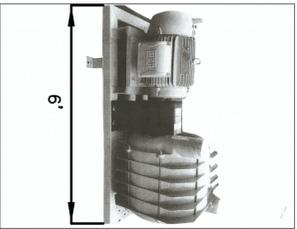
LANE PAINTING DETAILS
NOT TO SCALE

NOTE: ALL LANE STRIPING TO BE SOLID THERMOPLASTIC WHITE PAINT.
NOTE: SEE PLAN VIEW FOR LOCATIONS.



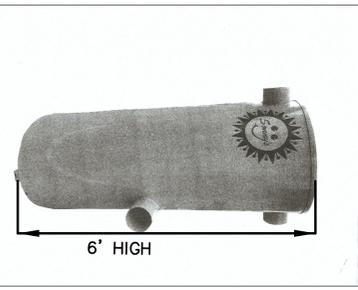
"STOP" SIGN POST DETAIL
NOT TO SCALE

NOTE: POST TO BE INSTALLED 1.5 FT. MIN FROM FACE OF CURBING.



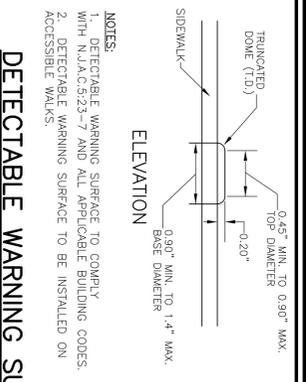
PROPOSED 3' X 6' X 3' H. PUMP EQUIPMENT DETAIL
NOT TO SCALE

NOTE: Provided by the Applicant.



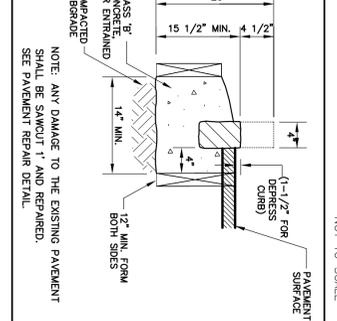
PROPOSED 3.5' DIA. X 6' H. SIGN POST DETAIL
NOT TO SCALE

NOTE: Provided by the Applicant.



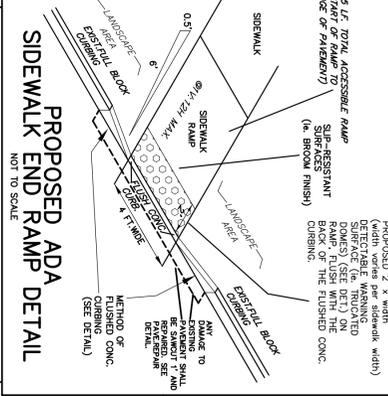
DETECTABLE WARNING SURFACE
NOT TO SCALE

NOTES:
1. DETECTABLE WARNING SURFACE TO COMPLY WITH N.J.A.C.5:23-7 AND ALL APPLICABLE BUILDING CODES.
2. DETECTABLE WARNING SURFACE TO BE INSTALLED ON ACCESSIBLE WALKS.



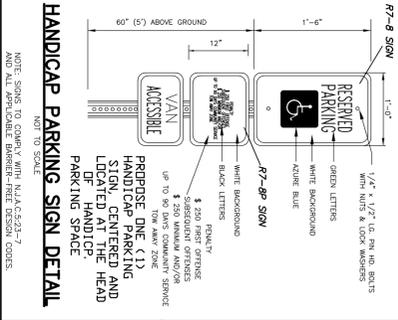
GRANITE BLOCK DEPRESSED CURB DETAIL FOR DUMPSTER ENCLOSURE
MORRIS COUNTY FIG.500-9 AND 500-11

NOTE: ANY DAMAGE TO THE EXISTING PAVEMENT SHALL BE SAWCUT 1' AND REPAIRED. SEE PAVEMENT REPAIR DETAIL.



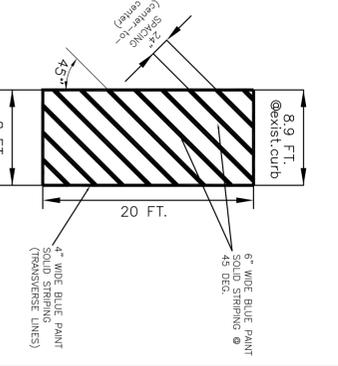
PROPOSED ADA SIDEWALK END RAMP DETAIL
NOT TO SCALE

NOTE: (width varies per sidewalk width) PROPOSED 2\"/>



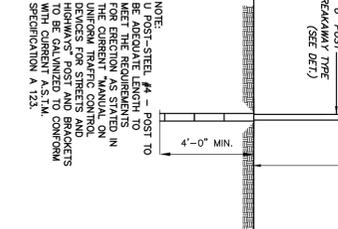
HANDICAP PARKING SIGN DETAIL
NOT TO SCALE

NOTE: SIGN TO CONFORM WITH N.J.A.C.5:23-7 AND ALL APPLICABLE BUILDING CODES.



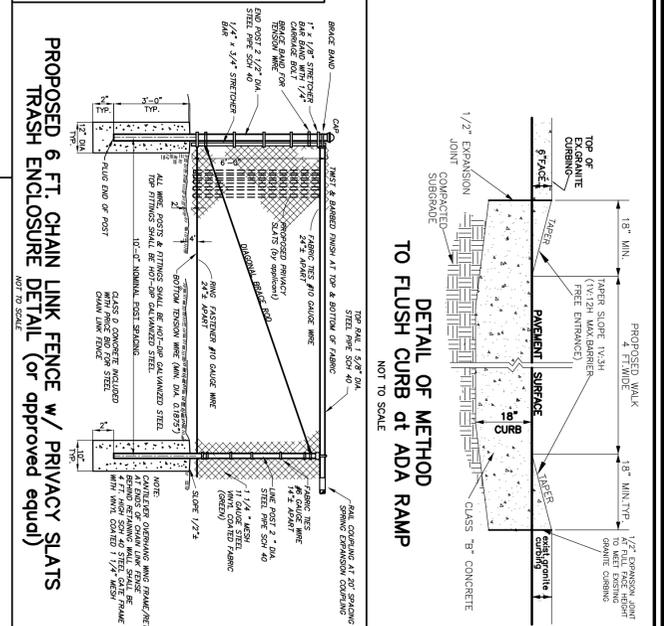
PROPOSED 3' X 6' X 3' H. PUMP EQUIPMENT DETAIL
NOT TO SCALE

NOTE: Provided by the Applicant.



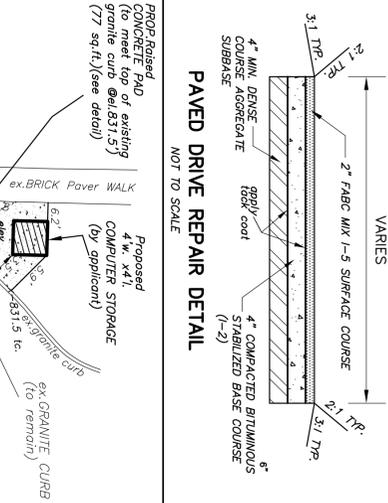
PROPOSED 3.5' DIA. X 6' H. SIGN POST DETAIL
NOT TO SCALE

NOTE: Provided by the Applicant.



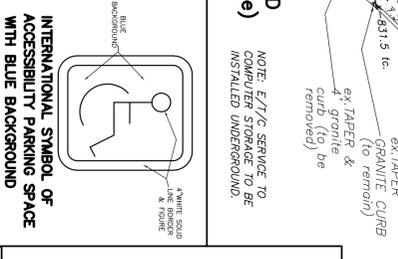
PROPOSED 6 FT. CHAIN LINK FENCE W/ PRIVACY SLATS TRASH ENCLOSURE DETAIL (or approved equal)
NOT TO SCALE

NOTE: SEE PLAN VIEW ON SHEET 4 FOR LOCATIONS.



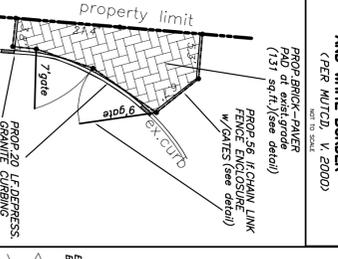
PAVED DRIVE REPAIR DETAIL
NOT TO SCALE

NOTE: (width varies per sidewalk width) PROPOSED 2\"/>



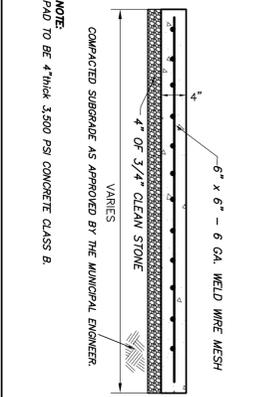
CONCRETE BRICK PAVERS DETAIL FOR EQUIPMENT PADS, WALK EXTENSION & DUMPSTER PAD
NOT TO SCALE

BRICK PAVEMENT SPEC.: HANOVER PREST BRICK - QUARRY RED w/ NATURAL FINISH. SIZE: 4"x8"x2-1/2\"/>



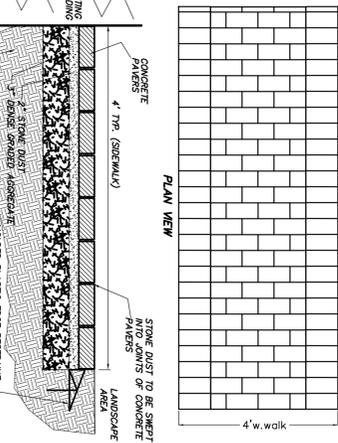
COMPUTER STAND CONCRETE PAD DETAIL
NOT TO SCALE

NOTE: PAD TO BE 4\"/>



DETAIL OF PROPOSED TRASH ENCLOSURE
NOT TO SCALE

NOTE: ANY DAMAGE TO THE EXISTING PAVEMENT SHALL BE SAWCUT 1' AND REPAIRED. SEE PAVEMENT REPAIR DETAIL.



CONCRETE BRICK PAVEMENT DETAIL
NOT TO SCALE

NOTE: SEE PLAN VIEW ON SHEET 4 FOR LOCATIONS.

YANUACONE & ALDRICH, LLC
Civil Engineers & Land Surveyors & Professional Planners
480 MAIN STREET, P.O. BOX 459
CHESTER, NEW JERSEY 07830
PHONE: 908-679-6646
FAX: 908-679-8591
N.J. STATE BOARD OF PROFESSIONAL ENGINEERS
& LAND SURVEYORS
EXPIRES: 02/28/2020

CANDICE J. DAVIS
N.J. PROFESSIONAL ENGINEER
NO. 246294327000 DATE: 02/19/20

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

SHEET TITLE: **CONSTRUCTION DETAIL SHEET**

NO.	DATE	REVISION
1	03/15/20	REV/PER BOROUGH/03/20/20 & SHADE THE 03/07/20

DRAWN BY: *CJD* DATE: FEB. 05, 2020
CHECKED BY: SCALE: AS SHOWN
W.O. 219096
F.B.
FILE: COMP FILE: I:/eng/219096/comp/219096-sitplan-rev.dwg
SHEET 6 OF 7

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 LI, MARVIN F. POKER & CO 3520 PIEDMONT RD NE #410 ATLANTA, GA 30305
128	4	141-205 ROUTE 206	DPF CHESTER LI, MARVIN F. POKER & 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	HAMILTONS CHESTER LLC 30 SEMINARY AVENUE CHESTER, NJ 07930
131	4	65 MAPLE AVENUE	CHESTER 65 LLC 4 GALLOWAY HOLMDEL, 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 / FTA LLC 4 GALLOWAY HOLMDEL, NJ 07733
			PUBLIC SERVICE ELECTRIC & GAS NJ AMERICAN WATER CO. 651 EAST WASHINGTON CHERRY HILL, NJ 08034 MEMBER, NJ 07101

APPROVED BY THE BOROUGH
OF CHESTER LAND USE BOARD:

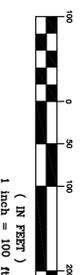
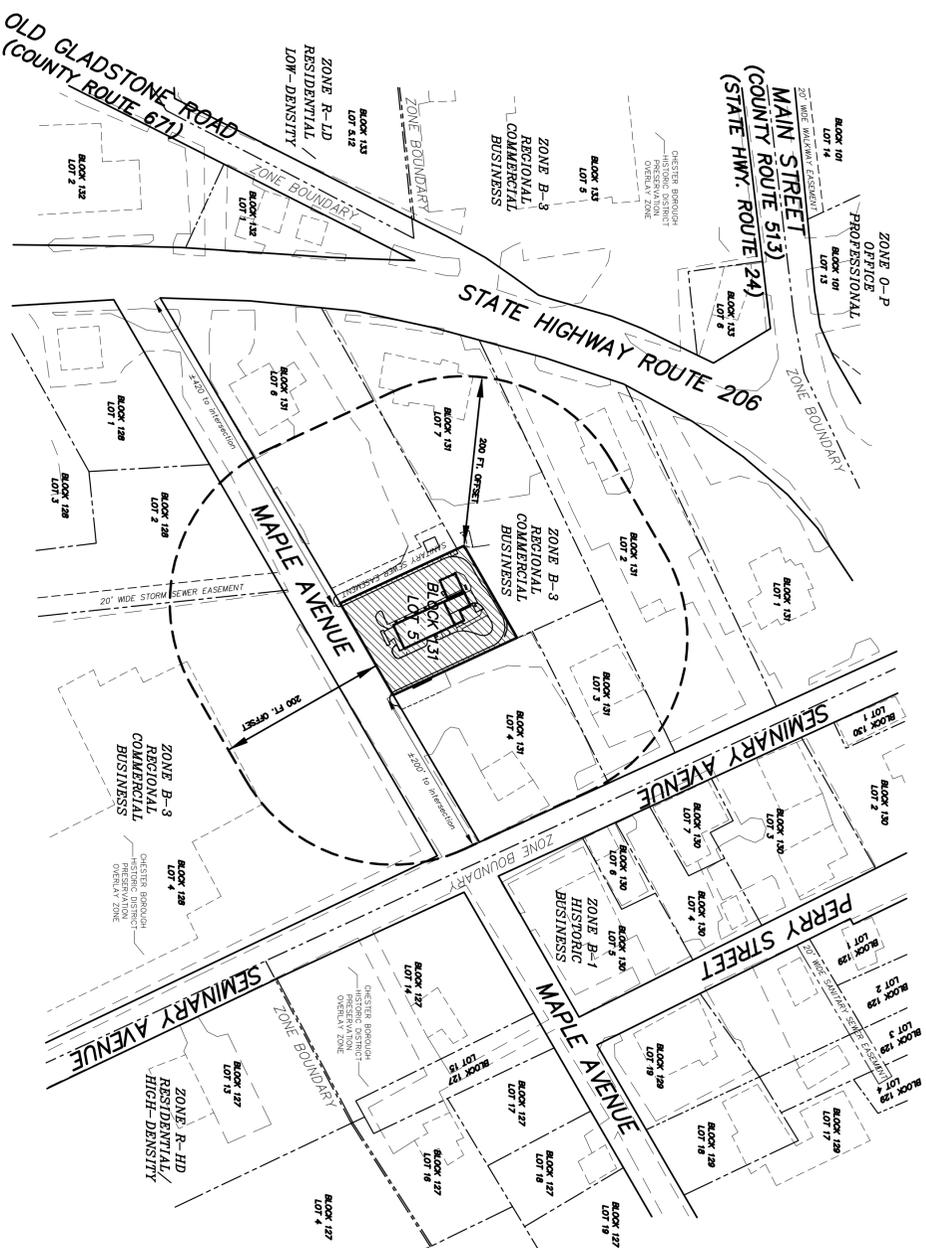
Chairperson	Date
Secretary	Date
Borough Engineer	Date

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-OSWEGO TRIPLEX/01/06/2019/01/06/2019/01/06/2019 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 NADER HIGHLANDS PLANNING ZONE.

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

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

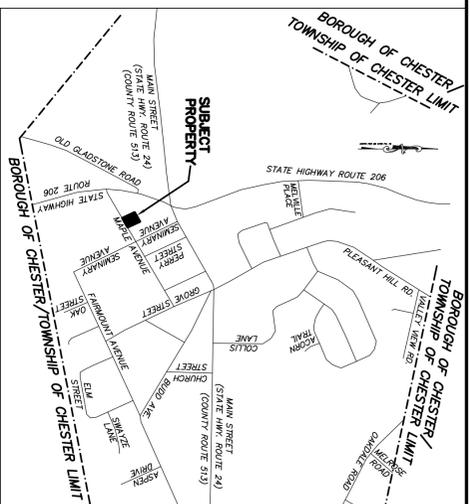


AREA MAP

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

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

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



KEY MAP
SCALE: 1"=1000'

PROJECT DRAWING INDEX

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

 YANNAKONE & 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. 24062353500	N.J. PROFESSIONAL ENGINEER CANDICE J. DAVIS NO. 240620327000 DATE 09/19/20	NOT VALID WITHOUT SIGNATURE AND BAISED SEAL
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 SHEET TITLE:	DRAWN BY: CJD DATE: FEB. 05, 2020 CHECKED BY: GCT SCALE: 1"=100' M.O. 219096 F.B.	PROJECT NO. 219096 FILE COMP. TITLE: I:\219096\219096\219096-TitleSheet-1.dwg SHEET 1 of 7

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

\$28⁹⁵
+TAX
MONTHLY WASH CLUB

SILVER

\$11⁹⁵
SINGLE WASH

\$28⁹⁵
+TAX
MONTHLY WASH CLUB

HAND WASH starting at \$39⁹⁵