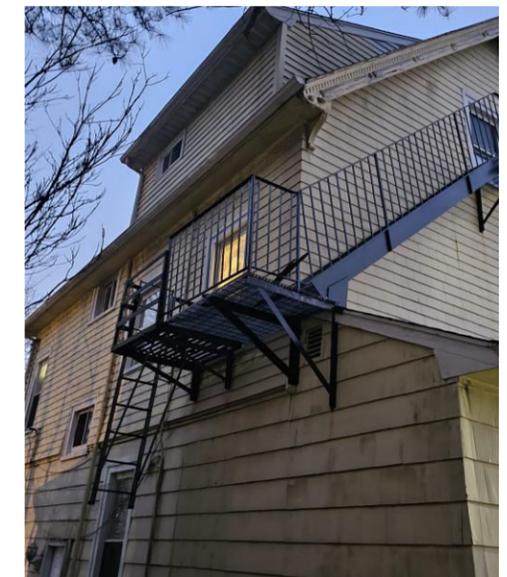
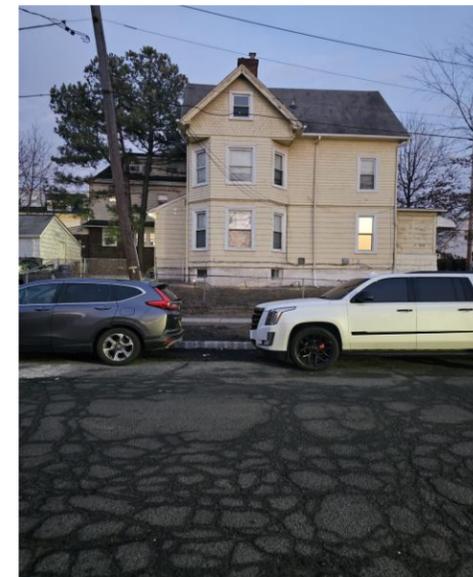
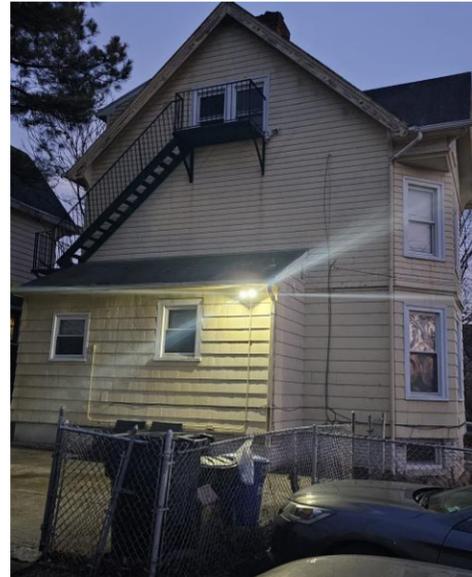


General Notes:

1. Plan is schematic for zoning purpose only. Plan is limited to existing construction of wall plan and details for zoning review.
2. Plan is for configuration only and no proposed work.
3. Owner/Contractor shall be responsible for code compliance for any future construction. All work shall be performed in accordance with manufacturer specifications, local ordinances, and applicable local, state and federal regulations.
4. Contractor shall be responsible to obtain applicable building permits.



Building Elevations



Location Map

R-2B			
	Required	Proposed	Conforming
Use Requirements	2 Family	3 Family	No - Variance
Lot Area (sf)	4,000	6,532	Yes
Lot Width (ft)	40	50.54	Yes
Max. Bldg. Height (ft)	40	35 (+/-)	Yes
Front Yard (ft)	20	16.2	No - Variance
Side Yards (ft)	6	13 (l), 12 (r)	Yes
Rear Yard (ft) *	25	56.1	Yes
Accessory Building Side and Rear Setback (ft) *	5	6.7 (min)	Yes
Max Building Coverage (%) **	25	18	Yes
Max Impervious Coverage (%) ***	60	48	Yes
FAR **	0.5	.49	Yes

* rear yard looking at front of house standing on Watsessing Avenue

** Basement, - 890 SF, 1st Floor – 1,131 SF, 2nd Floor – 720 SF, 3rd Floor – 520 SF

*** 1st Floor – 1,131 SF, Garage – 513 SF, Concrete Drive, Walkway and Patio – 1,323 SF

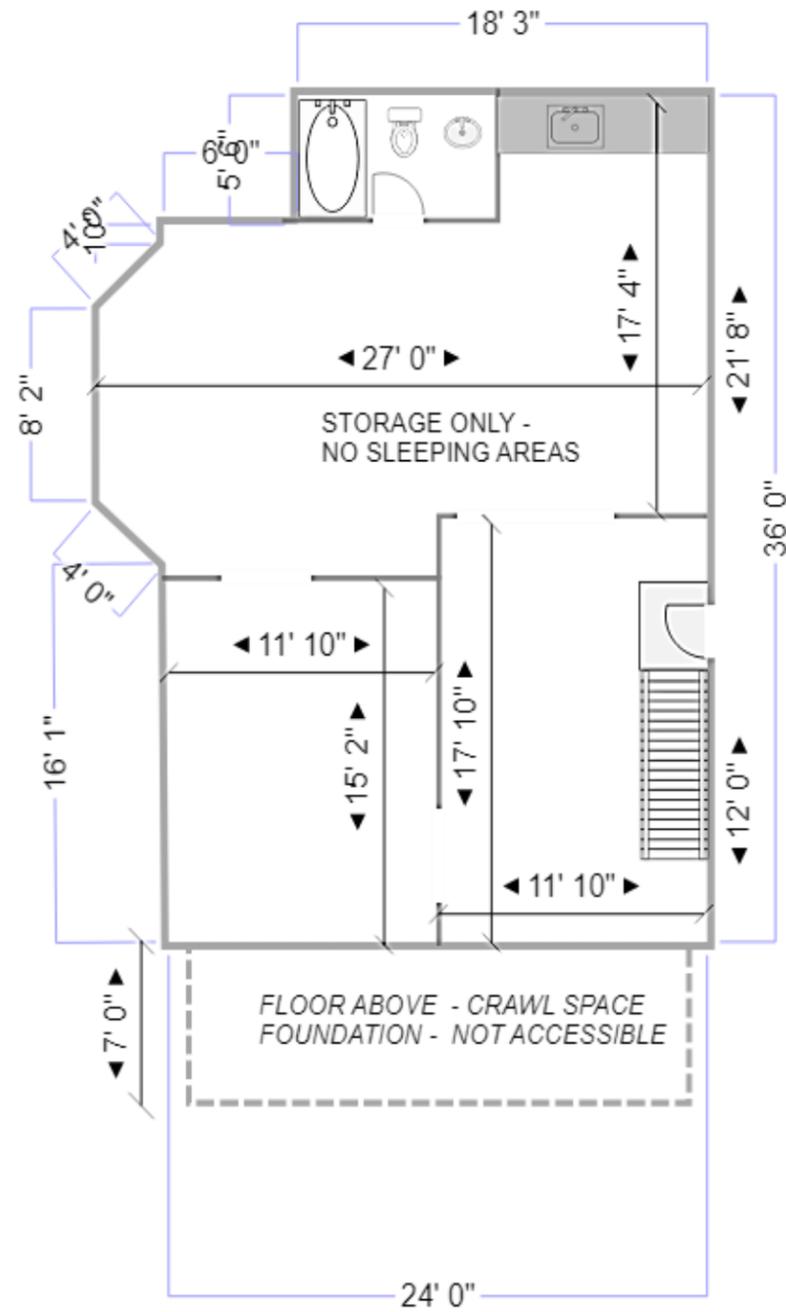
Zoning Table

Chairman

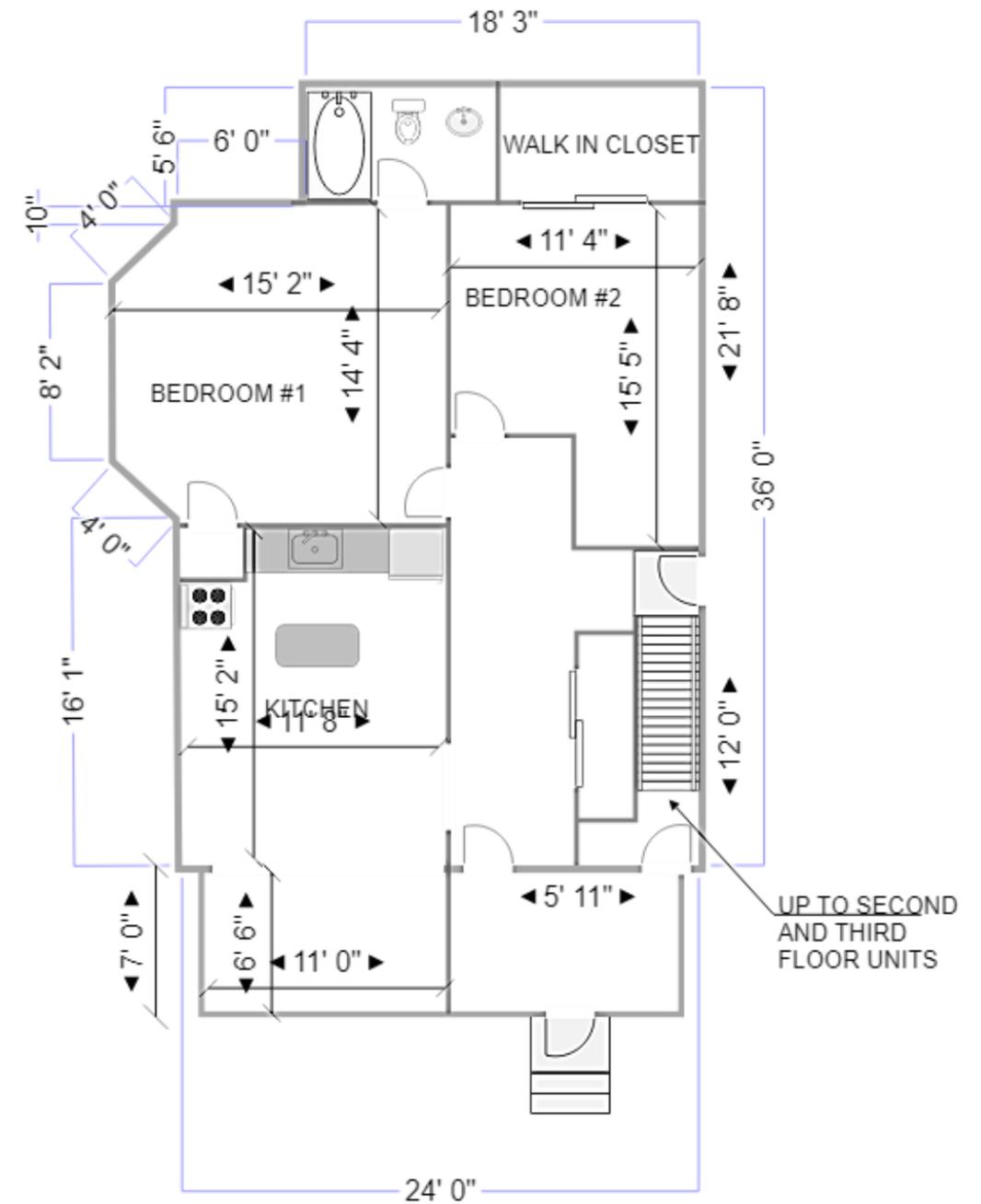
Secretary

Engineer

Date	Revisions		78 Watsessing Avenue - Block 103, Lot 30 Bloomfield Township, Essex County, New Jersey	PISANO DEVELOPMENT GROUP Pisano Development Group, LLC P.O. Box 6556, Lawrenceville, NJ 08648 www.pisanodevelopment.com	CS-1 March 10, 2025 Sheet 1 of 3
	Comments				
Robert C. Pisano NJPE 44505			Scale: NTS	NOTES AND ELEVATIONS	



Basement/Foundation Plan



Unit 1 Floor Plan - First Floor

Revisions	
Date	Comments

Robert C. Pisano NJPE 44505

78 Watsessing Avenue - Block 103, Lot 30
Bloomfield Township, Essex County, New Jersey

Scale: 1/8" = 1'

ZONING FLOOR PLAN

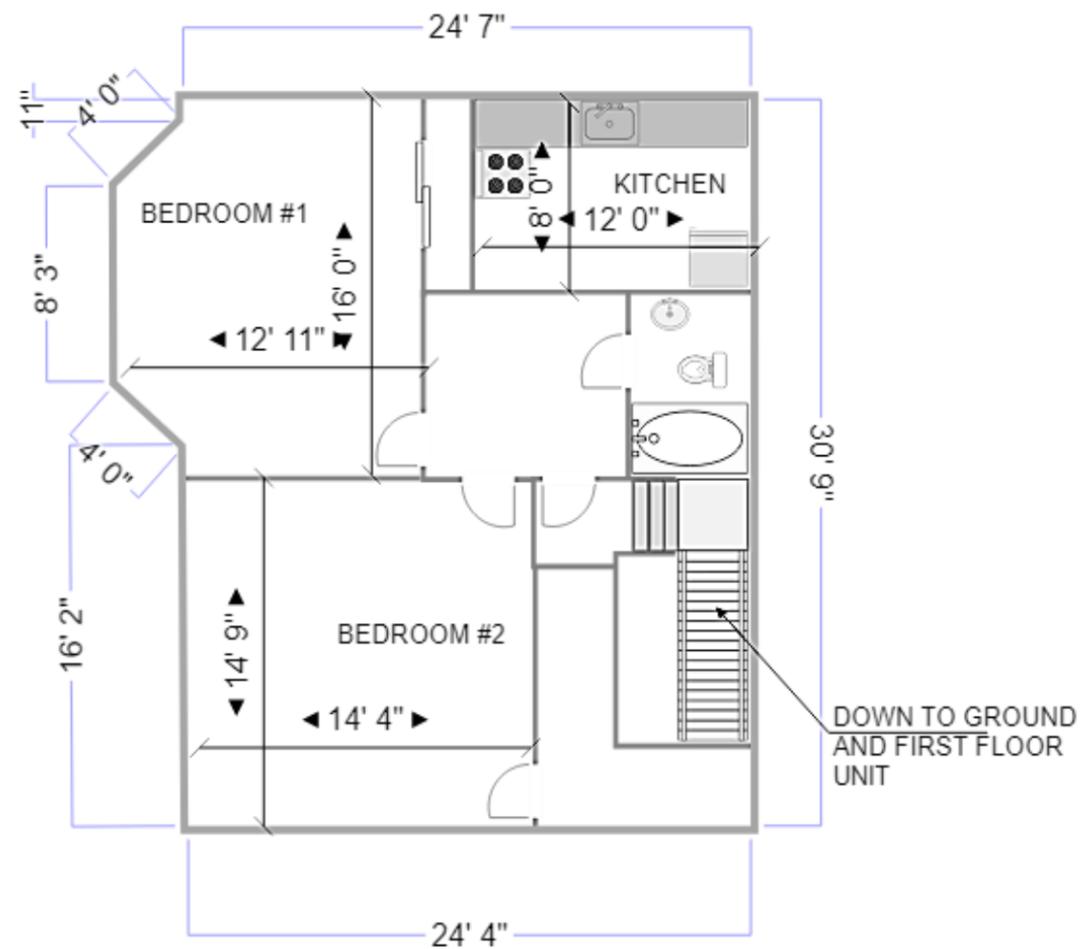


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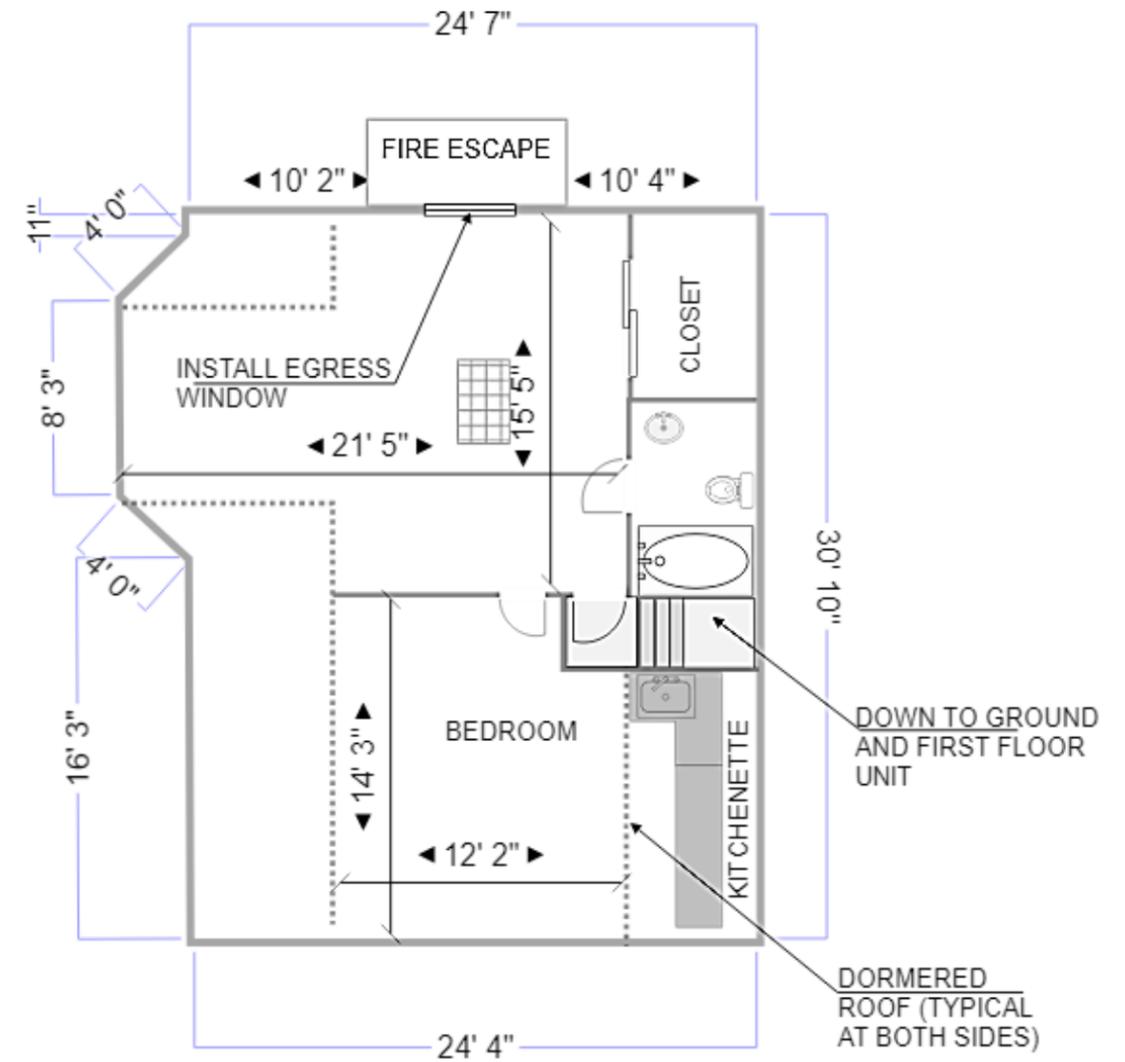
ZP-1

March 10, 2025

Sheet 2 of 3



Unit 2 Floor Plan - Second Floor



Unit 3 Floor Plan - Third Floor

Revisions	
Date	Comments

Robert C. Pisano NJPE 44505

78 Watsessing Avenue - Block 103, Lot 30
 Bloomfield Township, Essex County, New Jersey
 Scale: 1/8" = 1'
ZONING FLOOR PLAN

PG PISANO DEVELOPMENT GROUP
 Pisano Development Group, LLC
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 www.pisanodevelopment.com

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 March 10, 2025
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