

LIST OF PROPERTY OWNERS WITHIN 200' OF P.Q.

THIS LIST WAS COMPILED FROM A CERTIFIED LIST OF ADJOINING PROPERTY OWNERS FOR BLOCK 10201, LOT 5, 9, 11, AND 12, PREPARED BY THE MORRIS TOWNSHIP TAX ASSESSOR'S OFFICE, AND IS CURRENT AND AS ACCURATE AS POSSIBLE AS OF MAY 29, 2025.

Target Parcel(s): Block-Lot: 10201-5
EVERGREEN CEMETERY
MONROE ST

Block-Lot: 10302-10
COSTANZO, CLINTON E
287 E HANOVER AVE
MORRISTOWN, NJ 07960
RE: 287 E HANOVER AVE

Block-Lot: 10201-3
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 65 MONROE ST

Block-Lot: 10201-2
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 15 MONROE ST

Block-Lot: 10201-6
EVERGREEN CEMETERY ASSN
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 285 E HANOVER AVE

Block-Lot: 10302-11
SIMMONS, BETTE M. & WENDI
66 HIGHLAND AVE
MORRISTOWN, NJ 07960
RE: 66 HIGHLAND AVE

Block-Lot: 10201-8
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 295 EAST HANOVER AVE

Block-Lot: 10201-12
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 170 RIDGEDALE AVE

Target Parcel(s): Block-Lot: 10201-9
EVERGREEN CEMETERY
175 RIDGEDALE AVE

Block-Lot: 10201-4
EVERGREEN CEMETERY ASSN
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 285 E HANOVER AVE

Block-Lot: 10104-9
SOLOWAY FAMILY, LLC, C/O S. DAUL
624 STRATFORDSHIRE DR
MATTHEWS, NC 28105
RE: 175 RIDGEDALE AVE

Block-Lot: 10201-5
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: MONROE ST

Block-Lot: 10104-8
173 RIDGEDALE AVENUE LLC
229 MT KEMBLE AVE
MORRISTOWN, NJ 07960
RE: 173 RIDGEDALE AVE

Block-Lot: 10201-8
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 295 EAST HANOVER AVE

Block-Lot: 10201-11
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 172 RIDGEDALE AVE

Target Parcel(s): Block-Lot: 10201-11
EVERGREEN CEMETERY
172 RIDGEDALE AVE

Block-Lot: 10104-9
SOLOWAY FAMILY, LLC, C/O S. DAUL
624 STRATFORDSHIRE DR
MATTHEWS, NC 28105
RE: 175 RIDGEDALE AVE

Block-Lot: 10201-5
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: MONROE ST

Block-Lot: 10104-8
173 RIDGEDALE AVENUE LLC
229 MT KEMBLE AVE
MORRISTOWN, NJ 07960
RE: 173 RIDGEDALE AVE

Block-Lot: 10201-8
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 295 EAST HANOVER AVE

Block-Lot: 10104-6
169 RIDGEDALE, LLC
169 RIDGEDALE AV BOX 1264
MORRISTOWN, NJ 07960
RE: 169 RIDGEDALE AVE

Block-Lot: 10201-7
291 E HANOVER LLC/ATTM MIQUELI
125 EISENHOWER DR
CRESSKILL, NJ 07626
RE: 291 E HANOVER AVE

Block-Lot: 10301-11
GIRON, MARIA E
76 MONROE ST
MORRISTOWN, NJ 07960
RE: 76 MONROE ST

Block-Lot: 10201-11
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 172 RIDGEDALE AVE

Block-Lot: 10301-10
DUBINSKI, JONATHAN & AMEE H
76 MONROE ST
MORRISTOWN, NJ 07960
RE: 76 MONROE ST

Block-Lot: 10201-4
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 67 MONROE ST

Block-Lot: 10201-7
291 E HANOVER LLC/ATTM MIQUELI
125 EISENHOWER DR
CRESSKILL, NJ 07626
RE: 291 E HANOVER AVE

Block-Lot: 10201-9
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 15 MONROE ST

Block-Lot: 10201-4
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 170 RIDGEDALE AVE

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173 RIDGEDALE AVENUE LLC
229 MT KEMBLE AVE
MORRISTOWN, NJ 07960
RE: 173 RIDGEDALE AVE

Block-Lot: 10201-5
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 291 E HANOVER AVE

Block-Lot: 10104-11
TELEVEN, INC./ATTY TAX (STORE #40088)
PO BOX 711
DALLAS, TX 75221
RE: 299 E HANOVER AVE

Block-Lot: 10201-12
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 170 RIDGEDALE AVE

Block-Lot: 10104-13
303 EAST HANOVER LLC
169 RIDGEDALE AVE
MORRISTOWN, NJ 07960
RE: 303 E HANOVER AVE

Block-Lot: 10104-19
HAYES CIRCLE HOLDING CO INC.
PO BOX 678
LAMBERTVILLE, NJ 08530
RE: 177 RIDGEDALE AVE

Block-Lot: 10104-7
ALB PROPERTIES ILLC %BRAUER GROUP
169 RIDGEDALE AVE
MORRISTOWN, NJ 07960
RE: 171 RIDGEDALE AVE

Block-Lot: 10104-13
303 EAST HANOVER LLC
169 RIDGEDALE AVE
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MORRISTOWN, NJ 07960
RE: 171 RIDGEDALE AVE

Block-Lot: 10201-7
291 E HANOVER LLC/ATTM MIQUELI
125 EISENHOWER DR
CRESSKILL, NJ 07626
RE: 291 E HANOVER AVE

Target Parcel(s): Block-Lot: 10201-12
EVERGREEN CEMETERY
170 RIDGEDALE AVE

Block-Lot: 10301-15
MILLAN, RUBEN
50 MONROE ST
MORRISTOWN, NJ 07960
RE: 50 MONROE ST

Block-Lot: 10201-14
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 168 RIDGEDALE AVE

Block-Lot: 10201-13
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 1 EVERGREEN PL

Block-Lot: 10201-1
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: MONROE ST

Block-Lot: 10201-3
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 65 MONROE ST

Block-Lot: 10201-2
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 15 MONROE ST

Block-Lot: 10201-4
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: MONROE ST

Block-Lot: 10104-8
173 RIDGEDALE AVENUE LLC
229 MT KEMBLE AVE
MORRISTOWN, NJ 07960
RE: 173 RIDGEDALE AVE

Block-Lot: 10201-5
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 295 EAST HANOVER AVE

Block-Lot: 10301-11
GIRON, MARIA E
76 MONROE ST
MORRISTOWN, NJ 07960
RE: 76 MONROE ST

Block-Lot: 10201-12,62
KASTNER, ALICIA KAY/THOMAS
60 MONROE ST
MORRISTOWN, NJ 07961
RE: 60 MONROE ST

Block-Lot: 10201-13
DUDLEY, JENNIFER
54 MONROE ST
MORRISTOWN, NJ 07960
RE: 54 MONROE ST

Block-Lot: 10201-11
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 177 RIDGEDALE AVE

Block-Lot: 10201-12
GONZALEZ, FRANKIE/STEVENS, CHERIE A
58 MONROE ST
MORRISTOWN, NJ 07960
RE: 58 MONROE ST

Block-Lot: 10201-12,61
TAYLOR, CHARLES/O'CONNOR, DAYNA N
58 MONROE ST
MORRISTOWN, NJ 07961
RE: 58 MONROE ST

Block-Lot: 10201-4
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 176 RIDGEDALE AVE

Block-Lot: 10201-12
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 170 RIDGEDALE AVE

Block-Lot: 10104-13
303 EAST HANOVER LLC
169 RIDGEDALE AVE
MORRISTOWN, NJ 07960
RE: 303 E HANOVER AVE

Block-Lot: 10104-19
HAYES CIRCLE HOLDING CO INC.
PO BOX 678
LAMBERTVILLE, NJ 08530
RE: 177 RIDGEDALE AVE

Block-Lot: 10104-7
ALB PROPERTIES ILLC %BRAUER GROUP
169 RIDGEDALE AVE
MORRISTOWN, NJ 07960
RE: 171 RIDGEDALE AVE

Block-Lot: 10201-7
291 E HANOVER LLC/ATTM MIQUELI
125 EISENHOWER DR
CRESSKILL, NJ 07626
RE: 291 E HANOVER AVE

Block-Lot: 10301-18
POWLETT, ROBERT E JR
44 MONROE ST
MORRISTOWN, NJ 07960
RE: 44 MONROE ST

Block-Lot: 10201-6
EVERGREEN CEMETERY ASSN
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 285 E HANOVER AVE

Block-Lot: 10301-17
AVELAN, ANA/PO & JUANA S
46 MONROE ST
MORRISTOWN, NJ 07960
RE: 46 MONROE ST

Block-Lot: 10104-6
CRIM/JOHN C % COUNTY CONCRETE CORP
50 RAILROAD AVE
MORRISTOWN, NJ 07960
RE: 145 RIDGEDALE AVE

Block-Lot: 10301-16
KOLAKOWSKI, KRISTIAN
48 MONROE ST
MORRISTOWN, NJ 07960
RE: 48 MONROE ST

Block-Lot: 10104-9
SOLOWAY FAMILY, LLC, C/O S. DAUL
624 STRATFORDSHIRE DR
MATTHEWS, NC 28105
RE: 175 RIDGEDALE AVE

Block-Lot: 10301-10
DUBINSKI, JONATHAN & AMEE H
76 MONROE ST
MORRISTOWN, NJ 07960
RE: 76 MONROE ST

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65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: MONROE ST

Block-Lot: 10201-4
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 67 MONROE ST

Block-Lot: 10201-7
291 E HANOVER LLC/ATTM MIQUELI
125 EISENHOWER DR
CRESSKILL, NJ 07626
RE: 52 MONROE ST

Block-Lot: 10201-4
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 67 MONROE ST

Block-Lot: 10201-5
EVERGREEN CEMETERY
65 MARTIN LUTHER KING AVE
MORRISTOWN, NJ 07960
RE: 179 RIDGEDALE AVE

Block-Lot: 10104-7
ALB PROPERTIES ILLC %BRAUER GROUP
169 RIDGEDALE AVE
MORRISTOWN, NJ 07960
RE: 171 RIDGEDALE AVE

Block-Lot: 10201-12
GONZALEZ, FRANKIE/STEVENS, CHERIE A
58 MONROE ST
MORRISTOWN, NJ 07960
RE: 58 MONROE ST

Block-Lot: 10201-12,61
TAYLOR, CHARLES/O'CONNOR, DAYNA N
58 MONROE ST
MORRISTOWN, NJ 07961
RE: 58 MONROE ST

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MORRISTOWN, NJ 07960
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RE: 170 RIDGEDALE AVE

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169 RIDGEDALE AVE
MORRISTOWN, NJ 07960
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HAYES CIRCLE HOLDING CO INC.
PO BOX 678
LAMBERTVILLE, NJ 08530
RE: 177 RIDGEDALE AVE

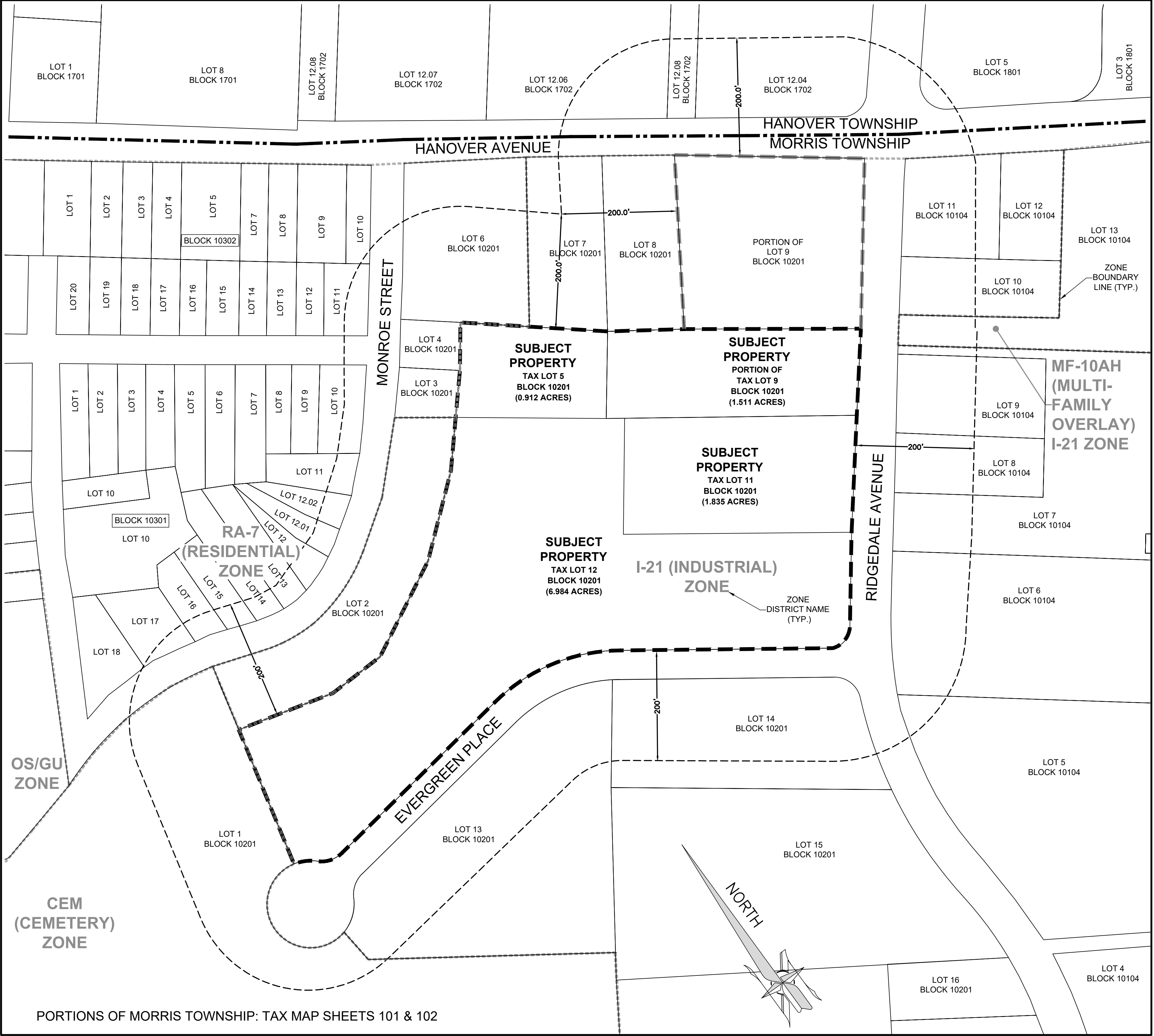
Block-Lot: 10104-7
ALB PROPERTIES ILLC %BRAUER GROUP
169 RIDGEDALE AVE
MORRISTOWN, NJ 07960
RE: 171 RIDGEDALE AVE

Block-Lot: 10201-7
291 E HANOVER LLC/ATTM MIQUELI
125 EISENHOWER DR
CRESSKILL, NJ 07626
RE: 291 E HANOVER AVE

SITE PLAN FOR
NIELSEN FORD DEALERSHIP
TAX BLOCK 10201, LOTS 11 & 12
& NIELSEN CHRYSLER, DODGE, JEEP,
AND RAM DEALERSHIP
TAX BLOCK 10201, LOTS 5 & A PORTION OF LOT 9
TOWNSHIP OF MORRIS, MORRIS COUNTY, NJ

OWNER
EVERGREEN CEMETERY ASSOCIATION
1 EVERGREEN PLACE
MORRISTOWN, NJ 07960

APPLICANT
NIELSEN FORD OF MORRISTOWN, INC
170 RIDGEDALE AVE
MORRISTOWN, NJ 07960
tel (908) 741-4903



ZONING TABLE FOR SUBJECT PARCELS:

ZONING ANALYSIS CONSIDERS ALL LOTS AND LEASE PARCELS ARE COMBINED INTO A SINGLE AREA.

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	21, 780 SF	489,148 SF	489,148 SF
MIN. LOT WIDTH	125 FT	516 FT	516 FT
MIN. LOT DEPTH	150 FT	754 FT	754 FT
MIN. FRONT YARD	35 FT	65.2 FT	65.2 FT
MIN. SIDE YARD (ONE)	15 FT	24.1 FT	24.1 FT
MIN SIDE YARD (COMBINED)	30 FT	188.2 FT	188.2 FT
MIN SIDE YARD ALONG SIDE STREET*	35 FT	24.1 FT	24.1 FT
MIN. REAR YARD	50 FT	121.2 FT	121.2 FT
MAX. BUILDING HEIGHT	45 FT	24.99 FT	24.99 FT
MAX. BUILDING COVERAGE	33%	8.2%	8.2%
MAX. LOT COVERAGE**	75%	83.9%	76.9%

* PER SECTION 95-31, "SIDE YARD EXCEPTIONS": ANY CORNER LOT SHALL PROVIDE A SIDE STREET SETBACK LINE WHICH SHALL BE THE SAME AS THE MINIMUM FRONT YARD REQUIRED ON ANY ADJOINING LOT FRONTING ON THE SIDE STREET.

** PER SECTION 95-32 B, "LOT COVERAGE": IN ALL ZONES, IN CONNECTION WITH EVERY INDUSTRIAL, BUSINESS, INSTITUTIONAL, RECREATIONAL, RESIDENTIAL OR OTHER USE, THE MAXIMUM PERMITTED LOT COVERAGE OF PRINCIPAL AND ACCESSORY BUILDINGS AND STRUCTURES AND IMPROVED AREAS, INCLUDING OFF-STREET PARKING AND LOADING AREAS, DRIVEWAYS AND OTHER IMPERVIOUS SURFACES, SHALL NOT EXCEED 75% OF THE TOTAL LOT OR PARCEL, EXCEPT WHERE OTHERWISE PROVIDED.

OTHER PARTIES REQUIRING NOTICE:

Township of Morris - WPCU
Lake Valley Road, P.O. Box 1911
Morristown, NJ 07960-1911
Attn: Bill Alverson, Supv.

Verizon, Inc.
One Verizon Way
Basking Ridge, NJ 07920
Attn: Legal Affairs

Optimum
683 Route 10 East
Basking Ridge, NJ 07920
Attn: General Manager, Legal Affairs

Texas Eastern / Algonquin Gas Trans. Co. c/o Baskridge
501 Cordage Avenue
South Plainfield, NJ 07080
Attn: Lead Department

JCP&L - Jersey Central Power & Light
300 Madison Avenue, P.O. Box 1911
Morristown, NJ 07960-1911

Public Service Electric & Gas Co.
80 Oak Trees, 10th
Newark, NJ 07102
Attn: Manager - Corporate Properties

SMCMGA
19 Saddle Road
Cedar Knolls, NJ 07927
Attn: Laura Cummings

PLANNING BOARD APPROVAL

APPROVED AT A REGULAR MEETING OF THE PLANNING BOARD OF THE MORRIS TOWNSHIP, MORRIS COUNTY, NEW JERSEY HELD ON THE DAY OF , 2025

PLANNING BOARD CHAIRPERSON

PLANNING BOARD SECRETARY

PLANNING BOARD ENGINEER

GENERAL NOTES:

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH OSHA SAFETY STANDARDS.
- ALL OUTLET STRUCTURES TO CONFORM TO OSHA SAFETY STANDARDS.
- CONSTRUCTION AT INTERSECTIONS AND ALONG EXISTING STREETS TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES - TRAFFIC CONTROL FOR STREET AND HIGHWAY CONSTRUCTION.
- ALL IMPROVEMENTS INCLUDING PRIVATE AND PUBLIC UTILITIES TO BE INSTALLED IN ACCORDANCE WITH RESIDENTIAL SITE IMPROVEMENT STANDARDS.
- THE APPROXIMATE LOCATION OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMIT OF WORK ARE SHOWN ON THE PLANS. THE ACCURACY OF AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE FACILITIES AND REPORT ANY DISCREPANCIES TO THE DESIGN AND TOWNSHIP ENGINEERS.
- UTILITIES TO BE CONSTRUCTED UNDERGROUND, UNLESS OTHERWISE NOTED.
- THE APPLICANT SHALL ESTABLISH REGULATIONS FOR THE SAFE AND PROPER TRANSFER OF FUEL ON-SITE.
- ADEQUATE PROVISION FOR SAFE CONTROL OF EMPLOYEE PARKING, INCLUDING EMPLOYEES OF THE CONTRACTOR AND SUBCONTRACTORS, SHALL BE REQUIRED DURING CONSTRUCTION.
- PRIOR TO ANY CONSTRUCTION OR DISTURBANCE, NJ ONE-CALL SHALL BE CONTACTED BY DIALING 811 OR 1-800-272-1000, AND UTILITIES SHALL BE MARKED OUT. A CONFIRMATION NUMBER FROM NJ ONE-CALL SHALL BE PROVIDED TO THE ENGINEER.
- UNLESS OTHERWISE INDICATED, SITE CONSTRUCTION SHALL CONFORM TO THE MOST CURRENT VERSION OF NEW JERSEY DEPARTMENT OF TRANSPORTATION'S "STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION".

SHEET INDEX:

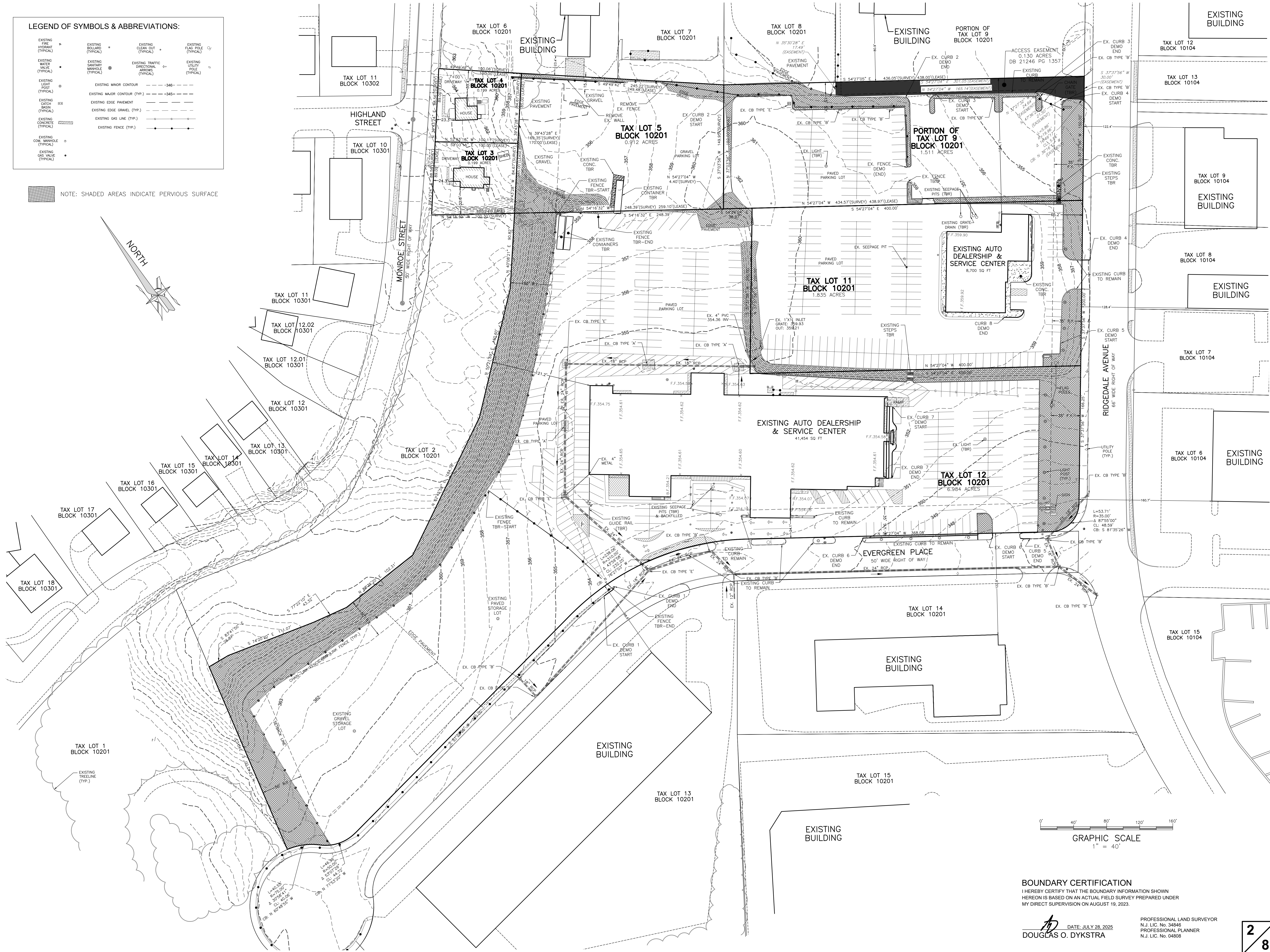
- COVER SHEET & KEY MAP
- EXISTING CONDITIONS & DEMOLITION MAP
- LAYOUT PLAN
- GRADING & DRAINAGE PLAN
- LIGHTING PLAN
- LANDSCAPING PLAN
- SEWER PLAN
- TRAFFIC CONTROL & SEWER CONSTRUCTION DETAILS

LEGEND OF SYMBOLS & ABBREVIATIONS:

EXISTING FIRE HYDRANT (TYPICAL)	EXISTING BOLLARDS (TYPICAL)	EXISTING CLEAN OUT (TYPICAL)	EXISTING FLAG POLE (TYPICAL)
EXISTING WATER VALVE (TYPICAL)	EXISTING SANITARY MANHOLE (TYPICAL)	EXISTING TRAFFIC DIRECTIONAL ARROWS (TYPICAL)	EXISTING UTILITY POLE (TYPICAL)
EXISTING LIGHT POST (TYPICAL)	EXISTING MINOR CONTOUR	EXISTING MAJOR CONTOUR (TYP.)	EXISTING EDGE PAVEMENT
EXISTING SATCH BASIN (TYPICAL)	EXISTING EDGE GRAVEL (TYP.)	EXISTING GAS LINE (TYP.)	EXISTING FENCE (TYP.)
EXISTING CONCRETE (TYPICAL)	EXISTING COM. MANHOLE (TYPICAL)	EXISTING GAS VALVE (TYPICAL)	

NOTE: SHADED AREAS INDICATE PERVIOUS SURFACE

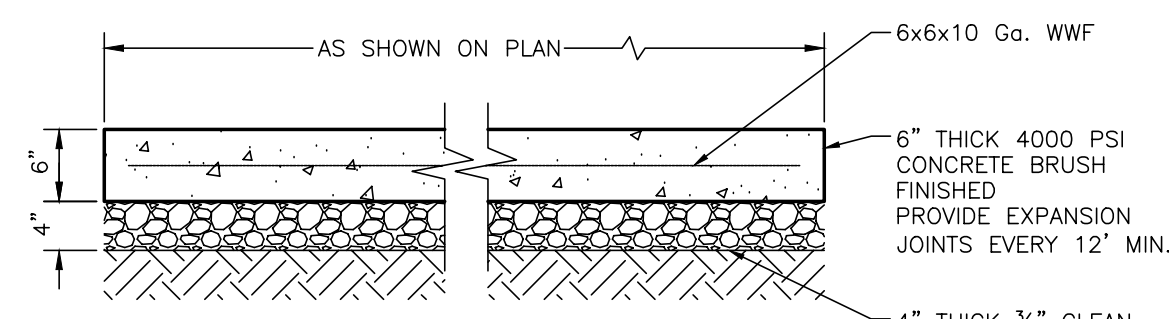
NORTH



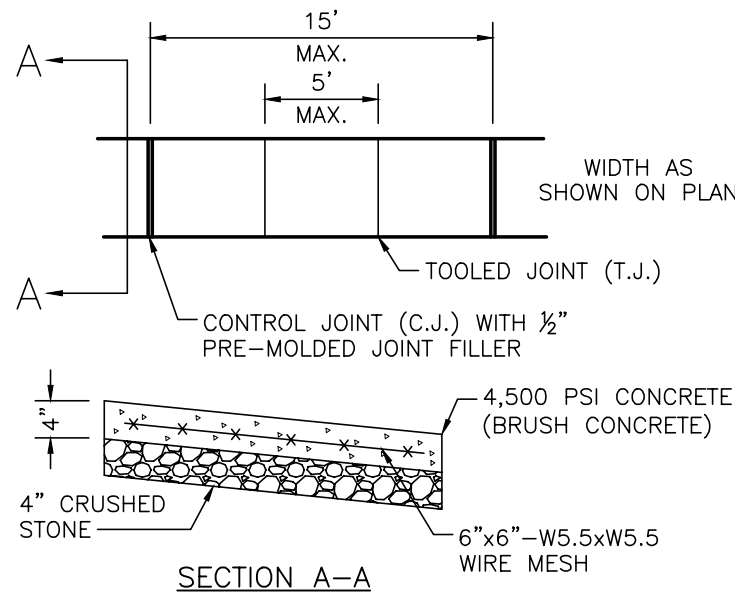
BOUNDARY CERTIFICATION
I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN
HEREON IS BASED ON AN ACTUAL FIELD SURVEY PREPARED UNDER
MY DIRECT SUPERVISION ON AUGUST 19, 2023.

DATE: JULY 28, 2025
DOUGLAS O. DYKSTRA

PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34846
PROFESSIONAL PLANNER
N.J. LIC. No. 04808

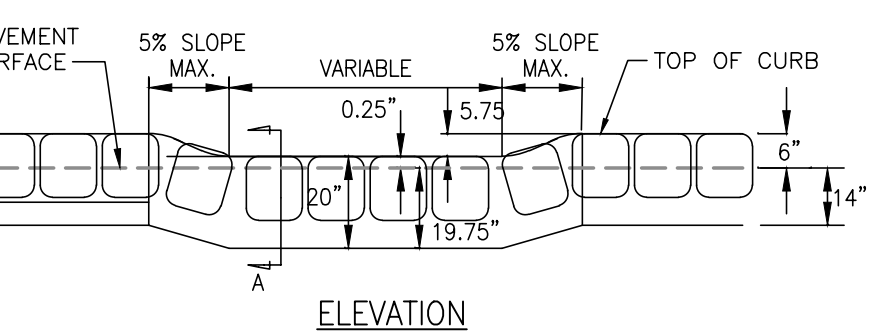
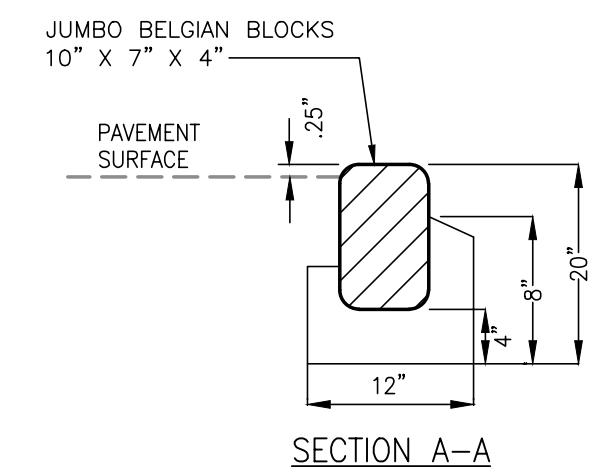


6" REINFORCED CONCRETE DUMPSTER PAD DETAIL
NOT TO SCALE

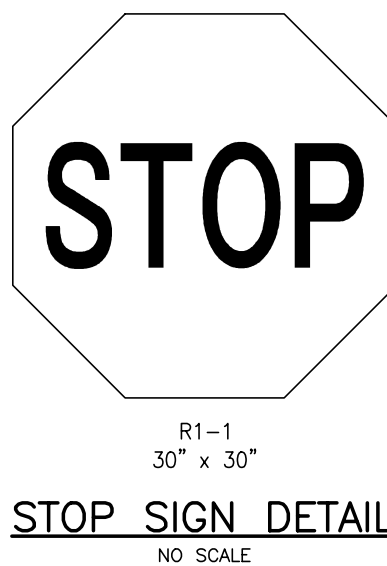
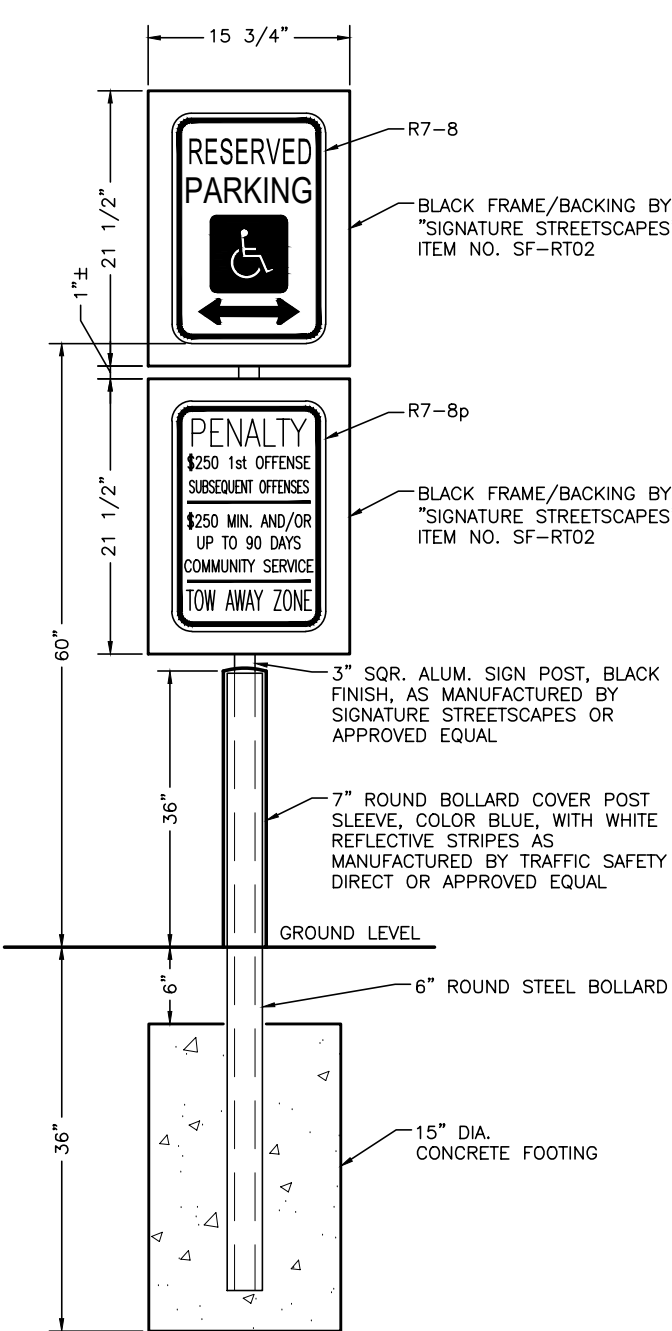


NOTE:
1. MIN. CROSS SLOPE 1/4" PER FOOT PITCHED TOWARD CURB.
2. PROVIDE 1/2" PRE-MOLDED BITUMINOUS EXPANSION JOINT AT 15' INTERVALS.
3. PROVIDE 1/2" DEPTH TOoled JOINTS AT 5' INTERVALS.

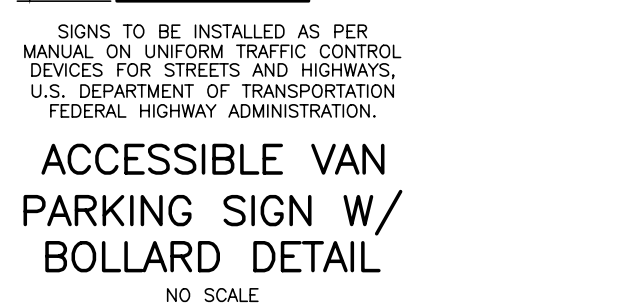
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



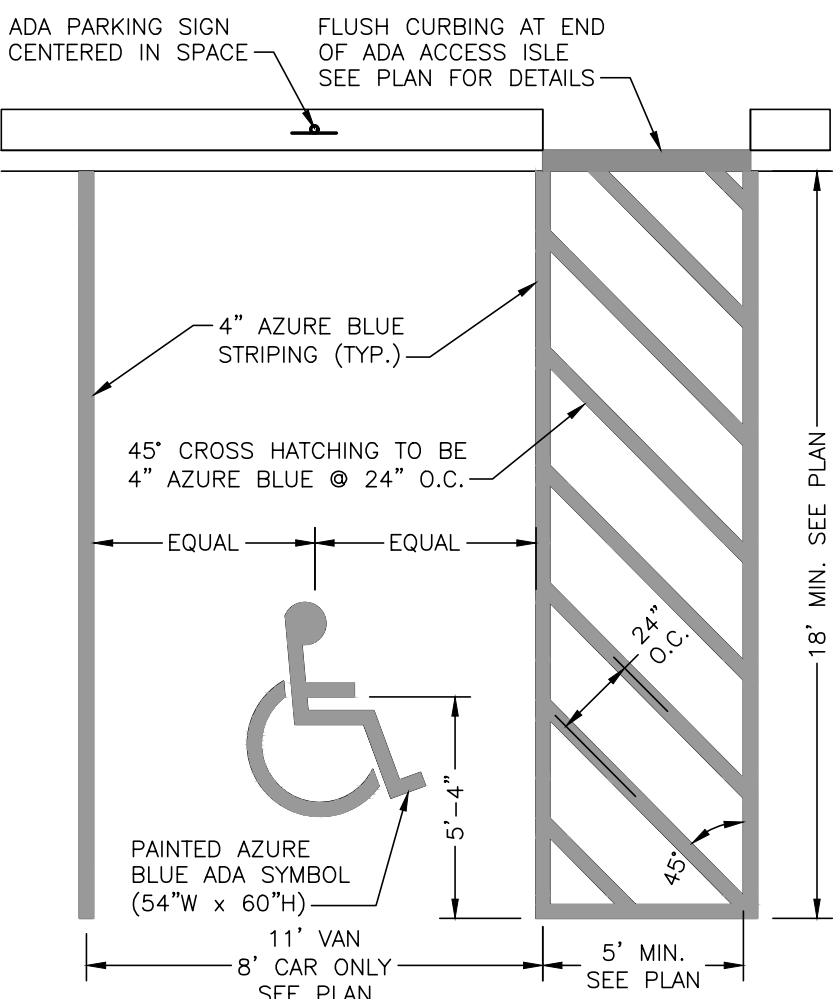
DEPRESSED CURB FOR GRANITE BLOCK CURB DETAIL
NOT TO SCALE



STOP SIGN DETAIL
NO SCALE

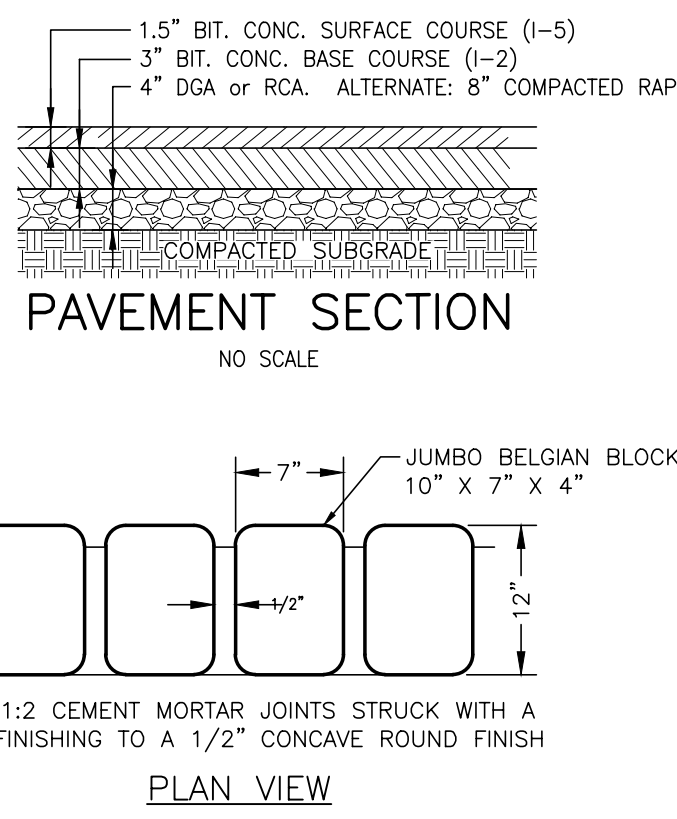


ACCESSIBLE VAN PARKING SIGN W/ BOLLARD DETAIL
NO SCALE

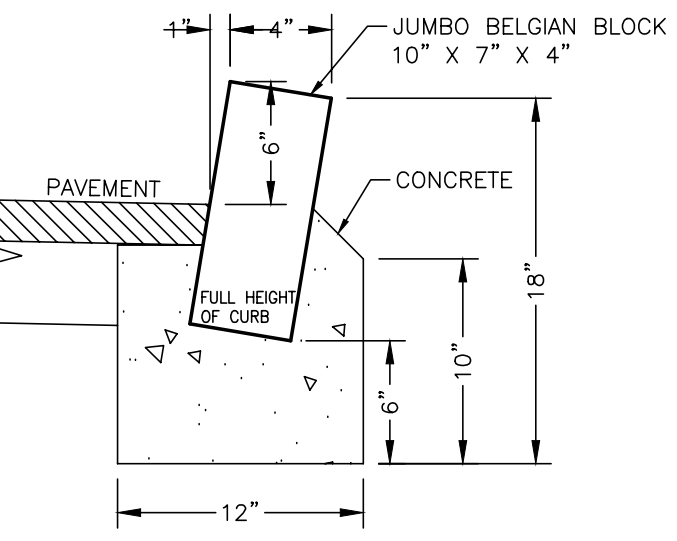


NOTES:
1. PARKING STALL AND AISLE SHALL COMPLY WITH ALL STATE AND LOCAL BARRIER FREE CODE REQUIREMENTS.
2. PARKING SPACE AND ACCESS AISLE SHALL HAVE A SURFACE SLOPE NOT STEEPER THAN 2% (1:48).
3. A MINIMUM ACCESSIBLE ROUTE WIDTH OF 36 INCHES SHALL BE PROVIDED AND MAINTAINED. A BOLLARD SHALL BE PROVIDED TO PREVENT VEHICLE OVERHANG FROM REDUCING WIDTH OF THE PATH OF TRAVEL TO LESS THAN 36 INCHES.
4. VAN STALLS TO BE 8' WIDE IF ADJACENT TO 8' WIDE AISLE.
5. ALL STENCILS SHALL BE APPROVED BY THE ENGINEER BEFORE USE.

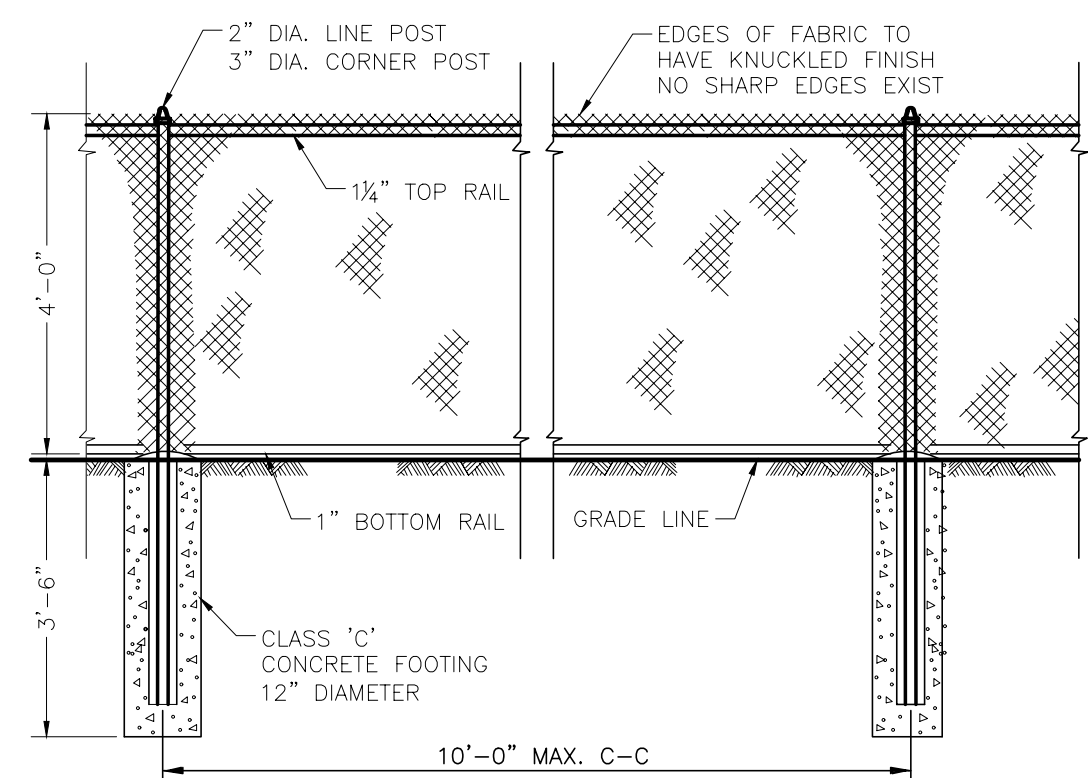
ADA STALL STRIPING DETAIL
NOT TO SCALE



PAVEMENT SECTION
NO SCALE

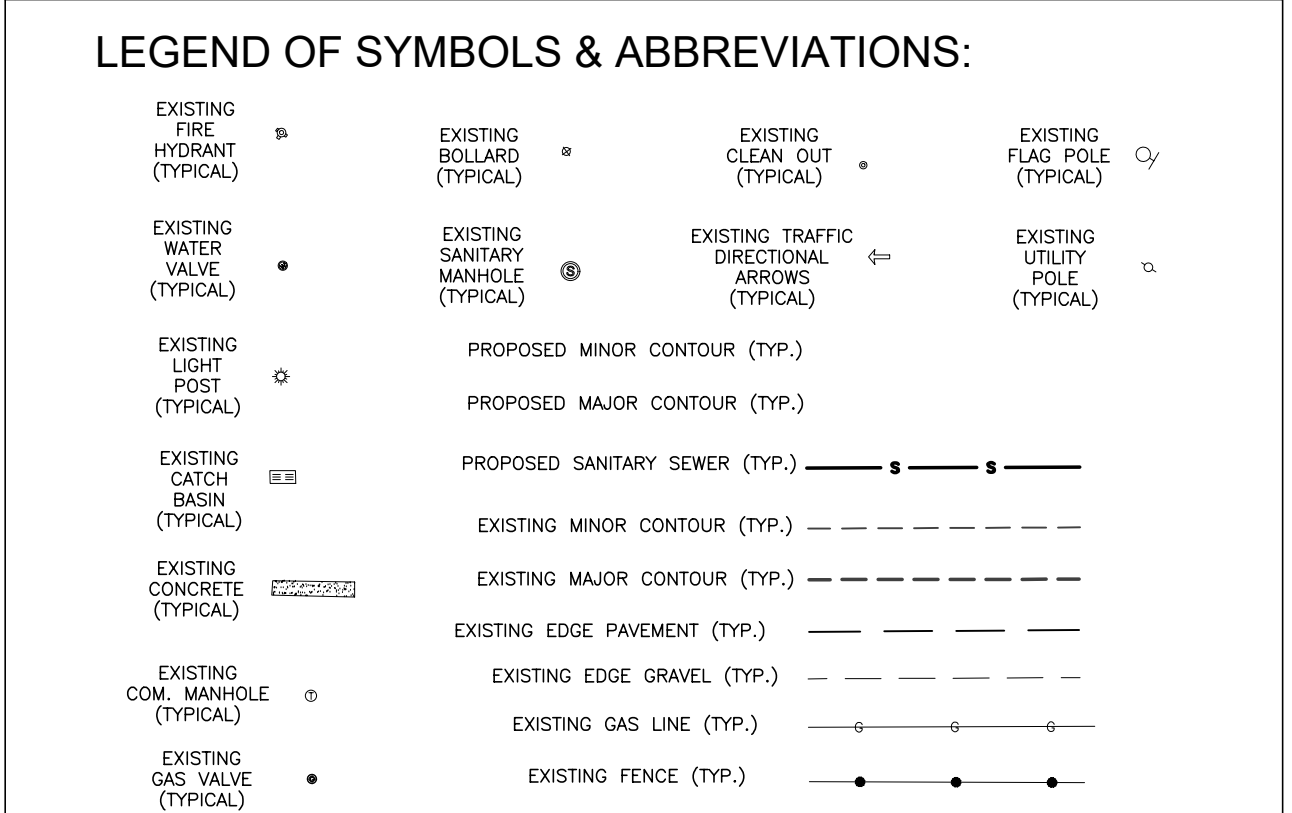


TYP. SECTION VIEW
BELGIAN BLOCK CURB DETAIL
NOT TO SCALE

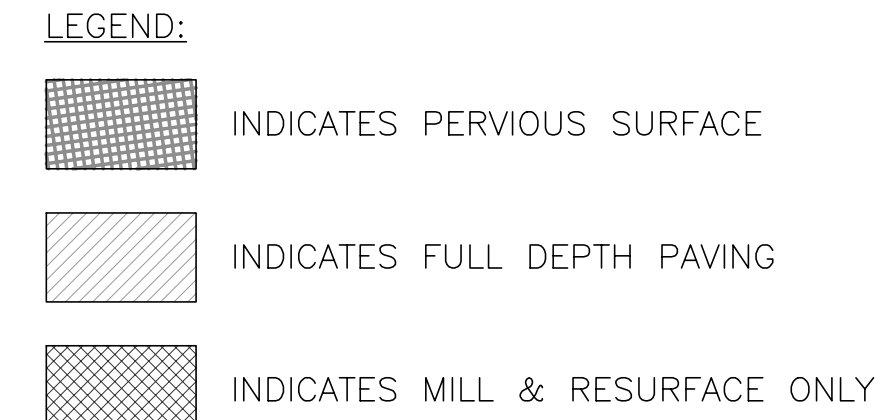


NOTES:
1. FENCE SHALL BE CONSTRUCTED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS AND IN ACCORDANCE WITH THIS DETAIL AND NOTES.
2. MATERIAL FOR FENCE FABRIC SHALL BE NO. 9 GAUGE GALVANIZED COATED STEEL WIRE HELICALLY INTERWOVEN TO FORM A CONTINUOUS 2 IN MESH.
3. POSTS SHALL BE SCH 40 GALVANIZED STEEL WITH CAPS.
4. COLOR OF FABRIC, POSTS, AND HARDWARE SHALL BE BLACK.

CHAIN-LINK FENCE DETAIL
NOT TO SCALE

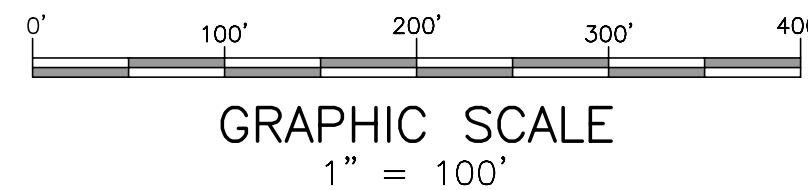


LEGEND OF SYMBOLS & ABBREVIATIONS:

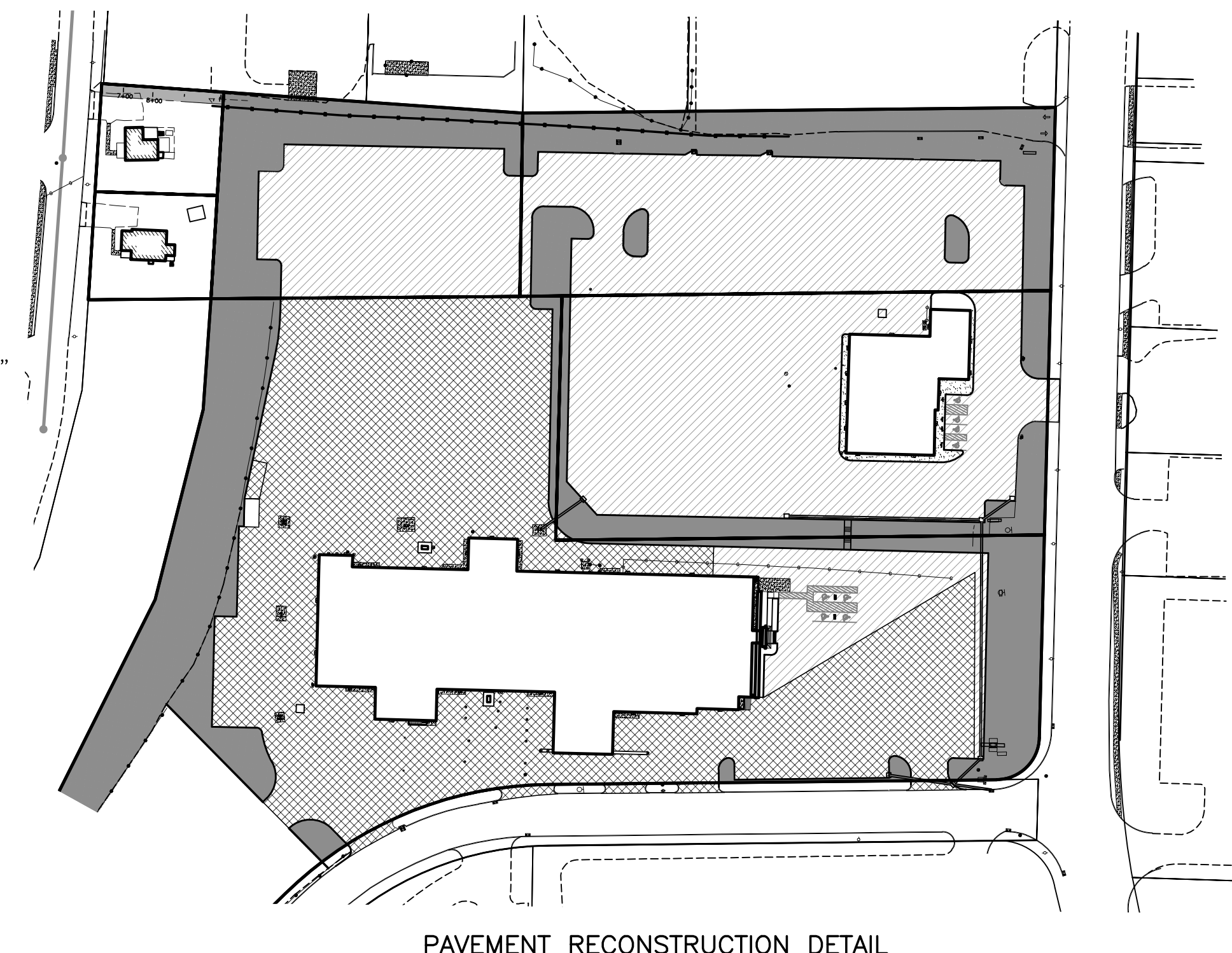


PAVEMENT RECONSTRUCTION NOTE:

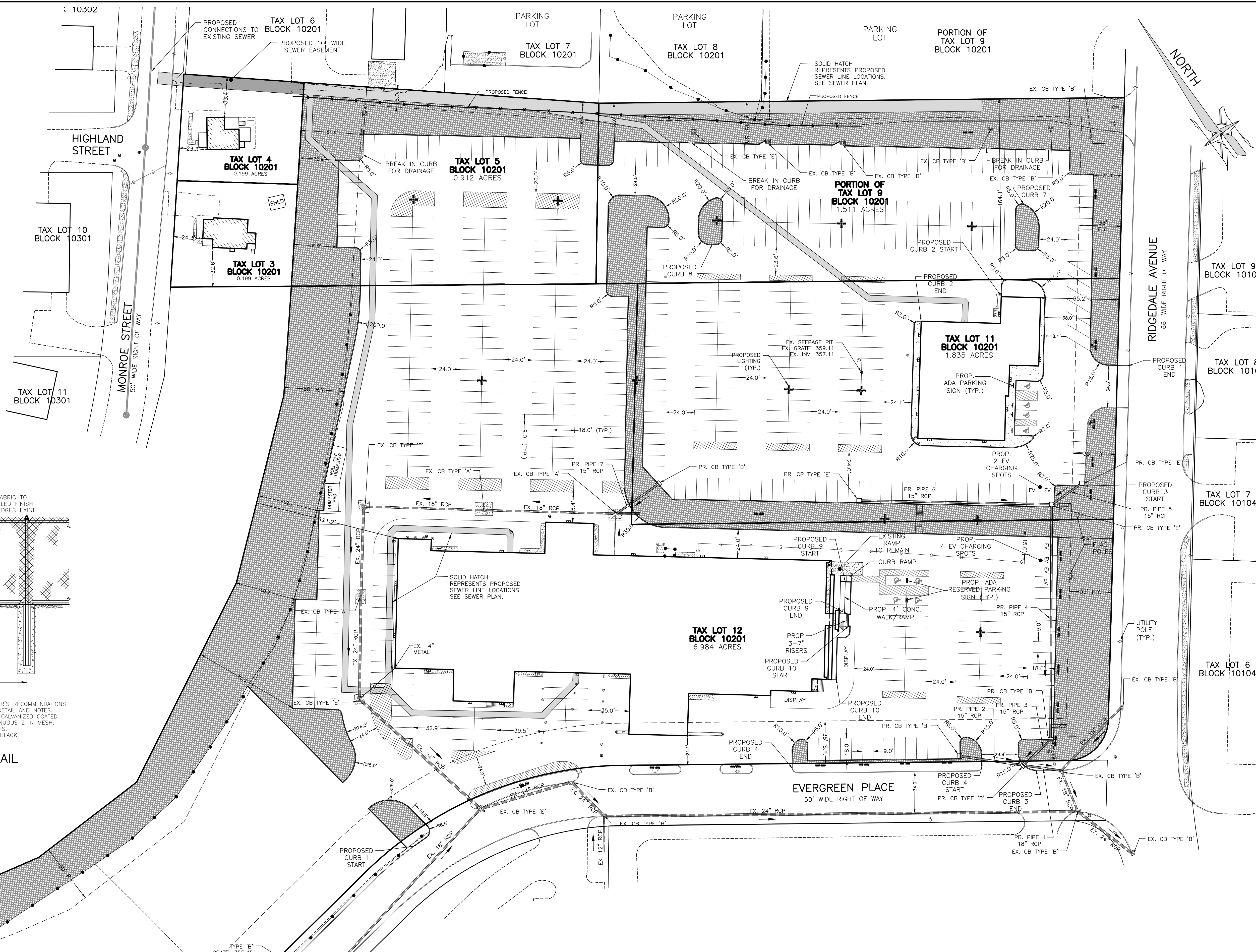
CERTAIN AREAS THAT ARE SHOWN AS "FULL DEPTH" PAVEMENT MAY BE ABLE TO BE MILLED AND RESURFACED WITHOUT REMOVAL OF EXISTING PAVEMENT. THIS SHALL BE DETERMINED IN THE FIELD AMONG THE PAVING CONTRACTOR AND TOWNSHIP ENGINEER.



GRAPHIC SCALE
1" = 100'



PAVEMENT RECONSTRUCTION DETAIL



CIVIL ENGINEERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
PLANNERS

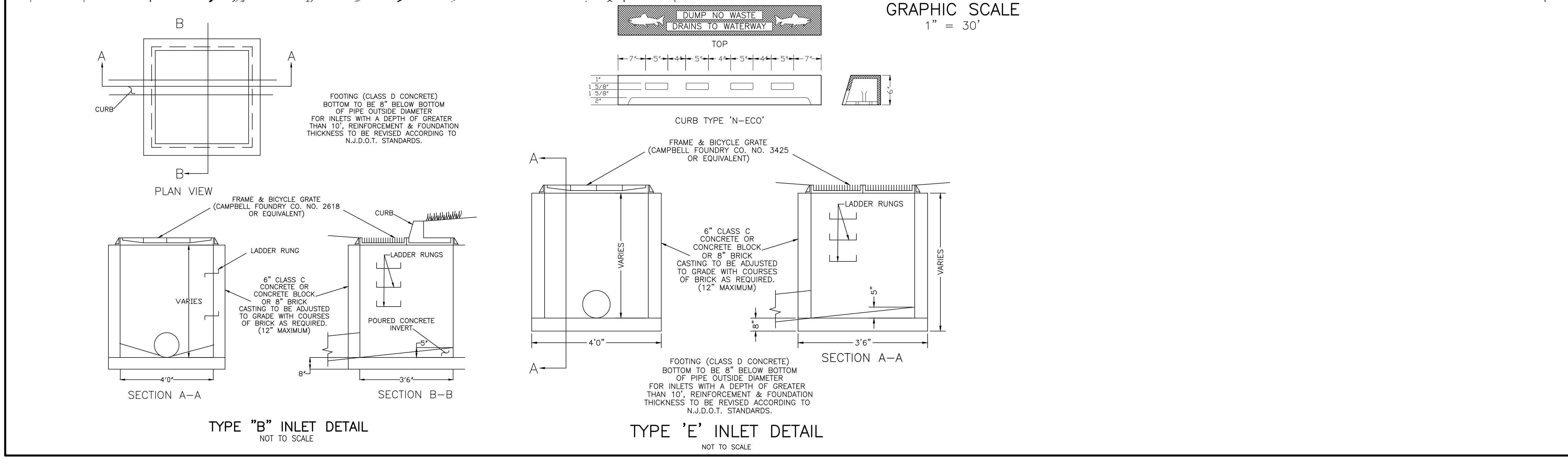
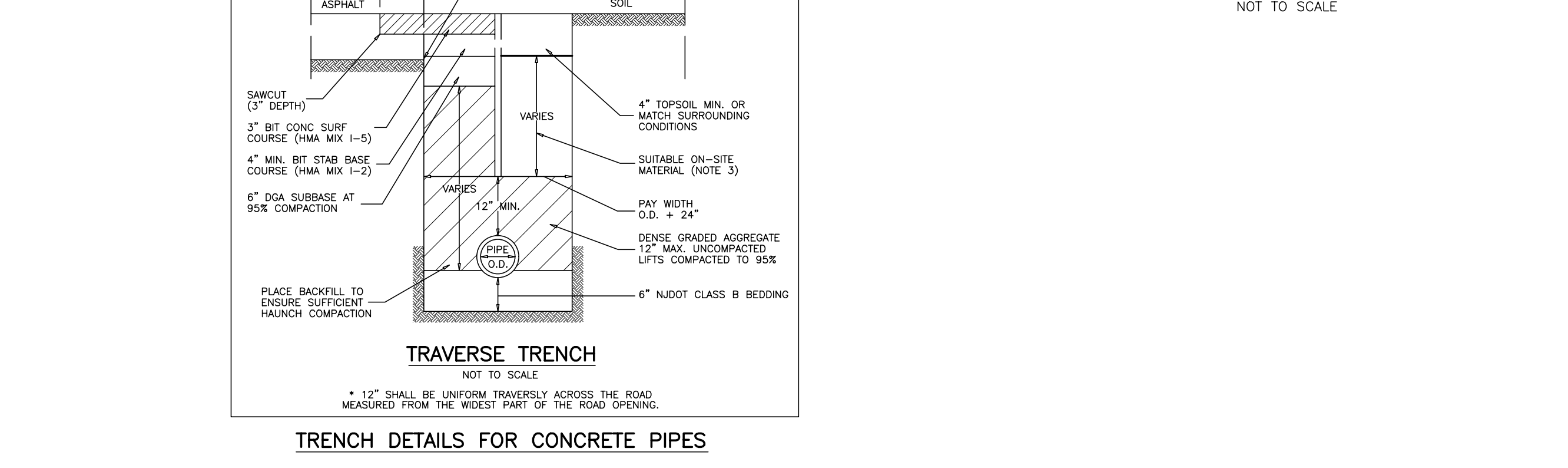
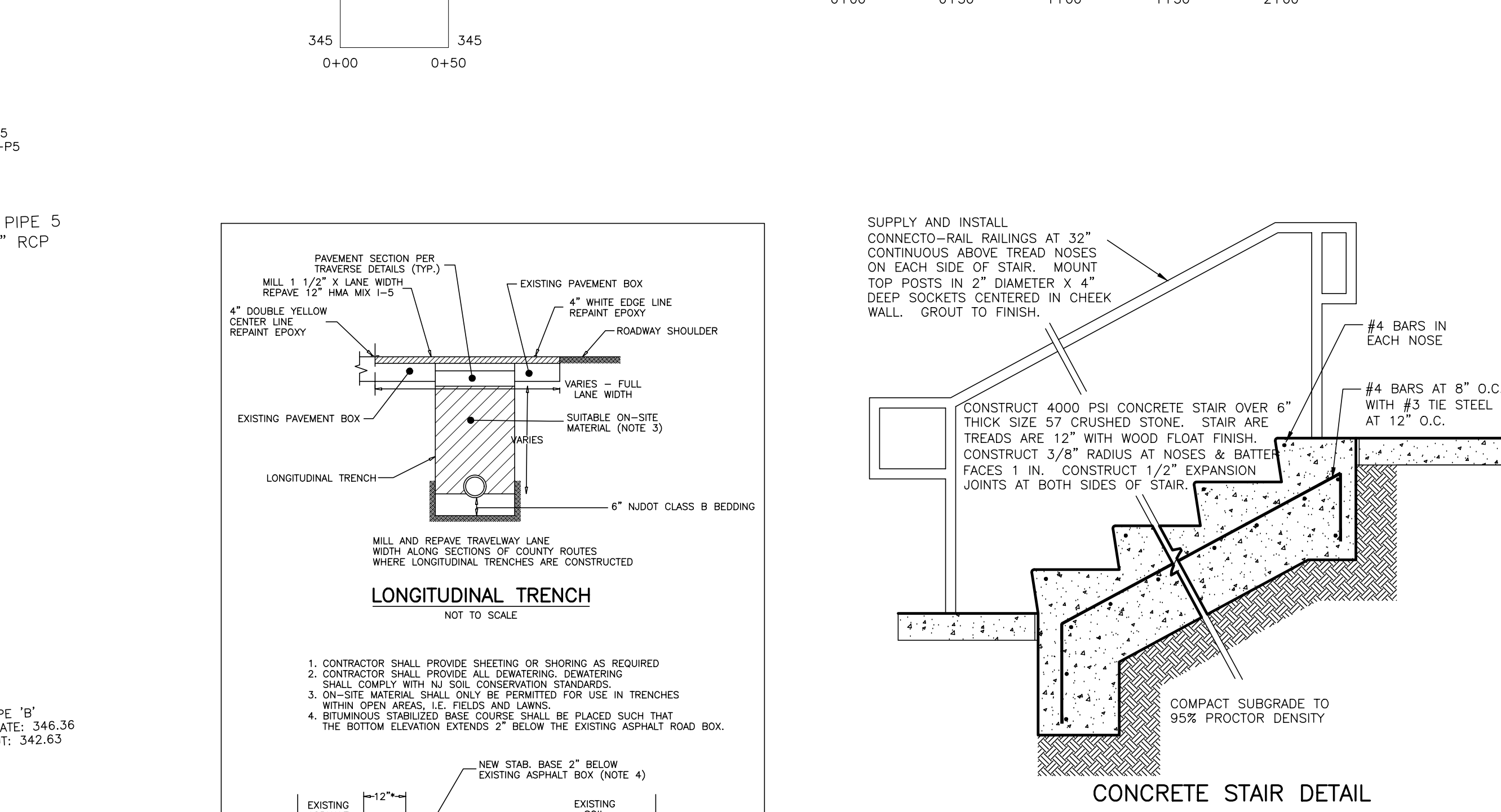
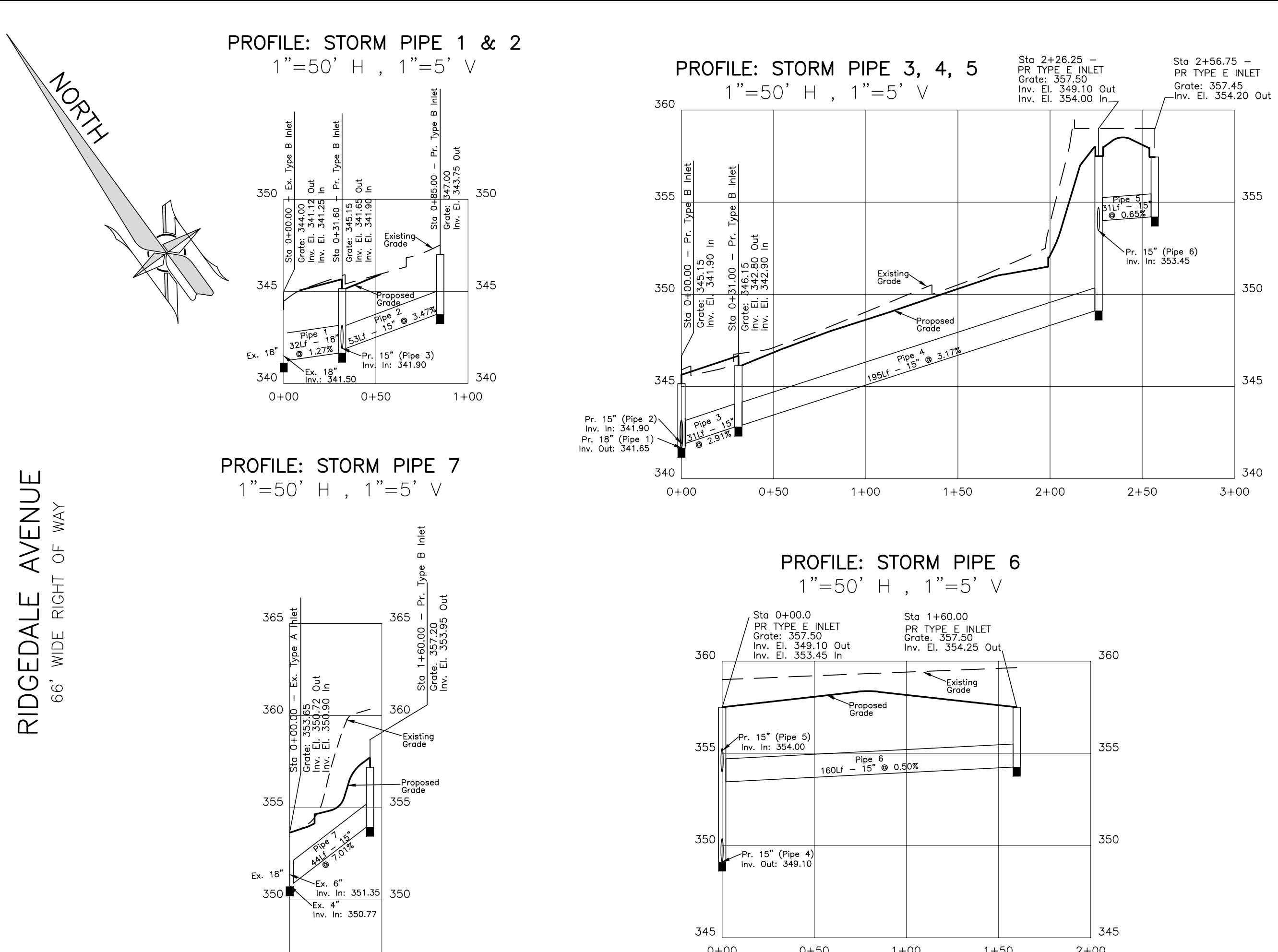
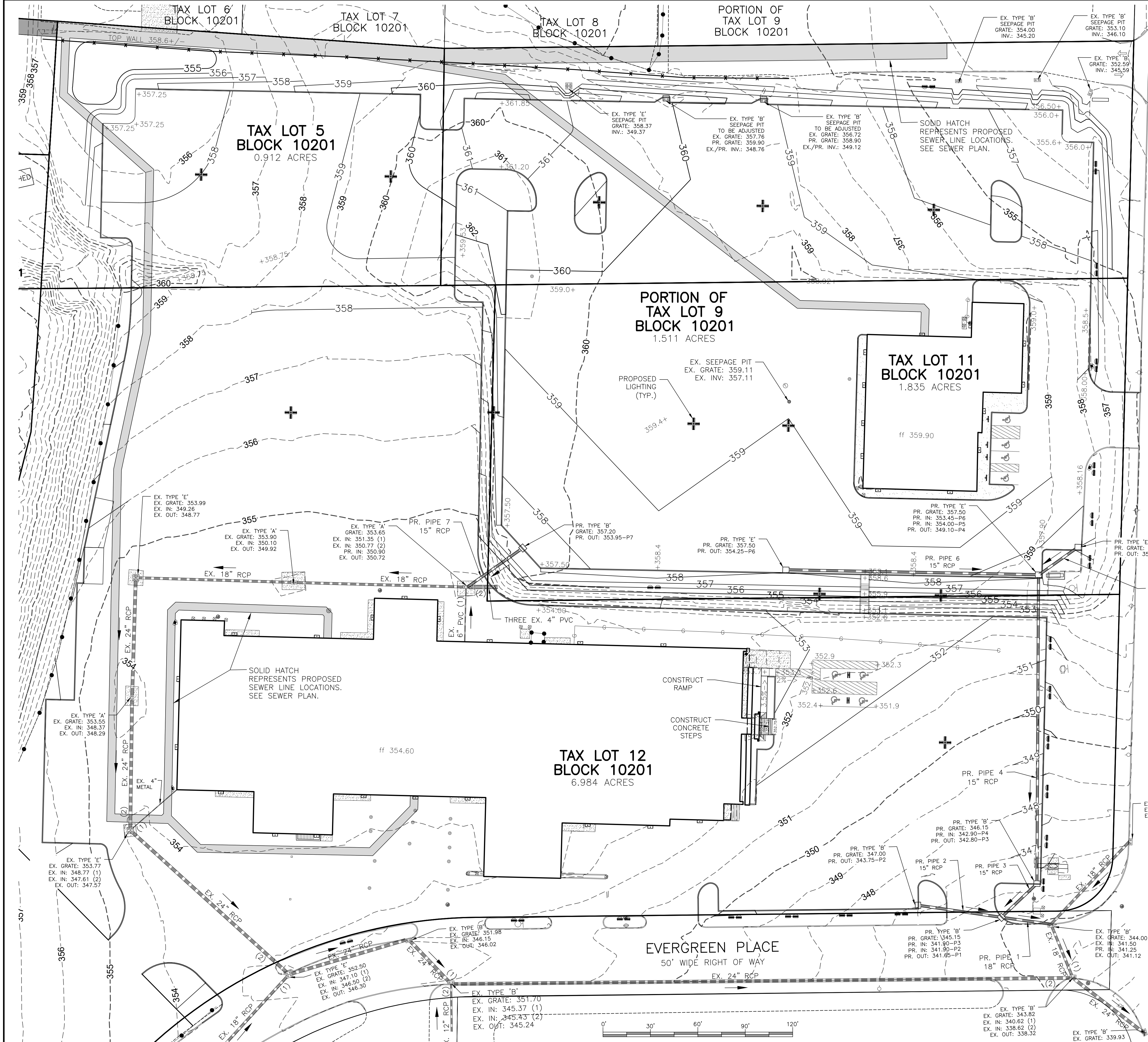
DYKSTRA ASSOCIATES

PROJECT NO.: 14-07
CONTOUR INT.: 1'
SCALE: 1"=50'
DATE: 07/28/2023
SHEET: 3 OF 8

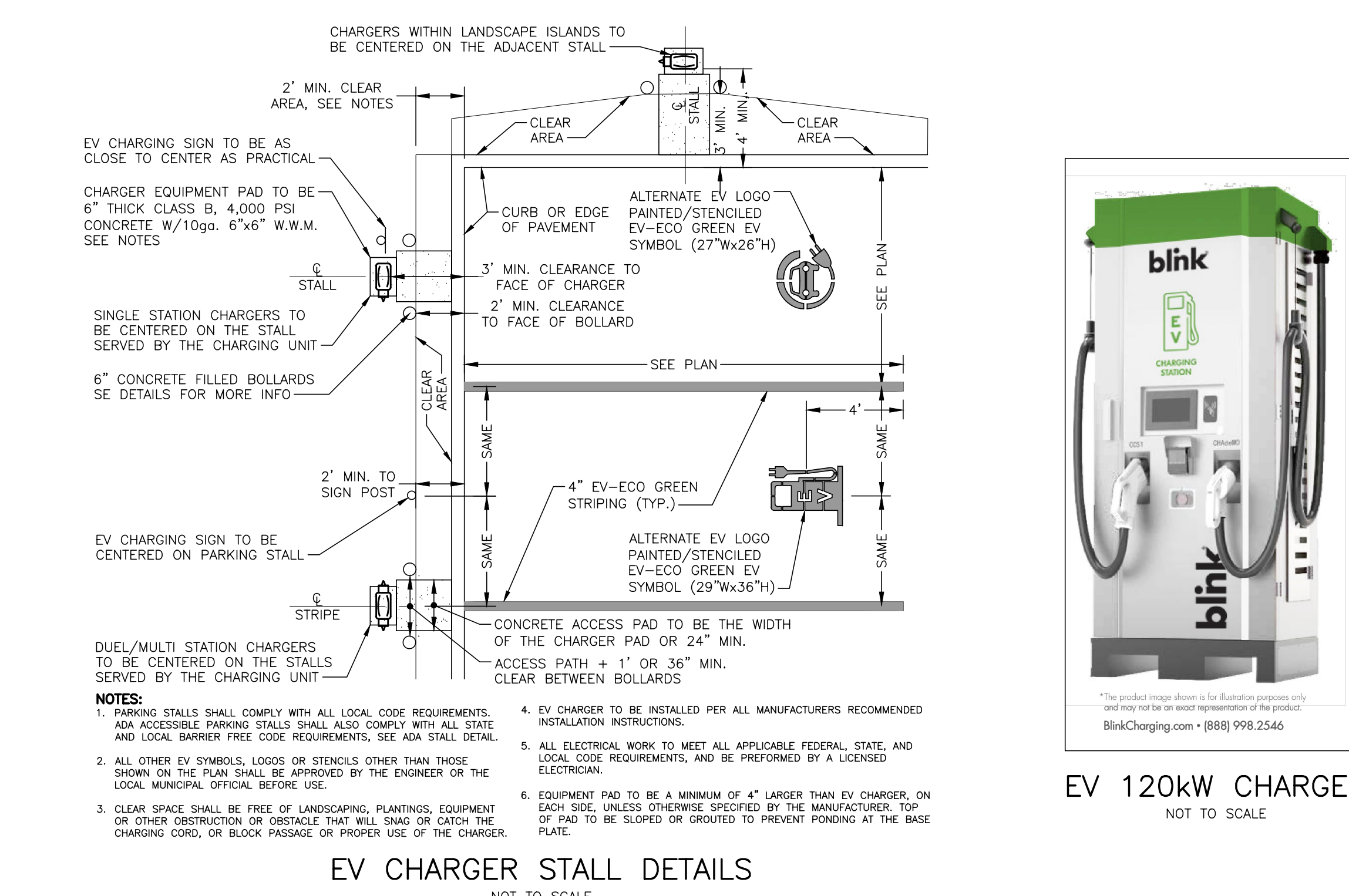
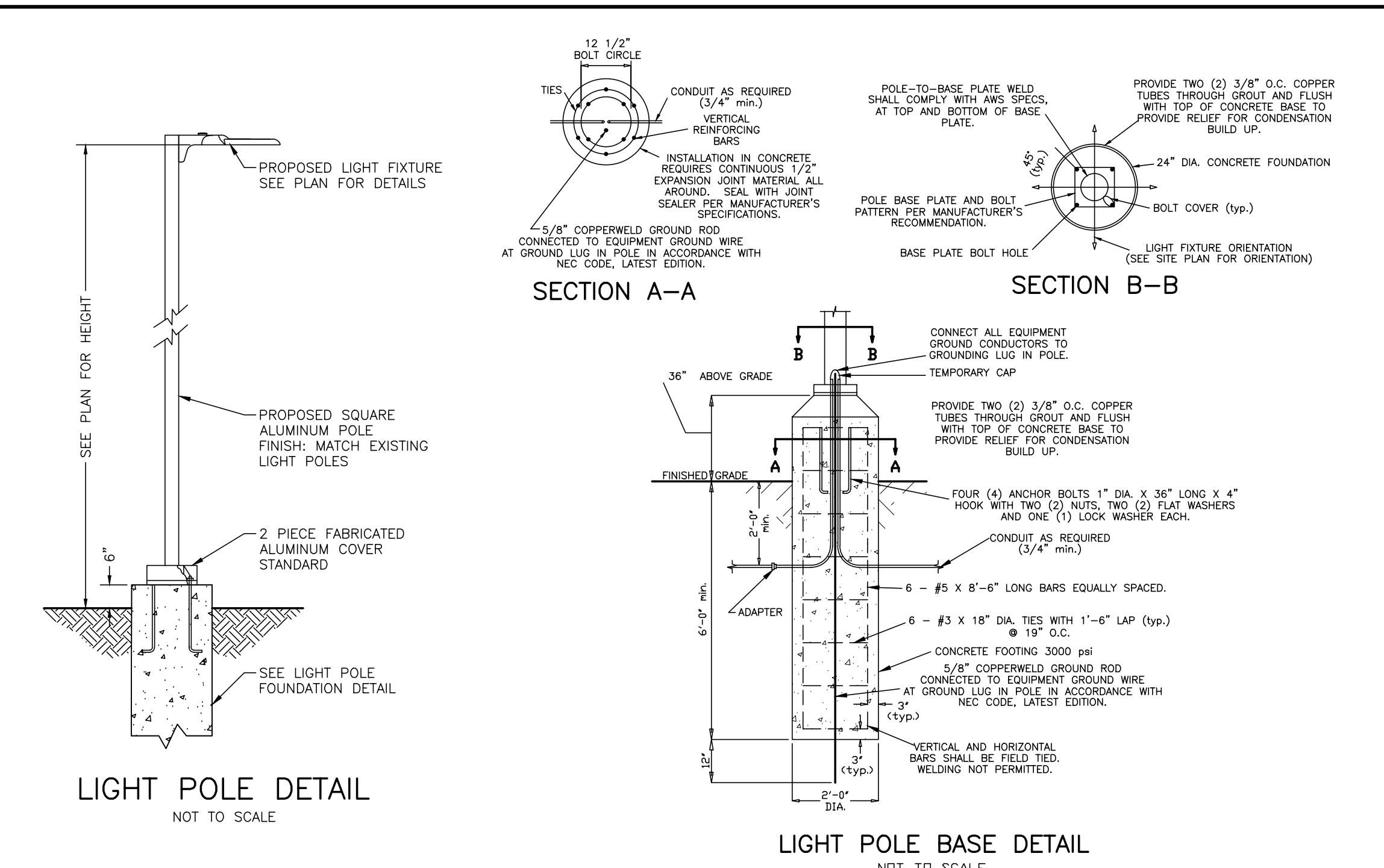
DYKSTRA ASSOCIATES, PC
1000 W. 10TH AVE.
SUITE 100
MORRIS, NJ 07960
PH: 908-598-2177
FAX: 908-598-2178
OWEN D. DYKSTRA
REGISTERED PROFESSIONAL ENGINEER
N.J. LIC. NO. 39920

SITE PLAN FOR
NIELSEN FORD DEALERSHIP
TAX LOT 10201, LOTS 11 & 12
& NIELSEN CHRYSLER, DODGE, JEEP,
AND RAM DEALERSHIP
TAX BLOCK 10201, LOTS 5 & 6 & A PORTION OF LOT 9
TOWNSHIP OF MORRIS, MORRIS COUNTY, NJ

LAYOUT PLAN

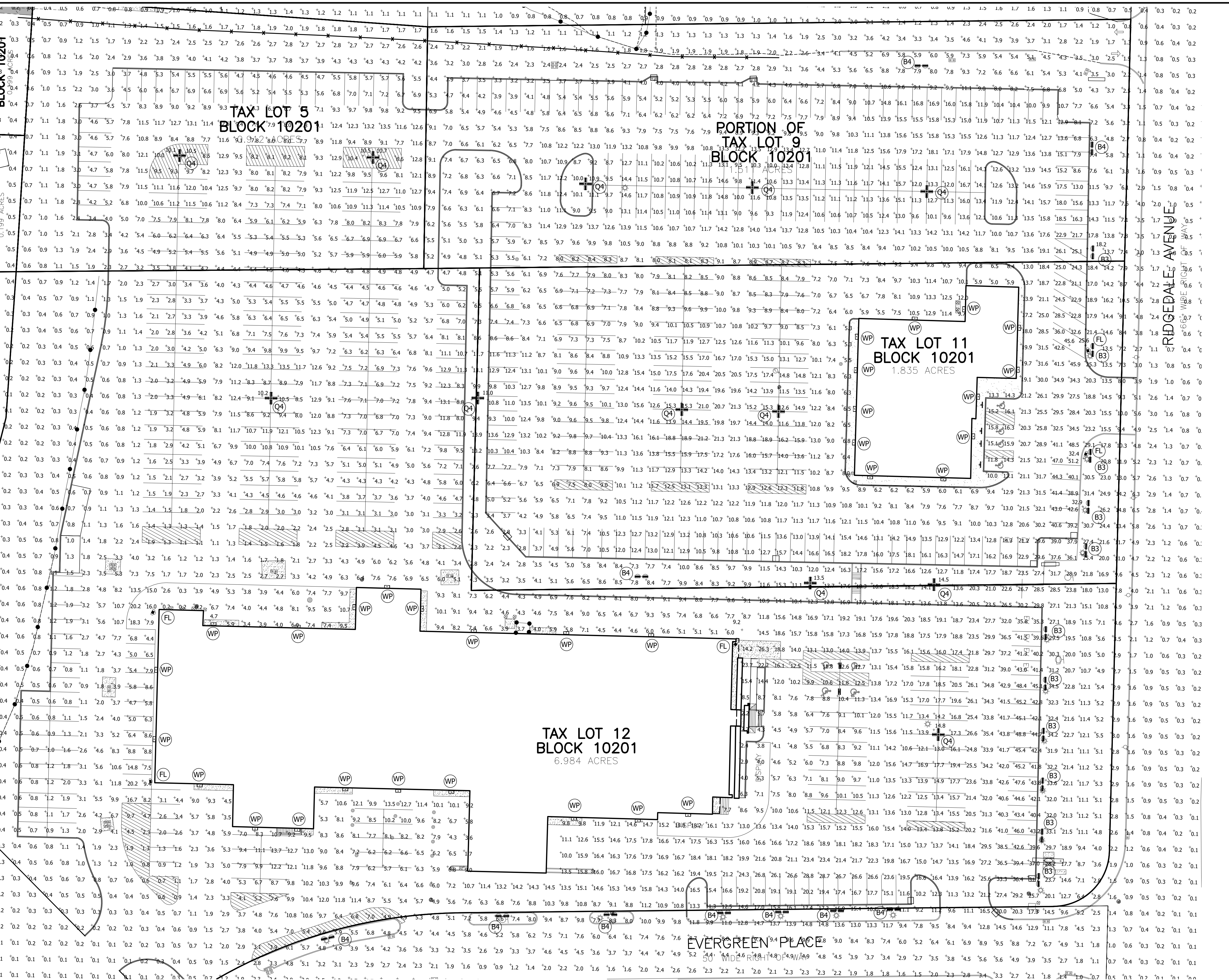
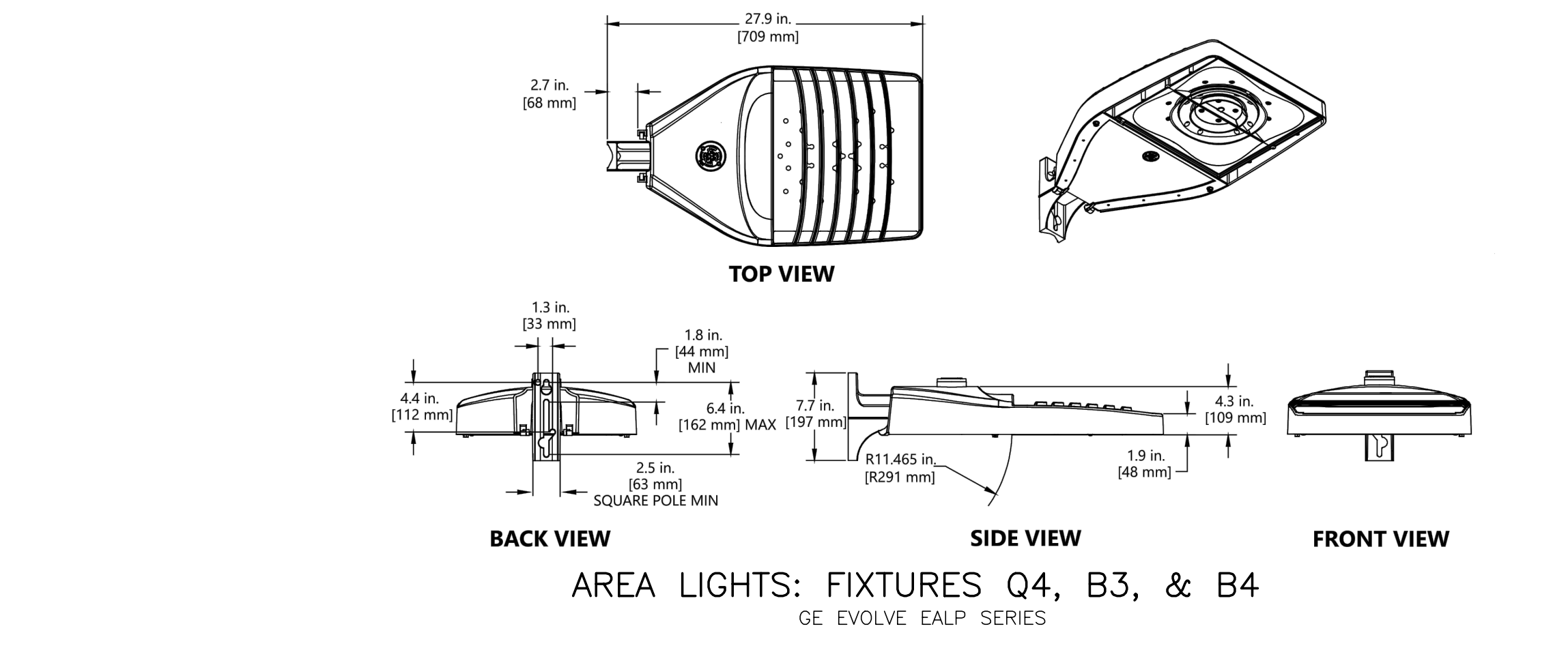


CIVIL ENGINEERS LAND SURVEYORS LANDSCAPE ARCHITECTS PLANNERS		DYKSTRA ASSOCIATES	PROJECT NO.: MT-07	CONTOUR INT.: 1 FT	SCALE: 1"=30'	DATE: 07/28/2025	SHEET 4 OF 8		
			PROJECT: 11 HANCOCK ROAD, NEWTON, NJ 07860						
			PROFESSIONAL ENGINEER N.J. LIC. NO. 39929						
			OWEN D. DYKSTRA						
SITE PLAN FOR NIELSEN FORD DEALERSHIP TAX BLOCK 10201, LOTS 11 & 12 & NIELSEN CHRYSLER, DODGE, JEEP, AND RAM DEALERSHIP TAX BLOCK 10201, LOTS 5 & 6 A PORTION OF LOT 9 TOWNSHIP OF MORRIS, MORRIS COUNTY, NJ			GRADING & DRAINAGE PLAN						

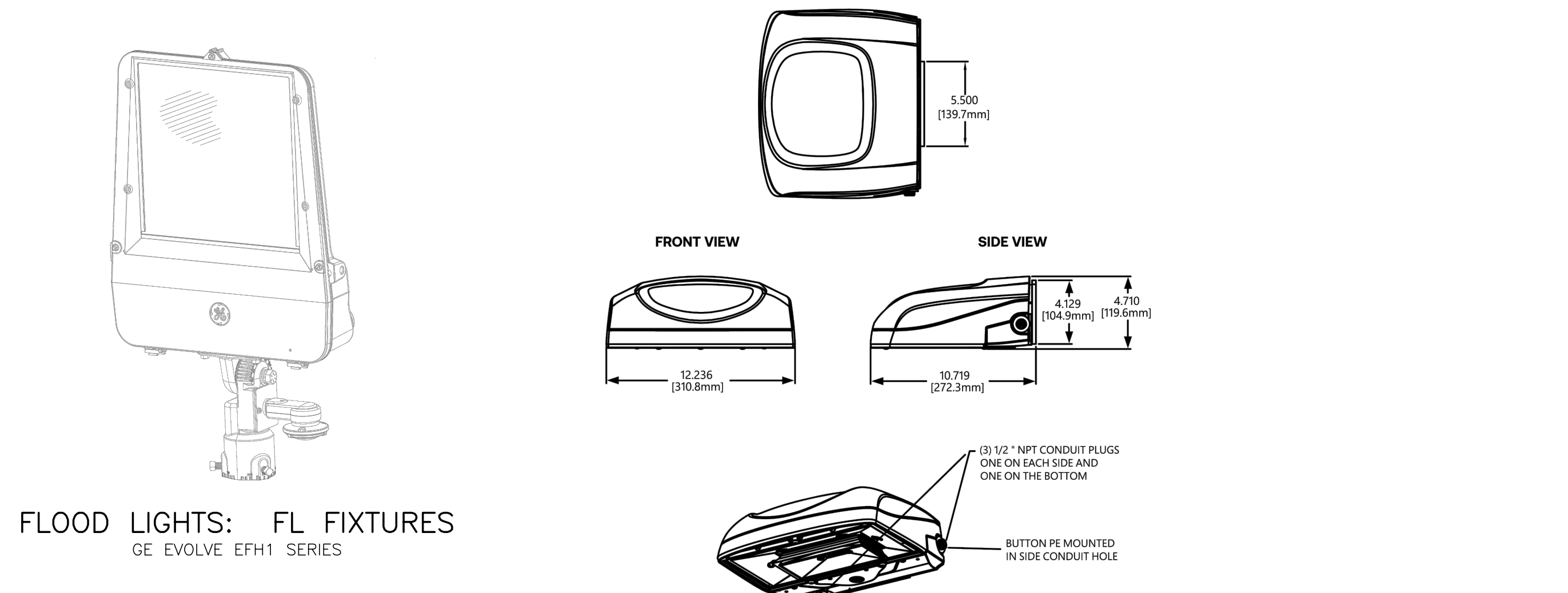


Luminaire Schedule							
FIXTURES TO BE MANUFACTURED BY GENERAL ELECTRIC (GE)							
Symbol	Qty	Label	Mounting Height	LLF	Lum. Lumens	Lum. Watts	Description
B	31	WP	16' - 0" AFG	0.900	12200	89	EWAS01_E4AF750
+	12	Q4	28' - 0" AFG	0.900	38600	305	EALP03_M4AH750
+	5	FL	20' - 0" AFG	0.900	50003	323	EFH102_5077750
+	10	B4	28' - 0" AFG	0.900	38600	305	EALP03_M4AH750
+	11	B3	28' - 0" AFG	0.900	40000	305	EALP03_M3AW750

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Lot Area	Illuminance	Fc	10.51	51.2	0.2	52.55
Overall Area	Illuminance	Fc	5.25	51.2	0.0	N.A.



LIGHT FIXTURE LOCATION & FOOTCANDLE VALUE PLAN

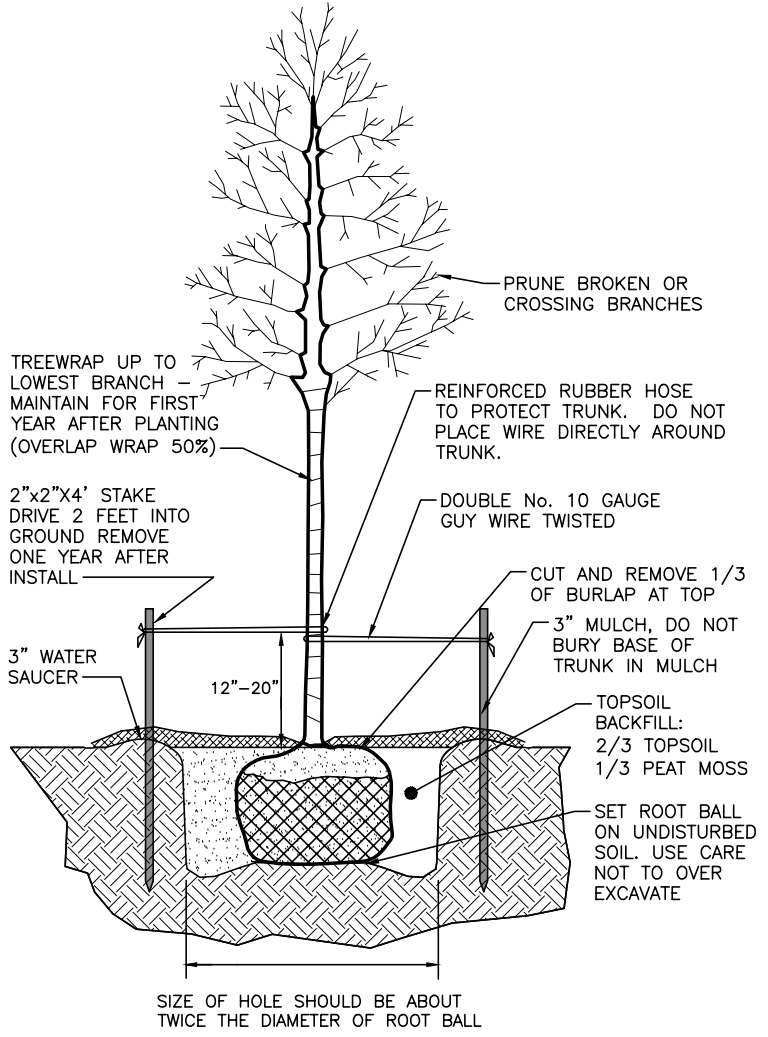


WALL PACK LIGHTS: WP FIXTURES
GE EVOLVE EWAS A SERIES

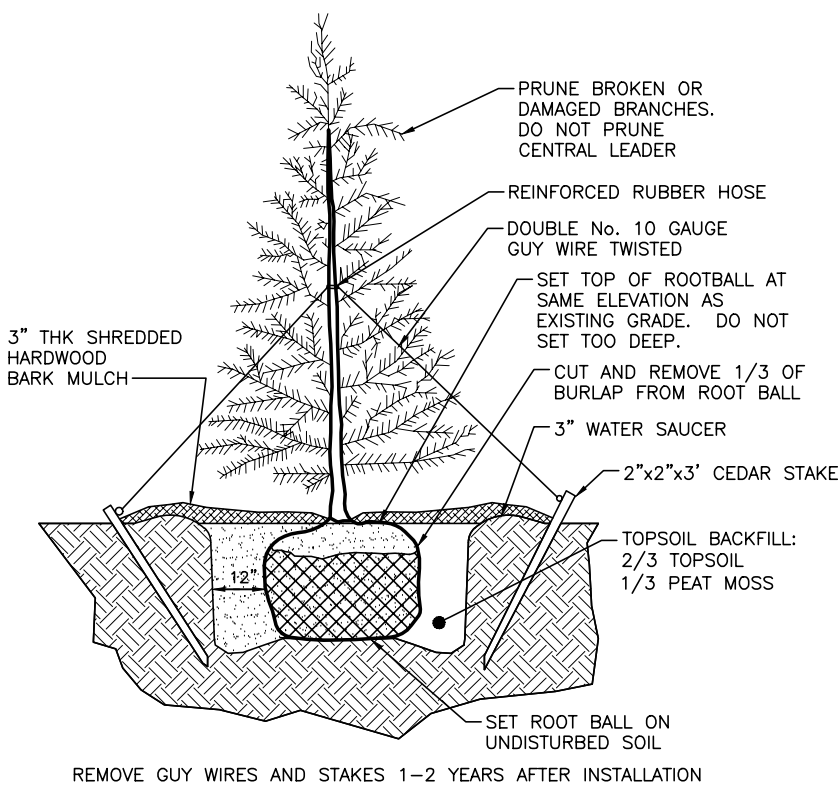
CIVIL ENGINEERS LAND SURVEYORS LANDSCAPE ARCHITECTS PLANNERS	PROJECT NO. 14-07 CONTOUR INT. N/A SCALE: 1" = 30' DATE: 07/28/2023 SHEET 5 OF 8	DVKSTRA ASSOCIATES, PC 1111 W. 10TH STREET SUITE 100 DENVER, CO 80202 PROFESSIONAL SEAL N.E. LIC. NO. 139020 OWEN D. DYKSTRA	DVKSTRA ASSOCIATES 1111 W. 10TH STREET SUITE 100 DENVER, CO 80202 PROFESSIONAL SEAL N.E. LIC. NO. 139020 OWEN D. DYKSTRA
SITE PLAN FOR NIELSEN FORD DEALERSHIP TAX BLOCK 10201, LOTS 11 & 12 & NIELSEN CHRYSLER, DODGE, JEEP, AND RAM DEALERSHIP TAX BLOCK 10201, LOTS 5 & 8 A PORTION OF LOT 9 TOWNSHIP OF MORRIS, MORRIS COUNTY, NJ	LIGHTING PLAN	5 8	

PLANTING NOTES:

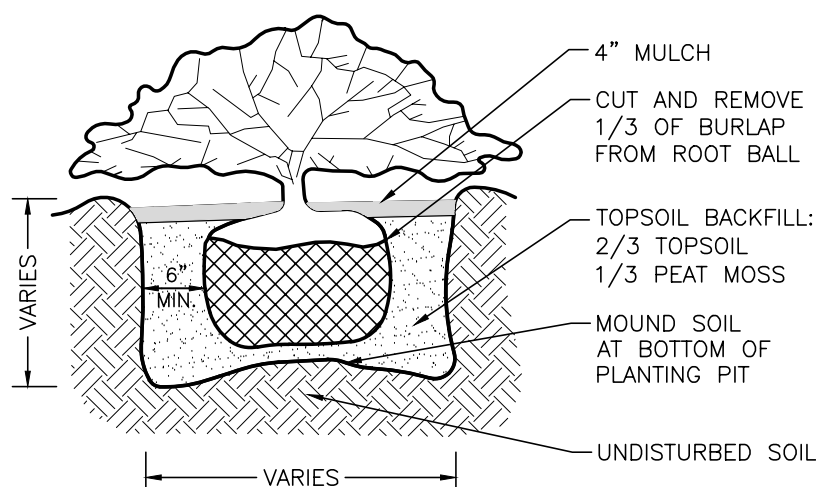
1. ALL EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PRUNED TO REMOVE DEAD OR DYING BRANCHES. SHRUBS AND TREES SHALL BE PRUNED IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES FOR THE SPECIES OF PLANT BEING PRUNED.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATING FOR PLANTING WORK. CONTRACTOR MUST REQUEST FIELD LOCATIONS FROM THE VARIOUS UTILITY COMPANIES PRIOR TO BEGINNING THE WORK.
3. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS, INCLUDING LOCAL ORDINANCES GOVERNING THE WORK.
4. FINAL LOCATIONS FOR PLANTS SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT AND ENGINEER AFTER STAKE OUT BY THE CONTRACTOR.
5. PROVIDE AMENDED TOPSOIL BACKFILL FOR ALL NEWLY PLANTED MATERIAL. TOPSOIL FOR BACKFILL SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS: ORGANIC MATTER CONTENT - MIN. 5 PH RANGE - 5.0 TO 6.5 CLASSIFICATION - SANDY LOAM OR LOAM AGGREGATE - FREE OF STONES 1/2" OR GREATER.
6. BACKFILL MIXTURE FOR DECIDUOUS TREES AND SHRUBS SHALL BE AMENDED AS FOLLOWS: 1 PART APPROVED TOPSOIL TO 2 PARTS ROTTED LEAF COMPOST OR PEAT MOSS, THOROUGHLY MIXED.
7. BACKFILL MIXTURE FOR EVERGREEN TREES AND SHRUBS SHALL BE AMENDED AS FOLLOWS: 1 PART APPROVED TOPSOIL TO 3 PARTS ROTTED LEAF COMPOST OR PEAT MOSS, THOROUGHLY MIXED.
8. COMMERCIAL FERTILIZER SHALL BE ADDED TO THE BACKFILL MIXTURE IN COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. FOR DECIDUOUS TREES AND SHRUBS - TOPDRESS WITH A HIGH PHOSPHOROUS GRANULAR FERTILIZER WITH AN EQUIVALENT RATING OF 5 - 10 - 5 (NITROGEN, PHOSPHOROUS AND POTASSIUM).
9. FOR EVERGREEN TREES AND SHRUBS TOPDRESS WITH A HIGH NITROGEN GRANULAR FERTILIZER SUCH AS HOLLYTONE, OR APPROVED EQUAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. FOR DECIDUOUS TREES AND SHRUBS - TOPDRESS WITH A HIGH PHOSPHOROUS GRANULAR FERTILIZER, SUCH AS 5 - 10 - 5, COMPLETE GARDEN FERTILIZER, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
10. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED IN DURING BACKFILLING AND AFTER PLANTING/MULCHING HAS BEEN COMPLETED.
11. PLANT BEDS, HEDGES, GROUPINGS, ETC. SHALL BE UNIFORMLY MULCHED OVER THE ENTIRE BED AREA WITH 3" THICK DOUBLE SHREDDED HARDWOOD BARK MULCH, BLACK IN COLOR. PALETTE MULCH OR OTHER SHREDDED WOOD MULCH IS NOT ACCEPTABLE. PRIOR TO INSTALLATION OF MULCH, SUBMIT A SAMPLE TO THE LANDSCAPE ARCHITECT ALONG WITH SOURCE AND LOCATION OF ORIGIN AND PHONE NUMBER OF THE SUPPLIER.
12. ALL BED LINES SHALL BE SMOOTHLY AND UNIFORMLY DEFINED WITH A GARDEN SPADE.
13. ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION BY THE LANDSCAPE ARCHITECT AT ITS SOURCE, PRIOR TO SHIPMENT TO THE JOBSITE. ALL SPECIMEN ORNAMENTALS, DECIDUOUS TREES, EVERGREEN TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT FOR COMPLIANCE WITH THE PLANT LIST.
14. ALL PLANT MATERIAL SHALL BE HIGH QUALITY, SPECIMEN GRADE MATERIAL, IN VIGOROUS HEALTHY CONDITION. REFERENCED STANDARD FOR PLANT MATERIAL SHALL BE: AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, WASHINGTON, D.C.
15. PRIOR TO INSTALLATION OF ALL PLANT MATERIAL, THE RESULTS OF PHYSICAL & CHEMICAL TESTS OF THE SUBSOIL & TOPSOIL SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT TO ASSESS SOIL COMPOSITION AND IF THE PH IS ACCEPTABLE FOR THE PROPOSED PLANTS.
16. TREES AND SHRUBS SHALL BE PLANTED ONLY WHEN THE SOIL IS FROST-FREE AND FRIABLE.
17. ALL TREES SHALL BE PLACED IN A PROPER MANNER AND IN GOOD GRADE OF BACKFILL IN ACCORDANCE WITH PLANTING DETAILS.
18. ALL PLANTINGS SHALL BE PLANTED IN RECOGNIZED SPRING AND FALL PLANTING SEASONS.



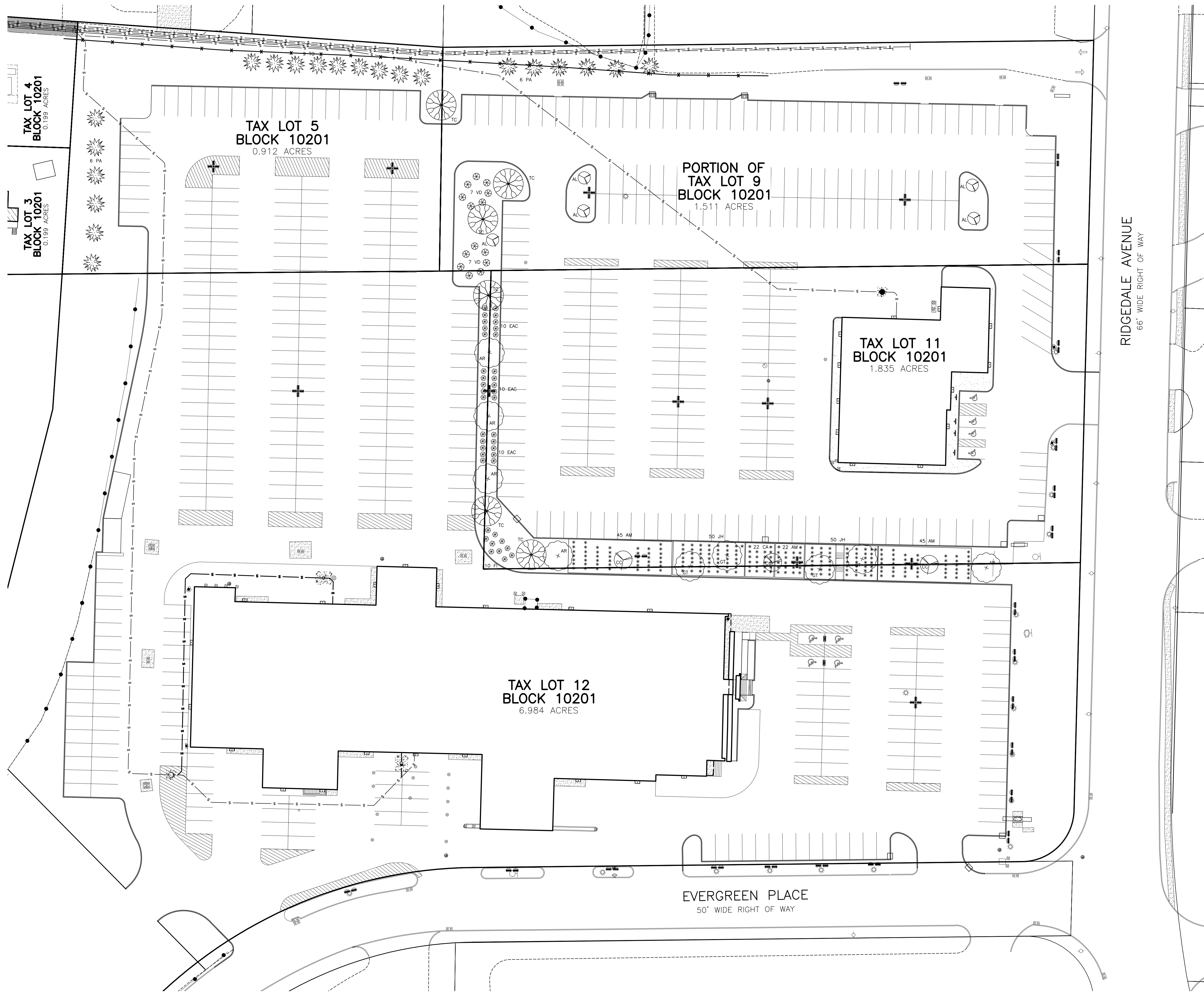
DECIDUOUS & ORNAMENTAL
TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



PLANT SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE AT TIME OF PLANTING	ROOT FORM
AL	5	AMELANCHIER LAEVIS	ALLEGHANY SERVICEBERRY	6'-8" HT	B&B, MULTISTEM
AM	112	ARONIA MELANOCARPA	LOW SCAPE SNOWFIRE	2'-3" HT	CONT.
AR	5	ACER RUBRUM	RED MAPLE	8'-10" HT	B&B
CA	22	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	24'-30" HT	CONT.
CC	3	CERCIS CANADENSIS	EASTERN REDBUD	6'-8" HT	B&B
EAC	30	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	2'-3" HT	B&B
FI	10	FORSYTHIA X INTERMEDIA	BORDER FORSYTHIA	2'-3" HT	CONT.
GT	4	GLEDITSIA TRIACANTHOS	HONEY LOCUST TREE (SEEDLESS)	6'-8" HT	B&B
JH	100	JUNIPERUS 'HORIZONTALIS'	CREeping JUNIPER	2'-3" HT	CONT.
PA	12	PICEA ABIES	NORWAY SPRUCE	6'-8" HT	B&B
TC	5	TILIA CORDATA	LITTLE LEAF LINDEN	6'-8" HT	B&B
TO	9	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6'-8" HT	B&B
VD	14	VIBURNUM DENTATUM 'AUTUMN JAZZ'	AUTUMN JAZZ ARROWWOOD VIBURNUM	36"-42" HT	B&B

SITE PLAN FOR
NIELSEN FORD DEALERSHIP
TAX BLOCK 10201, LOTS 11 & 12
& NIELSEN CHRYSLER, DODGE, JEEP,
AND RAM DEALERSHIP
TAX BLOCK 10201, LOTS 5 & A PORTION OF LOT 9
TOWNSHIP OF MORRIS, MORRIS COUNTY, NJ

LANDSCAPING PLAN

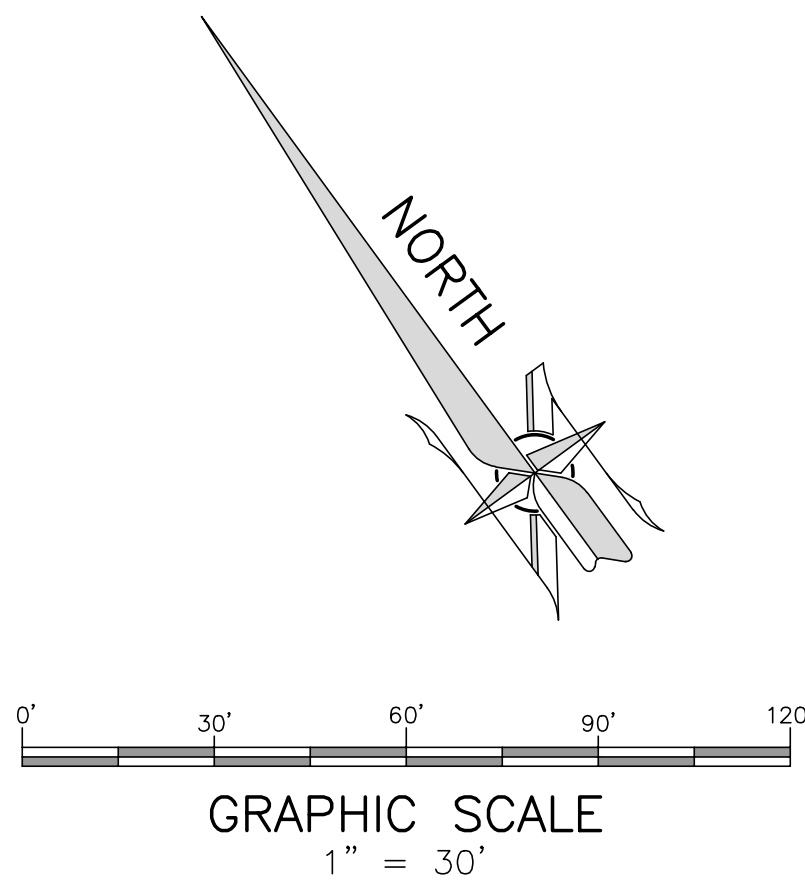
DYKSTRA ASSOCIATES, PC
11 LAWRENCE ROAD
SUITE 200
SPRING HOUSE, NJ 07965
TEL: 908.579-2172

PROFESSIONAL ENGINEER
N.J. LIC. NO. 36826
OWEN D. DYKSTRA

PROJECT NO.: MT-07
CONTOUR INT.: N/A
SCALE: 1" = 30'
DATE: 07/28/2025
SHEET 6 OF 8

CIVIL ENGINEERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
PLANNERS

DYKSTRA ASSOCIATES



DISPOSAL SYSTEM PIPE NOTES

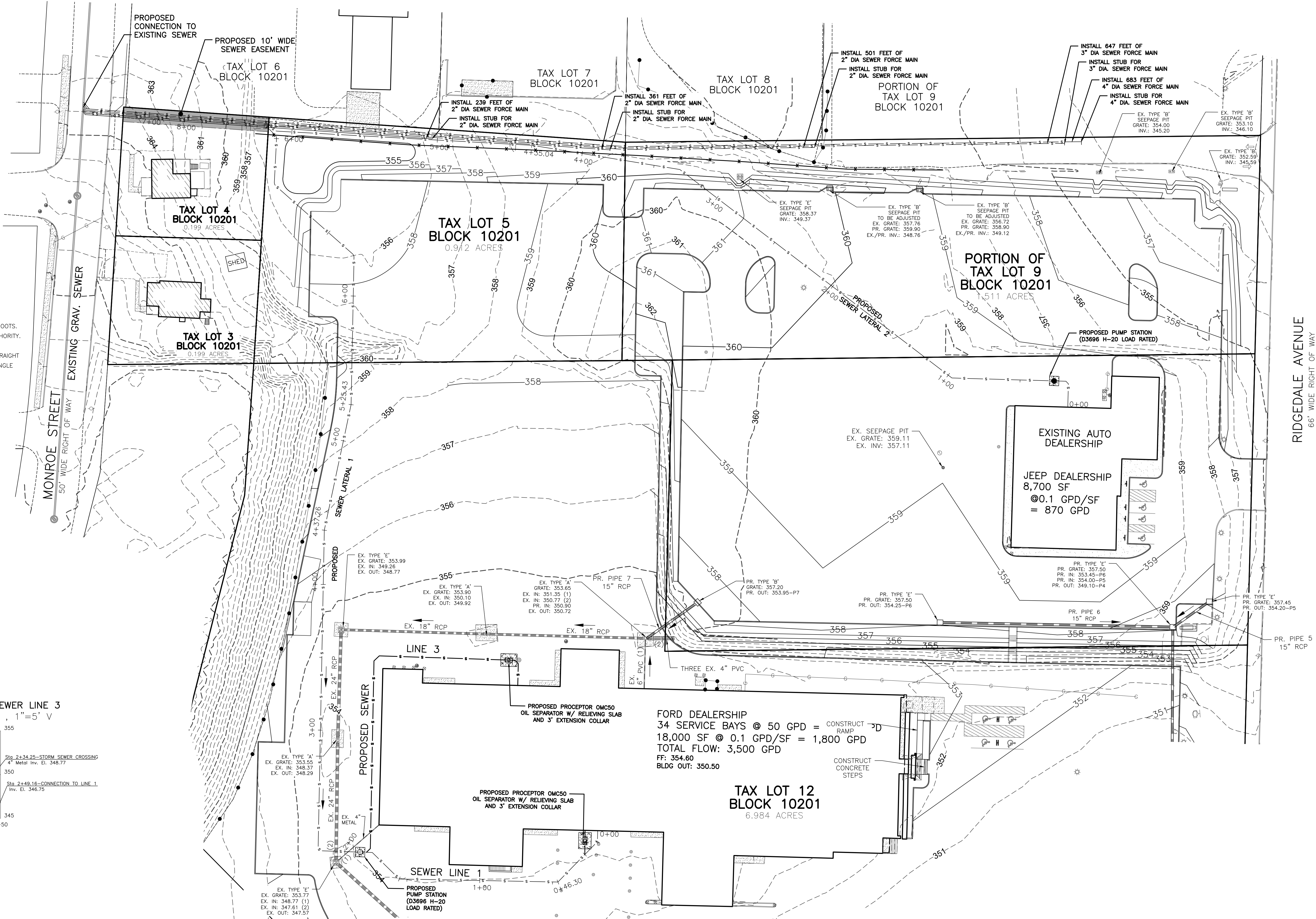
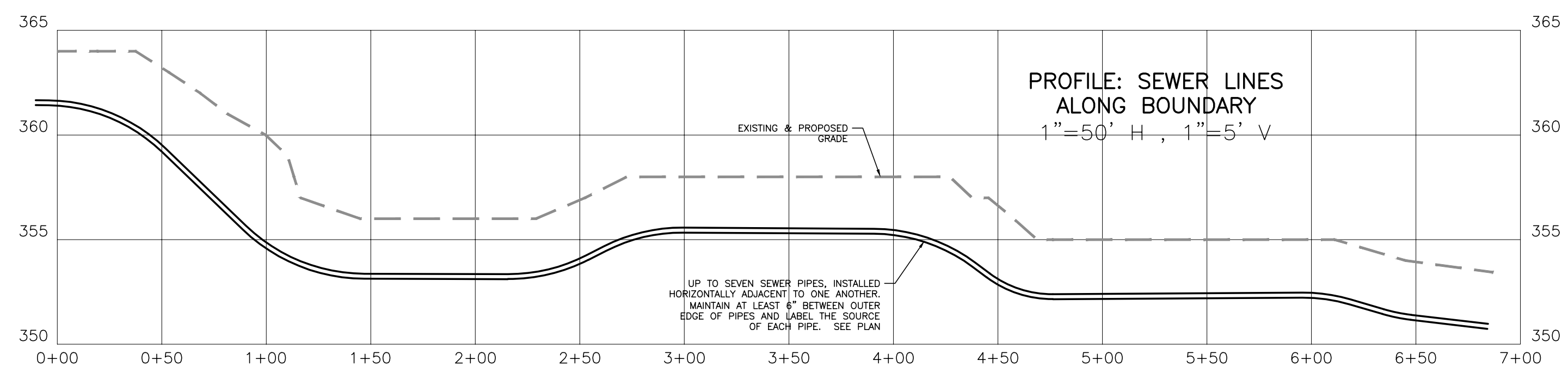
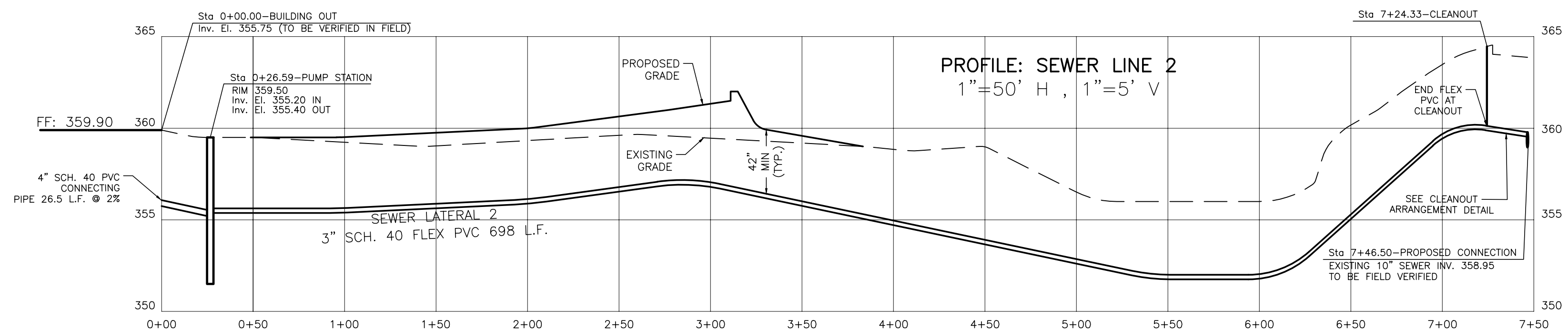
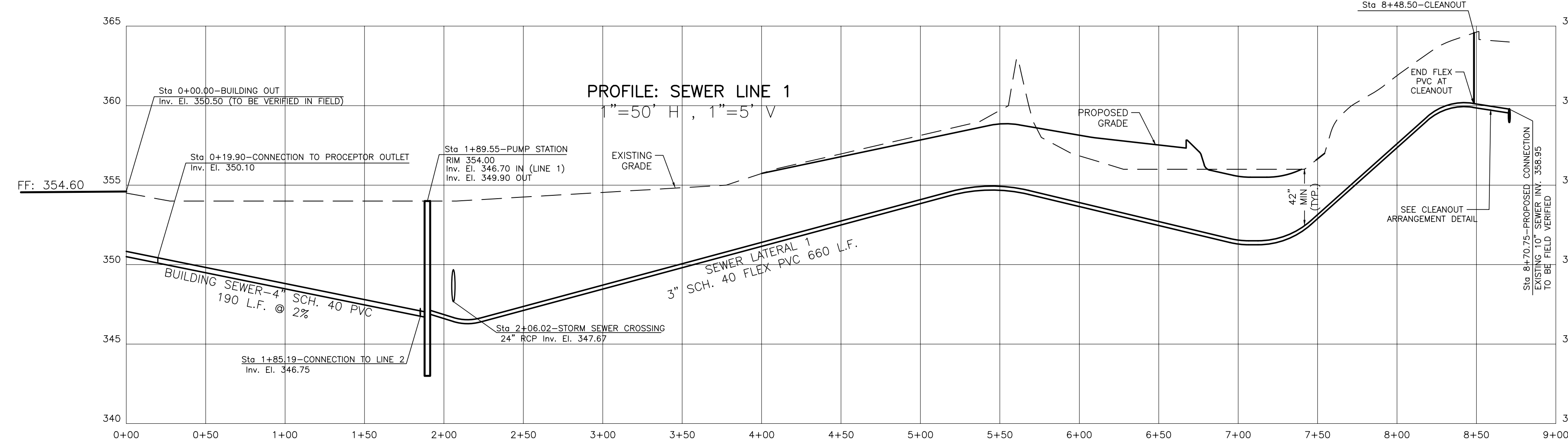
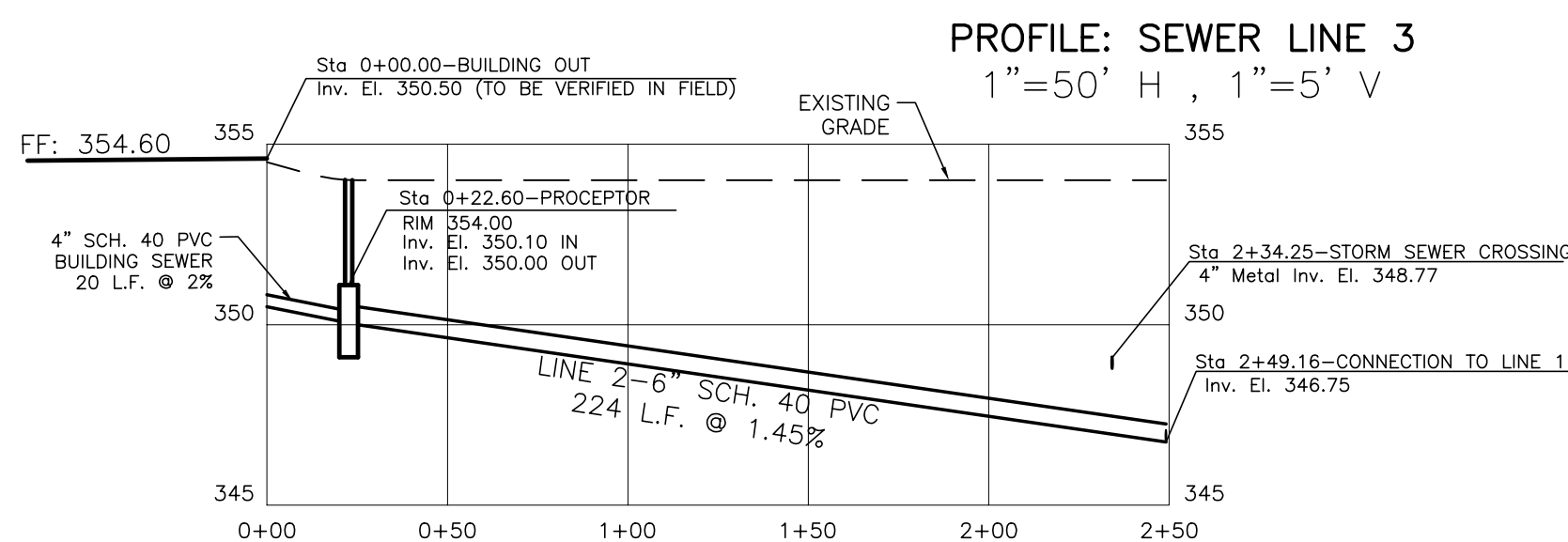
- CONNECTING PIPE:
1. CONNECTING PIPE SHALL BE 4" DIAMETER SCHEDULE 80 PVC.
 2. ALL CONNECTING PIPE JOINTS SHALL BE MADE WATER-TIGHT AND PROTECTED AGAINST DAMAGE BY ROOTS.
 3. CONNECTING PIPE SHALL BE LAID IN A FIRM FOUNDATION SATISFACTORY TO THE ADMINISTRATIVE AUTHORITY.
 4. CONNECTING PIPE SHALL HAVE A MINIMUM GRADE OF ONE-QUARTER INCH PER FOOT.
 5. CONNECTING PIPE SHALL BE LAID AT A CONTINUOUS GRADE AND, AS NEARLY AS POSSIBLE, IN A STRAIGHT LINE. HORIZONTAL BENDS WHERE REQUIRED SHALL NOT BE SHARPER THAN 45 DEGREES. THE INSIDE ANGLE BETWEEN ADJACENT SECTIONS OF PIPE SHALL BE NO LESS THAN 135 DEGREES.
- SEWER LATERAL:
1. SEWER LATERALS SHALL BE 3" DIAMETER FLEXIBLE SCHEDULE 40 PVC, HYDROMAXX OR EQUIVALENT.
 2. SEWER LATERALS SHALL BE LAID IN A FIRM FOUNDATION SATISFACTORY TO THE ADMINISTRATIVE AUTHORITY.
 3. SEWER LATERALS SHALL BE LAID SUCH THAT THE VERTICAL DISTANCE FROM THE TOP OF PIPE TO FINISHED GRADE IS AT LEAST 42".
 4. WHERE HORIZONTAL OR VERTICAL BENDS ARE REQUIRED, PIPE IS TO BE LAID WITH A RADIUS OF AT LEAST 12".

EXISTING DISPOSAL SYSTEM NOTE:

ALL COMPONENTS OF THE EXISTING SYSTEM ARE TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE STANDARDS.

ENGINEER'S LIABILITY:

THE ENGINEER'S LIABILITY, WITH REGARDS TO THE DESIGN OF THIS SEWER CONNECTION SYSTEM, TERMINATES UPON APPROVAL BY THE LOCAL ADMINISTRATIVE AUTHORITY, UNLESS CONTRACTED TO INSPECT AND SUPERVISE THE INSTALLATION OF SAID SYSTEM.



CIVIL ENGINEERS LAND SURVEYORS LANDSCAPE ARCHITECTS PLANNERS	
DYKSTRA ASSOCIATES	
PROJECT NO.: MT-07	CONTOUR INT.: 2'
SCALE: 1"=50'	DATE: 07/28/2025
SHEET 6 OF 8	PROFESSIONAL ENGINEER N.J. LIC. No. 38920
OWEN D. DYKSTRA	
SITE PLAN FOR NIELSEN FORD DEALERSHIP TAX BLOCK 10201, LOTS 11 & 12 & NIELSEN CHRYSLER, DODGE, JEEP, AND RAM DEALERSHIP TAX BLOCK 10201, LOTS 5 & 6 A PORTION OF LOT 9 TOWNSHIP OF MORRIS, MORRIS COUNTY, NJ	
SEWER PLAN	

