

# AMENDED PRELIMINARY AND FINAL SITE PLAN

## 6-10 KAHN ROAD BLOCK 8602, LOT 1 TOWNSHIP OF MORRIS MORRIS COUNTY, NEW JERSEY

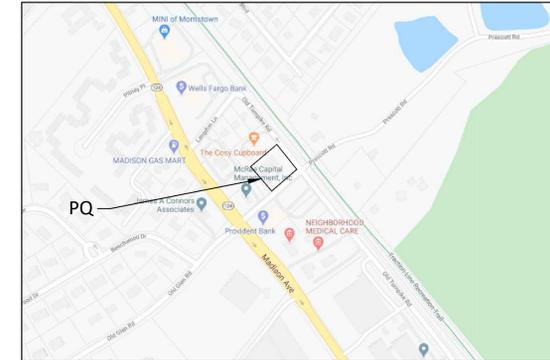
THE FOLLOWING LIST OF PROPERTY OWNERS WITHIN 200' MUST BE NOTIFIED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION

**TARGETED PROPERTIES:**

PANS_PIN	Acres	Property Location	Owners Name	Mailing Address
1422_8602_1	0.6430	6 KAHN RD	6-10 KAHN ROAD LLC C/O LDJ BUILDERS	8 WOOD HOLLOW RD, PLAZA 4 PARSIPPANY, NJ 07654
1422_8601_1	0.8500	250 MADISON AVE	SL 250 MADISON AVENUE LLC ET AL	195 MORRISTOWN RD BASKING RIDGE, NJ 07920
1422_8601_2	0.3880	10 OLD TURNPIKE RD	SL 250 MADISON AVENUE LLC ET AL	195 MORRISTOWN RD BASKING RIDGE, NJ 07920
1422_8601_3	2.4800	210 MADISON AVE	ROSEY INVESTMENTS LLC	313 CEDAR AVE MIDDLESEX, NJ 08846
1422_8602_1	0.6430	6 KAHN RD	6-10 KAHN ROAD LLC C/O LDJ BUILDERS	8 WOOD HOLLOW RD, PLAZA 4 PARSIPPANY, NJ 07654
1422_8602_10	0.5300	4 OLD TURNPIKE RD	VII GRANDKIDS, LLC	2 DOGWOOD RD MORRISTOWN, NJ 07960
1422_8602_3	0.3440	230 MADISON AVE	MC RAE PROPERTIES LLC	230 MADISON AVE MORRISTOWN, NJ 07960
1422_8602_4	0.3000	222 MADISON AVE	IV BOYS LLC	19 UPPER FIELD RD MORRISTOWN, NJ 07960
1422_8602_5	0.4130	220 MADISON AVE	IV BOYS, LLC, C/O TO BANK, N.A.	17000 HORIZON WAY MT. LAUREL, NJ 08054
1422_8602_6	0.2780	218 MADISON AVE	IV BOYS, LLC, C/O TO BANK, N.A.	17000 HORIZON WAY MT. LAUREL, NJ 08054
1422_8602_7	0.2200	1 LANGDOON LN	RAMGO, LOVELYN O	1 LANGDOON LN MORRISTOWN, NJ 07960
1422_8602_8	0.2100	3 LANGDOON LN	SWANSON, GEORGE	3 LANGDOON LN MORRISTOWN, NJ 07960
1422_8602_9	0.2300	5 LANGDOON LN	CRAWFORD, LEE F B JEANNE	5 LANGDOON LN MORRISTOWN, NJ 07960
1422_8604_1	0.4400	20 NORMANDY BLVD W	KASPER, PHILIP A & KAREN A	20 NORMANDY BLVD W CONVENT, NJ 07960
1422_8604_15	1.3800	ALONG DUW RR/11 TURNPIKE	JCP&L C/O FIRST ENERGY SERVICE CO	P.O. BOX 4747 OAKBROOK, IL 605224747
1422_9101_1	1.8400	85 COLUMBIA RD	TOWNSHIP OF MORRIS	P.O. BOX 7603 CONVENT STATION, NJ 079617603
1422_9101_8	14.6800	PRESCOTT ROAD-OPEN SPACE	TOWNSHIP OF MORRIS	50 WOODLAND AVE CONVENT, NJ 07961

THE FOLLOWING LIST OF LOCAL UTILITY ORGANIZATIONS MUST BE NOTIFIED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION

<p><b>Township of Morris -WPCU</b> Lake Valley Road, P.O. Box 7803 Convent Station, NJ 07961-7803 Attn: Mark Howarth, Supt.</p>	<p><b>JCP&amp;L- Jersey Central Power &amp; Light</b> 300 Madison Avenue, P.O. Box 1911 Morristown, NJ 07962-1911</p>
<p><b>Verizon, Inc.</b> 540 Broad Street Newark, NJ 07101</p>	<p><b>Public Service Electric &amp; Gas Co.</b> Manager- Corporate Properties 80 Park Plaza, T6B Newark, NJ 07102</p>
<p><b>Cablevision of Morris</b> 683 Route 10 East Randolph, NJ 07869 Attn: General Manager, Legal Affairs</p>	<p><b>SMCMUA</b> 19 Saddle Road Cedar Knolls, NJ 07927 Attn: Laura Cummings</p>
<p><b>Texas Eastern/ Algonquin Gas Trans. Co.</b> Send to: Duke Energy 501 Coolidge Avenue South Plainfield, NJ 07080 Attn: Land Department</p>	<p>Revised 3/10/17</p>



SOURCE: GOOGLE MAPS  
SCALE: NTS  
**AERIAL MAP**



SOURCE: NJ TAX MAPS  
SCALE: 1" = 100'  
**TAX MAP**  
TAX MAP # 86

**INDEX OF DRAWINGS:**  
SP-1: COVER PAGE  
SP-2: DEMOLITION PLAN  
SP-3: SITE PLAN

**OWNER/APPLICANT**  
6-10 KAHN ROAD LLC  
8 WOOD HOLLOW ROAD  
PARSIPPANY, NJ 07054  
973-515-9010

**REFERENCES:**  
BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING,  
PREPARED BY MARC J.CIFONE PLS ON 06-03-20.  
EXISTING TOPOGRAPHY IS NAVD 1988

PLANNING BOARD FOR MORRIS TOWNSHIP

PLANNING BOARD CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY OF MORRIS APPROVALS

COUNTY PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**PAUL W. ANDERSON**  
N.J. PROFESSIONAL ENGINEER  
LIC. NO. 33410  
*Paul W. Anderson*  
SIGNATURE INVALID WITHOUT RAISED SEAL OF P.E.

REV 1: 11-6-20 PER TCC MEETING

AGS CONSULTING SERVICES LLC  
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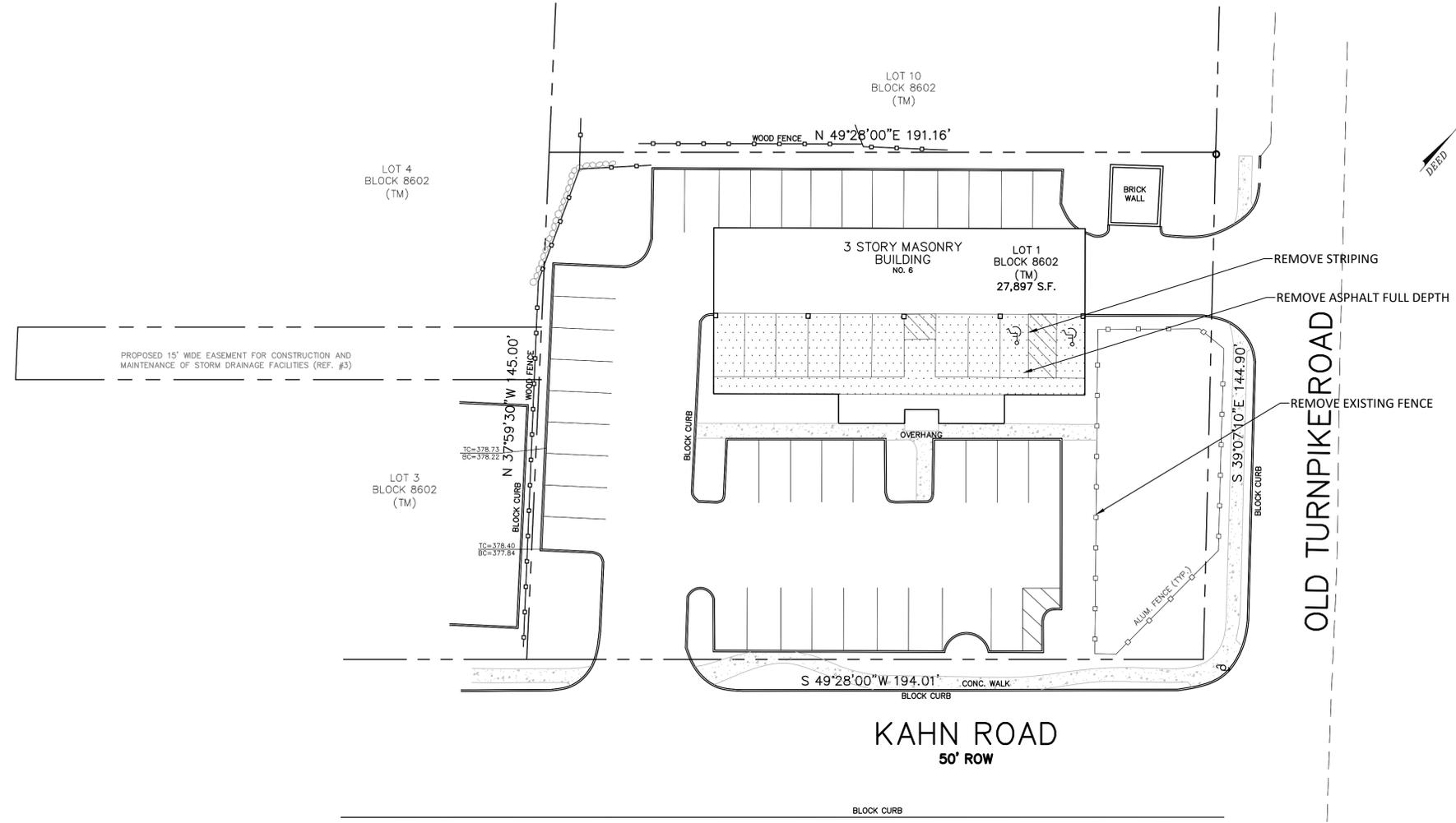
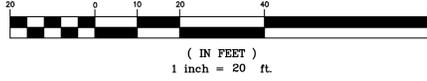
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Date	09-28-20
Drawn by	BCA
Designed by	PWA
Checked by	PWA
Scale	AS SHOWN

**6-10 KAHN ROAD**  
BLOCK 8602, LOT 1  
TOWNSHIP OF MORRIS  
MORRIS COUNTY, NEW JERSEY  
**COVER PAGE**

**SP - 1**  
SHEET 1 OF 3



NEW JERSEY STATE LAW REQUIRES NOTIFICATION 3 BUSINESS DAYS PRIOR TO ANY LAND DISTURBANCE. CONTRACTOR IS RESPONSIBLE FOR CALLING 811 OR 1-800-272-1000 FOR UTILITY MARKOUTS. UTILITY INFORMATION SHOWN IS PROVIDED BY THE SURVEYOR AND IS CURRENT AT THE TIME OF THE SURVEY. ANDERSON CONSULTING SERVICES IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.



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6-10 KAHN ROAD  
BLOCK 8602, LOT 1  
TOWNSHIP OF MORRIS  
MORRIS COUNTY, NEW JERSEY

**DEMOLITION PLAN**

**SP - 2**  
SHEET 2 OF 3

THIS DOCUMENT IS PREPARED BY ANDERSON CONSULTING SERVICES LLC AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF ANDERSON CONSULTING SERVICES LLC. ANDERSON CONSULTING SERVICES LLC AND OTHER SHALL BE RESPONSIBLE FOR ANY CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT.

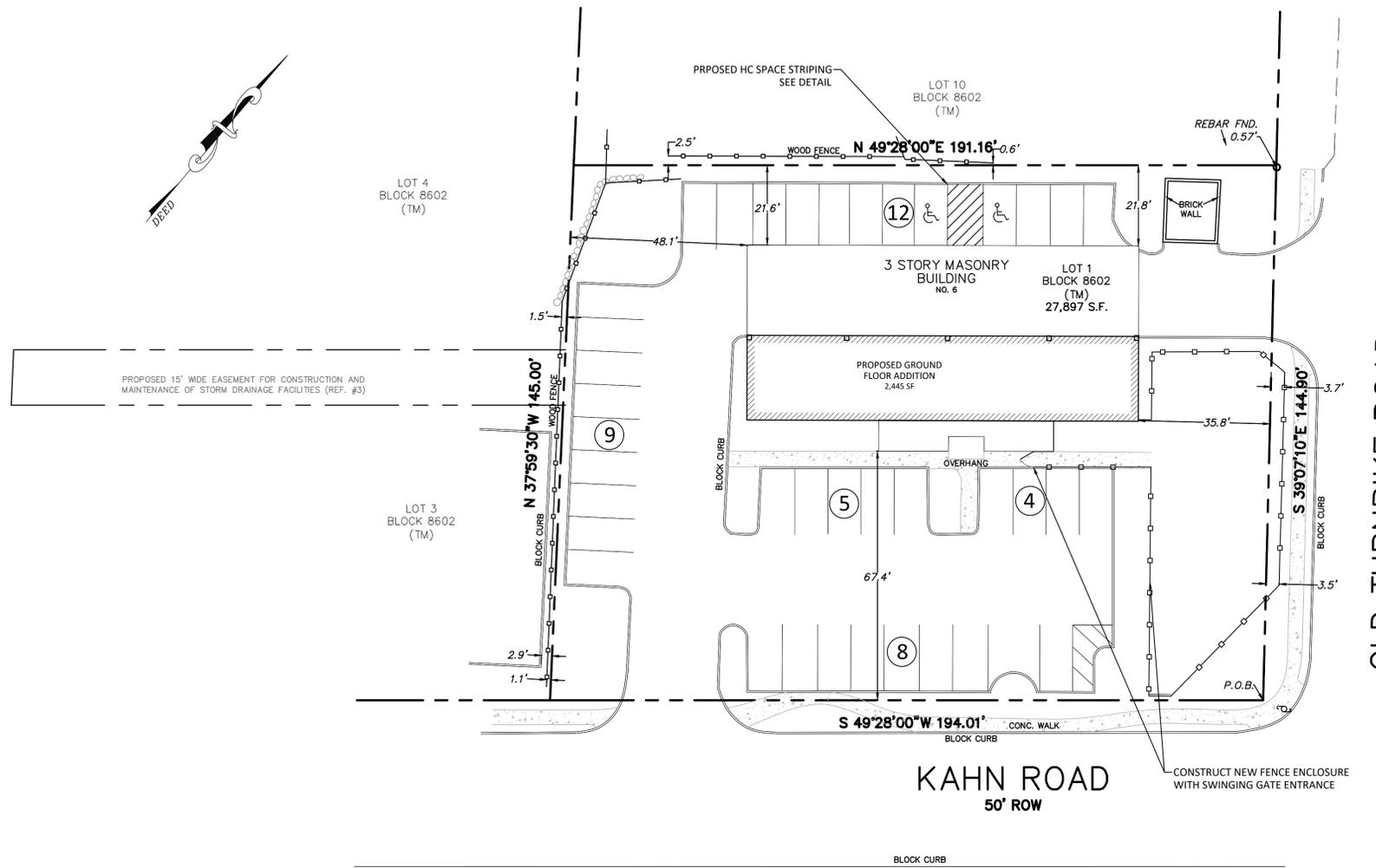
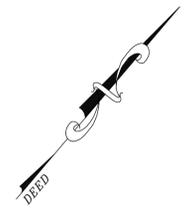
CERTIFICATE OF AUTHORIZATION  
24GA28182400

REV 1: 11-6-20 PER TCC MEETING
Revisions

**PAUL W. ANDERSON**  
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OLD TURNPIKE ROAD

## ZONING / SITE DATA

ZONE: B-11 BUSINESS  
 BLOCK 8602, LOT 1  
 TAX MAP SHEET #86  
 6-10 KAHN ROAD AND OLD TURNPIKE ROAD

PRINCIPLE USE	B-11 ZONE (BUSINESS)	EXISTING		PROPOSED		COMMENT
		DAYCARE	DAYCARE	DAYCARE	DAYCARE	
LOT REQUIREMENTS	PERMITTED / REQUIRED					*PERMITTED USE
MIN LOT AREA	11,250 SF	27,897 SF (0.64 Ac)	NO CHANGE			
MIN LOT WIDTH	75' INTERIOR /100' CORNER	144.9'	144.9'	144.9'	144.9'	NO CHANGE
MIN LOT DEPTH	100'	191.16'	191.16'	191.16'	191.16'	NO CHANGE
MAX IMPERVIOUS COVER	75 %	75 %	75 %	75 %	75 %	NO CHANGE

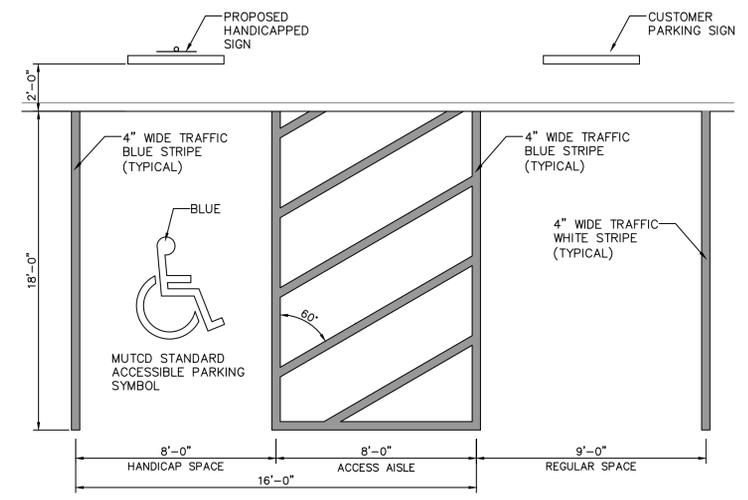
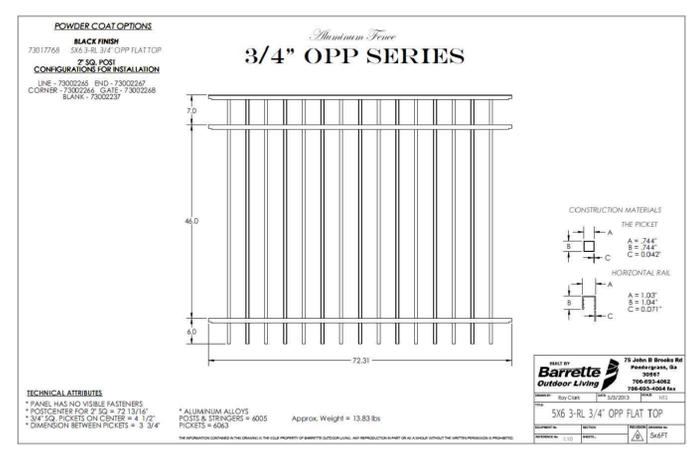
BUILDING REQUIREMENTS	PERMITTED / REQUIRED	EXISTING	PROPOSED	COMMENT
MIN FRONT YARD	35'	35.8' / 64.6'	35.8' / 64.6'	NO CHANGE
MIN REAR YARD	25'	49.5'	49.5'	NO CHANGE
MIN SIDE YARD	10' MIN, 25' TOTAL	21.9'	21.9'	NO CHANGE
MAX BUILDING HEIGHT	35'	34.73'	34.73'	NO CHANGE
MAX BUILDING COVER	33 %	19 %	19 %	NO CHANGE

PARKING/DRIVEWAY REQ.	PERMITTED / REQUIRED	EXISTING	PROPOSED	COMMENT
MIN ACCESS DRIVEWAY WIDTH	24'(TWO-WAY)/15'(ONE-WAY)	24'(TWO-WAY) /15'(ONE-WAY)	24'(TWO-WAY) /15'(ONE-WAY)	NO CHANGE
MIN # OF PARKING SPACES	(DAYCARE) NO REQUIREMENT	49 SPACES	38 PROVIDED	CONFORMS

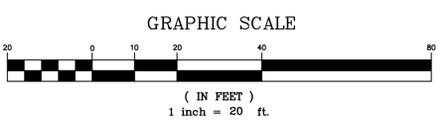
PARKING STALL SIZES	EXISTING	PROPOSED	COMMENT
	10' x 18'	9' x 18' (PLUS 2' OVERHANG)	NO CHANGE
PARKING IN FRONT YARD	PROHIBITED / PERMITTED WITHIN SIDE STREET FRONT YARD	NO (OLD TPK YES (KAHN RD)	NO (OLD TPK YES (KAHN RD) NO CHANGE

### VARIANCES PREVIOUSLY GRANTED

- SEC. 95-54.B TO PERMIT PARKING SPACES WHICH DO NOT HAVE SUFFICIENT CLEAR SPACE FOR A 2' OVERHANG AS REQUIRED BY ORDINANCE
- SEC. 95-54.B TO PERMIT VISITOR PARKING SPACES WHICH DO NOT HAVE 10' WIDTH AS REQUIRED BY ORDINANCE
- SEC. 95-54.E.(2) TO PERMIT A 24' WIDE AISLE VERSUS 25' REQUIRED FOR NINETY DEGREE PARKING.
- SEC. 95-36.C.(1) AND (3) TO PERMIT AN ACCESSORY STRUCTURE (TRASH ENCLOSURE) CLOSER TO THE LOT LINE THAN THE PRINCIPAL STRUCTURE AND CLOSER TO THE ROAD R.O.W. THAN THE FRONT YARD SETBACK FOR THE PRINCIPAL STRUCTURE.
- SEC. 95-55.A TO PERMIT A 12' x 18' LOADING SPACE WHERE ONE 12' x 50' SPACE IS REQUIRED FOR OFFICE BUILDINGS OF 10,000 SF OR MORE.
- SEC. 95-36.D.(2)(b) TO PERMIT A FENCE AROUND THE TRASH ENCLOSURE WHICH IS GREATER THAN 3.5' IN HEIGHT AND MORE THAN 25% SOLID CLOSER TO THE STREET LINE THAN THE PRINCIPAL BUILDING



PARKING SPACE DETAIL  
 SCALE: NTS



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 MORRIS COUNTY, NEW JERSEY

SITE PLAN

SP - 3  
 SHEET 3 OF 3