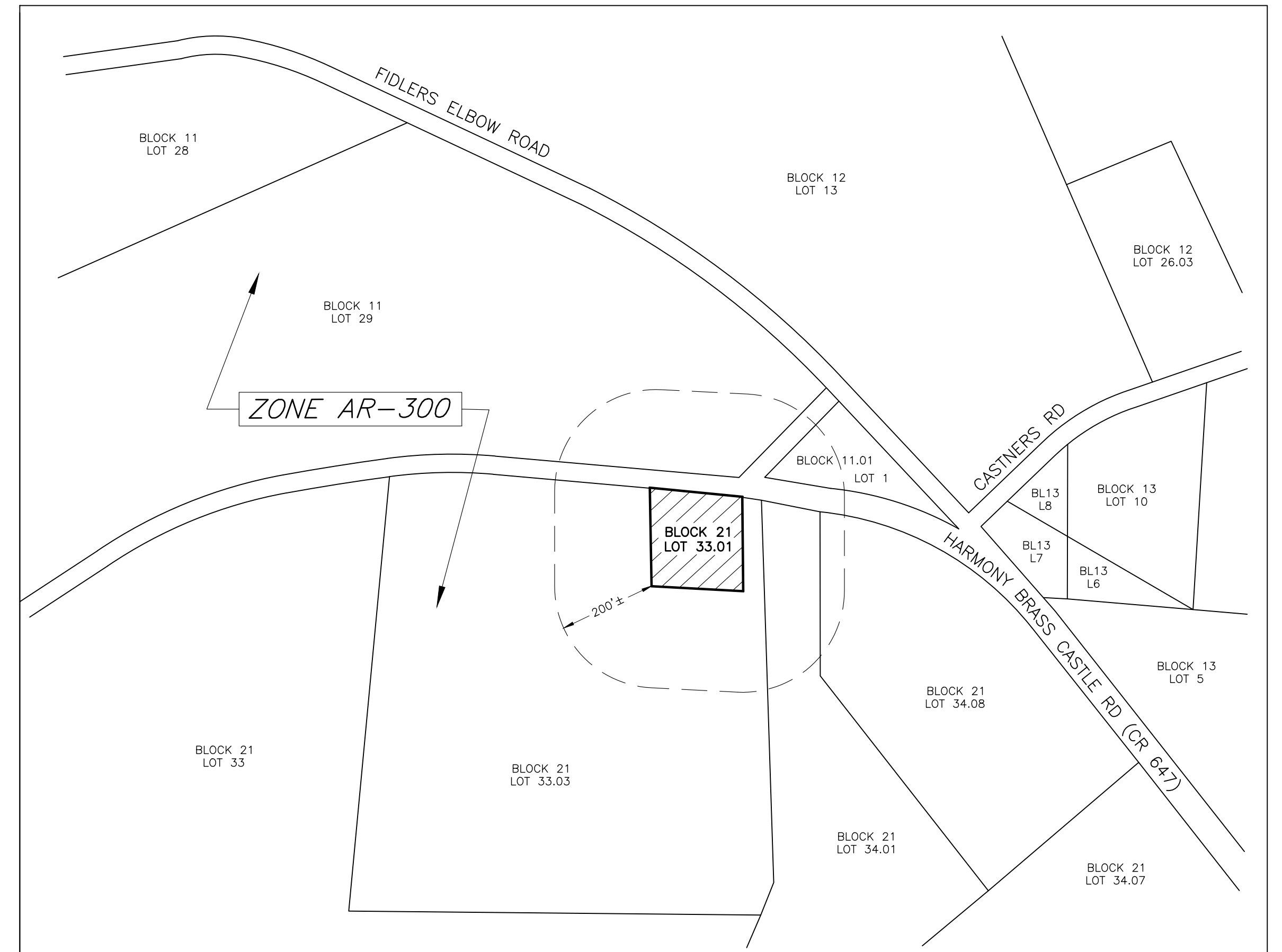
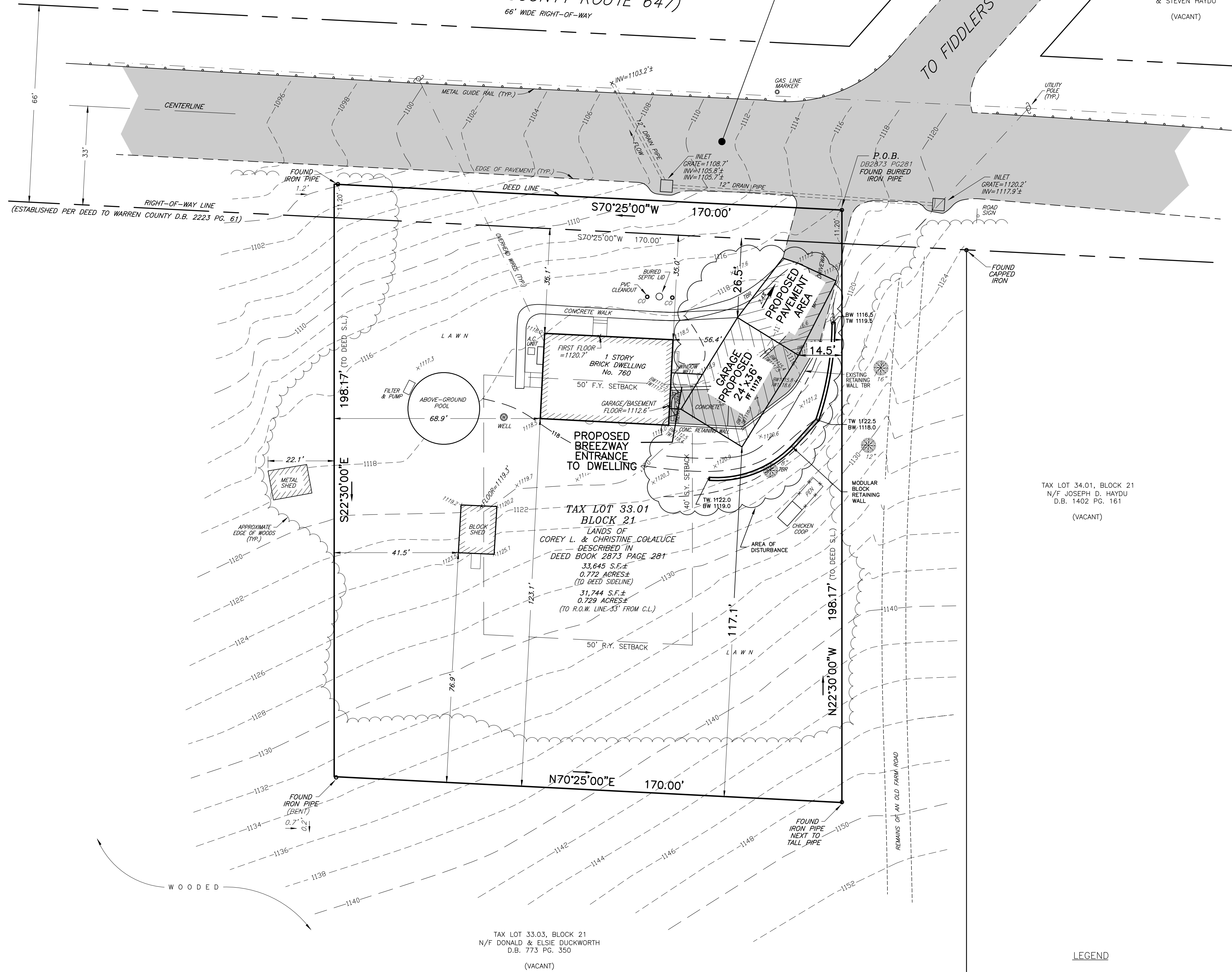


TAX LOT 29, BLOCK 11
N/F N.J. CONSERVATION FOUNDATION
(VACANT)

HARMONY BRASS CASTLE ROAD
(WARREN COUNTY ROUTE 647)
66' WIDE RIGHT-OF-WAY

TAX LOT 1 BLOCK 11.01
N/F JOSEPH D. HAYDU
& STEVEN HAYDU
(VACANT)



KEY MAP 1"=200'

EXISTING COVERAGES:		PROPOSED COVERAGES:	
DWELLING	1,228 S.F.	DWELLING	1,228 S.F.
MACADAM DRIVE	828 S.F.	MACADAM DRIVE	745 S.F.
CONC. DRIVE	232 S.F.	CONC. WALK	260 S.F.
CONC. WALK	367 S.F.	STEPS	58 S.F.
STEPS	58 S.F.	CHIMNEY	12 S.F.
CHIMNEY	12 S.F.	A.C. UNIT	9 S.F.
A.C. UNIT	5 S.F.	WINDOW WELLS	18 S.F.
WINDOW WELLS	18 S.F.	POOL	32 S.F.
POOL	32 S.F.	POOL FILTER	10 S.F.
POOL FILTER	10 S.F.	POOL SHED	192 S.F.
BLOCK SHED	192 S.F.	PROPOSED GARAGE	884 S.F.
TOTAL:	3,434 S.F.	PROPOSED BREEZWAY	85 S.F.
		TOTAL:	3,961 S.F.
			3,961 S.F. / 31,744 S.F. = 0.1248 (12.5%)

ZONE SCHEDULE: AR-300 ZONE
(SINGLE-FAMILY DWELLING PRIOR TO 12/31/04)

PRINCIPAL STRUCTURE	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	3 ACRES	0.729 ACRES *	NO CHANGE
MINIMUM LOT WIDTH	300 FT.	170 FT. *	NO CHANGE
MINIMUM FRONT YARD	50 FT.	35 FT. *	26.5 FT **
MINIMUM SIDE YARD (ONE)	40 FT.	56.4 FT.	14.5 FT **
MINIMUM SIDE YARDS (COMBINED)	100 FT.	125.3 FT.	83.4 FT **
MINIMUM REAR YARD	75 FT.	123.1 FT.	117.1 FT
MAXIMUM BUILDING HEIGHT	35 FT./2.5 STY.	< 35 FT./ 1 STY.	NO CHANGE
MAXIMUM LOT COVERAGE	10%	10.8% *	12.5% **

* EXISTING NON CONFORMITY
** PROPOSED NON CONFORMITY (VARIANCE NEEDED)
PROPOSED AREA OF DISTURBANCE 4,485 S.F.

HARMONY TOWNSHIP USE ONLY	
LAND USE BOARD CHAIRMAN	DATE
LAND USE BOARD SECRETARY	DATE
LAND USE BOARD ENGINEER	DATE

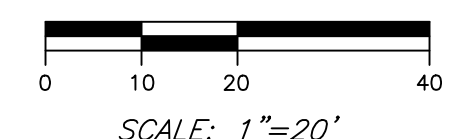
OWNER/APPLICANT:
COREY L. AND CHRISTINE COLALUCE
760 HARMONY BRASS CASTLE ROAD
PHILLIPSBURG, NJ 08865

PROPERTY OWNERS WITHIN 200' (PER HARMONY TOWNSHIP TAX ASSESSOR)

BLOCK	LOT	OWNER & ADDRESS
11	29	N.J. CONSERVATION FOUNDATION 170 LONGVIEW ROAD FAR HILLS, NJ 07931
11.01	1	JOSEPH D & STEVEN HAYDU 204 MONROE ST WHIPPANY, NJ 07981
21	33.03	DONALD & ELSIE DUCKWORTH 541 MONTANA RD PHILLIPSBURG, NJ 08865
21	34.01	JOSEPH D HAYDU 204 MONROE ST WHIPPANY, NJ 07981
21	34.08	STEVEN C HAYDU 3 BLACK BEAR TRAIL HACKETTSTOWN, NJ 07840

UTILITIES

VERIZON CORPORATE OFFICES 540 BROAD STREET NEWARK, NJ 07101	AQUA NEW JERSEY 10 BLACK FOREST ROAD HAMILTON, NJ 08691	SERVICE ELECTRIC CABLE TV, INC. 2260 AVENUE A BETHLEHEM, PA 18017
GRU ENERGY, INC. MADISON AVE AT PUNCH BOWL RD MORRISTOWN, NJ 07960	TRANSCONTINENTAL GAS PIPE LINE CORP. 2800 POST OAK BLVD, PO BOX 1396 HOUSTON, TEXAS 77251	EMBARQ 4th CENTURY LINK 1201 WALNUT BOTTOM RD, PO BOX 1201 CARLSLE, PA 17013-0905
MERRILL CREEK OWNERS GROUP 34 MERRILL CREEK ROAD WASHINGTON, NJ 07882		



LEGEND

- PROPOSED SWALE
- PROPOSED CONTOUR
- OVERHEAD WIRES
- EDGE OF PAVEMENT
- 1144 MINOR CONTOUR
- 1150 MAJOR CONTOUR
- SPOT ELEVATION
- DECIDUOUS TREE (WITH DIAMETER)
- UTILITY POLE

NOTES:

THE EXISTING UNDERGROUND GARAGE OPENING SHALL BE ABANDONED AND 6" CMU SHALL BE CONSTRUCTED TO COMPLETE WALL.

THE EXISTING RETAINING WALL SHALL REMAIN IN PLACE BUT REMOVED TO FACILITATE PROPOSED GRADING.

CONTROLLED FILL SHALL BE COMPACTED TO 95% DENSITY.

MAP REFERENCE:
THIS PLAN WAS DEVELOPED FROM A PLAN ENTITLED "PROPOSED GARAGE VARIANCE MAP FOR COREY & CHRISTINE COLALUCE, TAX LOT 33.01, BLOCK 21, TAX MAP SHEET 3 IN THE TOWNSHIP OF HARMONY, WARREN COUNTY, NEW JERSEY," PREPARED BY DAVID B. SWANSON, DATED OCTOBER 2, 2020 AND REVISED MARCH 20, 2021.

DATE	REVISION

COREY & CHRISTINE COLALUCE
GARAGE VARIANCE PLAN
FOR
BLOCK 21 LOT 33.01
HARMONY TOWNSHIP - WARREN COUNTY - NEW JERSEY
SCALE: AS NOTED JOB#

ND ENGINEERING, LLC
Certificate of Authorization No. 242A0217900
18 SOMERSET DRIVE, BELLEVILLE, NEW JERSEY 07003
Phone: (908)696-6200

NEVITT DUVENECK, Professional Engineer
Nevitt Duveneck
Date: **JUNE 23, 2021**