PROPOSED PROPERTY LINE ADJUSTMENT

for

GARY R. O'CONNOR

102 N. UNION STREET, LAMBERTVILLE, NEW JERSEY 08530

GARY R. O'CONNOR
ARCHITECT, LLC.

8 Coryell Street
Lambertville, NJ 08530
Phone: 609.397.3635

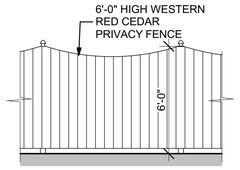
NJ LIC. AI 11652

Properties Near Mun 1017 Block 1024 Lot 7 & 8 in Lambertville City

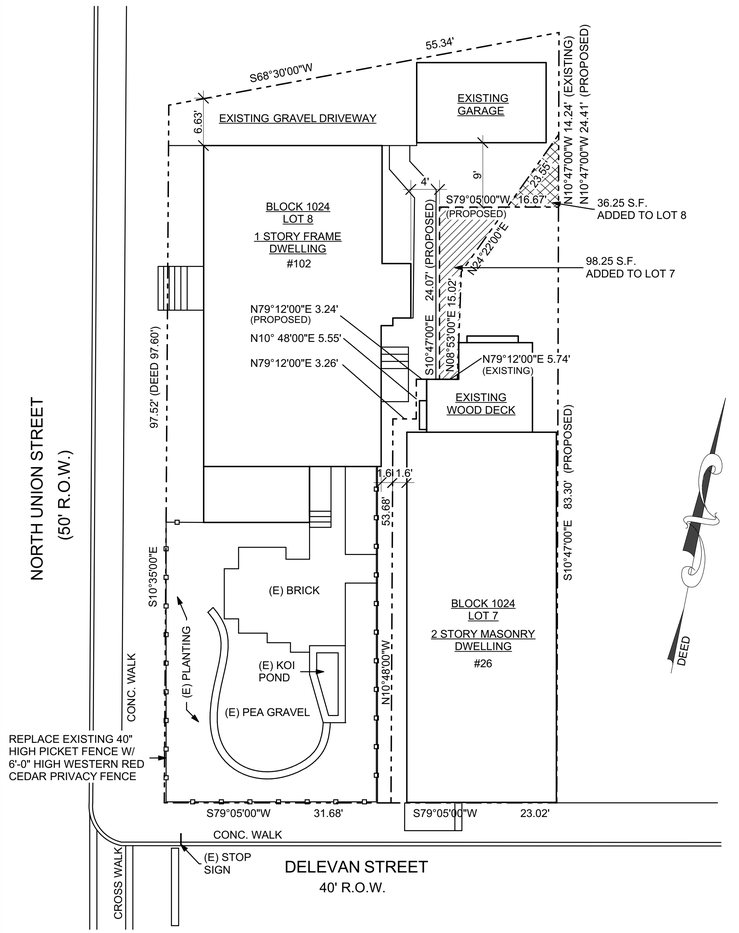
Property	Location	Class	Owner
01019 00004	114 N UNION ST	4C	HANNOLD, FRANCIS H & BEVERLY ANN 114 N UNION ST. LAMBERTVILLE, N.J. 08530
01019 00005	18 JEFFERSON ST	2	3ONA, FRANK & DIANE 18 JEFFERSON ST LAMBERTVILLE NJ 08530
01019 00006	110 N UNION STREET	2	WILHELM, ROBERT P & DANIEL RANIERI 110 NORTH UNION STREET LAMBERTVILLE NJ 08530
01019 00007	112 N UNION ST	2	RANIERI, DANIEL T 112 NORTH UNION STREET LAMBERTVILLE NJ 08530
01020 00003	111 N UNION STREET	15D	YOUNG LIFE 111 N UNION ST LAMBERTVILLE NJ 08530
01023 00001	109 N UNION STREET	2	MONIGAN, CHRISTOPHER & DEBORAH 109 NORTH UNION STREET LAMBERTVILLE NJ 08530
01023 00002	107 N UNION ST	2	KRAVITZ, JENNIFER SASHA 107 N UNION ST LAMBERTVILLE NJ 08530
01023 00003	105 N UNION ST	2	DORMAN, MARY 105 N UNION ST. LAMBERTVILLE, N.J. 08530
01023 00004	103 N UNION ST	2	LEGERE, ARTHUR & MARY JANE H/W 103 N UNION ST. LAMBERTVILLE, N.J. 08530
01023 00006	20 DELEVAN ST	2	BEYER, VICKI W & WILLAIMS B 20 DELEVAN ST LAMBERTVILLE NJ 08530
01023 00015	3 JEFFERSON STREET	2	OLEARY, BRIAN T & ANGELA MIKULA 3 JEFFERSON ST LAMBERTVILLE NJ 08530
01023 00016	5 JEFFERSON STREET 13,14	2	UTMAN, DANIEL S 1 PARK AVENUE PENNINGTON NJ 08534
01024 00001	21 JEFFERSON STREET	2	ALTMAN, DIANE L 21 JEFFERSON STREET LAMBERTVILLE NJ 08530
01024 00002	36 DELEVAN STREET	2	BRANSON, TRACEY & KARIM ELSHARABASI 36 DELEVAN ST LAMBERTVILLE NJ 08530
01024 00003	34 DELEVAN ST	2	EDWARDS, HEATHER L 34 DELEVAN STREET LAMBERTVILLE NJ 08530
01024 00004	32 DELEVAN ST	2	STEEN, JAMES 60 WILSON STREET LAMBERTVILLE NJ 08530
01024 00005	30 DELEVAN ST	2	FERRI, RUSSELL J 30 DELEVAN ST LAMBERTVILLE NJ 08530
01024 00006	28 DELEVAN ST	2	TAVLAN, ALEXANDER A & DANIELLE M 28 DELEVAN ST LAMBERTVILLE NJ 08530
01024 00007	26 DELEVAN STREET	2	YOUNG, RALPH & PATRICIA R FLAVIN 26 DELEVAN ST LAMBERTVILLE NJ 08530
01024 00008	102 N UNION STREET	2	O'CONNOR, GARY R 102 NORTH UNION STREET LAMBERTVILLE NJ 08530
01024 00009	104 N UNION STREET	2	HURD, MELINDA 104 NORTH UNION STREET LAMBERTVILLE NJ 08530
01024 00010	108 N UNION STREET	15D	CENTENARY METHODIST CHURCH 108 NORTH UNION STREET LAMBERTVILLE NJ 08530
01024 00011	15 JEFFERSON STREET	2	EELMAN, JACK & DONNIE PHEOR & ETAL 15 JEFFERSON ST LAMBERTVILLE NJ 08530
01024 00012	17 JEFFERSON STREET	2	RUBY-HORAN, MELISSA & JOAN C RUBY 17 JEFFERSON ST LAMBERTVILLE NJ 08530
01025 00013	44 DELEVAN STREET	4C	BERKELEY PLAZA HOLDINGS LLC PO BOX 405 MILLINGTON NJ 07946
01025 00014	42 DELEVAN STREET	4C	JSK PROPERTY HOLDINGS LLC PO BOX 405 MILLINGTON NJ 07946
01025 00015	40 DELEVAN STREET	2	NEMETH, JANICE &L LEONARDI TRUSTEES 40 DELEVAN ST #1 LAMBERTVILLE NJ 08530
01025 00016	27 JEFFERSON ST	2	LUDWIG, JOHN W & JOHANNA 27 JEFFERSON ST LAMBERTVILLE NJ 08530
01026 00013	86 GEORGE STREET	2	GROFF, ROBERT G & MARY BARROWS 86 GEORGE STREET LAMBERTVILLE NJ 08530
01027 00002	83 GEORGE STREET	2	CUSHMAN, FRED 83 GEORGE STREET LAMBERTVILLE NJ 08530
01027 00004	30 YORK STREET	4C	TROXEL, WINIFRED L 16 STREET ROAD NEW HOPE PA 18938
01027 00005	26 YORK STREET	4C	COLLIGAN, LITA 26 YORK STREET LAMBERTVILLE NJ 08530
01027 00006	18 YORK STREET	15C	CITY OF LAMBERTVILLE 18 YORK STREET LAMBERTVILLE NJ 08530
01027 00007	82 N UNION STREET	4A	MATTHEWS, LEILA B 82 NORTH UNION ST LAMBERTVILLE NJ 08530
01027 00008	84 N UNION ST	2	RICHTER, ROBERT PAUL 84 NORTH UNION ST LAMBERTVILLE NJ 08530
01027 00009	86 N UNION ST	2	GILMOUR, ANN P & JUDITH I GLEASON 86 NORTH UNION STREET LAMBERTVILLE NJ 08530
01027 00010 01	92 N UNION STREET	2	AMON, JAMES C & L KATHLEEN 92 NORTH UNION ST LAMBERTVILLE NJ 08530
01028 00001	93 N UNION ST	2	GOLDMAN, EMILY 93 NORTH UNION STREET LAMBERTVILLE NJ 08530
01028 00002	91 N UNION STREET	2	LAMBE, PATRICK J III 91 N UNION ST LAMBERTVILLE, NJ 08530
01028 00003	89 N UNION STREET	2	JAHN, CYNTHIA J 89 NORTH UNION STREET LAMBERTVILLE NJ 08530
01028 00004	87 N UNION ST	2	GLEASON, CATHERINE 87 NORTH UNION ST LAMBERTVILLE NJ 08530
01028 00005	85 N UNION STREET	2	HOLT, ELAINE & SUSAN JENKINS 12 DELEVAN STREET LAMBERTVILLE NJ 08530
01028 00006	83 N UNION ST	2	GIBSON, ELLEN H 83 NORTH UNION STREET LAMBERTVILLE NJ 08530
01028 00007	81 N UNION STREET	2	SEVICK, THOMAS G & SHERRI L 81 NORTH UNION STREET LAMBERTVILLE NJ 08530
01028 00008	79 N UNION STREET	2	GARRENGER, CHRISTOPHER/DANA/ROBERT 79 NORTH UNION STREET LAMBERTVILLE NJ 08530
01028 00009	77 N UNION STREET	2	BERNARD, ARTHUR & MARY D MYERS H/W 77 N UNION STREET LAMBERTVILLE NJ 08530
01028 00017	16 CLINTON STREET	2	SIGLAG, MICHAEL & CORINNE LINDQUIST 16 CLINTON STREET LAMBERTVILLE NJ 08530
01028 00018	18 CLINTON STREET	2	FLYNN, JOHN P & MAUREEN 18 CLINTON STREET LAMBERTVILLE NJ 08530
01028 00019	20 CLINTON STREET	2	ZAKES, ALBERT JOSEPH 20 CLINTON STREET LAMBERTVILLE NJ 08530
01028 00020	7 DELEVAN STREET	4A	CALS AUTO SERVICE, INC 543 MILLTOWN ROAD NO BRUNSWICK NJ 08902
01023 00005	22 DELEVAN ST	2	TFAM 1SK LLC P O BOX 405 MILLINGTON NJ 07946
01023 00007	18 DELEVAN STREET	2	MARTIN, MARY JANE TRUSTEE 18 DELEVAN ST LAMBERTVILLE NJ 08530
01023 00008	14 DELEVAN ST	2	CRANDALL, MAXSON R III & ANITA M 14 DELEVAN STREET LAMBERTVILLE NJ 08530
01023 00009	12 DELEVAN STREET	2	MOSS, STEPHANIE J & HESTER M NULL 12 DELEVAN STREET LAMBERTVILLE NJ 08530
01023 00010	10 DELEVAN STREET	2	KLOSS, RICHARD R & CAROL A 10 DELEVAN STREET LAMBERTVILLE NJ 08530
01023 00011	8 DELEVAN ST	2	SUNKISKIS, JOHN A P O BOX 301 LAMBERTVILLE, N.J. 08530
01023 00012	34 CLINTON STREET	2	CLARKE, SUSAN E 34 CLINTON STREET LAMBERTVILLE NJ 08530
01023 00013	5 JEFFERSON ST - REAR ASSD WITH 1023/16	1	UTMAN, DANIEL S & PATRICIA 5 JEFFERSON STREET LAMBERTVILLE NJ 08530
01023 00014	5 JEFFERSON STREET - REAR ASSD WITH 1023/16	1	UTMAN, DANIEL S & PATRICIA 5 JEFFERSON STREET LAMBERTVILLE NJ 08530
01026 00014	41 DELEVAN STREET	4C	STEVENS, DAVID S II & CHARLEEN V 41 DELEVAN STREET LAMBERTVILLE NJ 08530
01026 00015	43 DELEVAN ST	2	FLAHIVE, WILLIAM P 43 DELEVAN STREET LAMBERTVILLE NJ 08530
01027 00001	39 DELEVAN STREET	2	COLE-KIERNAN, WILLIAM E & BARBARA F 39 DELEVAN ST LAMBERTVILLE NJ 08530
01027 00010	94 N UNION STREET	2	DUGGAN, TIMOTHY & JENNIFER 94 NORTH UNION STREET LAMBERTVILLE NJ 08530
01027 00010 01	92 N UNION STREET	2	AMON, JAMES C & L KATHLEEN 92 NORTH UNION ST LAMBERTVILLE NJ 08530
01027 00011	33 DELEVAN ST	2	MULLER, JON F & RENE M 33 DELEVAN STREET LAMBERTVILLE NJ 08530
01027 00012	35 DELEVAN ST	2	GREEN, AYLIN S 35 DELEVAN STREET LAMBERTVILLE NJ 08530
01027 00013	37 DELEVAN ST	2	MYERS, NEALE & LINDA S 37 DELEVAN ST. LAMBERTVILLE, N.J. 08530

1. JCP&L, *a First Energy Company*, 300 Madison Avenue, Morristown, NJ 07962-1911
2. Elizabethtown Gas Company, 148 Edison Road, Stewartsville, New Jersey, 08886
3. United Water Company, 756 Brunswick Pike (518), P.O. Box 126, Lambertville, New Jersey, 08530
4. Comcast Cable Company, 30 Coryell Street, Lambertville, New Jersey, 08530
5. Lambertville Municipal Utilities Authority, Lambert Lane Extended, P.O. Box 300, Lambertville, New Jersey 08530

REFERENCE PLAN:
LOT 7:
SITE PLAN INCORPORATES DATA FROM SURVEY PREPARED BY:
ROBERT J. TEMPLIN, P.L.S.
TEMPLIN ENGINEERING ASSOCIATES
BRIDGEWATER, NEW JERSEY 08807
FEBRUARY 24, 2010
LOT 8:
SITE PLAN INCORPORATES DATA FROM SURVEY PREPARED BY:
VINCENT J. RIGELON, P.L.S.
GOLDENBAUM BAILL ENGINEERING INC.
LAMBERTVILLE, NEW JERSEY 08530
SEPTEMBER 24, 2019



FENCE ELEVATION SCALE: 1/4" = 1'-0"



SITE PLAN SCALE: 1" = 10'-0"

OWNERS CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY, BLOCK 1024 - LOT 7, AND CONSENT TO THE FILING OF THIS APPLICATION, I FURTHER CERTIFY THAT THIS PROPERTY HAS NOT BEEN PART OF A PREVIOUS MINOR SUBDIVISION APPROVAL WITHIN THE LAST THREE YEARS.

Patricia R. Flavin — 06.15.20
OWNER SIGNATURE — DATE

OWNERS CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY, BLOCK 1024 - LOT 8, AND CONSENT TO THE FILING OF THIS APPLICATION, I FURTHER CERTIFY THAT THIS PROPERTY HAS NOT BEEN PART OF A PREVIOUS MINOR SUBDIVISION APPROVAL WITHIN THE LAST THREE YEARS.

Gary R. O'Connor — 06.15.20
OWNER SIGNATURE — DATE

CITY OF LAMBERTVILLE APPROVALS

PLANNING BOARD SECRETARY — DATE

PLANNING BOARD CHAIRPERSON — DATE

BOARD ENGINEER — DATE

PROJECT DATA / ZONING COMPUTATIONS

ADDRESS: 26 DELEVAN STREET, LAMBERTVILLE, NEW JERSEY 08530
BLOCK: 1024 LOT: 7
ZONING DISTRICT: R-2

LOT REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	2,800 S.F.	1,687 S.F.	1,749 S.F. / .0401 AC
MIN. LOT FRONTAGE	40 FT.	23.02 FT.	NO CHANGE
MIN. WIDTH @ BLDG. LINE	40 FT.	23.02 FT.	NO CHANGE
	REQUIRED	EXISTING	PROPOSED
FRONT YARD	0'	0'	NO CHANGE
SIDE YARD	5'	1.6' & 0'	NO CHANGE
REAR YARD	15'	10'	19'
COVERAGE:	EXISTING	PROPOSED	TOTAL
BUILDING AREAS	1,254 S.F.	0 S.F.	1,254 S.F.
PAVED AREAS	121 S.F.	0 S.F.	121 S.F.
TOTAL BLDG & PAVED AREAS:	1,375 S.F.	0 S.F.	1,375 S.F.
	REQUIRED	EXISTING	PROPOSED
MAX BUILDING COVERAGE	60%	74.3%	71.7%
MAX LOT COVERAGE	80%	81.5%	78.6%

ADDRESS: 102 NORTH UNION STREET, LAMBERTVILLE, NEW JERSEY 08530
BLOCK: 1024 LOT: 8
ZONING DISTRICT: R-2

LOT REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	2,800 S.F.	3,921 S.F.	3,859 S.F. / .0886 AC
MIN. LOT FRONTAGE	40 FT.	97.60' & 31.68'	NO CHANGE
MIN. WIDTH @ BLDG. LINE	40 FT.	97.60' & 31.68'	NO CHANGE
	REQUIRED	EXISTING	PROPOSED
FRONT YARD	0'	5' & 39.25'	NO CHANGE
SIDE YARD	5'	6.63' & 1.6'	NO CHANGE
REAR YARD	15'	N / A	N / A
COVERAGE:	EXISTING	PROPOSED	TOTAL
BUILDING AREAS	1,541 S.F.	0 S.F.	1,541 S.F.
PAVED AREAS	820 S.F.	0 S.F.	820 S.F.
TOTAL BLDG & PAVED AREAS:	2,361 S.F.	0 S.F.	2,361 S.F.
	REQUIRED	EXISTING	PROPOSED
MAX BUILDING COVERAGE	60%	39.3%	39.9%
MAX LOT COVERAGE	80%	60.2%	61.2%

NO.	DATE	BY	DESCRIPTION
2	07.28.20	DS	PER DOC COMMENTS
1	06.15.20	DS	PER DOC COMMENTS

REVISIONS

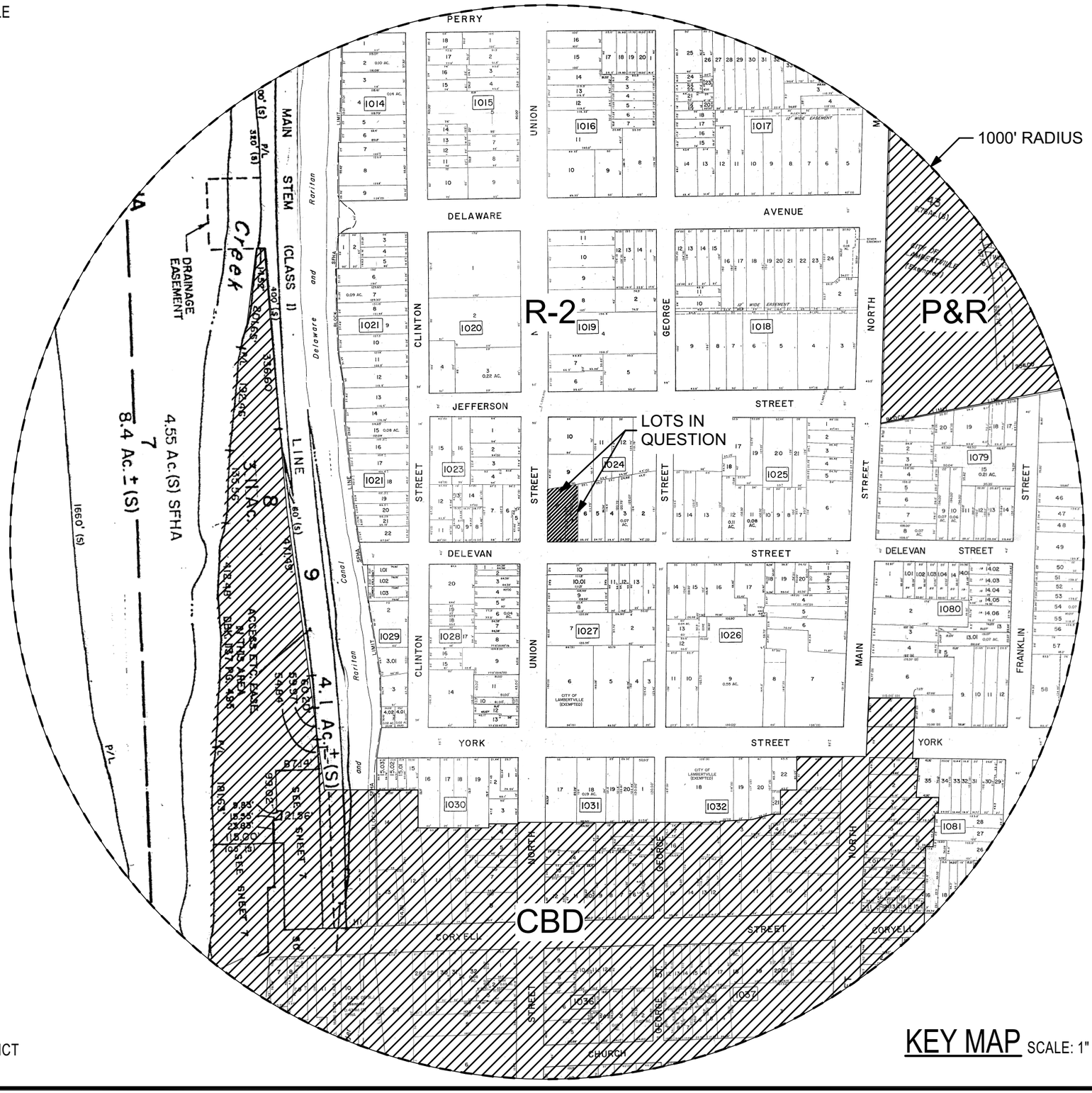
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND COMPARE THEM WITH THE CONSTRUCTION DOCUMENTS BEFORE COMMENCING. ACTIVITES, ERRORS, OMMISSIONS OR ANY OTHER INCONSISTENCIES DISCOVERED SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT

PROJECT NAME
PROPOSED PROPERTY LINE ADJUSTMENT
for
GARY R. O'CONNOR
102 N. UNION STREET, LAMBERTVILLE, NEW JERSEY 08530

DRAWING TITLE
COVER SHEET, PROJECT DATA, SITE PLAN

DATE 05.31.19
JOB NO. 102
DRAWN BY: DS
REVIEWED BY: GRO'C
SCALE: AS SHOWN
DRAWING NO. A-1

KEY MAP BASED ON LAMBERTVILLE
TAX MAP SHEET #7 AND
LAMBERTVILLE ZONING MAP



LEGEND

R-2 - RESIDENTIAL 2
CBD - CENTRAL BUSINESS DISTRICT
P&R - PARKS AND RECREATION

KEY MAP SCALE: 1" = 200'-0"

PROJECT:
PROPOSED PROPERTY LINE ADJUSTMENT

OWNER:
GARY R. O'CONNOR
102 N. UNION STREET, LAMBERTVILLE, NEW JERSEY 08530

GARY R. O'CONNOR
ARCHITECT, LLC
8 CORYELL STREET, LAMBERTVILLE, NJ 08530
609.397.3635 gary@grocarchitects.com

REV.
07.28.20

A-2

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