



**Borough of
New Milford**
Department of Public Works

850 Robert K. Chester Way, New Milford, New Jersey 07646

Tel.: (201) 967-8172 Fax: (201) 967-1741

Mailing address:

930 River Road, New Milford, New Jersey 07646

VINCENT A. CAHILL, CPWM/CRP/CCCC
Director of Public Works
Zoning Officer
Recycling/Clean Communities Coordinator
Property Maintenance Officer

SYL BRESA, CPWM
Superintendent of Public Works
Property Maintenance Officer

June 4, 2020

George and Anastasia Swope
729 Stockton Street
New Milford, New Jersey 07646

Re: Addition Block 605 lot 24
729 Stockton Street

Dear Mr. and Mrs. Swope,

This letter is to inform you that your application to for addition on the front of your house at the above address has been denied. The addition violates Borough codes 30-21.4(c)(1), 30-21.5(a) (1) and any other that the Board may deem necessary. Your maximum building coverages is 1,000 square feet and you request is 1,242 square feet. Front yard set back request is 18.2 feet.

30-21.4 Area Requirements.

- c. *Maximum Building and Impervious Coverage Requirements.* Within the Residential A and Residential B Zones, maximum building coverage requirements shall be as follows:

1. Maximum building coverage: 20 percent.
2. Maximum total impervious coverage: 40 percent

30-21.5 Yards.

- a. *Front Yards.*

1. No new building shall be erected and no existing building shall be altered or reconstructed to project beyond the average setback line of the buildings situated within the same block and within two hundred (200') feet of either side lot line and measured in a direction parallel to the street on which the lot faces.

If you wish to schedule a meeting with the Zoning Board please contact Board Secretary, Maureen Oppelaar, at 201-967-5044 extension 5560.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Vincent A. Cahill". The signature is fluid and cursive, with the first name "Vincent" being more prominent and the last name "Cahill" written in a more compact, stylized manner.

Vincent A Cahill, CPWM, CFM, CRP
Director of Public Works
Zoning Officer

BOROUGH OF NEW MILFORD ZONING WORK SHEET

930 River Road, New Milford, NJ 07646 - (201) 967-8172 fax (201) 967-1741

\$65.00 Fee _____

Owner George/Anastasia Swope Proposed Project Addition Corner Property YES [] NO [X]

Job Location Block 605, Lot 24 (729 Stockton Street) Phone Number _____

INSTRUCTIONS Please fill in the zoning work sheet in the spaces where applicable based on your construction project. Include a copy of your survey with your project sizes, dimensions and setback figures drawn on it. You are certifying the below figures are true.

Setback Requirements

Sheds/Detached Garages 5' from rear & side yard (Sheds 9' high, Garages/ Gazebos 15' high)
Pools 6' from rear & side yard (everything associated with pool, such as walkways, heater, filter, etc.)
IN GROUND POOLS - Two typography site plans are required & \$500 escrow deposit for engineer review, inspection fees.
 Drainage retention systems may be required to comply with the new zero run off law, to be determined after engineer review.
Front yard setback The average setback line of the buildings situated within the same block & within (200') feet of either side lot line or 30 feet if no building exists within (200') feet & measured in a direction parallel to the street on which the lot faces. For any proposed front yard project please **include front yard worksheet**.
Rear yard setback 25% of lot depth, 20' minimum if your lot is less than 100' deep.
Side yard setback 10' setback for lots 65' or more of the front width of your property
 7.5' setback for lots 64' or less front width of your property
Corner setback 30' setback
Height 30' high, measured from the average of four corners from the grade to the highest point of the roof.
Story - Where the basement ceiling is at least 3 feet above the average finished grade along any side of the building the basement shall count as one story.

SETBACK WORKSHEET

Front Yard Setback (30-21.5) (Include separate front yard worksheet for all porches, porticos) Variance Needed

Requirement Avg of Adj. Homes Existing 18.16 Ft Proposed 15.68 Ft to Porch Yes [X] No []
15.68 Ft to House

Rear Yard Setback (30-21.5b)

Requirement 31.25 Ft Existing 55.57 Ft Proposed 55.57 Ft Yes [] No [X]

Right Side Yard Setback (30-21.5c)

Requirement 7.5 Ft Existing 2.34 Ft Proposed 5.85 Ft Yes [] No [X]

Left Side Yard Setback (30-21.5c)

Requirement 7.5 Ft Existing 11.87 Ft Proposed 11.87 Ft Yes [] No [X]

Corner Setback (30-21.5c1 & c2)

Requirement 30' Existing N/A Proposed N/A Yes [] No []

Height (30-21.6)

Requirement 30' Existing 28.5 Ft Proposed 28.5 Ft Yes [] No [X]

Stories (30-21.6) & definition of story

Requirement 2 1/2 stories Existing 2.5 Proposed 2.5 Yes [] No [X]

Maximum Building Coverage Requirements determined by lot size (30-21.4)

Your lot size 5000 SQ. FT. x 0.20 = 1000 SQ. FT. ← Your requirement (A)

Maximum Total Impervious Coverage Requirements (30-21.4)

Your lot size 5000 SQ. FT. x 0.40 = 2000 SQ. FT. ← Your requirement (B)

Lot Coverage Worksheet (for all new houses, additions, decks, porches, etc.)

| ITEM NO. | DESCRIPTION | EXISTING (SQUARE FEET) | PROPOSED (SQUARE FEET) | REMARKS |
|----------|--|------------------------|------------------------|--|
| 1 | BUILDING FOOTPRINT | 1094 SF | 1085 SF | |
| 2 | DETACHED GARAGE | 182 SF | 182 SF | |
| 3 | ROOFED PORCHES, PATIOS AND BREEZEWAYS | 0 SF | 134 SF | |
| 4 | STORAGE SHEDS | N/A | | |
| 5 | OTHER ACCESSORY BULDINGS | N/A | | |
| 6 | DRIVEWAYS AND PARKING AREAS | 694 SF | 694 SF | |
| 7 | OPEN PORCHES, TERRACES, PATIOS AND DECKS | 175 SF | 175 SF | |
| 8 | STEPS AND WALKWAYS | 249 SF | 234 SF | |
| 9 | SWIMMING POOLS | N/A | | |
| 10 | OTHER IMPERVIOUS SURFACES | 74 SF | 74 SF | |
| 11 | TOTAL BUILDING COVERAGE (ADD ITEMS 1 THROUGH 5) | 1276 S.F. 25.52 % | 1401 S.F. 28.02 % | DIVIDE THE TOTAL SQUARE FOOT AREA BY THE LOT AREA TO DETERMINE % OF COVERAGE |
| 12 | TOTAL IMPERVIOUS COVERAGE (ADD ITEMS 1 THROUGH 10) | 2468 S.F. 49.36 % | 2578 S.F. 51.56 % | |

Variance Needed

BUILDING COVERAGE: Required 1000 (A), Proposed: 1401 (11) Yes ☒ No ☐

TOTAL IMPERVIOUS LOT COVERAGE Required 2000 (B), Proposed: 2578 (12) Yes ☒ No ☐

Pools (23-3.2) (In ground, Above ground, Semi- in ground) and everything associated with the pool (filters, heaters, and walkway)

Side Requirement 6' Existing _____ Proposed _____ Type of pool:
Rear Requirement 6' Existing _____ Proposed _____ INGROUND ☐ ABOVE GROUND ☐ SEMI ☐

The determination of the need or lack of need for a variance is not binding on the Borough of New Milford. That determination may only be made by the appropriate land use board or through the judicial process, the applicant, by making this request for a zoning determination expressly waives any argument of municipal estoppel.

Survey and as built plans may be required for this project.

Homeowner/ Architect/ Contractor Signature [Signature] Phone Number _____

For Office Use Only:

Approved ☐ Denied ☒ Variances Needed: 30-21.4(1)(1)(2) 30-21.5(A)(1)
[Signature] DATE 6/4/2020

Vince Cahili - Zoning Officer 201-967-8172

Application# 21-01

**NOTICE OF APPEAL
ZONING BOARD OF ADJUSTMENT
BOROUGH OF NEW MILFORD, BERGEN COUNTY, NJ 07646**

Property Address 729 Stockton Street, New Milford, NJ 07646 Subject to Sale agreement (YES ☐ NO ☒)Block 605 Lot 24 Zone (Residential ☒ Business ☐ Townhome ☐ Other ☐)Size of Lot 5,000 square feet Present use (Residential ☒ Business ☐ Townhome ☐ Other ☐)Owned ☒ / Leased ☐ If property is within 200' of Borough line name adjacent municipality(ies) _____Name of Owner George W. and Anastasia Ellanna SwopeTelephone (201) 615 1057

Owner's Address (if different from above) _____

Name of Applicant (if not homeowner) _____

Applicant Address samePhone Number sameName of Attorney Mary Wynn Seiter, J.D.Phone Number (201) 612-5200 Attending Meeting ☒Name of Architect Douglas Battersby, R. A.Phone Number (201) 316-7478 Attending Meeting ☒

The applicant/homeowner hereby seeks relief from section (s) 30-21.4 (c) (1)(2) 30.21.5 (A) (1) of the New Milford Borough Ordinance. (statute numbers from denial letter)

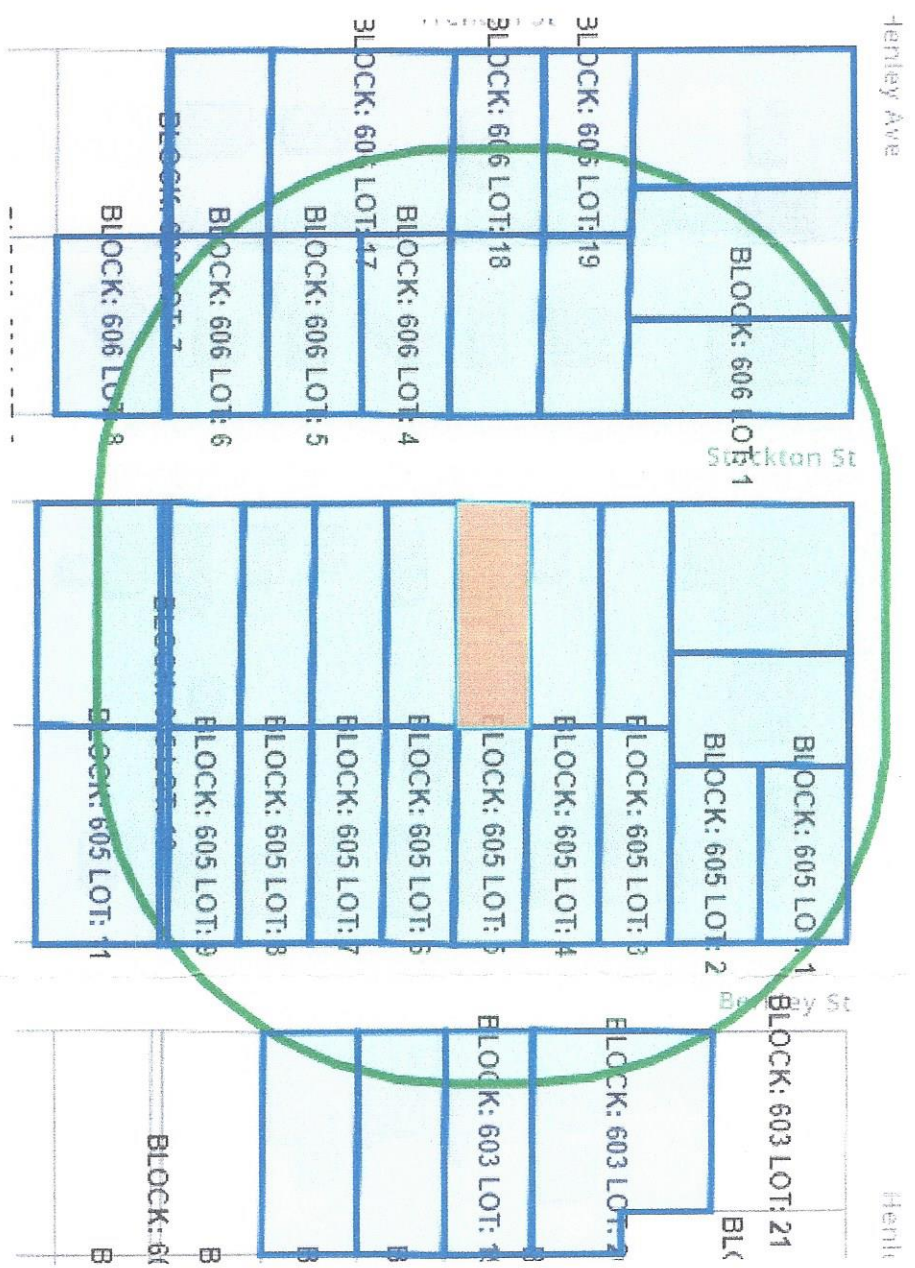
The proposed application is contrary to the ordinance in the following way(s). Be specific attach a separate sheet if necessary. (What you are proposing and why it violates the zoning ordinance).

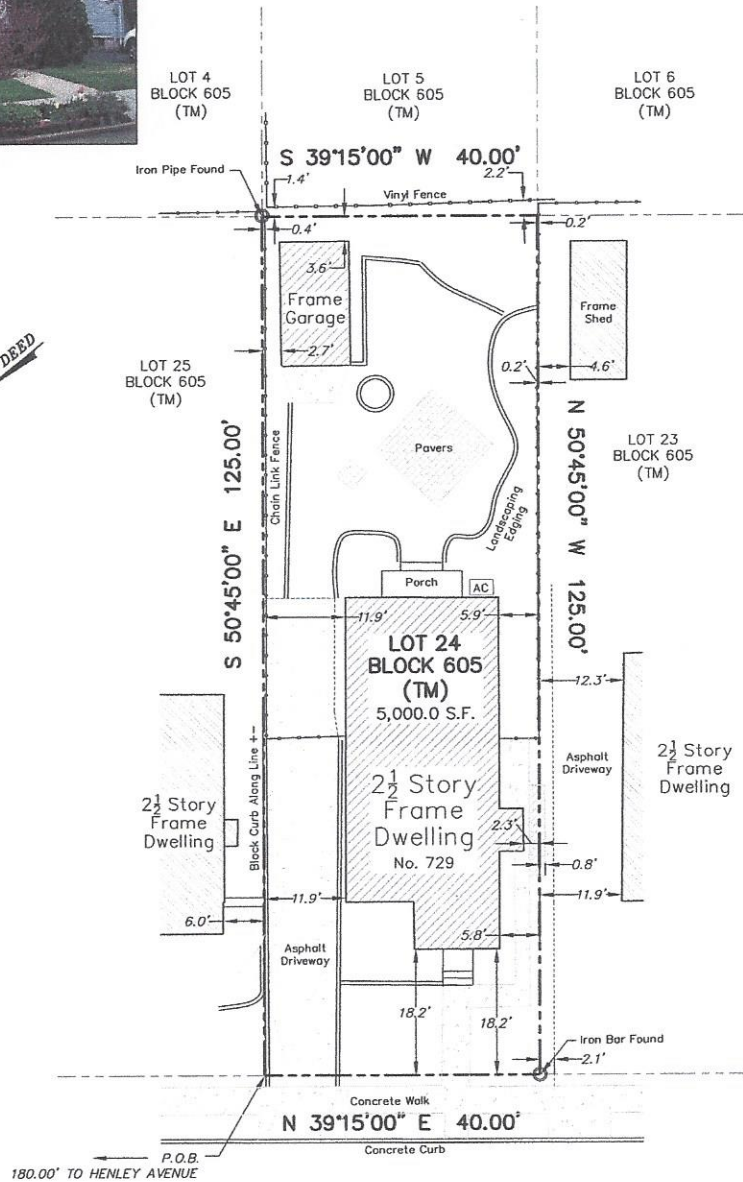
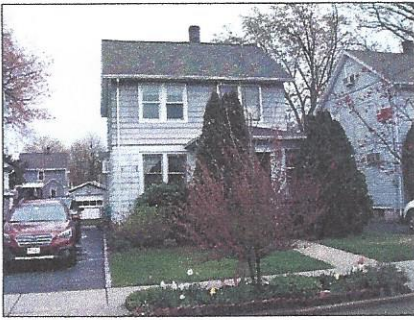
The proposed addition on our home will move the front elevation 2.48 feet closer to the street which is slightly greater than the average on our block. Our existing home covers 1,276 square feet and the proposed addition will cover 125 more square feet, also increasing our impervious lot coverage from 2,468 square feet to 2,578 square feet.

| | Lot Area | Front | Right Side | Left Side | Corner | Rear | Height | Building Coverage |
|------------|---------------|-----------|------------|-----------|--------|-----------|----------|-------------------|
| Required | 7,500 sq.ft. | Avg. | 7.5 Ft. | 7.5 Ft. | 30 Ft. | 31.25 Ft. | 30 Ft. | 1,000 Sq. Ft. |
| Existing | 5,000 sq.ft. | 18.16 Ft. | 2.34 Ft. | 11.87 Ft. | N/A | 55.57 Ft. | 28.5 Ft. | 1,242 Sq. Ft. |
| Proposed | 5,000 sq. ft. | 15.68 Ft. | 5.85 Ft. | 11.87 Ft. | N/A | 55.57 Ft. | 28.5 Ft. | 1,327 Sq. Ft. |
| Difference | 0 | 2.48 Ft. | 0 | 0 | N/A | 0 | 0 | 85 Sq. Ft. |

Driveway Width 11.9 Ft. Required 10 Ft. Existing 11.9 Ft. Proposed 11.9 Ft. Curb Cut [Y ☒ / N ☐] Size 13. Ft.Are trees being removed YES ☐ / NO ☒ How many 0 Shade Tree Commission date approved _____Signature of Applicant [Signature] Date 11/22/2021

Filed on behalf of Applicant by _____ Title _____





(P) 1:5000' (1:777.78) (1:625.00) (1:500.00) (1:333.33) (1:250.00) (1:166.67) (1:125.00) (1:100.00) (1:83.33) (1:75.00) (1:66.67) (1:60.00) (1:55.56) (1:50.00) (1:45.45) (1:40.00) (1:37.04) (1:33.33) (1:30.00) (1:27.27) (1:25.00) (1:22.22) (1:20.00) (1:18.18) (1:16.67) (1:15.00) (1:13.33) (1:12.50) (1:11.11) (1:10.00) (1:9.09) (1:8.33) (1:7.69) (1:7.14) (1:6.67) (1:6.25) (1:5.88) (1:5.56) (1:5.26) (1:5.00) (1:4.76) (1:4.55) (1:4.35) (1:4.17) (1:4.00) (1:3.85) (1:3.70) (1:3.57) (1:3.45) (1:3.33) (1:3.23) (1:3.13) (1:3.03) (1:2.94) (1:2.86) (1:2.78) (1:2.70) (1:2.63) (1:2.56) (1:2.50) (1:2.44) (1:2.38) (1:2.32) (1:2.27) (1:2.22) (1:2.17) (1:2.13) (1:2.09) (1:2.05) (1:2.01) (1:1.97) (1:1.93) (1:1.89) (1:1.86) (1:1.83) (1:1.79) (1:1.76) (1:1.73) (1:1.70) (1:1.67) (1:1.64) (1:1.61) (1:1.58) (1:1.55) (1:1.52) (1:1.50) (1:1.47) (1:1.44) (1:1.41) (1:1.39) (1:1.36) (1:1.34) (1:1.31) (1:1.29) (1:1.26) (1:1.24) (1:1.21) (1:1.19) (1:1.17) (1:1.14) (1:1.12) (1:1.10) (1:1.07) (1:1.05) (1:1.03) (1:1.01) (1:0.99) (1:0.97) (1:0.95) (1:0.93) (1:0.91) (1:0.89) (1:0.87) (1:0.85) (1:0.83) (1:0.81) (1:0.79) (1:0.77) (1:0.75) (1:0.73) (1:0.71) (1:0.69) (1:0.67) (1:0.65) (1:0.63) (1:0.61) (1:0.59) (1:0.57) (1:0.55) (1:0.53) (1:0.51) (1:0.49) (1:0.47) (1:0.45) (1:0.43) (1:0.41) (1:0.39) (1:0.37) (1:0.35) (1:0.33) (1:0.31) (1:0.29) (1:0.27) (1:0.25) (1:0.23) (1:0.21) (1:0.19) (1:0.17) (1:0.15) (1:0.13) (1:0.11) (1:0.09) (1:0.07) (1:0.05) (1:0.03) (1:0.01)

STOCKTON STREET

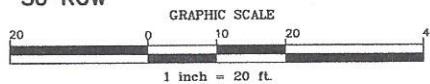
This survey certified to:
GEORGE W. & ANASTASIA E. SWOPE

This survey references:
Deed Book 8599 Page 652

Notes:
Field Survey Performed on 04/21/2020
Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.
Subject to documents of record

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 17:27-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the land not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional.

50' ROW



Lakeland
Surveying

4 West Main Street | Rockaway | NJ
Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com

Certificate of Authorization #24GA2800000

PROJECT NUMBER
200930
REFERENCE NUMBER

SCALE
1"=20'

DATE
04/22/20

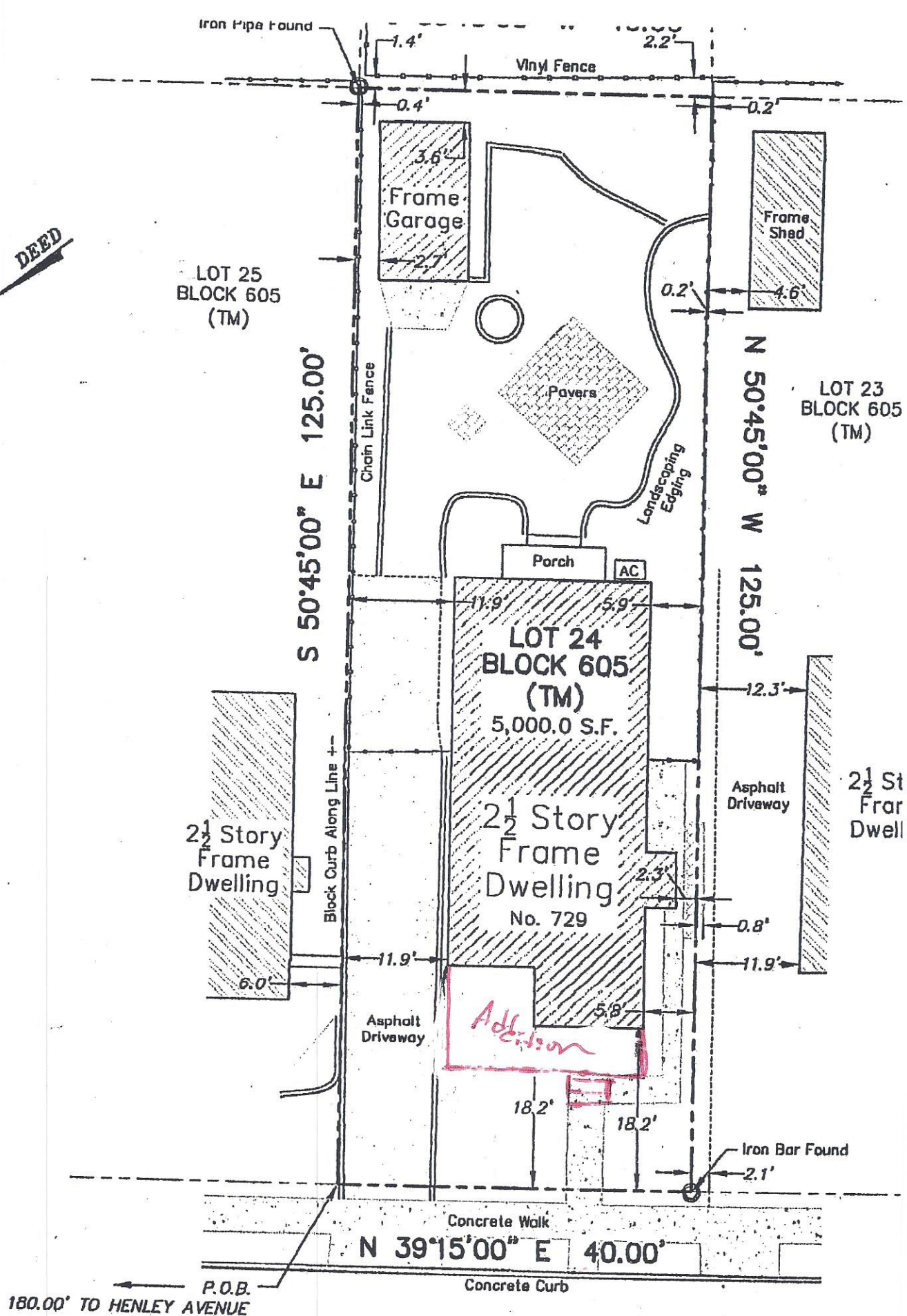
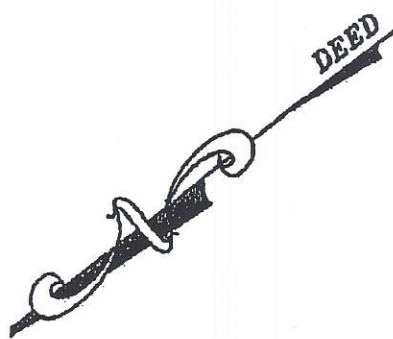
FIELD: OAA DWN BY: JES CHECKED: JSJ

SURVEY OF PROPERTY

Tax Lot 24 - Block 605

729 Stockton Street, Borough of New Milford
Bergen County, New Jersey

MARC J. CIPONE, Professional Land Surveyor N.J. Lic. No 24GS04132900
JEFFREY S. GRUNN, Professional Land Surveyor N.J. Lic. No 24GS04339900



STOCKTON STREET

| DRAWING INDEX | | SHEET NO. | SHEET NAME | BID | PERMIT | REV. 1 | REV. 2 | REV. 3 |
|---------------|-----------------------------|-----------|------------|-----|--------|--------|--------|--------|
| GENERAL | | | | | | | | |
| 6-4 | THE TEXT AND FORMS ARE | | | | 1 | | | |
| ARCHITECTURAL | | | | | | | | |
| 6-4 | SECTION FIVE | | | | 1 | | | |
| A-4 | CONCRETE FLOOR | | | | 1 | | | |
| A-4 | CEILING ELEVATION | | | | 1 | | | |
| A-4 | CONCRETE FLOOR AND FINISHES | | | | 1 | | | |
| STRUCTURAL | | | | | | | | |
| 6-4 | FINISH FLOOR | | | | 1 | | | |

SHEET NAME

New Milford, NJ 07646

CLIENTOWNER
SPORE, GEORGE &
ANASTASIA
729 STOCKTON ST.
NEW MILFORD, NJ 07648

| | |
|----------|-----------|
| ISSUANCE | 6/21/2011 |
| REVIEW | 6/21/2011 |
| VARIANCE | 6/21/2011 |

SWOPE RESIDENCE

DEPT. OF THE ARMY, WASHINGTON, D. C. 20315

SHEET NUMBER

| PROJECT DESCRIPTION | | PROPOSED ACTION | LOT 14 - BLOCK 600 | | TOTAL DESCRIPTION A |
|---------------------|----------|-----------------|--------------------|-------------|---------------------|
| LOT SIZE | EXISTING | MAX. REMOVAL | | | |
| AREA | 5,000 SF | 7,000 SF | NO. EXISTING | NO. REMOVAL | |
| AVERAGE LOT WIDTH | 40 FT | 70 FT | NO. EXISTING | NO. REMOVAL | |

| REFERENCE | EXTENDING | REASON | PROPOSED | VARIANCE REQUIRED |
|---------------------|---------------------------|--|--|----------------------|
| FRONT YARD DRIVEWAY | 16.16 FT | EXIST'G DRIVEWAY 16.16 FT TO DRIVE WALL AND 20.00 FT TO DRIVE CURB LINE | 16.16 FT TO DRIVE WALL 16.16 FT TO DRIVE CURB | YES |
| SIDE | R: 23.4 FT L: 11.00 FT | 7.9 FT | R: 3.05 FT L: 11.00 FT | YES |
| REAR | 53.57 FT | 25.6 OF DEPTH (21.25 FT) | 54.57 FT | NO |
| DRIVING FRONT (LAW) | R: 23.5 FEET 23.5 FT | 23.5 FEET 30 FT | 23.5 FEET 23.5 FT | NO |
| DRIVING DRIVEWAY | 1.78 SF | 105 OF 5,000 = 1,000 SF | 1,401 SF | YES |
| INTERVIOUS COVERAGE | 2,449 FT | 606 OF 5,000 = 1,000 SF | 2,278 SF | NO |

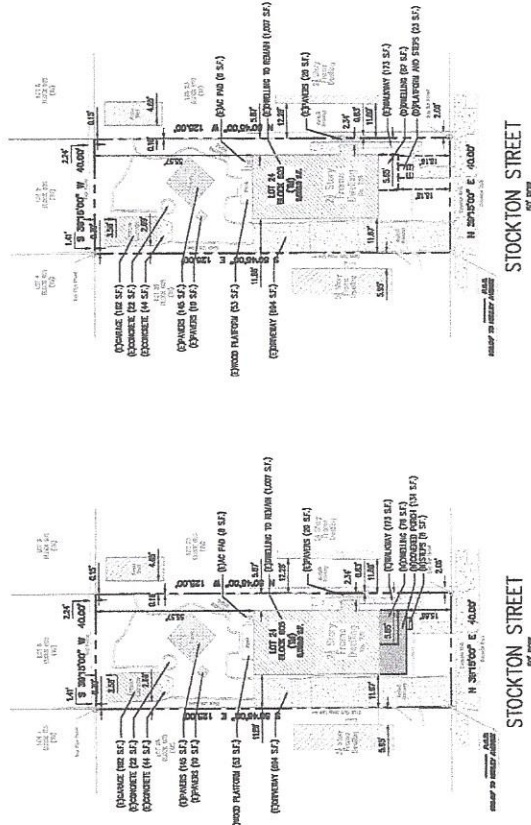
| BIRCHING COVERAGE | | BIRCHING COVERAGE | |
|-------------------------|-----------|-------------------|----------|
| | EXTENDING | PROCESSED | TOTAL |
| MAIN PRESSURE | 1,400 SF | 478 SF | 1,878 SF |
| | 162 SF | 0 SF | 162 SF |
| COULDED POISON | 0 SF | 134 SF | 134 SF |
| TOTAL BIRCHING COVERAGE | 1,576 SF | 612 SF | 2,188 SF |

| BIRCHING COVERAGE | | BIRCHING COVERAGE | |
|------------------------------|-----------|-------------------|----------|
| | EXTENDING | PROCESSED | TOTAL |
| BIRCHING COVERAGE FROM DAMPT | 1,400 SF | 478 SF | 1,878 SF |
| | 162 SF | 0 SF | 162 SF |
| COULDED POISON | 0 SF | 134 SF | 134 SF |
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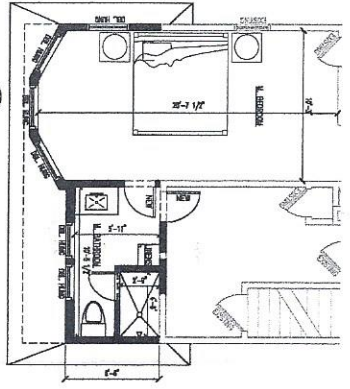
[illegible][illegible][illegible]

NOTE TO BUILDING DEPARTMENT: THIS PLAN TO BE
DESIGNED BY MECHANICAL SUBCONTRACTOR, MECHANICAL
SUBCONTRACTOR TO PROVIDE SHOP DRAWINGS FOR BUILDING
DEPARTMENT APPROVAL AT APPROPRIATE STAGE OF CONSTRUCTION AS
REQUIRED.

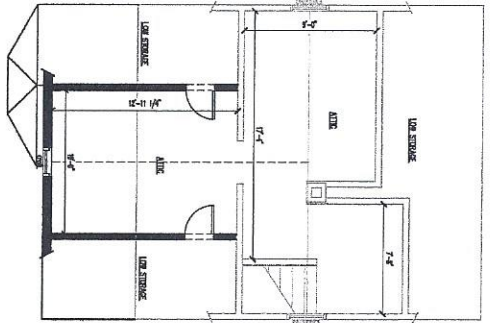
INFORMATION SHOWN ON THIS DRAWING WAS TAKEN
DIRECTLY FROM A SURVEY PREPARED BY JEFFREY S.
GRUN, PROFESSIONAL LAND SURVEYOR N.J. LIC. NO.
240864 31/09/00 ON 472220



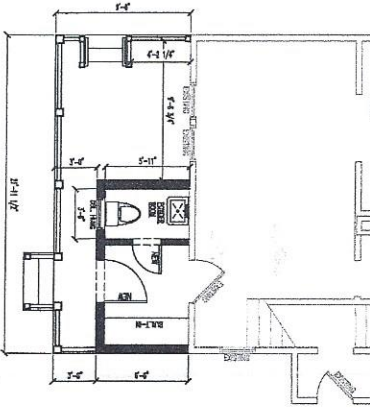
2 PROPOSED SITE PLAN
C-01
SCALE: 1" = 20'-0"



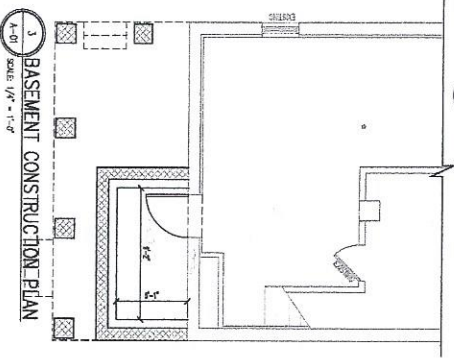
7 2ND FLOOR CONSTRUCTION PLAN
A-01 SCALE: 1/8" = 1'-0"



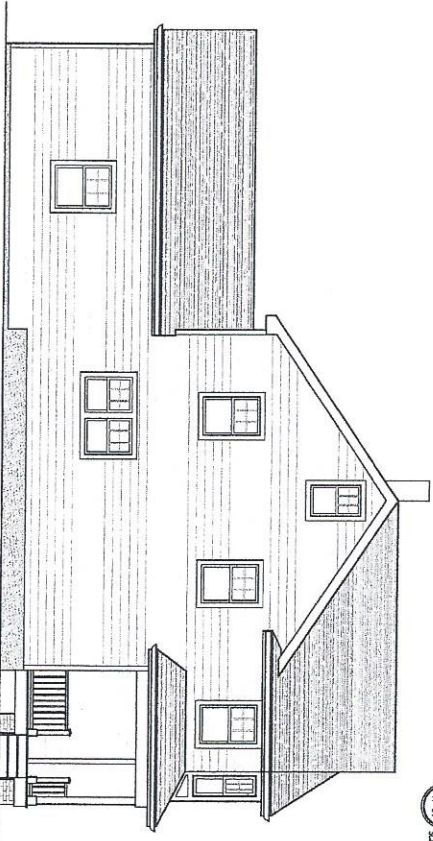
6 ATTIC CONSTRUCTION PLAN
A-01 SCALE: 1/8" = 1'-0"



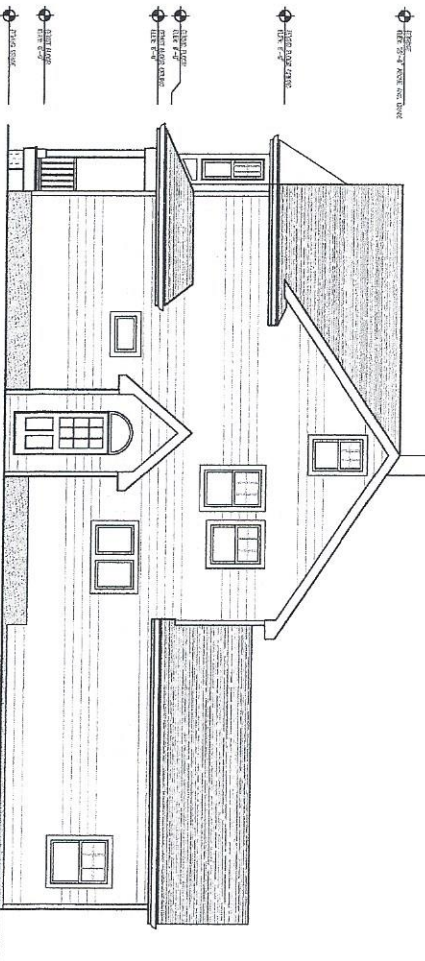
5 1ST FLOOR CONSTRUCTION PLAN
A-01 SCALE: 1/8" = 1'-0"



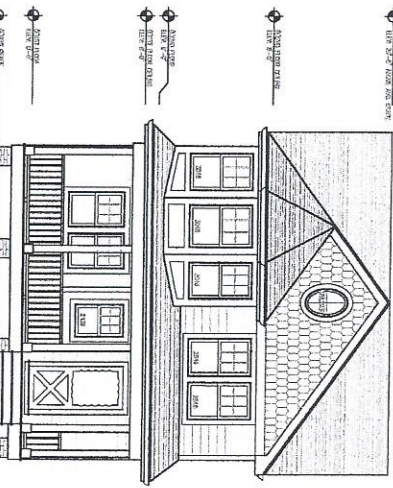
3 BASEMENT CONSTRUCTION PLAN
A-01 SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION
A-01 SCALE: 1/8" = 1'-0"



4 RIGHT ELEVATION
A-01 SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
A-01 SCALE: 1/8" = 1'-0"

| CONSTRUCTION WALL LEGEND | |
|--------------------------|-------------------------------|
| [Pattern] | EXISTING WALL TO REMAIN |
| [Pattern] | EXISTING BRICK WALL TO REMAIN |
| [Pattern] | EXISTING MASONRY WALL |
| [Pattern] | NEW 24" OR 30" WALL |
| [Pattern] | NEW CONCRETE CHAIR ON |
| [Pattern] | NEW WALL |

BATTERSBY
ARCHITECTURE AND DESIGN

4 RAMAPO VALLEY ROAD
OAKLAND, NJ 07436

(201) 316-7478 | Doug@BattersbyAD.com

CLIENTS:

SAOPE, GEORGE &
ANASTASIA
728 STOCKTON ST.
NEW MILFORD, NJ 07068

ARCHITECT'S SIGNATURE:

PROJECT NAME:
SNOPE RESIDENCE

PROJECT NUMBER: 00076

ISSUANCE

REVIEW: 07/20/18

VARIANCE: 07/20/18

DATE: 07/20/18

PROJECT NAME:

PROJECT NUMBER:

ISSUANCE

REVIEW:

VARIANCE:

DATE:

PROJECT NAME:

PROJECT NUMBER:

ISSUANCE

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PROJECT NAME:

PROJECT NUMBER:

ISSUANCE

REVIEW:

VARIANCE:

DATE:

SHEET NAME:
CONSTRUCTION
PLANS
A-01


2ND FLOOR CONSTRUCTION PLAN

ATTIC CONSTRUCTION PLAN
Scale 1/4" = 1'-0"

1ST FLOOR CONSTRUCTION PLAN
8-20 SCALE 1/4" = 1'-0"

BASEMENT CONSTRUCTION PLAN
A-01 SCALE: 1/4" = 1'-0"

| ELECTRICAL SYMBOLS USED | | | |
|-------------------------|---------------------------------|--|---------------------------------|
| | 3PH. SUPPLY 120V, 60Hz | | 3PH. SUPPLY 208V, 60Hz |
| | 3PH. SUPPLY 240V, 60Hz | | 3PH. SUPPLY 480V, 60Hz |
| | 3PH. SUPPLY 600V, 60Hz | | 3PH. SUPPLY 120V, 60Hz, 3-WIRE |
| | 3PH. SUPPLY 208V, 60Hz, 3-WIRE | | 3PH. SUPPLY 240V, 60Hz, 3-WIRE |
| | 3PH. SUPPLY 480V, 60Hz, 3-WIRE | | 3PH. SUPPLY 600V, 60Hz, 3-WIRE |
| | 3PH. SUPPLY 120V, 60Hz, 4-WIRE | | 3PH. SUPPLY 208V, 60Hz, 4-WIRE |
| | 3PH. SUPPLY 240V, 60Hz, 4-WIRE | | 3PH. SUPPLY 480V, 60Hz, 4-WIRE |
| | 3PH. SUPPLY 600V, 60Hz, 4-WIRE | | 3PH. SUPPLY 120V, 60Hz, 5-WIRE |
| | 3PH. SUPPLY 208V, 60Hz, 5-WIRE | | 3PH. SUPPLY 240V, 60Hz, 5-WIRE |
| | 3PH. SUPPLY 480V, 60Hz, 5-WIRE | | 3PH. SUPPLY 600V, 60Hz, 5-WIRE |
| | 3PH. SUPPLY 120V, 60Hz, 6-WIRE | | 3PH. SUPPLY 208V, 60Hz, 6-WIRE |
| | 3PH. SUPPLY 240V, 60Hz, 6-WIRE | | 3PH. SUPPLY 480V, 60Hz, 6-WIRE |
| | 3PH. SUPPLY 600V, 60Hz, 6-WIRE | | 3PH. SUPPLY 120V, 60Hz, 7-WIRE |
| | 3PH. SUPPLY 208V, 60Hz, 7-WIRE | | 3PH. SUPPLY 240V, 60Hz, 7-WIRE |
| | 3PH. SUPPLY 480V, 60Hz, 7-WIRE | | 3PH. SUPPLY 600V, 60Hz, 7-WIRE |
| | 3PH. SUPPLY 120V, 60Hz, 8-WIRE | | 3PH. SUPPLY 208V, 60Hz, 8-WIRE |
| | 3PH. SUPPLY 240V, 60Hz, 8-WIRE | | 3PH. SUPPLY 480V, 60Hz, 8-WIRE |
| | 3PH. SUPPLY 600V, 60Hz, 8-WIRE | | 3PH. SUPPLY 120V, 60Hz, 9-WIRE |
| | 3PH. SUPPLY 208V, 60Hz, 9-WIRE | | 3PH. SUPPLY 240V, 60Hz, 9-WIRE |
| | 3PH. SUPPLY 480V, 60Hz, 9-WIRE | | 3PH. SUPPLY 600V, 60Hz, 9-WIRE |
| | 3PH. SUPPLY 120V, 60Hz, 10-WIRE | | 3PH. SUPPLY 208V, 60Hz, 10-WIRE |
| | 3PH. SUPPLY 240V, 60Hz, 10-WIRE | | 3PH. SUPPLY 480V, 60Hz, 10-WIRE |
| | 3PH. SUPPLY 600V, 60Hz, 10-WIRE | | 3PH. SUPPLY 120V, 60Hz, 11-WIRE |
| | 3PH. SUPPLY 208V, 60Hz, 11-WIRE | | 3PH. SUPPLY 240V, 60Hz, 11-WIRE |
| | 3PH. SUPPLY 480V, 60Hz, 11-WIRE | | 3PH. SUPPLY 600V, 60Hz, 11-WIRE |
| | 3PH. SUPPLY 120V, 60Hz, 12-WIRE | | 3PH. SUPPLY 208V, 60Hz, 12-WIRE |
| | 3PH. SUPPLY 240V, 60Hz, 12-WIRE | | 3PH. SUPPLY 480V, 60Hz, 12-WIRE |
| | 3PH. SUPPLY 600V, 60Hz, 12-WIRE | | 3PH. SUPPLY 120V, 60Hz, 13-WIRE |
| | 3PH. SUPPLY 208V, 60Hz, 13-WIRE | | 3PH. SUPPLY 240V, 60Hz, 13-WIRE |
| | 3PH. SUPPLY 480V, 60Hz, 13-WIRE | | 3PH. SUPPLY 600V, 60Hz, 13-WIRE |
| | 3PH. SUPPLY 120V, 60Hz, 14-WIRE | | 3PH. SUPPLY 208V, 60Hz, 14-WIRE |
| | 3PH. SUPPLY 240V, 60Hz, 14-WIRE | | 3PH. SUPPLY 480V, 60Hz, 14-WIRE |
| | 3PH. SUPPLY 600V, 60Hz, 14-WIRE | | 3PH. SUPPLY 120V, 60Hz, 15-WIRE |
| | 3PH. SUPPLY 208V, 60Hz, 15-WIRE | | |

| | | |
|------------------------------|---|--------------------------------|
| CONSTRUCT ON WALL LEADING |  | Exterior masonry, T1 substrate |
| |  | Exterior masonry, T2 substrate |
| |  | Exterior masonry, T3 substrate |
| |  | Interior masonry, T4 substrate |
| |  | Interior masonry, T5 substrate |



RIGHT ELEVATION
A-01 SCALE: 1/4" = 1'-0"



LEFT ELEVATION

FRONT ELEVATION

Proposed Addition:
Swope Residence
729 Stockton St.
New Milford, NJ 07646

| DRAWING INDEX | | | | | | |
|---------------|---|-----|--------|--------|--------|--------|
| SHEET NO. | SHEET NAME | BID | PERMIT | REV. 1 | REV. 2 | REV. 3 |
| GENERAL | | | | | | |
| G-01 | TITLE SHEET AND ZONING DATA | | X | | | |
| ARCHITECTURAL | | | | | | |
| D-01 | DEMOLITION PLANS | | X | | | |
| A-01 | CONSTRUCTION PLANS | | X | | | |
| A-02 | EXTERIOR ELEVATION | | X | | | |
| A-03 | CONSTRUCTION DETAILS AND PLUMBING RISER | | X | | | |
| STRUCTURAL | | | | | | |
| S-01 | FRAMING PLANS | | X | | | |

ZONING DATA

| PROJECT DESCRIPTION: | PROPOSED ADDITION | LOT: 24 BLOCK: 605 | ZONE: RESIDENTIAL A |
|----------------------|-------------------|--------------------|-----------------------------|
| LOT SIZE | EXISTING | MIN. REQUIRED | VARIANCE REQUIRED |
| AREA | 5,000 SF | 7,500 SF | NO, EXISTING NON-CONFORMING |
| AVERAGE LOT WIDTH | 40 FT | 75 FT | NO, EXISTING NON-CONFORMING |
| | | | |

| SETBACKS | EXISTING | REQUIRED | PROPOSED | VARIANCE REQUIRED |
|------------------------|---------------------------|--|--|-------------------|
| FRONT YARD MINIMUM | 18.16 FT | 55 FT OR AVERAGE OF SETBACK LINE OF BUILDINGS SITUATED WITHIN THE SAME BLOCK AND WITHIN 200 FEET OF EITHER SIDE LOT LINE | 15.66 FT TO PORCH 18.66 FT TO HOUSE | YES |
| SIDE | R: 2.34 FT L: 11.87 FT | 7.5 FT | R: 5.85 FT L: 11.87 FT | YES |
| REAR | 55.57 FT | 25% OF DEPTH (31.25 FT.) | 55.57 FT | NO |
| BUILDING HEIGHT (MAX.) | 2.5 STORIES 28.5 FT. | 2.5 STORIES 30 FT | 2.5 STORIES 28.5 FT. | NO |
| BUILDING COVERAGE | 1,276 SF 25.52% | 20% OF 5,000 = 1,000 SF | 1,401 SF 28.02% | YES |
| IMPERVIOUS COVERAGE | 2,468 SF 49.36% | 60% OF 5,000 = 3,000 SF | 2,578 SF 51.56% | NO |
| | | | | |

| BUILDING COVERAGE | | | |
|-------------------------|-------------------|------------------|----------|
| | EXISTING | PROPOSED | TOTAL |
| MAIN DWELLING | 1,007 SF 87 SF | +78 SF -87 SF | 1,085 SF |
| GARAGE | 182 SF | 0 SF | 182 SF |
| COVERED PORCH | 0 SF | +134 SF | 134 SF |
| TOTAL BUILDING COVERAGE | 1,276 SF | +125 SF | 1,401 SF |

| IMPERVIOUS COVERAGE | | | |
|---------------------------|--|-----------------|----------|
| | EXISTING | PROPOSED | TOTAL |
| BLDG. COVERAGE FROM CHART | 1,276 SF | +125 SF | 1,401 SF |
| DRIVEWAY | 694 SF | 0 SF | 694 SF |
| WALKWAY | 173 SF | 0 SF | 173 SF |
| CONCRETE | 22 SF 44 SF 145 SF 10 SF 20 SF | 0 SF | 66 SF |
| PAVERS | 53 SF 23 SF | -23 SF +8 SF | 61 SF |
| PLATFORMS AND STEPS | 8 SF | 0 SF | 8 SF |
| TOTAL IMPERVIOUS COVERAGE | 2,468 FT | +110 SF | 2,578 SF |

NJDCA BULLETIN 15-4 ENERGY CODE
PRESCRIPTIVE PACKAGE COMPLIANCE

CLIMATE ZONE: 5A
PENETRATION U-FACTOR: .32 MAX
SKYLIGHT U-FACTOR: .55 MAX
GLAZED PENETRATION SHGC: NR
CEILING R-VALUE: 49; INSTALLING R-38 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIRE FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES.
WOOD FRAME WALL R-VALUE: 20 OR 13+5 MIN
MASS WALL R-VALUE: 13/17
FLOOR R-VALUE: 30; OR SUFFICIENT INSULATION TO FILL THE FRAMING CAVITY, R-19 MINIMUM
BASEMENT WALL R-VALUE: 18
SLAB R-VALUE AND DEPTH: 10, 2 FT
CRAWL SPACE WALL R-VALUE: 18

| BUILDING CHARACTERISTICS | | | |
|--------------------------|-------------------------|--|--|
| BUILDING CLASSIFICATION | SINGLE FAMILY RESIDENCE | | |
| USE GROUP | R5 | | |
| CONSTRUCTION TYPE | 5B | | |
| NUMBER OF STORIES | 2 | | |
| AREA OF LARGEST FLOOR | 1,743 SF | | |
| NEW BUILDING AREA | 264 SF | | |
| VOLUME OF NEW STRUCTURE | 3,250 CU. FT. | | |
| HEIGHT OF STRUCTURE | 29 FT. | | |
| MAX. LIVE LOAD | 40 | | |
| MAX OCCUPANCY LOAD | 15 | | |

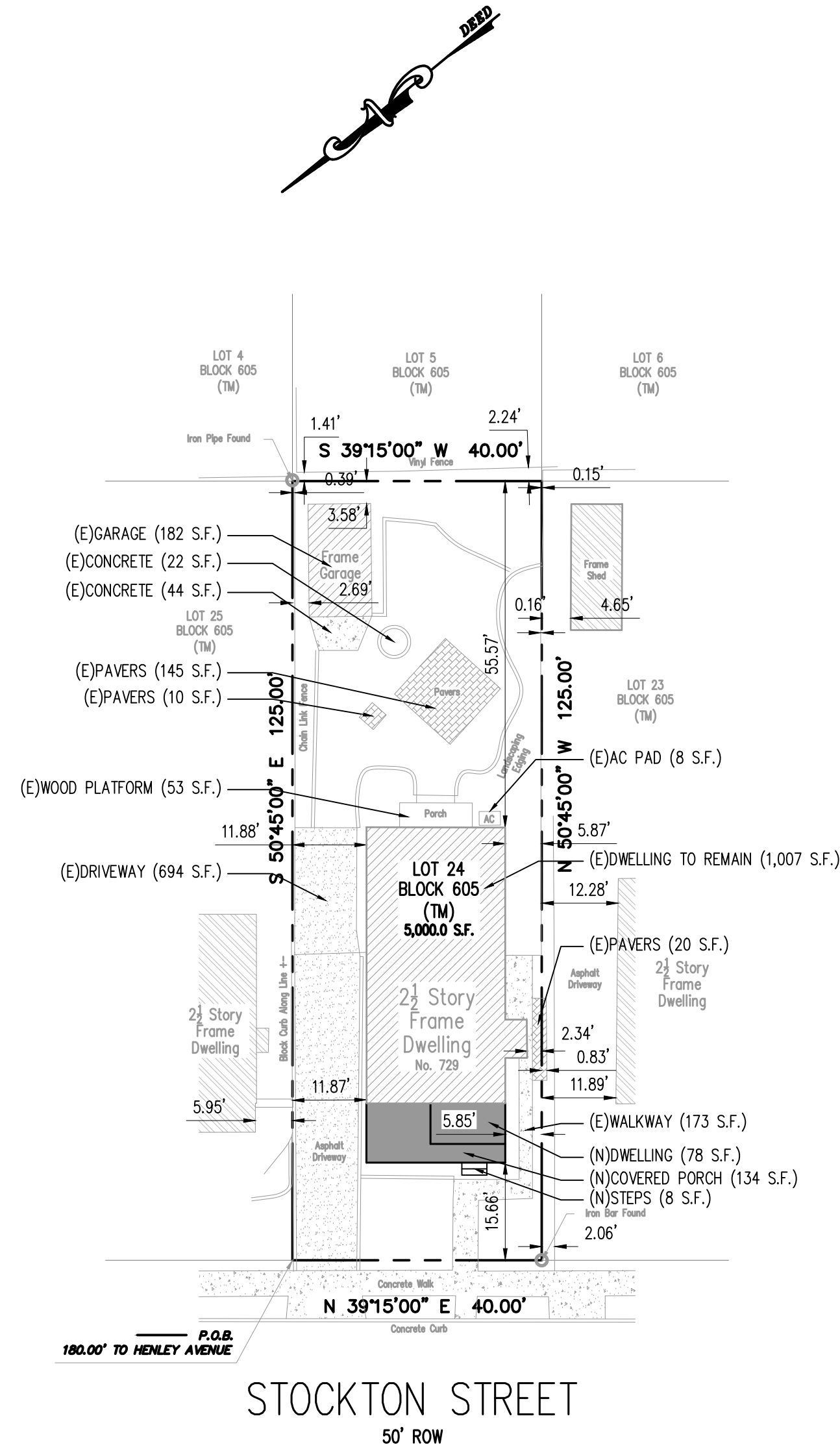
| GFA CALCS | EXISTING | PROPOSED | TOTAL |
|-----------------|----------|----------|----------|
| 1ST FLOOR | 1,541 SF | +202 SF | 1,743 SF |
| 2ND FLOOR | 1,110 SF | +62 SF | 1,172 SF |
| TOTAL GFA CALCS | 2,651 SF | 264 SF | 2,915 SF |

ALL DRAWINGS HERE WITHIN SHALL CONFORM TO THE LATEST LOCAL AND STATE CODES AS LISTED BELOW:
INTERNATIONAL RESIDENTIAL CODE/2018, NJ ED (IRC W/ NJ EDITS FROM 3.21)
NATIONAL STANDARD PLUMBING CODE/2018 (NAPC 5:23-3.15)
NATIONAL ELECTRICAL CODE (NFPA 70)/2017 (NAPC 5:23-3.16)
INTERNATIONAL ENERGY CONSERVATION CODE /2018 (NAPC 5:23-3.18)
INTERNATIONAL MECHANICAL CODE/2018 (NAPC 5:23-3.20)
INTERNATIONAL FUEL GAS CODE/2018 (NAPC 5:23-3.22)
REHABILITATION SUBCODE (NAPC 5:23-6) NAJCC, SUBCHAPTER 6
INTERNATIONAL BUILDING CODE/2018, NJ ED (NAPC 5:23-3.14)
(IRC W/ NJ EDITS FROM 3.14)

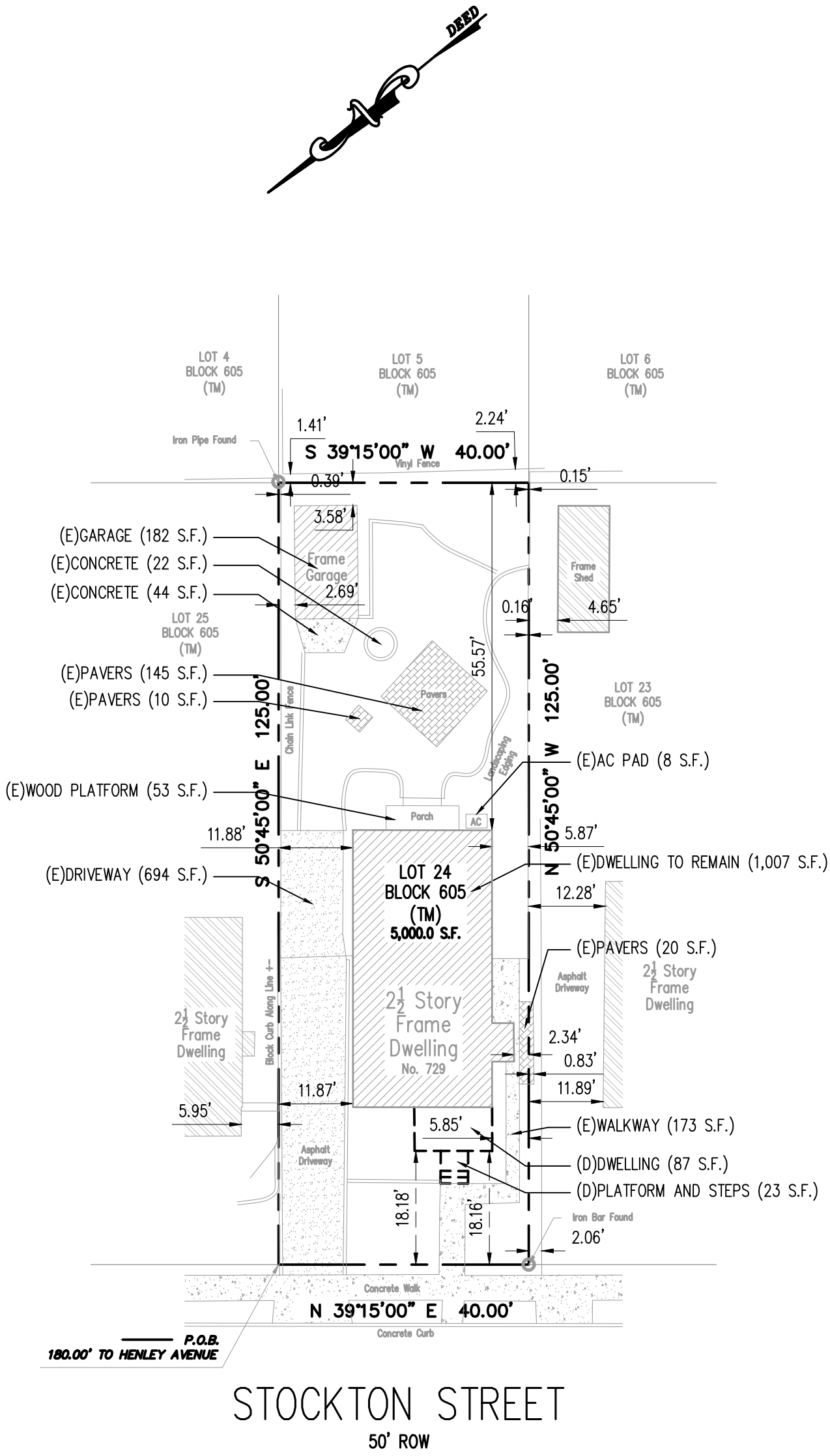
NOTE TO BUILDING DEPARTMENT: HVAC DUCT PLAN TO BE DESIGN-BUILD BY MECHANICAL SUBCONTRACTOR. MECHANICAL SUBCONTRACTOR TO PROVIDE SHOP DRAWING FOR BUILDING DEPARTMENT APPROVAL AT APPROPRIATE STAGE OF CONSTRUCTION AS REQUIRED.

INFORMATION SHOWN ON THIS DRAWING WAS TAKEN DIRECTLY FROM A SURVEY PREPARED BY JEFFREY S. GRUNN, PROFESSIONAL LAND SURVEYOR NJ. LIC. NO 24GS04339900 ON 4/22/20

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2 PROPOSED SITE PLAN
G-01 SCALE: 1" = 20'-0"



1 EXISTING SITE PLAN
G-01 SCALE: 1" = 20'-0"

| SITE PLAN LEGEND | |
|------------------|------------------------------|
| (E): EXISTING | |
| (D): DEMO | |
| (N): NEW | |
| | EXISTING BUILDING COVERAGE |
| | EXISTING IMPERVIOUS COVERAGE |
| | NEW BUILDING COVERAGE |
| | NEW IMPERVIOUS COVERAGE |

BATTERSBY
ARCHITECTURE AND DESIGN

4 RAMAPO VALLEY ROAD
OAKLAND, NJ 07436

(201) 316-7478 | Doug@BattersbyAD.com

CLIENT/OWNER:

SWOPE, GEORGE &
ANASTASIA
729 STOCKTON ST.
NEW MILFORD, NJ 07646

ARCHITECT SEAL/SIGNATURE:

DOUGLAS G. BATTERSBY
LIC #21AIO2032000

ISSUANCE

| | REVIEW | 6/21/2019 |
|--|----------|-----------|
| | VARIANCE | 8/21/2020 |

PROJECT NAME:

SWOPE RESIDENCE

PROJECT NUMBER: 009076

SHEET NAME:

TITLE SHEET
AND ZONING
DATA

SHEET NUMBER:

G-01

729 Stockton Street as of January 28, 2021



The entryway (obscured by the overgrown Arborvitae bushes) is proposed to be rebuilt on its existing footprint with a covered porch extending toward the street as far as the bushes. The proposed porch will continue along the same line to the north corner of the house. The second floor would be brought forward above the porch across the entire front with a gable facing the street. The Arborvitae bushes would be removed, but the trees would remain. The front sidewalk is proposed to remain in its current location and the front door would be in line with it.



South Elevation showing existing entrance from the side. This space is proposed to be reconstructed and continue with a second floor to accommodate a new, full master bathroom. The proposed new front porch would be in the place of the overgrown Arborvitae bush seen on the far left side of the photo.



View from the North. This shows the area where the proposed new front porch would be constructed. The porch would extend from the corner of the house shown on the left side of the photo and extend forward to the jagged brick line on the lower right side of the photo. The second floor of the house would be extended over the porch to enlarge the master bedroom. The overgrown Arborvitae bush will be removed.