

# NEW SINGLE FAMILY RESIDENCE

29 CLIVE HILL ROAD SHORT HILLS  
 ESSEX COUNTY NEW JERSEY LOT : 7 BLOCK : 4601

## ZONING CALCULATION FORM

NOTE: For permit applications for all new dwellings and residential additions, applicant shall completely fill in all existing, proposed and required information on both sides of calculation form. For permit applications limited to accessory structures such as decks, patios, detached garages, etc. applicant shall fill out sections 1, 2, and 5.



### The Township Of Millburn

375 Millburn Avenue, Millburn, NJ 07041

(973) 564-7055

Fax: (973) 379-3927

#### BUILDING & ZONING DEPARTMENT

1. Worksite Address: 29 Clive Hill Road	Block 4601	Lot 7	Map
Owner in Fee Mr. & Mrs. Ilan Reich	Zone District R-4 Residential		
Owner Address 29 Clive Hill Road	Telephone No.		

2. Lot Characteristics:	Existing	Proposed	R-3	R-4	R-5	R-6	See Section	Conforms?
Lot Area:	21,367 s.f.	21,367 s.f.	29,000 s.f.	20,000 s.f.	14,500 s.f.	6,000 s.f.	606.2e.1.a)	(Yes) No
Lot Width:	96.9 ft.	96.9 ft.	100 ft.	100 ft.	75 ft.	60 ft.	606.2e.1.b)	(Yes) No
Lot Depth:	243 ft.	243 ft.	175 ft.	150 ft.	125 ft.	90 ft.	606.2e.1.c)	(Yes) No

3. Setback Requirements:	Existing	Proposed	Required Minimums:	See Section	Conforms?
Front Setback - ft.*	45.30 ft.	54.8 ft.	Established Setback (40 ft. min.)	606.2e.1.d)	(Yes) No
Front Setback - ft. (for corner lots only)			Established Setback (40 ft. min.)	606.2e.1.d)	Yes No
Side Yard Setback (Complete applicable lines only)	Existing	Proposed	Required Minimums:	See Section	Conforms?
Side Yard Setback in R-5 & R-6 Districts:	Left Side Right Side	Left Side Right Side	Bldg. Hgt. Req'd. SB R-5 R-6	606.2e.1.e)(1)	Yes No
Side Yard Setback for building segments to 18' in hgt. - ft.	ft. ft.	ft. ft.	ft. 15 ft. 12 ft. 8	606.2e.1.e)(1)(a)	Yes No
Add'l Side Setback for building segments >18' in hgt. - ft.	ft. ft.	28 ft. 22 ft.	ft. 22 ft. 0.33 per ft. 0.30 per ft.	606.2e.1.e)(1)(b)	Yes No
Side Setback for building segments to 32' in hgt. - ft.	ft. ft.	ft. ft.	ft. 16 ft. 12	606.2e.1.e)(1)(c)	Yes No
Side Yard Setback in R-3 & R-4 Districts:	Left Side Right Side	Left Side Right Side	Bldg. Hgt. Req'd. SB R-3 R-4	606.2e.1.e)(2)	Yes No
Side Setback 1-story bldg up to 18' in hgt. - ft.	ft. ft.	ft. 17.66 ft.	ft. 15 ft. 15		(Yes) No
Side Setback for 2nd floor or bldg >18' in hgt. - ft.	- ft. - ft.	28 ft. 22 ft.	ft. 25 ft. 22		(Yes) No
Side Setback for garages facing side property line - ft.	ft. ft.	28 ft. ft.	ft. 28 ft. 28	606.2e.1.e)(2)(c)	(Yes) No

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3. Setback Requirements:	Existing	Proposed	Required Minimums:	See Section	Conforms?
Combined Side Yard	- ft. - %	45.66 ft. 47.12 %	33.92 ft. 35% of lot width	606.2e.1.f)	(Yes) No
Rear Yard Unoccupied	- ft. - %	6743 ft. 31.55 %	5342 ft. 25% of lot area	606.2e.1.g)	(Yes) No
Rear Setback	- ft. - %	82.14 ft. 38.5 %	42.67 ft. 20% of lot depth	606.2e.1.h)	(Yes) No

4. Coverage & Height Requirements:	Existing	Proposed	R-3	R-4	R-5	R-6	See Section	Conforms?
Building Coverage	- s.f. - %	2847 s.f. 13.32 %	13%	14%	18%	23%	606.2e.2.a)	(Yes) No
Lot Coverage	- s.f. - %	6396 s.f. 29.93 %	35%	35%	35%	45%	606.2e.2.b)	(Yes) No
Building Height - ft.	ft.	ft.	32	32	32	32	606.2e.2.c)	(Yes) No
Building Height in R-3 & R-4 - ft. [where roof pitch > 8 in 12]	- ft.	35'-0" ft.	35	35			606.2e.2.c)	(Yes) No
Floor Area Ratio - Residential	- s.f. - %	4385 s.f. 20.52 %	25%	26%	30%	36%	606.2e.2.d)	(Yes) No

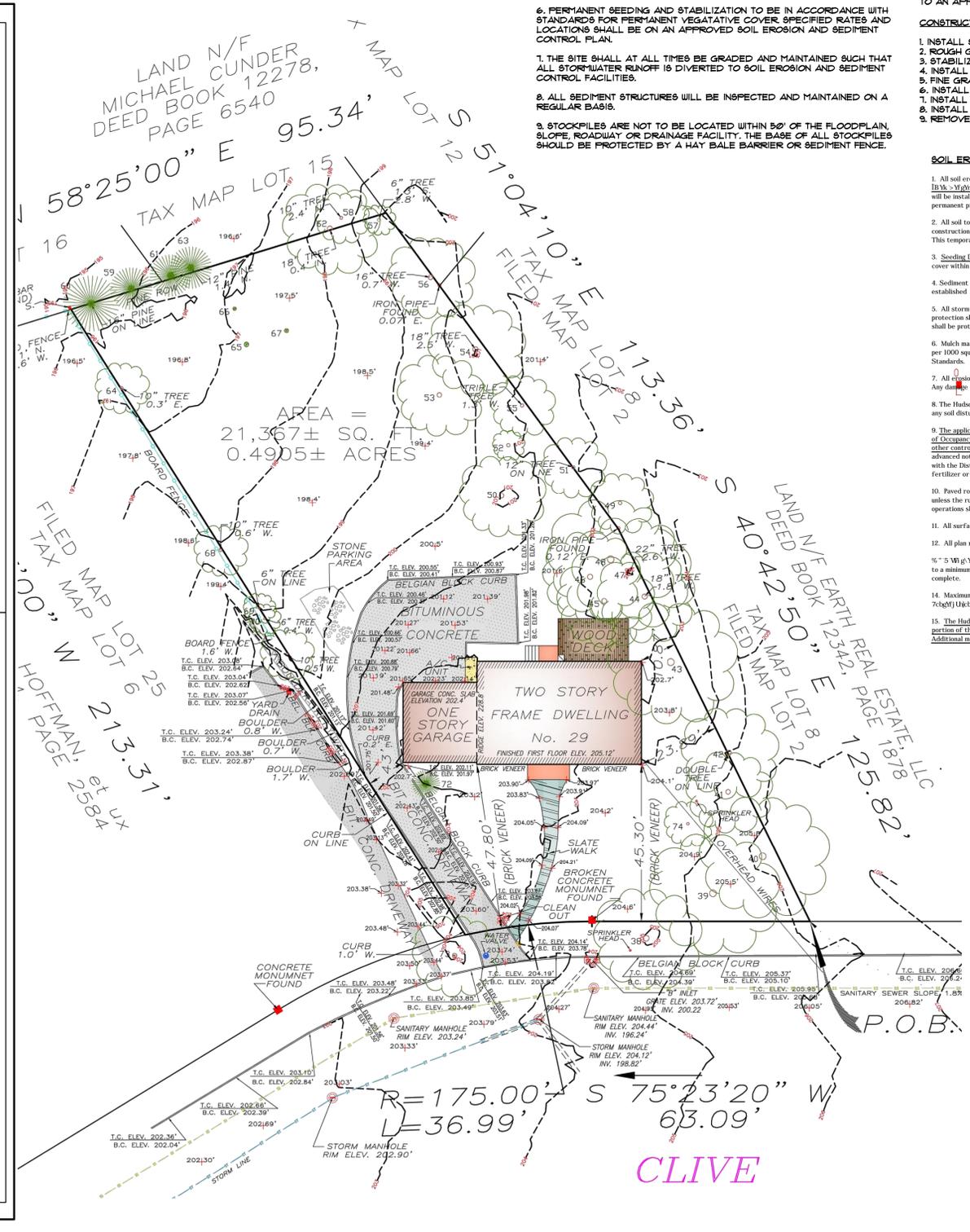
5. Accessory Uses: (Complete applicable lines only)	Existing	Proposed	R-3	R-4	R-5	R-6	See Section	Conforms?
Building Coverage	s.f. %	s.f. %	13%	14%	18%	23%	606.2e.2.a)	Yes No
Lot Coverage	s.f. %	s.f. %	35%	35%	35%	45%	606.2e.2.b)	Yes No
Minimum Accessory Structure Side Setback - ft.	ft.	ft.		12			606.2e.3.a)	Yes No
Minimum Accessory Structure Rear Setback - ft.	ft.	ft.		12			606.2e.3.b)	Yes No
Minimum Accessory Structure Rear Setback - Corner Lot	ft.	ft.		2x the required Front Setback (80 ft. min.)			505	Yes No
Minimum Accessory Structure Height - ft.	ft.	ft.		8			606.2e.3.c)	Yes No
Accessory Use Mechanical Setback - ft.	ft.	ft.		36			501.5	Yes No
Minimum Detached Garage Setback - ft.	ft.	ft.	12	12	3	3	606.2e.3.d)	Yes No
Driveway Setback - ft.	ft.	ft.	5	5	0	0	606.2g	Yes No
Number of Garage Spaces - max.			4	3	2	2	606.2e.3.d)	Yes No
Rear Yard Area - sq. ft.	- ft.	8585 ft.						(Yes) No
Maximum Accessory Use Coverage	s.f. %	s.f. %		20% of Rear Yard Area			501.3	Yes No
Maximum Accessory Use Coverage - Corner Lot	s.f. %	s.f. %		7% of Lot Area			501.3	Yes No
Rear Yard Unoccupied	s.f. %	- s.f. -- %	s.f.	25% of Lot Area			606.2e.1.g)	(Yes) No
Front Yard Area - sq. ft.	- ft.	7218 ft.						(Yes) No
Maximum Paved/Impervious Surface in Front Yard	- s.f. - %	853 s.f. 13 %		30% of Front Yard Area			607.3e	(Yes) No

Prepared by: Signature of Applicant Date

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### SOIL EROSION AND SEDIMENT CONTROL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE N.J. STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN 60 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY OR EQUIVALENT AND BOUND IN ACCORDANCE WITH N.J. STANDARDS.
- PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN 120 DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED.
- IMMEDIATELY AFTER INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUIVALENT AT A RATE OF 2 TONS PER ACRE IN ACCORDANCE WITH STATE STANDARDS AND MUNICIPAL STANDARDS.
- TEMPORARY BERRIS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS IN ACCORDANCE WITH SECTION 421 OF STATE STANDARDS.
- PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH STANDARDS FOR PERMANENT VEGETATIVE COVER SPECIFIED RATES AND LOCATIONS SHALL BE ON AN APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- ALL SEDIMENT STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
- STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF THE FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHOULD BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE.

- ALL CATCH BASINS WILL BE PROTECTED WITH AN INLET FILTER, IF APPLICABLE.
- ALL STORM DRAIN OUTLETS WILL BE STABILIZED, AS REQUIRED BEFORE DISCHARGE POINTS BECOME OPERATIONAL.
- ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA. THE SEDIMENT FILTER SHOULD BE COMPROMISED OF SUITABLE SEDIMENT FABRIC.
- DURING AND AFTER CONSTRUCTION, THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATIVE COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT. SAID RESPONSIBILITY WILL PRECLUDE WHEN COMPLETED WORK IS APPROVED BY THE MUNICIPALITY.
- ALL TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES OR SEDIMENT BARRIERS.
- THE MUNICIPAL AUTHORITY MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
- ALL WORK TO COMPLY WITH THESE NOTES.
- TEMPORARY SEEDING TO BE SAME AS PERMANENT SEEDING.
- ALL EXCESS EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE TO AN APPROVED SITE.

### CONSTRUCTION SEQUENCE

- INSTALL SOIL EROSION CONTROL DEVICES.
- ROUGH GRADE SITE.
- STABILIZE SOIL AND STOCK PILES (IF NEEDED).
- INSTALL DRAINAGE.
- FINE GRADE SITE.
- INSTALL RETAINING WALLS.
- INSTALL CURBING AND PAVEMENT.
- INSTALL PERMANENT VEGETATION.
- REMOVE SOIL EROSION CONTROL DEVICES.

### SOIL EROSION AND SEDIMENT CONTROL NOTES

- All soil erosion and sediment control practices on this plan will be constructed in accordance with the N.J. Standards for Soil Erosion and Sediment Control, last revised July 1999. These measures will be installed prior to any major soil disturbance or in their proper sequence and maintained until permanent protection is established.
- All soil to be exposed or stockpiled for a period of greater than 60 days, and not under active construction, will be temporarily seeded and hay mulched or otherwise provided with vegetative cover. This temporary cover shall be maintained until such time whereby permanent restoration is established.
- Seeding Dates: The following seeding dates are best recommended to establish permanent vegetative cover within most locations in the HEPSCD: Spring - 3/15/15 and Fall - 8/15/14
- Sediment fences are to be properly trenched and maintained until permanent vegetative cover is established.
- All storm drainage inlets shall be protected by one of the practices accepted in the Standards, and protection shall remain until permanent stabilization has been established. Storm drainage outlet points shall be protected as required before they become functional.
- Mulch materials shall be non-rotted salt hay or small grain straw applied at the rate of 70-90 pounds per 1000 square feet (1.5-2.0 tons/acre). Additional required mulch practices are prescribed in the Standards.
- All erosion control devices shall be periodically inspected, maintained and corrected by the contractor. Any damage incurred by erosion shall be rectified immediately.
- The Hudson Essex-Passaic Soil Conservation District will be notified in writing at least 48 hours prior to any soil disturbing activities. Fax - (973) 364-0784 email - INFORMATION@HEPSCD.ORG
- The applicant must obtain a District based Report of Compliance prior to applying for the Certificate of Occupancy or Temporary Certificate of Occupancy from the respective municipality, NJ, DCA or any other controlling agency. Contact the District at 973-364-0786 to request a Final Inspection, giving advanced notice upon completion of the restoration measures. A performance deposit may be posted with the District when winter weather or snow cover prohibits the proper application of seed, mulch, fertilizer or hydro-seed.
- Paved roadways must be kept clean at all times. Do not utilize a fire or garden hose to clean roads unless the runoff is directed to a properly designed and functioning sediment basin. All pump dewatering operations shall be directed toward a functioning sediment basin.
- All surfaces are to be provided with 6 inches of topsoil prior to re-seeding.
- All plan revisions must be submitted to the District for proper review and approval.
- 5' minimum width of all driveways shall be provided with crushed stone until paving is complete. To a minimum length of 50 feet. All driveways must be provided with crushed stone until paving is complete.
- Maximum soil slopes shall not exceed 2:1 unless additional measures are taken and approved by the Soil Conservation District or for the sale of individual lots. New owners' information shall be provided. Additional measures deemed necessary by District of Twp shall be implemented as conditions warrant.

### IRC CODE NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE - 2009 NJ EDITION.
- USE GROUP - R-5 CONSTR. CLASS. - 5B

### LIST OF DRAWINGS

NO.	DRAWING	DATED
A-01	COVER SHEET, ZONING CALCULATIONS	1-8-13
A-02	SITE PLAN, INFORMATION AND DETAILS	1-8-13

### ARCHITECTURAL DRAWINGS

A-0	BASEMENT PLAN	1-8-13
A-1	FIRST FLOOR PLAN	1-8-13
A-2	SECOND FLOOR PLAN	1-8-13
A-3	ROOF PLAN	1-8-13
A-4	FRONT ELEVATION	1-8-13
A-5	LEFT SIDE ELEVATION	1-8-13
A-6	RIGHT SIDE ELEVATION, WINDOW SCHEDULE	1-8-13
A-7	REAR ELEVATION	1-8-13
A-8	BUILDING SECTION, WALL SECTION, AND DETAILS	1-8-13
A-9	PLUMBING AND GAS RISER DIAGRAMS, ENERGY CALCULATIONS	1-8-13
A-10	FASTENER NOTES AND FRAMING DETAILS	1-8-13

8-19-13 MISCELLANEOUS REVISIONS

NO	DATE	REVISIONS

PROPOSED NEW HOME FOR  
**MR. & MRS. ILAN REICH**  
 29 CLIVE HILL ROAD  
 SHORT HILLS, N.J. 07078

COVER SHEET, ZONING CALCULATIONS



**JAMES S. KARAS, ARCHITECT**

27 BRIAR HILLS CIRCLE  
 SPRINGFIELD, N.J. 07081  
 TEL. 973 - 467 - 9340  
 FAX 973 - 467 - 9355

DATE: JULY 14, 2013 JOB NO: 13-0806

SCALE: AS NOTED DWN. BY: J.K.

DWG. NO: **A-0.1**

CHECKED: J.K. 1 OF 12