

SUBDIVISION

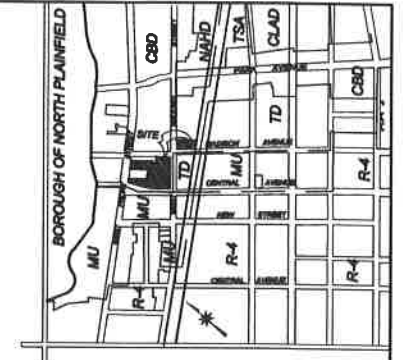
TODD WEST REDEVELOPMENT

LOTS 1, 2.01, 7, 8, 9, 10 & 11, BLOCK 247

IN THE

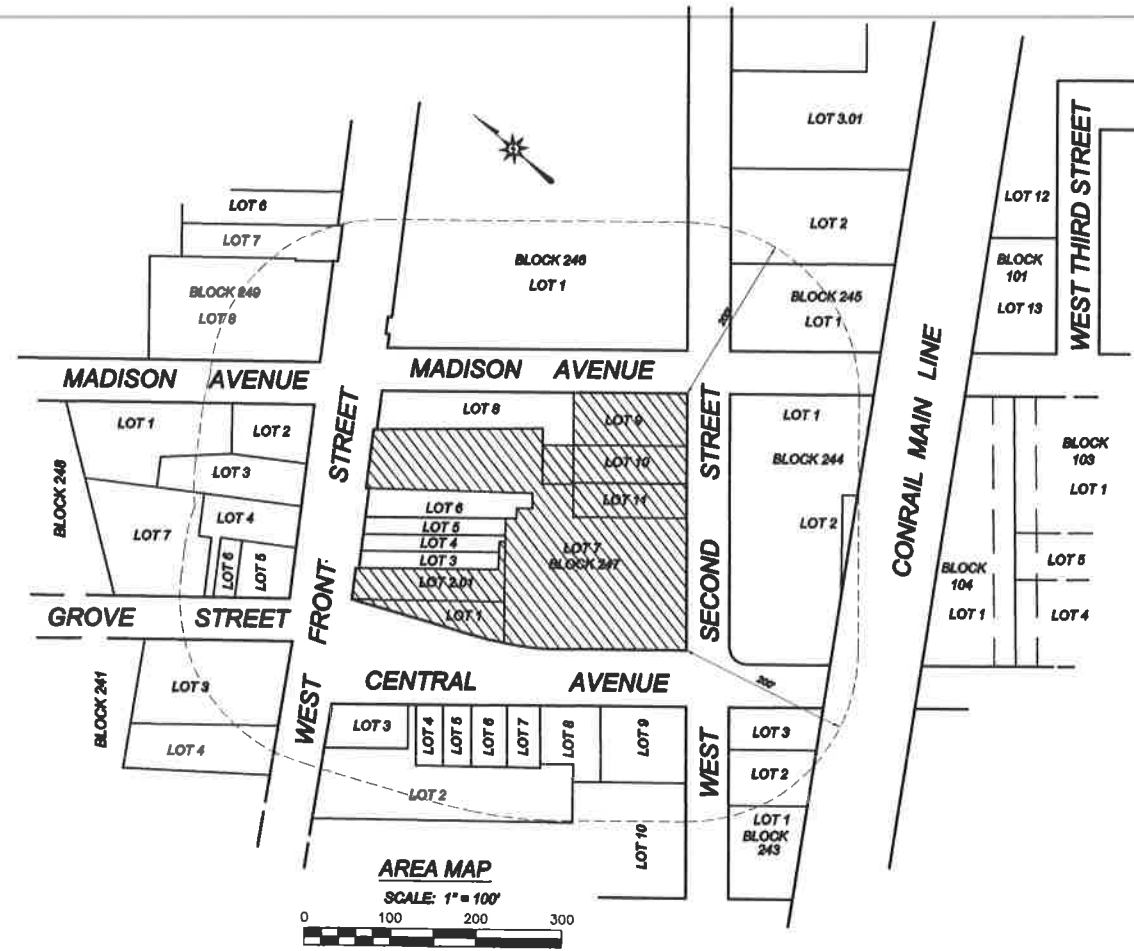
CITY OF PLAINFIELD

UNION COUNTY, NEW JERSEY



KEY MAP
SCALE: = 1" = 800'

BLOCK 103 LOT 1	JFK INTERNATIONAL BEDDING CORP	300 W 4TH STREET Plainfield, NJ 07080
BLOCK 241 LOT 3	FRONT STREET REALTY, L L C	279 REYNOLDS AVENUE, PARSIPPANY, NJ 07054
BLOCK 242 LOT 2	JLM PROPERTIES, LLC	7 SPIER DRIVE, LIVINGSTON, NJ 07039
LOT 3	CASTRO, JOSE O	134 2ND STREET, MIDDLESEX, NJ 08848
LOT 4	BONAY ACQUISITION INC	PO BOX 7035, WATCHUNG, NJ 07089
LOT 5	VASCONEZ, JUAN	126 FRONT STREET, DUNELLEN, NJ 08812
LOT 6	FONSECA, CESAR	112 CENTRAL AVENUE 2ND FLOOR, PLAINFIELD, NJ 07080
LOT 7	SANTANA, NESTOR	114-18 CENTRAL AVENUE, PLAINFIELD, NJ 07080
LOT 8	VARGAS, JOSE & FRANZIA	120 CENTRAL AVENUE, PLAINFIELD, NJ 07080
LOT 9	BENETTZ, OBDULJO & ZUNIGA, MARIA	124 CENTRAL AVENUE, PLAINFIELD, NJ 07080
BLOCK 245 LOT 1	128-146 CENTRAL AVE., LLC	983 PARK AVENUE, PLAINFIELD, NJ 07080
LOT 2	CITY OF PLAINFIELD	515 WATCHUNG AVE Plainfield, NJ 07080
BLOCK 246 LOT 1	PSE&G CO - ATTN: NANCY FIERRO	80 PARK PL TAXES- 6TH FLR Newark, NJ 07102
BLOCK 247 LOT 1	UNION COUNTY IMPROVEMENT AUTHORITY	10 CHERRY ST Elizabeth, NJ 07202
LOT 2.01	CITY OF PLAINFIELD	515 WATCHUNG AVENUE, PLAINFIELD, NJ 07080
LOT 3	PLAINFIELD MADISON PARK, LLC	P.O. BOX 787, PLAINFIELD, NJ 07081
LOT 4	HSIN LONG, LLC (WANG, SHENG SHI)	26 FAIRVIEW AVENUE, NORTH PLAINFIELD, NJ 07080
LOT 5	HUANG, CHI SHUN	90-32 64TH AVENUE, ELMHURST, NY 11373
LOT 6	PALACIOS, TAUFIK	311-317 WEST FRONT STREET, PLAINFIELD, NJ 07080
LOT 7	PALACIOS, TAUFIK	311-317 WEST FRONT STREET, PLAINFIELD, NJ 07080
LOT 8	CITY OF PLAINFIELD	515 WATCHUNG AVENUE, PLAINFIELD, NJ 07080
LOT 9	PLAINFIELD MADISON PARK, LLC	P.O. BOX 787, PLAINFIELD, NJ 07081
LOT 10	CITY OF PLAINFIELD	515 WATCHUNG AVENUE, PLAINFIELD, NJ 07080
LOT 11	1815 PUTNAM REALTY INC	308-10 W 2ND STREET, PLAINFIELD, NJ 07080
BLOCK 248 LOT 1	CHEUNG, STEVEN	886 JOHNSTON DRIVE, WATCHUNG, NJ 07088
LOT 2	9-23 MADISON APARTMENTS LLC	535 EAST COUNTY LINE ROAD, LAKEWOOD, NJ 08701
LOT 3	FRONT STREET HOLDINGS LLC	535 EAST COUNTY LINE ROAD, LAKEWOOD, NJ 08701
LOT 4	QUINTERO, LLC	P.O. BOX 1726, PLAINFIELD, NJ 07081
LOT 5	MAP FRONT, LLC	5001 HADLEY ROAD, SOUTH PLAINFIELD, NJ 07080
LOT 6	SHUN CHENG, LLC	26 FAIRVIEW AVENUE, NORTH PLAINFIELD, NJ 07080
LOT 7	NABOZNY, TADEUSZ & MR NABOZNY PTSHIP	8 GROVE STREET, PLAINFIELD, NJ 07080
	12 GROVE STREET, LLC	8 GROVE STREET, PLAINFIELD, NJ 07080



AREA MAP
SCALE: 1" = 100'

BUILDING 1	214 UNITS
1 BEDROOM	46 UNITS
2 BEDROOM	18 UNITS
STUDIO	15 UNITS
RETAIL	17,430 SQUARE FEET
RESTAURANT	4,743 SQUARE FEET
RESIDENTIAL AMMENITIES	5,542 SQUARE FEET
PARKING SPACES	122 SPACES
BUILDING 2	24 UNITS
1 BEDROOM	0 UNITS
2 BEDROOM	0 UNITS
STUDIO	4 UNITS
RETAIL	3,773 SQUARE FEET
RESTAURANT	0 SQUARE FEET
RESIDENTIAL AMMENITIES	1,962 SQUARE FEET
PARKING SPACES	0 SPACES
BUILDING 4	0 UNITS
1 BEDROOM	12 UNITS
2 BEDROOM	0 UNITS
3 BEDROOM	0 UNITS
RETAIL	0 SQUARE FEET
RESTAURANT	4,982 SQUARE FEET
RESIDENTIAL AMMENITIES	0 SQUARE FEET
PARKING SPACES	0 SPACES

LOT 7.01	
BUILDING 1	
TOTAL FLOOR AREA =	414,192 SQ. FT.
EXCLUSIONS	= 61,161 SQ. FT.
	= 353,031 SQ. FT.
BUILDING 2	
TOTAL FLOOR AREA =	40,828 SQ. FT.
EXCLUSIONS	= 1,828 SQ. FT.
	= 38,300 SQ. FT.
BUILDING 4	
TOTAL FLOOR AREA =	29,516 SQ. FT.
EXCLUSIONS	= 5,841 SQ. FT.
	= 23,674 SQ. FT.

TODD WEST URBAN RENEWAL, LLC
P.O. BOX 787
PLAINFIELD, NEW JERSEY 07080
(908)482-9712

PLANNING BOARD CHAIRMAN	DATE
PLANNING BOARD SECRETARY	DATE
TOWNSHIP ENGINEER	DATE

	REQUIRED	LOT 7.01, BLOCK 247 BUILDING 1 LOTS 7, 8, 10 & 11, AND PORTION OF LOT 9, BLOCK 247	LOT 7.02, BLOCK 247 BUILDING 2 LOT 7 WHICH IS SUBDIVIDED FROM OF LOT 7, BLOCK 247 (FRONTING ON WEST FRONT STREET)	7.03, BLOCK 247 EXISTING BUILDING 4 LOTS 1 & 2.01 BLOCK 247	NEW LOT 8.01, BLOCK 247 EXISTING BUILDING REMAINDER OF LOT 8, BLOCK 247
MINIMUM LOT AREA	5,000 SQUARE FEET	55,893 SQUARE FEET	15,817 SQUARE FEET	11,152 SQ. FT.	11,296 SQ. FT.
MINIMUM FRONT YARD SETBACK	0 FEET	8.0 FEET (MADISON AVE.)	7.4 FEET (WEST FRONT ST.)	0 FEET (WEST FRONT ST.)	0 FEET (MADISON AVE.)
MAXIMUM FRONT YARD SETBACK	0 FEET	0.9 FEET (WEST SECOND ST.)	7.6 FEET (WEST FRONT ST.)	47.7 FEET (CENTRAL AVE.)	3.7 FEET (WEST FRONT ST.)
MINIMUM SIDE YARD SETBACK	0 FEET	0.1 FEET	0.1 FEET	0 FEET	0 FEET
MINIMUM REAR YARD SETBACK					
FROM PROPERTY LINE	10 FEET	0.1 FEET	16.5 FEET (FROM REINSTATED LINE)	8.6 FEET (FROM REINSTATED LINE) *	N/A FEET
MAXIMUM BUILDING COVERAGE	90 PERCENT	48,493 / 55,893 X 100 = 8.16%	7,830 / 15,817 X 100 = 50.1%	6,950 / 11,152 X 100 = 63.3%	10,756 / 11,296 X 100 = 95.2%
MAXIMUM IMPERVIOUS COVERAGE	95 PERCENT	54,119 / 55,893 X 100 = 95 %	10,982 / 15,817 X 100 = 70%	7,557 / 11,152 X 100 = 68%	11,296 / 11,296 X 100 = 100%
DENSITY	175 UNITS PER ACRE	277 / (55,893/43,560) = 212 UNITS/ACRE	28 / (15,817/43,560) = 78.1 UNITS/ACRE	12 / (11,152/43,560) = 47 UNITS/ACRE	24 / (11,296/43,560) = 92 UNITS/ACRE
FLOOR AREA RATIO	7.2	215 MAX. UNITS/ACRE PER RESOLUTION	90 MAX. UNITS/ACRE PER RESOLUTION	90 MAX. UNITS/ACRE PER RESOLUTION	90 MAX. UNITS/ACRE PER RESOLUTION
MAXIMUM BUILDING HEIGHT	12 FEET	353,031/55,893 = 6.21	39,300/15,817 = 2.52	23,874/11,152 = 2.12	10,756/11,296 = 3.81
STORIES	105 FEET / 136 FEET	< 105 FEET / 136 FEET	< 105 FEET / 136 FEET	< 105 FEET / 136 FEET	< 105 FEET / 136 FEET
RESTAURANT USE	10 STORIES/11 STORIES	10 STORIES/11 STORIES	5 STORIES	4 STORIES	4 STORIES
OTHER					
FIRST FLOOR HEIGHT	12 FEET	12 FEET	12 FEET	12 FEET	12 FEET
RESTAURANT USE	15 PERCENT OF NON-RES. FA	4,743/4,743+17,430 X 100 = 21.4 %	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE

* INDICATES NEW VARIANCE

**LOTS 1, 2, 7, 9, 8, 10 AND 11,
BLOCK 247
IN THE
CITY OF PLAINFIELD
UNION COUNTY, NEW JERSEY**

TITUS SURVEYING & ENGINEERING, P.C.
618 SOMERSET STREET
NORTH PLAINFIELD, NEW JERSEY 07060
PHONE: (908) 788-0047 FAX: (908) 788-0055

DATE	JOB NO.	BOOK	PAGE	DR. BY	CHECKED	SHEET
JANUARY 8, 2022	3-1473-20	320	20,50,64-	RT	WLT	1 OF 3

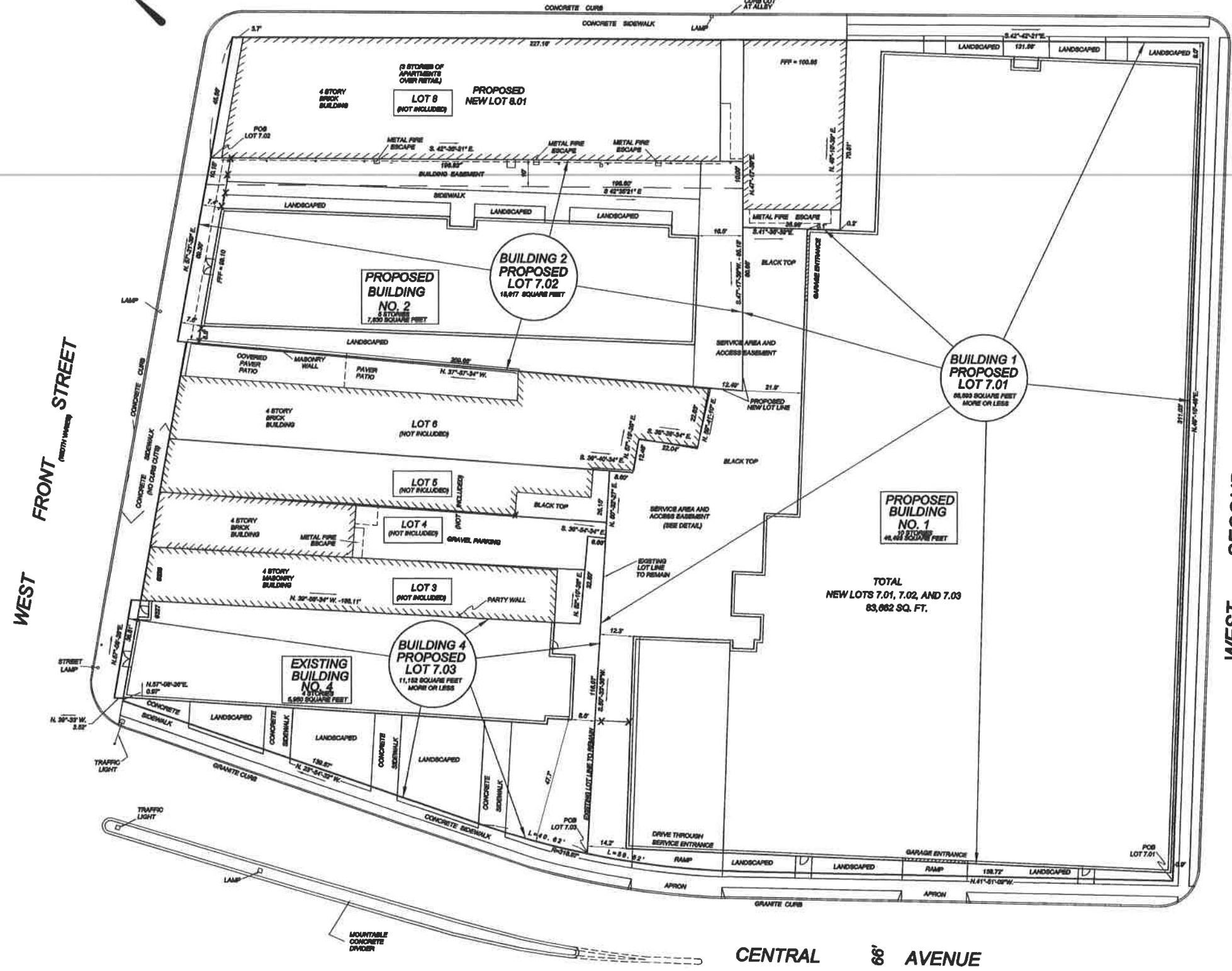
RICHARD G. TITUS
N.J. PROFESSIONAL
LAND SURVEYOR
LIC NO. GS33181

W. LELAND TITUS
N.J. PROFESSIONAL
ENGINEER
LIC NO. GE31635

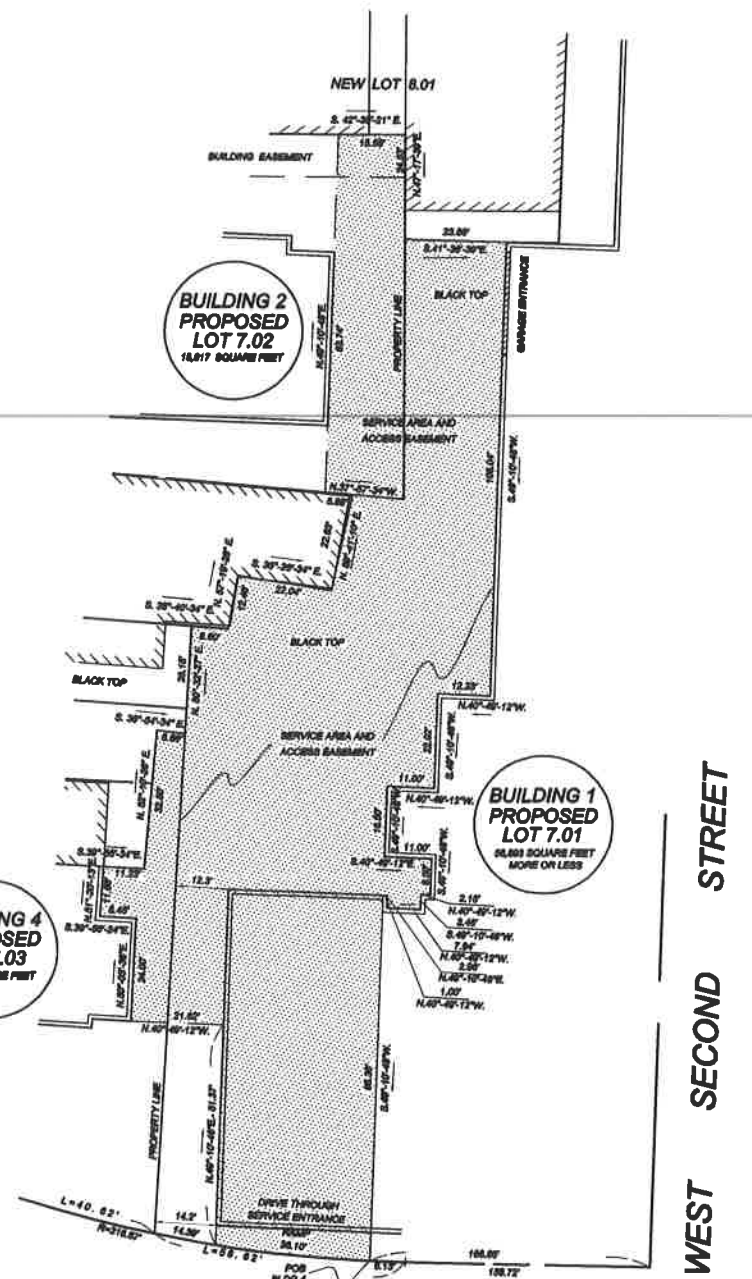
REVISED	JULY 13, 2022
REVISED	APRIL 22, 2022
REVISED	MARCH 31, 2022
REVISED	MARCH 30, 2022



MADISON AVENUE



SCALE: 1" = 20'



CENTRAL AVENUE

SERVICE AREA AND ACCESS EASEMENT DETAIL
SCALE: 1" = 20'

LOTS 1, 2, 7, 8, 9, 10 AND 11,
BLOCK 247
IN THE
CITY OF PLAINFIELD
UNION COUNTY, NEW JERSEY

RICHARD G. TITUS
N.J. PROFESSIONAL
LAND SURVEYOR
LIC NO. GS33181

TITUS SURVEYING & ENGINEERING, P.C.

618 SOMERSET STREET
NORTH PLAINFIELD, NEW JERSEY 07060
PHONE: (908) 756-9047 FAX: (908) 756-0085

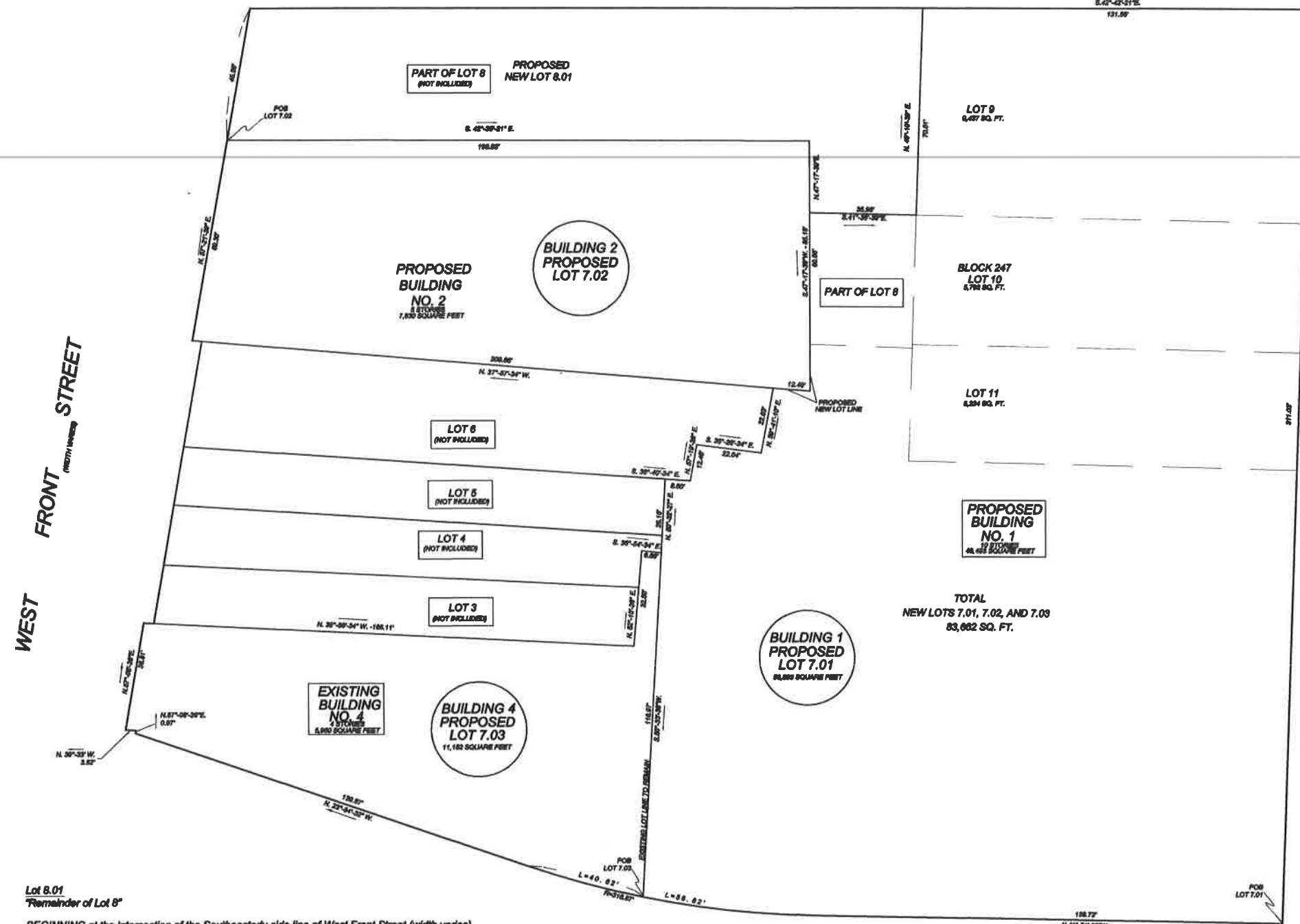
W. Leland Titus
W. LELAND TITUS
N.J. PROFESSIONAL
ENGINEER
LIC NO. GE31635

REVISED	JULY 13, 2022
REVISED	MARCH 30, 2022

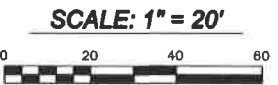
DATE	JOB NO.	BOOK	PAGE	DR. BY	CHECKED	SHEET
FEBRUARY 8, 2022	3-1473-20	320	20,50,64-	RT	WLT	2 OF 3



MADISON 50' AVENUE



CENTRAL 66' AVENUE



Proposed Lot 7.01

- BEGINNING at the intersection of the Northwestern side line of West Second Street (40.5' wide) with the Northeastern side line of Central Avenue (66' wide) and from said point running thence:
- 1) N.41°-51'-09"W. along said Northeastern side line of Central Avenue a distance of 158.72' to a point of curvature and from said point running thence:
 - 2) In a general Northwestern direction still along said Northeastern side line of Central Avenue following the arc of a curve to the right having a radius of 316.67' an arc length of 58.62' to a point and corner and from said point running thence:
 - 3) N.60°-33'-36"E. through Proposed New Lot 7.01 a distance of 116.97' to a point in a Southwestern line of Lot 4 and from said point running thence:
 - 4) N.60°-32'-27"E. along the Southeastern line of said Lot 4 and Lot 5 a distance of 26.15' to a point in the Southwestern line of Lot 6 and from said point running thence:
 - 5) S.36°-40'-34"E. along said Southwestern line of Lot 6 a distance of 8.60' to a point and corner and from said point running thence:
 - 6) N.67°-19'-26"E. along a Southeastern line of said Lot 6 a distance of 12.49' to a point and corner and from said point running thence:
 - 7) S.36°-26'-34"E. along a Southwestern line of said Lot 6 a distance of 22.04' to a point and corner and from said point running thence:
 - 8) N.59°-41'-10"E. along a Southeastern line of Lot 6 a distance of 22.63' to a point and from said point running thence:
 - 9) S.37°-57'-34"E. through said Proposed New Lot 7.01 a distance of 12.49' to a point and corner and from said point running thence:
 - 10) N.47°-17'-30"E. through said Proposed New Lot 7.01 a distance of 60.86' to a point in the Southwestern line of Proposed New Lot 8.01 and from said point running thence:
 - 11) S.41°-36'-39"E. along said Southwestern line of Proposed New Lot 8.01 a distance of 35.98' to a point in the Southeastern line of said Proposed New Lot 8.01 and from said point running thence:
 - 12) N.49°-10'-39"E. along said Southeastern line of said Proposed New Lot 8.01 a distance of 70.51' to a point in the Southwestern line of Madison Avenue (50' wide) and from said point running thence:
 - 13) S.42°-42'-21"E. along said Southeastern side line of Madison Avenue a distance of 131.56' to a point in said Northwestern side line of West Second Street and from said point running thence:
 - 14) S.49°-10'-48"E. along said Northwestern side line of West Second Street a distance of 311.03' to the point and place of BEGINNING.

Containing 66,863 square feet of land.

Proposed Lot 7.02

BEGINNING at a point in the Southeastern side line of West Front Street (width varies) said point being distant 45.56' in a Southwestern direction from the Southwestern side line of Madison Avenue (50' wide) and from said point running thence:

- 1) S.42°-35'-21"E. along said Southwestern line of Proposed New Lot 8.01 a distance of 196.63' to a point in a Northwestern line of Lot Proposed New Lot 8.01 and from said point running thence:
- 2) S.47°-17'-39"W. along said Northwestern line of Lot Proposed New Lot 8.01 and through Proposed New Lot 7.01 a distance of 85.18' to a point and corner and from said point running thence:
- 3) N.37°-57'-34"W. through Proposed New Lot 7.01 and along the Northeastern line of Lot 6 a distance of 209.66' to a point in said Southeastern line of West Front Street and from said point running thence:
- 4) N.57°-21'-39"E. along said Southeastern side line of West Front Street a distance of 66.30' to the point and place of BEGINNING.

Containing 15,617 square feet of land.

Proposed Lot 7.03

BEGINNING at a point in the Northeastern side line of Central Avenue (66' wide) said point being distant 217.34' in a Northwestern direction along said Northeastern side line of Central Avenue from the Northwestern side line of West Second Street and from said point running thence:

- 1) In a general Northerly direction along said Northeastern side line of Central Avenue following the arc of a curve to the right having a radius of 316.67' an arc length of 40.62' to a point of tangency and from said point running thence:
- 2) N.23°-54'-32"W. still along said Northeastern side line of Central Avenue a distance of 136.67' to a point in the Southeastern side line of West Front Street (width varies) and from said point running thence:
- 3) N.57°-08'-26"E. along said Southeastern side line of West Front Street a distance of 0.97' to a point and from said point running thence:
- 4) N.36°-33'W. along said side line of West Front Street a distance of 3.52' to a point in said Southeastern side line of West Front Street and from said point running thence:
- 5) N.57°-08'-26"E. along said Southeastern side line of West Front Street a distance of 36.81' to a point in the Southwestern line of Lot 3 and from said point running thence:
- 6) S.39°-56'-34"W. along said Southwestern line of Lot 3 through a party well a distance of 196.11' to a point in the Southeastern line of said Lot 3 and from said point running thence:
- 7) N.62°-10'-26"E. along the Southeastern line of said Lot 3 and Lot 4 a distance of 32.50' to a point in a Southwestern line of said Lot 4 and from said point running thence:
- 8) S.36°-54'-34"E. along said Southeastern line of Lot 4 a distance of 6.66' to the point in end corner and from said point running thence:
- 9) S.50°-33'-18"W. through Proposed New Lot 7.01 a distance of 116.97' to the point and place of BEGINNING.

Containing 11,152 square feet of land.

Lot 8.01
Remainder of Lot 8'

BEGINNING at the intersection of the Southeastern side line of West Front Street (width varies) with the Southwestern side line of Madison Avenue (50' wide) and from said point running thence:

- 1) S.42°-42'-21"E. along said Southwestern side line of Madison Avenue a distance of 227.16' to a point in the Northwestern line of Lot 9 and from said point running thence:
- 2) S.49°-10'-39"W. along said Northwestern line of Lot 9 a distance of 70.51' to a point in a Northeastern line of Lot 7 and from said point running thence:
- 3) N.41°-36'-39"W. along said Northeastern line of Lot 7 a distance of 35.98' to a point in a Southeastern line of said Lot 7 and from said point running thence:
- 4) N.47°-17'-30"E. along said Southeastern line of said Lot 7 a distance of 24.63' to a cross cut in a wall in a Northeastern line of said Lot 7 and from said point running thence:
- 5) N.42°-35'-21"W. along said Northeastern line of Lot 7 through the remaining portion of a party well a distance of 196.63' to a point in said Southeastern side line of West Front Street and from said point running thence:
- 6) N.57°-21'-39"E. along said Southeastern line of West Front Street a distance of 45.57' to the point and place of BEGINNING.

Containing 11,296 square feet of land.
Subject to and together with a driftway as per deed book 622, page 149.

LINE DRAWING

**LOTS 1, 2, 7, 8, 9, 10 AND 11,
BLOCK 247
IN THE
CITY OF PLAINFIELD
UNION COUNTY, NEW JERSEY**

RICHARD G. TITUS
N.J. PROFESSIONAL
LAND SURVEYOR
LIC NO. GS33181

TITUS SURVEYING & ENGINEERING, P.C.
618 SOMERSET STREET
NORTH PLAINFIELD, NEW JERSEY 07060
PHONE: (908) 756-9047 FAX: (908) 756-9055

Richard Titus
W. LELAND TITUS
N.J. PROFESSIONAL
ENGINEER
LIC NO. GE31635

DATE	JOB NO.	BOOK	PAGE	DR. BY	CHECKED	SHEET
MARCH 30, 2022	P-1473-20	320	20,50,64-	RT	WLT	3 OF 3