

# ZONING INFORMATION

CR-130/65 RESIDENTIAL	REQUIRED	EXISTING
MIN. LOT AREA	40,000 SF	48,196 SF
MIN. FRONT YARD	75'	75.94'
MIN. REAR YARD	25'	162'±
MIN. SIDE YARD	25'	33.53'
MAX. IMPERVIOUS COVERAGE	20%	15.6%

EXISTING IMPERVIOUS COVERAGE

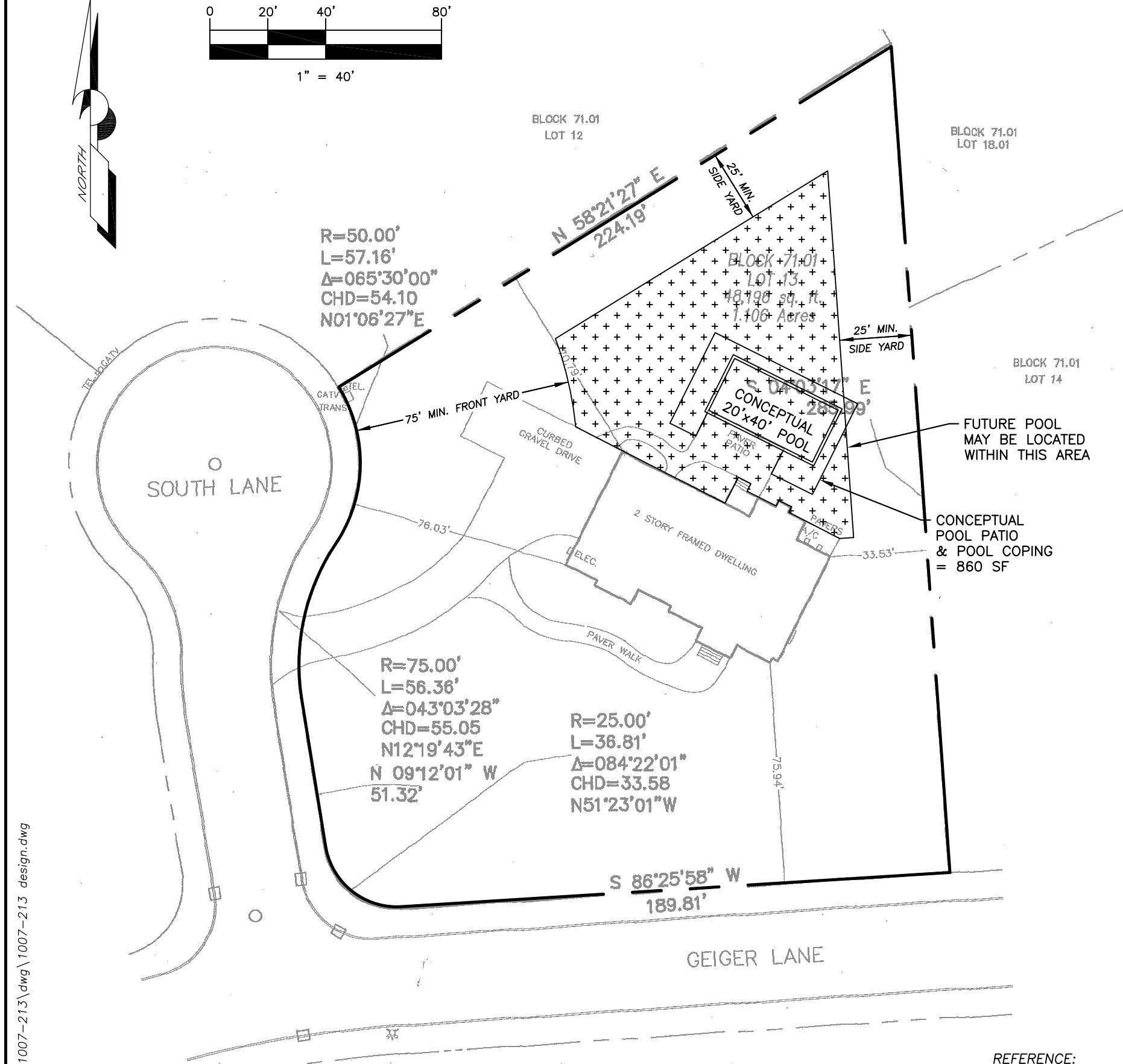
HOUSE	3,601 x 1.0 = 3,601 SF
PORCH/STEPS	113 x 1.0 = 113 SF
DRIVEWAY	3,059 x 1.0 = 3,059 SF
PAVERS	1,471 x 0.5 = 736 SF
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	7,509 SF

ADDITIONAL IMPERVIOUS COVERAGE AVAILABLE:

9,639 SF (MAX. PERMITTED) - 7,509 SF (EXISTING) = 2,130 SF

16-5.29 Swimming Pools and Tennis Courts Accessory to Single-Family Dwelling. Each is classified as an accessory structure to a single-family dwelling and shall comply with the following:

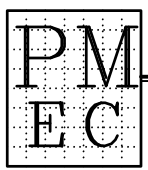
- A pool structure, which includes all pool edge caps, mechanical equipment and other parts which are appurtenant and integral or essential to the pool's construction, operation and use, except patio, fencing or decking associated therewith, shall comply with yard requirements for principal structures except that on any lot located in the R-20(v) zone and any corner lot as defined in subsection 16-4.2 located in an R-65 zone, such structures shall be permitted with a side or rear yard depth of ten (10) feet provided a five (5) foot wide landscape buffer area consisting of evergreen plantings of no less than six (6) feet in height is provided in the side or rear yard to create a visual barrier to adjacent lots.
- A pool excluding water surface area, but including associated construction is classified as impervious surface. The entire surface area of a tennis court is classified as impervious surface.
- The tennis court structure includes all aprons, mechanical equipment and structures nexus and integral to its construction and use and all such construction shall comply with yard requirements for principal structure.
- A fence of eight (8) feet maximum shall be permitted to enclose the court and out of bounds area provided the fence does not encroach upon the required yard and depth for principal structures.  
(Ord. No. 93-24; Ord. No. 99-25 §1)



REFERENCE:

- EXISTING BOUNDARY & IMPROVEMENTS ACQUIRED FROM A FINAL LOCATION SURVEY PREPARED BY KENNON SURVEYING SERVICES INC, DATED 10/27/16.

## POOL FEASIBILITY



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**BLOCK 71.01: LOT 13**  
 TOWNSHIP OF WARREN  
 SOMERSET COUNTY, NEW JERSEY