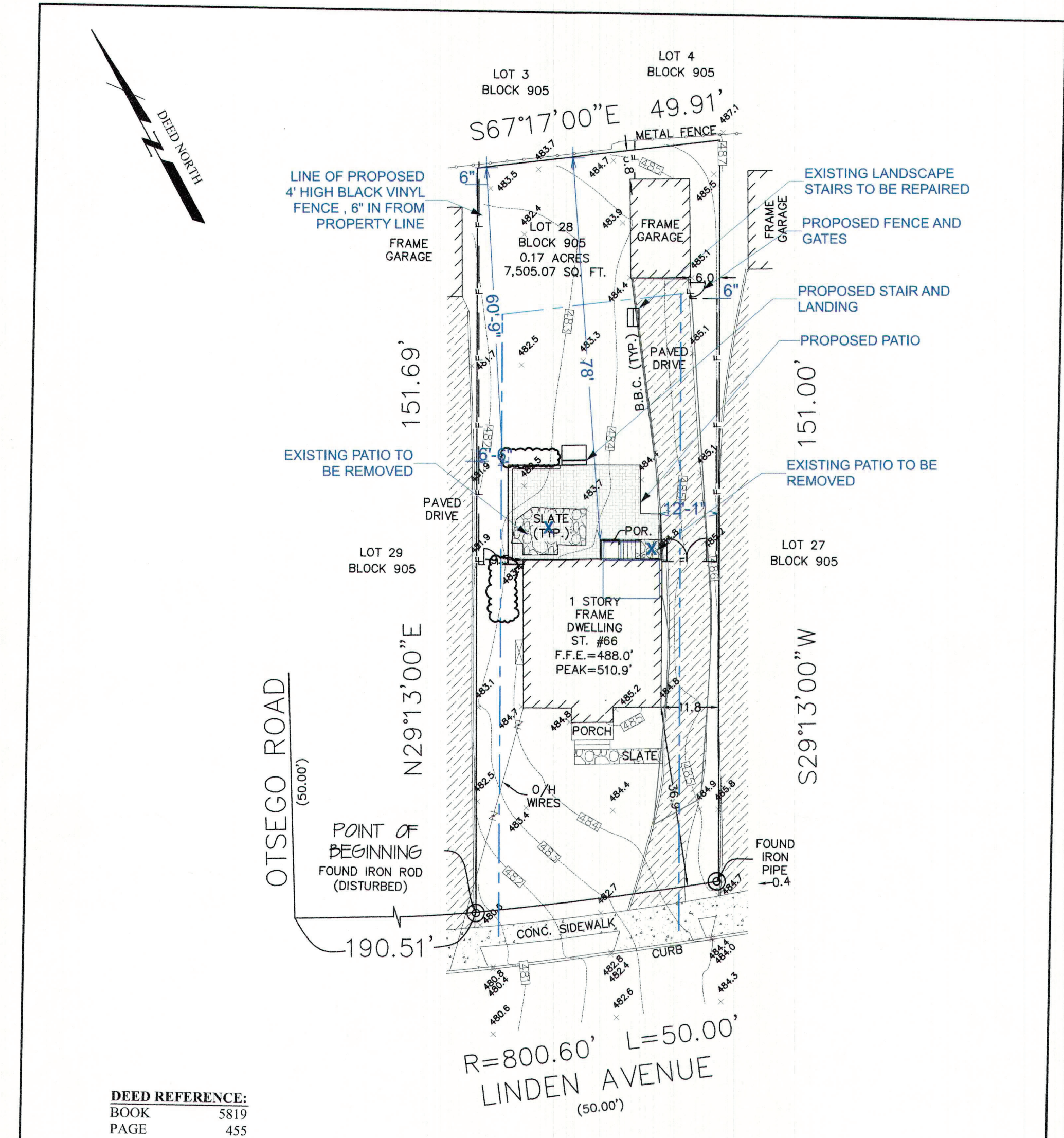


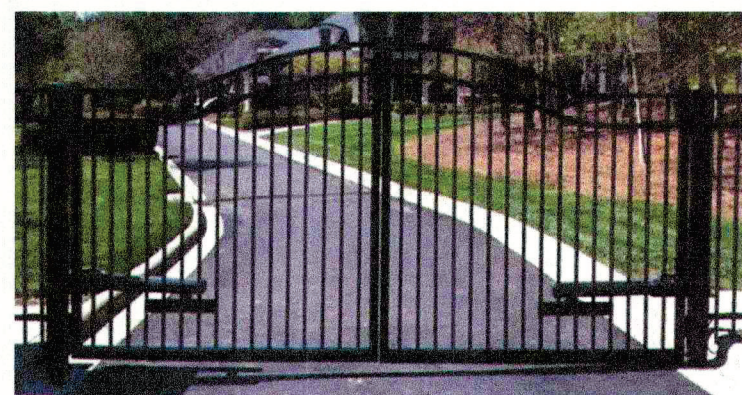


NOTE:
1. IF THIS SURVEY DOES NOT REFERENCE A TITLE COMPANY WITH A TITLE NUMBER IN THE CERTIFICATION THAN THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE TITLE SEARCH NOT PROVIDED FOR THIS SURVEY.
2. THIS SURVEY MAKES NO CLAIMS OF RIPARIAN RIGHTS OR A TIDELAND CLAIM.
3. SURVEY MAY BE SUBJECT TO WETLANDS AND WETLAND BUFFERS.
4. ONLY VISIBLE UTILITIES WERE LOCATED ON THIS SURVEY. THE LOCATION OF UNDERGROUND UTILITIES AND SEWERS HAVE NOT BEEN LOCATED AND ARE NOT REPRESENTED ON THIS SURVEY.
5. CALL BEFORE YOU DIG 811 SHOULD BE CALLED BEFORE THE PLANNING OR COMMENCEMENT OF ANY CONSTRUCTION WORK.
6. SURVEY MAY BE SUBJECT TO POSSIBLE WRITTEN, NECESSITY AND PRESCRIPTION EASEMENTS.
7. THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID.
8. THE USE OF THIS SURVEY FOR ANY INDIVIDUAL WHO IS NOT LISTED IN THE "CERTIFICATION" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID.

NOTE: WAIVER OF SETTING CORNER MARKERS OBTAINED FROM THE ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, N.J.A.C. 13:40-5.2

DATUM: NAVD 88 (COMPUTED USING GEOID 18)		CERTIFICATION: KEVIN WITTIG MELISSA MERCADO WITTIG	
Leeper Land Group, LLC	Scale: 1" = 20'	Date: 04-29-2026	Job Number: 21-1903A
Professional Land Surveyors 767 Brunswick Pike Lambertville N.J. 08530		J.N.	
LLG			
p. 609 571 3955 f. 609 571 9490 www.leepergroup.com			
CERTIFICATE OF AUTHORIZATION 24GA28232100			
Revision _____ Date _____ By _____			
		04-29-2026	
	DAREN C. LEEPER N.J. Professional Land Surveyor	DATE GS 43340	

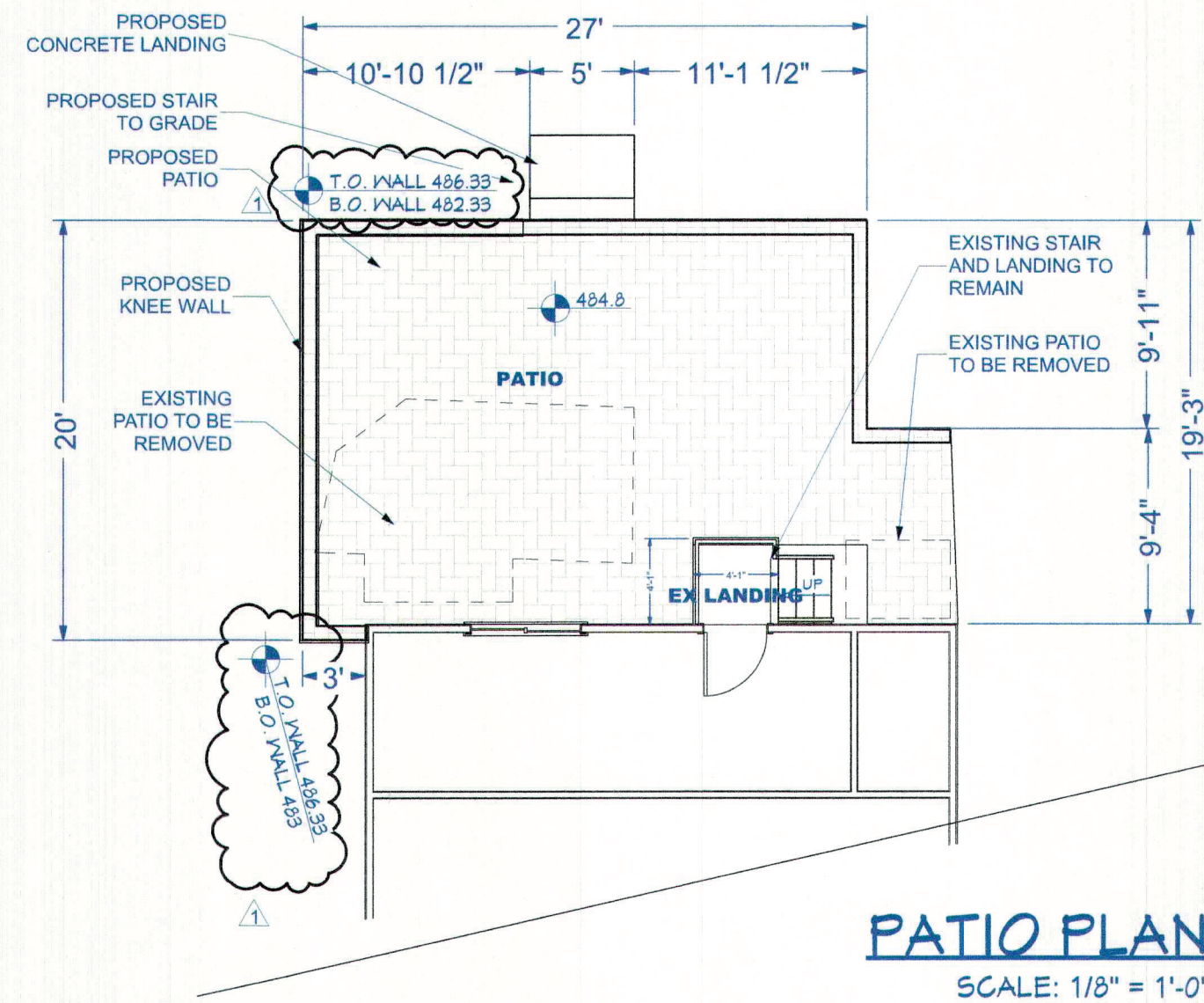
SITE PLAN
SCALE: 1" = 20'-0"



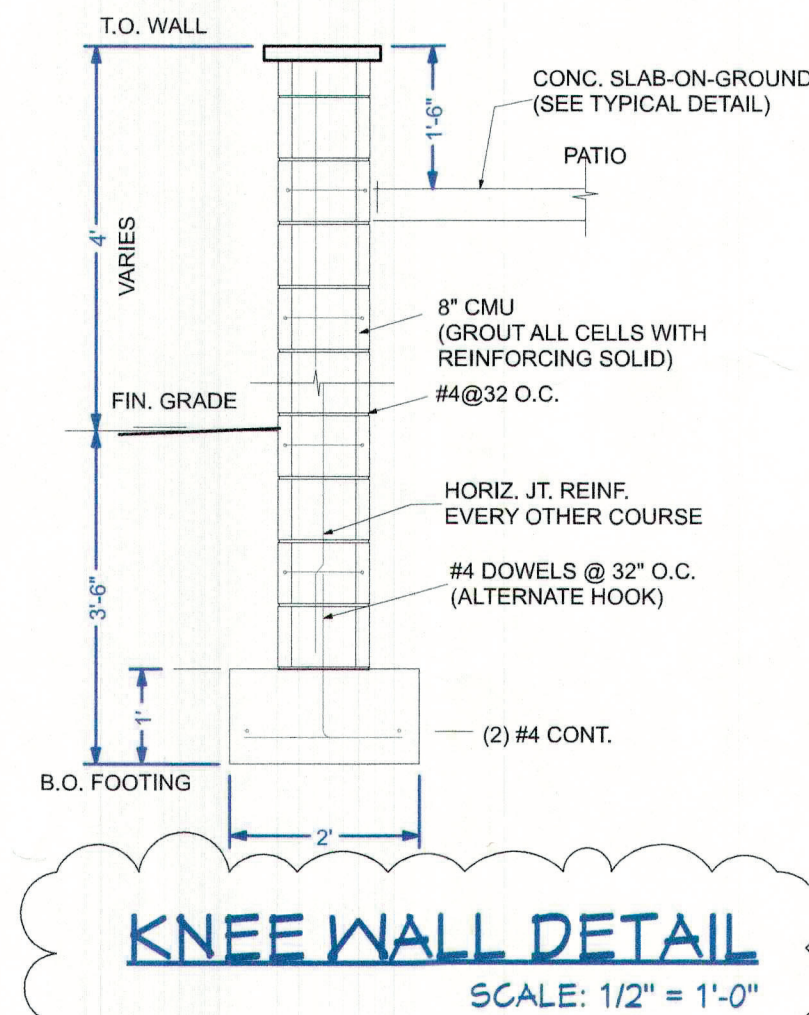
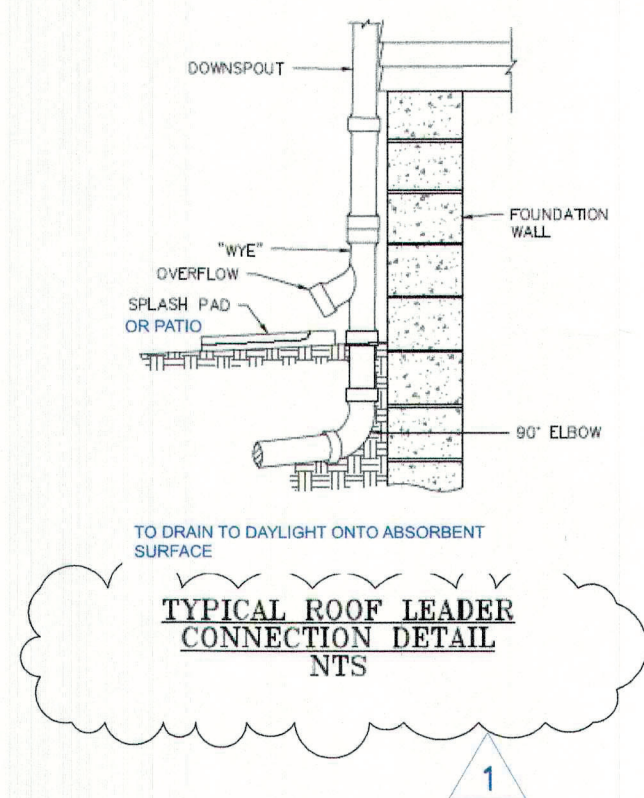
**SAMPLE FENCE
ACROSS DRIVEWAY**
SCALE: NTS



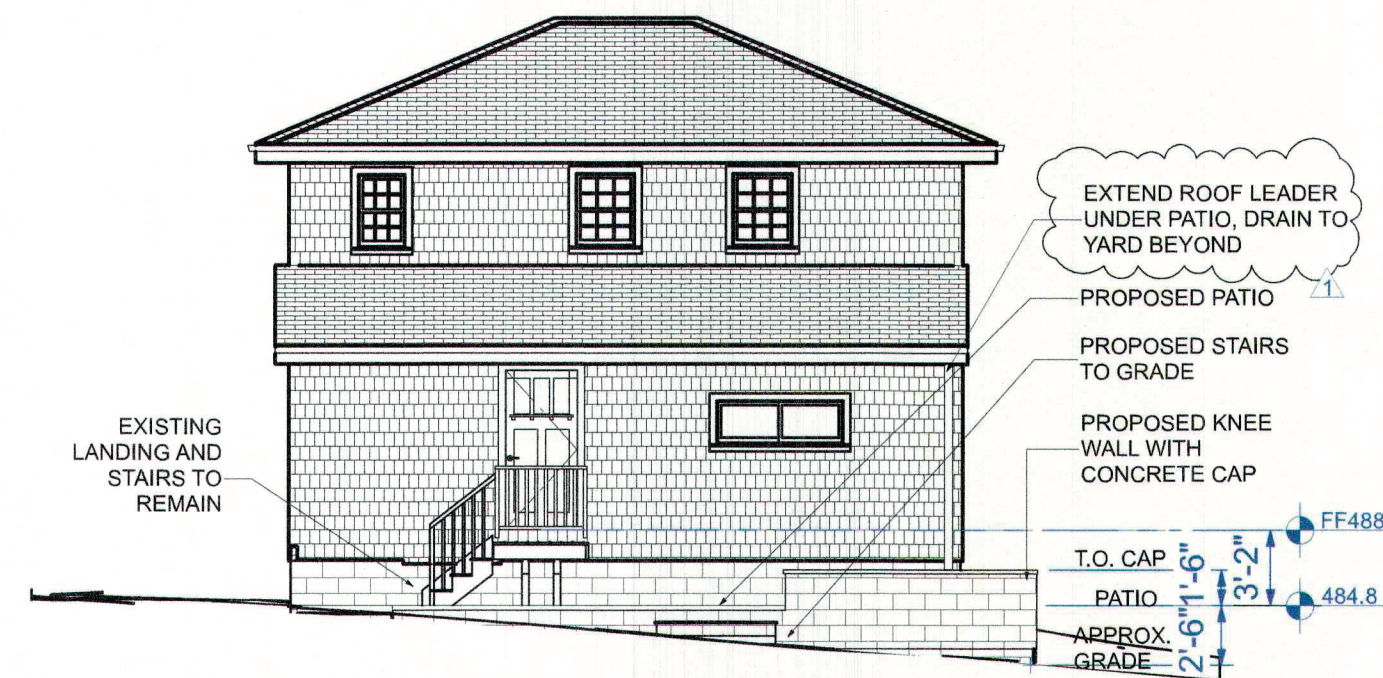
SAMPLE FENCE
SCALE: NTS



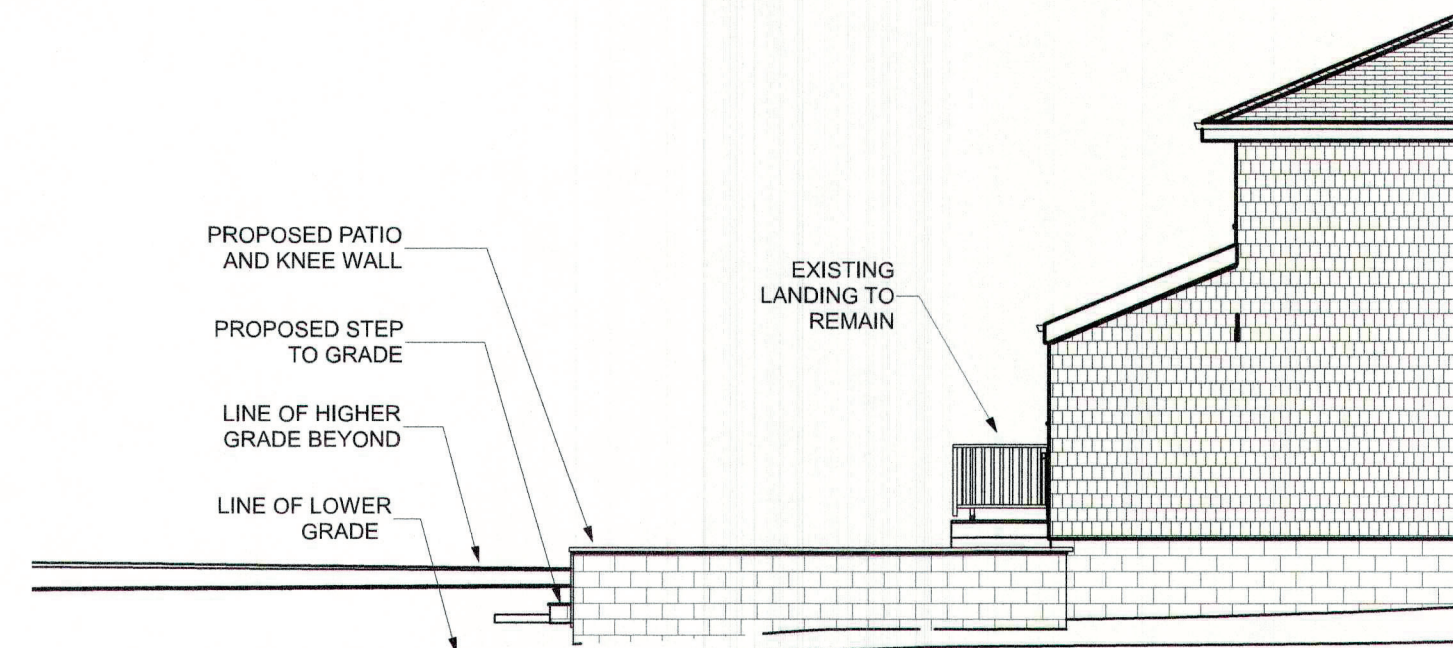
PATIO PLAN
SCALE: 1/8" = 1'-0"



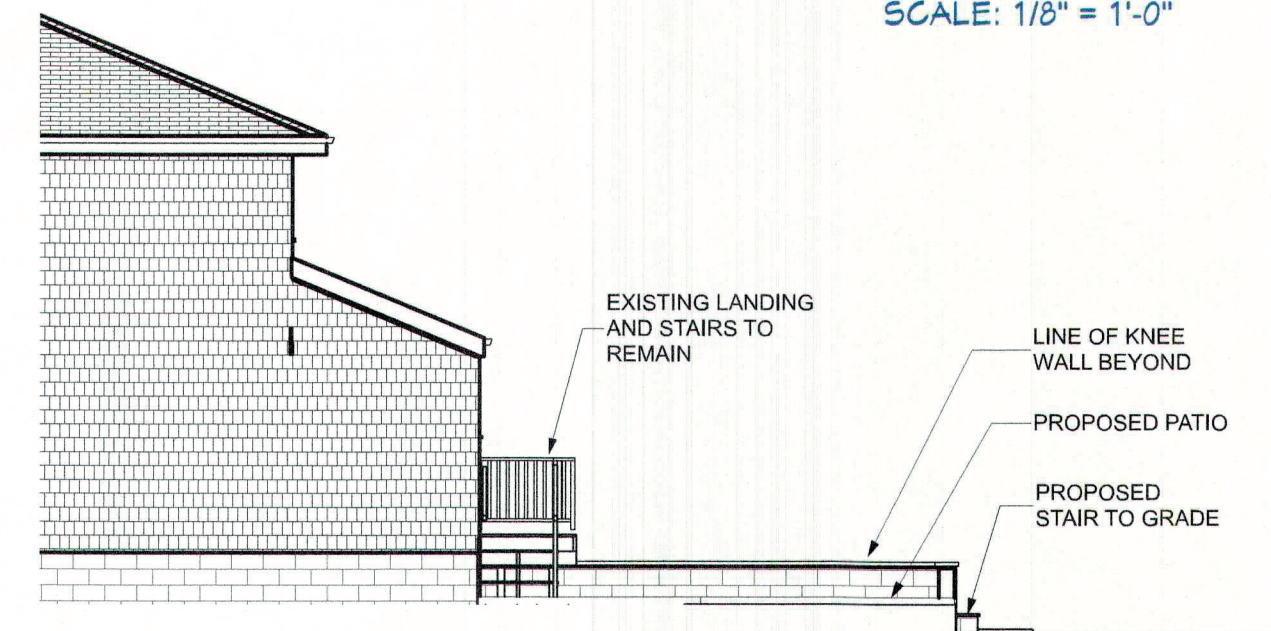
KNEE WALL DETAIL
SCALE: 1/2" = 1'-0"



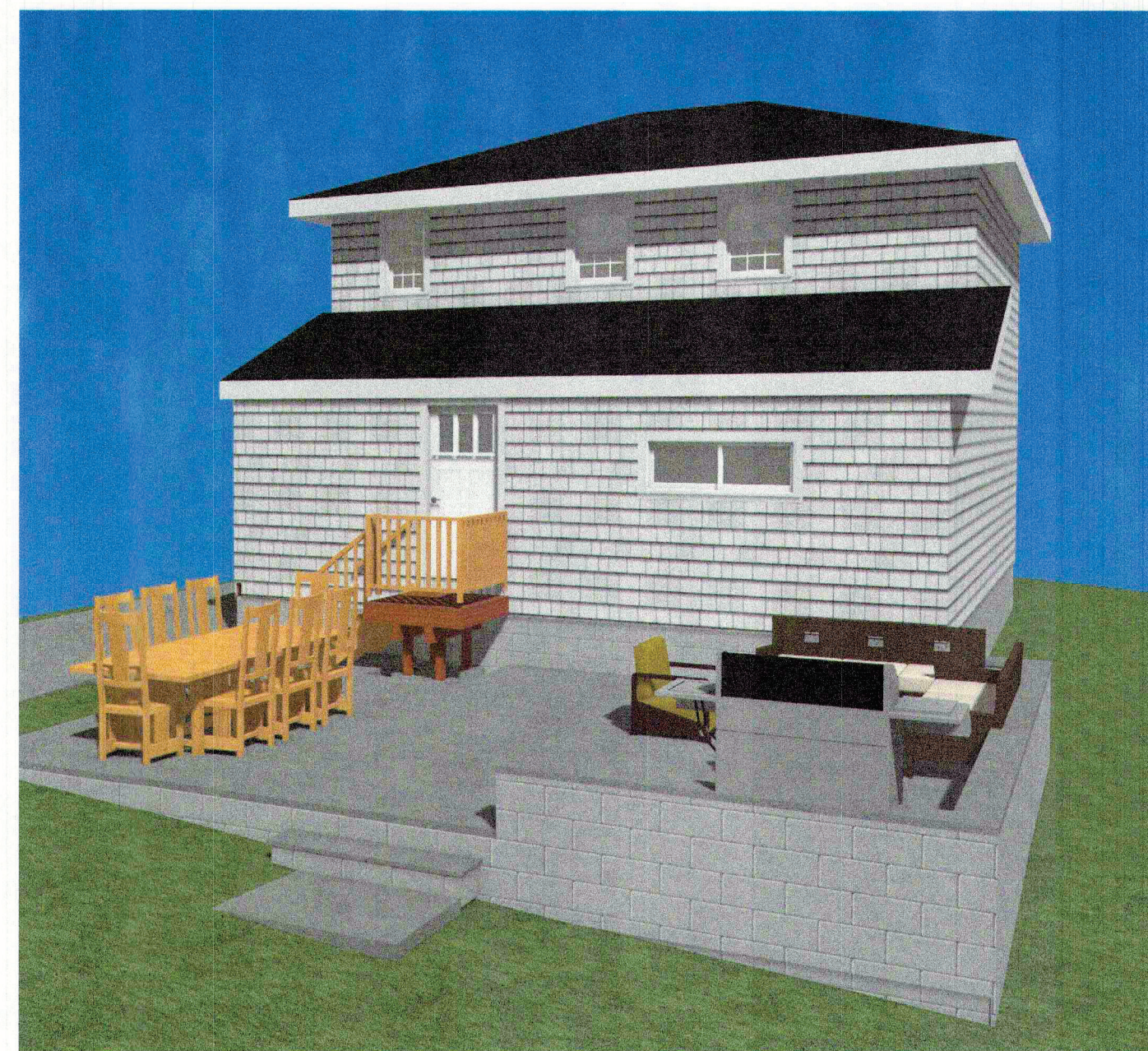
REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

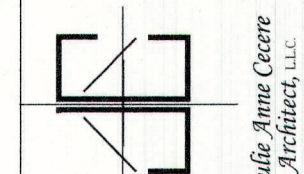


LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR PERSPECTIVE
SCALE: NTS

ZONING ANALYSIS	BLOCK 905 LOT 28			
R-50 ZONE	REQUIRED	EXISTING	PROPOSED	VAR REQ'D
Min. lot size	5,000	7,505		
Backyard size		4,092		
Min lot width	50'	50'	N/C	
Front Yard	30'	36.9'	N/C	
Side Yard (left)	8'	9.5'	N/C	
Side Yard (right)	8'	11.8'	N/C	
Combined Side Yards	18'	21.3'		
Combined Side Yards (25 % width)	(12.5')25%	42.60%		
50' x .25 = 12.5'				
Rear Yard	30'	78'	60'-9"	
Bldg Height	30' 2.5 st		N/C	
Max lot coverage	30%	15.0%	15.0%	
Improved Lot Coverage	40%	34.5%	39.7%	
Max aggregate accessory structure in rear yard	15%	9.3%	18.9%	X
Patio Side Yard (Left)	5'		6'-6"	
Patio Side Yard (Right)	5'		12'-1"	
PRINCIPAL BUILDING	EXISTING	PROPOSED	TOTAL	
First floor	881	0	881	
Detached Garage	243	0	243	
		0	0	
Total	1124	0	1124	
	15.0%	0.0%	15.0%	
ACCESSORY STRUCTURE AGGREGATE				
Detached garage	243		243	
Ex Slate Patios	138	-138	0	
New Patio		529	529	
Total	381	391	772	
	0.09		18.9%	
LOT	EXISTING	PROPOSED	TOTAL	
First floor	881	0	881	
Front landing/stairs	45		45	
Rear landing/stairs	31		31	
Driveway	1187	0	1187	
Front slate walk	55	0	55	
Detached garage	243	0	243	
Ex slate patios	138	-138	0	
Landscape stairs at garage	9		9	
New patio, stair, landing		529	529	
Total	2589	391	2980	



1. 10/8/2026 PROVIDED TOP AND BOTTOM WALL ELEVATIONS AND DETAILS PER ENGINEERING REVIEW
6/8/2026 ISSUED FOR LETTER OF DENIAL

Kevin Wittig and
Melissa Mercado Wittig
66 Linden Ave
Verona, NJ

SITE PLAN, ZONING
ANALYSIS, PLANS,
ELEVATIONS

Julie Anne Cecere
NJ Lic. No. AI 14735
Architect
175 Randolph Street, Suite 200
Edison, NJ 08817
Certificate of Authorization #21AC00042600

DATE:

10/8/2026

PROJECT #:

2026-19

SHEET:

A-1

SIGNATURE BLOCK

	10/8/26
CHAIRMAN OF THE BOARD	DATE
	10/8/26
SECRETARY	DATE
TOWNSHIP ENGINEER	DATE