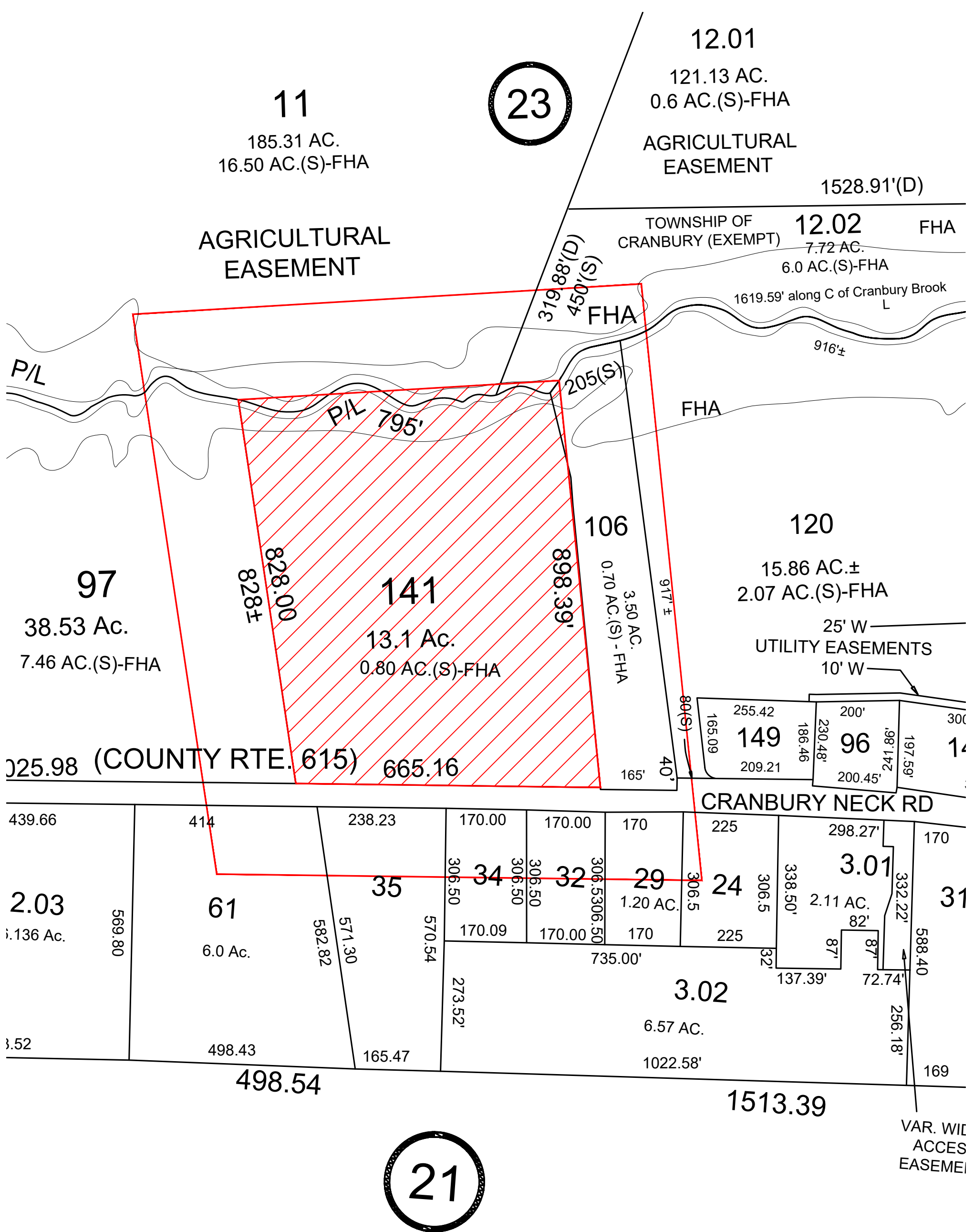
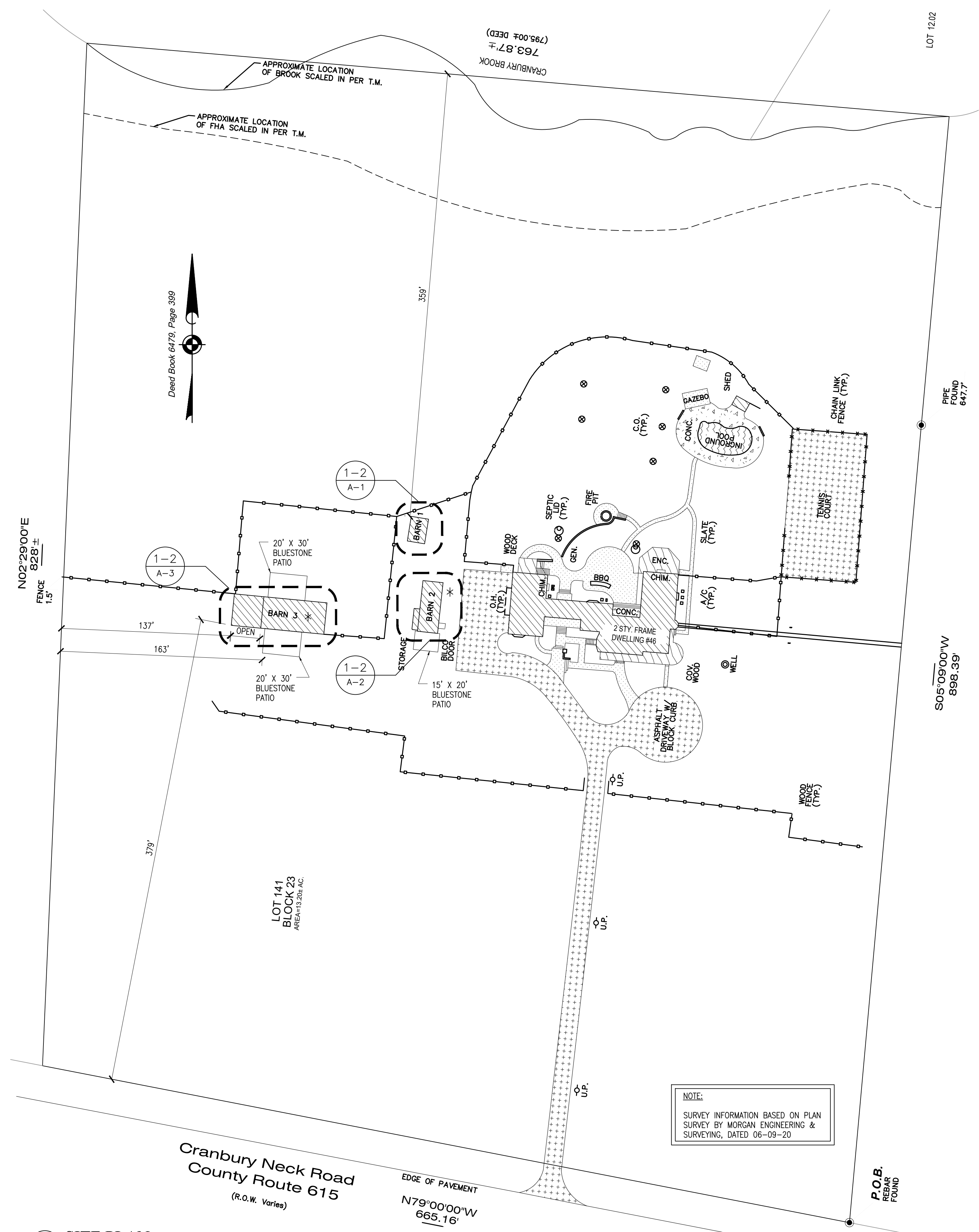


1 ZONING/LOCATION MAP
SCALE: 1" = 400'-0"



2 TAX MAP
SCALE: 1" = 200'-0"



3 SITE PLAN
SCALE: 1" = 50'-0"

ZONING INFORMATION			
LOT:	141		
BLOCK:	23		
ZONE:	A-100 - CONVENTIONAL		
USE GROUP:	R-5 (1 OR 2 FAMILY DWELLING)		
CONSTRUCTION CLASSIFICATION:	5B		
	ZONING	EXISTING	PROPOSED
MINIMUM LOT SIZE:	6 ACRES	13.4 ACRES	N.C.
MINIMUM LOT WIDTH:	400'	665.16'	N.C.
MINIMUM LOT DEPTH:	250'	828'	N.C.
MIN. FRONT YARD SETBACK:	150'	379'	N.C.
MIN. SIDE YARD SETBACK:	100'	137'	N.C.
MIN. REAR YARD SETBACK:	150'	359'	N.C.
MAXIMUM HEIGHT:	35'	28'	N.C.
MAX. FLOOR AREA RATIO:	6%	2.708%	N.C.
MAX. IMPERVIOUS COVERAGE:	20%	6.999%	N.C.

- N/A INDICATES "NOT APPLICABLE" - N.C. INDICATES "NO CHANGE" - * INDICATES VARIANT CONDITION -

* ZONING OFFICER REQUIRES VARIANCES FOR:

150-14 (A)(9), ONLY ACCESSORY USES AND ACCESSORY BUILDINGS CUSTOMARILY INCIDENTAL TO THE PERMITTED PRINCIPAL USES AND LOCATED ON THE SAME LOT CAN BE PERMITTED.

150-14 (B)(1)(g), THE MINIMUM DISTANCE BETWEEN LOT LINES AND PLACES OF OUTDOOR ACTIVITY SUCH AS RECREATION AREAS AND AREAS OF ASSEMBLY IS 150 FEET.

150-33 (F), IN THE A-100 ZONE NO MORE THAN ONE PRINCIPAL STRUCTURE SHALL BE PERMITTED ON EACH LOT.

PROPERTY OWNERS REQUIRING NOTICE WITHIN 200 FEET

BLOCK	LOT	ADDRESS	OWNER
21	24	41 CRANBURY NECK ROAD	JACOBI, WILLIAM & LAURA 41 CRANBURY NECK ROAD CRANBURY, NJ, 08512
21	29	43 CRANBURY NECK ROAD	COFFEY, LINDA N & MARTIN J 43 CRANBURY NECK RD CRANBURY, NJ, 08512
21	32	45 CRANBURY NECK RD	DARMOFAL, CHRISTOPHER & COURTNEY 45 CRANBURY NECK RD CRANBURY, NJ, 08512
21	34	47 CRANBURY NECK RD	SINHA, SIDHARTH & LAL, RUCHI 47 CRANBURY NECK RD CRANBURY, NJ, 08512
21	35	49 CRANBURY NECK ROAD	BOUCKE, KONSTANTIN 49 CRANBURY NECK RD CRANBURY, NJ, 08512
21	61	51 CRANBURY NECK ROAD	MORIN-LUDIN, OMAR & EL-BADAWI, EMAN 51 CRANBURY NECK RD CRANBURY, NJ, 08512
23	11	153 PLAINSBORO ROAD	PATTERSON, DONALD C 153 PLAINSBORO ROAD CRANBURY, NJ, 08512
23	12.02	147 PLAINSBORO ROAD-REAR	CRANBURY TOWNSHIP 23-A NORTH MAIN STREET CRANBURY, NJ, 08512
23	97	50 CRANBURY NECK ROAD	EKR PROPERTIES LLC 50 CRANBURY NECK RD CRANBURY, NJ, 08512
23	106	42 CRANBURY NECK ROAD	REINHARDT, ROY K 42 CRANBURY NECK ROAD CRANBURY, NJ, 08512
23	120	40 CRANBURY NECK ROAD	HARVEY, THOMAS BIDDLE 40 CRANBURY NECK ROAD CRANBURY, NJ, 08512

UTILITIES AND COMPANIES REQUIRING NOTICE WITHIN 200 FEET

PSE&G	NEW JERSEY AMERICAN WATER PROPERTY MANAGER	MIDDLESEX COUNTY PLANNING BOARD
CORPORATE SECRETARY	1 WATER STREET CAMDEN, NJ 08102	LAND DEVELOPMENT REVIEW SECTION DIRECTOR OF PLANNING 75 BAYARD STREET NEW BRUNSWICK, NJ 08901
CRANBURY TWP. SEWER UTILITY	VERIZON	COMCAST CABLEVISION
C/O VAN CLEEF ENGINEERING ASSOC. 4 AAA DRIVE, SUITE 103 HAMILTON, NJ 08619	ONE VERIZON WAY BASKING RIDGE, NJ 07920	GENERAL MANAGER PO BOX 1140 HIGHTSTOWN, NJ 08520

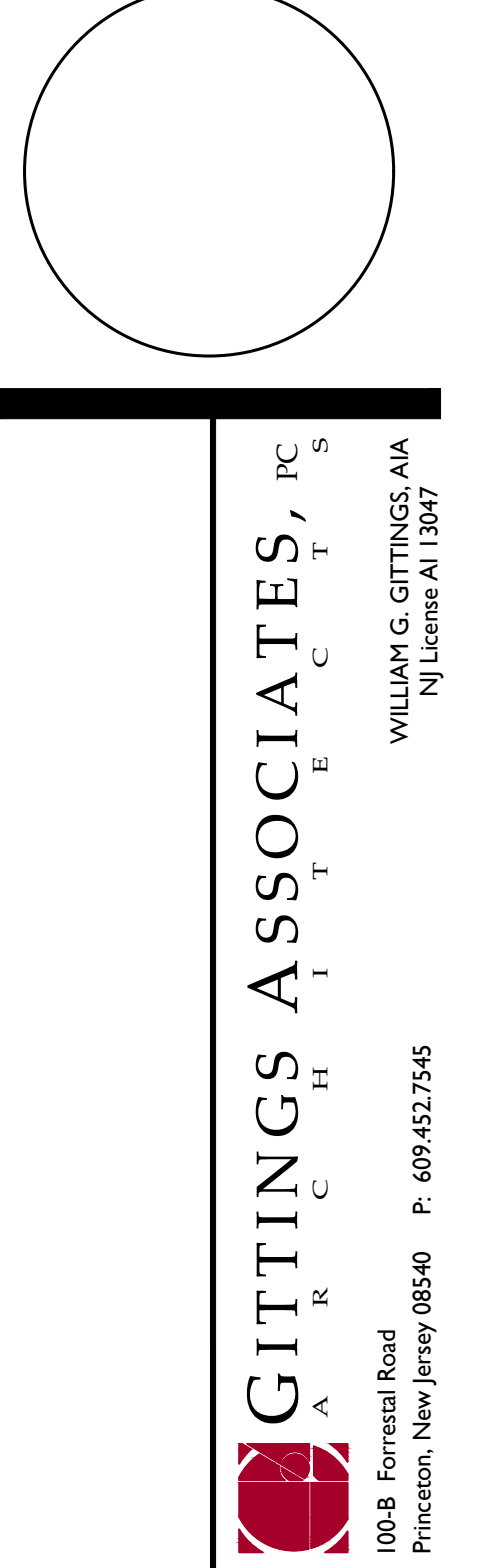
APPLICANT: JOHN REPKO
46 CRANBURY NECK ROAD
CRANBURY, NJ, 08512

ZONING BOARD OF ADJUSTMENT SIGNATURES:

CHAIR: _____ DATE: _____

ROBIN TOLLOU SECRETARY: _____ DATE: _____

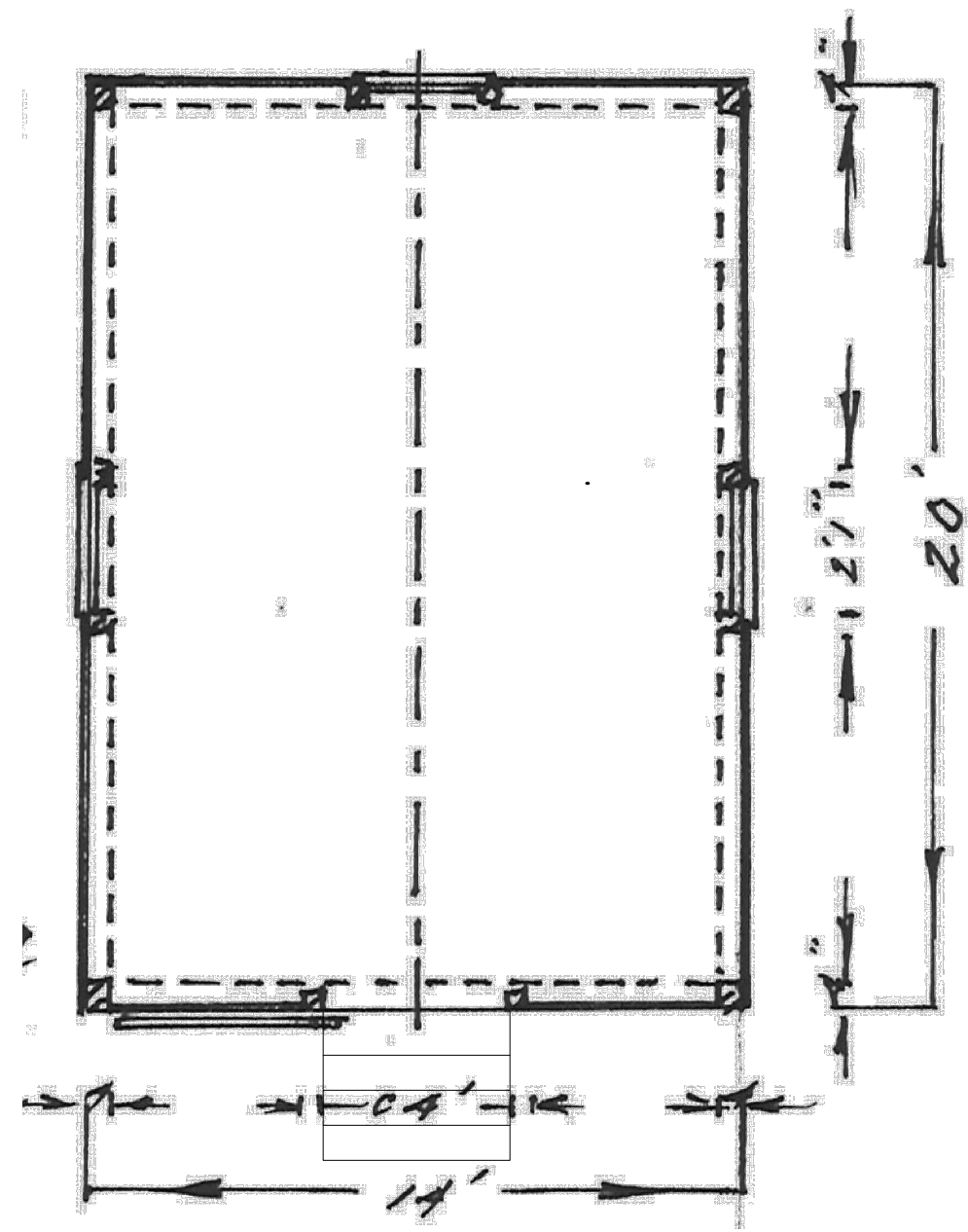
DAVID J. HODER, PE, PP, CME MUNICIPAL ENGINEER: _____ DATE: _____



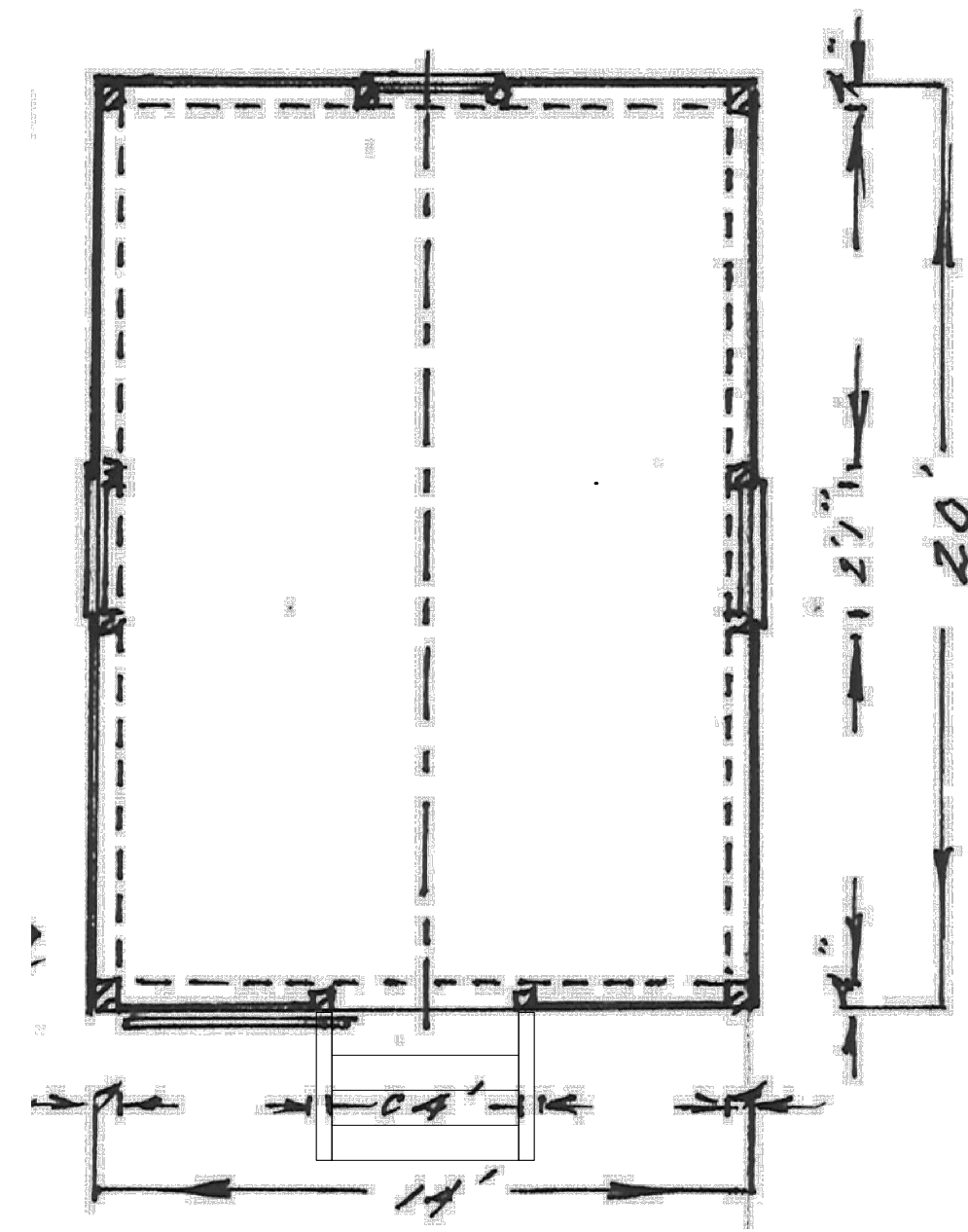
GITTINGS ASSOCIATES, PC
WILLIAM G. GITTINGS, AIA
NJ License A113047
100-B Forrestal Road
Princeton, New Jersey 08540 P: 609.452.7454

REPKO BARN
46 CRANBURY NECK ROAD
CRANBURY, NEW JERSEY 08512

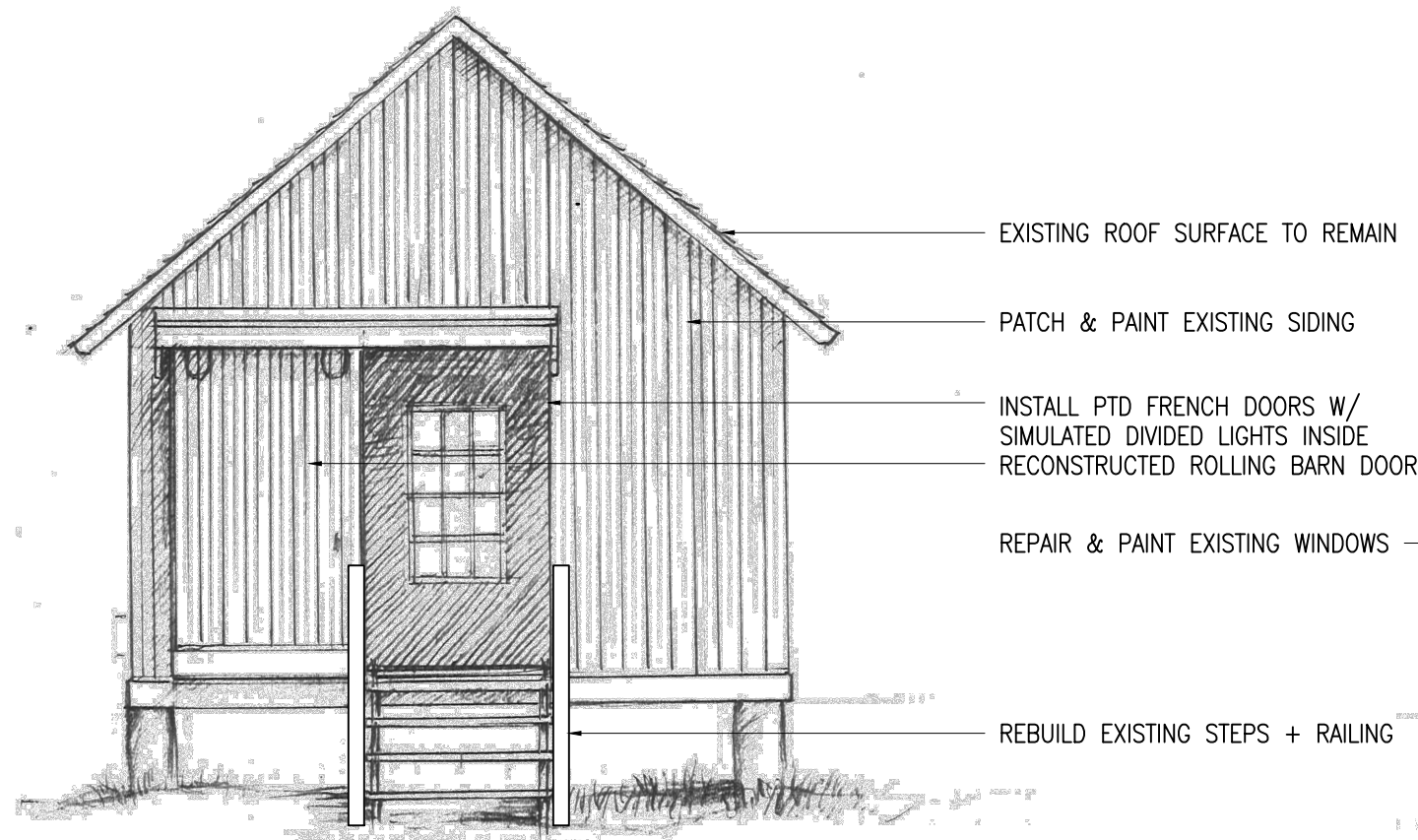
REVISION - DATE AND DESCRIPTION



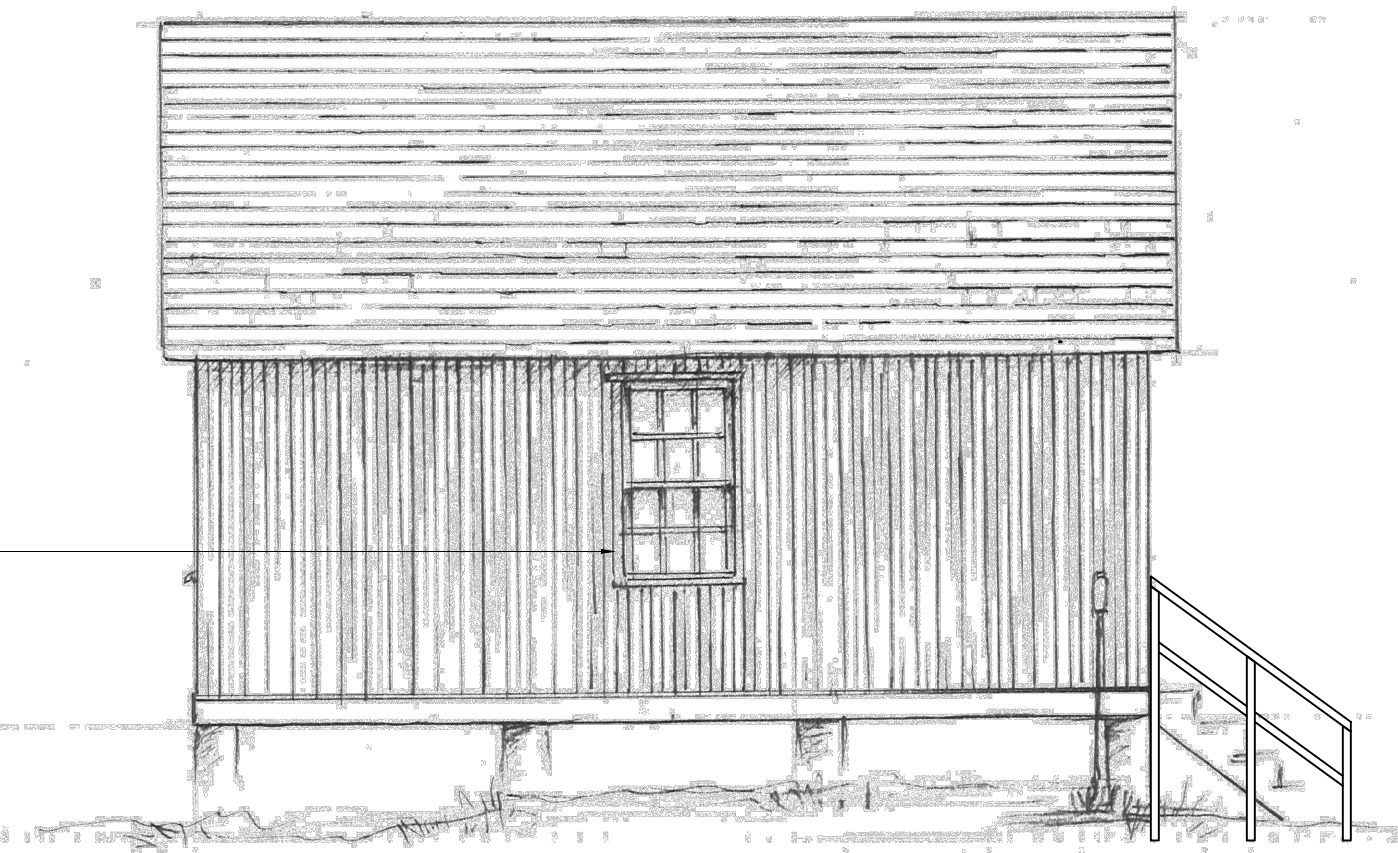
1 PLAN (EXISTING)
SCALE: 1/4" = 1'-0"



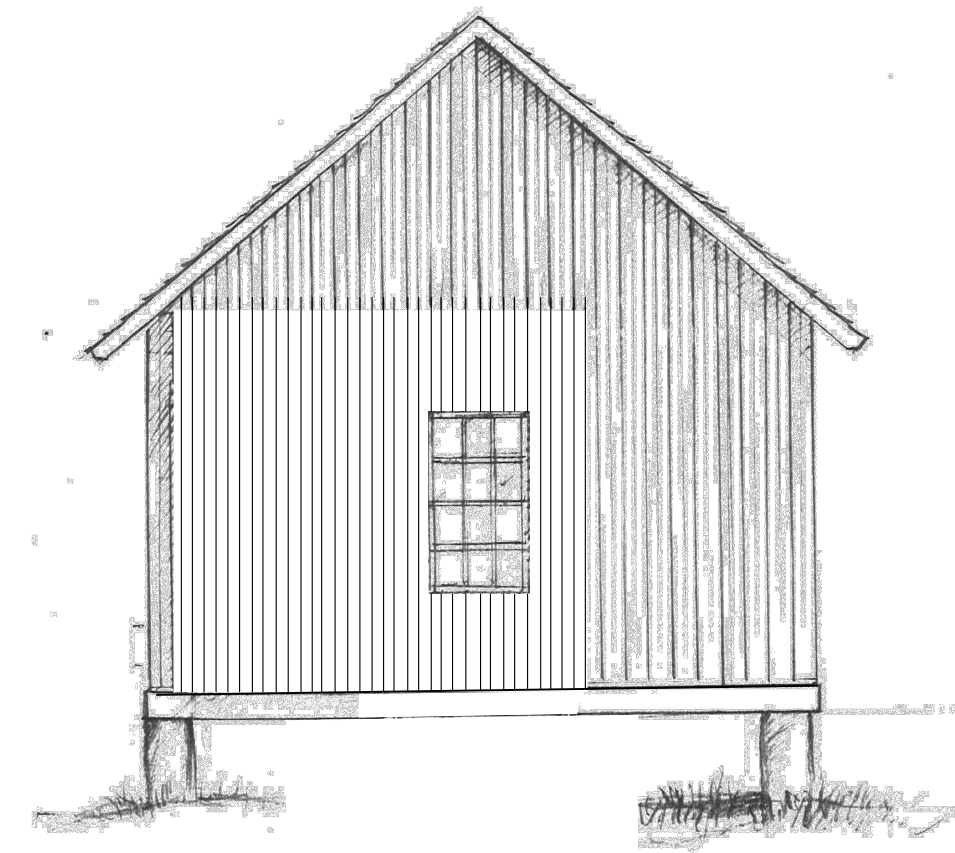
2 PLAN (PROPOSED) - 286 SQ FT.
SCALE: 1/4" = 1'-0"



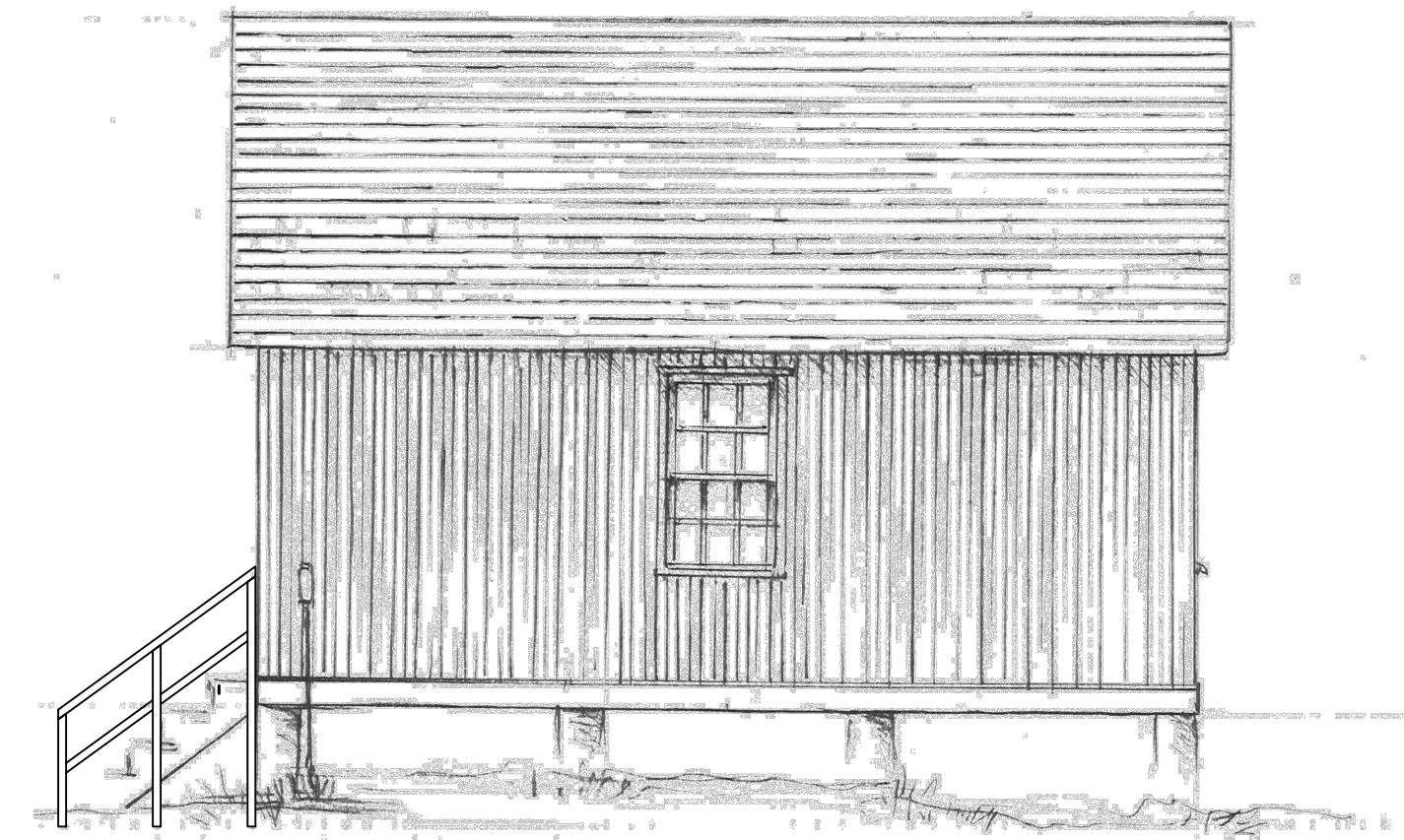
3 SOUTH FACADE ELEVATION (PROPOSED)
SCALE: 1/4" = 1'-0"



4 WEST FACADE ELEVATION (PROPOSED)
SCALE: 1/4" = 1'-0"



5 NORTH FACADE ELEVATION (PROPOSED)
SCALE: 1/4" = 1'-0"



6 EAST FACADE ELEVATION (PROPOSED)
SCALE: 1/4" = 1'-0"



7 SOUTH FACADE (EXISTING)
SCALE: N.T.S.



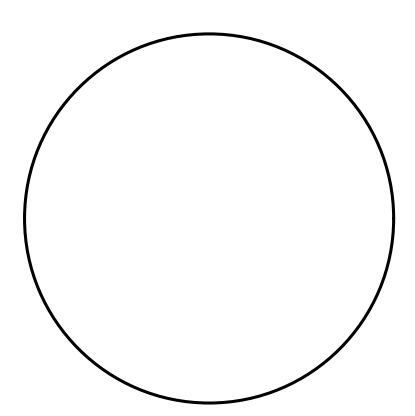
8 WEST FACADE (EXISTING)
SCALE: N.T.S.



9 NORTH FACADE (EXISTING)
SCALE: N.T.S.



10 EAST FACADE (EXISTING)
SCALE: N.T.S.



GITTINGS ASSOCIATES, P.C.
A R C H I T E C T S
WILLIAM G. GITTINGS, AIA
NJ License AI 13047
100-B Forrestal Road
Princeton, New Jersey 08540 P. 609.452.7445

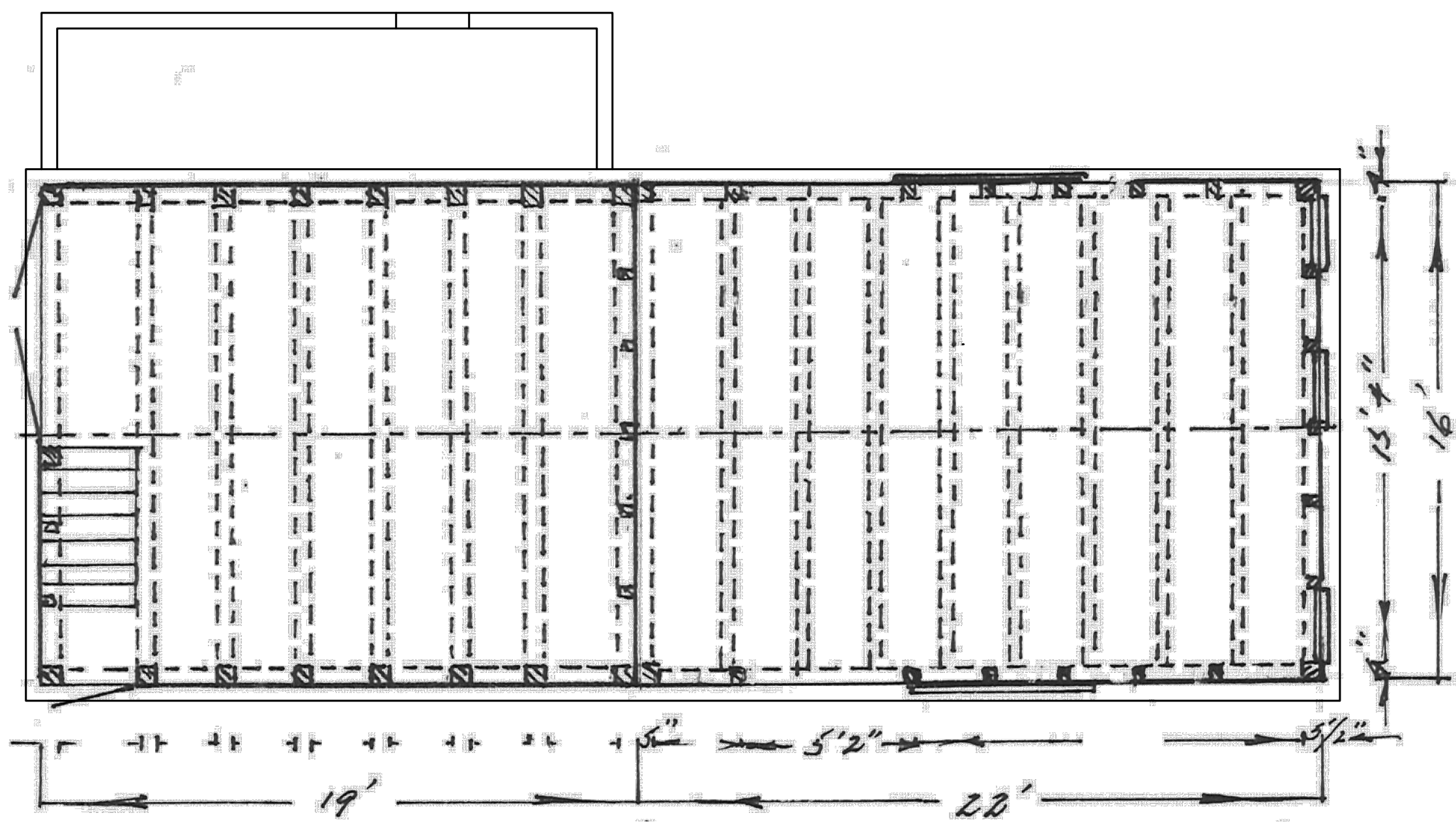
REPKO BARN
46 CRANBURY NECK ROAD
CRANBURY, NEW JERSEY 08512

REVISION - DATE AND DESCRIPTION

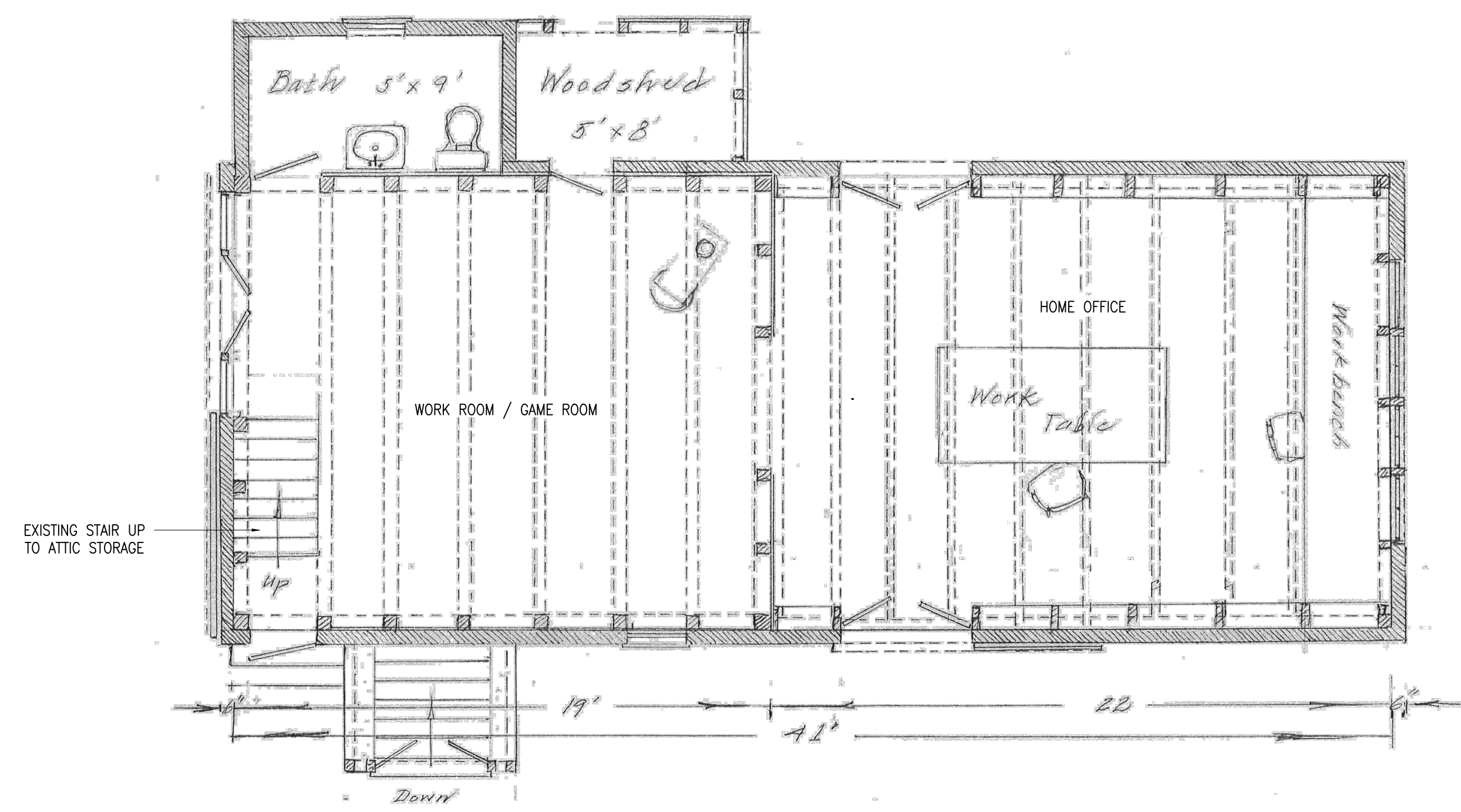
BARN 1

Project No: 2225
Date: 06-23-23

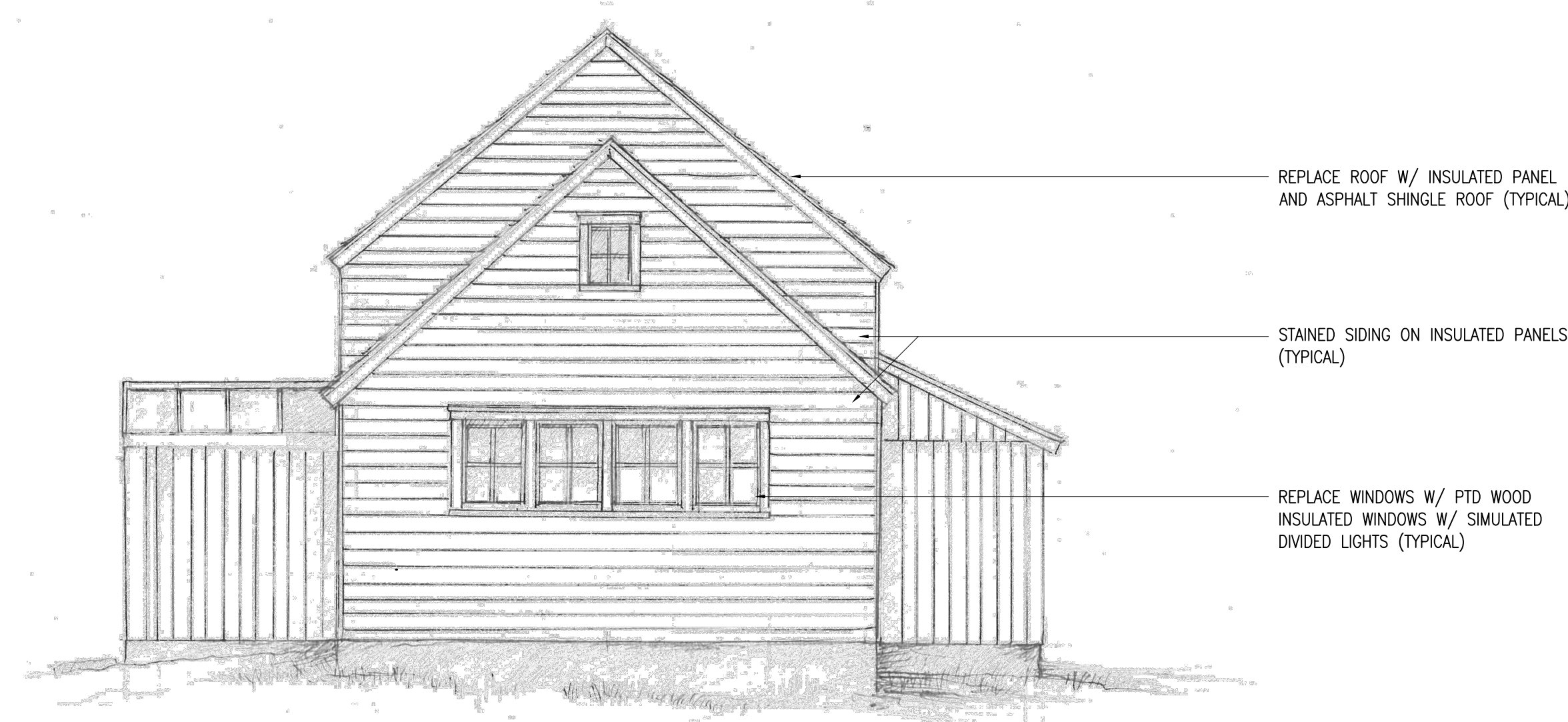
A-1
Sheet Number



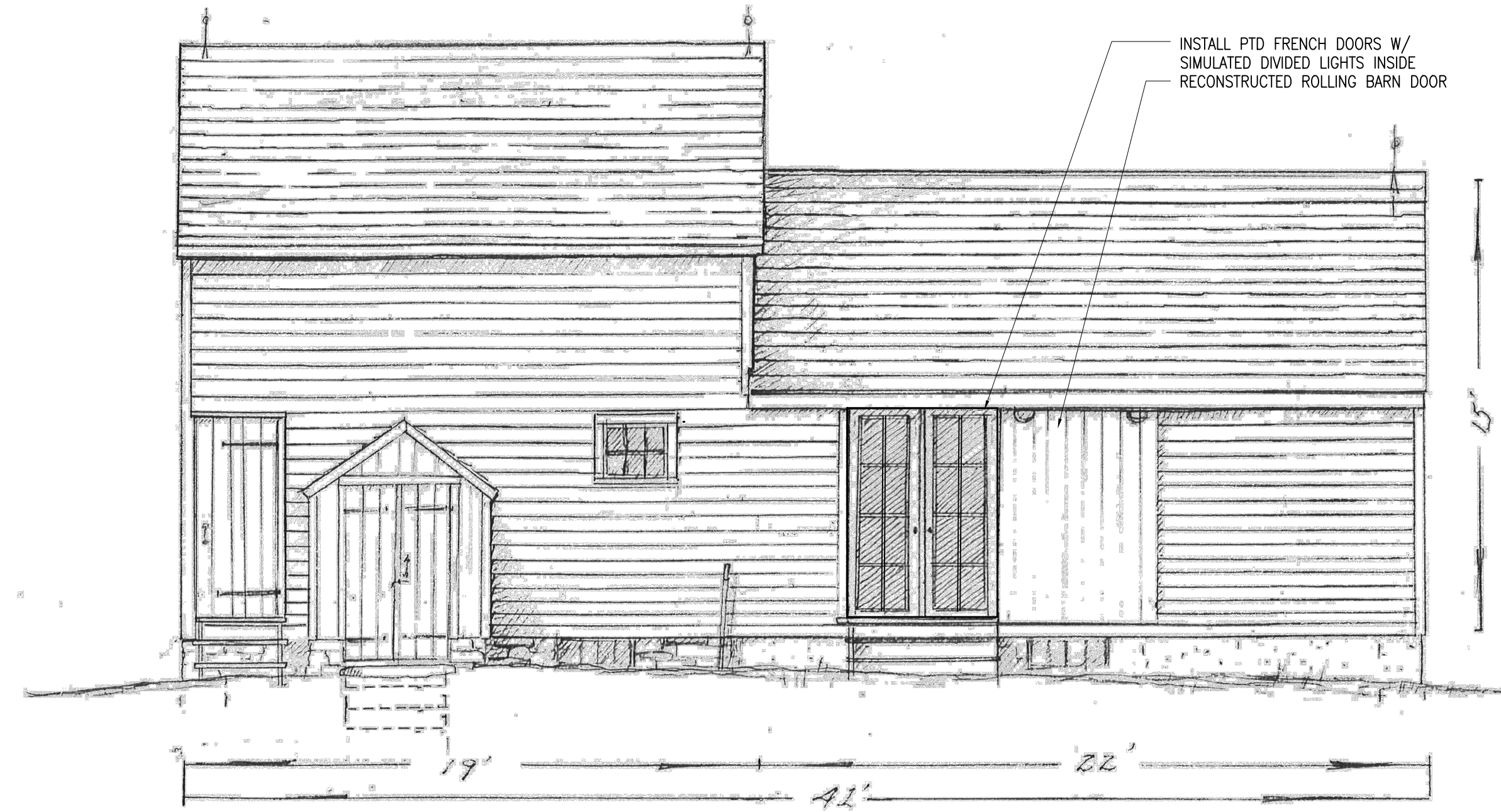
1 PLAN (EXISTING)
SCALE: 1/4" = 1'-0"



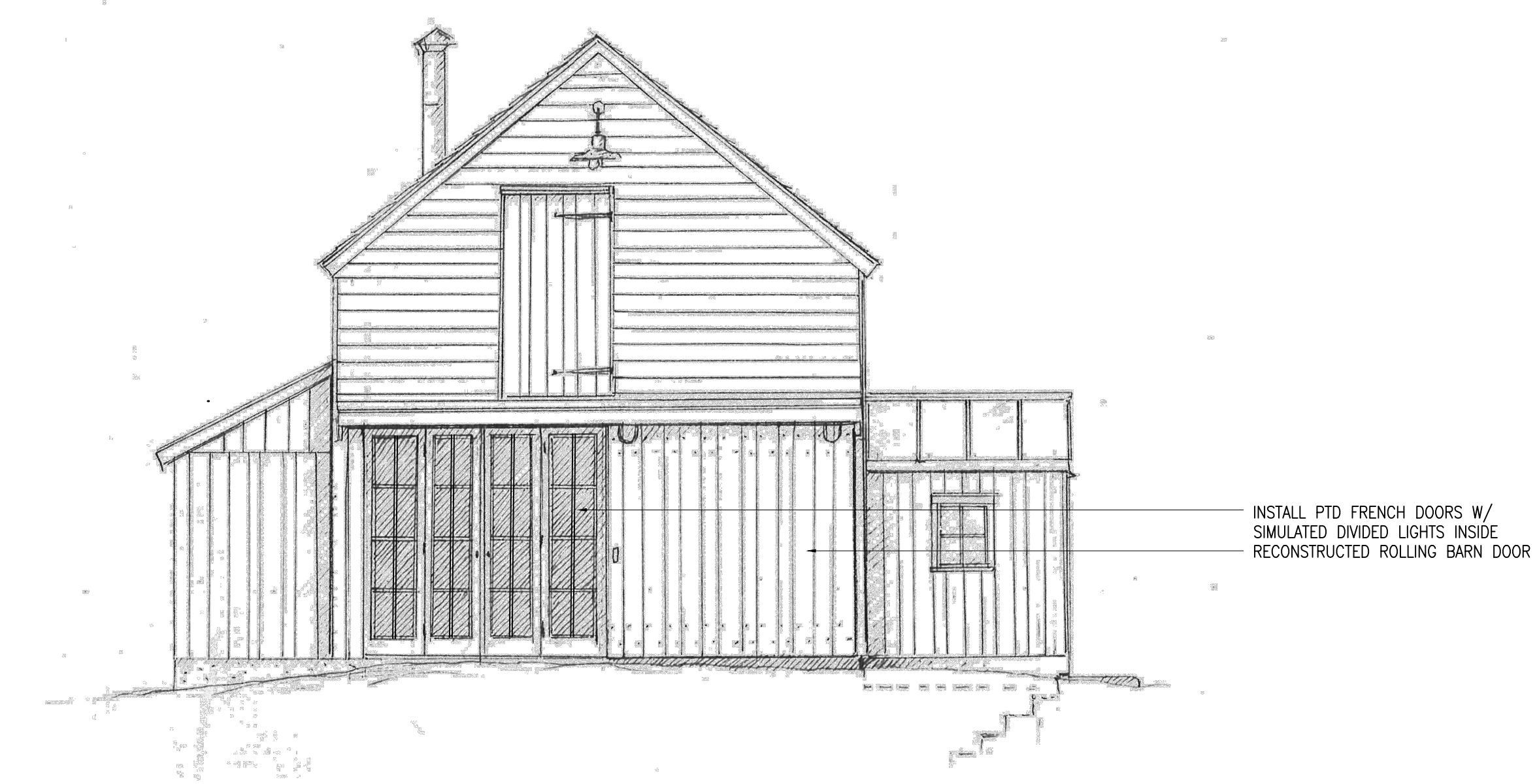
2 PLAN (PROPOSED HOME OFFICE / STUDY / WORKSHOP) - 778 SQ FT.
SCALE: 1/4" = 1'-0"



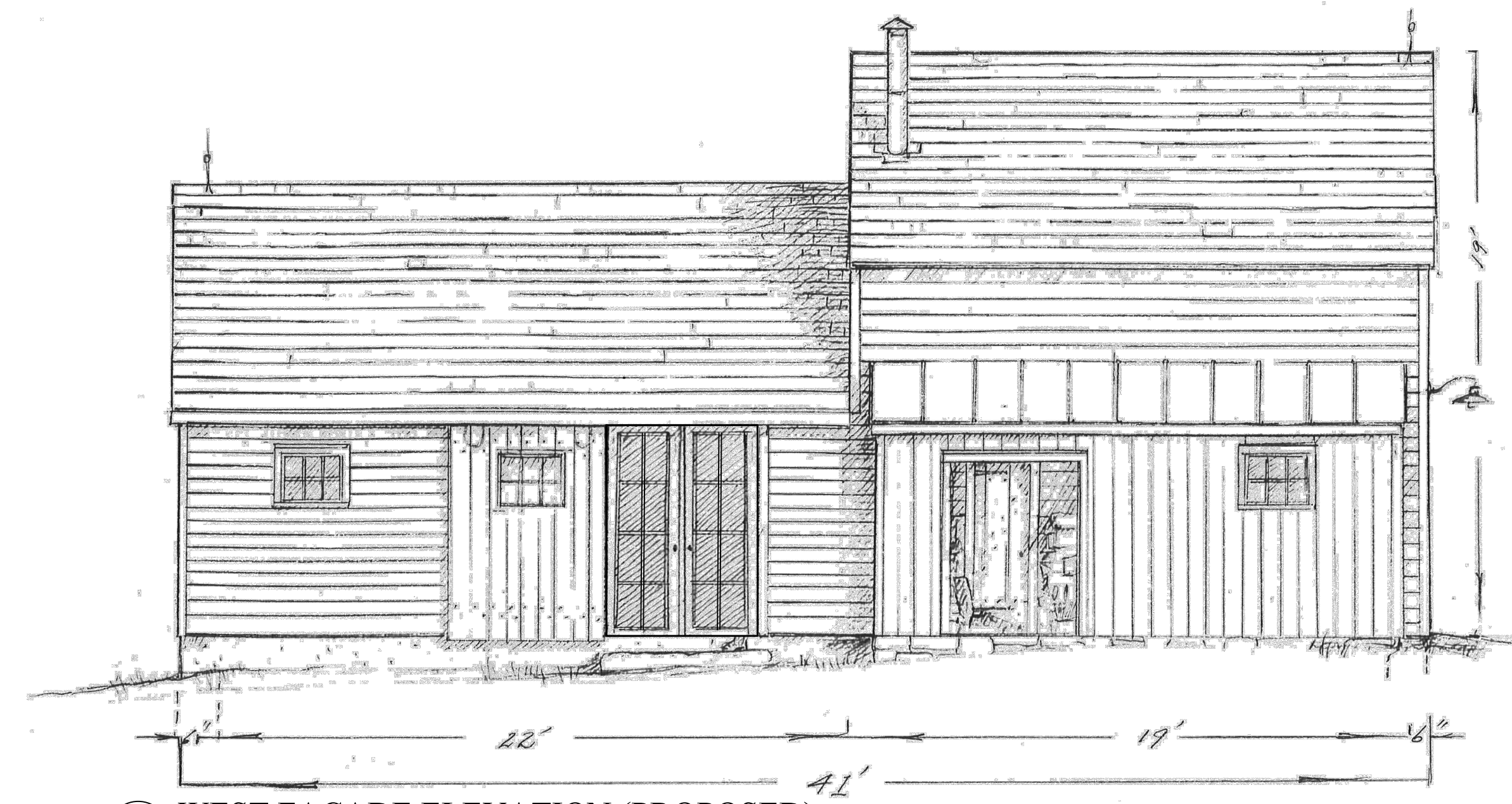
3 NORTH FACADE ELEVATION (PROPOSED)
SCALE: 1/4" = 1'-0"



4 EAST FACADE ELEVATION (PROPOSED)
SCALE: 1/4" = 1'-0"



5 SOUTH FACADE ELEVATION (PROPOSED)
SCALE: 1/4" = 1'-0"



6 WEST FACADE ELEVATION (PROPOSED)
SCALE: 1/4" = 1'-0"



7 NORTH FACADE (EXISTING)
SCALE: N.T.S.



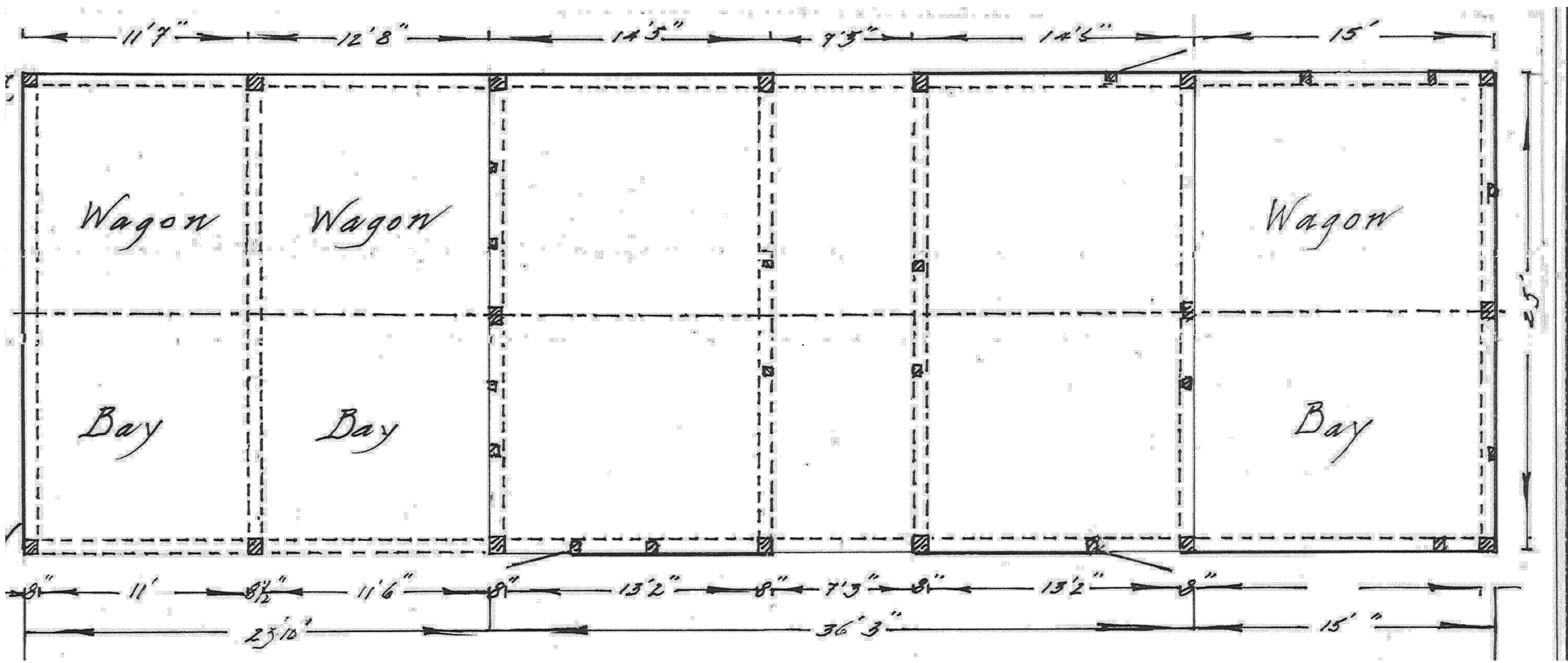
8 EAST FACADE (EXISTING)
SCALE: N.T.S.



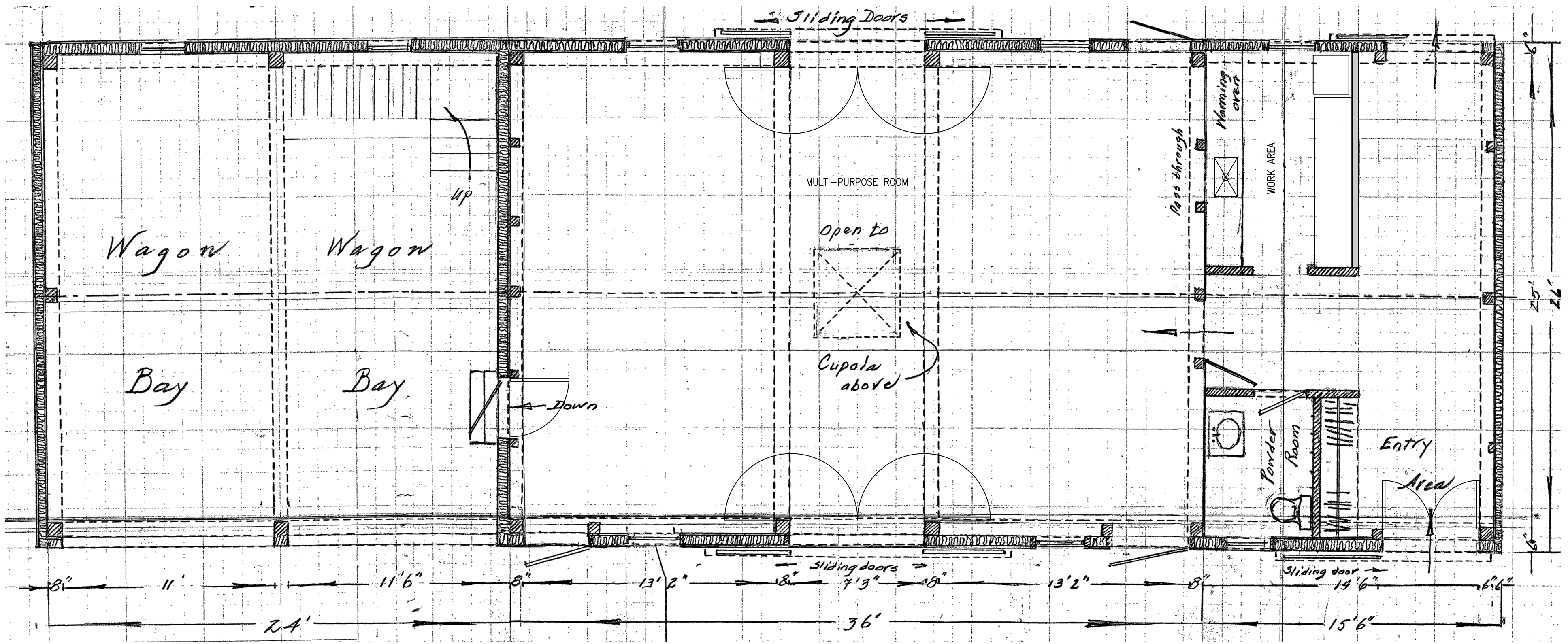
9 SOUTH FACADE (EXISTING)
SCALE: N.T.S.



10 WEST FACADE (EXISTING)
SCALE: N.T.S.



1 PLAN (EXISTING)
SCALE: 1/4" = 1'-0"



2 PLAN (PROPOSED) - 1926 SQ FT.
SCALE: 1/4" = 1'-0"



3 NORTH FACADE (EXISTING)
SCALE: N.T.S.



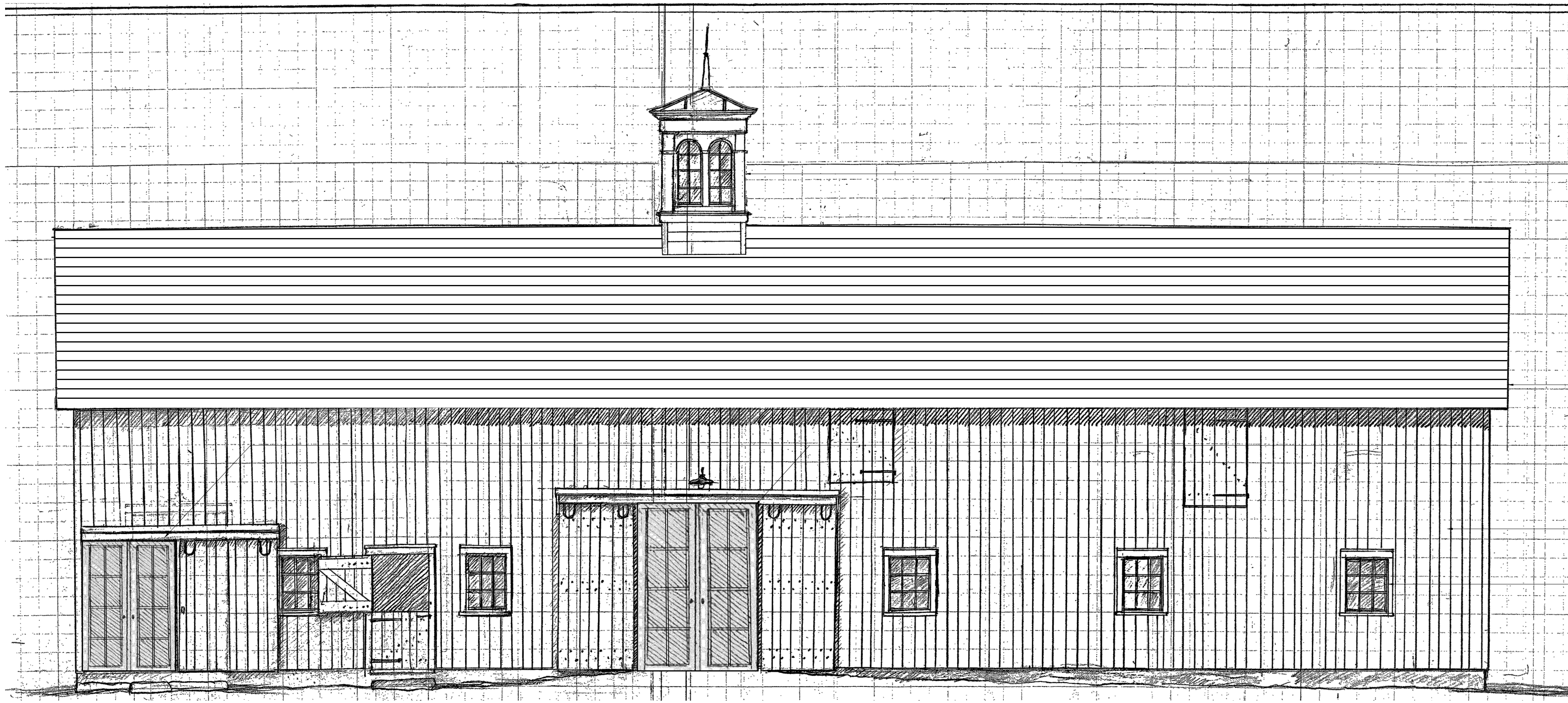
4 EAST FACADE (EXISTING)
SCALE: N.T.S.



5 SOUTH FACADE (EXISTING)
SCALE: N.T.S.

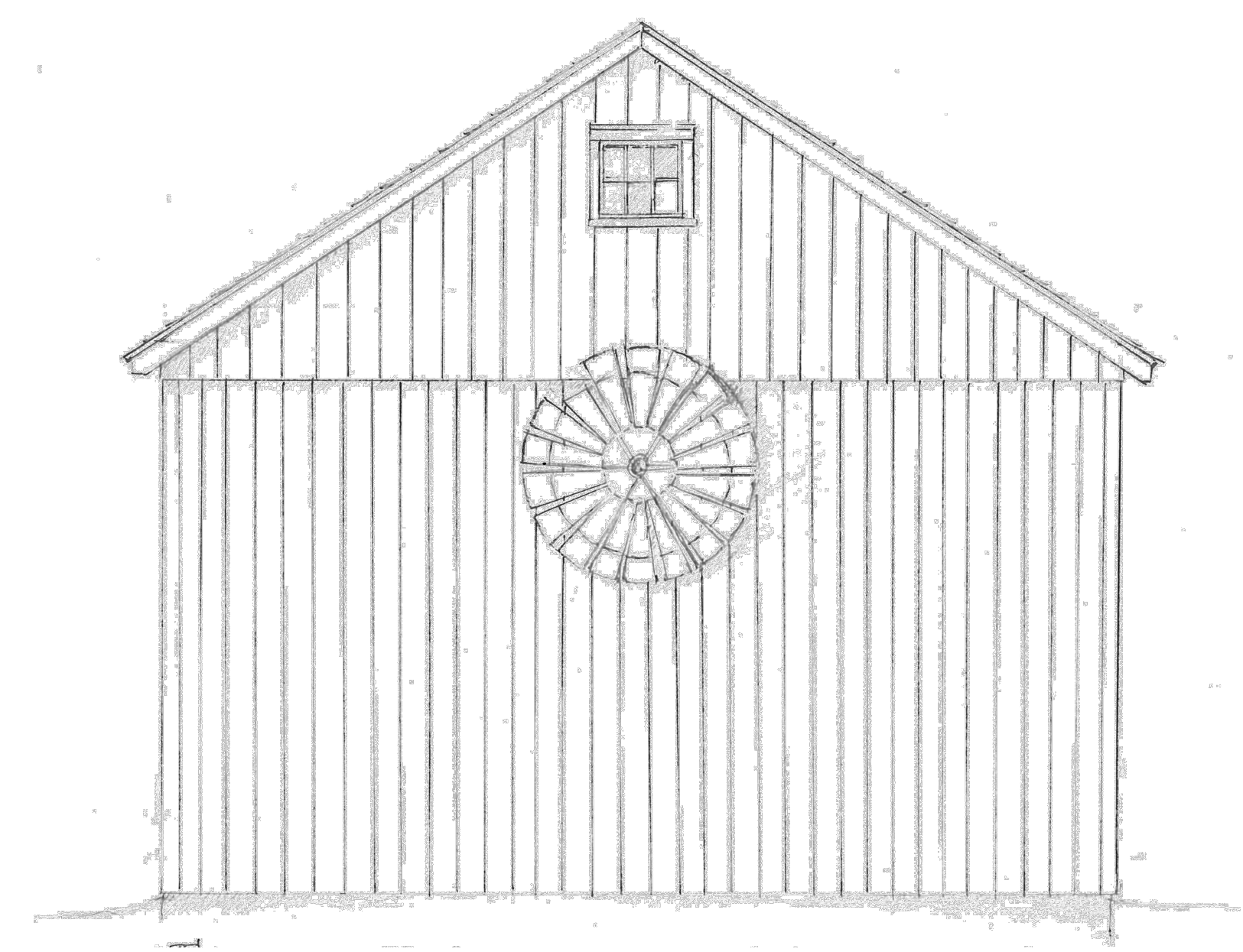


6 WEST FACADE (EXISTING)
SCALE: N.T.S.

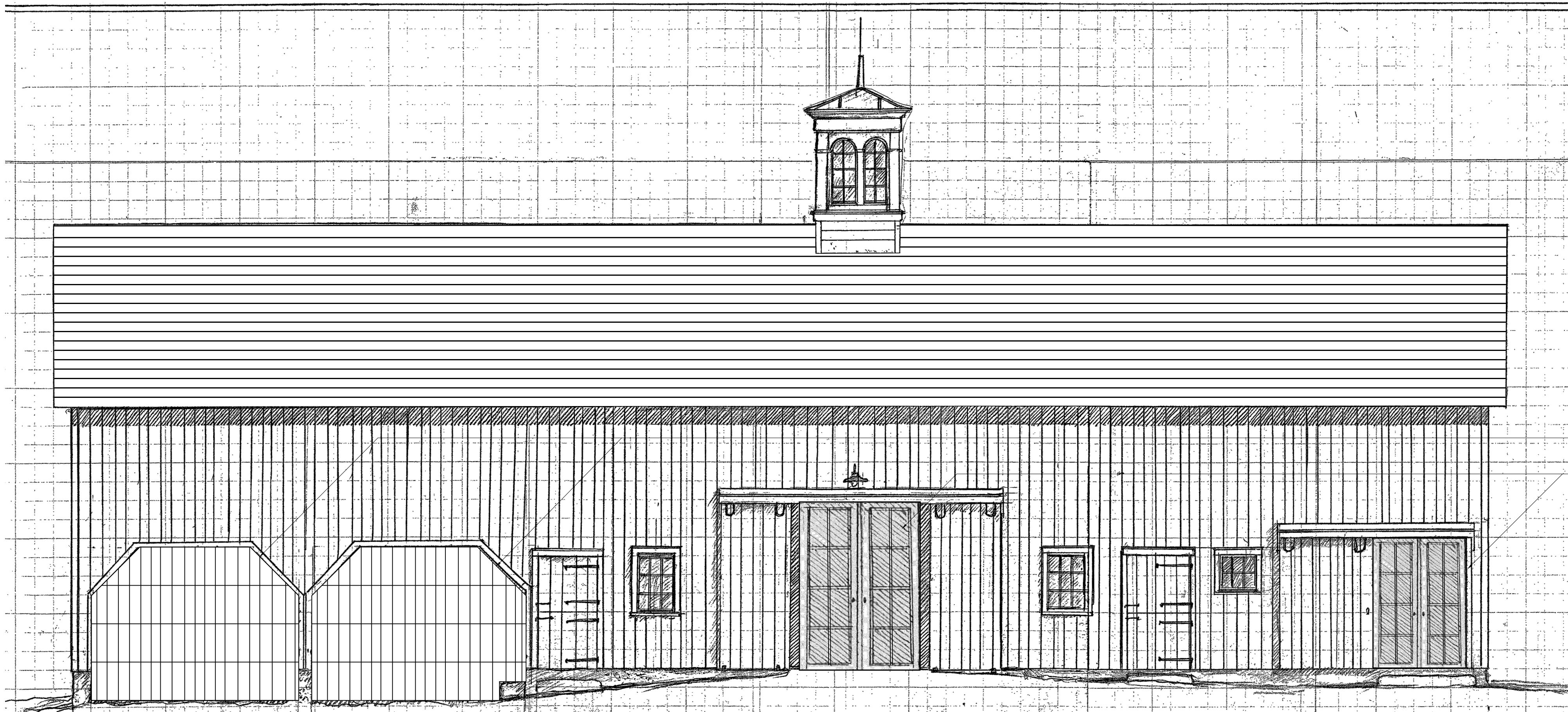


1 NORTH FACADE ELEVATION (PROPOSED)
SCALE: 1/4" = 1'-0"

- SALVAGE EXISTING CUPOLA
- REPLACE ROOF W/ INSULATED PANEL AND ASPHALT SHINGLE ROOF (TYPICAL)
- INSTALL PTD FRENCH DOORS W/ SIMULATED DIVIDED LIGHTS INSIDE RECONSTRUCTED ROLLING BARN DOOR (TYPICAL)
- STAINED SIDING ON INSULATED PANEL (TYPICAL)
- REPLACE WINDOWS W/ PTD WOOD INSULATED WINDOWS W/ SIMULATED DIVIDED LIGHTS. (TYPICAL)

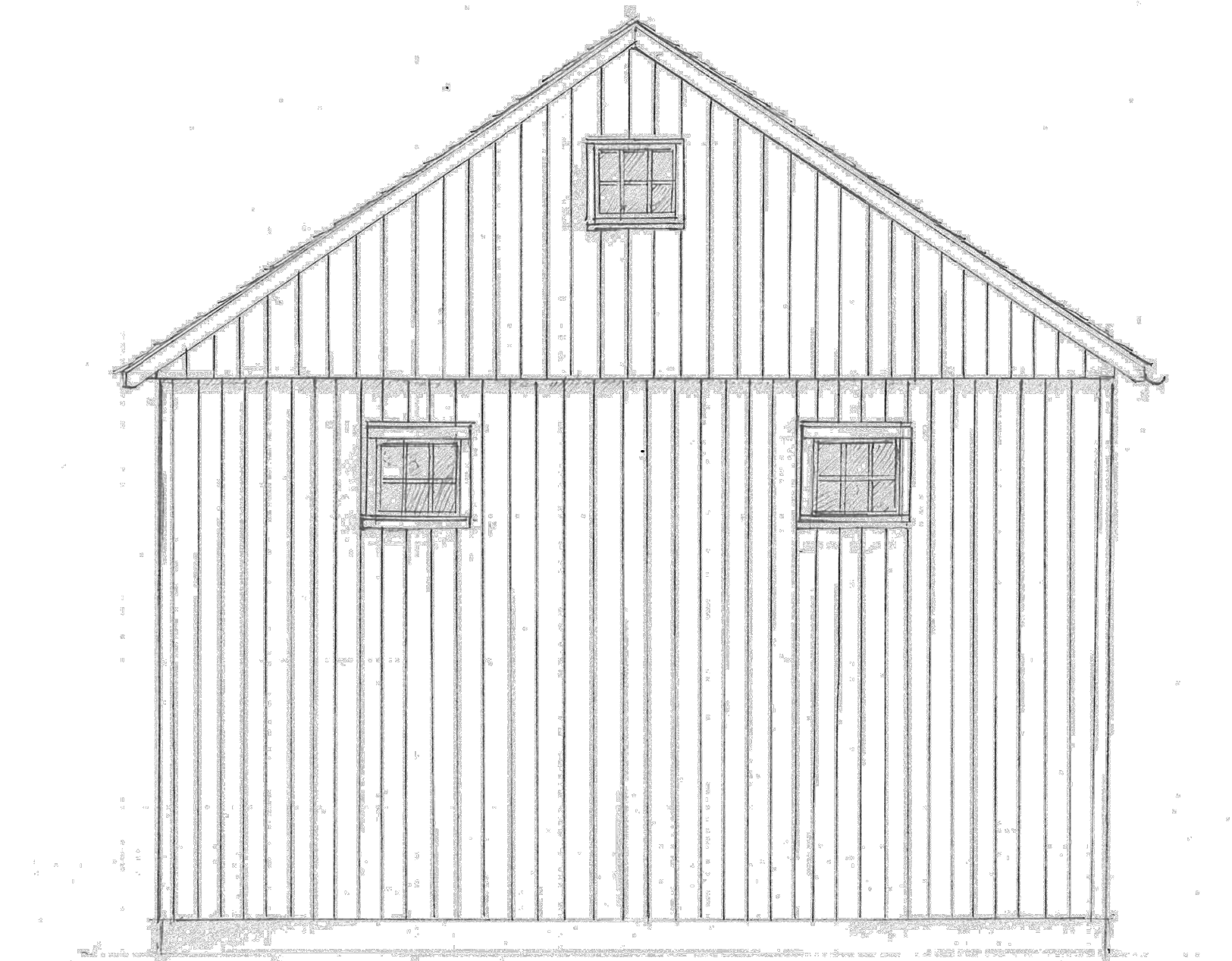


2 EAST FACADE ELEVATION (PROPOSED)
SCALE: 1/4" = 1'-0"

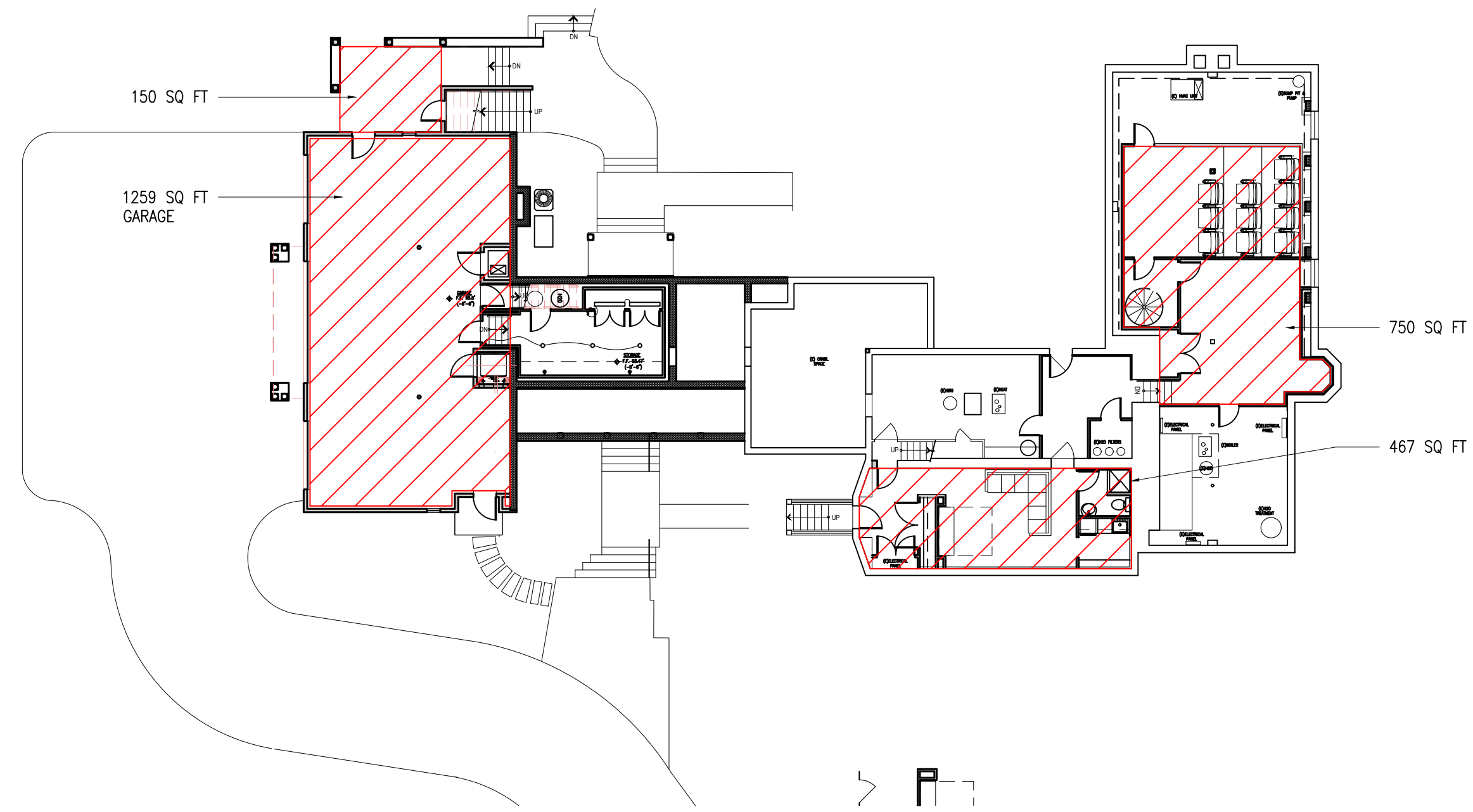


3 SOUTH FACADE ELEVATION (PROPOSED)
SCALE: 1/4" = 1'-0"

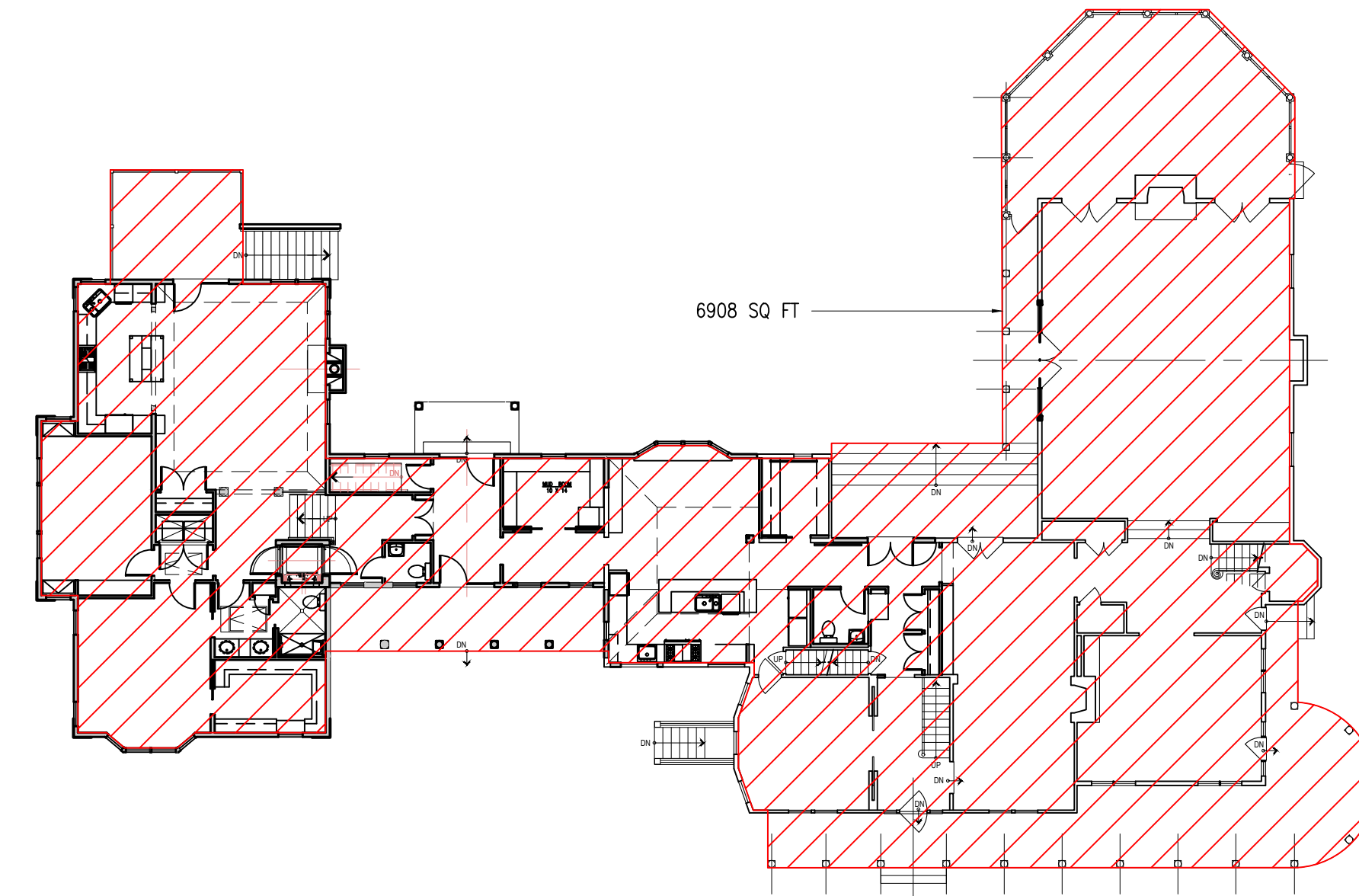
- INSTALL OVERHEAD DOOR. MATCH TO EXISTING SIDING.
- INSTALL PTD FRENCH DOORS W/ SIMULATED DIVIDED LIGHTS INSIDE RECONSTRUCTED ROLLING BARN DOOR (TYPICAL)



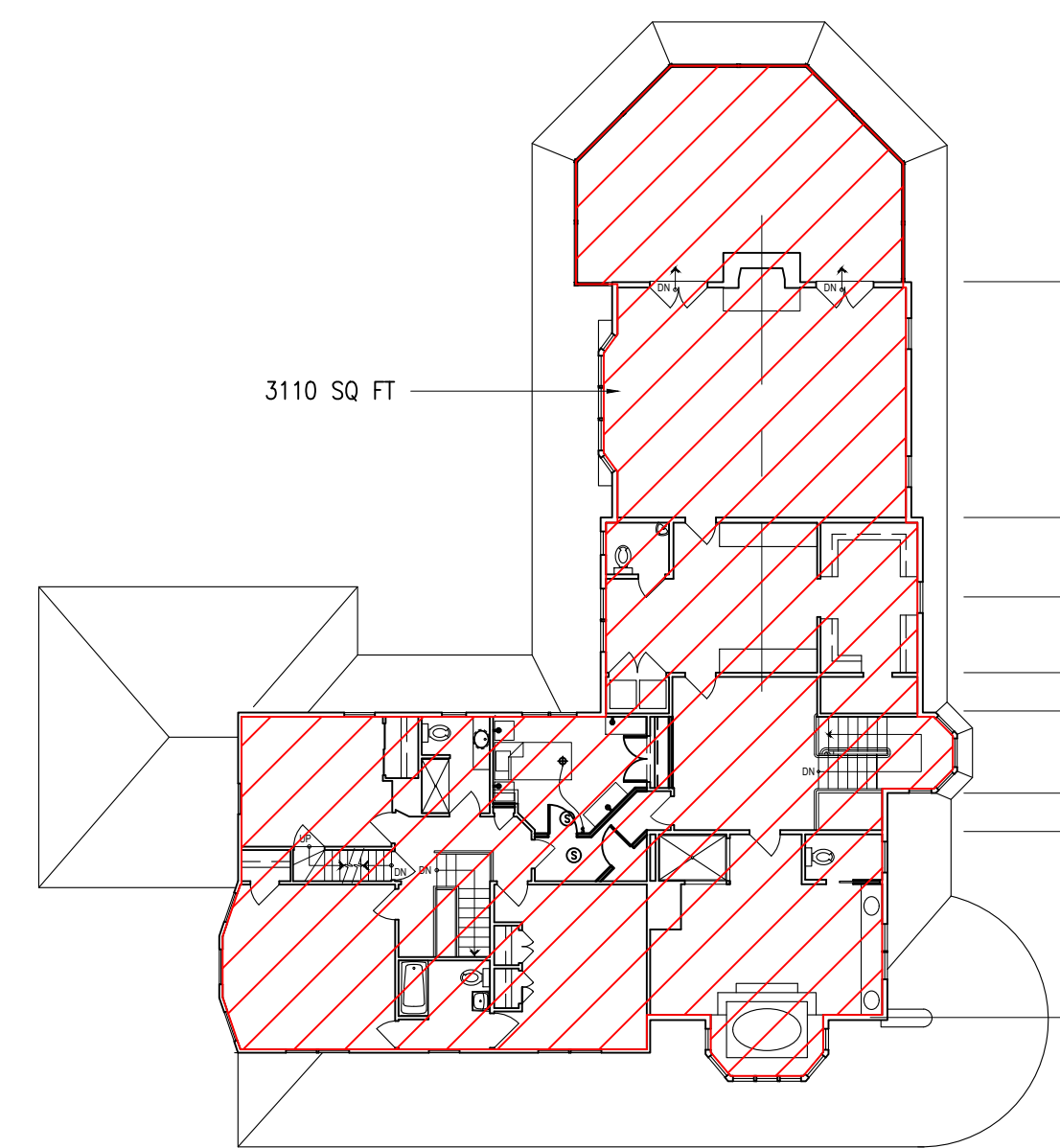
4 WEST FACADE ELEVATION (PROPOSED)
SCALE: 1/4" = 1'-0"



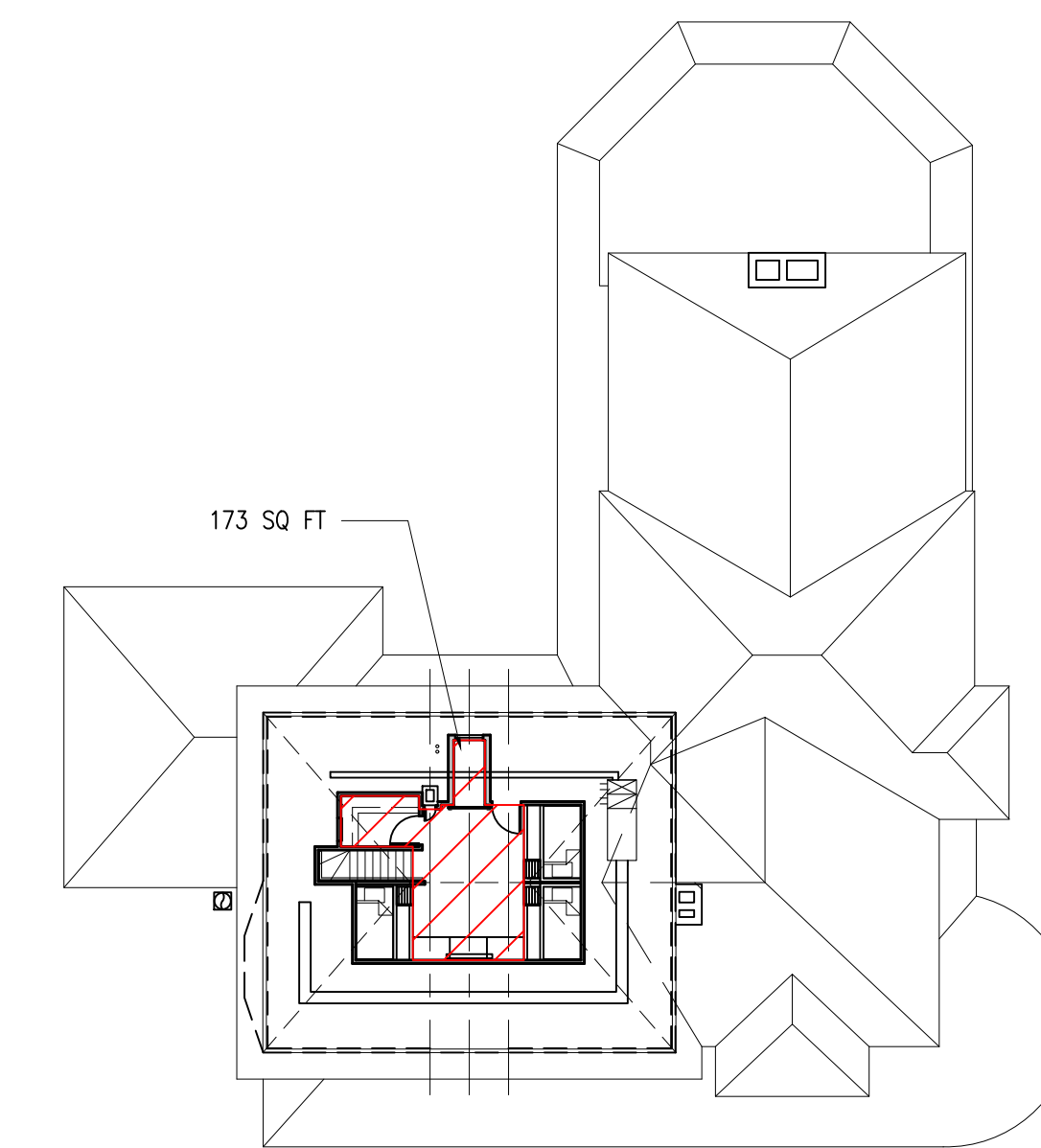
1 BASEMENT PLAN
SCALE: 1/16" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



3 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



4 ATTIC PLAN
SCALE: 1/16" = 1'-0"