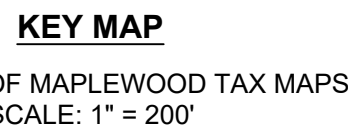
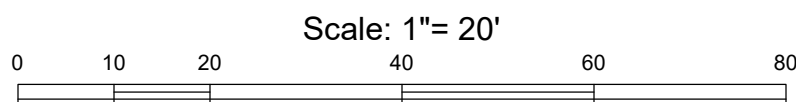


Proposed Lot 202.02 (Interior lot)			
	Required for R-1-7 Zone	Proposed/ Permitted	Comments
MINIMUM			
Lot Area	7000 SF	5374	VARIANCE
Lot Width	70.00'	60.00'	VARIANCE
Lot Depth	NR	90.44'	
Front Yard	25.2'	25.2'	
Side Yard Each - Left	9'	9.00'	
Side Yard Each - Right	9'	9.00'	
Side Yard Combined (%Lot Width)	30% 21.00'	30.0% 18.00'	
Rear Yard (ft.)	25'	27.42'	
Rear Yard (%Lot Depth.)	25% 22.61'	30.3% 27.42'	Controls
MAXIMUM			
Building Coverage	30% 1612 SF	26.2% 1408 SF	
Lot Coverage	45% 2418 SF	40% 2145 SF	
Front Yard Coverage	25% 372.75 SF	24% 351.00 SF	
Front Façade Width	75% or 40.0' 40'	1% 37.00'	
Curb Cut (Percentage of Lot Width)	20% 12.00'	20% 12.00'	

588 Valley Street
Maplewood, NJ



APPLICANT:
21 STERLING LLC
014 16TH AVE., SUITE 141
BROOKLYN, N.Y. 11204
PHONE: 347-370-2056

588 VALLEY STREET
TAX LOT 202, BLOCK 23-3

C A S E Y &



LICENSED PROFESSIONAL
CIVIL ENGINEER
LAND SURVEYOR
PLANNERS

973-379-3280 Fax:973-379-7993

PRELIMINARY DATE: 08-06-2025
New Jersey Professional Engineer/Land Surveyor No. 30084
New Jersey Professional Planner No. 03503

PRELIMINARY
New Jersey Professional Engineer/Land Surveyor No. _____
New Jersey Professional Planner No. 03503

PLANNING BOARD APPROVALS

THIS MINOR SUBDIVISION IS HEREBY APPROVED BY THE PLANNING BOARD
OF THE TOWNSHIP OF MAPLEWOOD, ESSEX COUNTY, NEW JERSEY.

DATE _____ CHAIRMAN _____

THIS MINOR SUBDIVISION HAS BEEN REVIEWED AND IS HEREBY APPROVED _____

REVISIONS
