

**QU ZONING PERMIT APPLICATION
AND DETERMINATION
BOROUGH OF WATCHUNG
15 MOUNTAIN BLVD. WATCHUNG, NJ 07069**

APPLICANT: WATCHUNG BOROUGHS
 ADDRESS: 15 MOUNTAIN BLVD, WATCHUNG, NJ 07069
 BLOCK: 76.01 LOT: 901+902 PHONE: 732-261-7934 T. HERITS, BORO ENGINEER

ZONE: QU	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
LOT DEPTH	300'	780' ±	780'	
LOT AREA	100,000 sq. ft.	305,000 sq. ft. ±	305,000 sq. ft.	
LOT WIDTH	200'	330'	330'	
LOT FRONTAGE	200'	330'	330'	
FRONT YARD SETBACK	-		50'	
REAR YARD SETBACK	-		695' ±	
SIDE YARD SETBACK	-		15' / 225'	
TOTAL SIDE YARDS	-		300'	
ACCESSORY SIDE YARD	-			
TOTAL ACCESSORY SIDE YARD	-			
ACCESSORY REAR YARD	-			
BUILDING HEIGHT	-			
ACCESSORY BUILDING HEIGHT	-			
BUILDING COVERAGE (%)	20%	N/A	N/A	
+				
HABITABLE SQUARE FOOTAGE	5,000 sq. ft.	N/A	N/A	
IMPERVIOUS LOT COVERAGE (%)	40%	N/A	N/A	

All of the above information must be completed along with a survey plan drawn to scale showing the proposed building(s), structures, and surfaces in their exact location to the property and street lines. A written statement by a Civil Engineer or licensed land Surveyor to the effect that the line of the bounding street or streets has been accurately located and staked on the ground must be submitted as well, in support of this application. The survey must currently reflect the lot improvements.

Approved Denied Board of Adjustment Planning Board 150'

PAID: _____ AMOUNT: _____ DATE: _____ CHECK # _____ CASH _____

REASONS: 28-507 C 2 (a) (towers must be setback to a distance equal to 120% of the tower height from any adjoining lot line. Not a permitted use in zone (28-411 A+B) height (28-411 C 3)

CAROLYN TAYLOR- ZONING OFFICER

DATE

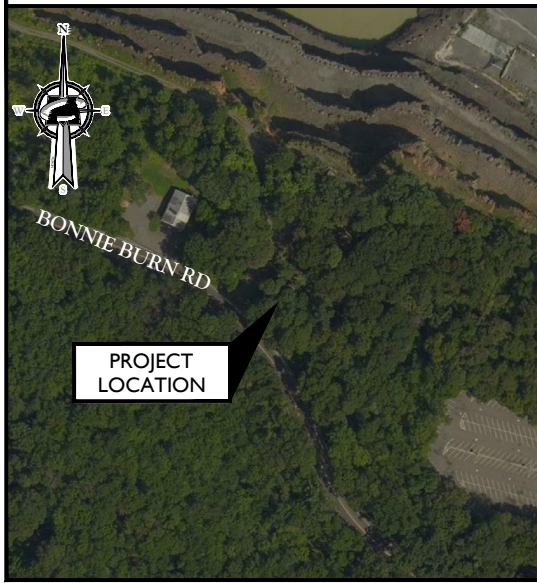
LAST UPDATED 5/31/19

Carolyn Taylor

7/2/19

* RELOCATION OF EX. ANTENNA TO NEW LOCATION, NEW 150' ANTENNA & 25' X 25' COMPOUND

VICINITY MAP



PROJECT NOTES

1. SITE INFORMATION OBTAINED FROM THE FOLLOWING:
 - A. LIMITED FIELD OBSERVATIONS BY MASER CONSULTING P.A. ON 04/05/19.
 - B. TAX MAP ENTITLED "ASSESSMENT MAP" PREPARED BY STATE TAX DEPARTMENT DATED ON 02/03/1940.
2. EXHIBIT "A" AS SUBMITTED IS A CONCEPTUAL REPRESENTATION OF THE LEASE AGREEMENT ONLY. FINAL CONSTRUCTION DRAWINGS MAY VARY TO COMPLY WITH APPLICABLE BUILDING CODES AND ZONING APPROVALS AND WILL SUPERSEDE EXHIBIT "A".
3. THE LOCATION OF LESSEE'S PROPOSED UTILITIES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE RESPECTIVE UTILITY COMPANIES AND MAY NEED TO BE RELOCATED.
4. THE LOCATION OF THE EXISTING PROPERTY LINES WILL BE VERIFIED AT THE TIME OF THE SURVEY.

PROJECT INFORMATION

SITE INFORMATION

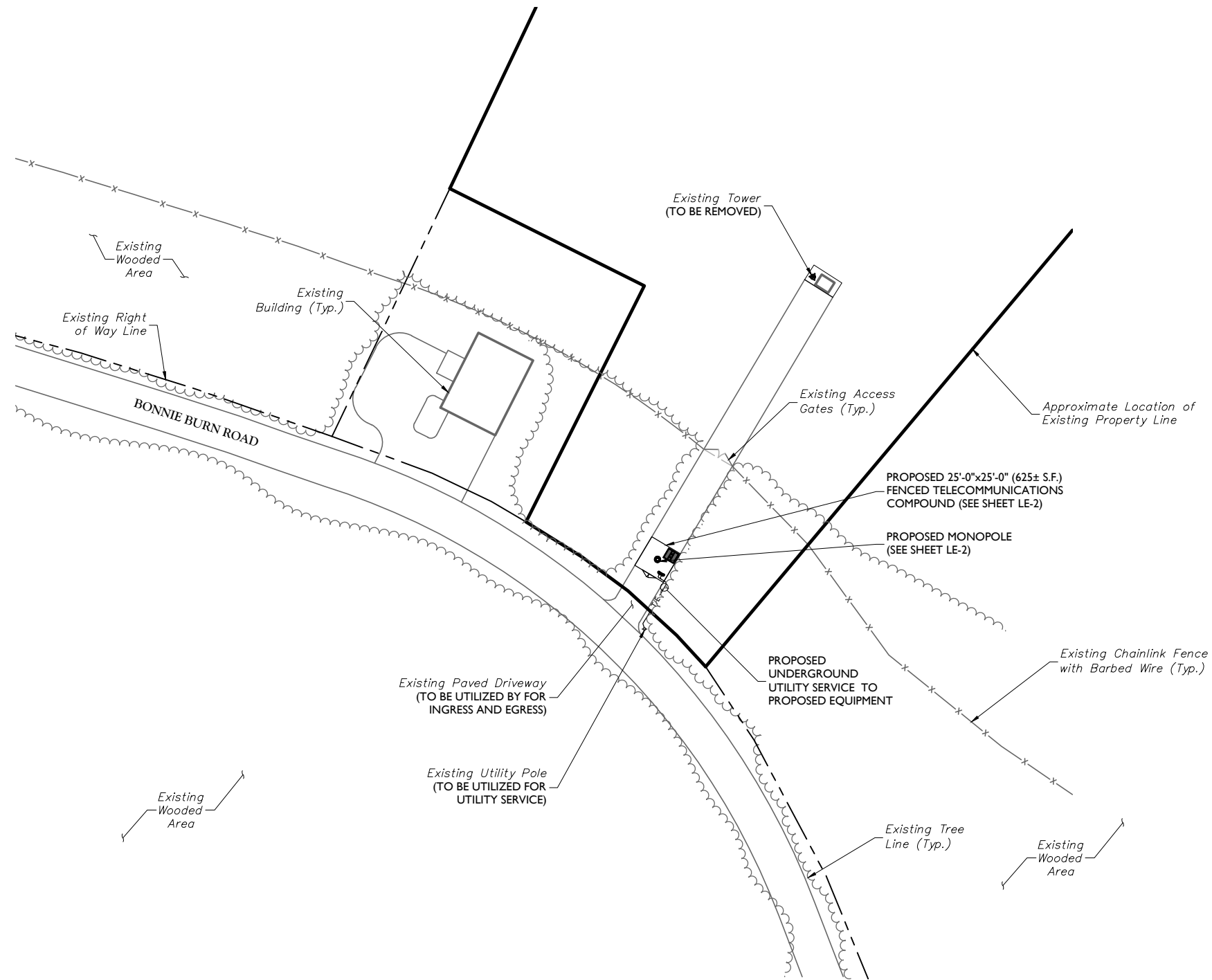
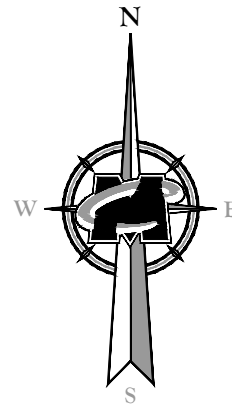
JURISDICTION: BOROUGH OF WATCHUNG

PROPERTY OWNER

OWNER: WELDON MATERIALS, INC
ADDRESS: 141 CENTRAL AVE
CITY, STATE, ZIP: WESTFIELD, NJ 07090

ENGINEER

COMPANY: MASER CONSULTING P.A.
ADDRESS: 2000 MIDLANTIC DRIVE, SUITE 100
CITY, STATE, ZIP: MT. LAUREL, NJ 08054
CONTACT: MATT GRAUBART, P.E.
PHONE: (856) 797-0412
E-MAIL: MGRAUBART@MASERCONSULTING.COM



PARTIAL SITE PLAN
NOT TO SCALE



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State of NJ, Certificate of Authorization: 24GA2796500

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BOROUGH OF WATCHUNG
15 MOUNTAIN BOULEVARD
WATCHUNG, NJ 07069

 PROTECT YOURSELF
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EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE
Know what's below.
Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
WWW.CALL811.COM

SCALE:	JOB NUMBER:
AS SHOWN	05000517

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
C	06/14/19	ISSUED FOR LEASING	SLM	MEG
B	05/24/19	ISSUED FOR LEASING	SLM	MEG
A	04/19/19	ISSUED FOR LEASING	AN	MEG

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE RESPONSIBLE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

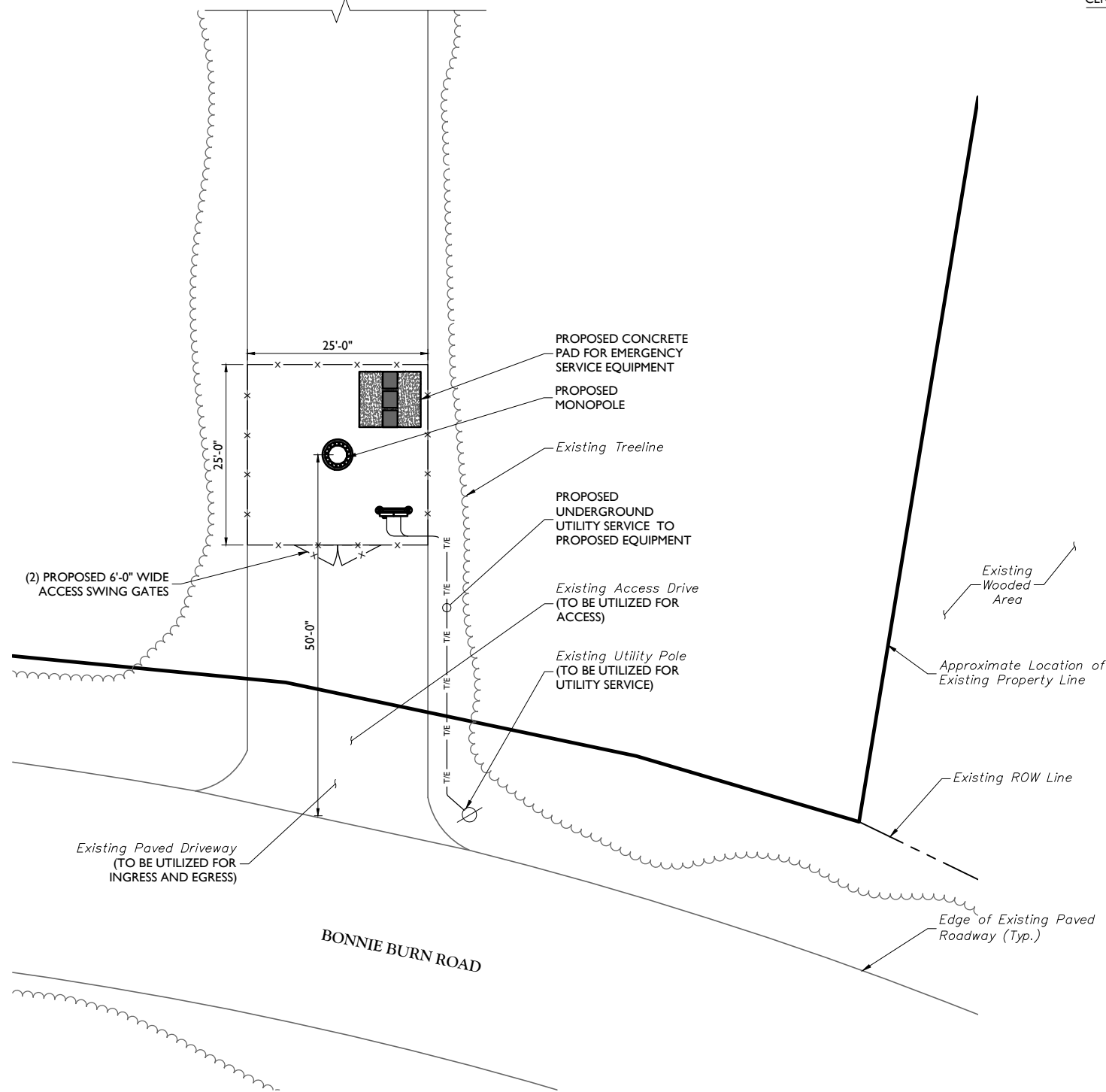
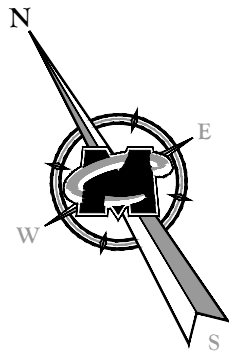
SITE NAME:

WATCHUNG TWP
BONNIE BURN ROAD
WATCHUNG, NJ 07069
SOMERSET COUNTY

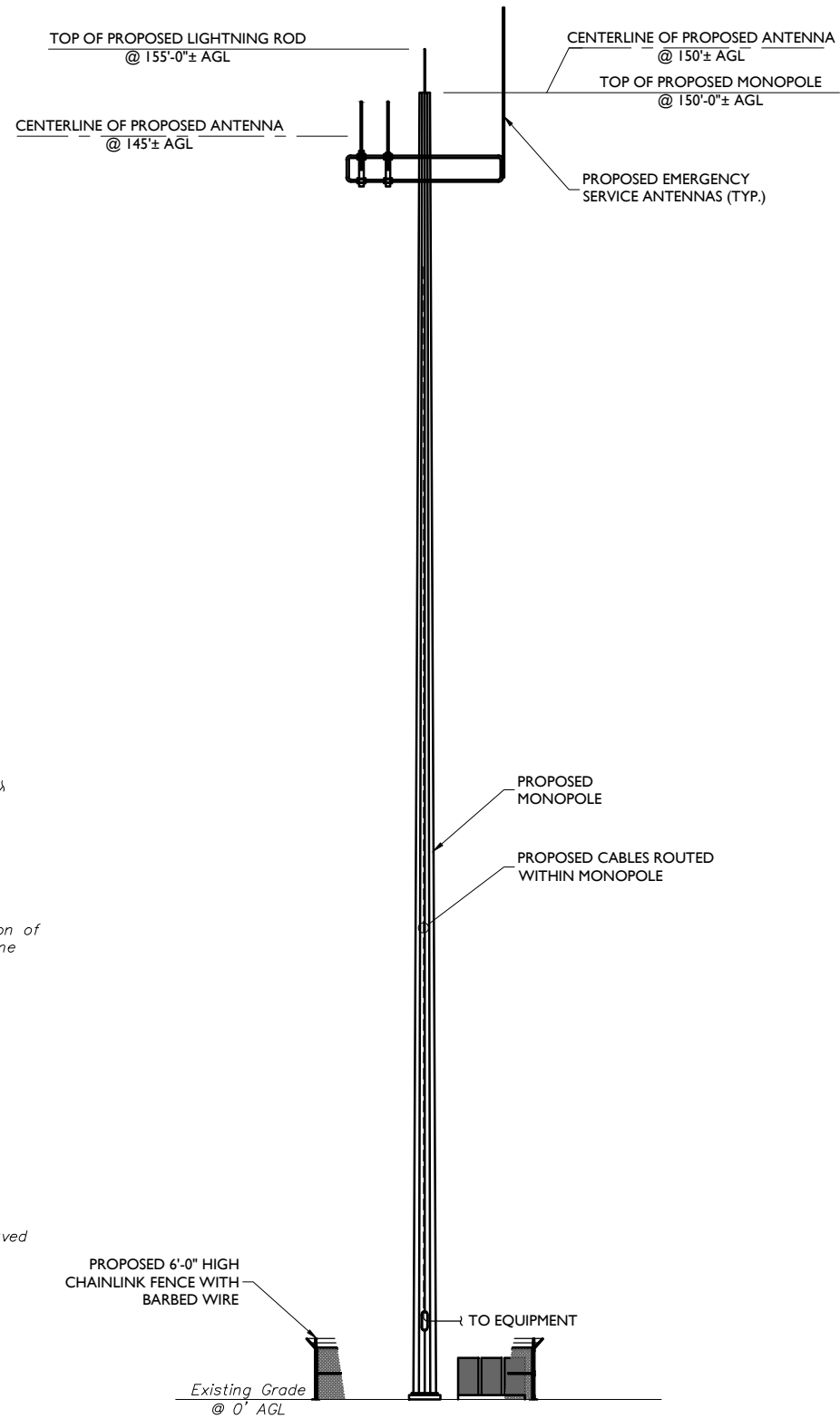
 MT. LAUREL OFFICE
2000 Midlantic Drive
Suite 100
Mt. Laurel NJ 08054
Phone: 856.797.0412
Fax: 856.722.1120
email: solutions@maserconsulting.com

SHEET TITLE:
PARTIAL SITE PLAN

SHEET NUMBER:
LE-1



COMPOUND PLAN
NOT TO SCALE



ELEVATION VIEW
NOT TO SCALE

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811 PROTECT YOURSELF
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AS SHOWN	05000517

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SITE NAME:

WATCHUNG TWP
BONNIE BURN ROAD
WATCHUNG, NJ 07069
SOMERSET COUNTY

MT. LAUREL OFFICE
2000 Midlantic Drive
Suite 100
Mt. Laurel NJ 08054
Phone: 856.797.0412
Fax: 856.722.1120
email: solutions@maserconsulting.com

COMPOUND PLAN AND ELEVATION VIEW

SHEET NUMBER:
LE-2

M:\Projects\BURN\Watchung TWP LE Rev.Cadg152



RFQ Information Sheet

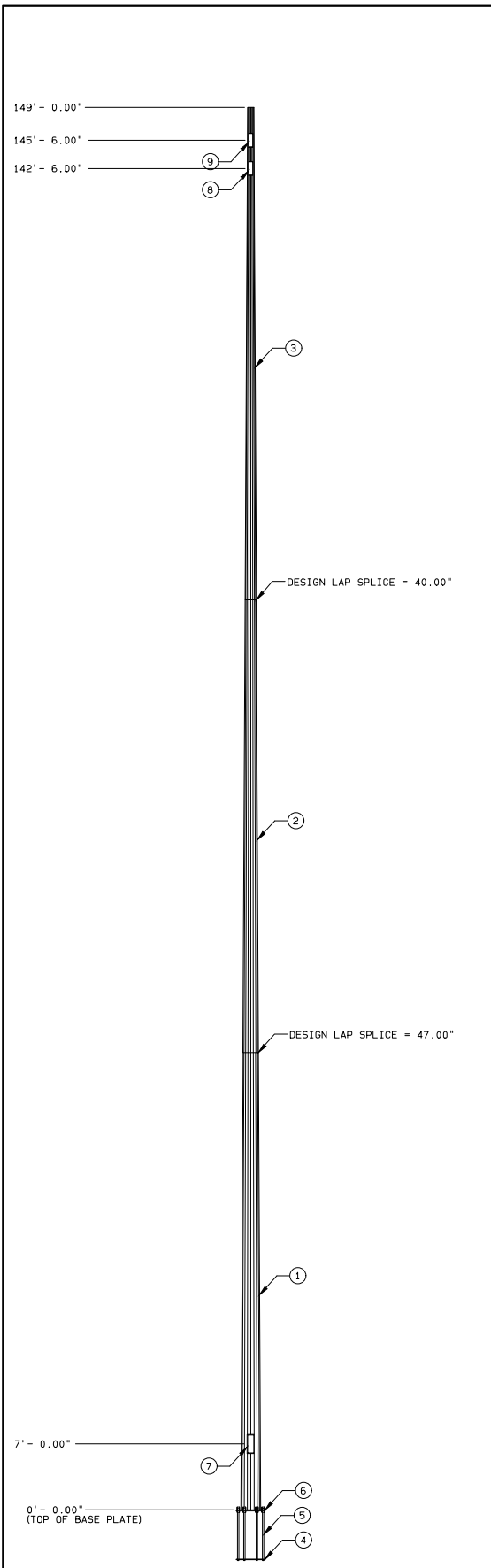
Sb 03-19-2015

Site Name Address City State zip County	East End Tower	Latitude	40 39'25"N	Company Name	Borough of Watchung
	Bonnie Burn Road	Longitude	74 24'38"W	Contact Person	Bob Burns
	Watchung, New Jersey 07069	Ground level 340 feet		Address	15 Mountain Blvd.
	Somerset			City State zip	Watchung, NJ 07069
				Email	bburns@watchungnj.gov
			Quote Due Date		

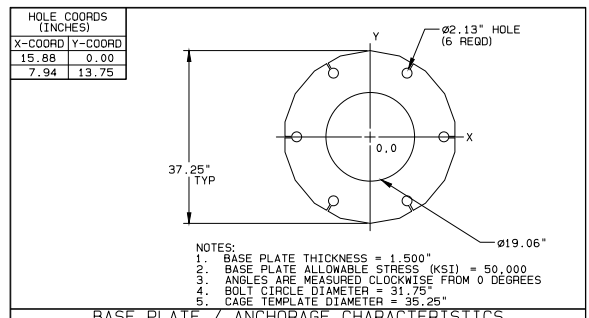
Structure Type	Free Standing	Design Criteria =	TIA-222-G
Structure Height	150 feet	Structure Class	
Level ground assumed	yes	Exposure	
Anchor material Full Size	We will install recommended footings	Topo Category (ht. req'd if > 1)	ht. =
Fall radius required		Rev. G grouting	
Lights	Yes if required ?	Waveguide Bridge	no
Standard Step bolt	yes	Waveguide Ladder	no
Climbing Ladder Needed		Installation prices wanted?	Yes
Safety Climb Needed?	yes	Lightning Rod Needed	yes

	Elevation	Qty.	Antenna Detail including model # & method of mounting or EPA's	Mounts by ROHN? Yes / No	No. of tie backs	radomes - yes or no	ice shields - yes or no	LINE SIZE or dscrpt.	TOTAL # OF LINES
1	145'	2	Model # Tessco SKU 381567	?		No	?	1/2"	2
2	150'	1	Wisco International PD 455-7 super station master					7/8"	1
3									
4									
5									
6									
7									
8									
9									
10									

Notes:



ITEM ID	NO.	REGD	FEATURES	UNIT	WEIGHT (LBS)	WEIGHT (LBS)
1	1		SECTION A VALMONT S-22 0.219" THK (A572 GR65)		2,737	2,737
2	1		SECTION B VALMONT S-22 0.188" THK (A572 GR65)		1,727	1,727
3	1		SECTION C VALMONT S-22 0.188" THK (A572 GR65)		1,168	1,168
4	1		BOTTOM CAGE PLATE		65	65
5	6		1.75" ANCHOR BOLT, LENGTH=5.50' A615 GR75		64	381
6	1		BASE PLATE VALMONT S-56 1.500" THK (A572 GR50)		312	312
	1		TOP CAGE PLATE (REMOVE BEFORE SETTING POLE)		86	86
	1		SAFETY CLIMBING CABLE (LENGTH = 139.00')		108	108
	3		GROUNDING LUG		2	6
			GALVANIZING		199	199
110			STEP AND CLIP (VALMONT STANDARD)		1	55
7	2		HAND HOLE STD (9" x 24")		48	96
8	3		HAND HOLE STD (6" x 18")		18	54
9	3		HAND HOLE STD (6" x 18")		18	54
	1		POLE CAP		5	5



- NOTES:**
- FACTORED REACTIONS FOR FOUNDATION DESIGN.
 MOMENT = 4,967 IN-KIPS
 SHEAR = 5,207 #
 VERTICAL = 7,616 #
 - GALVANIZED PER ASTM A-123
 - DESIGN CRITERIA: ANSI/TIA 222-G ADDENDUM 2
 - THIS STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADINGS:
 EXPOSURE CATEGORY = C
 STRUCTURE CLASSIFICATION = 2
 TOPOGRAPHY CATEGORY = 1
 WIND LOAD CASES ARE BASED ON 3 SECOND GUST AND 50 YEAR WIND RETURN PERIOD
 A. CASE 1: WIND = 89 MPH WIND SPEED
 B. CASE 2: WIND = 40 MPH ICE AND WIND SPEED
 DESIGN ICE THICKNESS = 1.00 INCH
 C. CASE 3: WIND = 60 MPH WIND SPEED
 D. EQUIPMENT
- | DESCRIPTION | ABP MTG HT. (FT) | ABP CENTROID HT. (FT) | WITHOUT ICE EPA WT (FT*2) (LBS) | WITH ICE EPA WT (FT*2) (LBS) |
|---------------------------|------------------|-----------------------|---------------------------------|------------------------------|
| 2-TESSCO SKU 381567 OMNI | 144.00 | 147.90 | 6.20 | 16 |
| 1-1/2" X 4" LIGHTNING ROD | 149.00 | 151.00 | 0.20 | 14 |
| 1-455-7 | 147.00 | 156.75 | 3.37 | 24 |
| | | | | 11.08 |
| | | | | 17.39 |
| | | | | 158 |
- FEEDLINES ARE PLACED INTERIOR TO POLE SHAFT (UNLESS NOTED OTHERWISE).
 - TOTAL POLE HEIGHT IS 150 FT AGL.
 - ELEVATIONS ARE MEASURED FROM TOP OF BASE PLATE (APPROX. 1 FT AGL).
 - 18 SIDED SHAFT
 - 0

SECTION INFORMATION					
ITEM ID	LENGTH	BASE OD	TOP OD	THK	MATL
1	52'- 6.00"	25.50"	19.07"	0.219"	A572 65 KSI
2	51'- 5.00"	19.92"	13.63"	0.188"	A572 65 KSI
3	52'- 4.00"	14.41"	8.00"	0.188"	A572 65 KSI

ORDER	PROJECT	FILE ID	SCALE	DATE	ENGR
	452827	452827R0	NONE	06/06/19	Y270

DESCRIPTION
Maser Consulting 149.0' POLE WATCHUNG TOWNSHIP

