

EASTERN CONCRETE MATERIALS, INC.

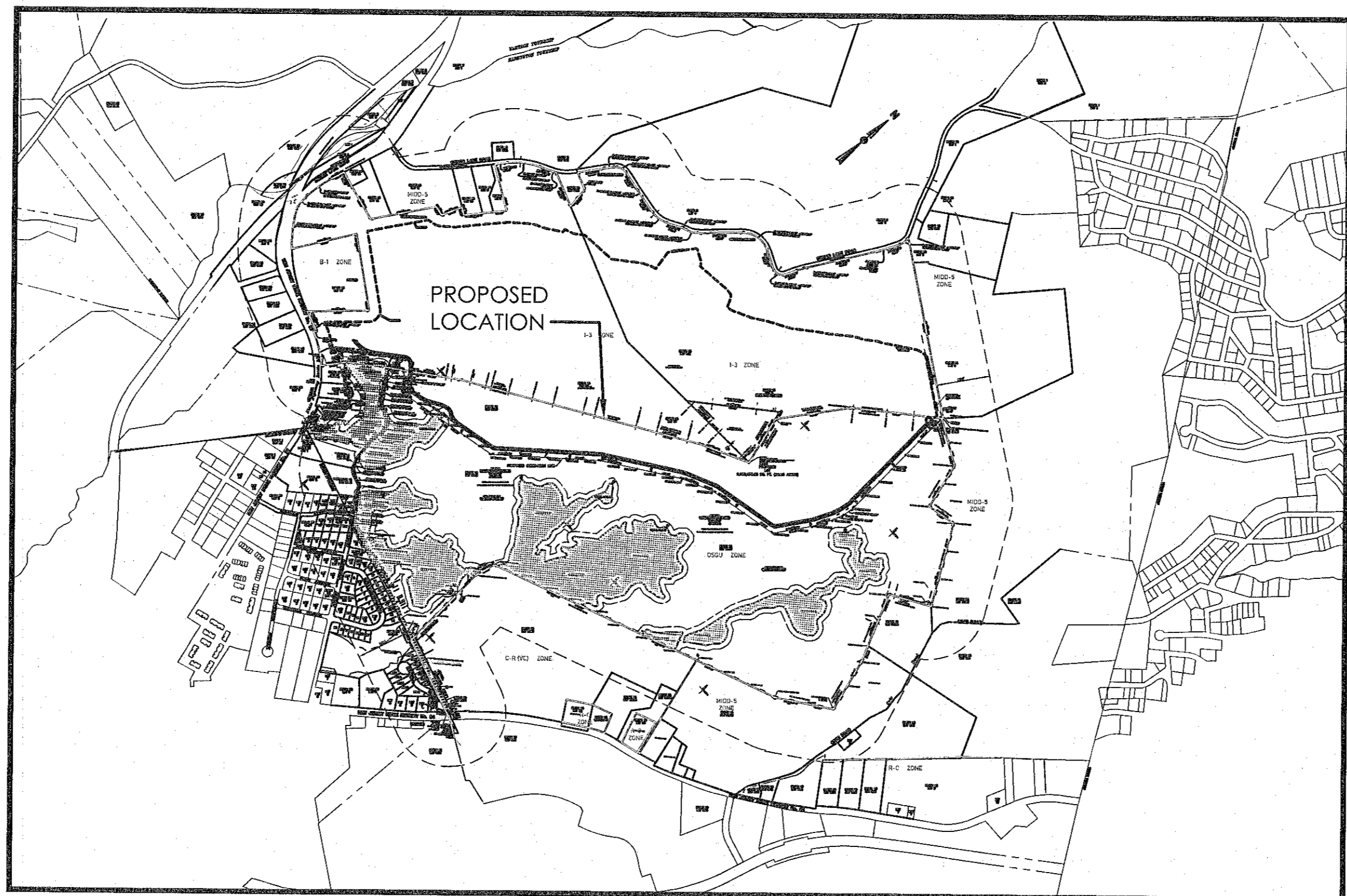
SITE PLAN

BLOCK 14 LOTS 6.01, 7, 15 AND 22.01

TOWNSHIP OF HARDYSTON

SUSSEX COUNTY NEW JERSEY

TOWNSHIP OF HARDYSTON
MAYOR
 LESLIE G. HAMILTON
COUNCIL MEMBERS
 STANLEY KULA, DEPUTY MAYOR
 BRIAN KAMINSKI
 CARL MILLER
 SANTO VERRILLI
TOWNSHIP MANAGER
 CARRINE KAUFER
TOWNSHIP CLERK
 JANE BAKALARCZYK
TAX ASSESSOR
 SCOTT HOLZHAUR
PLANNING/ZONING BOARD SECRETARY
 ANNE-MARIE WILHELM
TOWNSHIP ATTORNEY
 FRED SEMRAU
TOWNSHIP ENGINEER
 ROBERT GUERIN



PROJECT LOCATION MAP
SCALE: 1"=1,000'

3621 RT. 94 HAMBURG, NEW JERSEY
 Owner / Applicant:
EASTERN CONCRETE MATERIALS, INC.
 250 PEHLE AVENUE
 SADDLE BROOK, NEW JERSEY 07663

Plans prepared by:
BOSWELL ENGINEERING
 330 PHILLIPS AVENUE
 SOUTH HACKENSACK, NEW JERSEY 07606
 Tel (201) 641-0770 . Fax (201) 641-1831
 NJ Certificate of Authorization No. 24GA27958000

STEPHEN T. BOSWELL
 PROFESSIONAL ENGINEER N.J. LIC. 34680

JEFFREY L. MORRIS
 PROFESSIONAL ENGINEER N.J. LIC. 30979

BULK REQUIREMENTS				
C-R ZONE: COMMERCIAL RECREATION I-3 ZONE: INDUSTRIAL/QUARRY DISTRICT	C-R ZONE REQUIRED	I-3 ZONE REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	0	3 ACRES	0	2,986,673.60 S.F.
MINIMUM LOT WIDTH	0	200 FT.	1,350 FT.	1,350 FT.
MINIMUM FRONT YARD	0	75 FT.	1,000 FT.	1,000 FT.
MINIMUM SIDE YARD	0	40 FT.	500 FT.	500 FT.
MINIMUM REAR YARD	0	50 FT.	5,000 FT.	5,000 FT.
MAX. PERCENT OF LOT COVERAGE BY IMPERVIOUS SURFACE	0	50 %	1 %	1 %
MAX. HEIGHT OF ANY STRUCTURE, MACHINERY OR STOCKPILE	0	40 FT.	40 FT.	40 FT.
MINIMUM OFF-STREET PARKING SPACE	0	0	-	-
MIN. DISTANCE BETWEEN QUARRY OPERATION AND EXTERIOR PROPERTY LINE	0	50 FT.	50 FT.	50 FT.
MINIMUM DISTANCE BETWEEN PROCESSING FACILITY AND RESIDENCE	0	100 FT.	600 FT.	600 FT.

(i) VARIANCE REQUESTED
 NOTE: ALL PROCESSING FACILITIES SHALL OPERATE ONLY BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M.
 NOTE: A 100 FOOT BUFFER MUST BE MAINTAINED FROM EXTERIOR PROPERTY LINES AND QUARRY OPERATIONS. THIS WILL INCLUDE AT LEAST 50 FEET OF PLANTED DECIDUOUS AND EVERGREEN TREES.
 NOTE: REQUIRED PARKING : 11,380 S.F. / 400 S.F. / S.F. = 28 SPACES
 PROVIDED PARKING : 41 SPACES

BULK REQUIREMENTS			
OSGU ZONE: OPEN SPACE GOVERNMENTAL USE	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	25 ACRES	0	8,312,915.10 S.F.
MINIMUM FRONT YARD SETBACK TO AN EXISTING STRUCTURE	300 FT.	22.19 FT. *	22.19 FT. *
MINIMUM SIDE YARD	200 FT.	783.32 FT.	783.32 FT.
MINIMUM REAR YARD SETBACK TO AN EXISTING STRUCTURE	300 FT.	151.56 FT. *	151.56 FT. *
MAX. PERCENT OF LOT COVERAGE BY IMPERVIOUS SURFACE	5 %	0 %	0 %
MAX. HEIGHT OF ANY STRUCTURE	2.5 STY / 35 FT.	0 FT.	0 FT.

* PRE-EXISTING NON-CONFORMING CONDITIONS
 CONDITIONAL USE REQUIREMENTS - ORDINANCE SECTION : 135-58.DD
 (1) THERE SHALL BE A MINIMUM OF 50 FEET BETWEEN AND QUARRY OPERATION AND EXTERIOR PROPERTY LINE. COMPLIES
 (2) FULL BUFFERING AND LANDSCAPING PLAN WHICH WOULD INCLUDE A MINIMUM OF 50 FEET OF PLANTED DECIDUOUS AND EVERGREEN TREES BETWEEN ANY QUARRY OPERATION AND EXTERIOR PROPERTY LINES WHERE THE MINIMUM 100-FOOT BUFFER IS REQUIRED TO BE MAINTAINED. COMPLIES
 (3) THE MAXIMUM HEIGHT OF ANY STRUCTURE, MACHINERY OR STOCKPILE SHALL NOT EXCEED 40 FEET. COMPLIES
 (4) NO OPERATION OF THE PROCESSING FACILITIES SHALL BE CARRIED OUT WITHIN 100 FEET OF A RESIDENCE. COMPLIES
 (5) ALL PROCESSING FACILITIES SHALL OPERATE ONLY BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M. COMPLIES
 (6) THE MAXIMUM NOISE LEVEL MEASURED AT THE PROPERTY LINE SHALL NOT EXCEED THE STANDARDS SET FORTH IN N.J.A.C. 7:29. COMPLIES
 (7) EXPANSION OF AN EXISTING QUARRYING OPERATION SHALL REQUIRE THE CREATION OF PUBLIC OR PRIVATE CONTIGUOUS OPEN SPACE EQUAL TO A MINIMUM OF 2.5 TIMES THE ADDITIONAL QUARRY ACREAGE. COMPLIES
 (8) AN APPLICATION FOR A CONDITIONAL USE SHALL INCLUDE A PLAN FOR THE REHABILITATION AND REUSE OF THE SITE DEMONSTRATING THAT THE SITE HAS A VIABLE AND REALISTIC REUSE AFTER THE SITE IS EXHAUSTED OF MATERIAL. COMPLIES
 (9) A CONDITIONAL USE APPLICATION FOR A PROPOSED QUARRY OPERATION OR EXPANSION OF AN EXISTING QUARRY SHALL INCLUDE ALL REQUIREMENTS STIPULATED IN SECTION 138-7 OF CHAPTER 138, QUARRYING. COMPLIES
 (10) ALL CONDITIONAL USE REQUIREMENTS HAVE BEEN MET. COMPLIES

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	OVERALL SITE PLAN
3 - 11	SITE PLANS
12	10 YEAR EXCAVATION OVERALL PLAN
13 - 17	10 YEAR EXCAVATION SITE PLANS
18	SITE REUSE PLAN

BASE MAP REFERENCE NOTE:
 BOUNDARY AND TOPOGRAPHY AS TAKEN FROM MAPS PREPARED AND PROVIDED BY J. PETER BORBAS, PLS.
 BORBAS SURVEYING & MAPPING, LLC 402 MAIN STREET, BOONTON, NEW JERSEY 07005.

PUBLIC UTILITIES

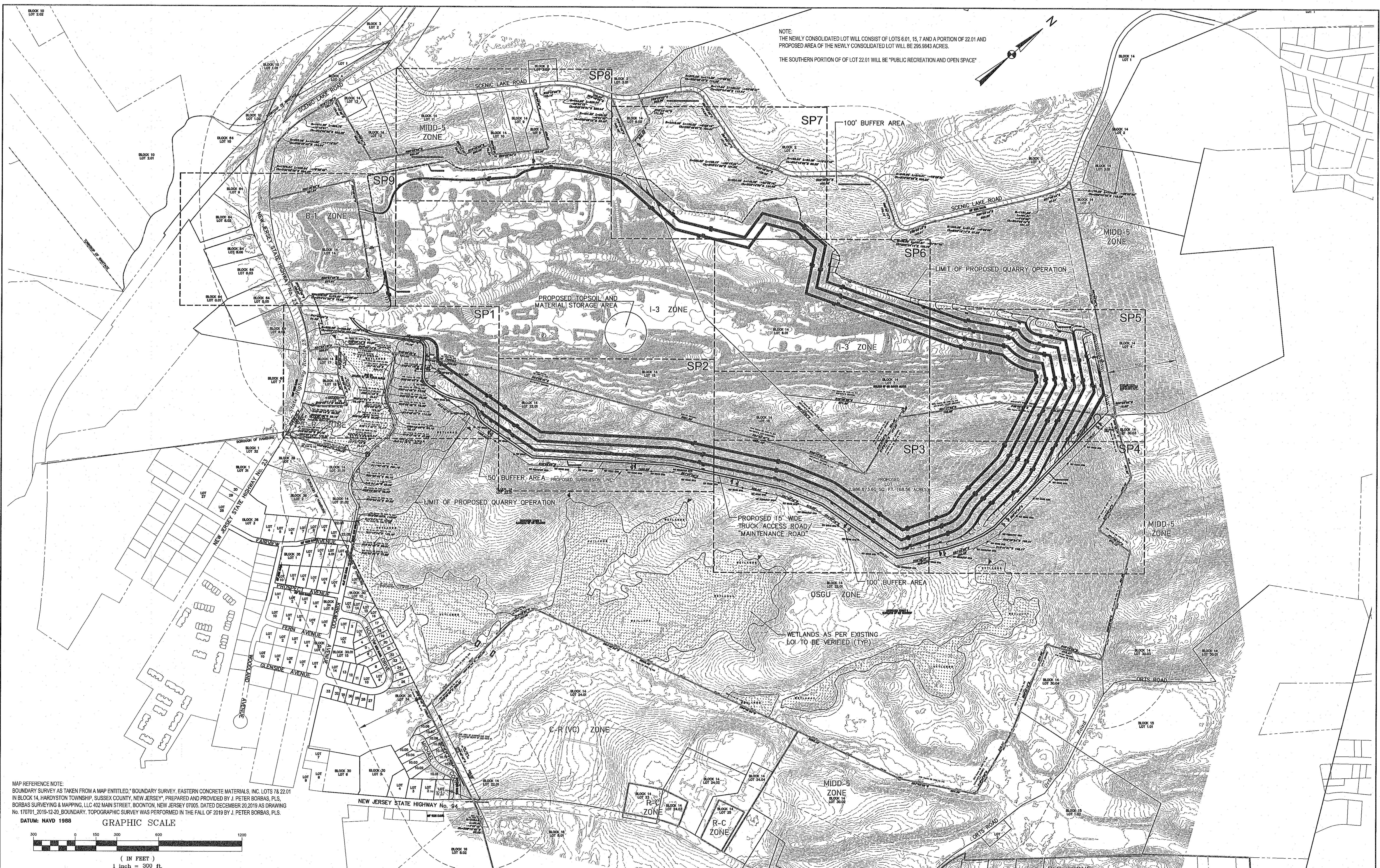
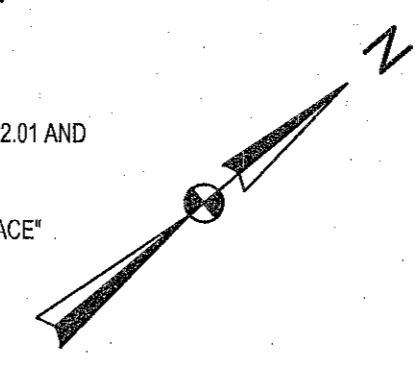
GAS: ELIZABETHTOWN GAS (GAS)
 ELECTRIC: JCP&L (ELECTRIC)
 CABLE: SERVICE ELECTRIC CABLE TV
 TELEPHONE: VERIZON (SOUTH HARDYSTON)
 CENTURYLINK TELEPHONE (NORTH HARDYSTON)
 RECYCLING: SUSSEX COUNTY MUNICIPAL UTILITIES AUTHORITY
 TRANSPORTATION: NEW JERSEY TRANSIT

APPROVED BY THE HARDYSTON PLANNING (ZONING) BOARD
 PLANNING (ZONING) BOARD CHAIRMAN DATE

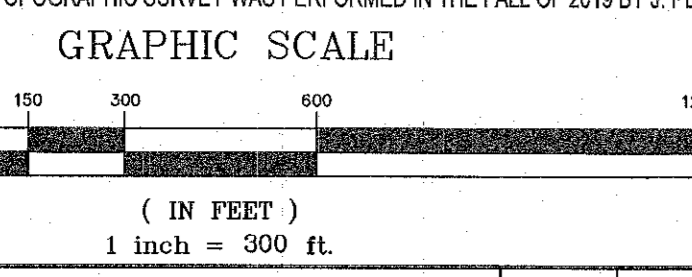
PLANNING (ZONING) BOARD SECRETARY DATE

PLANNING (ZONING) BOARD ENGINEER DATE

NOTE:
 THE NEWLY CONSOLIDATED LOT WILL CONSIST OF LOTS 6, 01, 15, 7 AND A PORTION OF 22, 01 AND
 PROPOSED AREA OF THE NEWLY CONSOLIDATED LOT WILL BE 255.9843 ACRES.
 THE SOUTHERN PORTION OF LOT 22, 01 WILL BE "PUBLIC RECREATION AND OPEN SPACE"



MAP REFERENCE NOTE:
 BOUNDARY SURVEY AS TAKEN FROM A MAP ENTITLED, "BOUNDARY SURVEY, EASTERN CONCRETE MATERIALS, INC. LOTS 7 & 22, 01
 IN BLOCK 14, HARDYSTON TOWNSHIP, SUSSEX COUNTY, NEW JERSEY", PREPARED AND PROVIDED BY J. PETER BORBAS, PLS.
 BORBAS SURVEYING & MAPPING, LLC 402 MAIN STREET, BOONTON, NEW JERSEY 07005. DATED DECEMBER 20, 2019 AS DRAWING
 No. 170701_2019-12-20_BOUNDARY. TOPOGRAPHIC SURVEY WAS PERFORMED IN THE FALL OF 2019 BY J. PETER BORBAS, PLS.
 DATUM: NAVD 1988



NO.	DATE	DESCRIPTION	SURVEYED BY	DRAWN BY	DESIGNED BY	CHECKED BY
2	10/28/20	REVISE PER ENGINEER COMMENTS.		G.K.T.	J.L.M.	
1	7/29/20	REVISE PER ENGINEER COMMENTS.		G.K.T.	J.L.M.	
PLOT BY:	PLOT DATE:					

BOSWELL ENGINEERING
 EST. 1924
 ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
 330 PHILLIPS AVENUE, SOUTH HACKENSACK, N.J. 07606
 TEL: (201) 641-0770 • FAX: (201) 641-1831
 N.J. CERTIFICATE OF AUTHORIZATION NO. 246A27958000

STEPHEN T. BOSWELL
 PROFESSIONAL ENGINEER N.J. LIC. 34680

JEFFREY L. MORRIS

 PROFESSIONAL ENGINEER N.J. LIC. 30979

EASTERN CONCRETE MATERIALS, INC.
HAMBURG QUARRY SUBDIVISION
OVERALL SITE PLAN
 TOWNSHIP OF HARDYSTON NEW JERSEY

SUSSEX COUNTY

SURVEYED BY: G.K.T.	DESIGNED BY: J.L.M.	SCALE: 1"=300'	JOB NO: 17-171A	DATE: DEC. 2019
DRAWN BY: G.K.T.	CHECKED BY: J.L.M.			

CADD FILE: 17-171A-OSP SHEET 2 OF 18

MATCH LINE - SEE SITE PLAN 1

MATCH LINE - SEE SITE PLAN 3



PROPOSED 15' WIDE TRUCK ACCESS ROAD/ "MAINTENANCE ROAD"

LOT 22.01
11,080,716 SF OR 254.3782 ACRES
(SEE NOTE 5)

DB 3450 PG 242
USC ATLANTIC, INC

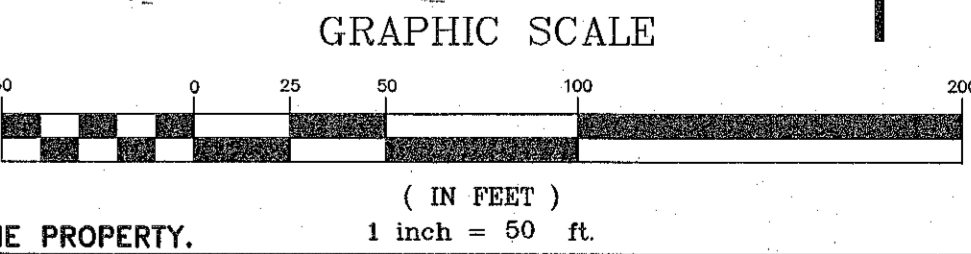
THE EXISTING PLANTED AREA IS 50' DEEP IN ORDER TO SATISFY THE CONDITIONAL USE REQUIREMENT.

PROPOSED SUBDIVISION LINE

PROPOSED CHAIN-LINK FENCE ALONG PROPERTY LINE, 6' HIGH

MAP REFERENCE NOTE:
BOUNDARY SURVEY AS TAKEN FROM A MAP ENTITLED "BOUNDARY SURVEY, EASTERN CONCRETE MATERIALS, INC. LOTS 18 & 22.01 IN BLOCK 14, HARDYSTON TOWNSHIP, SUSSEX COUNTY, NEW JERSEY", PREPARED AND PROVIDED BY J. PETER BORBAS, P.L.S. BORBAS SURVEYING & MAPPING, LLC 402 MAIN STREET, BOONTON, NEW JERSEY 07005, DATED DECEMBER 20, 2019 AS DRAWING No. 170701_2019-12-20, BOUNDARY, TOPOGRAPHIC SURVEY WAS PERFORMED IN THE FALL OF 2019 BY J. PETER BORBAS, P.L.S.

DATUM: NAVD 1988
NOTE: THE "MAINTENANCE ROAD" WILL ONLY BE USED FOR PERIODIC MAINTENANCE ON THE PROPERTY.



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PLOT BY:	PLOT DATE:					

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EASTERN CONCRETE MATERIALS, INC.
 HAMBURG QUARRY SUBDIVISION
 SITE PLAN-2
 TOWNSHIP OF HARDYSTON

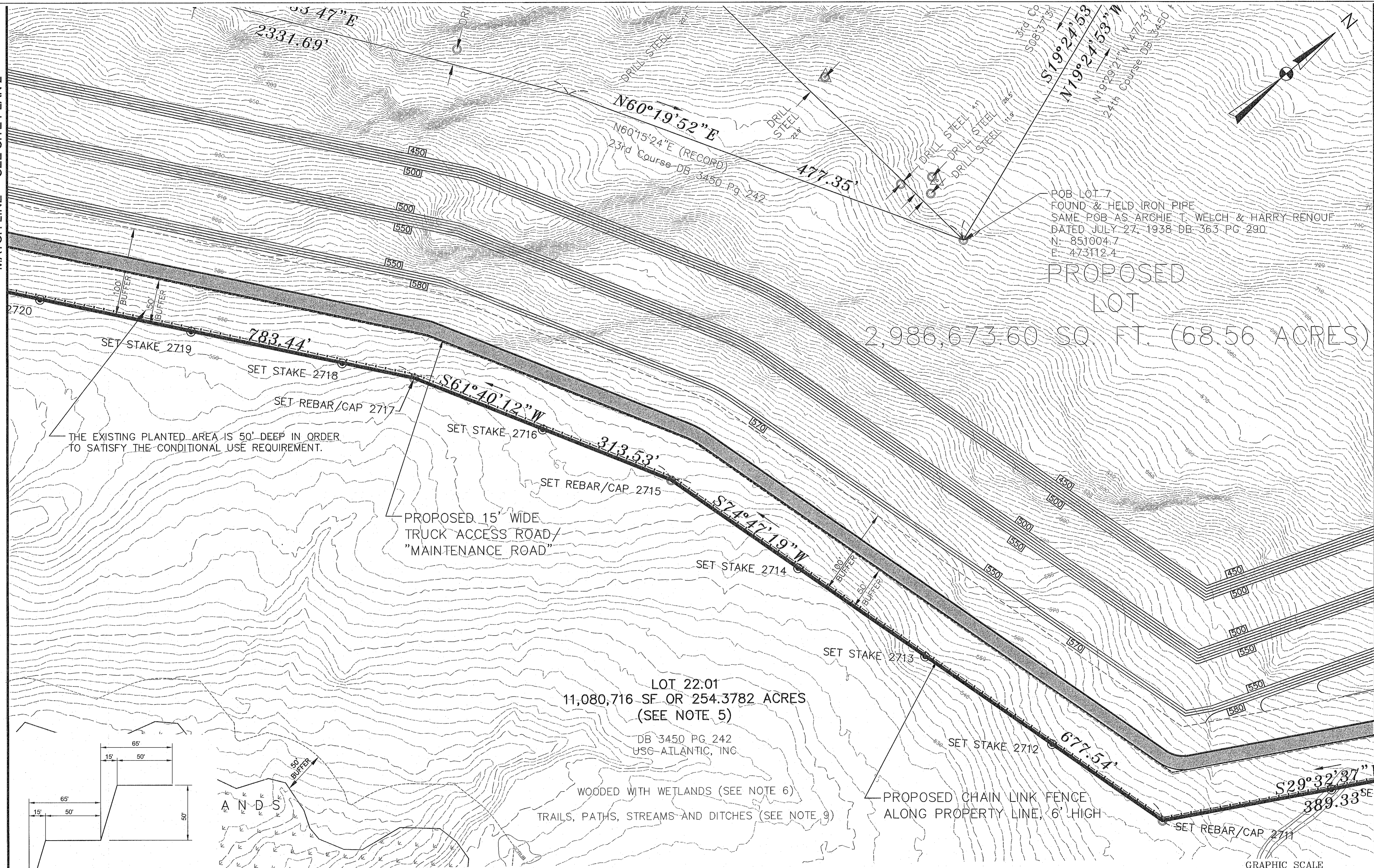
SUSSEX COUNTY NEW JERSEY

SURVEYED BY: GK.T. DESIGNED BY: J.L.M. SCALE: 1"=50' JOB NO. DATE: 17-171A DEC. 2019
 DRAWN BY: GK.T. CHECKED BY: J.L.M.

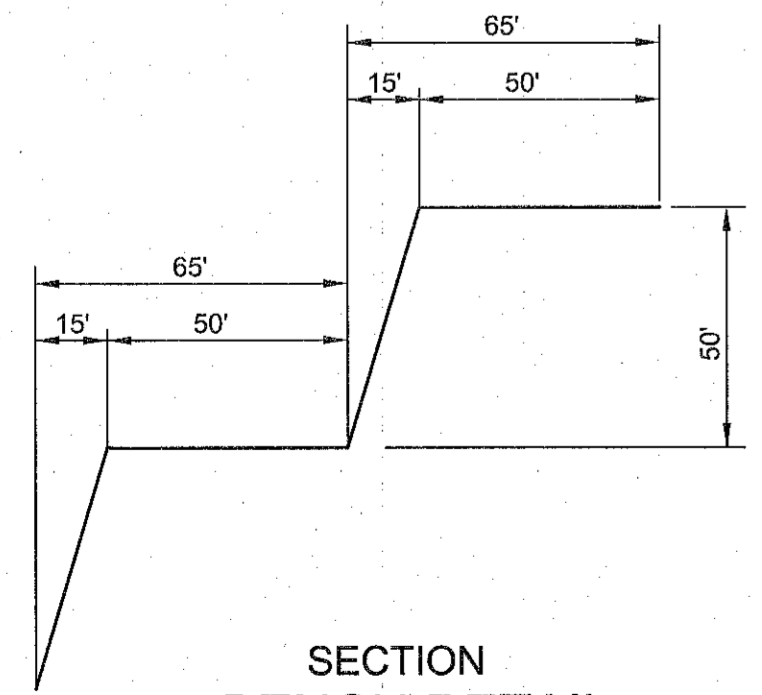
CADD FILE: 17-171A-SP2 SHEET 4 OF 18

MATCH LINE - SEE SITE PLAN 2

MATCH LINE - SEE SITE PLAN 4



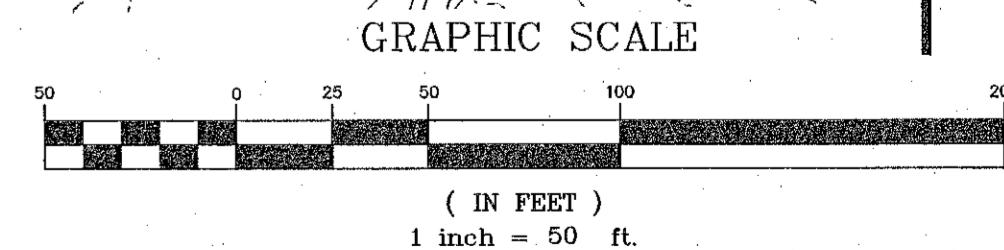
SECTION BENCH DETAIL NTS



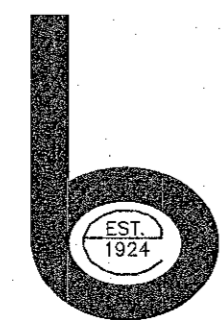
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BOSWELL ENGINEERING

ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
 330 PHILLIPS AVENUE, SOUTH HACKENSACK, N.J. 07606
 TEL: (201) 641-0770 • FAX: (201) 641-1831
 N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA27958000

STEPHEN T. BOSWELL

PROFESSIONAL ENGINEER N.J. LIC. 34680

JEFFREY L. MORRIS

PROFESSIONAL ENGINEER N.J. LIC. 30979

EASTERN CONCRETE MATERIALS, INC.
 HAMBURG QUARRY SUBDIVISION
 SITE PLAN-3
 TOWNSHIP OF HARDYSTON

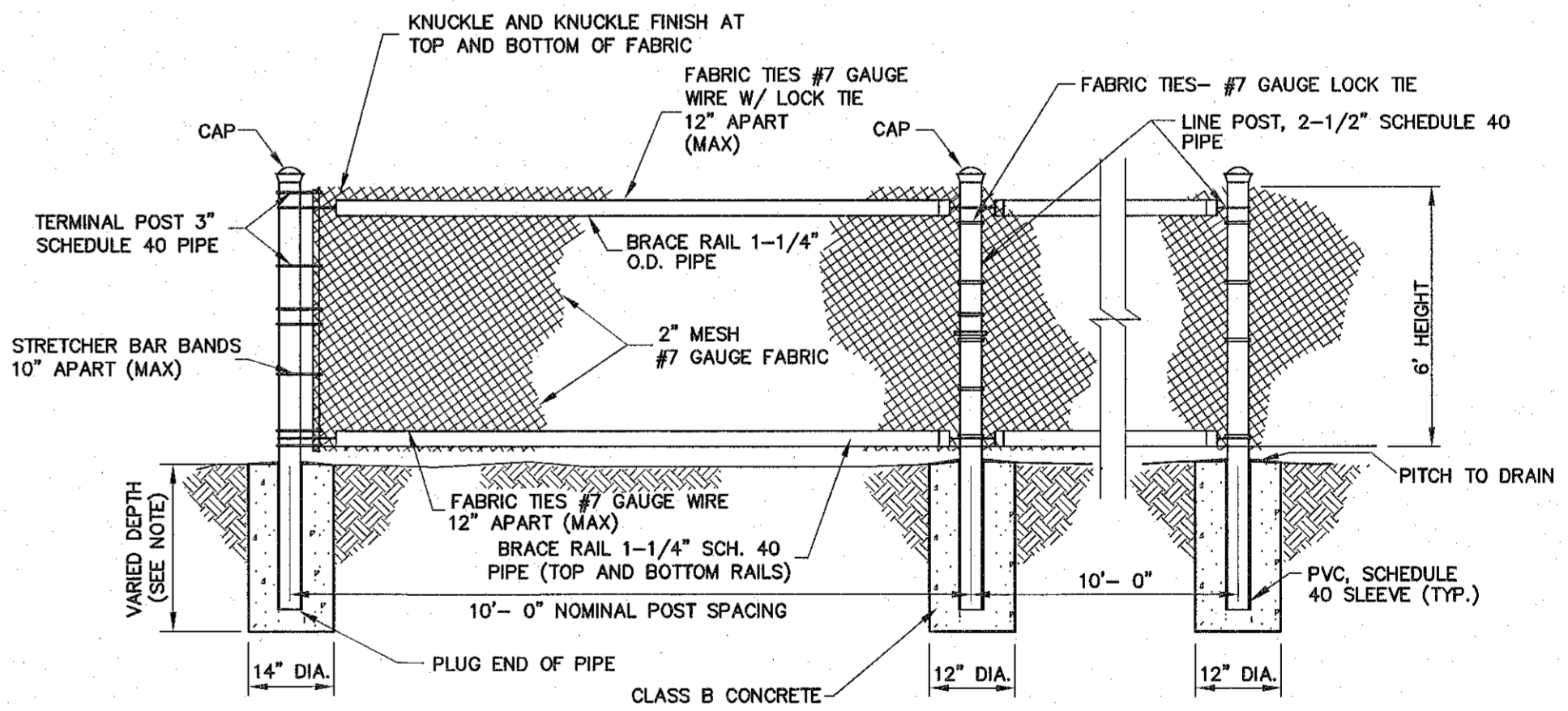
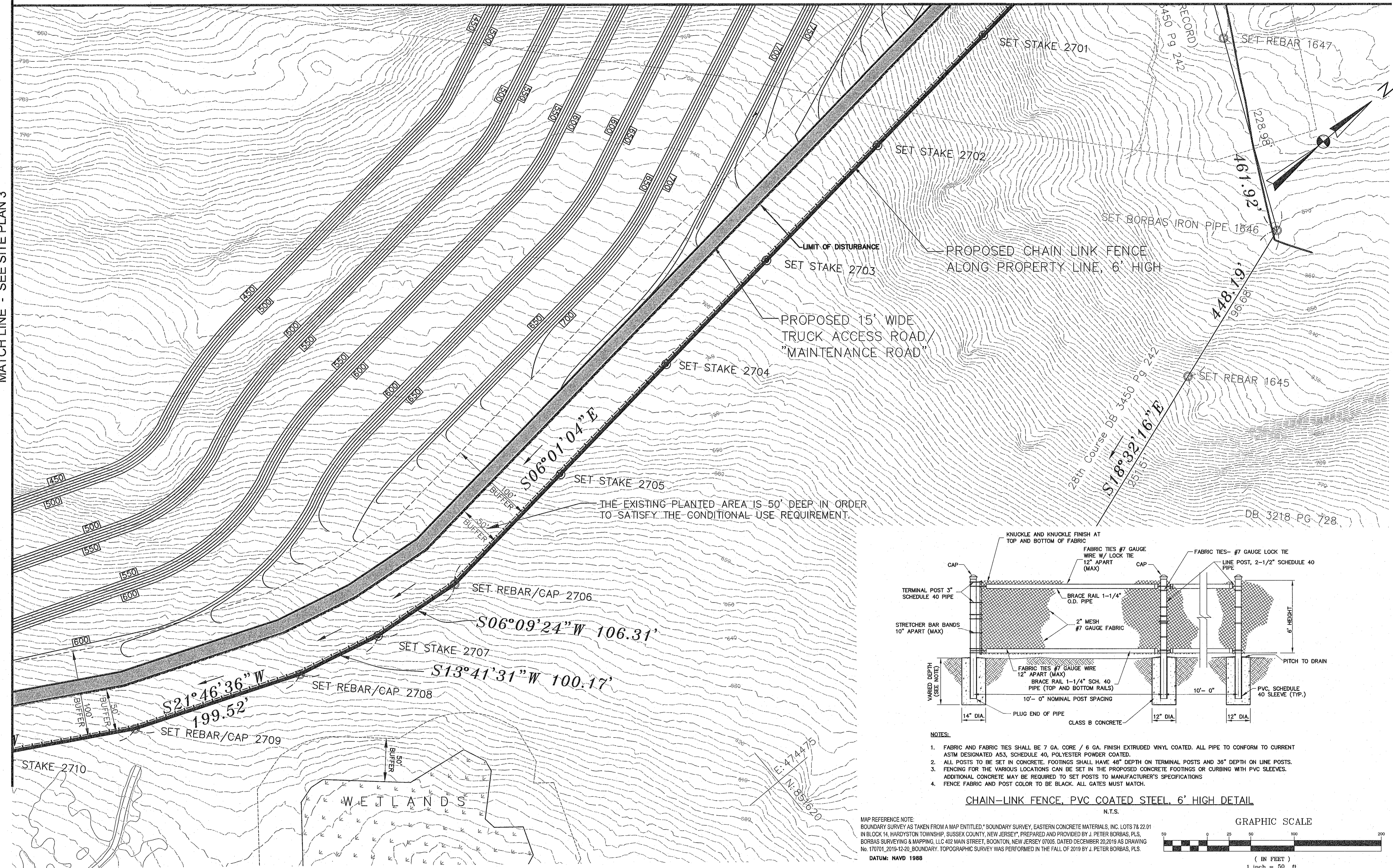
SUSSEX COUNTY		NEW JERSEY	
SURVEYED BY: GK.T.	DESIGNED BY: J.L.M.	SCALE: 1"=50'	JOB NO. 17-171A
DRAWN BY: GK.T.	CHECKED BY: J.L.M.		DATE: DEC. 2019

CADD FILE: 17-171A-SP3

SHEET 5 OF 18

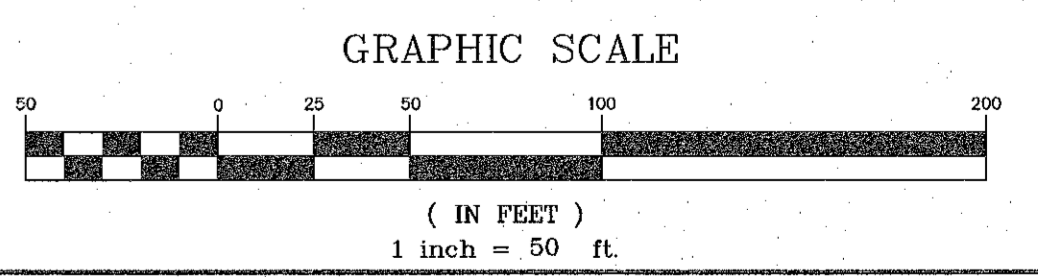
MATCH LINE - SEE SITE PLAN 5

MATCH LINE - SEE SITE PLAN 3



- NOTES:
- FABRIC AND FABRIC TIES SHALL BE 7 GA. CORE / 6 GA. FINISH EXTRUDED VINYL COATED. ALL PIPE TO CONFORM TO CURRENT ASTM DESIGNATED A53, SCHEDULE 40, POLYESTER POWDER COATED.
 - ALL POSTS TO BE SET IN CONCRETE. FOOTINGS SHALL HAVE 48" DEPTH ON TERMINAL POSTS AND 36" DEPTH ON LINE POSTS. ADDITIONAL CONCRETE MAY BE REQUIRED TO SET POSTS TO MANUFACTURER'S SPECIFICATIONS.
 - FENCING FOR THE VARIOUS LOCATIONS CAN BE SET IN THE PROPOSED CONCRETE FOOTINGS OR CURBING WITH PVC SLEEVES.
 - FENCE FABRIC AND POST COLOR TO BE BLACK. ALL GATES MUST MATCH.

CHAIN-LINK FENCE, PVC COATED STEEL, 6' HIGH DETAIL



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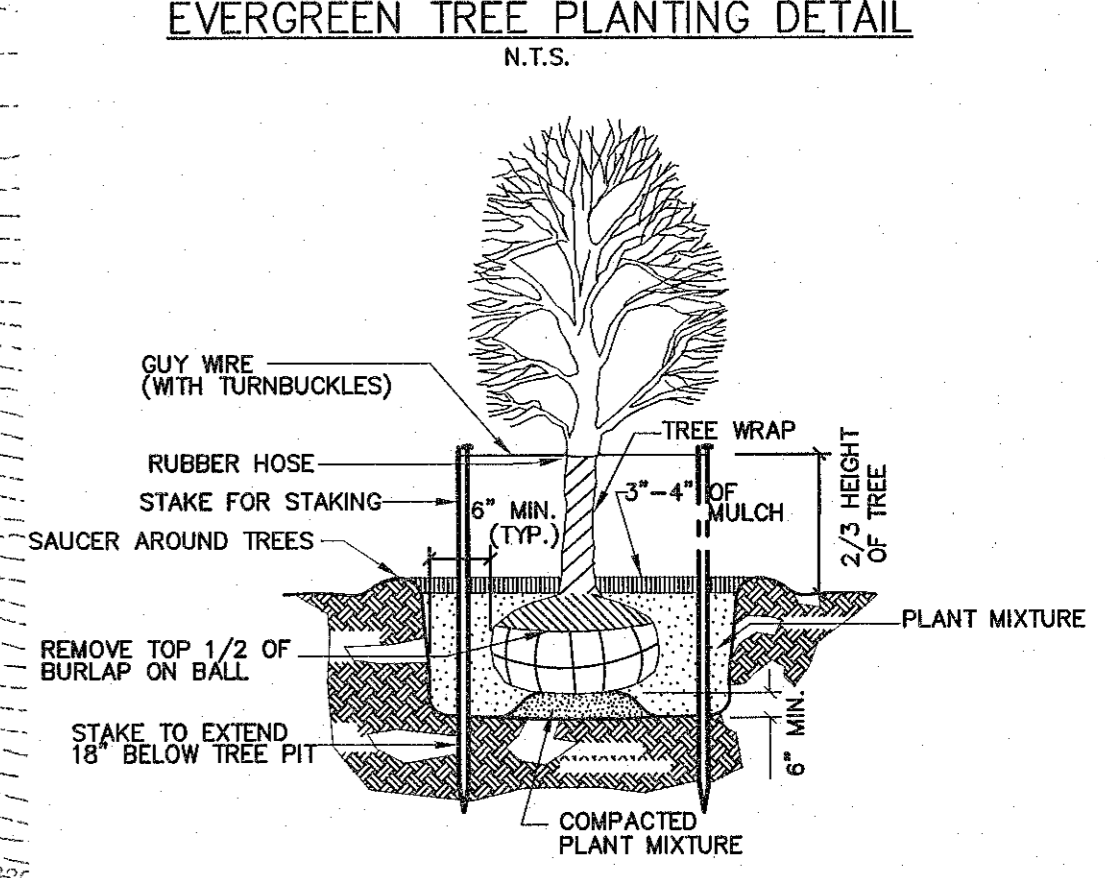
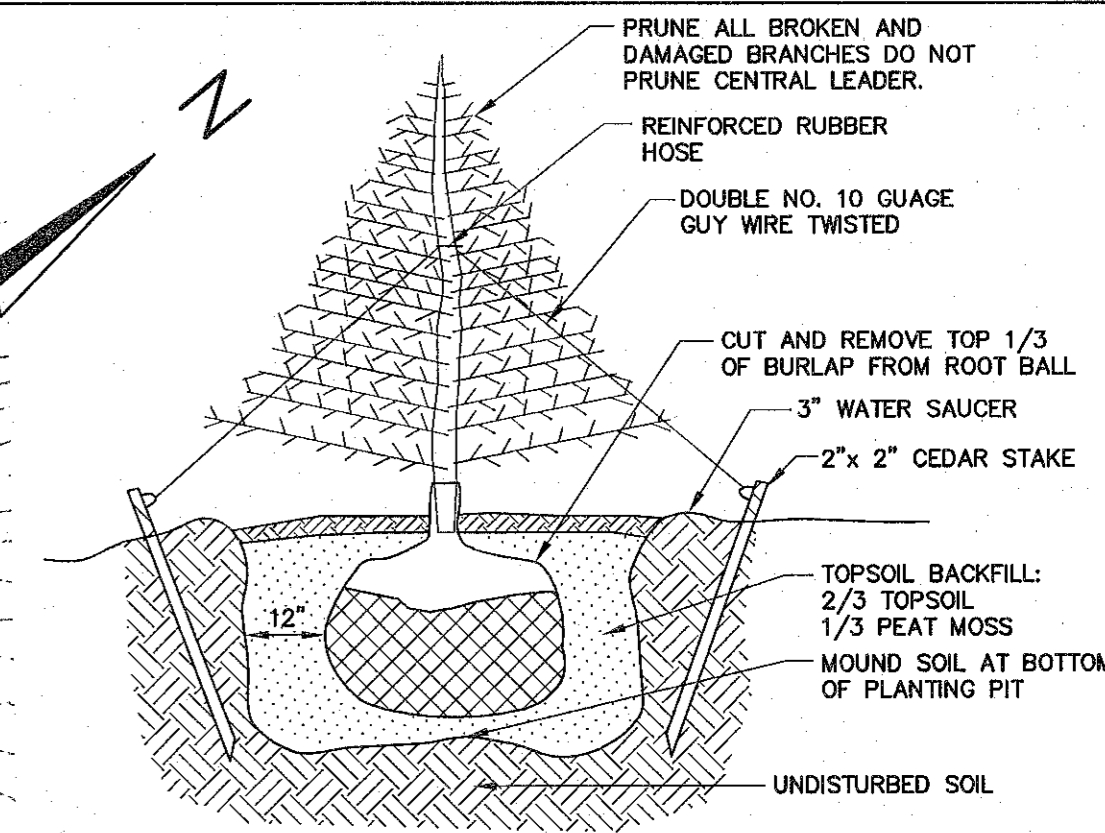
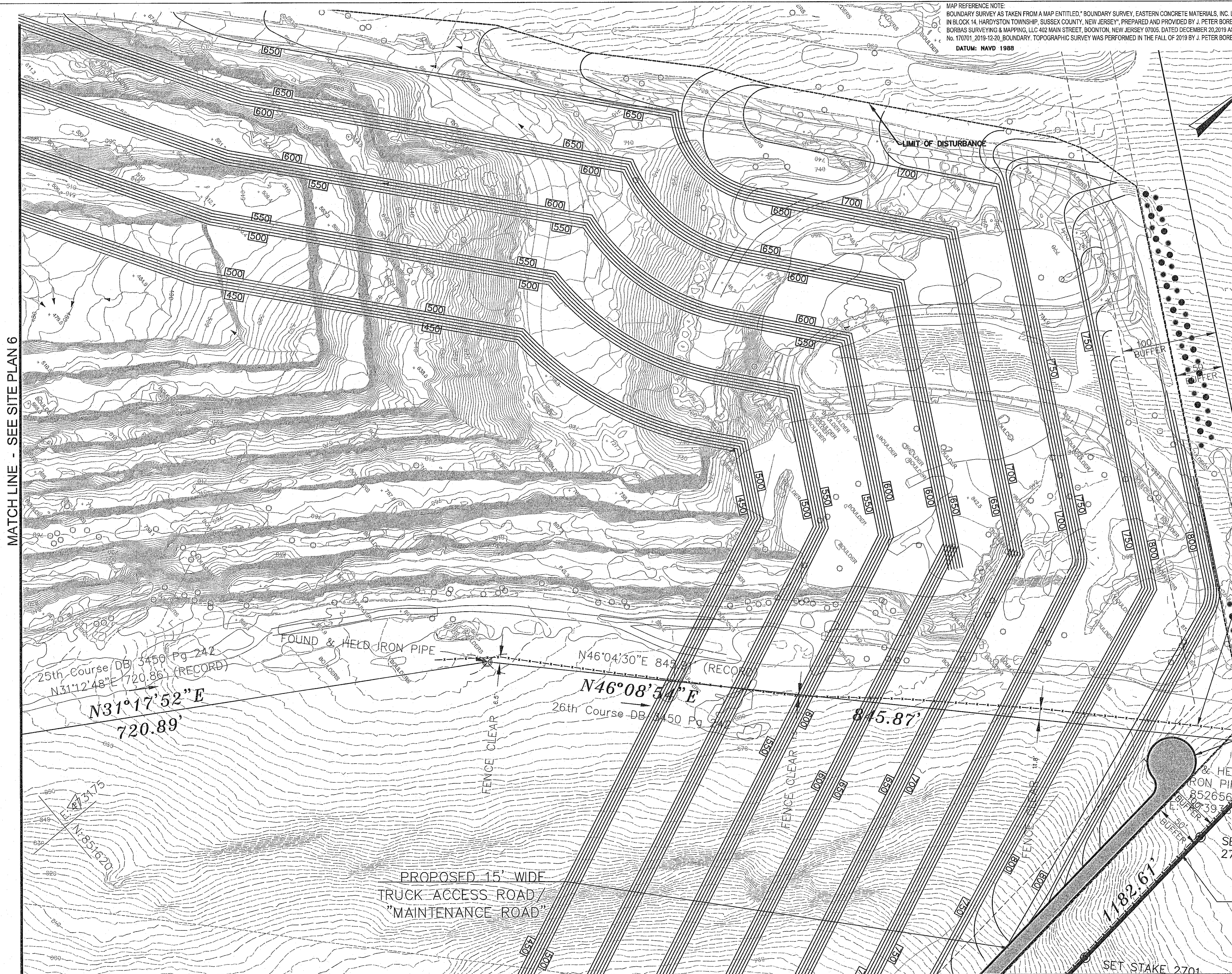
EASTERN CONCRETE MATERIALS, INC.
 HAMBURG QUARRY SUBDIVISION
 SITE PLAN-4
 TOWNSHIP OF HARDYSTON

SUSSEX COUNTY NEW JERSEY

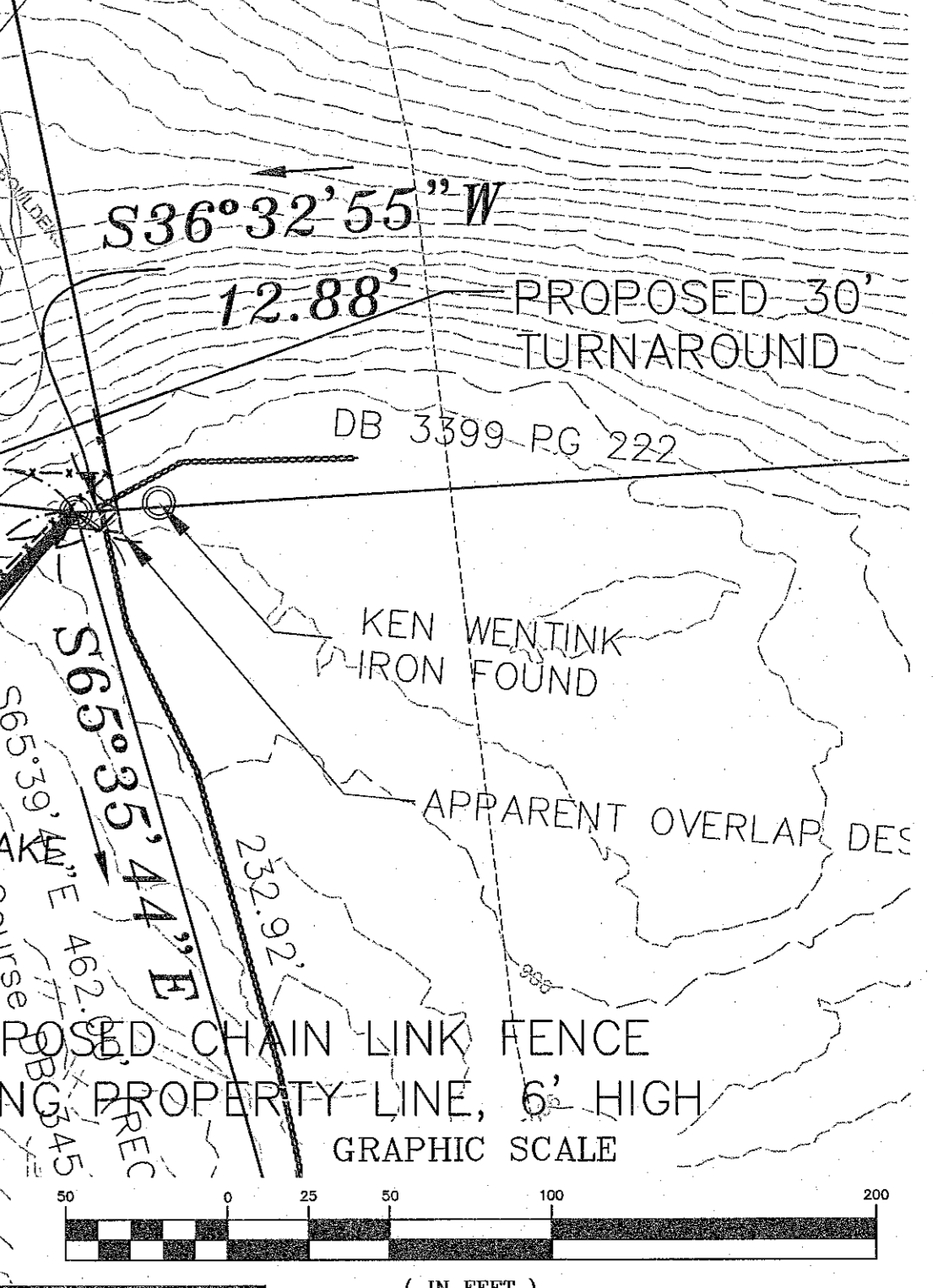
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 DRAWN BY: G.K.T. CHECKED BY: J.L.M.

CADD FILE: 17-171A-SP4 SHEET 6 OF 18

MAP REFERENCE NOTE:
 BOUNDARY SURVEY AS TAKEN FROM A MAP ENTITLED: "BOUNDARY SURVEY, EASTERN CONCRETE MATERIALS, INC. LOTS 78 22.01 IN BLOCK 14, HARDYSTON TOWNSHIP, SUSSEX COUNTY, NEW JERSEY, PREPARED AND PROVIDED BY J. PETER BORBAS, PLS., BORBAS SURVEYING & MAPPING, LLC 402 MAIN STREET, BOONTON, NEW JERSEY 07005, DATED DECEMBER 20, 2019 AS DRAWING No. 170701, 2019-12-20, BOUNDARY. TOPOGRAPHIC SURVEY WAS PERFORMED IN THE FALL OF 2019 BY J. PETER BORBAS, PLS.
 DATUM: NAVD 1988



EXISTING CHAIN LINK FENCE TO BE REMOVED
 PROPOSED TREE PLANTINGS TO SUPPLEMENT WHERE THERE IS NOT ENOUGH VEGETATION WITHIN THE REQUIRED BUFFER AS PER SECTION 184-58.00 OF THE CODE (TYP.)



MATCH LINE - SEE SITE PLAN 6

MATCH LINE - SEE SITE PLAN 4

NOTE: THE "MAINTENANCE ROAD" WILL ONLY BE USED FOR PERIODIC MAINTENANCE ON THE PROPERTY.

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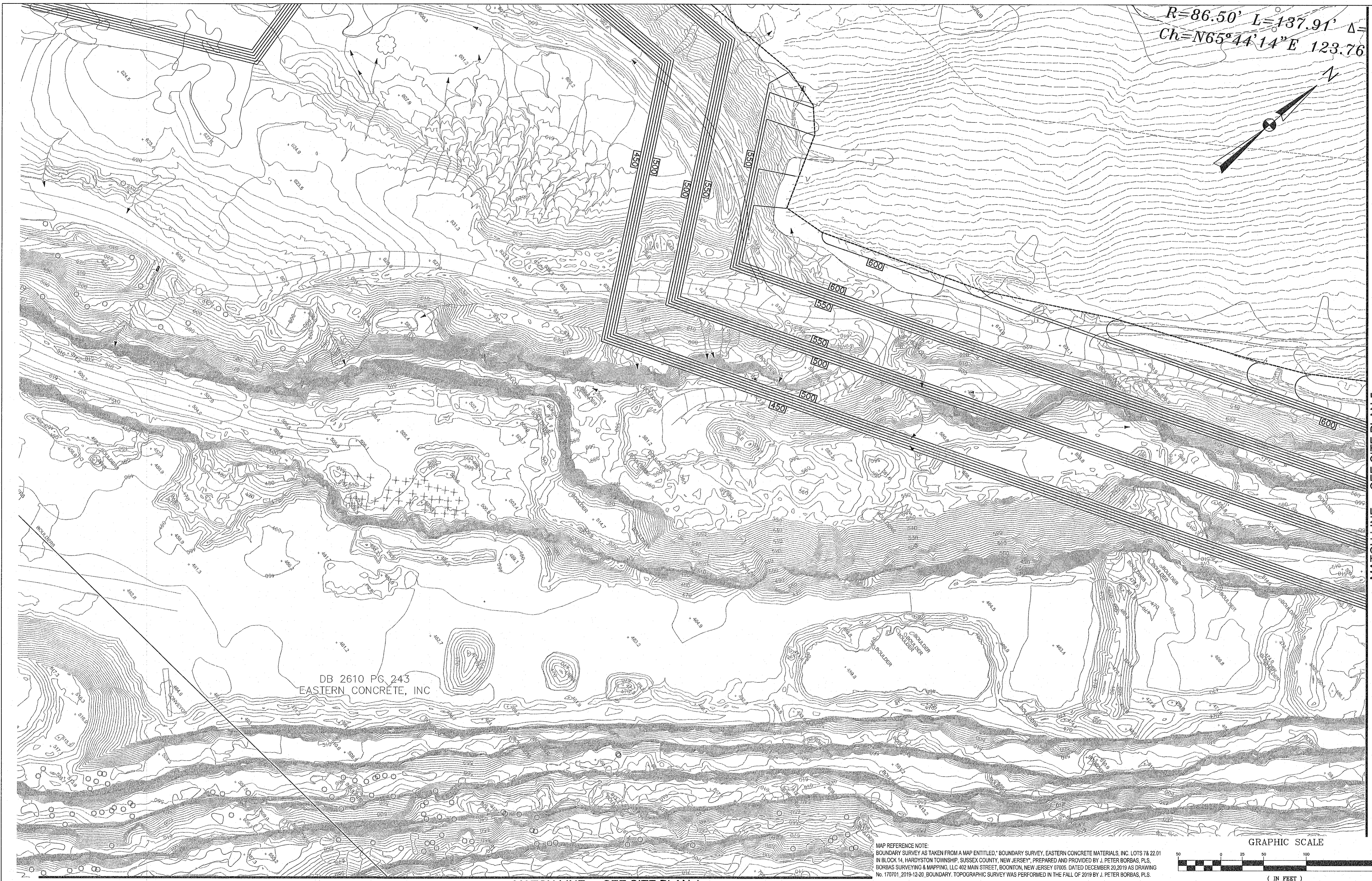
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EASTERN CONCRETE MATERIALS, INC.
 HAMBURG QUARRY SUBDIVISION
 SITE PLAN-5
 TOWNSHIP OF HARDYSTON
 SUSSEX COUNTY NEW JERSEY

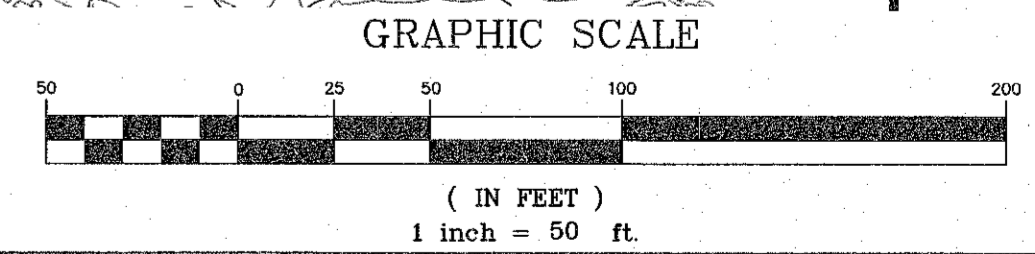
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DRAWN BY: GK.T.	CHECKED BY: J.L.M.			

CADD FILE: 17-171A-SP5 SHEET 7 OF 18



DB 2610 PG. 243
EASTERN CONCRETE, INC

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MATCH LINE - SEE SITE PLAN 4

MATCH LINE - SEE SITE PLAN 5

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2	10/28/20	REVISE PER ENGINEER COMMENTS.		GK.T.		J.L.M.
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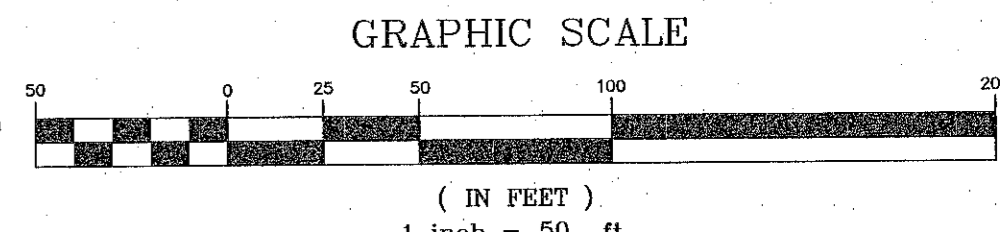
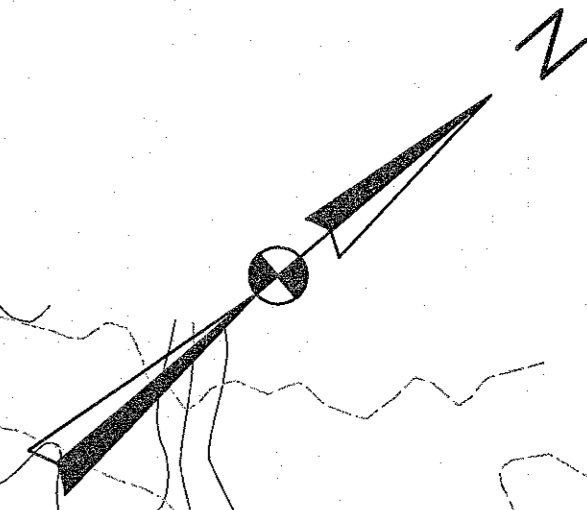
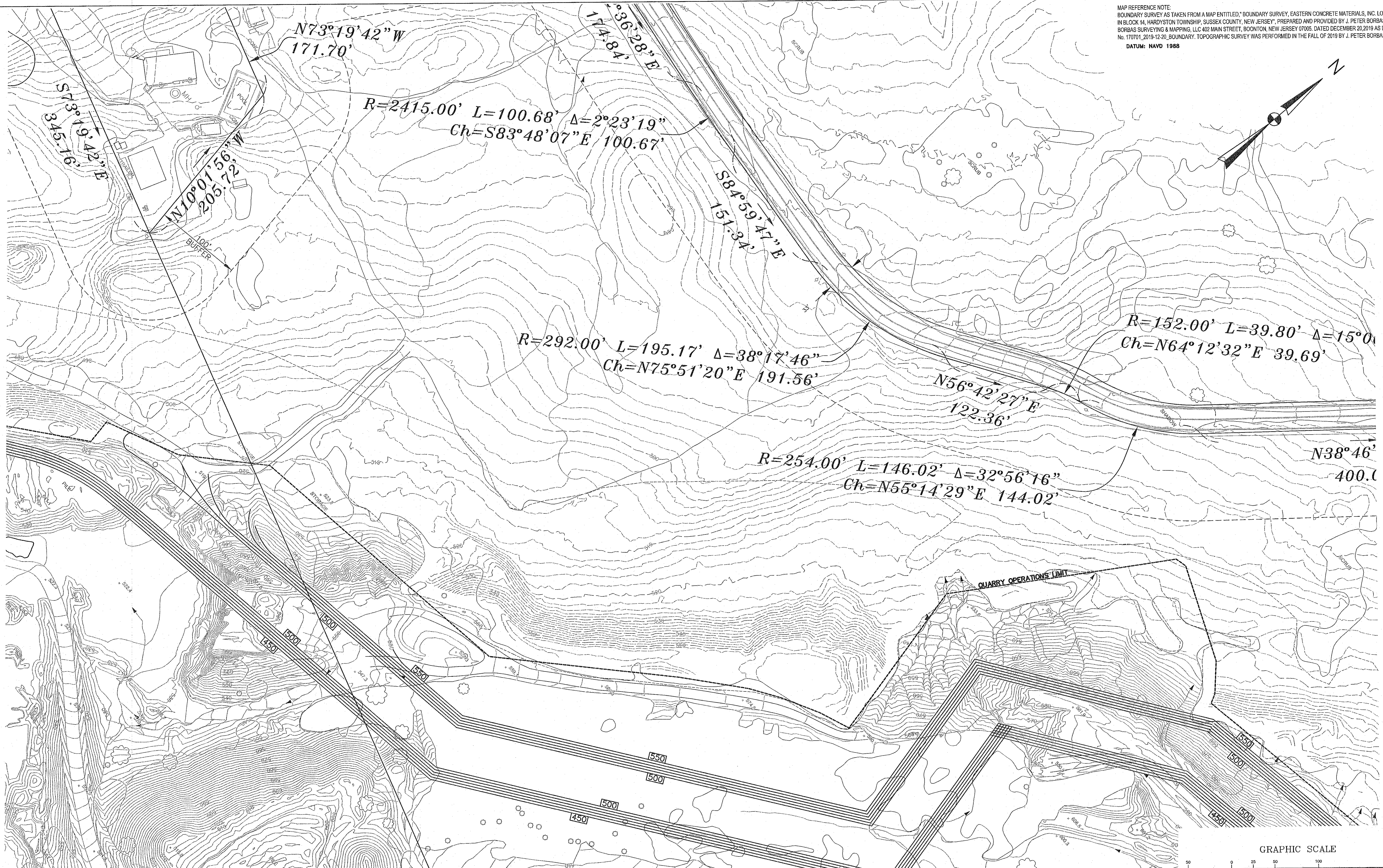
EASTERN CONCRETE MATERIALS, INC.
 HAMBURG QUARRY SUBDIVISION
 SITE PLAN-6
 TOWNSHIP OF HARDYSTON
 NEW JERSEY

SUSSEX COUNTY

SURVEYED BY: GK.T.	DESIGNED BY: J.L.M.	SCALE: 1"=50'	JOB NO. 17-171A	DATE: DEC. 2019
DRAWN BY: GK.T.	CHECKED BY: J.L.M.			

CADD FILE: 17-171A-SP6 SHEET 8 OF 18

MAP REFERENCE NOTE:
 BOUNDARY SURVEY AS TAKEN FROM A MAP ENTITLED "BOUNDARY SURVEY, EASTERN CONCRETE MATERIALS, INC. LOTS 7& 22.01
 IN BLOCK 14, HARDYSTON TOWNSHIP, SUSSEX COUNTY, NEW JERSEY", PREPARED AND PROVIDED BY J. PETER BORBAS, PLS.,
 BORBAS SURVEYING & MAPPING, LLC 402 MAIN STREET, BOONTON, NEW JERSEY 07005, DATED DECEMBER 20, 2019 AS DRAWING
 NO. 170701_2019-12-20_BOUNDARY. TOPOGRAPHIC SURVEY WAS PERFORMED IN THE FALL OF 2019 BY J. PETER BORBAS, PLS.
 DATUM: NAVD 1988



MATCH LINE - SEE SITE PLAN 6

NO.	DATE	DESCRIPTION	SURVEYED BY	DRAWN BY	DESIGNED BY	CHECKED BY
2	10/28/20	REVISE PER ENGINEER COMMENTS.		GK.T.	J.L.M.	
1	7/29/20	REVISE PER ENGINEER COMMENTS.		GK.T.	J.L.M.	

Boswell Engineering
 ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
 330 PHILLIPS AVENUE, SOUTH HACKENSACK, N.J. 07606
 TEL: (201) 641-0770 • FAX: (201) 641-1831
 N.J. CERTIFICATE OF AUTHORIZATION NO. 246A27958000

STEPHEN T. BOSWELL
 PROFESSIONAL ENGINEER N.J. LIC. 34680

JEFFREY L. MORRIS

 PROFESSIONAL ENGINEER N.J. LIC. 30979

EASTERN CONCRETE MATERIALS, INC.
 HAMBURG QUARRY SUBDIVISION
 SITE PLAN-7
 TOWNSHIP OF HARDYSTON
 SUSSEX COUNTY NEW JERSEY

SURVEYED BY: GK.T.	DESIGNED BY: J.L.M.	SCALE: 1"=50'	JOB NO. 17-171A	DATE: DEC. 2019
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CADD FILE: 17-171A-SP7 SHEET 9 OF 18



ANY EXISTING ENCROACHMENTS INTO THE BUFFER AREAS ON THE NORTHWESTERLY PORTION OF THE PROPERTY WILL NOT BE EXACERBATED AND NO QUARRYING IS PROPOSED ON THIS SIDE.

ANY EXISTING ENCROACHMENTS INTO THE BUFFER AREAS ON THE NORTHWESTERLY PORTION OF THE PROPERTY WILL NOT BE EXACERBATED AND NO QUARRYING IS PROPOSED ON THIS SIDE.

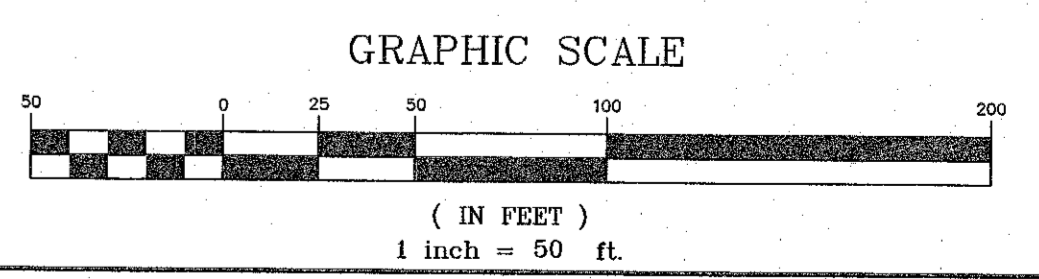
NO FURTHER EXCAVATION OR DISTURBANCE IN THIS AREA

LIMIT OF DISTURBANCE

MATCH LINE - SEE SITE PLAN 7

MATCH LINE - SEE SITE PLAN 9

MAP REFERENCE NOTE:
 BOUNDARY SURVEY AS TAKEN FROM A MAP ENTITLED, "BOUNDARY SURVEY, EASTERN CONCRETE MATERIALS, INC. LOTS 7& 2201 IN BLOCK 14, HARDYSTON TOWNSHIP, SUSSEX COUNTY, NEW JERSEY," PREPARED AND PROVIDED BY J. PETER BORBAS, PLS., BORBAS SURVEYING & MAPPING, LLC 402 MAIN STREET, BOONTON, NEW JERSEY 07005, DATED DECEMBER 20, 2019 AS DRAWING No. 170701_2019-12-20_BOUNDARY. TOPOGRAPHIC SURVEY WAS PERFORMED IN THE FALL OF 2019 BY J. PETER BORBAS, PLS.
 DATUM: NAVD 1988



NO.	DATE	DESCRIPTION	SURVEYED BY	DRAWN BY	DESIGNED BY	CHECKED BY
2	10/28/20	REVISE PER ENGINEER COMMENTS.			G.K.T.	J.L.M.
1	7/29/20	REVISE PER ENGINEER COMMENTS.			G.K.T.	J.L.M.

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 330 PHILLIPS AVENUE, SOUTH HACKENSACK, N.J. 07606
 TEL: (201) 641-0770 • FAX: (201) 641-1831
 N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA27958000

STEPHEN T. BOSWELL
 PROFESSIONAL ENGINEER N.J. LIC. 34680

JEFFREY L. MORRIS

 PROFESSIONAL ENGINEER N.J. LIC. 30979

EASTERN CONCRETE MATERIALS, INC.
 HAMBURG QUARRY SUBDIVISION
 SITE PLAN-8
 TOWNSHIP OF HARDYSTON
 SUSSEX COUNTY NEW JERSEY

SURVEYED BY: G.K.T.	DESIGNED BY: J.L.M.	SCALE: 1"=50'	JOB NO. 17-171A	DATE: DEC. 2019
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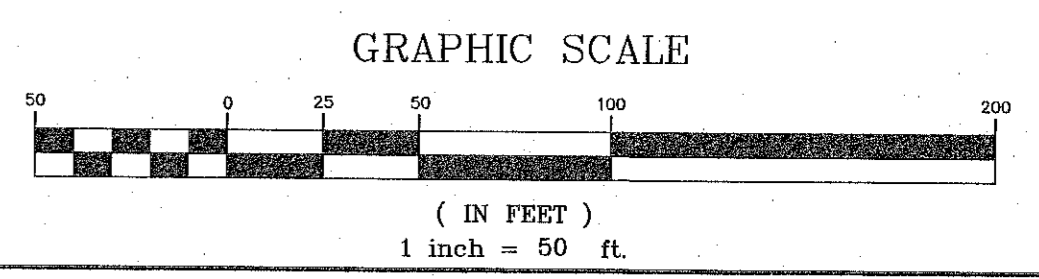
CADD FILE: 17-171A-SP8 SHEET 10 of 18



MATCH LINE - SEE SITE PLAN 8

MATCH LINE - SEE SITE PLAN 1

MAP REFERENCE NOTE:
 BOUNDARY SURVEY AS TAKEN FROM A MAP ENTITLED "BOUNDARY SURVEY, EASTERN CONCRETE MATERIALS, INC. LOTS 7 & 22.01
 IN BLOCK 14, HARDYSTON TOWNSHIP, SUSSEX COUNTY, NEW JERSEY", PREPARED AND PROVIDED BY J. PETER BORBAS, PLS.
 BORBAS SURVEYING & MAPPING, LLC 402 MAIN STREET, BOONTON, NEW JERSEY 07005. DATED DECEMBER 20, 2019 AS DRAWING
 No. 170701_2019-12-20_BOUNDARY_TOPOGRAPHIC SURVEY WAS PERFORMED IN THE FALL OF 2019 BY J. PETER BORBAS, PLS.
 DATUM: NAVD 1988



NO.	DATE	DESCRIPTION	SURVEYED BY	DRAWN BY	DESIGNED BY	CHECKED BY
2	10/28/20	REVISE PER ENGINEER COMMENTS.			GK.T.	J.L.M.
1	7/29/20	REVISE PER ENGINEER COMMENTS.			GK.T.	J.L.M.

Boswell ENGINEERING
 ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
 330 PHILLIPS AVENUE, SOUTH HACKENSACK, N.J. 07606
 TEL: (201) 641-0770 • FAX: (201) 641-1831
 N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA27958000

STEPHEN T. BOSWELL

 PROFESSIONAL ENGINEER N.J. LIC. 34680

JEFFREY L. MORRIS
Jeffrey L. Morris

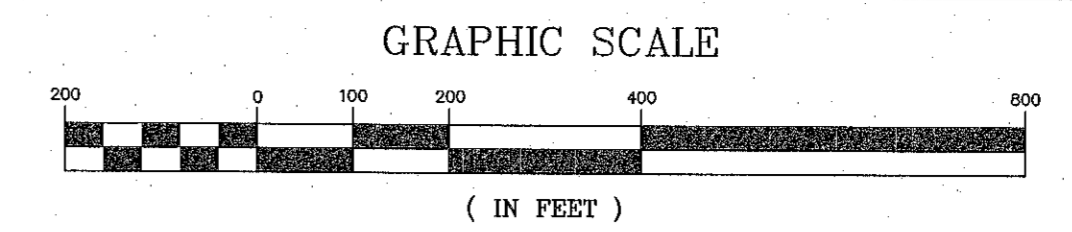
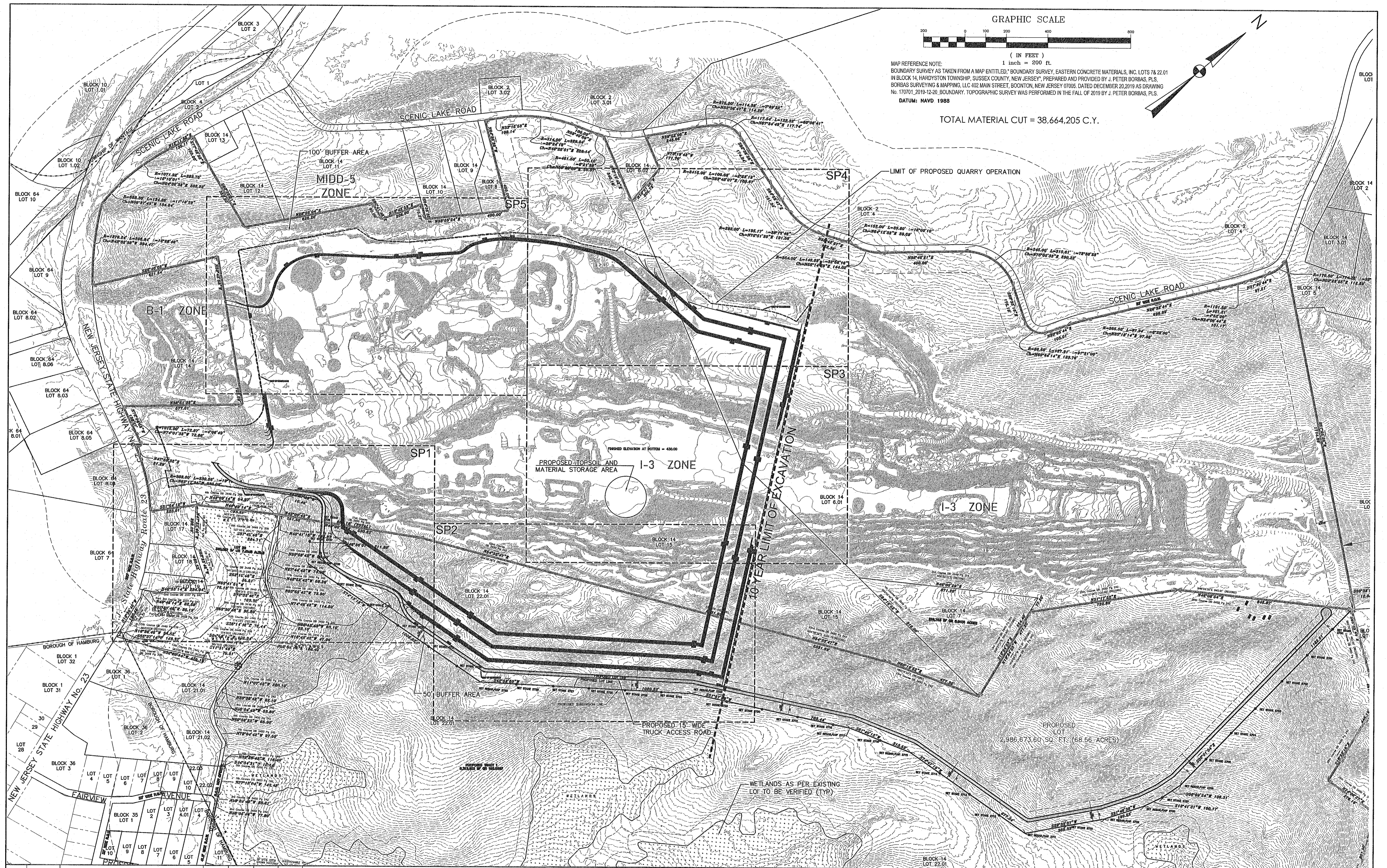
 PROFESSIONAL ENGINEER N.J. LIC. 30979

EASTERN CONCRETE MATERIALS, INC.
 HAMBURG QUARRY SUBDIVISION
 SITE PLAN-9
 TOWNSHIP OF HARDYSTON

SUSSEX COUNTY NEW JERSEY

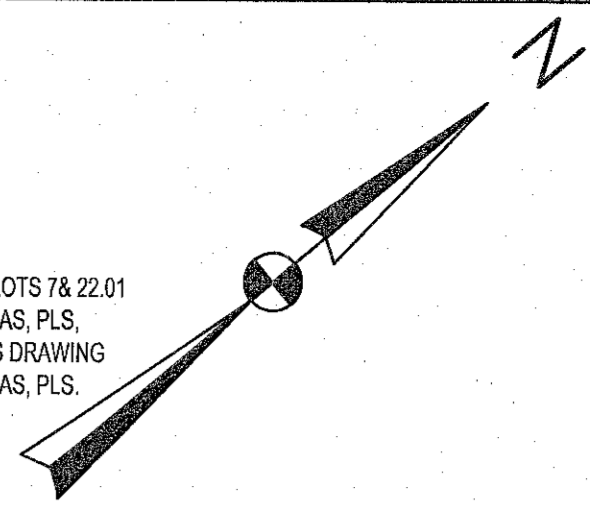
SURVEYED BY: GK.T. DESIGNED BY: J.L.M. SCALE: 1"=50' JOB NO. 17-171A DATE: DEC. 2019
 CHECKED BY: J.L.M.

CADD FILE: 17-171A-SP9 SHEET 11 OF 18



MAP REFERENCE NOTE:
BOUNDARY SURVEY AS TAKEN FROM A MAP ENTITLED "BOUNDARY SURVEY, EASTERN CONCRETE MATERIALS, INC. LOTS 7 & 22.01 IN BLOCK 14, HARDYSTON TOWNSHIP, SUSSEX COUNTY, NEW JERSEY", PREPARED AND PROVIDED BY J. PETER BORBAS, P.L.S. BORBAS SURVEYING & MAPPING, LLC 402 MAIN STREET, BOONTON, NEW JERSEY 07005. DATED DECEMBER 20, 2019 AS DRAWING No. 17071_2019-12-20. BOUNDARY TOPOGRAPHIC SURVEY WAS PERFORMED IN THE FALL OF 2019 BY J. PETER BORBAS, P.L.S.
DATUM: NAVD 1988

TOTAL MATERIAL CUT = 38,664,205 C.Y.



NO.	DATE	DESCRIPTION	SURVEYED BY	DRAWN BY	DESIGNED BY	CHECKED BY
2	10/28/20	REVISE PER ENGINEER COMMENTS.			GK.T.	J.L.M.
1	7/29/20	REVISE PER ENGINEER COMMENTS.			GK.T.	J.L.M.

Boswell Engineering
 ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
 330 PHILLIPS AVENUE, SOUTH HACKENSACK, N.J. 07606
 TEL: (201) 641-0770 • FAX: (201) 641-1831
 N.J. CERTIFICATE OF AUTHORIZATION NO. 246A27958000

STEPHEN T. BOSWELL
 PROFESSIONAL ENGINEER N.J. LIC. 34680

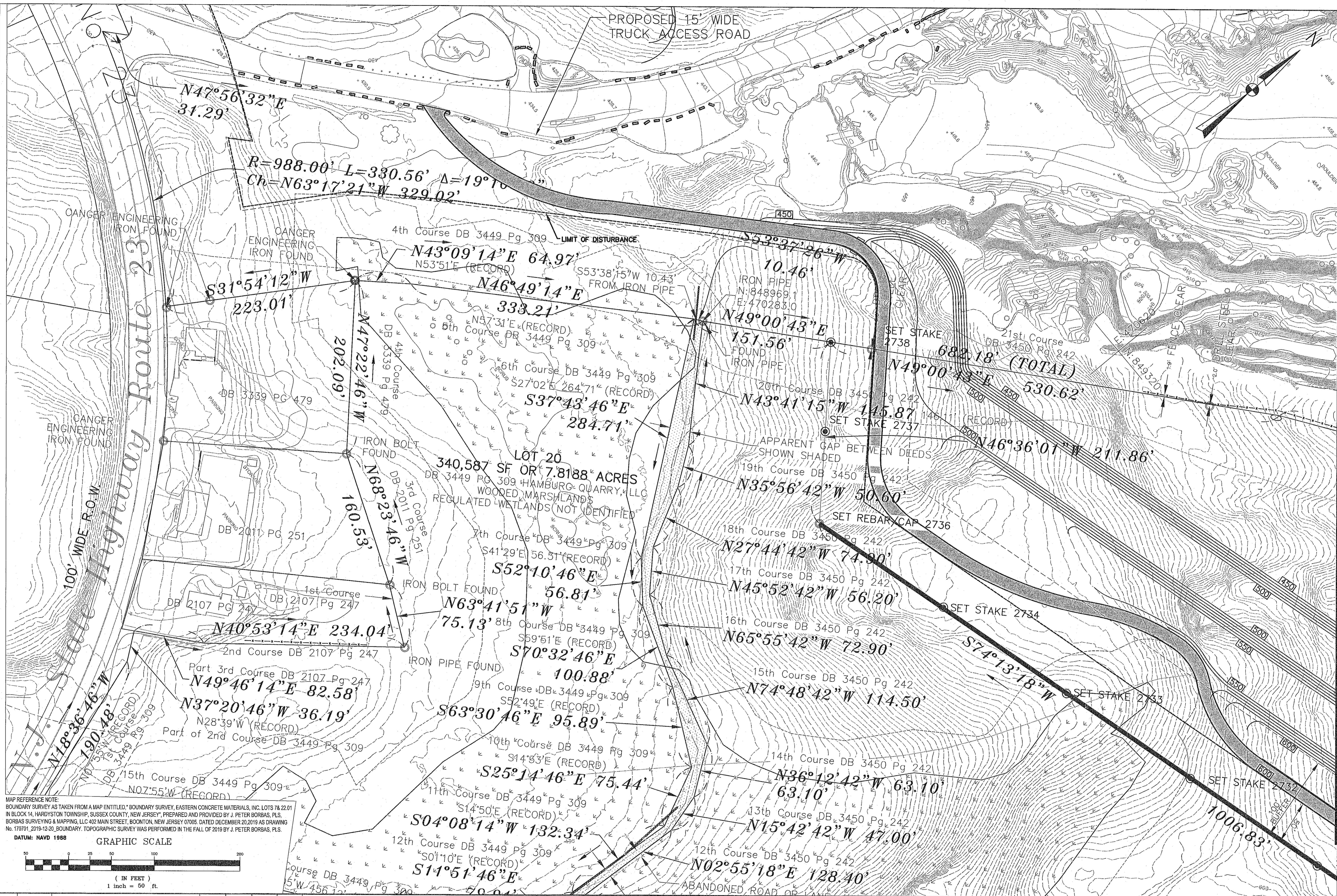
JEFFREY L. MORRIS

 PROFESSIONAL ENGINEER N.J. LIC. 30979

EASTERN CONCRETE MATERIALS, INC.
HAMBURG QUARRY 10 YEAR EXCAVATION PLAN
OVERALL SITE PLAN
 TOWNSHIP OF HARDYSTON
 SUSSEX COUNTY NEW JERSEY

SURVEYED BY: J.L.M. DESIGNED BY: J.L.M. SCALE: 1"=200' JOB NO. 17-171A DATE: FEB. 2020
 DRAWN BY: GK.T. CHECKED BY: J.L.M.

CADD FILE: 17-171A-OSP(10) SHEET 12 OF 18



MATCH LINE - SEE SITE PLAN 2

MAP REFERENCE NOTE:
 BOUNDARY SURVEY AS TAKEN FROM A MAP ENTITLED, "BOUNDARY SURVEY, EASTERN CONCRETE MATERIALS, INC. LOTS 7 & 2201 IN BLOCK 14, HARDYSTON TOWNSHIP, SUSSEX COUNTY, NEW JERSEY", PREPARED AND PROVIDED BY J. PETER BORBAS, PLS. BORBAS SURVEYING & MAPPING, LLC 402 MAIN STREET, BOKTON, NEW JERSEY 07005, DATED DECEMBER 20, 2019 AS DRAWING No. 170701_2019-12-20. BOUNDARY, TOPOGRAPHIC SURVEY WAS PERFORMED IN THE FALL OF 2019 BY J. PETER BORBAS, PLS.
 DATUM: NAVD 1988

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

NO.	DATE	DESCRIPTION	SURVEYED BY	DRAWN BY	DESIGNED BY	CHECKED BY
2	10/28/20	REVISE PER ENGINEER COMMENTS.			G.K.T.	J.L.M.
1	7/29/20	REVISE PER ENGINEER COMMENTS.			G.K.T.	J.L.M.

BOSWELL ENGINEERING
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 330 PHILLIPS AVENUE, SOUTH HACKENSACK, N.J. 07606
 TEL: (201) 641-0770 • FAX: (201) 641-1831
 N.J. CERTIFICATE OF AUTHORIZATION NO. 246A27958000

STEPHEN T. BOSWELL
 PROFESSIONAL ENGINEER N.J. LIC. 34680

JEFFREY L. MORRIS
 PROFESSIONAL ENGINEER N.J. LIC. 30979

EASTERN CONCRETE MATERIALS, INC.
 HAMBURG QUARRY 10 YEAR EXCAVATION PLAN
 SITE PLAN-1
 TOWNSHIP OF HARDYSTON

SUSSEX COUNTY NEW JERSEY

SURVEYED BY:	DESIGNED BY: J.L.M.	SCALE:	JOB NO.:	DATE:
DRAWN BY: G.K.T.	CHECKED BY: J.L.M.	1"=50'	17-171A	FEB. 2020

CADD FILE: 17-171A-SP1(10) SHEET 13 OF 18

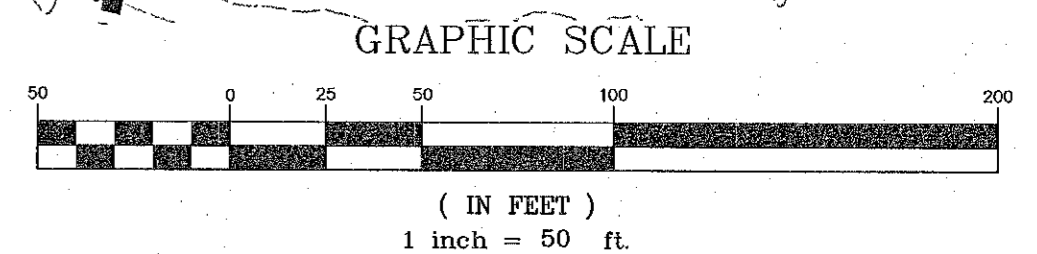


MATCH LINE - SEE SITE PLAN 1

LOT 22.01
11,080,716 SF OR 254.3782 ACRES
(SEE NOTE 5)

DB 3450 PG 242
USC ATLANTIC, INC

MAP REFERENCE NOTE:
BOUNDARY SURVEY AS TAKEN FROM A MAP ENTITLED, "BOUNDARY SURVEY, EASTERN CONCRETE MATERIALS, INC. LOTS 7& 22.01
IN BLOCK 14, HARDYSTON TOWNSHIP, SUSSEX COUNTY, NEW JERSEY", PREPARED AND PROVIDED BY J. PETER BORBAS, PLS,
BORBAS SURVEYING & MAPPING, LLC 402 MAIN STREET, BOONTON, NEW JERSEY 07005. DATED DECEMBER 20, 2019 AS DRAWING
No. 170701_2019-12-20_BOUNDARY. TOPOGRAPHIC SURVEY WAS PERFORMED IN THE FALL OF 2019 BY J. PETER BORBAS, PLS.
DATUM: NAVD 1988



NO.	DATE	DESCRIPTION	SURVEYED BY	DRAWN BY	DESIGNED BY	CHECKED BY
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1	7/29/20	REVISE PER ENGINEER COMMENTS.		G.K.T.		J.L.M.

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 N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA27958000

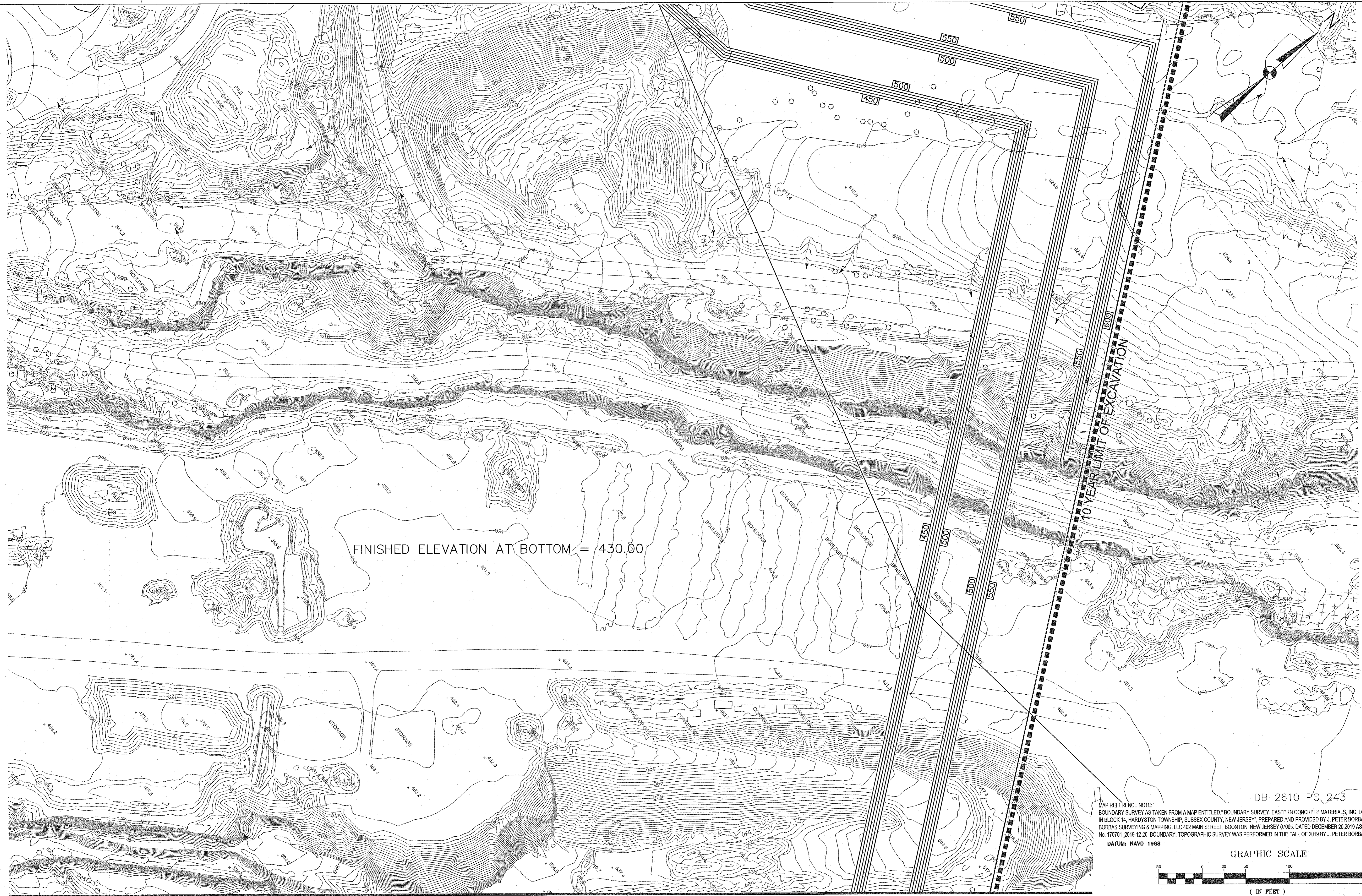
STEPHEN T. BOSWELL
 PROFESSIONAL ENGINEER N.J. LIC. 34680

JEFFREY L. MORRIS

 PROFESSIONAL ENGINEER N.J. LIC. 30979

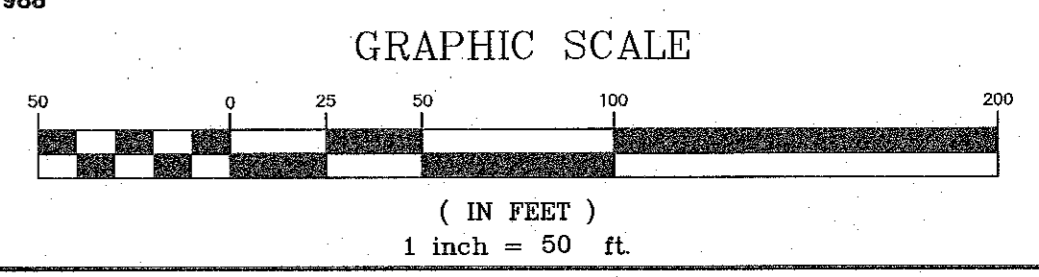
EASTERN CONCRETE MATERIALS, INC.
HAMBURG QUARRY 10 YEAR EXCAVATION PLAN
SITE PLAN-2
 TOWNSHIP OF HARDYSTON
 SUSSEX COUNTY NEW JERSEY

SURVEYED BY: G.K.T.	DESIGNED BY: J.L.M.	SCALE: 1"=50'	JOB NO. 17-171A	DATE: FEB. 2020
CADD FILE: 17-171A-SP2(10)			SHEET 14 OF 18	



MAP REFERENCE NOTE:
 BOUNDARY SURVEY AS TAKEN FROM A MAP ENTITLED, "BOUNDARY SURVEY, EASTERN CONCRETE MATERIALS, INC. LOTS 7 & 22.01
 IN BLOCK 14, HARDYSTON TOWNSHIP, SUSSEX COUNTY, NEW JERSEY", PREPARED AND PROVIDED BY J. PETER BORBAS, PLS.
 BORBAS SURVEYING & MAPPING, LLC 402 MAIN STREET, BOONTON, NEW JERSEY 07005, DATED DECEMBER 20, 2019 AS DRAWING
 No. 170701_2019-12-20. BOUNDARY. TOPOGRAPHIC SURVEY WAS PERFORMED IN THE FALL OF 2019 BY J. PETER BORBAS, PLS.
 DATUM: NAVD 1988

DB 2610 PG. 243



MATCH LINE - SEE SITE PLAN 2

NO.	DATE	DESCRIPTION	SURVEYED BY	DRAWN BY	DESIGNED BY	CHECKED BY
2	10/29/20	REVISE PER ENGINEER COMMENTS.		G.K.T.		J.L.M.
1	7/29/20	REVISE PER ENGINEER COMMENTS.		G.K.T.		J.L.M.

BOSWELL ENGINEERING
 ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
 330 PHILLIPS AVENUE, SOUTH HACKENSACK, N.J. 07606
 TEL: (201) 641-0770 • FAX: (201) 641-1831
 N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA27958000

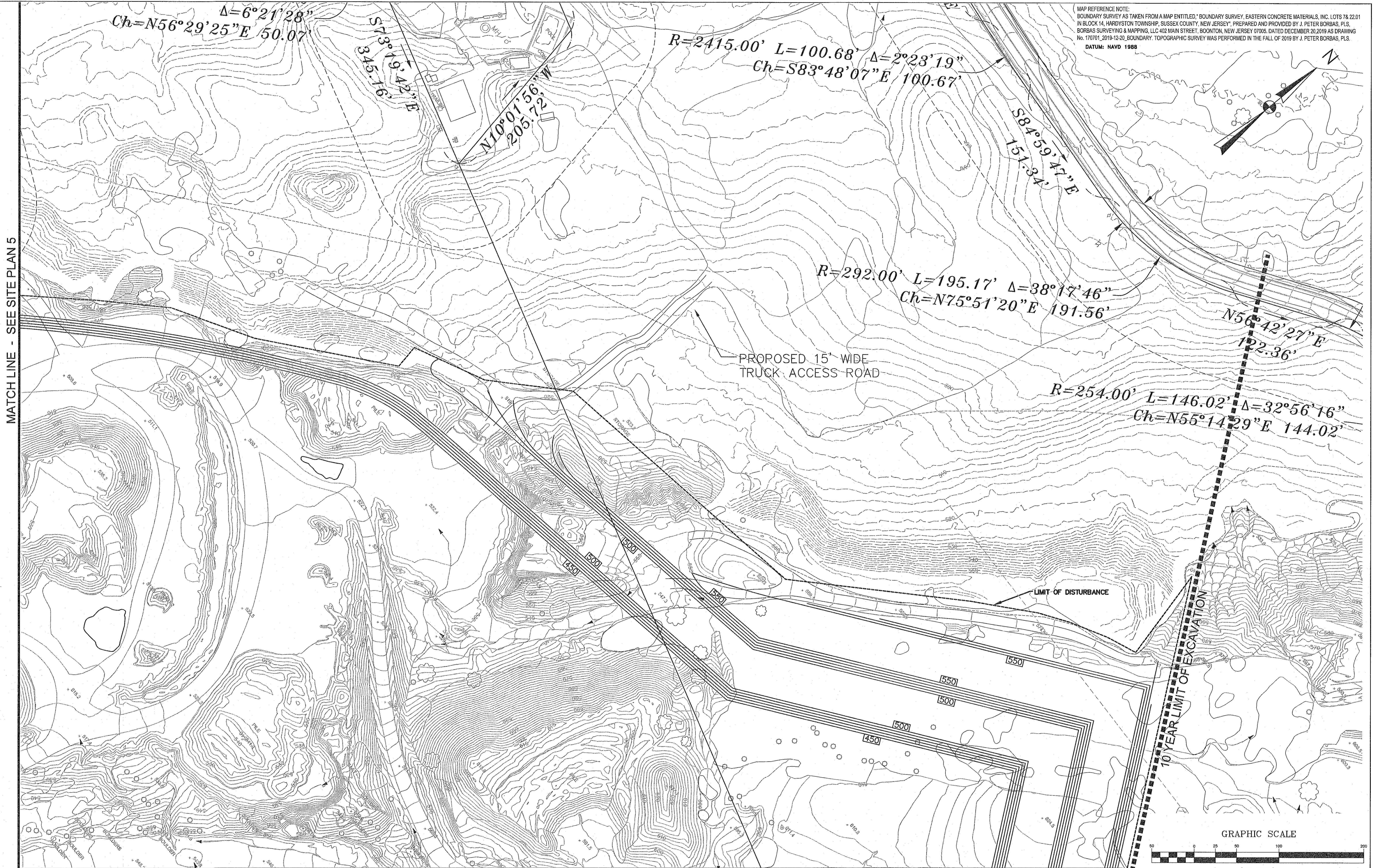
STEPHEN T. BOSWELL
 PROFESSIONAL ENGINEER N.J. LIC. 34680

JEFFREY L. MORRIS

 PROFESSIONAL ENGINEER N.J. LIC. 30979

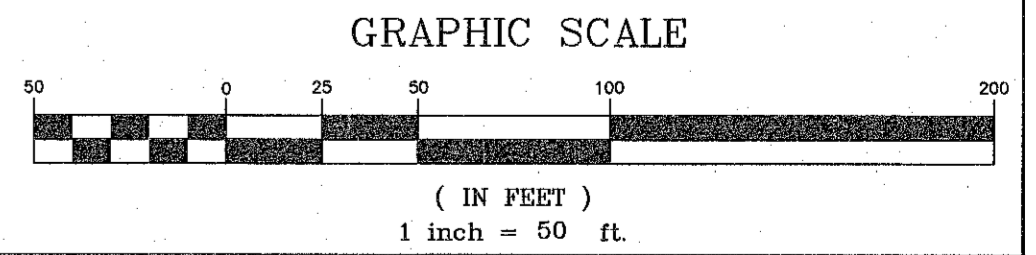
EASTERN CONCRETE MATERIALS, INC.
 HAMBURG QUARRY 10 YEAR EXCAVATION PLAN
 SITE PLAN-3
 TOWNSHIP OF HARDYSTON
 SUSSEX COUNTY NEW JERSEY
 SURVEYED BY: G.K.T. DESIGNED BY: J.L.M. SCALE: 1"=50' JOB NO. 17-171A DATE: FEB. 2020
 DRAWN BY: G.K.T. CHECKED BY: J.L.M.
 CADD FILE: 17-171A-SP3(10) SHEET 15 OF 18

MAP REFERENCE NOTE:
 BOUNDARY SURVEY AS TAKEN FROM A MAP ENTITLED, "BOUNDARY SURVEY, EASTERN CONCRETE MATERIALS, INC. LOTS 7& 22.01
 IN BLOCK 14, HARDYSTON TOWNSHIP, SUSSEX COUNTY, NEW JERSEY", PREPARED AND PROVIDED BY J. PETER BORBAS, PLS.
 BORBAS SURVEYING & MAPPING, LLC 402 MAIN STREET, BOONTON, NEW JERSEY 07005, DATED DECEMBER 20, 2019 AS DRAWING
 NO. 170701_2019-12-20_BOUNDARY. TOPOGRAPHIC SURVEY WAS PERFORMED IN THE FALL OF 2019 BY J. PETER BORBAS, PLS.
 DATUM: NAVD 1988



MATCH LINE - SEE SITE PLAN 5

MATCH LINE - SEE SITE PLAN 3



NO.	DATE	DESCRIPTION	SURVEYED BY	DRAWN BY	DESIGNED BY	CHECKED BY
2	10/28/20	REVISE PER ENGINEER COMMENTS.		GK.T.	J.L.M.	
1	7/29/20	REVISE PER ENGINEER COMMENTS.		GK.T.	J.L.M.	

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 TEL: (201) 641-0770 • FAX: (201) 641-1831
 N.J. CERTIFICATE OF AUTHORIZATION NO. 246A27958000

STEPHEN T. BOSWELL
 PROFESSIONAL ENGINEER N.J. LIC. 34680

JEFFREY L. MORRIS

 PROFESSIONAL ENGINEER N.J. LIC. 30979

EASTERN CONCRETE MATERIALS, INC.
 HAMBURG QUARRY 10 YEAR EXCAVATION PLAN
 SITE PLAN-4
 TOWNSHIP OF HARDYSTON
 SUSSEX COUNTY NEW JERSEY

SURVEYED BY: GK.T.	DESIGNED BY: J.L.M.	SCALE: 1"=50'	JOB NO. 17-171A	DATE: FEB. 2020
DRAWN BY: GK.T.	CHECKED BY: J.L.M.			

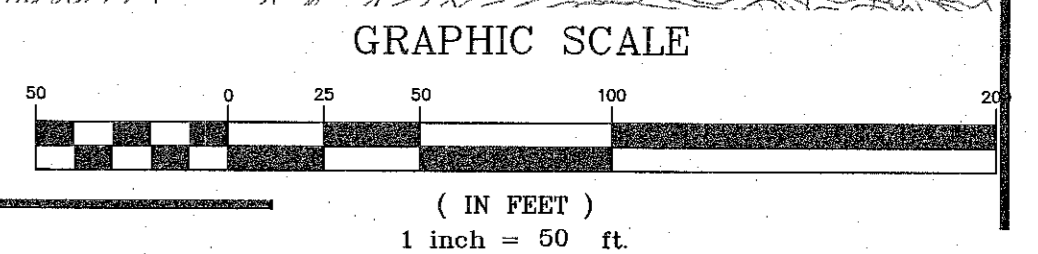
CADD FILE: 17-171A-SP4(10) SHEET 16 OF 18



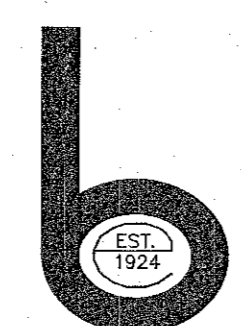
MATCH LINE - SEE SITE PLAN 4

MATCH LINE - SEE SITE PLAN 1

MAP REFERENCE NOTE:
 BOUNDARY SURVEY AS TAKEN FROM A MAP ENTITLED, "BOUNDARY SURVEY, EASTERN CONCRETE MATERIALS, INC. LOTS 7& 22.01
 IN BLOCK 14, HARDYSTON TOWNSHIP, SUSSEX COUNTY, NEW JERSEY", PREPARED AND PROVIDED BY J. PETER BORBAS, PLS,
 BORBAS SURVEYING & MAPPING, LLC 402 MAIN STREET, BOONTON, NEW JERSEY 07005, DATED DECEMBER 20, 2019 AS DRAWING
 No. 170701_2019-12-20_BOUNDARY. TOPOGRAPHIC SURVEY WAS PERFORMED IN THE FALL OF 2019 BY J. PETER BORBAS, PLS.
 DATUM: NAVD 1988

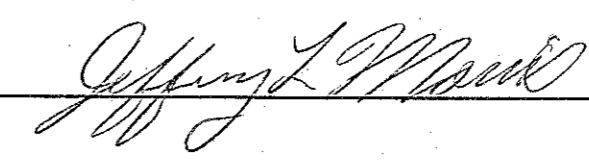


NO.	DATE	DESCRIPTION	SURVEYED BY	DRAWN BY	DESIGNED BY	CHECKED BY
1	10/28/20	REVISE PER ENGINEER COMMENTS.		GK.T.		J.L.M.



BOSWELL ENGINEERING
 ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
 330 PHILLIPS AVENUE, SOUTH HACKENSACK, N.J. 07606
 TEL: (201) 641-0770 • FAX: (201) 641-1831
 N.J. CERTIFICATE OF AUTHORIZATION NO. 246A27958000

STEPHEN T. BOSWELL
 PROFESSIONAL ENGINEER N.J. LIC. 34680

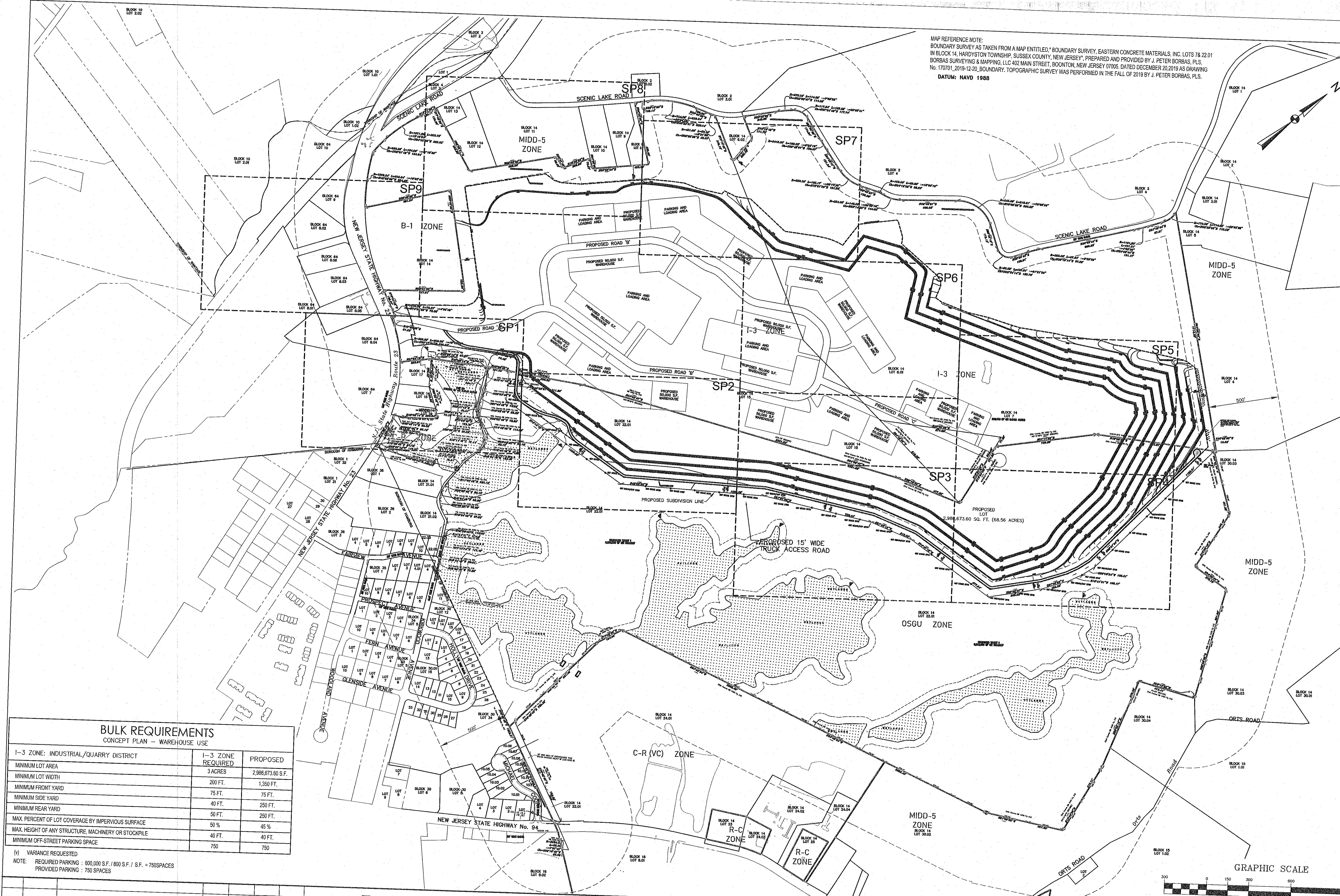
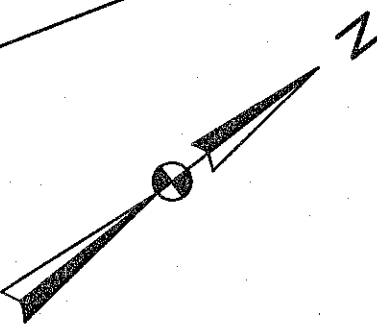
JEFFREY L. MORRIS

 PROFESSIONAL ENGINEER N.J. LIC. 30979

EASTERN CONCRETE MATERIALS, INC.
HAMBURG QUARRY SUBDIVISION
SITE PLAN-5
 TOWNSHIP OF HARDYSTON
 SUSSEX COUNTY NEW JERSEY

SURVEYED BY: GK.T.	DESIGNED BY: J.L.M.	SCALE: 1"=50'	JOB NO. 17-171A	DATE: DEC. 2019
DRAWN BY: GK.T.	CHECKED BY: J.L.M.			

CADD FILE: 17-171A-SP5 SHEET 17 OF 18

MAP REFERENCE NOTE:
 BOUNDARY SURVEY AS TAKEN FROM A MAP ENTITLED, "BOUNDARY SURVEY, EASTERN CONCRETE MATERIALS, INC. LOTS 7 & 22.01 IN BLOCK 14, HARDYSTON TOWNSHIP, SUSSEX COUNTY, NEW JERSEY", PREPARED AND PROVIDED BY J. PETER BORBAS, PLS, BORBAS SURVEYING & MAPPING, LLC 402 MAIN STREET, BOONTON, NEW JERSEY 07005, DATED DECEMBER 20, 2019 AS DRAWING No. 170701_2019-12-20_BOUNDARY. TOPOGRAPHIC SURVEY WAS PERFORMED IN THE FALL OF 2019 BY J. PETER BORBAS, PLS.
 DATUM: NAVD 1988



BULK REQUIREMENTS
 CONCEPT PLAN - WAREHOUSE USE

I-3 ZONE: INDUSTRIAL/QUARRY DISTRICT	I-3 ZONE REQUIRED	PROPOSED
MINIMUM LOT AREA	3 ACRES	2,988,673.60 S.F.
MINIMUM LOT WIDTH	200 FT.	1,350 FT.
MINIMUM FRONT YARD	75 FT.	75 FT.
MINIMUM SIDE YARD	40 FT.	250 FT.
MINIMUM REAR YARD	50 FT.	250 FT.
MAX. PERCENT OF LOT COVERAGE BY IMPERVIOUS SURFACE	50 %	45 %
MAX. HEIGHT OF ANY STRUCTURE, MACHINERY OR STOCKPILE	40 FT.	40 FT.
MINIMUM OFF-STREET PARKING SPACE	750	750

(V) VARIANCE REQUESTED
 NOTE: REQUIRED PARKING : 600,000 S.F. / 800 S.F. / S.F. = 750 SPACES
 PROVIDED PARKING : 750 SPACES

NO.	DATE	DESCRIPTION	SURVEYED BY	DRAWN BY	DESIGNED BY	CHECKED BY
2	10/28/20	REVISE PER ENGINEER COMMENTS.				J.L.M.
1	7/29/20	REVISE PER ENGINEER COMMENTS.				J.L.M.

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 330 PHILLIPS AVENUE, SOUTH HACKENSACK, N.J. 07606
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 N.J. CERTIFICATE OF AUTHORIZATION NO. 24GA27958000

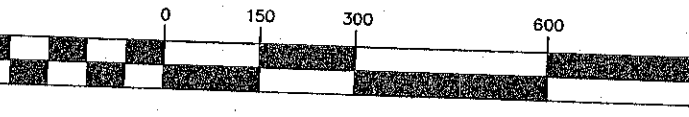
STEPHEN T. BOSWELL

PROFESSIONAL ENGINEER N.J. LIC. 34680

JEFFREY L. MORRIS

PROFESSIONAL ENGINEER N.J. LIC. 30979

GRAPHIC SCALE



(IN FEET)
 1 inch = 300 ft.

EASTERN CONCRETE MATERIALS, II
 HAMBURG QUARRY SUBDIVISION
 SITE REUSE PLAN
 TOWNSHIP OF HARDYSTON

SUSSEX COUNTY

SURVEYED BY: GK.T.	DESIGNED BY: J.L.M.	SCALE: 1"=300'
DRAWN BY: GK.T.	CHECKED BY: J.L.M.	JOB NO. 17-
CADD FILE: 17-171A-SRP		SHEET 17-