

AREA YARD AND ZONING BULK REQUIREMENTS (BLOCK 214, LOT 50) ORDINANCE 220-90: ZONING DISTRICT II (LIGHT INDUSTRIAL ZONE DISTRICT)								
ORD.	ITEM	REQUIRED	EXISTING	COMPLY	PHASE I		PHASE II	
					PROPOSED	COMPLY	PROPOSED	COMPLY
220-90.A.(1)	PERMITTED USES: PRINCIPAL BLDG.	LIGHT MANUFACTURING & WAREHOUSE	(VACANT)	N/A	LIGHT MANUFACTURING & WAREHOUSE	YES	LIGHT MANUFACTURING & WAREHOUSE	YES
220-90.A.(5)	MINIMUM LOT AREA	3 AC.	10,003 AC.	YES	9,396 AC.	YES	(NO CHANGE)	YES
	MINIMUM LOT FRONTAGE	300 FEET	782.4 FEET	YES	793.4 FEET	YES	(NO CHANGE)	YES
	MINIMUM LOT WIDTH	300 FEET	786.4 FEET	YES	777.4 FEET	YES	(NO CHANGE)	YES
	MINIMUM LOT DEPTH	300 FEET	588.4 FEET	YES	554.4 FEET	YES	(NO CHANGE)	YES
	MINIMUM FRONT YARD SETBACK	80 FEET	(VACANT)	N/A	95.0 FEET	YES	(NO CHANGE)	YES
	MINIMUM SIDE YARD SETBACK	70 FEET	(VACANT)	N/A	249.6 FEET	YES	70.0 FEET	YES
	MINIMUM REAR YARD SETBACK	80 FEET	(VACANT)	N/A	250.3 FEET	YES	(NO CHANGE)	YES
	MAXIMUM BUILDING HEIGHT	50 FEET	(VACANT)	N/A	40 FEET	YES	(NO CHANGE)	YES
	MAXIMUM BUILDING COVERAGE	35%	(VACANT)	N/A	7.3%	YES	13.7%	YES
	MAXIMUM IMPERVIOUS COVERAGE	60%	12.7%	YES	19.4%	YES	25.9%	YES
	FLOOR AREA RATION (FAR)	0.35	(VACANT)	N/A	0.10	YES	0.16	YES
220-90.E.(1)	PARKING SETBACK FROM STREET LINE	80 FEET	(VACANT)	N/A	20.0 FEET	NO (*)	(NO CHANGE)	NO (*)

(*) VARIANCES REQUESTED

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220-90E(1) MINIMUM PARKING LOT SETBACK FROM STREET LINE IS 80 FEET; 20.0 FEET IS PROPOSED

220-97B REQUIRED OFF-STREET PARKING SPACE SIZE IS 10 FEET BY 20 FEET; PROPOSED PARKING SPACES ARE 9 FEET BY 20 FEET; HOWEVER, TEN (10) PARKING STALLS WITH 10 FEET BY 20 FEET IN DIMENSION HAVE BEEN PROVIDED FOR CUSTOMERS AND VISITORS

220-97E(4) ALL PARKING AREAS FOR 20 OR MORE VEHICLES SHALL CONTAIN GRASSED OR LANDSCAPED ISLAND AREAS OF AT LEAST SIX FEET IN WIDTH SEPARATING ROWS OF PARKING SPACES IN ACCORDANCE WITH THE PROVISIONS OF § 220-169H. SUCH ISLAND AREAS SHALL BE SPREAD THROUGHOUT THE PARKING AREA IN ACCORDANCE WITH A SITE PLAN APPROVED BY THE PLANNING BOARD AND SHALL OCCUPY A MINIMUM OF 10% OF THE AREA FORMED BY THE OUTER PERIMETER OF THE PAVED PARKING AREA. THE ISLAND AREAS SHALL CONTAIN A MINIMUM OF ONE SHADE TREE FOR EACH 10 PARKING SPACES IN THE PARKING AREA AND SHALL BE LANDSCAPED IN ACCORDANCE WITH A LANDSCAPING PLAN APPROVED BY THE PLANNING BOARD. NO LANDSCAPED ISLANDS ARE PROPOSED WITHIN THE PARKING AREA.

DESIGN WAIVERS REQUESTED

337-23A(2) LANDSCAPING SHALL INCLUDE FOUNDATION PLANTINGS IN PLANT BEDS NOT LESS THAN THREE (3) FEET ON THE FRONT, SIDES AND REAR OF THE BUILDING; THERE ARE NO FOUNDATION PLANTING ON THE SOUTH AND WEST FACE OF THE PROPOSED BUILDING.

337-23A(4) ONE TREE SHADE TREE OR ORNAMENTAL TREE SHALL BE PLANTED FOR EVERY FIVE (5) PARKING SPACES. SIXTEEN (16) TREES ARE REQUIRED; TEN (10) TREES ARE PROPOSED WITHIN THE PARKING LOT.

PARKING TABULATION

PARKING REQUIREMENTS PER SECTION 220-97F(11): MANUFACTURING = 1 PARKING SPACE PER 800 S.F. GFA
WAREHOUSE = 1 PARKING SPACE PER 5,000 S.F. GFA
OFFICE = 1 PARKING SPACE PER 250 S.F. GFA

OFF-STREET PARKING CALCULATIONS: (PHASE I)	OFF-STREET PARKING CALCULATIONS: (PHASE II)	OFF-STREET PARKING CALCULATIONS: (PHASE III)
MANUFACTURING AREA (2,148 S.F./800 S.F.) = 8.9	MANUFACTURING AREA (13,691 S.F./800 S.F.) = 17.1	MANUFACTURING AREA (13,445 S.F./800 S.F.) = 16.8
WAREHOUSE AREA (19,445 S.F./5,000 S.F.) = 3.9	WAREHOUSE AREA (30,074 S.F./5,000 S.F.) = 7.8	WAREHOUSE AREA (32,725 S.F./5,000 S.F.) = 6.5
TOTAL OFFICE AREA (12,558 S.F./250 S.F.) = 50.2	TOTAL OFFICE AREA (12,558 S.F./250 S.F.) = 50.2	TOTAL OFFICE AREA (19,153 S.F./250 S.F.) = 76.6
TOTAL = 63.0	TOTAL = 75.1	TOTAL = 99.9

TOTAL PARKING SPACES REQUIRED (PHASE I) = 63 SPACES
TOTAL PARKING SPACES REQUIRED (PHASE II) = 76 SPACES
TOTAL PARKING SPACES REQUIRED (PHASE III) = 100 SPACES

PHASE I & II: (OFF-STREET PARKING PROVIDED)
TOTAL PARKING SPACES PROVIDED = 80 SPACES

PHASE III: (OFF-STREET PARKING PROVIDED)
TOTAL PARKING SPACES PROVIDED = 80 SPACES + 20 BANKED = 100 SPACES

REQUIRED HANDICAP PARKING SPACES = 4 SPACES
PROVIDED HANDICAP PARKING SPACES = 4 SPACES (1 OF WHICH IS VAN ACCESSIBLE)

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FLOOR AREA CALCULATION

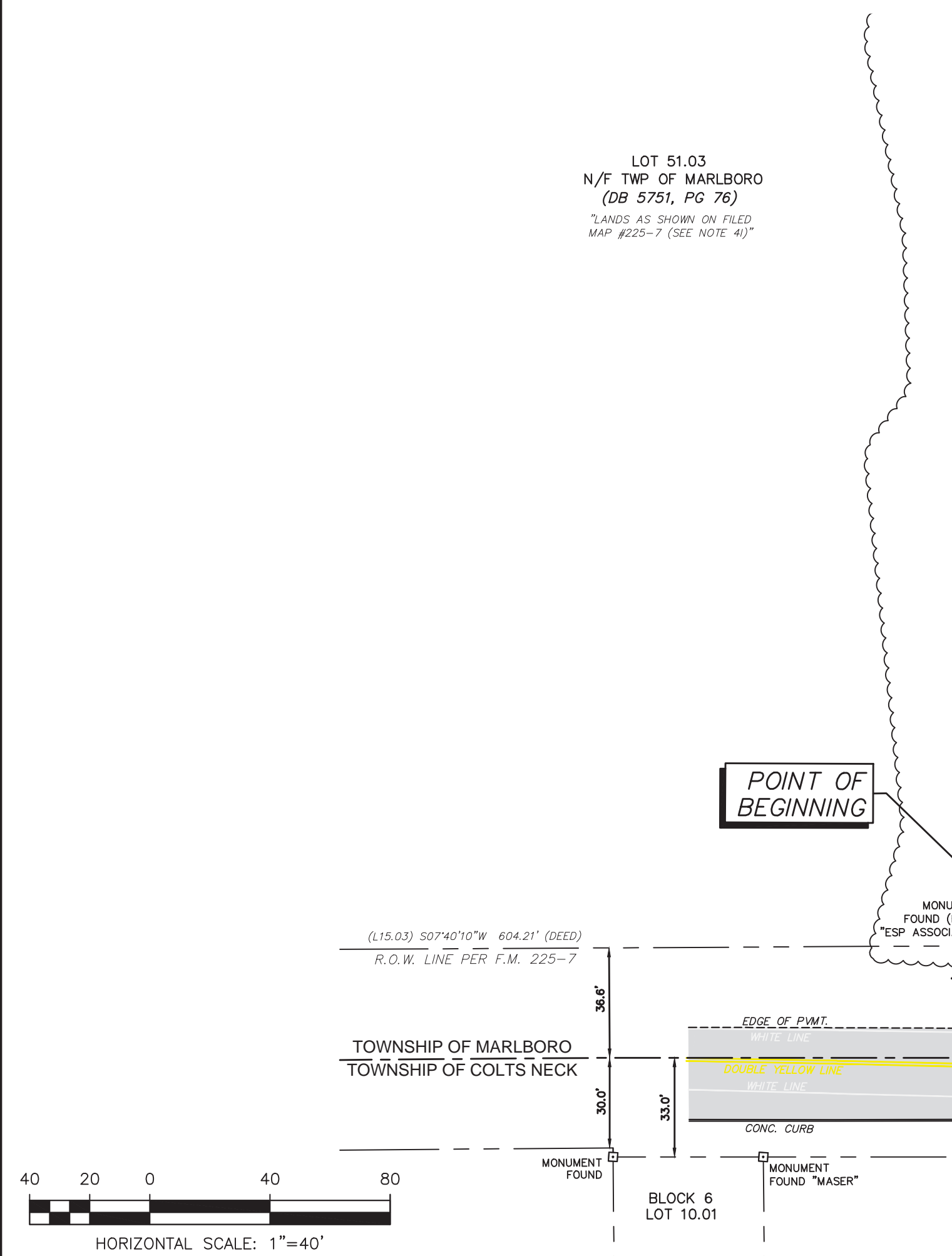
PROPOSED LOT 50: (PHASE I)		PROPOSED LOT 50: (PHASE II & III)	
FIRST FLOOR	29,998 S.F.	FIRST FLOOR	56,170 S.F.
SECOND FLOOR	9,153 S.F.	SECOND FLOOR	9,153 S.F.
TOTAL	39,151 S.F.	TOTAL	65,323 S.F.

FLOOR AREA RATIO = (39,151 S.F./409,281 S.F.)=0.096 SAY: 0.10
FLOOR AREA RATIO = (65,323 S.F./409,281 S.F.)=0.16 SAY: 0.16

IMPERVIOUS LOT COVERAGE CALCULATION

EXISTING LOT 50		PROPOSED LOT 50: (PHASE I)		PROPOSED LOT 50: (PHASE II)		PROPOSED LOT 50: (PHASE III)	
BUILDING	0 S.F. (0%)	BUILDING	29,998 S.F. (7.3%)	BUILDING	56,170 S.F. (13.7%)	BUILDING	56,170 S.F. (13.7%)
PAVEMENT	48,598 S.F. (11.2%)	PAVEMENT	47,144 S.F. (11.5%)	PAVEMENT	47,144 S.F. (11.5%)	PAVEMENT	53,509 S.F. (13.1%)
PAVS/SIDEWALKS	6,740 S.F. (1.5%)	PAVS/SIDEWALKS	2,529 S.F. (0.6%)	PAVS/SIDEWALKS	2,529 S.F. (0.6%)	PAVS/SIDEWALKS	2,529 S.F. (0.6%)
TOTAL	55,343 S.F.	TOTAL	78,671 S.F.	TOTAL	105,843 S.F.	TOTAL	112,208 S.F.
	(55,343 S.F./435,731 S.F.)=0.127 12.7%		(78,671 S.F./409,281 S.F.)=0.194 19.4%		(105,843 S.F./409,281 S.F.)=0.259 25.9%		(112,208 S.F./409,281 S.F.)=0.274 27.4%

INCLUDES 6,365 S.F. ADDITIONAL PAVEMENT FOR 20-BANKED PARKING SPACES



PROJECT PHASE DESCRIPTION

PROPOSED PHASE I:
CONSTRUCTION 29,998 S.F. TWO-STORY BUILDING & 80-PARKING SPACES
FIRST FLOOR: OFFICE AREA 3,405 S.F.
WAREHOUSE AREA 19,445 S.F.
MANUFACTURING AREA 7,148 S.F.
TOTAL BUILDING FOOTPRINT AREA 29,998 S.F.
SECOND FLOOR: OFFICE AREA 9,153 S.F.

PROPOSED PHASE II:
CONSTRUCTION 26,172 S.F. ONE-STORY BUILDING ADDITION
FIRST FLOOR: WAREHOUSE AREA 19,445 S.F.
MANUFACTURING AREA 7,148 S.F.
TOTAL ADDITION FOOTPRINT AREA 26,172 S.F.

PROPOSED PHASE III:
CONVERT 6,595 S.F. OF FIRST FLOOR AREA TO OFFICE USE & 20-BANKED PARKING SPACES
FIRST FLOOR: OFFICE AREA 10,000 S.F.

REVISIONS

1. 05.20.2020 REVISED PER TRC MEETING & LETTER OF COMMENTS

BLOCK 214, LOT 18 N/F TWP OF MARLBORO (DB 5590, PG 455)

LOT 49 (150 BOUNDARY ROAD) N/F FRANK & CHARLOTTE BARONE (DB 4138, PG 246)

LOT 50 (150 BOUNDARY ROAD) N/F FRANK & CHARLOTTE BARONE (DB 4138, PG 246)

GREGORY J. REDINGTON, P.E.
NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 37543

SRS ENTERPRISES
BLOCK 214, LOT 50
MARLBORO TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

156 BOUNDARY ROAD
PRELIMINARY & FINAL MAJOR SITE PLAN

SITE COLOR EXHIBIT

REDCOM
DESIGN & CONSTRUCTION LLC

STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION
24GA28221900 & 21AC00094500

433 NORTH AVE EAST
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DATE: 11.19.19
SCALE: 1"=40'

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