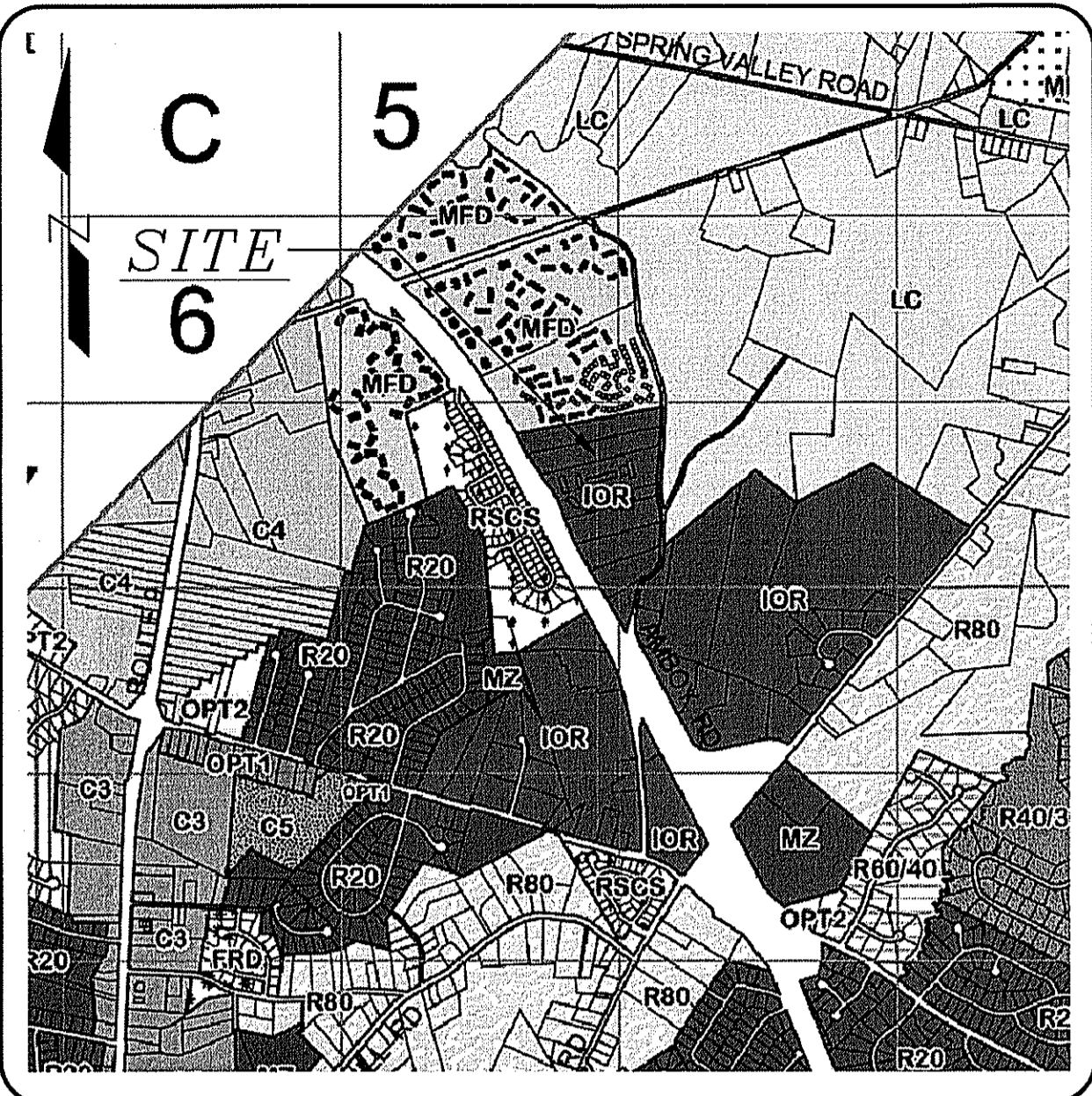


KEY MAP

SCALE: 1" = 450' ±



ZONING MAP

SCALE: 1" = 1,800' ±

LIST OF UTILITY COMPANIES

- PUBLIC SERVICE ELECTRIC & GAS COMPANY
MANAGER - CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102
(973) 430-7000
- JERSEY CENTRAL POWER AND LIGHT COMPANY
ATTN: CORPORATE SECRETARY
300 MADISON AVENUE
NORRISTOWN, NJ 07962-1911
(800) 662-3115
- W.M.U.A.
ATTN: KATHY LEATHERMAN
2 UTILITY ROAD
ENGLISHTOWN, NJ 07728
(732) 446-9300
- M.T.M.U.A.
ATTN: ENGINEERING
P.O. BOX 280
WICKATUNK, NJ 07765
(732) 591-1757
- NEW JERSEY NATURAL GAS COMPANY
ATTN: JOAN PURCARO
P.O. BOX 1484
WALL, NJ 07719
(732) 938-1179
- POLICE DEPARTMENT
TOWNSHIP OF MARLBORO
ATTN: TRAFFIC SAFETY BUREAU
1979 TOWNSHIP DRIVE
MARLBORO, NJ 07746
(732) 536-0304
- MONMOUTH CABLEVISION ASSOCIATES
ATTN: DAWN STEVENSON, ENGINEERING
P.O. BOX 58
WALL, NJ 07719
(732) 780-4868
- VERIZON
LORRAINE GORMAN
5100 BELMAR BOULEVARD
FARMINGDALE, NJ 07727
(732) 751-8723
- N.J. BELL TELEPHONE COMPANY
(VERIZON NEW JERSEY, INC.)
540 BROAD STREET
NEWARK, NJ 07102
(800) 427-9977
- MONMOUTH COUNTY PLANNING BOARD
HALL OF RECORDS ANNEX
1 EAST MAIN STREET
FREEHOLD, NJ 07728
(732) 431-7460
- STATE OF NEW JERSEY D.O.T.
DONNA TROIANO, BUREAU OF UTILITIES
P.O. BOX 600
1035 PARKWAY AVENUE
TRENTON, NJ 08625
- NEW JERSEY ONE-CALL
(800) 272-1000

PROPERTY OWNERS WITHIN 200 FT:

BLOCK	LOT	CLASS	PROPERTY OWNER	PROPERTY LOCATION
172	30	15E	FOREST GREEN PK CEMETERY ASSN P.O. BOX 340 MORGANVILLE, NJ 07751	535 TEXAS ROAD
178	291	4A	AMBOY AVENUE PARTNERS, LLC 7 NORTH WILLOW STREET MONTCLAIR, NJ 07042	185 AMBOY ROAD
178	293	15F	MARLBORO BUSINESS PARK, LLC 4 SHALLOW BROOK ROAD MORGANVILLE, NJ 07751	165 AMBOY ROAD
178	293	4A	MARLBORO BUSINESS PARK, LLC 4 SHALLOW BROOK ROAD MORGANVILLE, NJ 07751	165 AMBOY ROAD

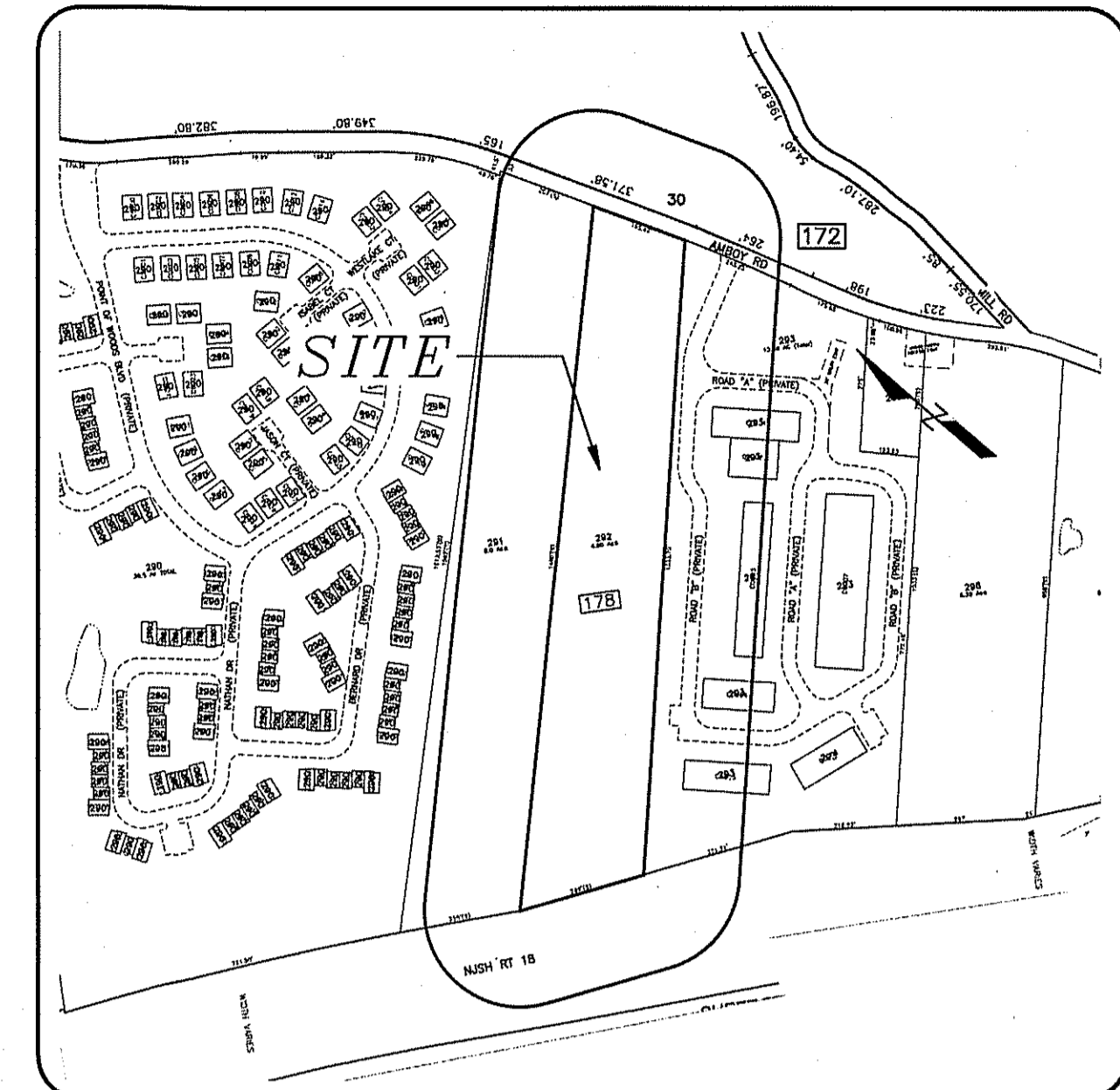
IOR INDUSTRIAL OFFICE RESEARCH ZONE DISTRICT

LOT REQUIREMENTS	REQUIRED	PROPOSED	VARIANCE REQ.
MINIMUM LOT AREA	5 ACRES	7.08 ACRES	NO
MINIMUM LOT FRONTAGE	300 FT	195.49 FT	*
MINIMUM LOT WIDTH	300 FT	199.59 FT	*
MINIMUM LOT DEPTH	300 FT	1,408.9 FT	NO
BUILDING SETBACKS			
FRONT YARD	80 FT	247.3 FT	NO
SIDE YARD	70 FT	40.8 FT / 68.2 FT	*
REAR YARD	80 FT	868.4 FT	NO
BUILDING HEIGHT			
MAXIMUM PERMITTED	50 FT	38 FT ±	NO
ACCESSORY STRUCTURES			
SIDE SETBACK	50 FT	30.8 FT	*
REAR SETBACK	60 FT	24 FT ±	NO
MAXIMUM HEIGHT	30 FT	24 FT ±	NO
IMPERVIOUS COVERAGE			
MAXIMUM BUILDING COVERAGE	35%	7.3% (22,540 S.F.)	NO
MAXIMUM LOT COVERAGE	60%	47.4% (146,100 S.F.)	NO
FLOOR AREA RATIO			
MAXIMUM PERMITTED	0.35	0.10	NO

* EXISTING NON CONFORMITY

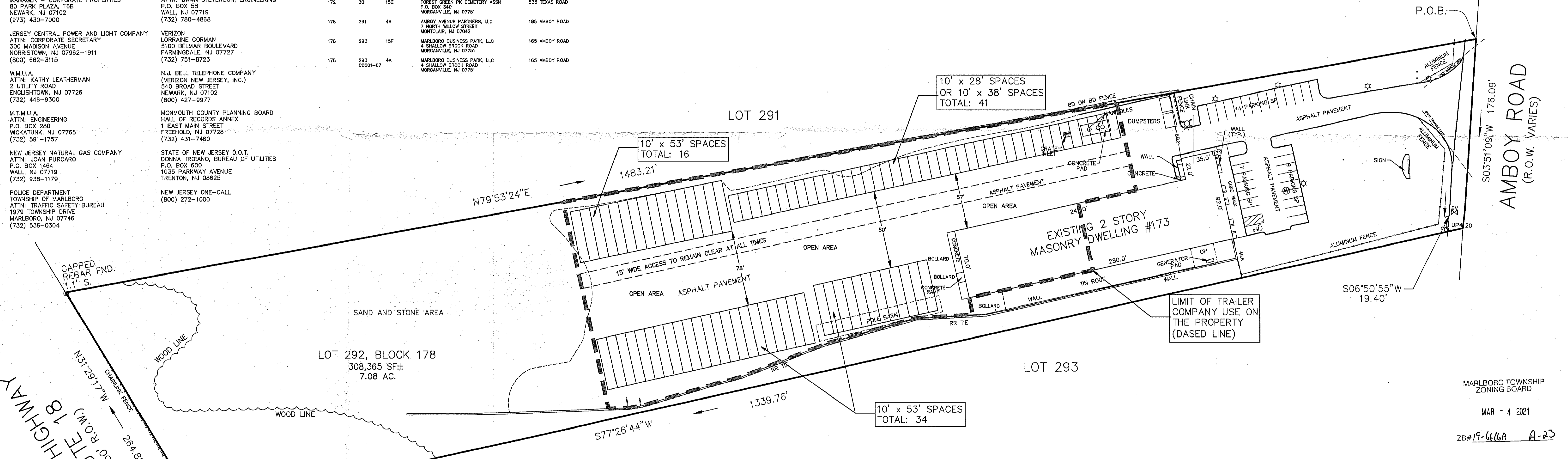
GENERAL NOTES

- SITE IS KNOWN AS BLOCK 292, LOT 178 AS DEPICTED ON SHEET 54 OF THE TOWNSHIP OF MARLBORO TAX MAPS. TOTAL LOT AREA IS 7.08± ACRES.
- OWNER: LUCAS HOLDING, LLC
209 COMMERCIAL COURT
MORGANVILLE, NJ 07751
- OUTBOUND SURVEY INFORMATION OBTAINED FROM A PLAN ENTITLED, "LOCATION SURVEY OF LOT 292, BLOCK 178, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY KENNETH P. FRANK, P.L.S., DATED JUNE 18, 2019.
- HORIZONTAL CONTROL BASED ON DEED NORTH
- THE SITE IS NOT LOCATED WITHIN A REGULATED FLOOD HAZARD AREA.
- THE PROPERTY IS LOCATED WITHIN THE IOR "INDUSTRIAL OFFICE RESEARCH" ZONE DISTRICT.
- ALL IMPROVEMENTS ON THE PROPERTY ARE PRESENTLY EXISTING. THERE ARE NO SITE IMPROVEMENTS PROPOSED. THE PRIOR USE OF THE PROPERTY WAS A CONSTRUCTION COMPANY HEADQUARTERS AND YARD. THE PURPOSE OF THIS APPLICATION IS TO SEEK APPROVAL TO UTILIZE A PORTION OF THE PROPERTY FOR A TRAILER REPAIR BUSINESS. EXISTING BULK VARIANCES AND NON-CONFORMITIES WERE PREVIOUSLY GRANTED UNDER RESOLUTIONS PB 509-89 AND PB 992-07.
- DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THEREIN.
- SOLID WASTE PICKUP SHALL BE BY PRIVATE HAULER.
- NO CHANGES TO EXISTING UTILITY SERVICES ARE REQUIRED OR PROPOSED.
- THE OWNER IS RESPONSIBLE FOR SITE SAFETY. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(F) (OSHA COMPETENT PERSON).



TAX MAP SHEET No's 48 & 54

SCALE: 1" = 350' ±



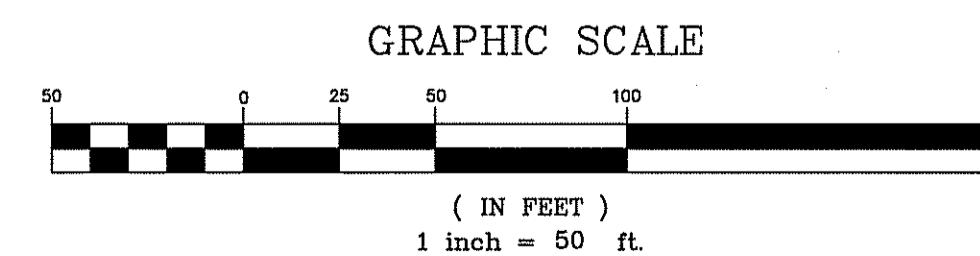
SIGNATURE BLOCKS

APPLICATION NO. _____ APPROVED
BY THE MARLBORO TOWNSHIP ZONING BOARD
AS A USE VARIANCE PLAN ON _____ DATE _____

BOARD CHAIRMAN _____

BOARD SECRETARY _____

BOARD ENGINEER _____



MARLBORO TOWNSHIP
ZONING BOARD
MAR - 4 2021
ZB#19-666A A-23

NO.	DATE	DESCRIPTION
USE VARIANCE PLAN		
173 AMBOY ROAD		
TRAILER LAYOUT PLAN		
BLOCK 292, LOT 178 TAX MAP SHEET No. 54		
TOWNSHIP OF MARLBORO		MONMOUTH COUNTY, NEW JERSEY
EAST POINT ENGINEERING, LLC		
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 248A28169800		
11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180		PROJECT NUMBER: 21-070
DATE: 02-22-21	CHECKED BY: BNP	PROJECT NUMBER: 21-070
SCALE: 1" = 50'	DATE: 02-22-21	CHECKED BY: BNP
MARC S. LEBER N.J. PROFESSIONAL ENGINEER, LICENSE NO. 248E04452400 N.J. PROFESSIONAL PLANNER, LICENSE NO. 33L00089800		SHEET NO. 1 OF 1

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