

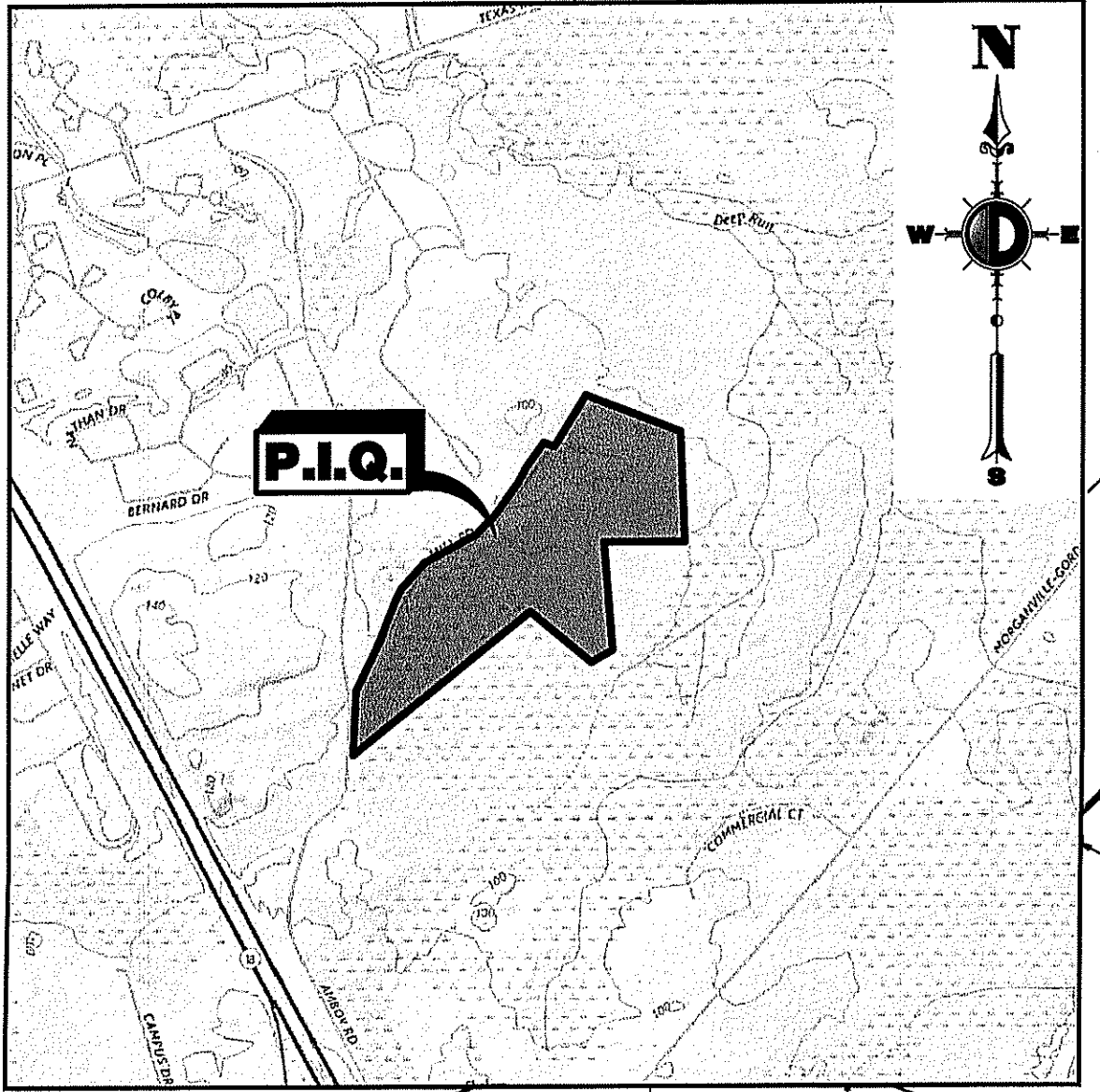
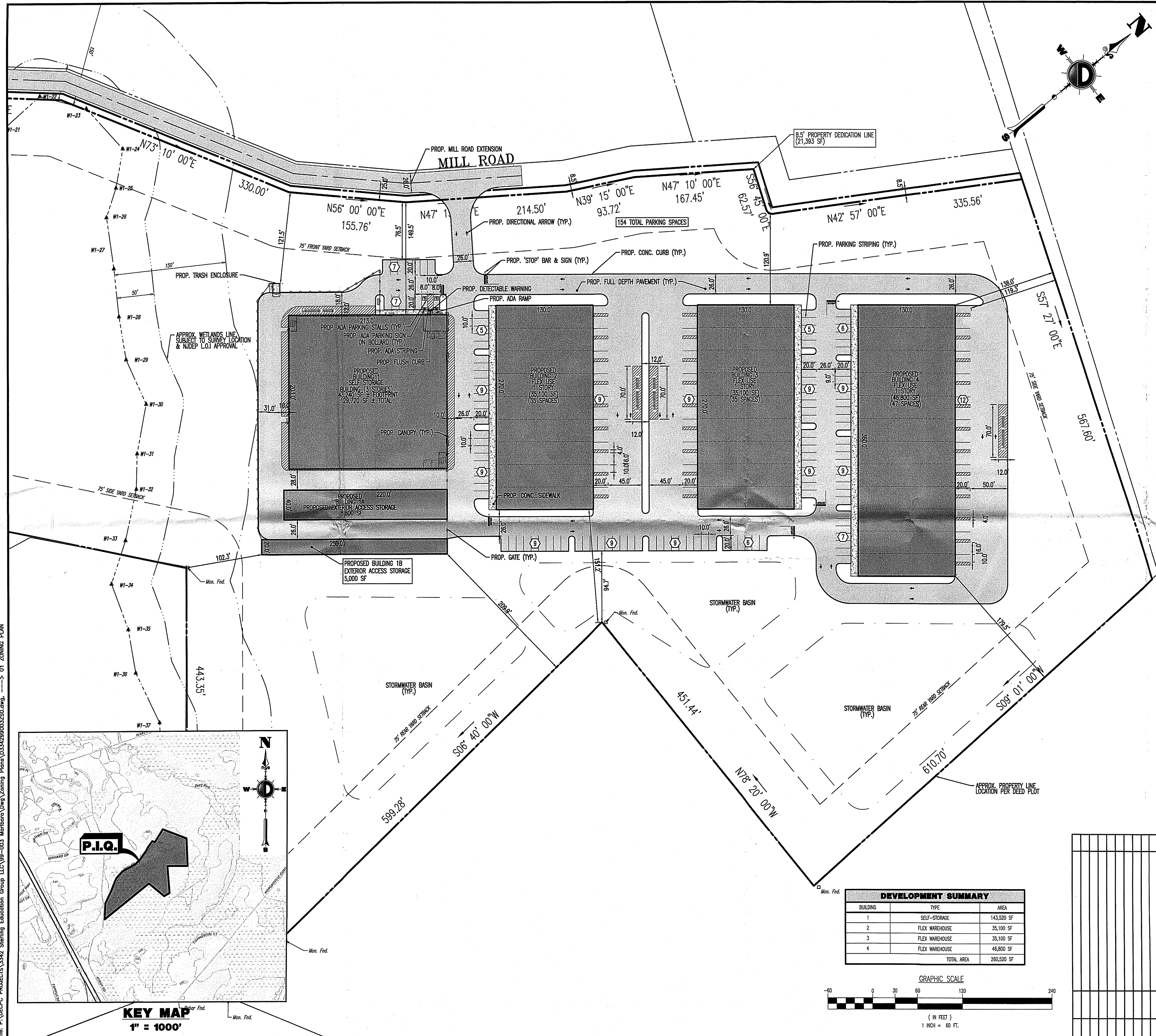
**GENERAL NOTES**

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: DEED PLOT EXHIBIT DYNAMIC SURVEY, LLC 1504 MAIN STREET LAKE COMO, MONMOUTH COUNTY, NEW JERSEY FILE # 1406-99-003SE DATED: 07/31/2017 LAST REVISED: 08/09/17
- OWNER: BLOCK 172, LOT 33 TANKE INVESTMENTS, LLC 78 SOUTH ORANGE AVENUE SOUTH ORANGE, NJ 07079
- APPLICANT: 142 AMBOY ROAD LLC P.O. BOX 1537 LAKEWOOD, NJ 08701
- PARCEL DATA: BLOCK 172 LOT 33 142 AMBOY ROAD TOWNSHIP OF MARLBORO MONMOUTH COUNTY, NEW JERSEY ZONE: LC (LAND CONSERVATION ZONE) USE: VACANT - SELF-STORAGE-FLEX WAREHOUSE (NOT PERMITTED) (V)
- SCHEDULE OF ZONING REQUIREMENTS:

| ZONE REQUIREMENT                                      | ZONE LC        | EXISTING                 | PROPOSED *                |
|---|----------------|--------------------------|---------------------------|
| MINIMUM LOT AREA                                      | 5 Ac           | 1,461,735 SF (33,557 Ac) | 1,440,341 (33,056 Ac)     |
| MINIMUM LOT WIDTH                                     | 400 FT         | 2,167 FT                 | 2,167 FT                  |
| MINIMUM LOT FRONTAGE                                  | 400 FT         | 2,523 FT                 | 2,523 FT                  |
| MINIMUM LOT DEPTH                                     | 500 FT         | 575 FT                   | 566 FT                    |
| MINIMUM FRONT YARD SETBACK (ROAD)                     |                |                          |                           |
| -BUILDING   | 75 FT          | N/A                      | 120.9 FT                  |
| -ACCESSORY  | 100 FT         | N/A                      | 121.5 FT                  |
| -PARKING  | N/S            | N/A                      | 76.5 FT                   |
| MINIMUM REAR YARD SETBACK                             |                |                          |                           |
| -BUILDING   | 75 FT          | N/A                      | 151.2 FT                  |
| -ACCESSORY  | 40 FT          | N/A                      | 209.9 FT                  |
| -PARKING  | N/A            | N/A                      | 94.7 FT                   |
| MINIMUM SIDE YARD SETBACK                             |                |                          |                           |
| -BUILDING   | 75 FT          | N/A                      | 138.0 FT                  |
| -ACCESSORY  | 40 FT          | N/A                      | 102.3 FT                  |
| -PARKING  | N/A            | N/A                      | 119.3 FT                  |
| MINIMUM CORNER SIDE YARD SETBACK (PRINCIPAL BUILDING) | N/S            | N/A                      | N/A                       |
| MAXIMUM BUILDING HEIGHT (PRINCIPAL BUILDING)          | 35/40 FT       | N/A                      | 45 FT (V)                 |
| MAXIMUM LOT COVERAGE (BY BUILDINGS & CANOPIES)        | 2% (28,866 SF) | 0%                       | 12.1% (174,040 SF) (V)    |
| MAXIMUM LOT COVERAGE (IMPERVIOUS AREA)                | 5%             | 0%                       | 25.6% (368,575.71 SF) (V) |
| GROSS FLOOR AREA                                      | 1,900 SF       | N/A                      | 280,520 SF (V)            |
| MAXIMUM FLOOR AREA RATION (F.A.R.)                    | N/S            | 0.00                     | N/A                       |
| GROUND FLOOR AREA                                     | 1,200 SF       | 0.00                     | 12.1% (174,040 SF) (V)    |

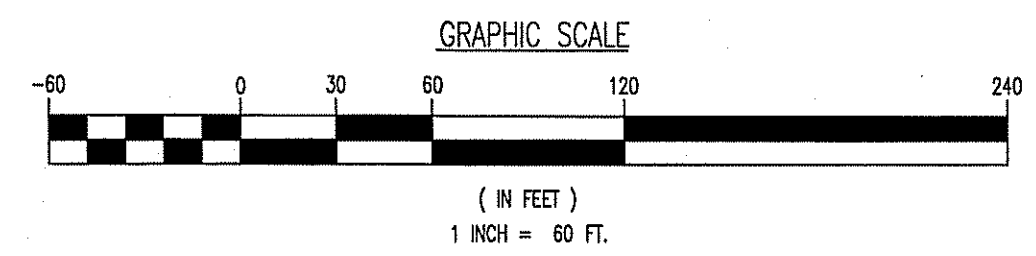
- N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (V): VARIANCE  
\* AFTER 8.5 FT R.O.W. DEDICATION
- PARKING (OFF-STREET PARKING): § 220-97
    - (A) - (5) PARKING NOT PERMITTED IN THE FRONT YARD (COMPLIES)
    - (B) - OFF-STREET PARKING SPACE SHALL BE 10FTx20FT (COMPLIES)
    - (C) - (3) DRIVEWAYS SHALL NOT BE CLOSER THAN 100FT TO THE NEAREST RIGHT-OF-WAY LINE OF AN INTERSECTION STREET (COMPLIES)
    - (D) - (4) DRIVEWAYS SHALL HAVE A MINIMUM WIDTH OF 23FT (COMPLIES)
    - (E) - (1) OFF-STREET PARKING AREAS WHICH ADJACENT RESIDENTIAL USES SHALL HAVE A 25FT SETBACK FROM THE LOT LINE (COMPLIES)
    - (F) - (1) WAREHOUSING: 1 PER 5,000 SF GFA  
117,000SF / 5,000 = 23.4 USE 24; 140 PROVIDED (COMPLIES)  
SELF STORAGE: 1 PER 5,000 SF GFA  
143,520 / 5,000 = 28.7 USE 29; 14 PROVIDED (VARIANCE)
  - LOADING (OFF-STREET LOADING): § 200-98
    - (A) - 1-12'x35' LOADING STALL PER BUILDING (COMPLIES)
  - BUFFER AREAS: § 220-100
    - (A) - PARKING AREAS OF FOUR (4) OR MORE VEHICLES OR LOADING AREAS SHALL BE BUFFERED FROM ADJACENT RESIDENTIAL PROPERTIES. BUFFER SHALL BE A MINIMUM OF 8FT HIGH (COMPLIES)
  - EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF A DETAILED SURVEY.
  - THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREIN IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A DETAILED SURVEY.
  - A DETAILED UTILITY INVESTIGATION HAS NOT BEEN COMPLETED AT THIS TIME AND NO FIELD TESTING OF UTILITY CAPACITY OR AVAILABILITY HAS BEEN PERFORMED.
  - THE DEVELOPMENT YIELD REPRESENTED ON THIS PLAN IS BASED ON LIMITED INFORMATION AND MAY EXCEED ACTUAL BUILD OUT POTENTIAL DUE TO FACTORS INCLUDING BUT NOT LIMITED TO GREEN INFRASTRUCTURE, WATER QUALITY, GROUNDWATER RECHARGE AND OTHER STORMWATER MANAGEMENT REQUIREMENTS. SITE TOPOGRAPHY, SOILS TESTING, SEASONAL HIGH WATER TABLE AND RELATED INFORMATION MUST BE ACQUIRED IN ORDER TO ESTABLISH THE SIZES AND LOCATIONS OF STORMWATER MANAGEMENT FACILITIES THAT WILL BE REQUIRED FOR THIS DEVELOPMENT. ACTUAL DEVELOPMENT YIELD FOR THIS PROPERTY IS SUBJECT TO REDUCTION FROM WHAT IS ILLUSTRATED ON THIS PLAN.
  - THIS PLAN IS INTENDED FOR ZONING REVIEW PURPOSES ONLY.
  - THIS PLAN IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. DYNAMIC ENGINEERING CONSULTANTS, PC HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
  - APPROX. WETLANDS LOCATION BASED ON FILED LOCATION PERFORMED IN APRIL 2021 & SUBJECT TO SURVEY LOCATION AND AN NUDEP L.O.J APPROVAL.
  - ADDITIONAL VARIANCES AND/OR WAIVERS MAY APPLY UPON SUBMISSION OF DETAILED ENGINEERING DRAWINGS AS PART OF A SITE PLAN APPLICATION.

MARLBORO TOWNSHIP ZONING BOARD  
MAY 11 2021  
ZB# 21-6276 A-17



**DEVELOPMENT SUMMARY**

| BUILDING   | TYPE           | AREA       |
|------------|----------------|------------|
| 1          | SELF-STORAGE   | 143,520 SF |
| 2          | FLEX WAREHOUSE | 35,100 SF  |
| 3          | FLEX WAREHOUSE | 35,100 SF  |
| 4          | FLEX WAREHOUSE | 46,800 SF  |
| TOTAL AREA |                | 260,520 SF |



Product Ver: 24.0s (LMS Tech) 01 ZONING PLAN  
 File: P:\DCEPC PROJECTS\3342 - Sharif Education Group LLC\39-003 Marlboro\Draw\Zoning Plans\0334299003250.dwg  
 Plot: 04/22/21 - 10:07 AM By: amg@dynamic.com  
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THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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Newtown, Pennsylvania T: 267.465.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.996.4400

TITLE: **ZONING PLAN**

PROJECT: **MARLBORO COMMUNITY COMMERCE PARK  
PROPOSED SELF-STORAGE & FLEX WAREHOUSE FACILITIES**

JOB No: 3342-99-003 DATE: 04/21/2021  
DRAWN BY: AMM/LZ SCALE: (H) 1"=60'  
DESIGNED BY: SRC SHEET No: 1  
CHECKED BY: SRC OF 2  
REVIEWED BY: SRC Rev. # 0

**STEVEN R. CATTANI** PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 40014

**JUSTIN A. GEONNOTTI** PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. 080629

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