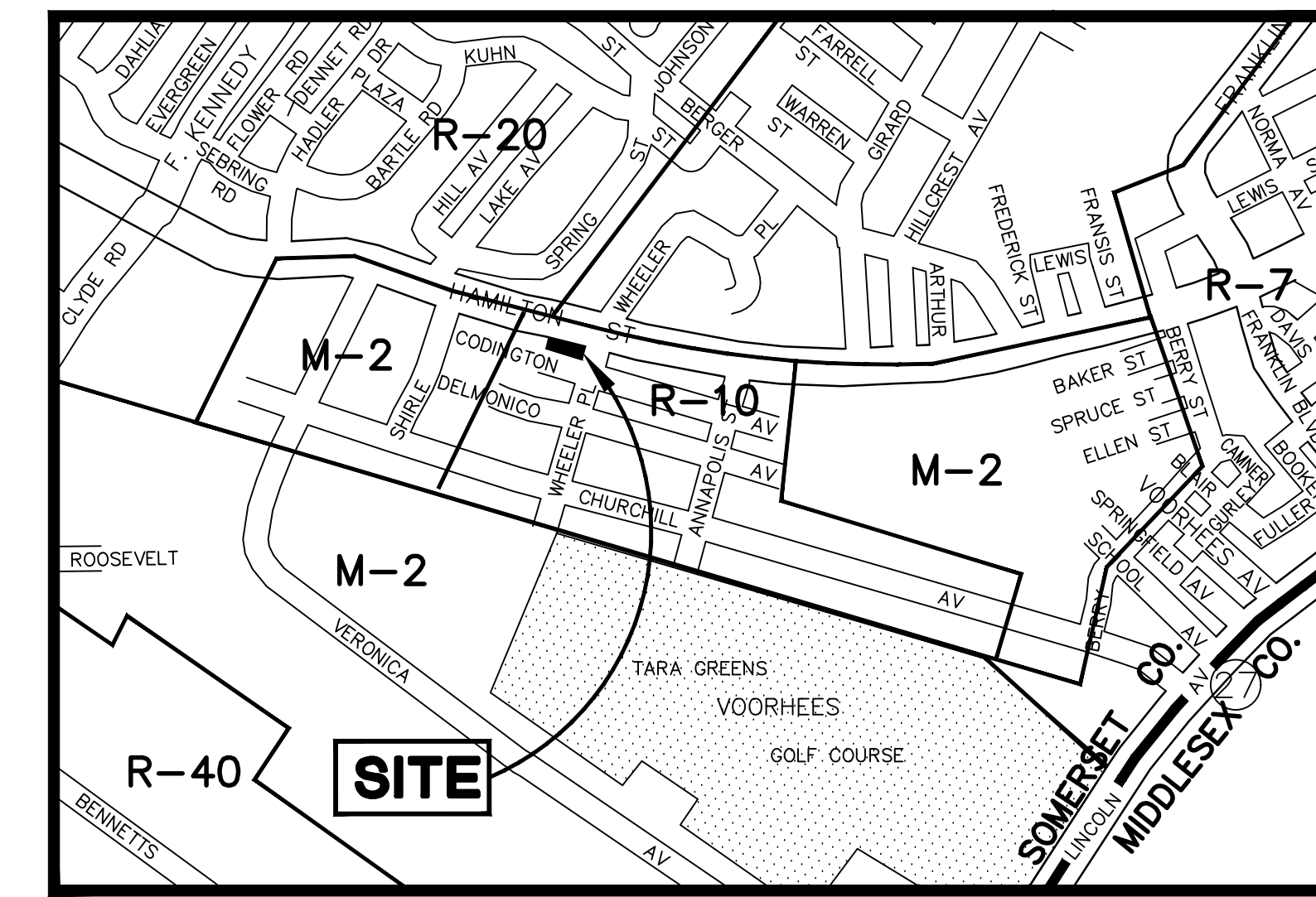


SITE PLAN FOR TABATCHNICK FINE FOODS, INC. NEW FOOD PROCESSING & FREEZER FACILITY

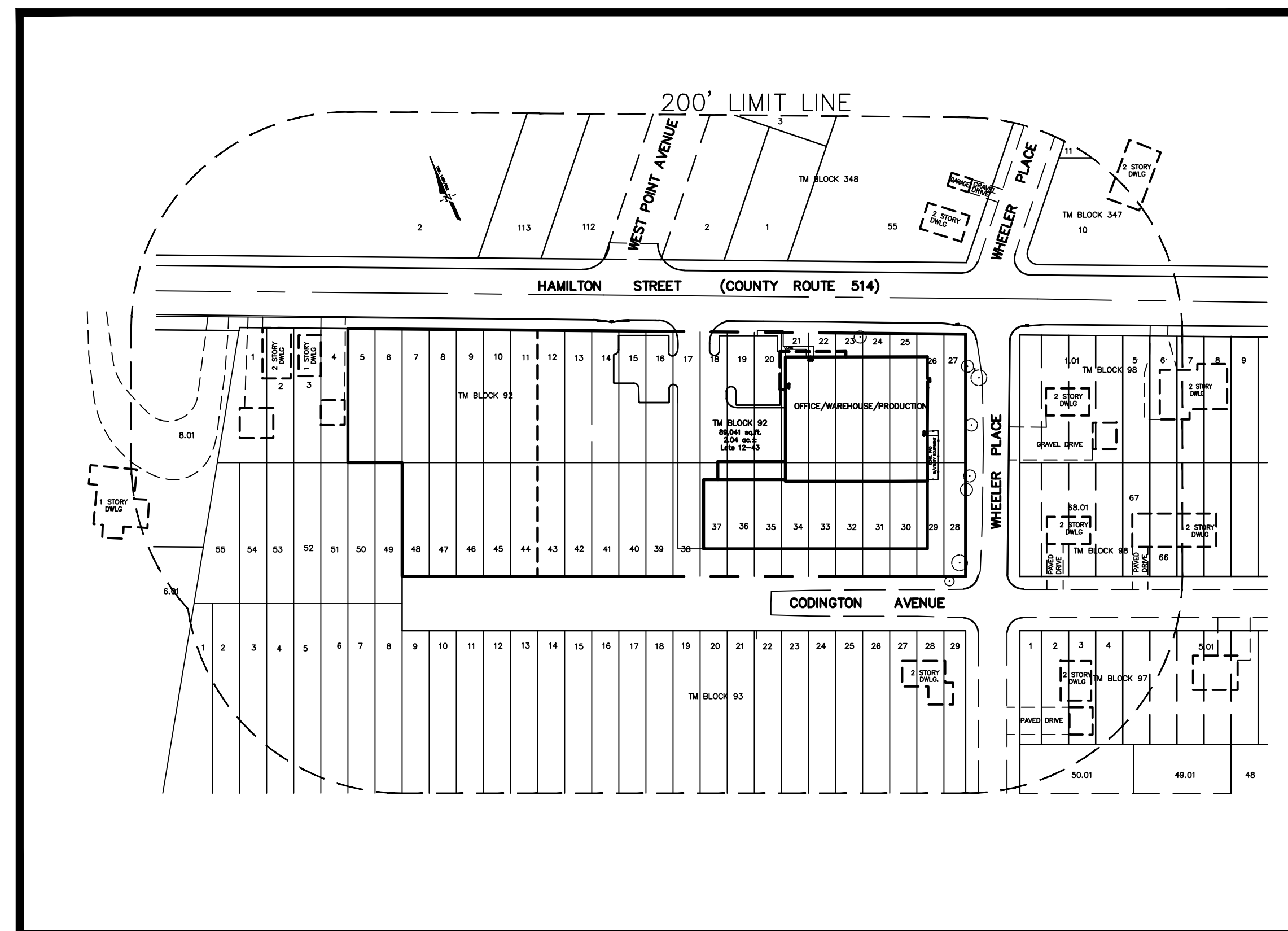
BLOCK 92, LOTS 5-48
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY NEW JERSEY



KEY MAP
SCALE: 1"=1,000'±

CERTIFIED LIST OF PROPERTY OWNERS

BLOCK	LOT	OWNERS NAME AND ADDRESS
91	6.01	LOTTABLOC, LLC 3 SHIRLEY AVE. SOMERSET, NJ 08873
91	8.01	BOUND BROOK LODGE NO. 988 L.O.M. 222 TALMAGE AVE. BOUND BROOK, NJ 08805
92	1	GULDAGLI, SINAN 1280 HAMILTON ST. SOMERSET, NJ 08873
92	3	PATTI, PAOLO 1276 HAMILTON ST. SOMERSET, NJ 08873
92	5	TABATCHNICK REALTY GROUP, LLC 1230 HAMILTON ST. SOMERSET, NJ 08873
92	7	TABATCHNICK REALTY GROUP, LLC 1230 HAMILTON ST. SOMERSET, NJ 08873
92	12	TABATCHNICK REALTY GROUP, LLC 1230 HAMILTON ST. SOMERSET, NJ 08873
92	44	TABATCHNICK REALTY GROUP, LLC 1230 HAMILTON ST. SOMERSET, NJ 08873
92	49	BOUND BROOK LODGE NO. 988 L.O.M. 222 TALMAGE AVE. BOUND BROOK, NJ 08805
93	1	BOUND BROOK LODGE NO. 988 L.O.M. 222 TALMAGE AVE. BOUND BROOK, NJ 08805
93	9	TOWNSHIP OF FRANKLIN 475 DE MOTT LANE SOMERSET, NJ 08873
93	22	JONES, ALITHA 170 CODINGTON AVE. SOMERSET, NJ 08873
93	30.01	ROEMER, WILLIAM & HELEN L. 513 WHEELER PL. SOMERSET, NJ 08873
93	32.01	WALSH, JAMES & HELEN C. 513 WHEELER PL. SOMERSET, NJ 08873
93	33	CICHOWSKI, EDWARD 179 DELMONICO AVE. SOMERSET, NJ 08873
93	35	BURTON, BERTHA M. 181 DELMONICO AVE. SOMERSET, NJ 08873
93	38	TOWNSHIP OF FRANKLIN 475 DE MOTT LANE SOMERSET, NJ 08873
93	42	276 SUYDAM STREE, LLC DAMIANO, ROBERT 68 FINDERNE AVE. BRIDGEWATER, NJ 08807
97	1	BLACKMON, CHARLES 508 WHEELER PL. SOMERSET, NJ 08873
97	5.01	THURSTON, ETHEL R. 162 CODINGTON AVE. SOMERSET, NJ 08873
97	50.01	SANDOVAL, JOSUE, TELLEZ, T.E. 163 DELMONICO AVE. SOMERSET, NJ 08873
98	1.01	ROWE, ANGELA V. 1218 HAMILTON ST. SOMERSET, NJ 08873
98	5	MATHIS, DARRELL & LISA REED 1210 HAMILTON ST. SOMERSET, NJ 08873
98	64	REED, LENON & EVELYN 161 CODINGTON AVE. SOMERSET, NJ 08873
98	68.01	MUHAMMAD, MUHAMMAD & SHELLY 165 CODINGTON AVE. SOMERSET, NJ 08873
347	10	SIMS, GEORGE H. & APRIL G. 455 WHEELER PL. SOMERSET, NJ 08873
348	1.02	EMPIRE TF4 JERSEY HOLDINGS, LLC 57 WEST 38TH ST., 9TH FL. NEW YORK, NY 10018
348	55.01	HEINRICH, ART 6 HAWTHORNE DRIVE SOMERSET, NJ 08873
349.02	2	TOWNSHIP OF FRANKLIN 475 DE MOTT LANE SOMERSET, NJ 08873
349.02	112	TOWNSHIP OF FRANKLIN 475 DE MOTT LANE SOMERSET, NJ 08873



LOCATION MAP
SCALE: 1"=100'±
TAX MAP SHEET 57.02

ZONE DATA • R-10 • RESIDENTIAL

	REQUIRED	APPROVED/ EXISTING TABATCHNICK SITE	PROPOSED (COMBINED PROPERTY)	M-2; COMPARISON (LIGHT MANUFACTURING) REQUIRED	EXISTING
MINIMUM SIZE LOT					
SQUARE FEET:	13,125 S.F.	89,041 S.F.	123,704 S.F.	87,120 S.F.	
ACREAGE:	0.301 AC.	2.04 AC.	2.84 AC.	2.0 AC.	
MINIMUM FRONTAGE:	105 FT.	223± FT.	570 FT.	170 FT.	
MINIMUM FRONT YARD: (ON ARTERIAL ST.)	40 FT.	21.2 FT.	21.2 FT. (OLD)① 25.0 FT. (NEW)②	50 FT.	
(WHEELER PLACE)	25 FT.	25.2 FT.	25.2 FT.	50 FT.	
(CODINGTON AVENUE)	25 FT.	24.9 FT.	24.9 FT.①	50 FT.	
MINIMUM REAR YARD:	40 FT.	N/A	N/A	N/A	
MINIMUM SIDE YARD:	8 FT.	150± FT.	25.2 FT.	10 FT.	
MINIMUM TOTAL OF TWO SIDE YARDS:	20 FT.	N/A	69.9 FT.	N/A	
LOT COVERAGE (BUILDING AREA)					
SQUARE FOOTAGE:	N/A	28,220 S.F.	51,701 S.F.	44,484	
PERCENTAGE:	20%	31.7%	41.8%②	40%	
LOT COVERAGE (IMPERVIOUS COVERAGE)					
SQUARE FOOTAGE:	N/A	44,315 S.F.	88,769 S.F.	80,411	
PERCENTAGE:	30%	49.8%	71.8%②	65%	
F.A.R. (FLOOR AREA RATIO)	N/A	0.32	0.48	0.4	
MAX. BUILDING HEIGHT	2.5 STY/35 FT.	2 STY/35 FT.	2 STY/38"-6" FT.②	50 FT.	

PARKING REQUIREMENTS: 2 SPACES PER 1,000 SF FOR FIRST 5,000 SF + 1 SPACE PER 2,500 SF THEREAFTER
 TOTAL REQUIRED 32 SPACES
 TOTAL PROVIDED 40 SPACES
 2 SPACES/1,000 SF X 5,000 = 10
 1 SPACE/2,500 SF (59,408-5,000) = 21.8
 TOTAL = 31.8

① EXISTING VARIANCE CONDITION (PREVIOUSLY APPROVED)
 ② PROPOSED VARIANCE.

SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS & DEMOLITION PLAN
- 2 DIMENSION PLAN
- 4 GRADING PLAN
- 5 UTILITY PLAN
- 6 LANDSCAPE PLAN
- 7 LIGHTING PLAN
- 8 SOIL EROSION AND SEDIMENT CONTROL PLAN
- 9 SOIL EROSION AND SEDIMENT CONTROL DETAILS
- 10 CONSTRUCTION DETAILS
- 11 CONSTRUCTION DETAILS
- 12 CONSTRUCTION DETAILS
- 13 CONSTRUCTION DETAILS
- 14 CONSTRUCTION DETAILS

OWNER/APPLICANT:

TABATCHNICK FINE FOODS, INC.
1230 HAMILTON STREET
SOMERSET, NJ 08873-3343

ARCHITECT:

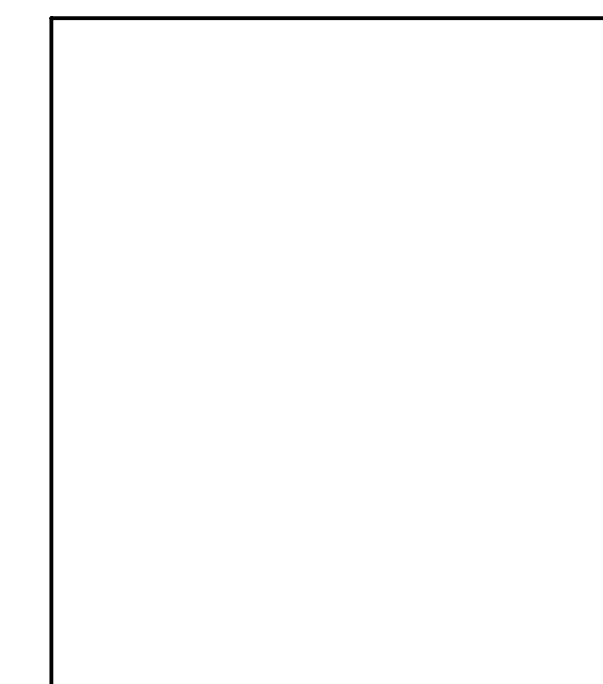


PROPOSED SIGNAGE

BUILDING MOUNTED: NORTH ELEVATION CANOPY 84 SF
 WEST ELEVATION CANOPY 84 SF
 TOTAL 168 SF
 PERMITTED: 1 SIGN, 100 SF (VARIANCE REQUIRED)

GROUND SIGN: PROPOSED: 56 SF (TOTAL)
 PERMITTED: 100 SF

**SOMERSET COUNTY
ACCEPTANCE STAMP**



THESE PLANS ARE NOT ACCEPTED FOR
CONSTRUCTION UNLESS THIS BLOCK IS
STAMPED AND SIGNED BY A STAFF MEMBER
OF THE SOMERSET COUNTY ENGINEERING DIVISION.
ACCEPTANCE OF THESE PLANS EXPIRES TWO (2)
YEARS FROM THE STAMPED DATE

revisions		
no.	date	description
1	01/11/16	REV PARKING/PLAN RESUBMITTAL
2	02/18/16	REVISE FLOOR PLAN
3	06/16/17	PER TOWNSHIP AND COUNTY COMMENTS
4	05/07/19	REVISED CURB
△	08/04/20	UPDATE EX. GRAVEL



**The Reynolds
Group Inc.**

State of New Jersey
Certificate of Authorization
Number 24CA27969200
21MH00004300

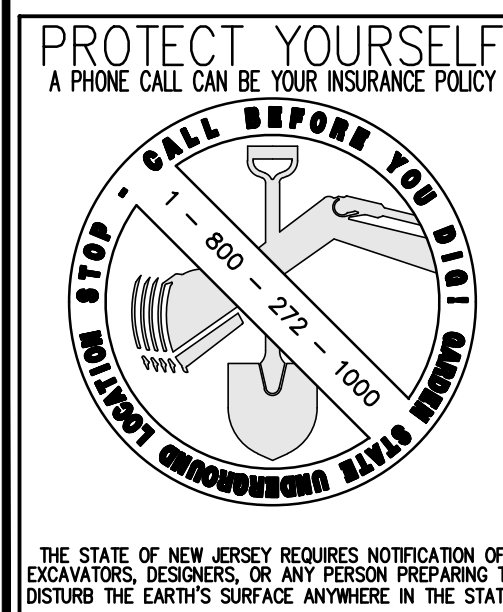
Henry E. Reynolds Jr., P.L.S., P.P.
F. Mitchell Ardman, P.E., P.P.
Jeffrey D. Reynolds, P.L.A.

F. Mitchell Ardman
F. MITCHEL ARDMAN
N.J. PROFESSIONAL ENGINEER LIC. NO. 34317

project
TABATCHNICK FINE FOODS, INC.
NEW FOOD PROCESSING &
FREEZER FACILITY
BLOCK 92 LOTS 5-48
1230 HAMILTON STREET
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

drawing title
COVER SHEET

job number 97-021-6	drawing number △
scale AS SHOWN	1- EXHIBIT
checked by FMA	
drawn by AA	
date 08/07/15	sheet 1 of 14



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.