

APPLICANT: 01 B NEW BRUNSWICK AVENUE SOUTH PLAINFIELD, NJ 07080 130 BELMONT, LLC C/O JEFFREY DREWS OWNER: HARBOR GROUP, C/O MARIA KANGAS 140 BELMONT DRIVE SOMERSET, NJ 08873 4301B NEW BRUNSWICK AVE

BLOCK 528.04, LOTS 19.31 & 19.32 TOWNSHIP OF FRANKLIN SOMERSET COUNTY, NJ PARCEL DATA: ZONE: B-I (BUSINESS AND INDUSTRY) ZONE OFFICES (PERMITTED USE) (§112 ATTACHMENT 1) EXISTING USE:

7. PROPOSED USE: WAREHOUSE (PERMITTED USE) (§112 ATTACHMENT 1)

50.0' **(V)** MINIMUM LOT FRONTAGE 650.0 600.0 MINIMUM FRONT YARD SETBACK 67.0' 67.0 54.0' MINIMUM REAR YARD SETBACK 138.5' 262.5 86.5 MINIMUM ANY ONE SIDE YARD SETBACK 49.1 46.0' MINIMUM COMBINED SIDE YARD SETBACK 98.7 375.9 128.5' (PRINCIPAL BUILDING) 5 STORIES (65') MAXIMUM BUILDING HEIGHT 15.0' < 65' 15' MAXIMUM LOT COVERAGE (BY BUILDINGS) 50% 28.7% (160,549 SF) 22.98% (50,262 SF) 44.4% (151,756 SF) MAXIMUM IMPERVIOUS COVERAGE 80.1% (448,799 SF) **(E)** 66.2% (144,896 SF) **(V)** 88.0% (300,513 SF) **(V)** MAXIMUM FLOOR AREA RATIO 0.29 0.23 0.44 N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE [1]: THE FOLLOWING BUILDING SETBACKS SHALL APPLY TO BUILDINGS TALLER THAN 50 FEET IN BUILDING HEIGHT: FRONT YARD - 75 FEET; ANY ONE SIDE YARD - 40 FEET; TOTAL OF TWO SIDE YARDS - 100 FEET;

[2]: NO BUILDING SHALL BE LOCATED WITHIN 100 FEET OF AN ABUTTING PROPERTY LOCATED WITHIN A RESIDENTIAL DISTRICT INCLUDING THE PAC, SCV, CMMR, AND C-4 ZONES. SUCH SETBACK SHALL INCREASE TO

150 FEET FOR BUILDINGS TALLER THAN 50 FEET IN BUILDING HEIGHT.

C. A PRIVATE WALK, IF PROVIDED, ADJACENT TO A BUILDING SHALL NOT BE LESS THAN FOUR (4) FEET IN WIDTH. (\$112-86) (COMPLIES) D. NO PARKING AREA SHALL BE LOCATED IN THE REQUIRED 50-FOOT WIDE FRONT YARD AREA NOR CLOSER THAN FIVE (5) FEET FROM A SIDE OR REAR PROPERTY LINE. INGRESS AND EGRESS SHALL BE PROVIDED BY NOT MORE THAN TWO DRIVEWAYS, EACH NOT LESS THAN TWENTY (20) FEET NOR MORE THAN THIRTY-SIX (36) FEET IN WIDTH. NO PARKING LOT MAY BE LOCATED WITHIN BUFFER ZONE AREAS REQUIRED IN SCHEDULE 6. (§112-102.G) (COMPLIES)

E. GENERAL OFFICES SHALL HAVE ONE (1) SPACE FOR EACH 250 SQUARE FEET OF NET FLOOR AREA. (§112 ATTACHMENT 4) . WAREHOUSES SHALL HAVE ONE (1) SPACE FOR EACH 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR THE FIRST 5,000 SQUARE FEET, THEN ONE (1) SPACE FOR EACH G. THE BOARD OF JURISDICTION MAY WAIVE THE IMPROVEMENT OF UP TO 50% OF THE REQUIRED PARKING STALLS AS LANDBANKED PARKING SPACES PROVIDED AN AREA EQUAL TO THE AMOUNT OF OFF-STREET PARKING WAIVED IS RESERVED AND SO DELINEATED ON THE SITE PLAN AS AN OFF-STREET PARKING AREA. (§112 ATTACHMENT 4

H. PARKING CALCULATION:

EXISTING OFFICE BUILDING (50,262 SF) * (1 PARKING SPACE/250 SF) = 202 SPACES REQUIRED PROPOSED WAREHOUSE

(7,588 SF)*(1 PARKING SPACE/250 SF) = 31 SPACES (5% OFFICE) (5,000 SF)*(1 PARKING SPACE/1,000 SF) = 5 SPACES REQUIRED (139,168 SF)*(1 PARKING SPACES/2,500 SF) = 56 SPACES REQUIRED TOTAL REQUIRED = 294 SPACES

TOTAL PROPOSED = 319 SPACES (COMPLIES)

A. NO REQUIRED OFF-STREET LOADING SPACE, INCLUDING MANEUVERING AREA FOR SUCH OFF-STREET LOADING SPACE SHALL BE ESTABLISHED IN THE AREA BETWEEN THE FRONT BUILDING SETBACK LINE AND THE STREET RIGHT-OF-WAY LINE IN ANY INDUSTRIAL DISTRICT UNLESS OTHERWISE SPECIFIED IN THIS CHAPTER. (§112-102.1)

A. INTERIOR DRIVEWAYS SHALL BE AT LEAST TWENTY-SIX (26) FEET WIDE WHERE USED WITH NINETY-DEGREE ANGLE PARKING AND AT LEAST EIGHTEEN (18) FEET WIDE WHERE USED WITH SIXTY-DEGREE OR FORTY-FIVE DEGREE PARKING. WHERE THERE IS NO PARKING, INTERIOR DRIVEWAYS SHALL BE AT LEAST FIFTEEN FEET WIDE FOR ONE—WAY TRAFFIC MOVEMENT AND AT LEAST 22 FEET WIDE FOR TWO—WAY TRAFFIC MOVEMENT. (\$112—88) (VARIANCE)

B. UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER, DRIVEWAY APPROACHES TO THE PUBLIC RIGHT—OF—WAY MUST BE CONSTRUCTED PERPENDICULAR TO THE ROADWAY/CURB LINE. (§112-89.D) (COMPLIES) C. A DRIVEWAY, EXCLUSIVE OF CURB RETURN RADII, SHALL BE NOT LESS THAN TWELVE (12) FEET IN WIDTH. THE MAXIMUM WIDTH OF A DRIVEWAY, EXCLUSIVE OF CURB RETURN RADII, SHALL NOT EXCEED THIRTY—SIX (36) FEET EXCEPT FOR UNUSUAL CIRCUMSTANCES. (§112—90.A) (COMPLIES) D. AT THE INTERSECTION OF STREETS IN ALL NON-RESIDENTIAL ZONES, NO DRIVEWAY SHALL BE LOCATED CLOSER THAN FIFTY (50) FEET TO THE INTERSECTION OF TWO (2) E. NO DRIVEWAY ENTRANCE SHALL BE LOCATED CLOSER THAN FIFTY (50) FEET TO ANY OTHER DRIVEWAY ENTRANCE LOCATED ON THE SAME LOT. (§112-91.B) (COMPLIES)

12. BUFFER & LANDSCAPE REQUIREMENTS A. BUFFER ZONE AREA NOT LESS THAN FIFTY (50) FEET IN WIDTH AND CONSISTING OF MASS EVERGREEN PLANTINGS AND A SOLID 6-FOOT HIGH FENCE SHALL BE REQUIRED ALONG AND ABUTTING ALL RESIDENTIAL ZONE BOUNDARIES INCLUDING THE PAC, SCV, CMMR, AND C-R ZONES, EXCEPT THAT NO BUFFER SHALL BE REQUIRED WITH AN ARTERIAL STREET OR HIGHWAY AS SHOWN ON THE ADOPTED MASTER PLAN OF THE TOWNSHIP OF FRANKLIN LOCATED BETWEEN THE B-I ZONE AND SUCH RESIDENTIAL ZONE. SUCH BUFFER AREA SHALL INCREASE TO 75 FEET FOR SITES CONTAINING A BUILDING TALLER THAN 50 FEET IN BUILDING HEIGHT. WITH THE EXCEPTION OF FENCING OR OTHER SCREENING APPROVED AS PART OF DEVELOPMENT APPLICATION, NO IMPROVEMENTS (E.G. STORMWATER BASIN, PARKING LOTS, ETC.) MAY BE PERMITTED WITHIN SUCH BUFFER AREAS. (§112 ATTACHMENT 6) (NOT APPLICABLE) B. EVERGREEN AND DECIDUOUS TREES SHALL BE REQUIRED IN ALL SIDE AND/OR REAR YARD AREAS WHICH ABUT RESIDENTIAL ZONE BOUNDARY LINES. ONE TREE SHALL BE REQUIRED FOR EACH FIVE-FOOT LENGTH OF SIDE AND/OR REAR YARD AREA. EVERGREEN TREES SHALL BE AT LEAST SIX (6) FEET IN HEIGHT AT THE TIME OF PLANTING AND DECIDUOUS TREES SHALL BE AT LEAST 2-1/2 INCHES CALIPER. (§112 ATTACHMENT 6) (NOT APPLICABLE) C. THE APPROVING AUTHORITY MAY WAIVE ALL OR A PORTION OF THE REQUIRED LANDSCAPING IF ADEQUATE NUMBERS OF TREES EXIST OR FOR REASON OF TOPOGRAPHICAL CHANGE. (§112 ATTACHMENT 6 ORDINANCE) (TO BE DETERMINED)

D. LANDSCAPING ON SITE SHALL INCLUDE ONE TREE (DECIDUOUS TREES AT LEAST 2-1/2 INCHES CALIPER AND EVERGREENS AT LEAST 6-FEET IN HEIGHT) FOR EACH 2,000

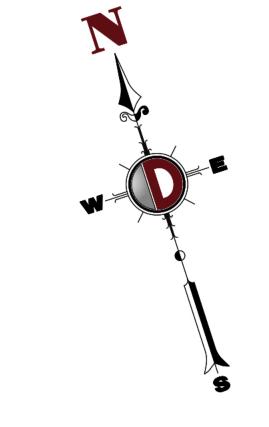
SQUARE FEET OF PAVED AREA. (§112 ATTACHMENT 6) (COMPLIES)

TOWNSHIP OF FRANKLIN GENERAL NOTES

THE N.J. DEPARTMENT OF TRANSPORTATION.

1. THE DESIGN AND PLACEMENT OF ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE LATEST "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION AND ADOPTED BY

2. ALL SITE CONCRETE SHALL BE 4,500 PSI PER TOWNSHIP ENGINEER.



GENERAL NOTES (CONTINUED)

. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT TH 5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

16. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.

17. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

18. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

19. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

29. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREET

SIGNAGE TABLE

SIGN	B-1 ZONE REQUIREMENT	S
FREESTANDING SIGNS	MAXIMUM NUMBER OF SIGNS:	THREE (3) [2]
	MAXIMUM SIGN AREA:	100 SF
	MAXIMUM SIGN HEIGHT:	10 FT
	MINIMUM SIGN SETBACK:	10 FT
ATTACHED SIGNS	MAXIMUM NUMBER OF SIGNS:	ONE (1) [2]
(SINGLE TENANT)	MAXIMUM SIGN AREA:	100 SF
	MAXIMUM VERT. DIMENSION:	4 FT
ATTACHED SIGNS	MAXIMUM NUMBER OF SIGNS:	ONE (1) PER BUILDING SIDE
(MULTIPLE TENANTS)	MAXIMUM SIGN AREA:	100 SF PER SIGN
	MAXIMUM VERT. DIMENSION:	4 FT
N/S: NO STANDARD	N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE	(V): VARIANCE

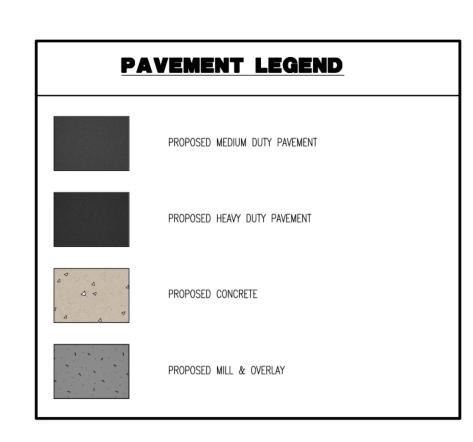
ONE ADDITIONAL SIGN IS PERMITTED AT REAR AND SIDE ENTRANCES, PROVIDED THAT EACH IS EQUAL TO OR LESS

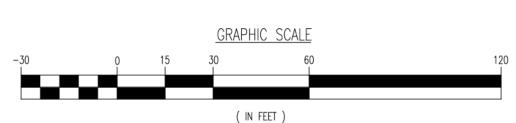
3] NO ATTACHED SIGNS ON MULTITENANT BUILDINGS ABOVE THE FIRST FLOOR.

* PROPOSED SIGNAGE TO COMPLY WITH TOWNSHIP OF FRANKLIN SIGNAGE REQUIREMENTS.

THAN THE MAXIMUM PERMITTED SIZE OF THE FRONT SIGN.

ONE FREESTANDING SIGN IS PERMITTED PER ROAD FRONTAGE.





1 INCH = 30 FT.THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN SET DATED 10/07/2021, LAST REVISED 01/18/202



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