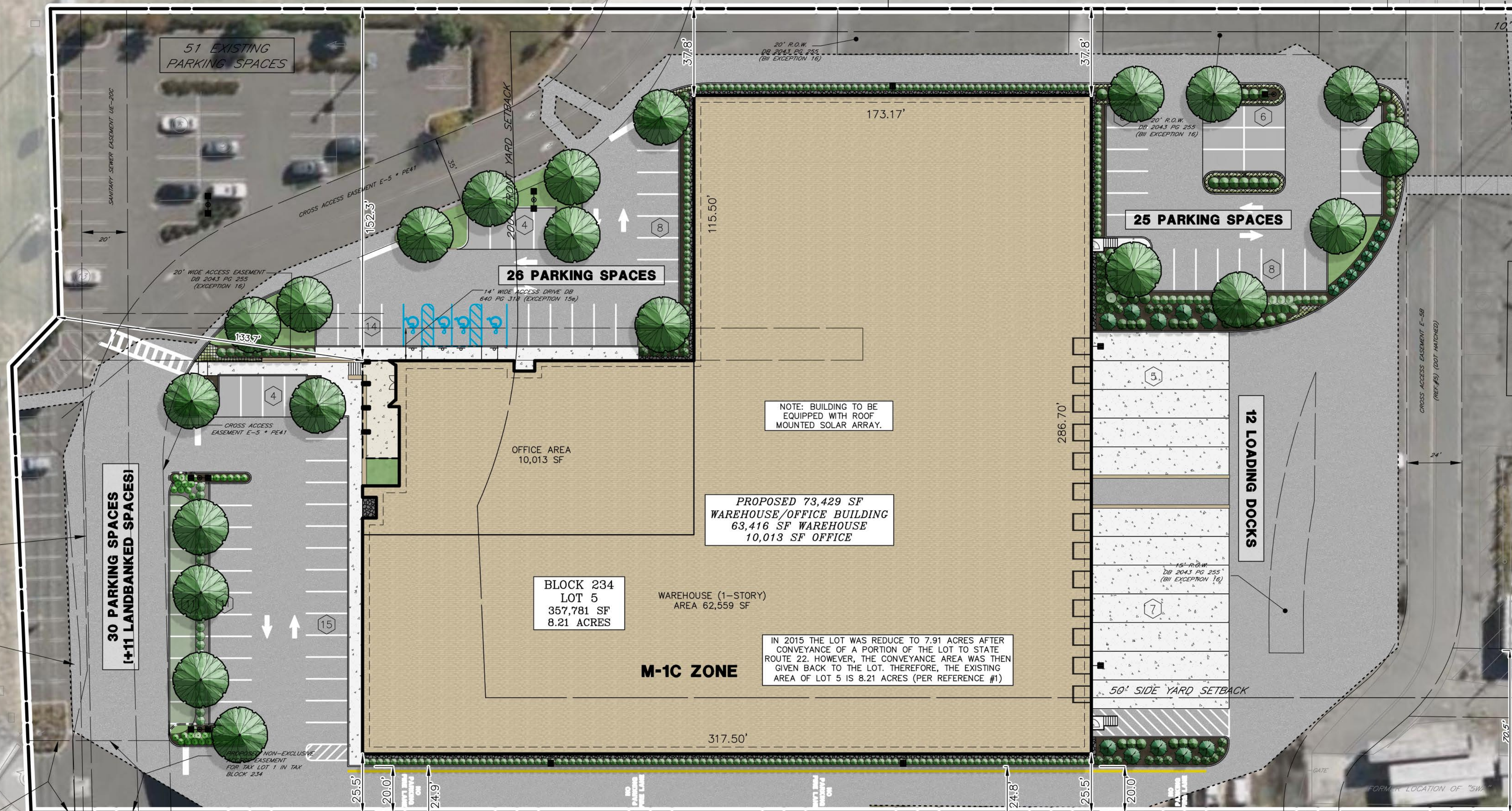


**CHIMNEY ROCK ROAD**  
(COUNTY ROUTE 675)  
33' R.O.W. (ITM) & 60' R.O.W. (REF.#3)



**U.S. HIGHWAY ROUTE 22**  
F.K.A. N.J.S.H. ROUTE 29  
(WIDTH VARIES)



**M-C ZONE - SINGLE FACADE SIGNAGE**

SECTION	ITEM	REQUIRED	PROVIDED
126-195D(1)	MAXIMUM AREA	5% OF FRONTAGE OR 100 SF MAX. (184' X 45' X 5% = 436.5 SF) 100 SF	100 SF (TOTAL FOR 2 SIGNS)
N/A	MAXIMUM NUMBER OF SIGNS	N/A	2
126-195F(3)	MAXIMUM HEIGHT	ROOF LINE	ROOF LINE

\* SIGNAGE AREA PER 100 SF MAXIMUM ALLOWABLE

**FLOOR AREA RATIO CALCULATION**

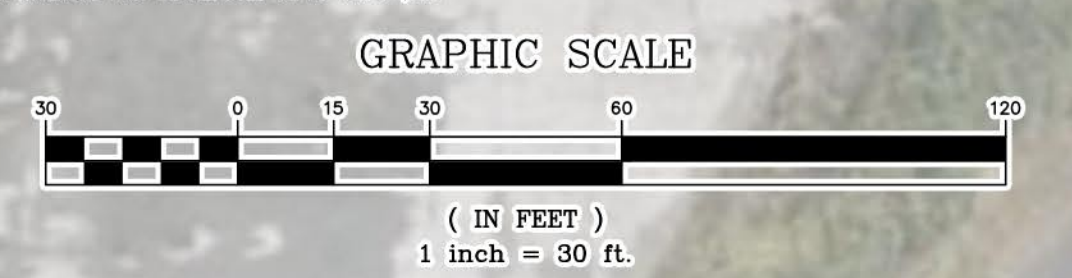
	EXISTING BUILDING	WAREHOUSE	OFFICE	MEZZANINE (UTILITY)	GARAGE	PARKING REQUIRED
EXISTING 1W	35,658 SF	-	-	-	-	-
EXISTING 2W	20,082 SF	-	-	-	-	-
EXISTING 3W	21,184 SF	-	-	-	-	-
EXISTING 4W	20,510 SF	-	-	-	-	-
EXISTING 5W	18,420 SF	17,155 SF	1,400 SF	N/A	865 SF	39 SPACES
EXISTING 6W	26,400 SF	24,300 SF	2,100 SF	N/A	N/A	56 SPACES
PROPOSED WAREHOUSE	-	63,416 SF	10,013 SF	N/A	N/A	159 SPACES
<b>TOTAL</b>	<b>143,252 SF</b>	<b>104,871 SF</b>	<b>13,513 SF</b>	<b>N/A</b>	<b>865 SF</b>	<b>255 SPACES</b>
F.A.R.	0.400	0.302	0.027	-	.002	-
<b>TOTAL F.A.R.</b>	<b>0.400</b>	<b>0.331</b>				

ZONING CHART COVERS ENTIRE INDUSTRIAL PARK

**M-C ZONE MANUFACTURING ZONE**

SECTION	ITEM	REQUIRED	EXISTING	PROPOSED	CONDITION
<b>LOT CALCULATIONS:</b>					
126 ATTACHMENT 1	MINIMUM LOT AREA	5 ACRES	8.21 AC 357,781 SF	8.21 AC 357,781 SF	COMPLIES
126 ATTACHMENT 1	MINIMUM LOT WIDTH	200 FT	418.2 FT±	418.2 FT±	COMPLIES
<b>SETBACKS:</b>					
126 ATTACHMENT 1	MINIMUM FRONT YARD SETBACK	200 FT ALONG ROUTE 22	63.3 FT (EXISTING 2W)	133.7 FT (PROPOSED BUILDING)	EXISTING NON-COMFORMITY/PROPOSED VARIANCE
126 ATTACHMENT 1	MINIMUM SIDE YARD SETBACK (ONE)	50 FT (10 FT WHEN LOT LINE ABUTS INTERSTATE HIGHWAY OR RAILROAD)	3.2 FT (EXISTING 1W)	25.5 FT (PROPOSED BUILDING)	EXISTING NON-COMFORMITY/PROPOSED VARIANCE
126 ATTACHMENT 1	MINIMUM SIDE YARD SETBACK (BOTH)	100 FT (<100 FT WHEN 1 OR MORE LOT LINES ABUT INTERSTATE HIGHWAY OR RAILROAD)	42.8 FT (EXISTING 1W/EXISTING 3W)	65.4 FT (PROPOSED BUILDING/EXISTING 5W)	EXISTING NON-COMFORMITY/PROPOSED VARIANCE
126 ATTACHMENT 1	MINIMUM REAR YARD SETBACK	75 FT (10 FT WHEN LOT LINE ABUTS INTERSTATE HIGHWAY OR RAILROAD)	65.9 FT (EXISTING 6W)	65.9 FT (EXISTING 6W)	COMPLIES
<b>BUILDINGS/IMPROVEMENTS:</b>					
126 ATTACHMENT 1	MAXIMUM BUILDING FLOOR AREA RATIO	0.35 OR 125,289 SF	0.400	0.33 OR 119,249 SF	COMPLIES
126 ATTACHMENT 1	MINIMUM BUILDING HEIGHT (STORIES)	3 STORIES	2 STORY±	2 STORY±	COMPLIES
126 ATTACHMENT 1	(FEET)	45 FT	<45 FT±	45 FT	COMPLIES
126 ATTACHMENT 1	MAXIMUM IMPROVED LOT COVERAGE	60%	92.0%	90.5%	EXISTING NON-COMFORMITY/PROPOSED VARIANCE
<b>PARKING:</b>					
126-168	MINIMUM STALL SIZE	9.5 FT x 18 FT	8.5 FT x 15 FT	8.5 FT x 15 FT EXISTING 9.5 FT x 18 FT (PROPOSED)	EXISTING NON-COMFORMITY/PROPOSED VARIANCE
126-169	MINIMUM NUMBER SPACES: WAREHOUSING USE: 1 SPACE/ 500 SF 208 SPACES BUSINESS OFFICE: 1 SPACE/ 300 SF 45 SPACES TOTAL SPACES REQUIRED = 254 SPACES	104,871 SF WAREHOUSING 1/500 SF = 208 SPACES 13,513 SF OFFICE @ 1/300 SF = 45 SPACES TOTAL SPACES REQUIRED = 254 SPACES	240 SPACES	243 SPACES + 11 LANDBANKED SPACES = 254 TOTAL SPACES	COMPLIES
126-171C	PARKING WITHIN FRONT YARD SETBACK	100 FEET	0.4 FEET	0.4 FEET	EXISTING NON-COMFORMITY/PROPOSED VARIANCE
126-181D	PARKING WITHIN SIDE/REAR YARD SETBACK	10 FEET	0 FEET	0 FEET	EXISTING NON-COMFORMITY/PROPOSED VARIANCE
126-177	LOADING SETBACKS	NOT PERMITTED IN YARDS EXCEPT ABUTTING LIMITED ACCESS HIGHWAY OR RAILROAD 50 FT/ 10 FT, 0 FT	3.5 FEET	45.2 FT	EXISTING NON-COMFORMITY/PROPOSED VARIANCE

NOTE:  
1. LOT WIDTH IS TAKEN ALONG THE FRONT YARD SETBACK LINE EXTENDED TO EACH SIDE LOT LINE. FOR THIS SITE, WIDTH IS TAKEN ALONG THE STANDARD FRONT SETBACK ALONG THE ROUTE 22 FRONTAGE. THE RAILROAD IS IDENTIFIED ON THE TAX MAPS AS A SEPARATE LOT.  
2. SIDE & REAR LOT LINES ADJACENT TO AN INTERSTATE OR A RAILROAD MAY BE REDUCED TO 10' FEET. (SEE NOTE (D) IN TOWNSHIP ZONING SCHEDULE.)



REF: AERIAL MAP - MICROSOFT BING

**DENHOLTZ NORTH PARK BRIDGEWATER**  
BLOCK 234 LOT 5 8.21 ACRES  
SITE PLAN EXHIBIT  
1/27/23

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