



STORAGE AND DISPOSAL OF WASTE (§40-26.V)

OUTDOOR REFUSE AND RECYCLING CONTAINERS SHALL BE VISUALLY SCREENED WITHIN A DURABLE ENCLOSURE.
NO REFUSE AND RECYCLING STORAGE AREAS SHALL BE PERMITTED IN THE FRONT YARD OR BETWEEN THE STREET AND FRONT OF ANY BUILDING.

SIGNAGE REQUIREMENTS

ITEM	CODE	SIGN TYPE	PERMITTED	PROPOSED
GROUND SIGNS	§ 40-34	MAX AREA	50 SF	50 SF
		MAX HEIGHT	6 FT	6 FT
		MIN SETBACK	20 FT	10 FT (V)
1. ONE WALL SIGN IS PERMITTED PER WALL FACING A PUBLIC STREET. (§ 40-34)				
VARIANCE REQUIRED (V)				

ZONING TABLE

ZONE: IOP (INDUSTRIAL OFFICE PARK)
USE: FLEX SPACE

APPLICANT/ OWNER INFORMATION

APPLICANT/OWNER: STAVOLA REALTY COMPANY
620 TINTON AVE SUITE 200
TINTON FALLS, NJ 07724

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED-LOT 4.02	PROPOSED-LOT 4.03
MIN. LOT AREA	SCHEDULE B	2 AC	2.62 AC (114,231 SF)	3.63 AC (157,907 SF)
MIN. LOT WIDTH	SCHEDULE B	225 FT	487 FT	597 FT
MIN. LOT DEPTH	SCHEDULE B	225 FT	256 FT	289 FT
MIN. FRONT YARD	SCHEDULE B	70 FT BUT NOT LESS THAN 3X BLDG. HEIGHT LOT 4.02 = (105.06 FT) LOT 4.03 = (126.21 FT)	58.2 FT	47.0 FT
MIN. SIDE YARD	SCHEDULE B	30 FT BUT NOT LESS THAN 2X BLDG. HEIGHT LOT 4.02 = (70.04 FT) LOT 4.03 = (84.14 FT)	63.5 FT	N/A
MIN. REAR YARD	SCHEDULE B	30 FT BUT NOT LESS THAN 2X BLDG. HEIGHT LOT 4.02 = (70.04 FT) LOT 4.03 = (84.14 FT)	43.5 FT	20.0 FT
MAX. LOT COVERAGE	SCHEDULE B	60%	49.5% (56,511 SF)	53.1% (83,857 SF)
MAX. BLDG. HEIGHT	SCHEDULE B	40 FT	35.02	42.07 FT
MAX. F.A.R.	SCHEDULE B	0.30	0.14 (16,108 SF)	0.17 (27,553 SF)

(§40-29 D 1 & 2) ALL WETLANDS AND AREAS WITH SLOPE EXCEEDING 15% ARE CONSIDERED CRITICAL ENVIRONMENTAL AREAS AND SHALL BE CONSERVED AND NOT BUILT UPON. WHEN A PROPERTY CONTAINING CRITICAL ENVIRONMENTAL AREAS IS PROPOSED FOR DEVELOPMENT OR OTHER IMPROVEMENTS, NO PROPOSED STRUCTURES OR FILL SHALL BE LOCATED WITHIN THE CRITICAL ENVIRONMENTAL AREAS. (V)

(§40-29 D 4) FOR NONRESIDENTIAL DEVELOPMENT, ANY AND ALL BUFFER REQUIREMENTS FOR PRINCIPAL STRUCTURES, ACCESSORY STRUCTURES, PARKING SPACES AND DRIVE AISLES SHALL BE MEASURED FROM CRITICAL ENVIRONMENTAL AREAS.

(§40-33 D 5 g) PRESTANDING WALLS SHALL BE CONSTRUCTED OF BRICK OR DECORATIVE STONE ONLY. RETAINING WALLS REQUIRED TO IMPLEMENT GRADING PLANS APPROVED BY THE BOROUGH BOARD ENGINEER MAY BE CONSTRUCTED OF TREATED LUMBER, OR SYNTHETIC, OR MASONRY PRODUCTS MEETING NATIONALLY RECOGNIZED ENGINEERING STANDARDS FOR RETAINING WALL PURPOSES.

(§40-33 D 5 m) FENCES AND WALLS IN SIDE AND REAR YARDS SHALL NOT EXCEED SIX FEET IN HEIGHT (EXCEPT ON FARM QUALIFIED PROPERTIES). (V)

(§40-33 C 2) NO ACCESSORY BUILDING OR STRUCTURE SHALL BE PERMITTED IN ANY FRONT YARD. (V)

(§40-33 C 3) NO ACCESSORY BUILDING OR STRUCTURE IN A NONRESIDENTIAL DISTRICT SHALL HAVE AN AREA GREATER THAN 400 SQUARE FEET. (V)

THE VERTICAL DISTANCE AS MEASURED FROM THE GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE, IN THE CASE OF SLOPED ROOFS, THE AVERAGE HEIGHT IS THE MID-POINT BETWEEN THE ROOF EAVE AND ROOF RIDGE.

OFF-STREET PARKING AND LOADING (§40-39)

OFF-STREET PARKING SPACES SHALL BE 10 FEET WIDE IN RETAIL COMMERCIAL SITES. ALL OTHER PARKING SPACES SHALL BE AT LEAST NINE FEET WIDE. (§40-26 Q.2.c)

PARKING SPACES SHALL BE A MINIMUM OF 18 FEET IN LENGTH. PARKING SPACES AROUND THE PERIMETER OF A PARKING LOT OR PARKING SPACES WHICH FACE AN OPEN SPACE, MAY BE PAVED 16.5 FEET IN LENGTH PROVIDED THERE IS A CURB AT THE END OF THE PARKING SPACE AND AT LEAST 1.5 FEET OF OPEN SPACE BEYOND THE CURB TO ALLOW FOR THE OVERHANG OF THE VEHICLE. SAID AREA FOR VEHICLE OVERHANG SHALL NOT OVERHANG THE MINIMUM WIDTH OF A SIDEWALK NOR SHALL IT BE PLANTED WITH ANYTHING OTHER THAN GRASS OR LOW GROUND COVER IN ORDER TO ASSURE THE SPACE FOR THE VEHICLE OVERHANGS. (§40-26 Q.2.d)

THE WIDTH OF ALL AISLES PROVIDING DIRECT ACCESS TO INDIVIDUAL PARKING SPACES SHALL BE 24 FEET WIDE FOR 90 DEGREE PARKING. (§40-26 Q.2.f)

OFF-STREET PARKING FACILITIES AS REQUIRED BY THIS ARTICLE IN NONRESIDENTIAL ZONES SHALL BE PROVIDED ON THE SAME LOT AS THE PRINCIPAL BUILDING OR USE. (§40-26 Q.2.g)

IN NONRESIDENTIAL ZONES, THE MINIMUM PARKING SETBACK SHALL BE 10 FEET. (§40-26 Q.2.g)

ALL LOADING AREAS SHALL BE ON THE SAME LOT AS THE USE WHICH IS TO BE SERVED. SUCH AREAS SHALL BE LOCATED ONLY IN A SIDE OR REAR YARD. SUCH AREAS SHALL NOT ENCRUSCH UPON ANY REQUIRED OPEN SPACE, ACCESS WAY, OFF-STREET PARKING AREA OR PUBLIC RIGHT-OF-WAY. WHERE LOCATED ADJACENT TO ANY RESIDENTIAL DISTRICT, THEY SHALL BE SET BACK A MINIMUM OF 15 FEET FROM SUCH PROPERTY LINE. (§40-26 R.2) (V)

STANDARD INSTITUTIONAL AND LIGHT INDUSTRIAL/WAREHOUSE LOADING SPACES SHALL MEASURE AT LEAST 15 FEET WIDE BY 60 FEET LONG, WITH A HEIGHT CLEARANCE OF NOT LESS THAN 20 FEET. ALL OTHER LOADING SPACES SHALL MEASURE AT LEAST 12 FEET WIDE BY 45 FEET LONG, WITH A HEIGHT CLEARANCE OF NOT LESS THAN 15 FEET. (§40-26 R.3) (V)

A PARKING SPACE PREPARED WITH EVSE OR MAKE READY EQUIPMENT SHALL COUNT AS AT LEAST TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT. (§40-33.17.2)

NO LOADING AND PARKING SPACES SHALL BE LOCATED IN ANY REQUIRED BUFFER AREA. (§40-39 A.2)

PARKING SPACES LOCATED TO SERVE RESIDENTIAL USES SHALL BE WITHIN 150 FEET OF THE ENTRANCE OF THE BUILDING AND WITHIN 400 FEET OF COMMERCIAL/INDUSTRIAL USES (PARKING GARAGES ARE AN EXCEPTION). (§40-39 A.3)

OTHER THAN DRIVEWAYS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN SIX VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL AISLES AND SPACES SET BACK AT LEAST 25 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY. (§40-39 A.4) (V)

NO LOADING AREA SHALL BE LOCATED IN A FRONT YARD. (§40-39 A.6) (V)

THERE SHALL BE NO LOADING IN A YARD ABUTTING, OR IN, A PUBLIC RIGHT-OF-WAY. (§40-39 A.7) (V)

NO LOADING SPACE SHALL BE LOCATED WITHIN 40 FEET OF AN INTERSECTION OF ANY TWO PUBLIC RIGHTS-OF-WAY. THE OFF-STREET LOADING SPACE(S) SHALL BE LOCATED ON THE PROPERTY SO AS TO PERMIT ANY VEHICLE TO BE PARKED IN THE LOADING SPACE WITH NO PORTION OF THE VEHICLE EXTENDING INTO THE PUBLIC STREET. (§40-39 A.8)

REQUIRED PARKING:
FLEX SPACE #1: FLEX SPACE BUILDING (§40-39 B SCHEDULE 1) ONE SPACE PER 800 SQUARE FEET GFA: 27,553 SF X 1 SPACE / 800 SF = 34.44
REQUIRED: 35 SPACES
PROPOSED: 46 SPACES

REQUIRED ADA SPACES FOR 26-50 SPACES: 2
PROPOSED: 2

REQUIRED EVSE CHARGING SPACES FOR 50 OR FEWER SPACES: 1
PROPOSED: 2

FLEX SPACE #2:
FLEX SPACE BUILDING (§40-39 B SCHEDULE 1) ONE SPACE PER 800 SQUARE FEET GFA: 16,108 SF X 1 SPACE / 800 SF = 20.14
REQUIRED: 21 SPACES
PROPOSED: 38 SPACES

REQUIRED ADA SPACES FOR 26-50 SPACES: 2
PROPOSED: 2

REQUIRED EVSE CHARGING SPACES FOR 50 OR FEWER SPACES: 1
PROPOSED: 1

REQUIRED LOADING (§40-39 D SCHEDULE 2):
FLEX SPACE #1: 27,553 SF
FLEX SPACE BUILDING: MINIMUM OF 2 LOADING SPACES, FIRST SPACE REQUIRED AT 5,000 SF, ONE SPACE PER EACH ADDITIONAL 50,000 SF
REQUIRED: 3 SPACES
PROPOSED: 5 SPACES

FLEX SPACE #2: 16,108 SF
FLEX SPACE BUILDING: MINIMUM OF 2 LOADING SPACES, FIRST SPACE REQUIRED AT 5,000 SF, ONE SPACE PER EACH ADDITIONAL 50,000 SF
REQUIRED: 3 SPACES
PROPOSED: 2 SPACES



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



FOR EXHIBIT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: JS200613
DRAWN BY: KEN
CHECKED BY: JWH
DATE: 08/11/2023
CAD ID: JS200613-MCR-1A

PRELIMINARY & FINAL MAJOR SITE PLAN
FOR
STAVOLA REALTY COMPANY

PROPOSED FLEX SPACE
BLK: 115 | LOTS: 4.02 & 4.03
CENTRE PLAZA
BOROUGH OF TINTON FALLS
MONMOUTH COUNTY, NEW JERSEY

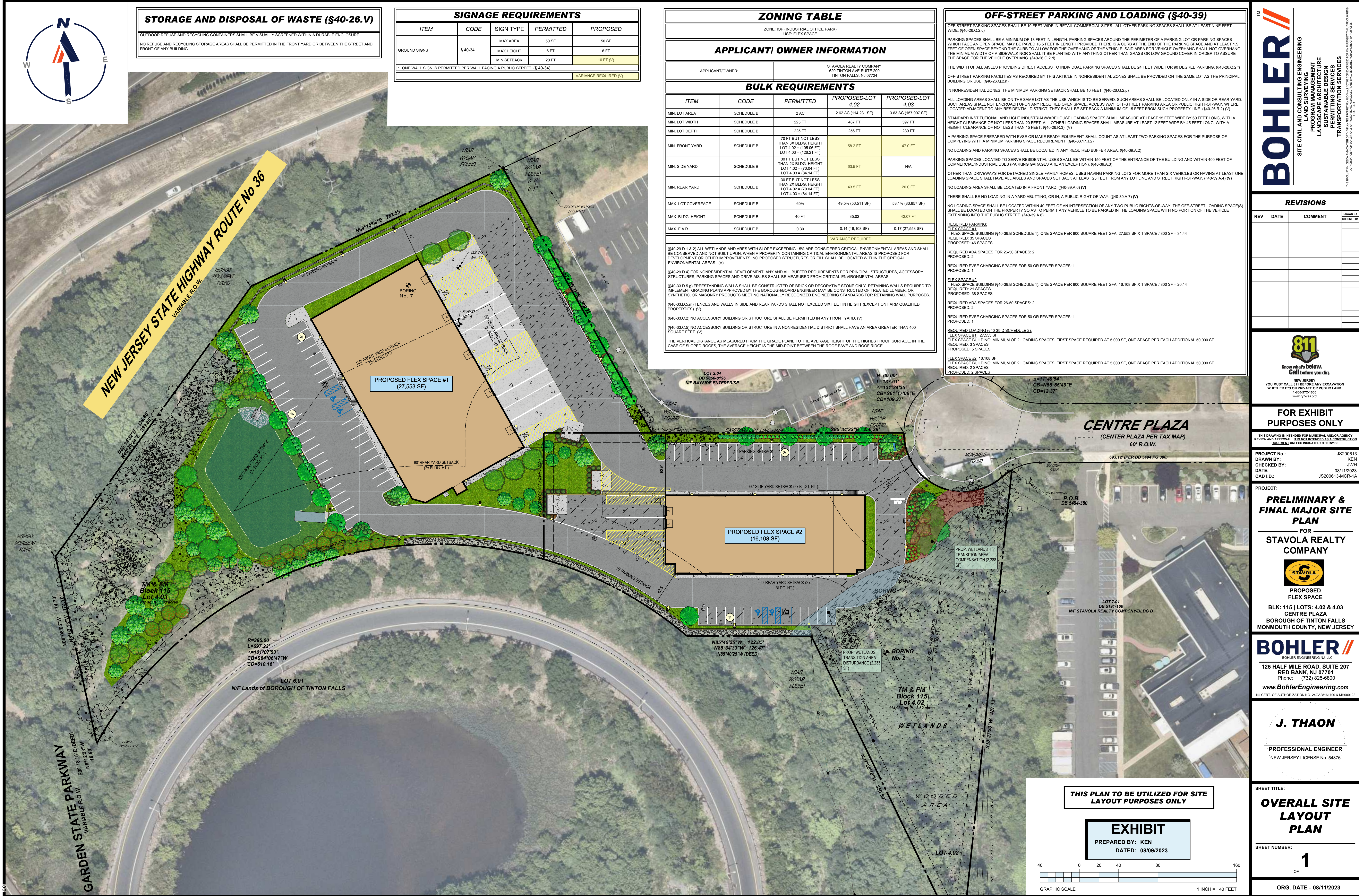


J. THAON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 54376

SHEET TITLE:
OVERALL SITE LAYOUT PLAN

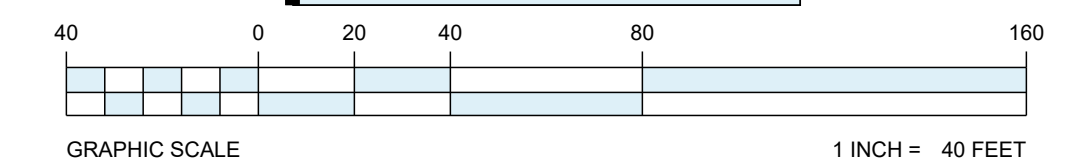
SHEET NUMBER:
1

ORG. DATE - 08/11/2023



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

EXHIBIT
PREPARED BY: KEN
DATED: 08/09/2023



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