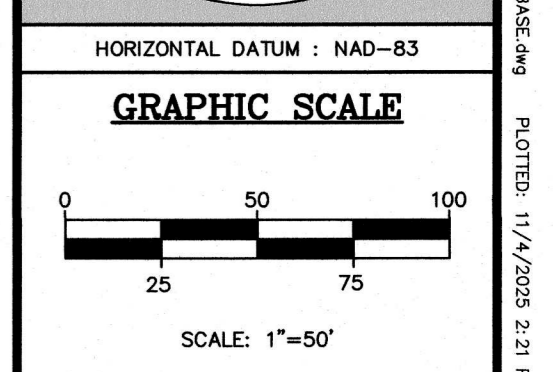
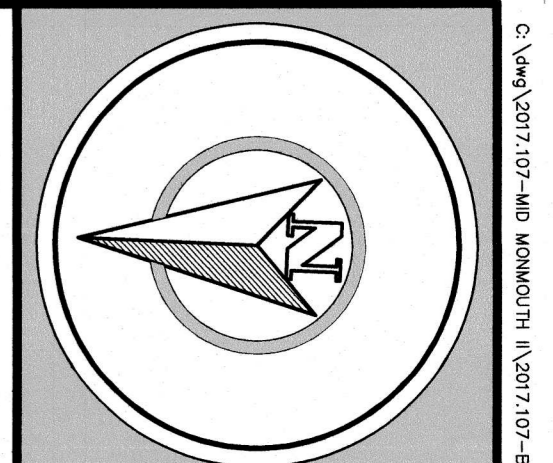
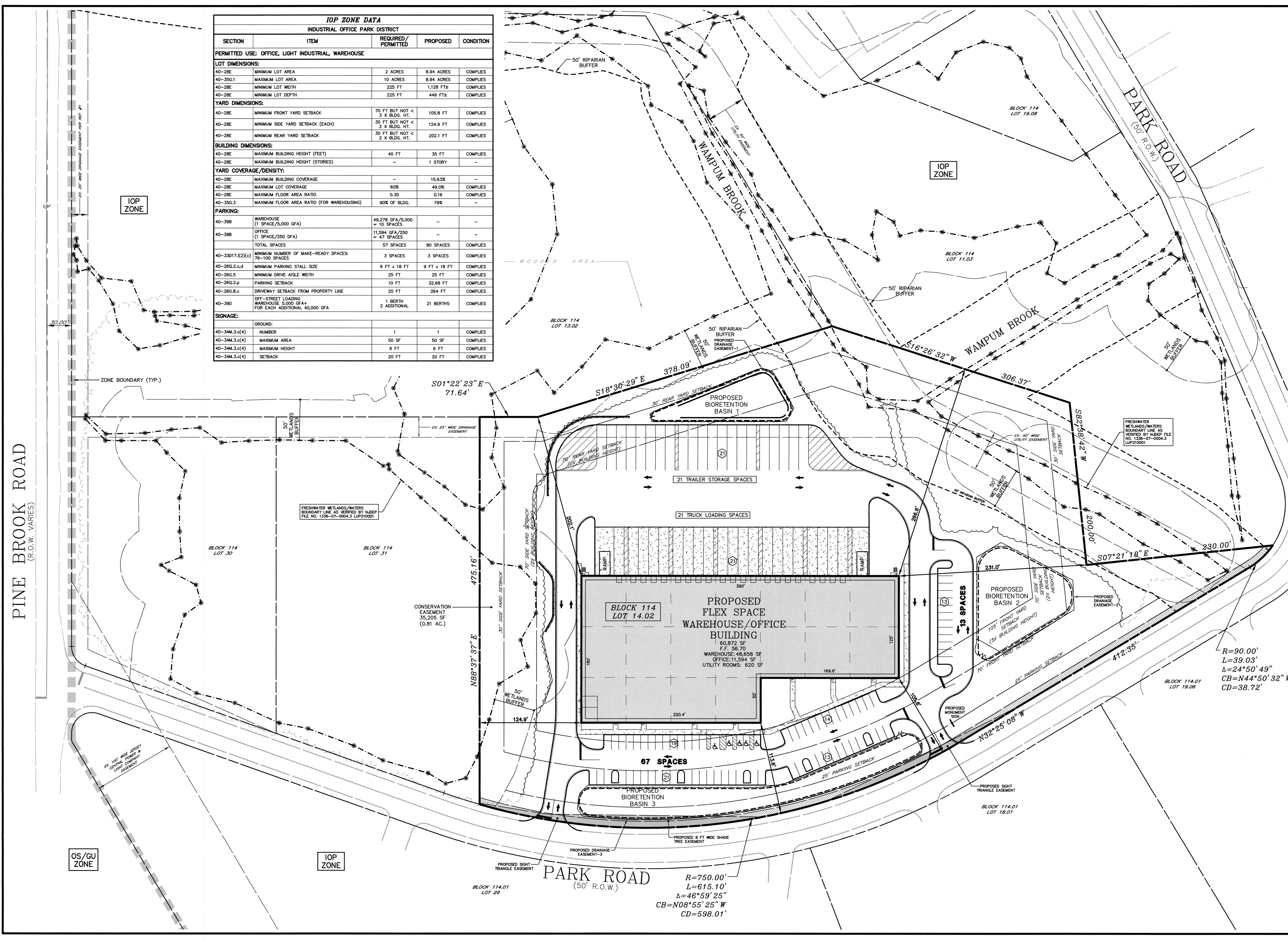


IOP ZONE DATA				
INDUSTRIAL OFFICE PARK DISTRICT				
SECTION	ITEM	REQUIRED/ PERMITTED	PROPOSED	CONDITION
PERMITTED USE: OFFICE, LIGHT INDUSTRIAL, WAREHOUSE				
LOT DIMENSIONS:				
40-2RE	MINIMUM LOT AREA	2 ACRES	8.94 ACRES	COMPLIES
40-35G.1	MAXIMUM LOT AREA	10 ACRES	8.94 ACRES	COMPLIES
40-2RE	MINIMUM LOT WIDTH	225 FT	1,128 FT±	COMPLIES
40-2RE	MINIMUM LOT DEPTH	225 FT	449 FT±	COMPLIES
YARD DIMENSIONS:				
40-2RE	MINIMUM FRONT YARD SETBACK	70 FT BUT NOT < 3 X BLDG. HT.	105.8 FT	COMPLIES
40-2RE	MINIMUM SIDE YARD SETBACK (EACH)	30 FT BUT NOT < 2 X BLDG. HT.	124.9 FT	COMPLIES
40-2RE	MINIMUM REAR YARD SETBACK	30 FT BUT NOT < 2 X BLDG. HT.	202.1 FT	COMPLIES
BUILDING DIMENSIONS:				
40-2RE	MAXIMUM BUILDING HEIGHT (FEET)	40 FT	35 FT	COMPLIES
40-2RE	MAXIMUM BUILDING HEIGHT (STORIES)	-	1 STORY	-
YARD COVERAGE/DENSITY:				
40-2RE	MAXIMUM BUILDING COVERAGE	-	15.63%	-
40-2RE	MAXIMUM LOT COVERAGE	60%	49.0%	COMPLIES
40-2RE	MAXIMUM FLOOR AREA RATIO	0.30	0.16	COMPLIES
40-35G.3	MAXIMUM FLOOR AREA RATIO (FOR WAREHOUSING)	90% OF BLDG.	79%	-
PARKING:				
40-39B	WAREHOUSE (1 SPACE/5,000 GFA)	49,278 GFA/5,000 = 10 SPACES	-	-
40-39B	OFFICE (1 SPACE/250 GFA)	11,594 GFA/250 = 47 SPACES	-	-
	TOTAL SPACES	57 SPACES	80 SPACES	COMPLIES
40-33D17.(2)(c)	MINIMUM NUMBER OF MAKE-READY SPACES: 76-100 SPACES	3 SPACES	3 SPACES	COMPLIES
40-26G.2.c.d	MINIMUM PARKING STALL SIZE	9 FT x 18 FT	9 FT x 18 FT	COMPLIES
40-26G.5	MINIMUM DRIVE AISLE WIDTH	25 FT	25 FT	COMPLIES
40-26G.2.p	PARKING SETBACK	10 FT	32.68 FT	COMPLIES
40-26G.8.c	DRIVEWAY SETBACK FROM PROPERTY LINE	20 FT	264 FT	COMPLIES
40-39D	OFF-STREET LOADING WAREHOUSE 5,000 GFA+ FOR EACH ADDITIONAL 40,000 GFA	1 BERTH 2 ADDITIONAL	21 BERTHS	COMPLIES
SIGNAGE:				
GROUND:				
40-34M.3.c(4)	NUMBER	1	1	COMPLIES
40-34M.3.c(4)	MAXIMUM AREA	50 SF	50 SF	COMPLIES
40-34M.3.c(4)	MAXIMUM HEIGHT	6 FT	6 FT	COMPLIES
40-34M.3.c(4)	SETBACK	20 FT	20 FT	COMPLIES



REVISIONS

1) NDEP REVS	08/17/22
2) COMPLETENESS REVISIONS	03/16/23
3) TOWNSHIP REVIS	08/16/23
4) TOWNSHIP REVIS	03/20/24
5) REDUCE BUILDING SIZE/LOT NO.	07/08/25
6) TOWNSHIP REVIS	11/05/25

THIS DRAWING IS FOR PERMIT PURPOSES ONLY
NOT FOR CONSTRUCTION UNTIL THIS BOX HAS BEEN CHECKED AND DATED

CHKD BY: _____ DATE: _____

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

menlo engineering associates
Civil Engineering Consultants
Landscape Architects
Professional Planners

261 Cleveland Avenue
Highland Park, NJ 08904

menloeng.com | in | f | t

732-846-8585 | 732-846-9439

Certificate of Authorization : 246A2951900

MID MONMOUTH TECH CENTER II

BOROUGH OF TINTON FALLS
MONMOUTH COUNTY
NEW JERSEY

BLOCK 114, LOT 14.02
TAX MAP SHEET 11
8.94 ACRES

OVERALL PLAN

DRAWN BY	LKH
DESIGNED BY	RJG
APPROVED BY	SHT
THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION	
SCOTT H. TURNER PROFESSIONAL ENGINEER NJPE# 43811	
PROJECT NUMBER	2017.107
DATE OF ISSUE	JUNE 7, 2022
REVISION	NOVEMBER 5, 2025
OP-1	3