

ZONING / LOCATION / USE INFORMATION

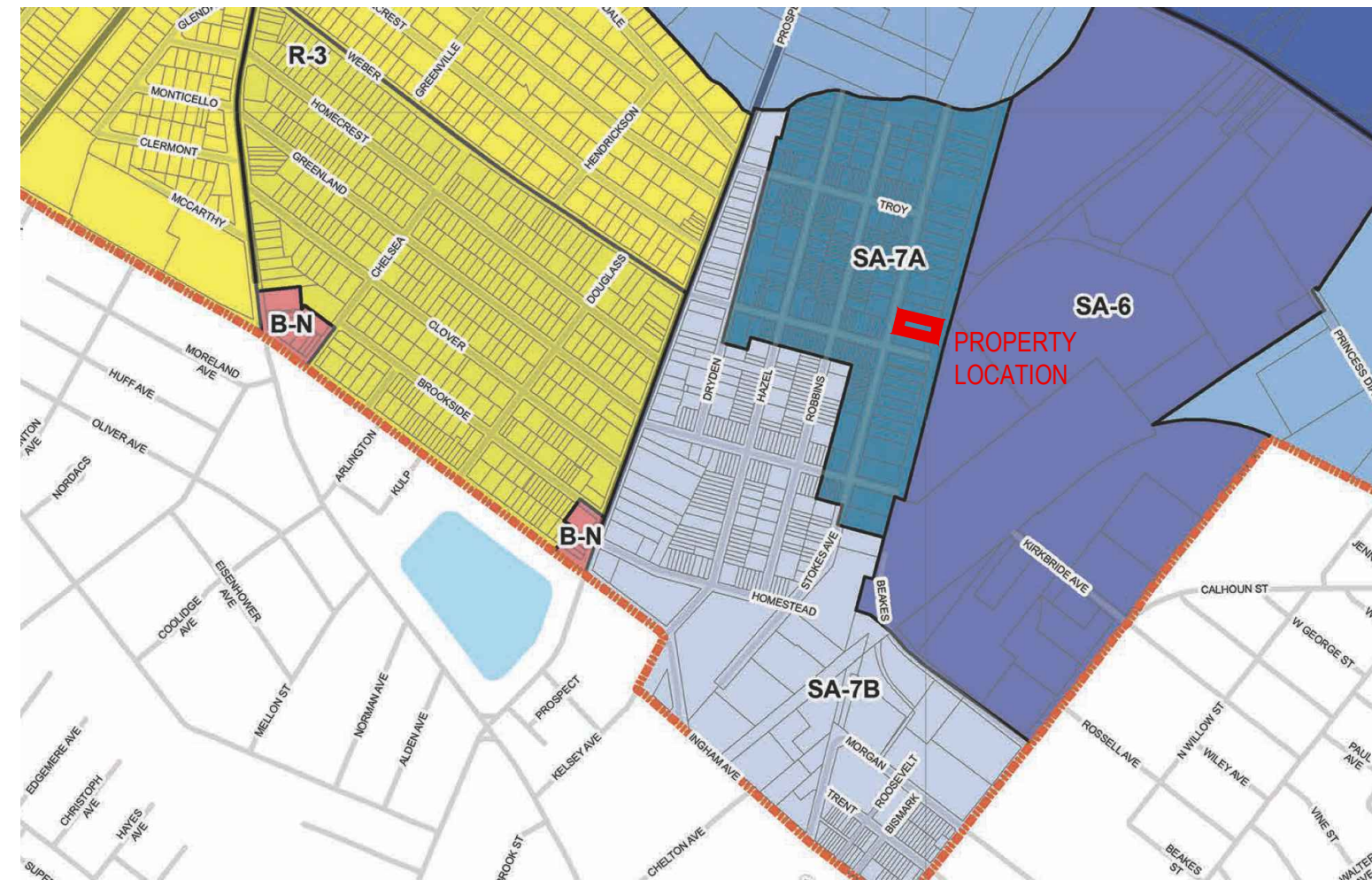
LOCATION INFORMATION
 BLOCK: 12.01
 LOT: 12
 LOT FRONTAGE: 100'
 LOT DEPTH: 201'
 LOT AREA: 0.46 ACRES
 YEAR BUILT: 1966
 TAX CLASSIFICATION: COMMERCIAL
 CONSTRUCTION CLASS: IIB
 ZONING DISTRICT: SA-7A
 IP3OAR (SMALL BUSINESS, LIGHT INDUSTRIAL)

OLDEN AVENUE REDEVELOPMENT PLAN

THE PROPERTY IS LOCATED IN SUB-AREA 7A OF THE PROSPECT PARK SMALL BUSINESS / LIGHT INDUSTRY DISTRICT
 SUB-AREA 7A LIES WITHIN THE 'AREA IN NEED OF REHABILITATION' DESIGNATION.
 OBJECTIVES
 SUB-AREA 7A: PROSPECT PARK SMALL BUSINESS/LIGHT INDUSTRIAL
 • FACILITATE THE EXPANSION OF COMMERCIAL USES ALONG DRYDEN, HAZEL AND ROBBINS AVENUES NORTH OF WEBER AVENUE.
 • MANDATE BETTER SITE DESIGN THROUGH INCREASING LANDSCAPE PROVISIONS THAT WORK TOWARD REDUCING THE 'HEAT ISLAND' EFFECT AND DECREASING STORMWATER RUN-OFF
 • IMPROVE ACCESS TO AND FROM INDUSTRIAL LAND USES WHILE REDUCING THE IMPACT OF TRUCK TRAFFIC ON SURROUNDING NEIGHBORHOODS.
 • CAPTURE AND RE-USE GREYWATER TO THE EXTENT FEASIBLE.

ACT ZONING LAWS

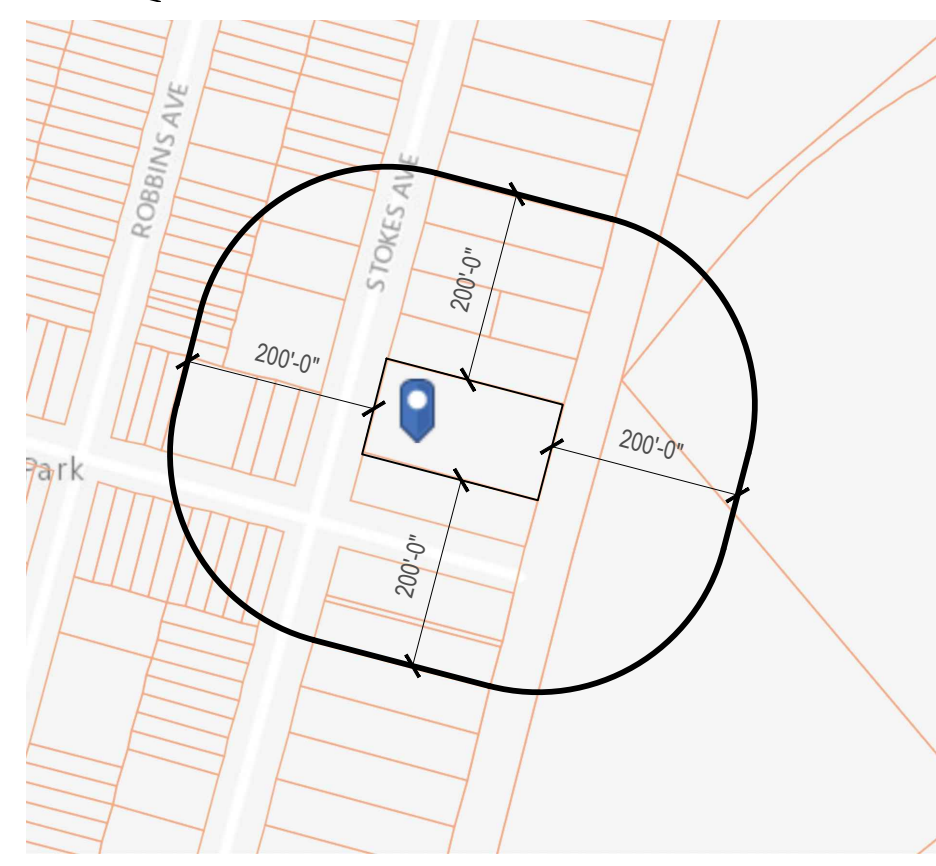
ACT ZONING NOTES:
 PROXIMITY TO SCHOOLS / SCHOOL BUS STOPS:
 POSSESSING OR DISTRIBUTING ILLICIT DRUGS ON OR NEAR SCHOOL PROPERTY (WITHIN 1,000 FEET) IS CONSIDERED A THIRD-DEGREE OFFENSE THAT CARRIES A MANDATORY THREE-YEAR PRISON SENTENCE.
 SECURITY:
 - ATCS MUST HAVE AN EFFECTIVE SECURITY AND SAFETY SYSTEM TO PREVENT THE THEFT OR LOSS OF CANNABIS.
 - EXTERIOR AND INTERIOR MUST BE EQUIPPED WITH ELECTRONIC MONITORING, PANIC BUTTONS AND VIDEO CAMERAS



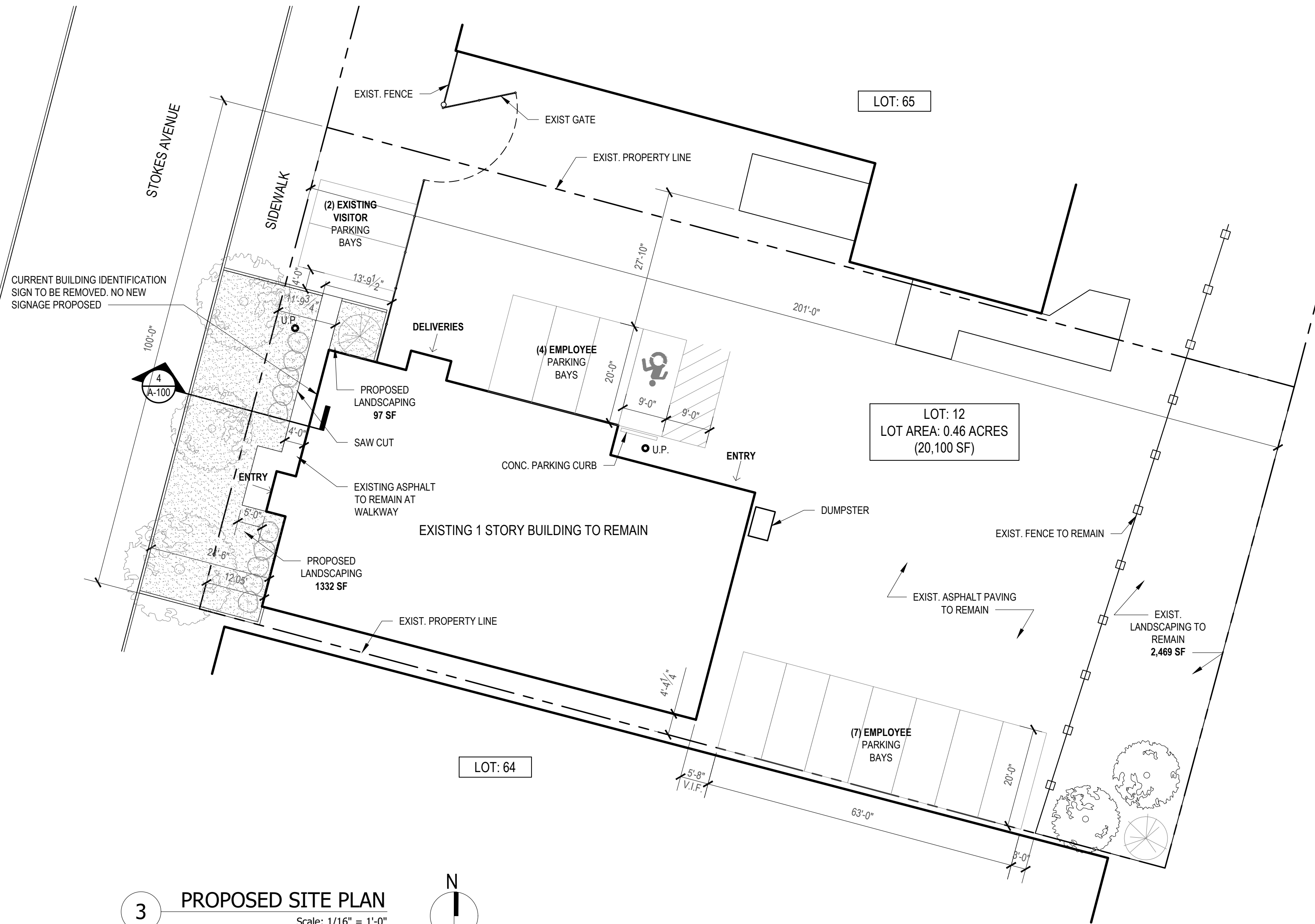
1 PARTIAL ZONING MAP
 Scale: NTS



2 PLOT PLAN
 Scale: NTS



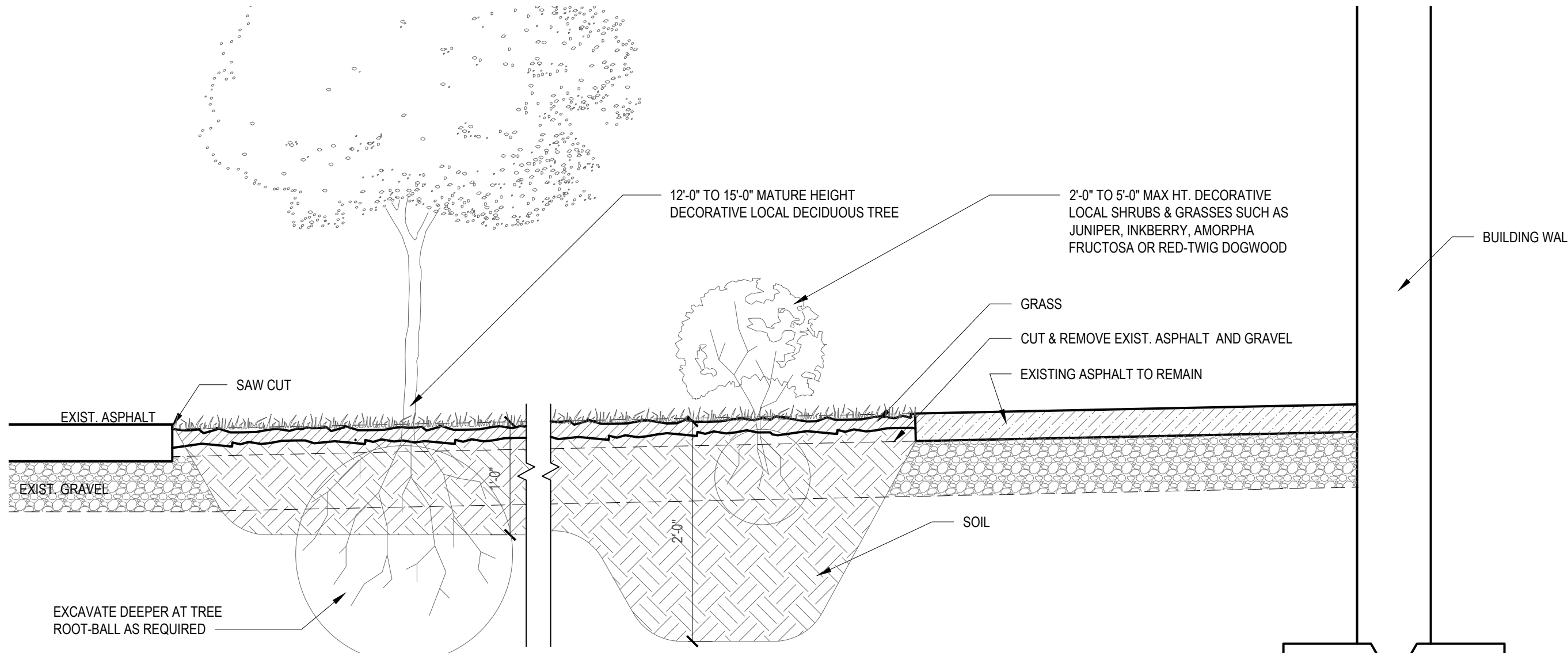
5 200' RADIUS MAP
 Scale: NTS



3 PROPOSED SITE PLAN
 Scale: 1/16" = 1'-0"

OLDEN AVENUE REDEVELOPMENT PLAN COMPLIANCE			
ITEM	REQUIRED PER GAMP	PROPOSED	COMPLIANCE
LOT AREA	8,000 S.F. MIN.	20,100 S.F.	COMPLIES
LOT WIDTH	80 FEET	100 FEET	COMPLIES
SIDE YARD	5'-0" EACH SIDE	4'-4"	EXISTING NONCONFORMING CONDITION TO REMAIN
REAR YARD	10'-0" MIN.	100'	COMPLIES
BUILDING HEIGHT	2-3 STORIES OF 40'-0"	1 STORY	COMPLIES
LANDSCAPING	30% OF LOT AREA TO BE LANDSCAPED: 20,100 SF X 30% = 6,030 SF	2,460 - 97 + 1,332 + 3,898 / 20,100 X 100 = 19%	EXISTING NONCONFORMING CONDITION HAS BEEN IMPROVED
IMPERVIOUS LOT COVERAGE	75% MAX. 20,100 SF X 75% = 15,075 SF	20,100 - 2,770 = 17,330 SF = 86%	EXISTING NONCONFORMING CONDITION HAS BEEN IMPROVED

OFF-STREET PARKING REQUIREMENTS			
ITEM	REQUIRED PER 215-26	PROPOSED	COMPLIANCE
PARKING BAY DIMENSIONS	9'-0" X 20'-0"	9'-0" X 20'-0"	COMPLIES
NUMBER OF SPACES	EMPLOYEES ON MAXIMUM SHIFT: 11 VISITOR SPACE: 1 ENTERPRISE VEHICLE: 1 TOTAL PARKING SPACES REQUIRED: 13	EMPLOYEES ON MAXIMUM SHIFT: 11 VISITOR SPACE: 1 ENTERPRISE VEHICLE: 1 TOTAL PARKING SPACES PROVIDED: 13	COMPLIES
HC PARKING SPACES	1 PARKING SPACE REQUIRED FOR 1.25 TOTAL PARKING SPACES PROVIDED (PER TABLE 1106.1 (C) 11-09' (B))	1 HC PARKING SPACE PROVIDED	COMPLIES
LOADING BERTH	METAL COMMERCIAL PLANNED COMMERCIAL AND INDUSTRIAL GROUPS; WHOLESALE, MANUFACTURING AND WAREHOUSE USES: 3,000 TO 10,000-SQ-F = 1 BERTH REQUIRED	BUILDING AREA: 4,874 + 5,000 LOADING BERTH NOT REQUIRED	COMPLIES



4 LANDSCAPING DETAIL
 Scale: 1" = 1'-0"

CANFECTION
 304 STOKES AVE
 EWING TOWNSHIP
 MERCER COUNTY
 NJ 08638



TODD ZWIGARD ARCHITECTS
 145 Lime Kiln Rd.
 Dover Plains, NY 12522
 phone: 917 520 4122

REGISTERED ARCHITECT:
 DANA HOCHBERG
 LICENSE NUMBER: 037172-1



OWNER :

FIRST ISSUE :
 02/23/2023 - FILE SET
 03/15/2023 - SITE PLAN REVIEW
 REVISIONS :

APPROVAL SIGNATURE :

SHEET TITLE :
SITE PLAN

SCALE : 1/16" = 1'-0"
 DATE (ORIGINAL) : 26 JANUARY 2023
 DRAWN BY : tc
 CHECKED BY : tz

SHEET NUMBER :

A-100.00

SHEET 1 OF 1

IF A VIOLATION OF THE LAW FOR A PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER THE DOCUMENT IN ANY MANNER. IF ALTERED, THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ALTERATION. ALTERED BY: FOLLOWED BY A SIGNATURE AND THE DATE OF SUCH ALTERATIONS, AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS.