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-				PROP. LOT B 1,004 SF (11.50 AC			<u>\\\//</u>		↓ ↑ 248.0
الم	_\//_ \ /_	_\\/_ 		1,004 SF (11.50 AC ⊥I∠	 	_\\/_ \ /	_\/_ \ <i>\</i>	150.0' WETLANDS TRANSITION AREA	20.0' 10.0
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				S27°59'20"	 W			1350.15'	C.R. FND.
								LOT 1.01 (TM)	

A. INSOFAR AS IS PRACTICAL, SIDE LOT LINES SHALL BE AT RIGHT ANGLES TO STRAIGHT STREETS AND RADIAL TO CURVED STREETS (\$40–26.B.1) 🚺 B. TO THE EXTENT POSSIBLE, LOTS SHALL BE RECTANGULAR OR SQUARE (§40-26.B.3) (V)

- A. THE PERIMETER WALLS SHALL BE SOLID WITH NO MEANS OF ACCESS (ALL ENTRANCES TO THE STORAGE AREAS SHALL BE FROM THE INTERIOR OF THE SITE). (\$40-35.F.3) B. THERE SHALL BE NO DRIVEWAY AROUND THE PERIMETER OF THE SITE RUNNING AROUND THE OUTSIDE THE BUILDINGS, OR ON THE SIDE(S) THAT ABUT A RESIDENTIAL ZONING DISTRICT. C. ALL MATERIAL BEING STORED SHALL BE STORED INSIDE THE BUILDING(S) INCLUDING BOATS, MOTOR VEHICLES, TRAILERS, BULK ITEMS, AND ANY AND ALL OTHER MATERIAL. (\$40–35.F.5) D. ALL LIGHTING SHALL BE INSIDE THE PERIMETER OF THE BUILDINGS, EXCEPT WALL-MOUNTED, PERIMETER SECURITY LIGHTING MAY BE PERMITTED PROVIDED IT IS SHIELDED FROM SHINING OUTWARD AND IS DESIGNED AND MOUNTED AS "UP LIGHTING" OR "DOWN LIGHTING".(\$40–35.F.6)
- E. NO BUILDING SHALL EXCEED A HEIGHT OF 12 FEET EXCEPT THE PERIMETER ROOF DESIGN SHALL NOT EXCEED 20 FEET. (\$40-35.F.7) F. THERE SHALL BE A MINIMUM SEVENTY-FIVE-FOOT BUFFER AREA ALONG ANY RESIDENTIAL ZONING DISTRICT AND 25 FEET ELSEWHERE. (\$40-35.F.8)
- A. NO PARKING SHALL BE PERMITTED BETWEEN THE FRONT BUILDING LINE AND THE STREET RIGHT-OF-WAY. (\$40-37.B.2.0) (V) B. ALL YARD AREAS SHALL BE ATTRACTIVELY LANDSCAPED WITH GRASS LAWNS, TREES AND SHRUBS OR OTHER VEGETATION OR MATERIAL AS THE PLANNING BOARD MAY APPROVE OR
- A. NO ACCESSORY BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT ON WHICH THERE IS NOT A PRINCIPAL BUILDING (§40-33.A.1) B. EXCEPT AS SPECIFICALLY PERMITTED ELSEWHERE IN THIS ARTICLE, NO ACCESSORY BUILDING SHALL EXCEED FIFTEEN (15) FEET OR BE MORE THAN ONE (1) STORY IN HEIGHT (\$40–33.C.1) C. NO ACCESSORY BUILDING OR STRUCTURE SHALL BE PERMITTED IN ANY FRONT YARD (§40-33.C.2)
- D. ACCESSORY BUILDINGS AND STRUCTURES BUILT WITHIN THE SIDE YARD MUST MEET ALL SIDE YARD SETBACKS (§40-33.C.3) E. ACCESSORY BUILDINGS AND STRUCTURES SHALL NOT BE CLOSER THAN THE HEIGHT OF THE ACCESSORY BUILDING TO A REAR LOT LINE (\$40-33.C.4)
- F. NO ACCESSORY BUILDING OR STRUCTURE IN A NONRESIDENTIAL DISTRICT SHALL HAVE AN AREA GREATER THAN FOUR HUNDRED (400) SQUARE FEET (\$40–33.C.5)
- A. A MINIMUM OF TEN (10%) PERCENT OF ANY SURFACE PARKING FACILITY OTHER THAN SINGLE-FAMILY HOMES SHALL BE LANDSCAPED AND SHALL INCLUDE ONE (1) SHADE TREE FOR
- B. OFF-STREET PARKING SPACES SHALL BE TEN (10) FEET WIDE IN RETAIL COMMERCIAL SITES, EXCEPT IN THE HCC HIGHWAY/COMMUNITY COMMERCIAL DISTRICT WHEN ASSOCIATED WITH A SHOPPING CENTER IN WHICH EVENT A PARKING SPACE MAY BE NINE (9) FEET WIDE BUT ONLY IF EACH SPACE IS PAINTED WITH HAIRPIN STRIPING. ALL OTHER PARKING SPACES SHALL
- C. PARKING SPACES SHALL BE A MINIMUM OF EIGHTEEN (18) FEET IN LENGTH. PARKING SPACES AROUND THE PERIMETER OF A PARKING LOT OR PARKING SPACES WHICH FACE AN OPEN SPACE, MAY BE PAVED SIXTEEN AND ONE-HALF (16.5) FEET IN LENGTH PROVIDED THERE IS A CURB AT THE END OF THE PARKING SPACE AND AT LEAST ONE AND ONE-HALF (1.5)
- D. FOR 90° PARKING ANGLE, THE WIDTH OF ALL AISLES PROVIDING DIRECT ACCESS TO INDIVIDUAL PARKING SPACES SHALL BE TWENTY-FOUR (24) FEET (\$ 40-26.0.2.f E. SIDEWALKS SHALL BE REQUIRED BETWEEN PARKING AREAS AND PRINCIPAL STRUCTURES, ALONG AISLES AND DRIVEWAYS AND WHEREVER PEDESTRIAN TRAFFIC OCCURS. THEY SHALL HAVE A MINIMUM OF FOUR (4) FEET OF PASSABLE WIDTH AND SHALL BE RAISED A MAXIMUM OF SIX (6) INCHES ABOVE THE PARKING AREA, EXCEPT WHEN CROSSING STREETS OR DRIVEWAYS. GUARDRAILS AND WHEEL STOPS PERMANENTLY ANCHORED TO THE GROUND SHALL BE PROVIDED IN APPROPRIATE LOCATIONS. PARKED VEHICLES SHALL NOT OVERHANG OR EXTEND OVER sidewalk areas, unless an additional sidewalk width of two (2) feet is provided to accommodate such overhang (§ 40–26.Q.2.h) 🚺 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.n) G. IN NONRESIDENTIAL ZONES, THE MINIMUM PARKING SETBACK FROM THE PROPERTY LINE OR DRIVEWAYS SHALL BE TEN (10) FEET (\$40-26.Q.2.p) H. PARKING SPACES LOCATED TO SERVE COMMERCIAL/INDUSTRIAL USES SHALL BE WITHIN FOUR HUNDRED (400) FEET OF THE ENTRANCE OF THE BUILDING (PARKING GARAGES ARE AN 1. USES HAVING PARKING LOTS FOR MORE THAN SIX (6) VEHICLES OR HAVING AT LEAST ONE (1) LOADING SPACE SHALL HAVE ALL AISLES AND SPACES SET BACK AT LEAST TWENTY-FIVE (25) FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY (§40-39.A.4) (V) J. WHENEVER THE APPLICATION OF PARKING SCHEDULE 1 STANDARDS RESULTS IN THE REQUIREMENTS OF A MAJOR FRACTION OF A SPACE IN EXCESS OF ONE-HALF (0.5), A FULL SPACE K. FOR WAREHOUSING USE, THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES SHALL BE 1 SPACE PER 5,000 SQUARE FEET OF GROSS FLOOR AREA. (\$ 40-39.B. PARKING
- PROPOSED SELF STORAGE FACILITY: (142,848 SF)*(1 PARKING SPACE/5,000 SF) = 28.57 SPACES = 29 SPACES = 12 SPACES **(V)** = <u>24 SPACES</u> = 16 SPACES = 24 SPACES (COMPLIES)
- A. 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 ENCROACH UPON ANY REQUIRED OPEN SPACE, ACCESSWAY, OFF-STREET PARKING AREA OR PUBLIC RIGHT-OF-WAY. (\$40-26.R.2) B. STANDARD INSTITUTIONAL AND LIGHT INDUSTRIAL/WAREHOUSE LOADING SPACES SHALL MEASURE AT LEAST FIFTEEN (15) FEET WIDE BY SIXTY (60) FEET LONG, WITH A HEIGHT CLEARANCE
- E. WHENEVER THE APPLICATION OF LOADING SCHEDULE II STANDARDS RESULTS IN THE REQUIREMENTS OF A MAJOR FRACTION OF A SPACE IN EXCESS OF 0.5, A FULL SPACE SHALL BE F. OFF-STREET LOADING REQUIREMENTS FOR USES NOT LISTED IN LOADING SCHEDULE II SHALL BE ESTABLISHED BY THE BOARD, BASED UPON ACCEPTED INDUSTRY STANDARDS.
- A. THE ENTRANCE TO THE STREET SHALL BE AT AN ANGLE OF SEVENTY-FIVE (75') DEGREES TO ONE HUNDRED FIVE (105') DEGREES WITH THE INTERSECTING STREET (§40-26.G.1) C. THE MINIMUM DRIVEWAY PAVEMENT WIDTH FOR COMMERCIAL USE IS TWENTY-FOUR (24) FEET AND THE MAXIMUM DRIVEWAY WIDTH IS FORTY (40) FEET. (§40-26.G.5) D. THE MINIMUM DISTANCE TO THE STREET INTERSECTION SHALL BE FIFTY (50) FEET. (§40–26.G.6) E. NONRESIDENTIAL USES SHALL BE LIMITED TO ONE (1) DRIVEWAY PER LOT UNLESS THE LOT WIDTH IS GREATER THAN FIVE HUNDRED (500) FEET, THEN A SECOND DRIVEWAY MAY BE PERMITTED IF THE DRIVEWAYS ARE AT LEAST TWO HUNDRED (200) FEET APART AND THE REQUIRED SETBACKS FROM INTERSECTING STREETS AND ADJACENT PROPERTY LINES CAN BE MET. F. DRIVEWAYS SHALL BE LOCATED TWENTY (20) FEET FROM LOT LINES OTHER THAN STREET RIGHT-OF-WAYS. (§40-26.G.8) (W)

- 16. SIDEWALK REQUIREMENTS A. SIDEWALKS SHALL BE REQUIRED ALONG ALL PROPERTY FRONTAGES AS PART OF ANY DEVELOPMENT APPLICATION. SHOULD THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT WAIVE SAID SIDEWALK REQUIREMENT, THE APPLICANT SHALL BE REQUIRED TO PAY INTO THE BOROUGH'S SIDEWALK CAPITAL CONSTRUCTION FUND. (§ 40-26.F.4) B. WHERE REQUIRED, SIDEWALKS SHALL BE AT LEAST FOUR (4) FEET WIDE, BUT MAY BE INCREASED TO SIX (EIGHT (8) FEET, OR TEN (10) FEET AS CONCENTRATIONS OF PEDESTRIAN ACTIVITY CAN BE EXPECTED TO INCREASE (§ 40–26.F.5)
- 17. SIGHT TRIANGLES A. SIGHT TRIANGLES SHALL BE REQUIRED AT EACH QUADRANT OF AN INTERSECTION OF STREETS AND AT INTERSECTIONS OF 🔫 STREETS AND DRIVEWAYS (§ 40-26.U.1) B. THE AREA WITHIN SIGHT TRIANCLES SHALL BE EITHER DEDICATED AS PART OF THE STREET RIGHT-OF-WAY OR MAINTAINED AS PART OF THE LOT ADJOINING THE STREET AND SET ASIDE ON ANY SUBDIVISION OR SITE PLAN AS A
- SIGHT TRIANGLE EASEMENT (\$ 40–26.U.2) C. WITHIN A SIGHT TRIANGLE, NO GRADING, PLANTING OR STRUCTURE SHALL BE ERECTED OR MAINTAINED MORE THAN TWENTY FOUR (24) INCHES ABOVE THE CENTER LINE GRADE OF EITHER INTERSECTING STREET OR DRIVEWAY, OR LOWER THAN EIGHT (8) FEET ABOVE THE SAME CENTERLINES, EXCLUDING STREET NAME SIGNS AND OFFICIAL TRAFFIC
- REGULATION SIGNS (§ 40-26.U. D. WHERE MINOR STREETS OR DRIVEWAYS ARE CONTROLLED BY A STOP SIGN, THEN THE SIGHT TRIANGLE SHALL BE ESTABLISHED FROM A POINT FIFTEEN (15) FEET BACK FROM THE EDGE OF PAVEMENT OF THE THROUGH STREET TO A POINT MEASURED TO THE CENTER OF THE ONCOMING TRAFFIC LANE FOR A DISTANCE EQUIVALENT TO TEN (10) TIMES THE SPEED LIMIT (\$ 40–26.U.8)
- 18. STORAGE AND DISPOSAL OF WASTE A. OUTDOOR REFUSE AND RECYCLING CONTAINERS SHALL BE VISUALLY SCREENED WITHIN A DURABLE ENCLOSURE
- (§ 40-26.V.1) B. NO REFUSE AND RECYCLING STORAGE AREAS SHALL BE PERMITTED IN THE FRONT YARD OR BETWEEN THE STREET AND FRONT OF ANY BUILDING $(\$ 40-26 \lor 2)$
- C. NO REFUSE AND RECYCLING STORAGE ÁREA SHALL BE LOCATED SO AS TO PREVENT NATURAL RUNOFF FROM SUCH AREAS OR IMPAIR THE EXISTING WATER QUALITY OF ANY STREAM, WATERCOURSE OR AQUIFER (§ 40-26.V.3)
- D. REFUSE AND RECYCLING COLLECTION ENCLOSURES SHALL BE DESIGNED OF DURABLE MATERIALS WITH FINISHES AND COLORS WHICH ARE UNIFIED AND HARMONIOUS WITH THE OVERALL ARCHITECTURAL THEME (§ 40-26.V.6) . REFUSE AND RECYCLING COLLECTION AREAS SHALL BE LOCATED TO PROVIDE CLEAR AND CONVENIENT ACCESS TO REFUSE COLLECTION VEHICLES (§ 40-26.V.7)
- 19. CRITICAL ENVIRONMENTAL AREAS A. THE FOLLOWING AREAS ARE DESIGNATED CRITICAL ENVIRONMENTAL AREAS WITHIN THE BOROUGH (§ 40-29.D.1) i. ALL SURFACE WATER BODIES.
- ALL WETLANDS. SLOPES IN EXCESS OF FIFTEEN (15%) PERCENT. ONE HUNDRED (100) YEAR FLOOD PLAINS AND FLOOD HAZARD AREAS. B. CRITICAL ENVIRONMENTAL AREAS SHALL BE PRESERVED AND NOT BUILT UPON. WHERE 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 (§ 40–29.D.2) (W) C. ANY LOT CONTAINING A CRITICAL ENVIRONMENTAL AREA ON WHICH IT IS PROPOSED TO REGRADE AND/OR CONSTRUCT AN IMPROVEMENT SHALL NOT BE PERMITTED UNLESS THE PROPOSED DEVELOPMENT AND USE ARE PERMITTED BY THIS CHAPTER, PLAT APPROVAL HAS BEEN GRANTED, AND ANY REQUIRED PERMITS HAVE BEEN ISSUED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (§ 40-29.D.7)
- 20. FENCE REQUIREMENTS A. ALL FENCES, WALLS OR SIMILAR STRUCTURES SHALL BE CONSIDERED ACCESSORY STRUCTURES. NO FENCES OR WALLS SHALL BE ERECTED WITHOUT A PRINCIPAL USE (§ 40–33.D.5.a) B. FENCES AND WALLS SHALL NOT BE LOCATED IN ANY REQUIRED SIGHT TRIANGLE OR IN A PUBLIC RIGHT-OF-WAY
- (§ 40-33.D.5.b) C. FENCES IN THE FRONT YARD SHALL NOT EXCEED FOUR (4) FEET IN HEIGHT, SHALL BE SET BACK AT LEAST TEN (10) EET FROM THE EDGE OF THE FRONT PROPERTY LINE (§ 40–33.D.5.i
- D. FENCES AND WALLS IN SIDE AND REAR YARDS SHALL NOT EXCEED SIX (6) FEET IN HEIGHT (§ 40-33.D.5.m) E. THE HEIGHT OF ANY FENCE OR WALL SHALL BE MEASURED FROM THE ADJACENT FINISHED GRADE. (§ 40–33.D.5.p) 21. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY.
- 22. THIS PLAN IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. DYNAMIC ENGINEERING CONSULTANTS, PC HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL. IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
- 23. DYNAMIC ENGINEERING CONSULTANTS, PC MAKES NO GUARANTEES AS TO THE FINAL YIELD THAT WILL ULTIMATELY BE GRANTED BY THE MUNICIPALITY AND/OR OTHER REVIEWING AGENCIES AT THE END OF THE APPROVAL PROCESS. YIELD IS ULTIMATELY DETERMINED BY MANY FACTORS AMONG THEM ARE LOCAL, POLITICAL ISSUES AND SITE CONDITIONS RELATED TO SOILS, SLOPES, WETLANDS, WATER BODIES, FLOOD PLAINS, ENVIRONMENTAL CONDITIONS, ARCHEOLOGICAL/HISTORIC DISCOVERIES, AVAILABILITY OF UTILITY SERVICES, SITE CONTAMINATION, ETC., WHICH ARE BEYOND THE CONTROL OF THE CONSULTAN
- 24. THE DEVELOPMENT YIELD REPRESENTED ON THIS PLAN IS BASED ON LIMITED INFORMATION AND MAY EXCEED ACTUAL BUILD OUT POTENTIAL DUE TO FACTORS INCLUDING BUT NOT LIMITED TO GREEN INFRASTRUCTURE, WATER QUALITY, GROUNDWATER RECHARGE AND OTHER STORMWATER MANAGEMENT REQUIREMENTS. SITE TOPOGRAPHY, SOILS TESTING, SEASONAL HIGH WATER TABLE AND RELATED INFORMATION MUST BE ACQUIRED IN ORDER TO ESTABLISH THE SIZES AND LOCATIONS OF STORMWATER MANAGEMENT FACILITIES THAT WILL BE REQUIRED FOR THIS DEVELOPMENT. ACTUAL DEVELOPMENT YIELD FOR THIS PROPERTY IS SUBJECT TO REDUCTION FROM WHAT IS ILLUSTRATED ON THIS PLAN.

