

REFERENCES

FLOOR PLAN DRAWING A-2 REVISION DATE MAY 29, 2019,
PREPARED BY 3D ARCHITECTURE, 26 DUNDEE ROAD,
KENDALL PARK, NJ 08824.

REV	REVISION DESCRIPTION	DATE
0		01DEC21
1	FOR ZONING BOARD APPROVAL. ADJUST BUILDING USE AREAS, PARKING AND BULKS SCHEDULES, ADD DUMPSTER ENCLOSURE.	17JAN22

BLOCK: 91 LOT 4
ZONE: C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

TOWNSHIP OF NORTH BRUNSWICK, NEW JERSEY
SCHEDULE OF AREA, YARD, AND BUILDING REQUIREMENTS

900 JOYCE KILMER AVE.

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ.FT.)	20,000	63,000	63,000
MINIMUM LOT WIDTH (FEET)	125	200	200
MINIMUM LOT DEPTH (FEET)	100	315	315
MINIMUM SETBACKS (FEET)			
MAIN STRUCTURE			
FRONT (FEET)	35 *	9.8 *	9.8
SIDE, ONE (FEET)	10	N.A.	N.A.
SIDE, TOTAL (FEET)	20	N.A.	N.A.
REAR (FEET)	20	20.0	20.0
MAX. BLDG. HEIGHT (STORIES)	2.5	1	1
MAX. BLDG. HEIGHT (FEET)	30	21	21
ACCESSORY STRUCTURE			
SIDE	5	N.A.	N.A.
REAR	5	N.A.	N.A.
MAXIMUM BUILDING COVERAGE (%)	40	36.9 **	46.4
MAXIMUM TOTAL IMPERVIOUS COVERAGE (%)	80 *	100 *	100
FENCE HEIGHT IN FRONT SETBACK (FEET)	4 *	6 *	6
FRONT YARD DUMPSTER SETBACK (FEET)	35 *	14.0 *	14.0

[*] INDICATES CONTINUATION OF EXISTING VARIANCE.
[**] INDICATES NEW VARIANCE.

NORTH BRUNSWICK, NEW JERSEY
OFF STREET PARKING - DESIGN STANDARDS

901 JOYCE KILMER AVE.

PARKING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
PARKING STALL DIMENSIONS			
STALL WIDTH (FEET)	9	9	9
STALL DEPTH (FEET)	18	18	18
ADA ACCESSIBLE PARKING STALL DIMENSIONS			
STALL WIDTH (FEET) 8' PARKING, 5' AISLE	13	14	14
STALL DEPTH (FEET)	18	18	18
AISLE WIDTHS TO/FROM PARKING			
90° PARKING (FEET)	25	25.0	25.0
OFF-STREET PARKING REQUIREMENTS			
RETAIL: 1/200 SQ.FT. EXISTING AREA = 1,560 SQ.FT.		8	8
OFFICE: 1/250 SQ.FT. EXISTING AREA = 11,140 SQ.FT.		45	45
WAREHOUSE: 1/2,500 SQ.FT. + 1 VISITOR SPACE + 1 VISITOR SPACE PER 5 EXECUTIVE OFFICE STAFF		5	7
EXISTING (5 UNITS) TOTAL AREA = 10,500 SQ.FT. PROPOSED (9 UNITS) TOTAL AREA = 16,500 SQ.FT.			
TOTAL SPACES REQUIRED		58	60
TOTAL SPACES PROVIDED		* 53	** 42
PARKING SETBACK WITHIN FRONT YARD (FEET)	10	* 0	** 0
DESIGNATED TRUCK LOADING/UNLOADING SPACE	1	* 0	** 0
ELECTRICAL VEHICLE (EV) PARKING SPACE	1	* 0	** 0

* - EXISTING VARIANCE.
** - NEW VARIANCE REQUIRED AS A RESULT OF PARKING RECONFIGURATION

Owner / Project

USE VARIANCE APPLICATION
901 JOYCE KILMER AVENUE
BLOCK 91, LOT 4
NORTH BRUNSWICK, NEW JERSEY

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SITE IMPROVEMENT PLAN

DRAWN CHECKED	RJS RJS	SCALE DATE	AS NOTED 01DEC21
<i>Ronald J. Sadowski</i>		PROJECT NO. S21282	
RONALD J. SADOWSKI PROFESSIONAL ENGINEER NJPE #38261		DRAWING NO. 3	

