



TOWNSHIP OF NORTH BRUNSWICK

710 HERMANN ROAD
NORTH BRUNSWICK, NJ 08902

Tel.: (732) 247-0922 x440

Fax: (732) 289-3822

Website: WWW.NORTHBRUNSWICKNJ.GOV

DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Peter U. Lanfrit, Esq.
Borrus, Goldin, Foley, Vignuolo, Hyman & Stahl, P.C.
2875 Route 1
North Brunswick, New Jersey 08902

FROM: Sal Profaci, Zoning Officer

DATE November 29, 2022

SUBJECT: Block: 140.01 Lot(s): 5.02 & 7.01
Street Address: 1460 Livingston Avenue
Applicant: 1460 Livingston Avenue LLC

Dear Mr. Lanfrit:

I have reviewed the application for a "C" (2) parking variance for the above referenced property, and I am issuing the following report.

The following application materials were reviewed:

- o 18-sheet Preliminary/Final Site Plan prepared by Gregory S. Oman, dated 2/12/2021, revised through 3/16/2021.
- o Traffic Study and Parking analysis prepared by McDonough & Rea Associates, Inc., dated 9/28/2022.

Administrative

1. The applicant proposes to replace the previous tenant which was a child care facility with an adult daycare facility. The 9,583 SF adult daycare will occupy Building #400. There are no proposed site improvements or changes to the existing site plan. Ordinance 205-65 (A) 13. permits adult day-care facilities in the I-1 Industrial district.

2. The referenced property received use variance and site plan approval in December 2021. The applicant is in the process of constructing two new multi-unit warehouse buildings with associated parking and loading areas on the existing site with four existing buildings. Building #1 will consist of 38,960 sq. ft. of warehouse space and 4,350 sq. ft. of office space (6 units, 7218 sq. each), and building #2 will consist of 38,850 sq. ft. of warehouse space and 4,350 sq. ft. of office space (6 units, 7200 sq. each).
3. The subject property consists of approximately 21.03 acres, and is a split-zone lot located within I-1 Industrial and C-2 General Commercial Zoning Districts. The portion of the lot along Route 1 where the proposed development will be mainly situated is zoned C-2 General Commercial, and warehouses are not permitted in the C-2 zone.
4. The property contains four existing buildings with associated parking, driveways and two access points from Livingston Avenue, one of which is shared with lot 5.03 by a cross access easement agreement. The existing buildings contain different type of uses, such as offices, an indoor recreational facility, warehouse and child-care center. Building # 400 previously housed a 9,583 SF child care center, which the applicant proposes to replace with an adult daycare.
5. Variances regarding the proposed development are summarized in the following table(s):

a. The proposed development requires the following “C” variance:

Description	Max. Permitted /Min. Required	Proposed	Variance	Ordinance
Parking	526	457	V	§ 205-100

V = Variance

Technical

1. **Variances:**
 - a. **Parking** – The applicant proposes a change in tenant from a childcare facility to an adult daycare in building #400. The tenant fit out or parking table for the entire site as indicated by the March 16th Menlo engineering overall site plan indicates 0 parking spaces allotted for the child care facility. This is due to N.J. State Municipal Land Use Law 40:55D-66.6 which states the floor area occupied in any building or structure as a child care center shall be excluded in calculating any parking requirement otherwise applicable to that number of units or amount of floor space, as appropriate, under State or local laws or regulations adopted thereunder.

Municipal ordinance 205-100 B (21) Adult day care facilities require one parking space for each 300 square feet of gross floor area. Therefore the 9,583 square ft / 300 sq. ft. would require 32 additional spaces. This law does not apply to adult daycares therefore creating an increased parking demand.

The Applicant should provide testimony that there is sufficient parking on site to handle the new use in conjunction with all of the existing and future uses on the site.

The Township reserves the right to further comment based upon the testimony at the public hearing.

Completeness

The application is administratively **deemed incomplete**. The following items have not been submitted:

1. See required application & escrow fees below.
2. W-9 form

Fees and Escrow Deposits (§ 205-139):

Land Use Application Fees:

Zoning Report	\$200.00
C Variances (x1):	<u>\$200.00</u>
TOTAL:	\$400.00

Technical Review Escrow Deposit:

C Variances (x1):	<u>\$300.00</u>
TOTAL:	\$300.00

Note: You will be notified regarding the status of your application with respect to a Board hearing, for which proper notification will be required. If you have any questions, you may contact Kristen Olcsvay, Secretary to the Zoning Board, at 732-247-0922, extension 440.

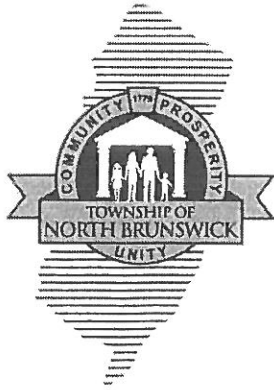
Sincerely,



Sal Profaci, Zoning Officer

c: Mayor and Council
Michael Hritz, Director of Community Development
Tom Vigna, Planner
Zoning Board of Adjustment





For Office Use Only	
Date Filed: _____	Appl. No.: _____
Appl. Fee: \$ _____	Escrow Deposit: \$ _____
Check One:	
<input type="checkbox"/> Zoning Board of Adjustment	
<input type="checkbox"/> Planning Board	

Revision Date: 9/2020

TOWNSHIP OF NORTH BRUNSWICK

Variance Application (FORM C)

The original and fourteen (14) copies of the completed application form supplied by the Township and the required number of copies of supporting documents listed in the applicable checklist must be filed with the Department of Community Development. If a waiver is being requested for any item on the checklist, it must be noted in the “waiver requested” section, and each item must be listed by checklist number and a detailed reason for the request must be provided. Any application that does not include an item required by the checklist, and for which a waiver has not been requested, will be automatically deemed incomplete.

All applications must be accompanied by appropriate fees and escrow deposits together with a written explanation of the amount calculations. Separate application fee and escrow deposit checks must be provided.

In addition to submittal of hard copies of documents, copies of all applications, surveys, plans, reports and studies, such as environmental impact, traffic, stormwater, sewer and water reports, and any other documents associated with the application, shall be submitted on a CD in portable document format (pdf) at 400 × 400 dpi. Submittal of such digital copies shall be required to constitute an application for development, and all revised files shall be resubmitted as the originals are changed or amended. Every electronic submission must be accompanied by a cover letter listing all attached documents and any revisions, where applicable. Single-family or two-family homeowners preparing variance applications on their own behalf shall not be subject to this electronic submission requirement, provided that such applications do not require site plan or subdivision approval.

The following proof of satisfying the notice requirements must be filed with the Secretary of the appropriate Board at least five (5) days prior to the date fixed for the hearing:

- Affidavit of Service
- Copy of notice served
- Certified List of Property Owners within 200 feet and others served with manner of service
- Certified Mail receipts stamped by the USPS
- Affidavit of Publication from the newspaper in which the notice was published.



PART I

SUBJECT PROPERTY:

Block 140.01 Lot(s) 5.02 & 7.01 Zone I-1 & C-2
Property Location 1460 Livingston Avenue & Route 1
Size of Property 22.7 acres

Present Use: Residential Non-Residential Vacant
Proposed Use: Residential Non-Residential **Specify:** Adult Daycare.

CONTACTS:

Applicant: Corporation Partnership Individual
 Other/Explain Limited liability company

Name: 1460 Livingston Avenue LLC
Address: c/o Zev Spira, 1189 Lakewood Farmingdale Road, Howell, NJ 07731
Telephone: 732-367-8273 Fax: _____
Email: zspira@dmserviceus.com

Owner (if different from Applicant):

Name: Same as Applicant.
Address: _____
Telephone: _____ Fax: _____
Email: _____

Engineer:

Name: Gregory S. Oman, P.E., Menlo Engineering Associates, Inc.
Address: 261 Cleveland Avenue, Highland Park, NJ 08904
Telephone: 732-846-8585 Fax: 732-846-9439
Email: goman@menloeng.com

Attorney:

Name: Peter U. Lanfrit, Esq., Borrus, Goldin, Foley, Vignuolo, Hyman and Stahl, P.C.
Address: 2875 US Route One, North Brunswick, NJ 08902
Telephone: 732-422-1000 Fax: 732-422-1016
Email: peter@borrus.com & erin@borrus.com



PART II

Describe the Proposed Development/Request (continue on a separate sheet if necessary):

Applicant is applying the Zoning Board of Adjustment for c(2) parking variance approval. The applicant is replacing the former child care center with an adult daycare center which is a permitted use. We have updated the parking counts and demands for the entire facility to accommodate the adult daycare facility.

VARIANCE(S) REQUESTED (Check all that apply):

"C" Variance(s):

- C(1) - The strict application of the provisions of Chapter 205 would result in peculiar and exceptional practical difficulties or exceptional and undue hardship.
- C(2) - The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

"D" Variance(s):

- D(1) - Use or principal structure in a district restricted against such use or principal structure.
- D(2) - Expansion of a nonconforming use.
- D(3) - Deviation from a specification or standard pertaining solely to a conditional use.
- D(4) - Increase in the permitted floor area ratio.
- D(5) - Increase in the permitted density.
- D(6) - Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.



ASSOCIATED APPROVALS REQUESTED:

Site Plan:

- Site Plan
- Amended Site Plan
- Conditional Use

Subdivision:

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Amended Preliminary Major Subdivision
- Amended Final Major Subdivision

Other (specify): _____

A **change to a nonpermitted use** shall require a site plan approval or, as a minimum, a site plan waiver request. Such request may be considered by the Board, and, if granted, will constitute an acknowledgment by the Board that the condition of the property is satisfactory and meets the requirements of Chapter 205. No site plan waiver will be granted if the condition of the property is not satisfactory in such matters as traffic, circulation, access, parking, lighting, setbacks, lot coverage, safety, landscaping, buffer, fire safety, noise or other requirements of Chapter 205

Is a site plan waiver requested?

YES NO

If a site plan waiver is sought, explain why the request shall be granted:

Is the application proposed to be bifurcated?

YES NO

If bifurcated, identify the nature of subsequent development approvals to be sought:

Identify Requested Variances:

Ordinance Section: Requirement:

§205- 100: Off-street parking for nonresidential uses 526 spaces

Proposed Deviation:

457 spaces



§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____

Identify Requested Design Waivers: N/A

Ordinance Section:	Requirement:	Proposed Deviation:
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____

“C” Variance(s) (Check one that applies):

A variance under N.J.S.A. 40:55D-70.C(1):

Detail your argument for how this case conforms to this requirement, including, if applicable, reference to exceptional narrowness, shallowness or shape of the property, or exceptional topographic conditions or physical features uniquely affecting the property, or extraordinary and exceptional situations uniquely affecting the property or the structures lawfully existing thereon:



and/or

A variance under N.J.S.A. 40:55D-70.C(2):

Detail your argument for how this case conforms to this requirement: _____

Based on the Parking analysis there is sufficient parking on site to handle the new used in conjunction with all of the existing uses on the property.

D Variance(s):

State special reasons why the refusal to allow the project would impose on the applicant an undue hardship and/or how the proposed project carries out a purpose of zoning as defined in N.J.S. 40:55D-2. Detail your argument for 1) how the proposed use inherently serves the public good, and/or 2) why the property cannot reasonably be adapted to a conforming use, and/or 3) what unique characteristics of the site make it particularly appropriate for the proposed use rather than a permitted use: _____

C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good: See above.

Supply a statement of facts why relief can be granted without substantial detriment to the intent and purpose of the zone plan and zoning ordinance: See above.



PART III

Has there been any previous application to any Township Board involving these premises?

YES NO

If yes, provide file number(s) and state the nature, date and disposition of said mater:
Numerous site plan and variance applications.

Is public water available?

YES NO

If no, how will water service be supplied? _____

Is public sewer available?

YES NO

If no, provide proposed method of sewage disposal: _____

Are there any existing deed restrictions, easements or covenants?

YES NO

If yes, are copies provided?

YES NO

Are any deed restrictions, easements or covenants contemplated?

YES NO

If yes, are copies provided?

YES NO

Does the owner own or have any ownership interest in any contiguous property?

YES NO

If yes, provide type of ownership, address, block and lot(s): _____

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

Quantity:	Description of Item:
<u>15</u>	<u>Traffic Statement</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



DISCLOSURE OF OWNERS OF CORPORATION OR PARTNERSHIP:

A corporation or partnership applying to a Board for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stocks of any class or at least 10% of the interest in the partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1. Applications which do not comply with N.J.S.A. 40:55D-48.1 et seq. will be deemed incomplete.

Name: Zev Spira Address: 1189 Lakewood Farmingdale Road, Howell, NJ 07731

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

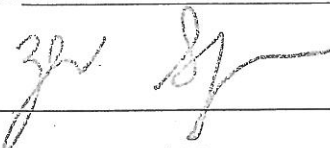
Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Applicant's Signature:  Date: 10/12/22



ESCROW FUNDS AGREEMENT:

The Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) authorizes the collection of Technical Review Escrow Fees to cover the costs incurred by the Township for professional services involved in the review of land use development applications. Subsection 205-139 of the North Brunswick Township Land Use Ordinance establishes the amount of Technical Review Escrow Fees and the procedures for collecting and replenishing same. I hereby acknowledge and agree to the following: 1) I am responsible for the cost of all reasonable professional services rendered to the Planning Board or Board of Adjustment during the review and processing of my development application. 2) If I receive a written Deficiency Notice from the Chief Financial Officer or his/her designee (CFO) that the balance of funds remaining in the account is insufficient to cover invoices, vouchers or bills submitted to the Township for services which have already been performed, no further consideration, review or processing of the application will be permitted until such time as the funds requested in the Deficiency Notice have been deposited, and this cessation of work could result in carrying my application to the next regularly scheduled public meeting of the designated land use agency. 3) Failure to deposit the amount requested in the Deficiency Notice within ten days of receipt shall toll the period for action by the Planning Board or Board of Adjustment as stipulated in N.J.S.A. 40:55D-1 et seq., and shall bar me from seeking a default approval under N.J.S.A. 40:55D-10.4. 4) Failure to post funds requested in the Deficiency Notice within 45 days shall be grounds for dismissal of my application without prejudice, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application. 5) In the event that my application is approved and a Deficiency Notice is received after the approval is memorialized, failure to pay the shortfall amount shall be grounds for voiding the approval. 6) In the event that my application is denied and a Deficiency Notice is received after the denial is memorialized, I am still obligated to pay any shortfall amount, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application.

Applicant's Signature: _____

Date: _____

10/12/22

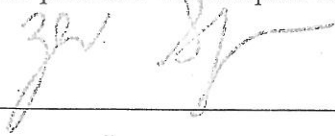
Owner's Signature (if different from Applicant): _____

Date: _____



SITE INSPECTION AUTHORIZATION

I hereby give permission for North Brunswick professional staff or municipal agencies and their agents to come upon and inspect these premises with respect to this application.

Owner's Signature:  Date: 10/12/22

APPLICANT'S CERTIFICATION:

1460 Livingston Avenue LLC
I, c/o Zev Spira,, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 189 Lakewood Farmingdale Road, Howell in the County of Monmouth and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant, and I am authorized to sign the application for the partnership or corporation.


SIGNATURE

Sworn to and subscribed before me this 12 day of October, 20 22


NOTARY PUBLIC

KIMBERLY A. FOSTER
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50078619
My Commission Expires 3/12/2023

OWNER'S CERTIFICATION (If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner):

1460 Livingston Avenue LLC
I, c/o Zev Spira,, of full age, being duly sworn according to law and upon my oath depose that: I reside at 189 Lakewood Farmingdale Road, Howell in the County of Monmouth and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner in fee of all that certain lot, piece or parcel of land



situated, lying, and being in the municipality aforesaid, and known and designated as Block(s) 140.01 and Lot(s) 5.02 & 7.01, and that I am either the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[Handwritten Signature]
SIGNATURE

Sworn to and subscribed before me this 12 day of October, 20 22

[Handwritten Signature]
NOTARY PUBLIC

KIMBERLY A. FOSTER
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50078619
My Commission Expires 3/12/2023



McDonough & Rea Associates, Inc.

Traffic and Transportation Consulting

Kevin P. McDonough (1953-1994)
John H. Rea, P.E.
Jay S. Troutman, Jr., P.E.
Scott T. Kennel

September 28, 2022

North Brunswick Township Planning Board
710 Hermann Road
North Brunswick, New Jersey 08902

Re: Proposed Adult Daycare
Brunswick Business Campus
Livingston Avenue
Lots 5.02 and 7.01 of Block 140.01
North Brunswick Township, Middlesex County
MRA File No. 21-128

Dear Board Members:

McDonough & Rea Associates (MRA) has been asked to provide the Planning Board with a *Traffic Statement* for plans to provide a 9,583 SF adult daycare facility in Building #400 in space previously occupied by *Little Spring Montessori School*.

SCOPE OF STUDY

In order to prepare a *Traffic Statement* for the proposed adult daycare facility, MRA conducted the following tasks:

1. Made field visits to the site to establish existing roadway and traffic conditions in the area.
2. Conducted traffic generation estimates for the *Montessori* school based upon Institute of Transportation Engineers (ITE) data.
3. Reviewed the *Statement of Operations* provided by the adult daycare operator to prepare traffic estimates and parking demand.
4. Reviewed the *Site Plan* prepared by Menlo Engineering Associates (MEA) with respect to parking supply, distribution and traffic circulation.
5. Reviewed parking calculations prepared by MEA.

Please reply to:

- 1431 Lakewood Road, Suite C, Manasquan, NJ 08736 • (732) 528-7076 • Fax (732) 528-6673
 105 Elm Street, Lower Level, Westfield, NJ 07090 • (908) 789-7180 • Fax (908) 789-7181



McDonough & Rea Associates, Inc.

Traffic and Transportation Consulting

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North Brunswick Township Planning Board -2-

September 28, 2022

The following report sets forth our analysis.

EXISTING CONDITIONS

The subject property is located on the east side of Livingston Avenue also designated as New Jersey State Route 26 in North Brunswick Township. The property is located just north of the signalized intersection of Livingston Avenue/Route 1 ramps.

The subject property currently contains 2 driveway connections to Livingston Avenue and serves a business park with various buildings and various tenants. The new warehouse buildings (2) will be constructed to the rear of the property between the existing buildings and New Jersey State Route 1, which runs along the southerly boundary of the property.

Sight distance along Livingston Avenue from the 2 existing driveways serving the business park (*Brunswick Business Campus*) is good in both directions.

TRIP GENERATION

Estimates of traffic to be generated by the adult daycare facility were prepared utilizing information provided by the future tenant and compared to the 11th Edition of the ITE *Trip Generation Manual* data for the *Montessori* school. The following details the adult daycare operation:

- Hours of operation: 9:00 AM to 5:00 PM Monday-Friday, Saturday from 8:00 AM-4:00 PM
- Number of vans: 7
- Number of employees: 12
- Maximum participants: 45
- Van transportation only Monday-Friday

Table I illustrates the anticipated AM and PM peak street hour traffic generation from the *Montessori* school and the proposed adult daycare facility.



McDonough & Rea Associates, Inc.

Traffic and Transportation Consulting

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106 Elm Street, Lower Level, Westfield, NJ 07090 • (908) 789-7180 • Fax (908) 789-7181

North Brunswick Township Planning Board -3-

September 28, 2022

TABLE I
TRIP GENERATION
BRUNSWICK BUSINESS CAMPUS

<u>USE</u>	<u>AM PSH</u>			<u>PM PH</u>		
	<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>	<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>
Montessori school	22	18	40	18	22	40
Adult daycare	19	7	26	7	19	26
Net Difference	-3	-11	-16	-11	-3	-14

According to Table I, the proposed adult daycare facility will generate less traffic than the prior use and this is primarily attributed to the fact that the patients/clients are transported to/from the adult daycare facility by vans operated by the facility.

PARKING ANALYSIS

Parking calculations prepared by Menlo Engineering Associates (MEA) have been revised and a new parking count has been established based on the change in use, including the recently approved warehouse buildings. The following information is provided on the *Zoning Chart* on the MEA plans:

- Total parking required 526 spaces.
- Total parking provided 457 spaces.

With respect to the parking requirements for the adult daycare facility, North Brunswick code requires 32 spaces for the adult daycare. Based on information provided by the adult daycare facility operator, approximately 19 spaces are required for the facility based on staffing and number of vans. Parking counts conducted by MRA indicate that 85 vehicles were parked on the north side of *Building #300* and *#400*. Plans prepared by MEA show 194 parking spaces. Therefore, it is MRA's opinion that adequate parking has been provided adjacent to the adult daycare use.

It is also important to note that field visits to the site revealed adequate parking was provided for the 4 existing buildings on site which house various tenants. Open and available parking was observed during each of our site visits.

Based on the foregoing, it is MRA's opinion that the total of 457 parking spaces and the distribution of parking spaces throughout the site will provide for more than adequate parking for existing and future tenants.



McDonough & Rea Associates, Inc.

Traffic and Transportation Consulting

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105 Elm Street, Lower Level, Westfield, NJ 07090 • (908) 789-7180 • Fax (908) 789-7181

North Brunswick Township Planning Board -4-

September 28, 2022

SITE PLAN/TRAFFIC CIRCULATION

Access to the adult daycare facility will be gained from 2 existing driveways serving the *Brunswick Business Campus* to Livingston Avenue with no new driveway connections being proposed. Sight distance from the 2 existing driveways to Livingston Avenue is good in both directions. It is expected that the adult daycare traffic would primarily utilize the easterly Livingston Avenue driveway to access the parking field adjacent to Building #400. The parking lot layout provides positive circulation for the passenger vehicles and vans serving the facility.

CONCLUSIONS

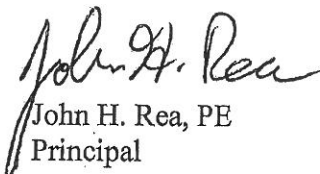
It is concluded, based on the *Traffic Statement*, prepared by MRA, that plans to re-tenant the *Montessori* school in Building #400 with an adult daycare facility can be approved and operate compatibly with traffic conditions in the area. The proposed adult daycare facility will generate less traffic than the *Montessori* school and require less parking than recommended by the ordinance.

Access to the adult daycare facility will be gained from 2 existing driveways serving the *Brunswick Business Campus* to Livingston Avenue with no new driveway connections being proposed. Sight distance from the 2 existing driveways to Livingston Avenue is good in both directions.

The subject property provides positive circulation and sufficient parking that is well distributed to accommodate the proposed adult daycare facility and the other existing and proposed uses.

We hope the foregoing information is helpful.

Very truly yours,


John H. Rea, PE
Principal


Scott T. Kennel
Sr. Associate

cc: Zev Spira
Greg Oman, PE
Peter Lanfrit, Esq.
David Rothenberg

PARKING TABLE FOR ENTIRE SITE			
USE	AREA (SF)	PARKING REQUIREMENT	REQUIRED
OFFICE	41,721	1 SPACE/250 SF	167 SPACES
INDUSTRIAL	51,920	1 SPACE/2,500 SF PLUS 1 SPACE PER 5 EXECUTIVE OFFICE WORKERS	21 PLUS 4 EXEC= 25 SPACES
ADULT DAYCARE	9,583	1 SPACE /300 SF	32 SPACES
SPORTS	10,756	1 SPACE/200 SF	54 SPACES
MEDICAL OFFICE	34,784	1 SPACE/200 SF	174 SPACES
AUTO SERVICE	2,852	1 SPACE/BAY PLUS 1 SPACE/EMPLOYEE	1 BAY & 3 EMPLOYEES=4 SPACES
PROPOSED WAREHOUSE	77,810 SF WAREHOUSE	1 SPACE/2,500 SF PLUS 1 SPACE PER 5 EXECUTIVE OFFICE WORKERS	32 PLUS 15 EXEC= 35 SPACES
	8,700 SF OFFICE	1 SPACE/250 SF	35
	86,510 SF TOTAL		
TOTAL REQUIRED:			526 SPACES
TOTAL PROVIDED:			457 SPACES (V)

CURRENT APPROVAL WAS FOR 457 PROVIDED WHERE 497 ARE REQUIRED (40 STALLS SHORT)
THIS WOULD REQUIRE A TRIP BACK TO THE ZONING BOARD SINCE THE VARIANCE WILL NOW BE 66 STALLS SHORT