

I-1 INDUSTRIAL DISTRICT ZONE DATA				
SECTION	ITEM	REQUIRED	PROPOSED	CONDITION
SCHEDULE 'A'	MINIMUM LOT AREA	2 ACRES	533,961 SF (12.25 AC)	COMPLIES
	MINIMUM LOT WIDTH	250 FT	> 250 LF	COMPLIES
	MINIMUM LOT DEPTH	300 FT	> 300 LF	COMPLIES
	FRONT YARD (FROM ROUTE ONE)	100 FT	N/A	
	FRONT YARD (OTHER THAN ROUTE ONE)	60 FT	147.6 LF	COMPLIES
	SIDE YARD (ONE SIDE/BOTH SIDES)	30 FT/80 FT	29.2 FT/129.8 FT	EXISTING NON-COMFORMANCE
	REAR YARD	60 FT	N/A	COMPLIES
	MAXIMUM LOT COVERAGE (BUILDING)	40%	25.1%	COMPLIES
	MAXIMUM BUILDING HEIGHT	40 FT	40 FT	COMPLIES
	MAXIMUM IMPERVIOUS COVERAGE	80%	71.8% ***	COMPLIES
SIGNS	30 FT PLUS 30 FT (ADJACENT TO RESID.)	0 FT		EXISTING NON-COMFORMANCE
	BUFFER TO RESIDENTIAL			
FREESTANDING	MAXIMUM AREA	100 SF	99.5 SF	COMPLIES
	MAXIMUM HEIGHT	20 FT	11.5 FT	COMPLIES
	MINIMUM SETBACK TO PROPERTY LINE	20 FT	20 FT	COMPLIES

*** INCLUDES ADDITIONAL 26 CAR PARKING STALLS PREVIOUSLY APPROVED

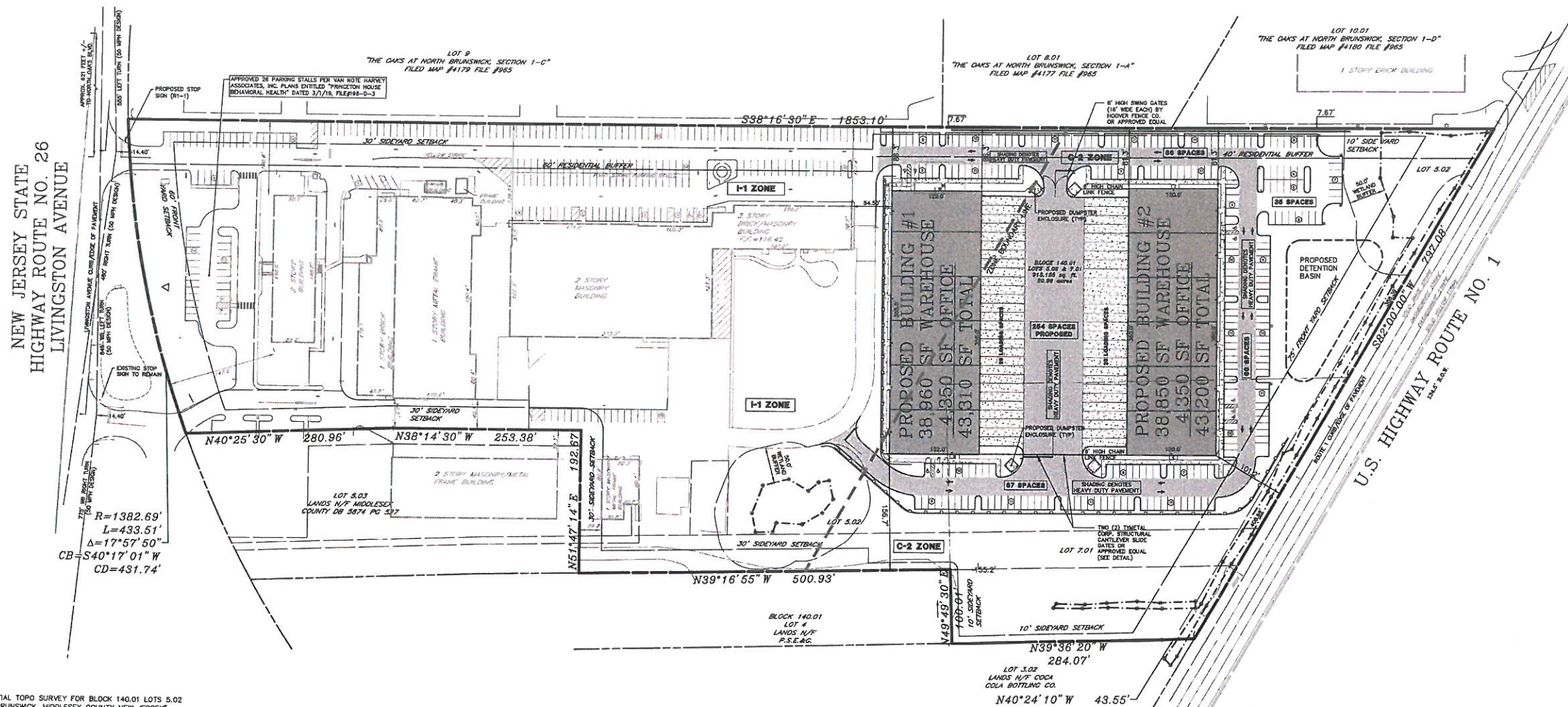
C-2 COMMERCIAL ZONE DATA				
WAREHOUSES NOT PERMITTED IN THE C-2 ZONE- USE VARIANCE REQUIRED				
SECTION	ITEM	REQUIRED	PROPOSED	CONDITION
SCHEDULE 'A'	MINIMUM LOT AREA	20,000 SF	379,593 SF	COMPLIES
	MINIMUM LOT WIDTH	150 LF	> 150 LF	COMPLIES
	MINIMUM LOT DEPTH	100 LF	> 100 LF	COMPLIES
	FRONT YARD (FROM ROUTE ONE)	75 FT	101.2 FT	
	FRONT YARD (OTHER THAN ROUTE ONE)	60 FT	N/A	COMPLIES
	SIDE YARD (ONE SIDE/BOTH SIDES)SIDE YARD	10 FT/20 FT	81.3 FT/236.5 FT	COMPLIES
	REAR YARD	35 FT	N/A	COMPLIES
	MAXIMUM LOT COVERAGE (BUILDING)	40%	15.8%	COMPLIES
	MAXIMUM BUILDING HEIGHT	40 FT	40 FT	COMPLIES
	MAXIMUM IMPERVIOUS COVERAGE	80%	55.5%	COMPLIES
BUFFER TO RESIDENTIAL	10 FT PLUS 30 FT (ADJACENT TO RESID.)	7.67 FT		VARIANCE

PARKING TABLE FOR ENTIRE SITE			
USE	AREA (SF)	PARKING REQUIREMENT	REQUIRED
OFFICE	40,611	1 SPACE/250 SF	163 SPACES
INDUSTRIAL	68,864	1 SPACE/2,500 SF PLUS 1 SPACE PER 5 EXECUTIVE OFFICE WORKERS	28 PLUS 4 EXEC-32 SPACES
CHILD CARE	9,583	N/A	0 SPACES
SPORTS	10,756	1 SPACE/200 SF	54 SPACES
MEDICAL OFFICE	34,784	1 SPACE/200 SF	174 SPACES
AUTO SERVICE	795	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:			497 SPACES
TOTAL PROVIDED:			509 SPACES
ELECTRIC CHARGING STATIONS:			
PROPOSED:		3% OF PROPOSED PARKING (254 STALLS) = 8 SPACES	8 SPACES
FUTURE:		7% OF PROPOSED PARKING (254 STALLS) = 18 SPACES	18 SPACES

EXISTING SITE CONTAINS 492 SPACES (INCLUDES 26 ADDITIONAL SPACES PREVIOUSLY APPROVED)

NOTES:

- LOADING/UNLOADING AND THE OPERATION OF FORKLIFTS OUTSIDE OF THE BUILDING ARE PROHIBITED DURING THE HOURS OF 8:00 P.M. TO 7:00 A.M. MONDAY TO FRIDAY AND 8:00 TO 9:00 A.M. SATURDAY AND SUNDAY.
- NO IDLING SIGNS ARE PROVIDED ON THE GATES ON EITHER SIDE OF THE TRUCK COURT STATING: "THE IDLING OF ENGINES FOR MORE THAN THREE MINUTES IN A REAR OR SIDE YARD IS PROHIBITED AND SUBJECT TO A FINE NOT TO EXCEED \$1,000."
- THE INSIDE OPERATION OF FORKLIFTS AND INSIDE LOUDSPEAKER SYSTEM BETWEEN THE HOURS OF 8:00 P.M. TO 7:00 A.M. MONDAY TO FRIDAY AND 8:00 TO 9:00 A.M. SATURDAY AND SUNDAY SHALL BE PROHIBITED UNLESS ALL OVERHEAD DOORS WITHIN 300 FEET OF THE ADJACENT RESIDENTIAL USE REMAIN CLOSED.
- OUTSIDE LOUDSPEAKERS PROHIBITED. THE INSTALLATION OF OUTSIDE LOUDSPEAKERS SHALL BE PROHIBITED.



- REFERENCES
- PLAN ENTITLED "LEGAL & PARTIAL TOPO SURVEY FOR BLOCK 140.01 LOTS 5.02 & 7.01; TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY NEW JERSEY" PROVIDED BY CONTROL LAYOUTS, INC.; DATED 8/20/08; JOB # 1090-08
 - WEBSITE DOWNLOADED MAP ENTITLED "THE NATIONAL MAP" PROVIDED BY USGS
 - THERE ARE NO SCHOOL BOUNDARIES WITHIN 200 FEET OF THE PROPERTY.

HORIZONTAL DATUM : NAD 1983

GRAPHIC SCALE

0 80 160

40 120

SCALE: 1"=80'

REVISIONS	
1) DRAINAGE REVS	02/22/21
2) TWP REVS	03/02/21
3) TWP REVS	03/11/21
4) TWP REVS	06/30/21

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

menlo engineering associates

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Landscape Architects
Professional Planners

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LIVINGSTON WAREHOUSE

TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY
NEW JERSEY

BLOCK 140.01
LOT 5.02 & 7.01
TAX MAP SHEET 30
21.03 ACRES

OVERALL PLAN

DRAWN BY: _____ P/E
DESIGNED BY: _____ P/E
APPROVED BY: _____ P.E.
GSO

THIS WORK PREPARED UNDER MY SUPERVISORSHIP.

GREGORY S. OMAN
PROFESSIONAL ENGINEER
N.J.P.E.# 43441

PROJECT NUMBER	DATE OF ISSUE	REVISION	DESCRIPTION
2018.047.02	FEBRUARY 12, 2021	4	OP-1
	JUNE 30, 2021		3