



BORDENTOWN AMBOY TURNPIKE
 (A.K.A. BORDENTOWN AVENUE)
 (A.K.A. COUNTY ROUTE 615)
 (VARIABLE WIDTH PUBLIC R.O.W.)
 (ASPHALT ROADWAY)
 (TWO WAY TRAFFIC)

WETLAND NOTES

1. WETLANDS INDICATED ON THESE PLANS ARE BASED UPON A 02/04/2019 FIELD DELINEATION BY CERTIFIED WETLANDS EXPERT MICHELLE MEASDAY.

ZONING TABLE				
ZONE: SED (SPECIAL ECONOMIC DEVELOPMENT)				
USE: WAREHOUSE				
BLOCK: 14 LOT(S): 1				
APPLICANT/ OWNER INFORMATION				
APPLICANT:	BORDENTOWN PARK LLC 1 FLEXON PLAZA NEWARK, NJ 07114			
PROPERTY OWNER:	GEN II HOLDINGS, INC. 1 FLEXON PLAZA NEWARK, NJ 07114			
BULK REQUIREMENTS				
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	ZONING SCHEDULE II-B	60,000 SF	2,016,125 SF	2,016,125 SF (46.3 AC)
MIN. LOT WIDTH	ZONING SCHEDULE II-B	150'	921.7'	921.7'
MIN. LOT DEPTH	ZONING SCHEDULE II-B	100'	1,376.2'	1,376.2'
MIN. FRONT YARD	ZONING SCHEDULE II-B	50'	783.3'	783.3' (EXIST.) 149.1' (BUILDING 'C')
MIN. SIDE YARD	ZONING SCHEDULE II-B	20'	0' (EC)	0' (ENC) 157.0' (BUILDING 'C')
MIN. REAR YARD	ZONING SCHEDULE II-B	40'	83.1'	83.1' (EXIST.) 646.2' (BUILDING 'C')
MAX. BUILDING HEIGHT	ZONING SCHEDULE II-B	50'	<50'	<50' (EXIST.) 36' (BUILDING 'C')
MAX. LOT COVERAGE	ZONING SCHEDULE II-B	85%	61.5% (1,239,161 SF)	73.2% (1,476,288 SF)
MAX. BUILDING COVERAGE	ZONING SCHEDULE II-B	60%	31.6% (637,507 SF)	43.8% (883,907 SF)
KEY = (ENC) = EXISTING NONCONFORMITY (V) = VARIANCE REQUIRED				

PARKING REQUIREMENTS				
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN. STALL SIZE	§ 26-88.1	9' X 16'	9' X 16'	9' X 16'
MIN. AISLE WIDTH	§ 26-88.1	24'	24'	24'
MIN. NUMBER OF STALLS	§ 26-88.1	48 FOR PROP. BUILDING 'C' 411 FOR EXIST. USES ON SITE 461 SPACES TOTAL	122 CAR SPACES 90 TRUCK SPACES 212 SPACES TOTAL	76 NEW CAR SPACES 122 EXIST. CAR SPACES 90 EXIST. TRUCK SPACES 288 SPACES TOTAL (V)
MIN. NUMBER OF ADA SPACES	2010 ADA STANDARDS	4 SPACES FOR PROP. BUILDING 'C' (3 CAR & 1 VAN) 7 SPACES FOR OVERALL SITE (7 CAR & 2 VAN)	3 SPACES (2 CAR & 1 VAN)	4 SPACES FOR PROP. BUILDING 'C' (3 CAR & 1 VAN) 7 SPACES FOR OVERALL SITE (7 CAR & 2 VAN)
MIN. LOADING SIZE	§ 26-88.1	12' X 50'	12' X 50'	13' X 60'
MIN. NUMBER OF LOADING SPACES	§ 26-88.1	16 FOR PROP. BUILDING 'C' 71 FOR EXIST. USES ON SITE 87 SPACES TOTAL		52 FOR PROP. BUILDING 'C' (V)
WAREHOUSE/DISTRIBUTION CENTER (PROPOSED BUILDING 'C'): REQUIRED 1 PARKING STALL FOR EACH 5,000 SF OF GFA = 246,400 SF / 5,000 SF = 50 STALLS REQUIRED STALLS FOR EXISTING USES ON SITE (SEE "EXISTING PARKING DEMAND CALCULATION") = 411 STALLS TOTAL STALLS REQUIRED = 461 STALLS REQUIRED 1 LOADING SPACE FOR THE FIRST 25,000 SF OF GFA, PLUS 1 LOADING SPACE PER EACH ADDITIONAL 15,000 SF OF GFA = 1 SPACE + ((246,400 - 25,000) / 15,000) = 15.76 = 16 SPACES REQUIRED LOADING FOR EXISTING USES ON SITE: 1 SPACE + ((637,507 - 25,000) / 15,000) = 70.89 = 71 SPACES ADA PARKING REQUIRED (BUILDING 'C' PARKING FIELD): FOR 76 TO 100 SPACES PROVIDED, 4 ADA SPACES REQUIRED (3 CAR & 1 VAN) ADA PARKING REQUIRED (OVERALL SITE): FOR 201 TO 300 SPACES PROVIDED, 7 ADA SPACES REQUIRED (5 CAR & 2 VAN)				
KEY = (ENC) = EXISTING NONCONFORMITY (V) = VARIANCE REQUIRED				

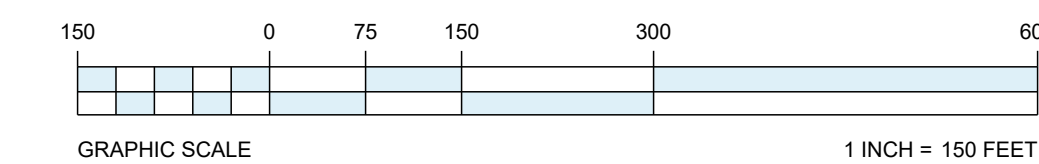
EXISTING PARKING DEMAND CALCULATION							
	OFFICE	OFFICE / WAREHOUSE	OFFICE / FLEX	OFFICE / SHOP	WAREHOUSE	WAREHOUSE / SHOP	WAREHOUSE / FLEX
FLOOR AREA (SF)	8,190 SF	795,734 SF (30,787 SF OFFICE 755,947 SF WAREHOUSE)	1,830 SF	12,500 SF	12,900 SF	13,500 SF	8,560 SF
PARKING STALL REQUIREMENT	4 PER 1,000 SF	4 PER 1,000 SF OFFICE 1 PER 5,000 SF WAREHOUSE	4 PER 1,000 SF	4 PER 1,000 SF	1 PER 5,000 SF	1 PER 5,000 SF	1 PER 5,000 SF
REQUIRED PARKING STALLS	33	312	8	50	3	3	2
TOTAL PARKING SPACES REQUIRED:							411

- AREAS FOR SPLIT USES ASSUMED USING 5% OFFICE SPACE CALCULATION FOR OVERALL TENANT SPACE**
- LIST OF VARIANCES**
- MINIMUM NUMBER OF PARKING STALLS NOT IN COMPLIANCE. 461 STALLS REQUIRED; 288 STALLS PROVIDED.
 - MINIMUM NUMBER OF LOADING SPACES NOT IN COMPLIANCE. 87 SPACES REQUIRED; 52 SPACES PROVIDED.
- LIST OF DESIGN EXEMPTIONS**
- APPLICANT REQUESTS WAIVER FOR TREE REPLACEMENT PLAN. EXISTING TREES TO BE REMOVED SHOWN ON DEMOLITION PLAN.
 - MAXIMUM ILLUMINATION AT PROPERTY LINES NOT IN COMPLIANCE. A MAXIMUM OF 0.5 FC ILLUMINATION PERMITTED PER ORDINANCE SECTION 26.96.8 WHERE 0.7 FC ILLUMINATION IS PROVIDED.

ALL SITE IMPROVEMENTS ARE TO BE IN ACCORDANCE WITH THE BOROUGH OF SAYREVILLE CONSTRUCTION STANDARDS, WHERE APPLICABLE

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	02/05/2021	REV. PER BOROUGH COMMENTS	GBS
2	04/07/2021	REV. PER COUNTY IMPROVEMENTS	BE
3	07/23/2021	REV. PER COUNTY & BOROUGH COMMENTS	RK
4	10/18/2021	REV. PER CLIENT COMMENTS	MFS

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: JS190592
 DRAWN BY: MFS/GBS
 CHECKED BY: BE
 DATE: 12/07/2020
 CAD ID: JS190592-MCR-4A

PRELIMINARY & FINAL MAJOR SITE PLAN
 FOR
BORDENTOWN PARK LLC

PROPOSED
 WAREHOUSE & SITE IMPROVEMENTS
 TAX MAP: 4 | BLK: 14 | LOT: 1
 4000 BORDENTOWN AVE
 MIDDLESEX COUNTY
 SAYREVILLE, NEW JERSEY

BOHLER
 BOHLER ENGINEERING NJ, LLC
 30 INDEPENDENCE BLVD., SUITE 200
 WARREN, NJ 07059
 Phone: (908) 665-8300
 Fax: (908) 764-4401
 www.BohlerEngineering.com
 NJ CERT. OF AUTHORIZATION NO. 246A28161700 & MH000022

R.L. STREKER
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 45344
 NEW YORK LICENSE NO. 079512

OVERALL SITE LAYOUT PLAN

SHEET NUMBER:
C-301

REVISION 4 - 10/18/2021

C:\001\15190592\DRAWINGS\CURRENT EXHIBITS\IMCOLOR\15190592-MCR-4A...-LAYOUT: C-301 OVER

EXHIBIT
 PREPARED BY: GBS
 DATED: 10/28/2021