

GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
FINAL PLAN, ROUTE 40 FOOD CENTER
FRANKLIN ENGINEERING, PA
650 SILCOH PIKE
BRIDGEVILLE, NJ 08002
SURVEYOR FILE NO. 21539.05
- APPLICANT: STANKER AND GALETTO, INC.
317 WEST ELEMER ROAD
WINDLAND, NJ 08050
- OWNER: FRANKLIN TOWNSHIP
1571 DELSEA DR
FRANKLINVILLE, NJ 08832
- PARCEL DATA: BLOCK 6805, LOT(S) 1,2,3,4; BLOCK 6805, LOT 11
TOWNSHIP OF FRANKLIN
GLOUCESTER COUNTY, NJ
- ZONE: LIGHT MANUFACTURING INDUSTRIAL DISTRICT (M-1 ZONE)
- EXISTING USE: UNDEVELOPED LAND
- PROPOSED USE: WAREHOUSING AND DISTRIBUTION FACILITIES (PERMITTED USE) (REDEVELOPMENT PLAN)
- SCHEDULE OF ZONING REQUIREMENTS (REDEVELOPMENT PLAN)

ZONE REQUIREMENT	EXISTING BLOCK 6805, LOT 11 (NO CHANGE)	EXISTING BLOCK 6805, LOTS 1-4	PROPOSED (LOT A)
MINIMUM LOT AREA	65,000 SF	868,521 SF	1,167,424 SF
MINIMUM LOT FRONTAGE	150 FT	810.14 FT	810.14 FT
MINIMUM FRONT YARD SETBACK (HARDING HIGHWAY)			
-BUILDING	75 FT	N/A	N/A
-PARKING	50 FT	N/A	N/A
MINIMUM FRONT YARD SETBACK (PROPOSED STREET)			
-BUILDING	75 FT	N/A	N/A
-PARKING	10 FT	N/A	N/A
MINIMUM REAR YARD SETBACK			
-BUILDING	50 FT	N/A	N/A
-PARKING	5 FT	N/A	N/A
MINIMUM SIDE YARD SETBACK			
-BUILDING	50 FT	N/A	N/A
-PARKING	5 FT	N/A	N/A
MINIMUM BUILDING SEPARATION ON SAME LOT	40 FT	N/A	N/A
MAXIMUM BUILDING HEIGHT	45 FT	N/A	N/A
MAXIMUM IMPERVIOUS COVERAGE	40 %	0%	0%
	60 %	0%	0%
		0%	59.5%

N/A: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (V): VARIANCE
(1) THE VERTICAL DIMENSION MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED LOT GRADE AT THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF CEILING OF THE TOP STORY IN THE CASE OF A FLAT ROOF, TO THE DECK LINE OF A MANSARD ROOF AND TO THE AVERAGE HEIGHT BETWEEN THE PLATE AND RIDGE OF A GABLE, HIP OR GAMBLE ROOF.

- PARKING:
A. OFF-STREET PARKING REQUIREMENTS (§ 253-93(A)(1)):
WAREHOUSE OR MATERIALS STORAGE AREA RELATED TO A COMMERCIAL OR INDUSTRIAL USE:
(BUILDING A 252,000 SF)*(1 PARKING SPACES/5,000 SF) = 50 SPACES REQUIRED
TOTAL PROPOSED = 127 SPACES (COMPLIES)
WAREHOUSE OR MATERIALS STORAGE AREA RELATED TO A COMMERCIAL OR INDUSTRIAL USE:
(BUILDING B 94,500 SF)*(1 PARKING SPACES/5,000 SF) = 19 SPACES REQUIRED
TOTAL PROPOSED = 58 SPACES (COMPLIES)
WAREHOUSE OR MATERIALS STORAGE AREA RELATED TO A COMMERCIAL OR INDUSTRIAL USE:
(BUILDING C 50,400 SF)*(1 PARKING SPACES/5,000 SF) = 10 SPACES REQUIRED
TOTAL PROPOSED = 32 SPACES (COMPLIES)
MINIMUM ELECTRIC VEHICLE CHARGING STATION (EVE) REQUIREMENTS BY USE PER P.L. 2021, C. 171 (BILL S3223):
NON-RESIDENTIAL (0 - 50 PROPOSED SPACES) = 1 EVE SPACE REQUIRED
NON-RESIDENTIAL (51 - 75 PROPOSED SPACES) = 2 EVE SPACES REQUIRED
NON-RESIDENTIAL (101 - 150 PROPOSED SPACES) = 4 EVE SPACES REQUIRED
BUILDING A (127 SPACES) = 4 EVE SPACE PROPOSED (COMPLIES)
BUILDING B (58 SPACES) = 2 EVE SPACE PROPOSED (COMPLIES)
BUILDING C (32 SPACES) = 1 EVE SPACE PROPOSED (COMPLIES)
EVE PARKING CREDIT* = LESSER OF EVE SPACES OR MAX CREDIT (70 GRD. REQ. SPACES X 10% = 8 SPACES) = 8 SPACES
PROPOSED PARKING SUMMARY:
NET REQUIRED PARKING INCLUDING EVE CREDIT* = 87 SPACES
PROPOSED SPACES = 233 SPACES (COMPLIES)
(INCLUDES 10 ADA SPACES)
(INCLUDES 7 EVE SPACES)

* PER P.L. 2021, C. 171(BILL S3223), A PARKING SPACE PREPARED WITH ELECTRIC VEHICLE SUPPLY EQUIPMENT OR MAKE-READY EQUIPMENT SHALL COUNT AS AT LEAST TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT, RESULTING IN A REDUCTION OF NO MORE THAN 10 PERCENT OF THE TOTAL REQUIRED PARKING.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) CHARGING LOCATIONS ARE INDICATED HEREIN FOR INITIAL CONSTRUCTION PURPOSES ONLY. THESE PLANS DO NOT INCLUDE ELECTRICAL DESIGN OR ELECTRICAL SERVICE TO THESE LOCATIONS OR TO THE FUTURE MAKE-READY BY CHARGING LOCATIONS. ELECTRICAL DESIGN IS TO BE PERFORMED BY OTHERS AS DETERMINED BY THE OWNER/CLIENT/APPLICANT. SELECTION OF EVSE CHARGING EQUIPMENT IS BY OTHERS, UNLESS SPECIFIED ON THESE PLANS. IF SELECTED EQUIPMENT OR RESULTING ELECTRICAL DESIGN PRESENTS ANY CONFLICT WITH ACCESSIBILITY OR REQUIRES DEVIATION FROM THE LAYOUT AND DESIGN INDICATED ON THESE PLANS, THE ELECTRICAL DESIGNING PARTY IS TO CONTACT DYNAMIC ENGINEERING TO COORDINATE ACCORDINGLY. EVSE CHARGING EQUIPMENT SELECTED FOR USE AT DESIGNATED ADA ACCESSIBLE LOCATIONS IS TO CONFORM TO ALL APPROPRIATE ACCESSIBILITY STANDARDS.

A. ANY BUILDING OR OUTDOOR AREA USED FOR BUSINESS, INDUSTRY, STORAGE, HOSPITAL, MEMBERSHIP CLUB OR OTHER NONRESIDENTIAL PURPOSES WHICH NEEDS TO BE SERVED REGULARLY BY TRUCKS SHALL HAVE TRUCK BERTH FACILITIES ON THE PREMISES IN ACCORDANCE WITH THE FOLLOWING: (§253-93(B)(2))
GROSS FLOOR AREA AND OUTDOOR AREA USED (SQUARE FEET) REQUIRED NUMBER OF TRUCK BERTHS:
UP TO 20,000 1
GREATER THAN 20,000 AND UP TO 40,000 2
GREATER THAN 40,000 AND UP TO 100,000 3
EACH ADDITIONAL 60,000 1 ADDITIONAL

B. BUILDING A (252,000 SF) = 6 SPACES (COMPLIES)
BUILDING B (94,500 SF) = 3 SPACES (COMPLIES)
BUILDING C (50,400 SF) = 3 SPACES (COMPLIES)

11. BUFFER REQUIREMENTS:
A. THE SIZE OF THE TRUCK BERTH SHALL BE A MINIMUM OF 45 FEET LONG AND 12 FEET WIDE (§253-93(B)(5)) (COMPLIES)
B. ANY ACCESS DRIVES AND STREETS BETWEEN PARKING LOTS AND ARTERIAL STREETS SHALL BE SO ARRANGED THAT ACCESS PLACES TO ARTERIAL STREETS ARE NO CLOSER TOGETHER THAN 200 FEET. (§253-93(A)(3)) (COMPLIES)
C. A STRUCTURALLY SOUND WALL OR OTHER MEASUREMENT TO ENSURE SAFETY SHALL BE INSTALLED AROUND EACH SIDE OF THE PARKING LOT WHERE SAID LOT ADJACENT TO A PUBLIC STREET, SIDEWALK OR ALLEY. AN ADEQUATE RETAINING WALL WHERE NECESSARY TO PREVENT THE WASHING OF SOIL TO ADJOINING PROPERTY SHALL BE PROVIDED. (§253-92)) (COMPLIES)

12. BUFFER REQUIREMENTS:
A. A MINIMUM 25 FT WIDE LANDSCAPED BUFFER SHALL BE PROVIDED ON ALL PARCELS ADJACENT TO A STATE HIGHWAY OR PERIMETER MUNICIPAL STREET. (REDEVELOPMENT PLAN) (HARDING HIGHWAY (COMPLIES))

13. FENCE REQUIREMENTS:
A. HEIGHT OF FENCES IN COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DISTRICTS. (§253-190.9(0))
(1) FRONT YARD: NOT PERMITTED.
(2) SIDE AND REAR YARD: EIGHT-FOOT MAXIMUM. (COMPLIES)

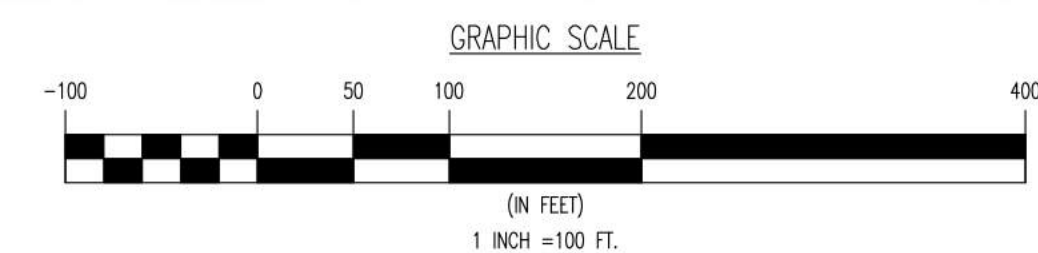
THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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TITLE: CONCEPTUAL SITE PLAN 'A' RENDERING

PROJECT: STANKER AND GALETTO
PROPOSED WAREHOUSE
BLOCK 6805, LOTS 1-4; BLOCK 6805, LOT 11
HARDING HIGHWAY (ROUTE 40)
TOWNSHIP OF FRANKLIN, GLOUCESTER COUNTY, NEW JERSEY

JOB No: 4699 24-00721 DATE: 04/17/2024
DRAWN BY: AJH SCALE: (H) 1"=100'
DESIGNED BY: NC (V)
CHECKED BY: RRR SHEET No:
CHECKED BY: RRR
RODMAN R. RITCHIE
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 43547
811 PROTECT YOURSELF
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[THIS DRAWING HAS BEEN PREPARED BASED ON CONCEPTUAL SITE PLAN 'A' DATED 04/05/2024.]