



### ZONING TABLE

ZONE: CC (COMMUNITY COMMERCIAL)  
 USE: BUSINESS, MEDICAL, PROFESSIONAL, EXECUTIVE OR ADMINISTRATIVE OFFICES (PERMITTED)  
 USE: MULTIPLE PRINCIPAL STRUCTURES

### APPLICANT/ OWNER INFORMATION

APPLICANT: HELLER PROPERTY PARTNERS, LP  
 180 MAIN STREET  
 MADISON, NJ 07940-2170

PROPERTY OWNER: HELLER PROPERTY PARTNERS, LP  
 180 MAIN STREET  
 MADISON, NJ 07940-2170

### BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING		PROPOSED
			LOT 19**	LOT 20**	LOTS 21-23
MIN. LOT AREA	§ 195 ATT. 1	7,500 SF	12,837 SF	12,766 SF	45,338 SF
MAX. DISTANCE FROM ROW AREA TO BE CALCULATED	§ 195 ATT. 1	150'	TBD	TBD	TBD
LOT FRONTAGE	N.S.	N.S.	49.83'	50.33'	172.28'
MIN. LOT WIDTH	§ 195 ATT. 1	50'	44.96'	44.76'	165.97'
MIN. LOT DEPTH	§ 195 ATT. 1	150'	262.89'	263.90'	262.89'
REQUIRED FRONT YARD	§ 195 ATT. 1	15' MIN. 25' MAX.	39.2' (EN)	47.2' (EN)	29.9' (V)
MIN. SIDE YARD	§ 195 ATT. 1	5' (EACH)**	11.8' & 7.9'	11.1' & 11.6'	50' & 129.2'
MIN. REAR YARD	§ 195 ATT. 1	15' (PRINCIPAL) 5' (ACCESSORY)**	178.2' (PRINCIPAL)	178.2' (PRINCIPAL)	173.4' (PRINCIPAL) 7' (ACCESSORY)
MAX. BUILDING HEIGHT	§ 195-30.5	35' (2.5 STORIES) (PRINCIPAL) 15' (ACCESSORY)	2.5 STORIES (PRINCIPAL)	2.5 STORIES (PRINCIPAL)	30' (2 STORIES) (PRINCIPAL)
MAX. FAR	§ 195 ATT. 1	0.25	0.22 (2,626 SF)	0.20 (2,491 SF)	0.345 (24,435 SF) (V)**
MAX. BUILDING FOOTPRINT	§ 195 ATT. 1	5,000 SF (PRINCIPAL) 900 SF (ACCESSORY)	1,130 SF (8.8%) (PRINCIPAL)	996 SF (7.8%) (PRINCIPAL)	5,840 (EXIST. BLDG) (EN) 5,040 (PROP. BLDG) (V) 10,880 SF TOTAL (15.1%)
MAX. IMPERVIOUS COVER	§ 195 ATT. 1	70%	43.2% (5,550 SF)	24.4% (3,111 SF)	53.2% (24,122 SF)** 68.9% (48,910 SF)

RELATED COMPATIBLE BUILDINGS UNDER ONE MANAGEMENT MAY BE ERECTED, USED OR OCCUPIED, PROVIDED THAT ALL OTHER OPEN SPACE, SETBACK & COVERAGE REQUIREMENTS ARE MET. (§ 195-30.3) (DOES NOT COMPLY, V)

EXISTING CONDITIONS FOR LOTS 19 & 20 ARE CALCULATED PRIOR TO DEMO.

\*\* TRASH DISPOSAL AREAS SHALL BE SET BACK AT LEAST 7 FEET FROM ANY RESIDENTIAL ZONE OR USE AND IS PROHIBITED IN THE REQUIRED FRONT YARD AND/OR BETWEEN THE FRONT FACADE AND STREET RIGHT-OF-WAY. (COMPLIES)

\*\*\* EXISTING BUILDING BASEMENT CONSISTS OF 3.075 SF OF NON-MECHANICAL AREA. PROPOSED BUILDING BASEMENT CONSISTS OF 0 SF OF NON-MECHANICAL AREA.

### PARKING REQUIREMENTS

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
			(LOTS 21-23)	(OVERALL)
PARKING & LOADING LOCATION	§ 195-25.15-N	SIDE & REAR YARDS ONLY	REAR YARD	REAR YARD
MIN. PARKING STALL SIZE	§ 195-25.15-F	9' X 18'	9' X 18'	9' X 18'
MIN. NUMBER OF PARKING SPACES	§ 195-35	81 STALLS (EXIST. CONDITIONS) 106 STALLS (PROP. CONDITIONS) 5 ADA SPACES (4 CAR + 1 VAN)	45 STALLS TOTAL (10 BANKED) 2 ADA SPACES (4 CAR + 1 VAN)	88 STALLS TOTAL (V) 5 ADA SPACES (4 CAR + 1 VAN)
MIN. DRIVE AISLE WIDTH	§ 195-25.15-G	24' (90' PARKING)	23.7' (EN)	23.7' (EN)
MIN. ACCESS DRIVE WIDTH	§ 195-25.15-I	30' (TWO-WAY)	23.7' (EN)	23.7' (EN)
SIDE & REAR SETBACK (PARKING & LOADING)	§ 195-25.15-N	5'	34.3' (REAR) 17.6' (SIDE)	9.1' (REAR) 6.3' (SIDE)
MIN. NUMBER OF LOADING SPACES	§ 195-25.16A	1 STALL (EXIST. CONDITIONS) 2 STALLS (PROP. CONDITIONS)	0 STALLS (EN)	0 STALLS (V)

(EN) = EXISTING NONCONFORMITY (V) = VARIANCE REQUIRED

MINIMUM REQUIRED PARKING = 4 SPACES PER 1,000 SF OF BUILDING AREA + 4 SPACES PER DOCTOR  
 UNDER EXISTING CONDITIONS (LOTS 21-23): 4 SPACES X 14,365 SF / 1,000 SF + 4 SPACES X 1 DOCTOR = 61.42 SPACES = 61 SPACES REQUIRED  
 UNDER PROPOSED CONDITIONS: 4 SPACES X 24,435 SF / 1,000 SF + 4 SPACES X 2 DOCTORS = 116.5 SPACES = 116 TOTAL SPACES REQUIRED  
 EXISTING PARKING RATIO = 3.13 SPACES PER 1,000 SF  
 PROPOSED PARKING RATIO = 3.80 SPACES PER 1,000 SF  
 REQUIRED ADA SPACES = 5 ADA SPACES (4 CAR + 1 VAN) UNDER REQUIRED CONDITIONS FOR 101 TO 150 PROVIDED SPACES  
 NOTE: WHENEVER THE APPLICATION OF PARKING SCHEDULE 1 STANDARDS RESULTS IN THE REQUIREMENTS OF A MAJOR FRACTION OF A SPACE IN EXCESS OF 50%, A FULL SPACE SHALL BE REQUIRED. (§ 195-35-A.3) (COMPLIES)

\*\* NUMBER OF REQUIRED LOADING SPACES:  
 PRINCIPAL BUILDING SIZE UP TO 20,000 SF: 1  
 20,000 TO 50,000 SF: 2  
 EACH ADDITIONAL 100,000 SF: 1 ADDITIONAL SPACE

NOTE: IN APPROPRIATE CASES, ACCESS DRIVEWAYS SHALL BE ENCOURAGED TO BE LOCATED SO AS TO ALLOW FOR A FUTURE COMMON DRIVE WITH THE ADJACENT PARCEL AT ONE SIDE OF THE YARD LINE. CROSS EASEMENTS TO PERMIT SHARED PARKING AREAS IN THE CC ZONE SHALL BE ENCOURAGED IN APPROPRIATE CASES (§ 195-32.5) (DOES NOT COMPLY)

NOTE: HAIRPIN STRIPING SHALL BE PROVIDED WHERE APPROPRIATE. (§ 195-25.15-F) (DOES NOT COMPLY)

NOTE: MAXIMUM GRADE OF PARKING AREAS SHALL BE AS FOLLOWS (§ 195-25.15-H)

AREAS	MAXIMUM GRADE	5%	(DOES NOT COMPLY; EXISTING CONDITION)
PARKING SPACES AND SERVICE AISLES	5%	4%	(COMPLIES)
MAIN APPROACH WALKWAYS TO BUILDINGS	6%	6%	(COMPLIES)
COLLECTOR OR OTHER SERVICE WALKWAYS	10%	10%	(COMPLIES)
SWALES	10%	6%	(COMPLIES)
PRINCIPAL CIRCULATION AISLES	6%	2%	(DOES NOT COMPLY; EXISTING CONDITION)
DRIVEWAY ENTRANCES AND EXITS UP TO 25 FEET FROM RIGHT-OF-WAY LINE	2%	10%	(COMPLIES)
DRIVEWAY ENTRANCES AND EXITS BEYOND 25 FEET FROM RIGHT-OF-WAY LINE	10%		

NOTE: FOR SIDEWALKS IN PARKING AREAS:  
 SIDEWALKS SHALL HAVE A MINIMUM OF FOUR FEET OF PASSABLE WIDTH AND SHALL BE RAISED A MAXIMUM OF SIX INCHES ABOVE THE PARKING AREA, EXCEPT WHEN CROSSING STREETS OR DRIVEWAYS, GUARDRAILS AND WHEEL STOPS PERMANENTLY ANCHORED TO THE GROUND SHALL BE PROVIDED IN APPROPRIATE LOCATIONS. PARKED VEHICLES SHALL NOT OVERHANG OR EXTEND OVER SIDEWALK AREAS, UNLESS AN ADDITIONAL SIDEWALK WIDTH OF TWO FEET IS PROVIDED TO ACCOMMODATE SUCH OVERHANGS. (§ 195-25.15-L) (DOES NOT COMPLY)

NOTE: IN OUTDOOR PARKING LOTS WITH 10 OR MORE SPACES, NOT LESS THAN 10% OF THE PARKING AREA SHALL BE SUITABLY LANDSCAPED. (§ 195-25.15-M) (43% OF PARKING AREA LANDSCAPED) (DOES NOT COMPLY)

NOTE: PARKING AREAS SHALL BE CURBED WITH GRANITE BLOCK AND PAVED. (§ 195-25.15-N) (COMPLIES)

NOTE: BICYCLE RACKS SHALL BE PROVIDED FOR ALL NONRESIDENTIAL DEVELOPMENTS AT THE RATIO OF ONE BICYCLE SPACE FOR EACH 20 OFF-STREET PARKING SPACES OR FRACTION THEREOF OVER 20 SPACES. (§ 195-25.15-O) (COMPLIES)

ALL FENCES AND WALLS SHALL BE CONTAINED WITHIN THE PROPERTY LINES OF THE PARCEL CONTAINING THE PRINCIPAL USE. (§ 195-25.5-B) (COMPLIES)

IN ALL NONRESIDENTIAL ZONES, NO FENCE SHALL EXCEED SIX (6) FEET IN HEIGHT. (§ 195-25.5-B) (COMPLIES)

### SIGNAGE REQUIREMENTS

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
			(LOTS 21-23)	(OVERALL)
MAX. SIZE	§ 195 ATT. 7.3	6 SF	19.25 SF	30.67 SF (EACH SIDE) (V)
MAX. HEIGHT	§ 195 ATT. 7.3	4'	4'	4'
MAX. NUMBER	§ 195 ATT. 7.3	1 SIGN	1 SIGN	1 SIGN
MAX. SIZE OF LETTERING	§ 195 ATT. 7.3	10"	10"	10"
MIN. SETBACK	§ 195 ATT. 7.3	10' TO ANY ADJUTING STREET R.O.W. OR PROPERTY LINE	10.1'	10.0'
ILLUMINATION	§ 195 ATT. 7.3	EXTERNAL ILLUMINATION ONLY	EXTERNAL ILLUMINATION	EXTERNAL ILLUMINATION

### BUILDING (DIRECTORY) SIGNS

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MAX. SIZE	§ 195 ATT. 7.3	60 SF	60 SF	6 SF

(EN) = EXISTING NONCONFORMITY (V) = VARIANCE REQUIRED

### SITE LAYOUT NOTES

(Rev. 1/20/19)

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
- ALL DIRECTIONAL TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LINE.
- THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF NETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
- WHEN APPLICABLE, OWNERS/OPERATORS MUST FILE THE NOT FOR RECORD REPORTS AT APPROPRIATE AND/OR REQUIRED TIMEFRAMES BASED UPON THE DESIRED START OF CONSTRUCTION. LAND DISTURBING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL. TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NYSDC REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
- ALL WEATHERED CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
- THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.

## BOHLER ENGINEERING

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

### REVISIONS

REV.	DATE	COMMENT	DRAWN BY
1	10/15/2019	REV. PER BOROUGH COMMENTS	MF
2	12/20/2019	REV. PER BOROUGH COMMENTS	GS
3	03/09/2020	REV. PER BOROUGH COMMENTS	BE
4	04/30/2020	REV. PER BOROUGH COMMENTS	DM
5	06/17/2020	REV. PER BOROUGH COMMENTS	GS

## 811

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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.: J190530  
 DRAWN BY: BM  
 DATE: 08/09/2019  
 CHECKED BY: GD  
 SCALE: 1" = 40'-0"  
 CAD I.D.: J190530-MCR-5A

## PRELIMINARY & FINAL SITE PLAN

### APPLICATION Z19-027

FOR

## HELLER PROPERTY PARTNERS, LP

PROPOSED OFFICE BUILDING & SITE IMPROVEMENTS  
 BLOCK 2001; EXIST. LOTS 19, 20, 21, 22 & 23  
 176, 178 & 180 MAIN STREET  
 BOROUGH OF MADISON  
 MORRIS COUNTY, NEW JERSEY

## BOHLER ENGINEERING

BOHLER ENGINEERING, LLC

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 www.BohlerEngineering.com  
 NJ CERT. OF AUTHORIZATION NO. 24528161700

## R.L. STREKER

PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. 45344 NEW  
 YORK LICENSE NO. 079512

SHEET TITLE: **SITE LAYOUT PLAN**

SHEET NUMBER: **C-03**

REVISION 5 - 06/17/2020

**EXHIBIT**  
 PREPARED BY: GBS  
 DATED: 03/24/2020

**NOTE:**  
 THE PROPOSED BUILDING WILL BE SERVICED BY UNDERGROUND UTILITIES PURSUANT TO §195-24.9B.

### SITE SPECIFIC NOTES

- A KNOX BOX SHALL BE PROVIDED IN A LOCATION APPROVED BY THE TOWNSHIP FIRE OFFICIAL.

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

GRAPHIC SCALE 1 INCH = 20 FEET

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