

RELIEF PREVIOUSLY GRANTED PER CARNEYS POINT PLANNING BOARD RESOLUTION #2021-23	
VARIANCES PREVIOUSLY GRANTED:	
1. RELIEF FROM 212-7 TO ALLOW A WAREHOUSE TO BE A PERMITTED USE WITHIN THE AGRICULTURAL ZONE	
2. RELIEF FROM 212-18 TO ALLOW A MAXIMUM BUILDING HEIGHT OF 60 FT RATHER THAN THE MAXIMUM OF 35 FT PERMITTED	
3. RELIEF FROM 212-18 TO ALLOW A MAXIMUM BUILDING COVERAGE OF 26.3% FOR PROPOSED BUILDING A RATHER THAN THE MAXIMUM OF 15% PERMITTED	
RELIEF REQUESTED	
1. RELIEF FROM 212-52.E TO ALLOW A DRIVEWAY WIDTH OF 145 FT AT THE RIGHT-OF-WAY LINE RATHER THAN THE MAXIMUM 40 FT PERMITTED	

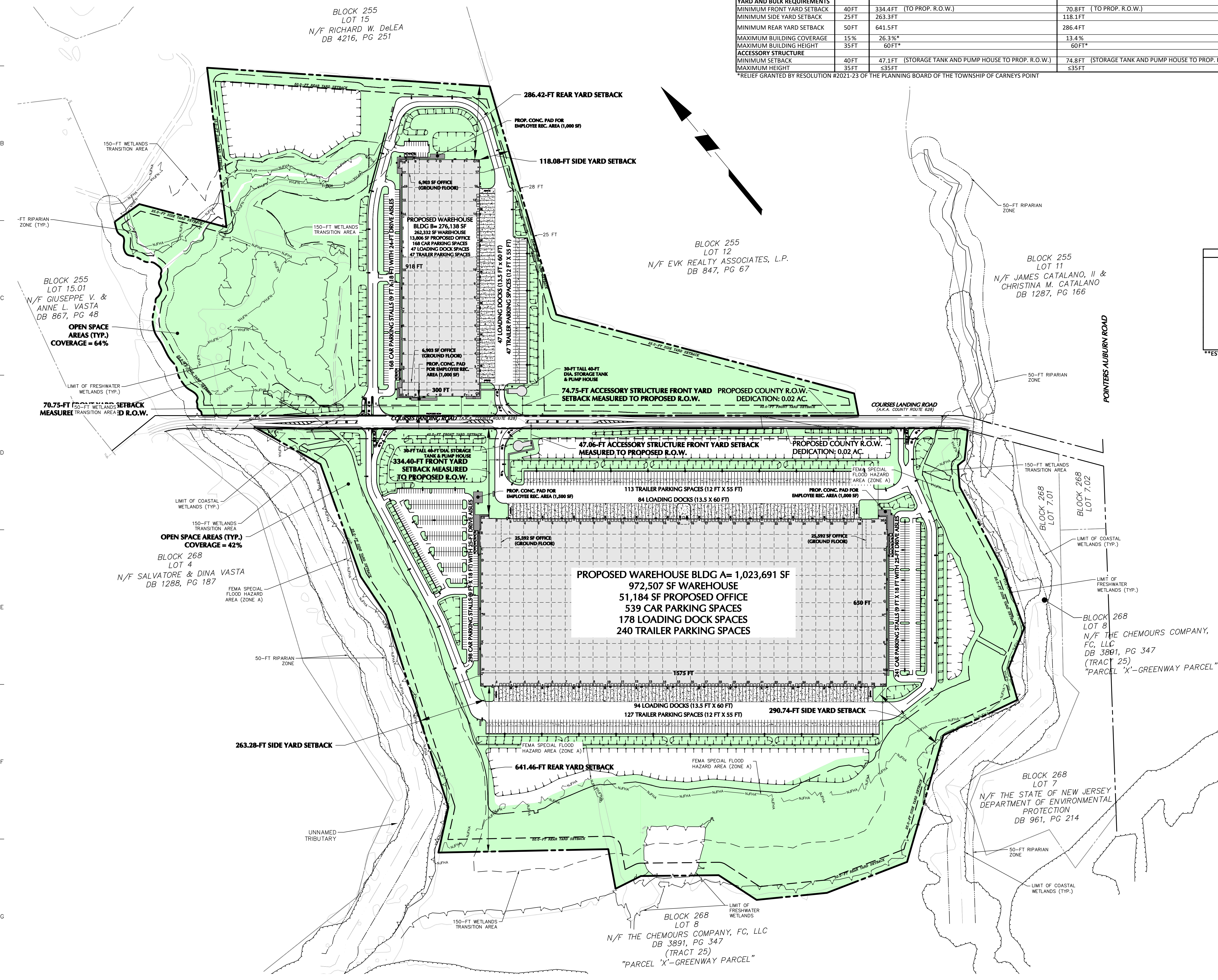
ZONING REQUIREMENTS - AG DISTRICT			
PROPOSED USE: WAREHOUSE (VARIANCE GRANTED*)			
ITEM	REQUIRED	PROPOSED	
		BUILDING A BLOCK 268, LOTS 5, 5.01, & 6	BUILDING B BLOCK 255, LOTS 13, 14, 14.01, 14.02, & 14.03
SITE			
MINIMUM LOT AREA	1 AC	89.35 AC (TO EXIST. R.O.W.) 89.33 AC (TO PROP. R.O.W.)	47.32 AC (TO EXIST. R.O.W.) 47.30 AC (TO PROP. R.O.W.)
MINIMUM WIDTH	150 FT	1,792 FT	1,080 FT
MINIMUM DEPTH	200 FT	1,632 FT	1,277 FT
MINIMUM OPEN SPACE	20%	42%	64%
YARD AND BULK REQUIREMENTS			
MINIMUM FRONT YARD SETBACK	40 FT	334.4 FT (TO PROP. R.O.W.)	70.8 FT (TO PROP. R.O.W.)
MINIMUM SIDE YARD SETBACK	25 FT	263.3 FT	118.1 FT
MINIMUM REAR YARD SETBACK	50 FT	641.5 FT	286.4 FT
MAXIMUM BUILDING COVERAGE	15%	26.3%*	13.4%
MAXIMUM BUILDING HEIGHT	35 FT	60 FT*	60 FT*
ACCESSORY STRUCTURE			
MINIMUM SETBACK	40 FT	47.1 FT (STORAGE TANK AND PUMP HOUSE TO PROP. R.O.W.)	74.8 FT (STORAGE TANK AND PUMP HOUSE TO PROP. R.O.W.)
MAXIMUM HEIGHT	35 FT	≤35 FT	≤35 FT

PARKING ANALYSIS			
MINIMUM PARKING REQUIRED (STORAGE WAREHOUSE USE) PER SECTION 212-50(B)			
<b>BUILDING A WAREHOUSE COMPONENT</b>			
1 SPACE PER 3,000 GSF	972,507 SQ FT	/	3,000 = 324 SPACES
<b>OFFICE COMPONENT</b>			
1 SPACE PER 250 GSF	51,184 SQ FT	/	250 = 205 SPACES
<b>TOTAL PARKING REQUIRED</b>			<b>= 529 SPACES</b>
<b>TOTAL PARKING PROVIDED</b>			<b>= 539 SPACES</b>
<b>BUILDING B WAREHOUSE COMPONENT</b>			
1 SPACE PER 3,000 GSF	262,332 SQ FT	/	3,000 = 87 SPACES
<b>OFFICE COMPONENT</b>			
1 SPACE PER 250 GSF	13,806 SQ FT	/	250 = 55 SPACES
<b>TOTAL PARKING REQUIRED</b>			<b>= 142 SPACES</b>
<b>TOTAL PARKING PROVIDED</b>			<b>= 168 SPACES</b>

LOADING ANALYSIS			
MINIMUM LOADING SPACES REQUIRED PER SECTION 212-51(C)2			
<b>REQUIRED:</b>	1 SPACE PER 12,000 GSF		
<b>BUILDING A REQUIRED</b>	1,023,691 SQ FT	/	12,000 = 85 SPACES
<b>PROPOSED</b>			
	LOADING DOCK POSITIONS =	178	SPACES
	TRAILER PARKING SPACES =	240	SPACES
	<b>TOTAL LOADING SPACES PROVIDED =</b>	<b>418</b>	<b>SPACES</b>
<b>BUILDING B REQUIRED</b>	276,138 SQ FT	/	12,000 = 23 SPACES
<b>PROPOSED</b>			
	LOADING DOCK POSITIONS =	47	SPACES
	TRAILER PARKING SPACES =	47	SPACES
	<b>TOTAL LOADING SPACES PROVIDED =</b>	<b>94</b>	<b>SPACES</b>

WATER & SEWER DEMANDS			
<b>WATER DEMAND</b>		<b>BUILDING A</b>	<b>BUILDING B</b>
OFFICE SPACE	0.125 GPD/SF	51,184	13,806
WAREHOUSE SPACE	25 GPD/EMPLOYEE	1,000	300
		<b>TOTAL WATER DEMAND (GPD)</b>	<b>31,398 9,226</b>
<b>SEWER DEMAND</b>		<b>TOTAL SEWER DEMAND (GPD)</b>	<b>30,118 8,881</b>
OFFICE SPACE	0.10 GPD/SF		
WAREHOUSE SPACE	25 GPD/EMPLOYEE		
		<b>TOTAL WATER DEMAND</b>	<b>40,624 GPD</b>
		<b>TOTAL SEWER DEMAND</b>	<b>38,999 GPD</b>

\*ESTIMATED DAILY NUMBER OF WAREHOUSE EMPLOYEES ACROSS ALL SHIFTS



Date	Description	No.
08/17/2022	DEP SUBMISSION	1

REVISIONS

SIGNATURE KEVIN WEBB DATE SIGNED  
PROFESSIONAL ENGINEER NJ Lic. No. 24GE0475100

**LANGAN**  
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NJ CERTIFICATE OF AUTHORIZATION No. 24G02798469

Project  
**AACHCP PROPERTY, LLC**  
BLOCK 255, LOTS 13, 14, 14.01, 14.02 AND 14.03  
BLOCK 268, LOTS 5, 5.01 AND 6  
CARNEYS POINT  
SALEM COUNTY NEW JERSEY

Drawing Title  
**OVERALL SITE PLAN**

Project No.	130172401	Drawing No.	<b>CS100</b>
Date	04/15/2022	Drawn By	
Checked By	JRD	Sheet	
Drawn By	KW	2 of 71	