



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	
VARIANCES REQUESTED:	
1. RELIEF FROM 212-18 TO ALLOW A MAXIMUM BUILDING COVERAGE OF 26.4% FOR PROPOSED BUILDING A RATHER THAN THE MAXIMUM OF 15% PERMITTED	
AND THE 26.3% PREVIOUSLY APPROVED AS PART OF THE USE VARIANCE APPLICATION	
2. RELIEF FROM 212-52.E TO ALLOW A DRIVEWAY WIDTH OF 114 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.) 88.99 AC (TO PROP. R.O.W.)	47.32 AC (TO EXIST. R.O.W.) 46.94 AC (TO PROP. R.O.W.)
MINIMUM WIDTH	150FT	1,792FT	1,080FT
MINIMUM DEPTH	200FT	1,624FT	1,266FT
MINIMUM OPEN SPACE	20%	42%	64%
YARD AND BULK REQUIREMENTS			
MINIMUM FRONT YARD SETBACK	40FT	327.2FT (TO PROP. R.O.W.)	60.0FT (TO PROP. R.O.W.)
MINIMUM SIDE YARD SETBACK	25FT	263.3FT	118.1FT
MINIMUM REAR YARD SETBACK	50FT	641.5FT	286.4FT
MAXIMUM BUILDING COVERAGE	15%	26.4%*	13.4%
MAXIMUM BUILDING HEIGHT	35FT	60FT*	60FT*
ACCESSORY STRUCTURE			
MINIMUM SETBACK	40FT	40.0FT (STORAGE TANK AND PUMP HOUSE TO PROP. R.O.W.)	63.8FT (STORAGE TANK AND PUMP HOUSE TO PROP. R.O.W.)
MAXIMUM HEIGHT	35FT	≤35FT	≤35FT

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

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

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

*ESTIMATED DAILY NUMBER OF WAREHOUSE EMPLOYEES ACROSS ALL SHIFTS

Date	Description	No.
REVISIONS		
SIGNATURE KEVIN WEBB DATE SIGNED 04/15/2022		
PROFESSIONAL ENGINEER NJ Lic. No. 24GE04075100		
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. CS100	
Date 04/15/2022		
Drawn By JRD		
Checked By JRD		
KW		
Sheet 2 of 71		

