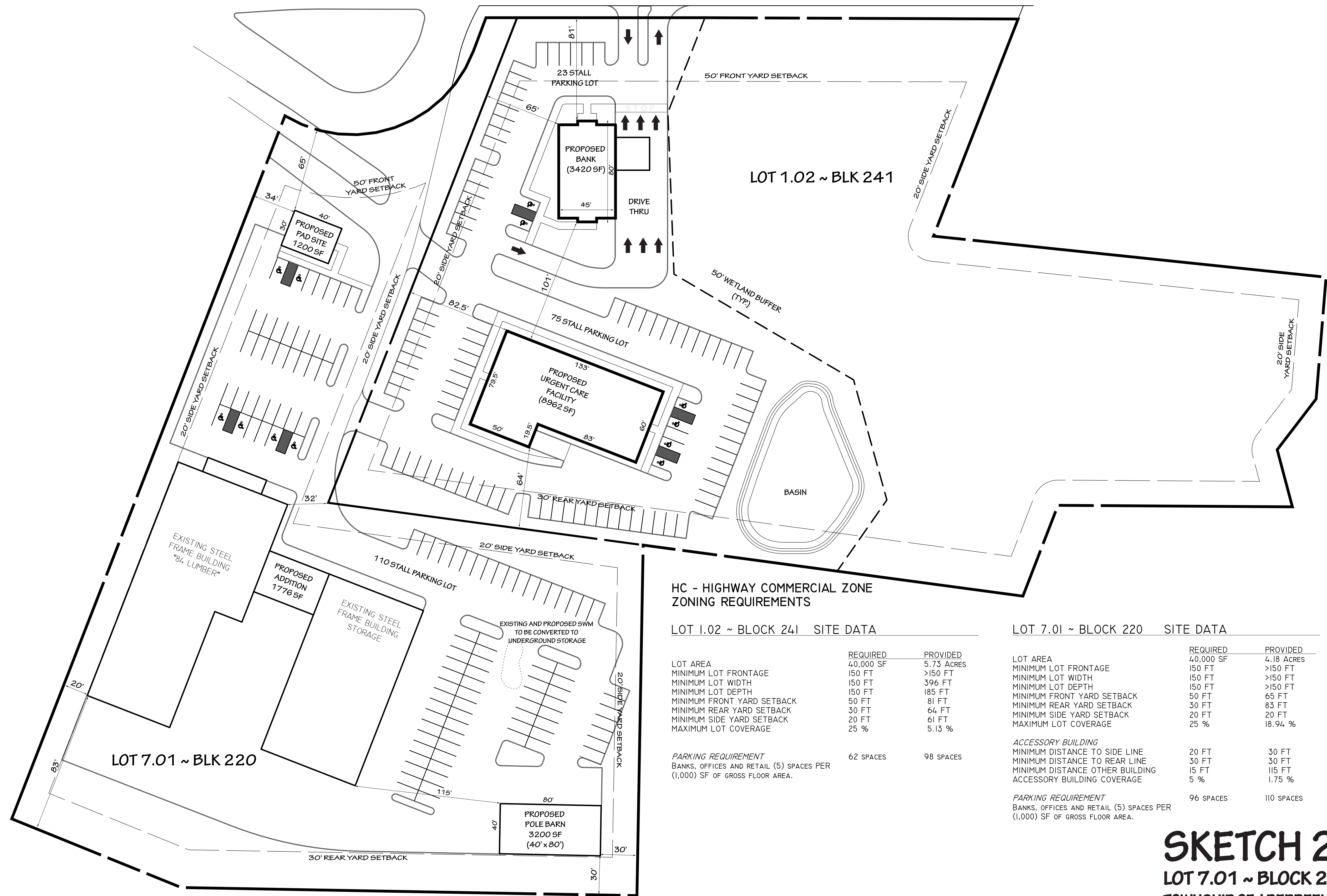


NJ STATE HIGHWAY ROUTE 35



HC - HIGHWAY COMMERCIAL ZONE ZONING REQUIREMENTS

LOT 1.02 ~ BLOCK 241 SITE DATA

	REQUIRED	PROVIDED
LOT AREA	40,000 SF	5.73 ACRES
MINIMUM LOT FRONTAGE	150 FT	>150 FT
MINIMUM LOT WIDTH	150 FT	396 FT
MINIMUM LOT DEPTH	150 FT	185 FT
MINIMUM FRONT YARD SETBACK	50 FT	81 FT
MINIMUM REAR YARD SETBACK	30 FT	64 FT
MINIMUM SIDE YARD SETBACK	20 FT	61 FT
MAXIMUM LOT COVERAGE	25 %	5.13 %

PARKING REQUIREMENT
BANKS, OFFICES AND RETAIL (5) SPACES PER (1,000) SF OF GROSS FLOOR AREA.

62 SPACES 98 SPACES

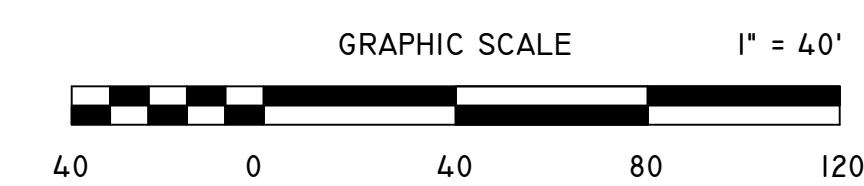
LOT 7.01 ~ BLOCK 220 SITE DATA

	REQUIRED	PROVIDED
LOT AREA	40,000 SF	4.18 ACRES
MINIMUM LOT FRONTAGE	150 FT	>150 FT
MINIMUM LOT WIDTH	150 FT	>150 FT
MINIMUM LOT DEPTH	150 FT	>150 FT
MINIMUM FRONT YARD SETBACK	50 FT	65 FT
MINIMUM REAR YARD SETBACK	30 FT	83 FT
MINIMUM SIDE YARD SETBACK	20 FT	20 FT
MAXIMUM LOT COVERAGE	25 %	18.94 %

ACCESSORY BUILDING
MINIMUM DISTANCE TO SIDE LINE: 20 FT (REQUIRED) / 30 FT (PROVIDED)
MINIMUM DISTANCE TO REAR LINE: 30 FT (REQUIRED) / 30 FT (PROVIDED)
MINIMUM DISTANCE OTHER BUILDING: 15 FT (REQUIRED) / 115 FT (PROVIDED)
ACCESSORY BUILDING COVERAGE: 5 % (REQUIRED) / 1.75 % (PROVIDED)

PARKING REQUIREMENT
BANKS, OFFICES AND RETAIL (5) SPACES PER (1,000) SF OF GROSS FLOOR AREA.

SKETCH 2
LOT 7.01 ~ BLOCK 220 & LOT 1.02 ~ BLOCK 241
TOWNSHIP OF ABERDEEN, MONMOUTH COUNTY, NEW JERSEY



FWH
ASSOCIATES, P.A.

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CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
RESERVE SPECIALISTS
ARCHITECTS

FWHASSOCIATES.COM

DRAWN BY	MVM	DATE	07/30/2018
DESIGNED BY	MVM	SCALE	1" = 40'
CHECKED BY	DR	DRAWER NO.	
RELEASED BY	DR	PROJECT NO.	3229.0006
SHEET NO.	1	OF	1