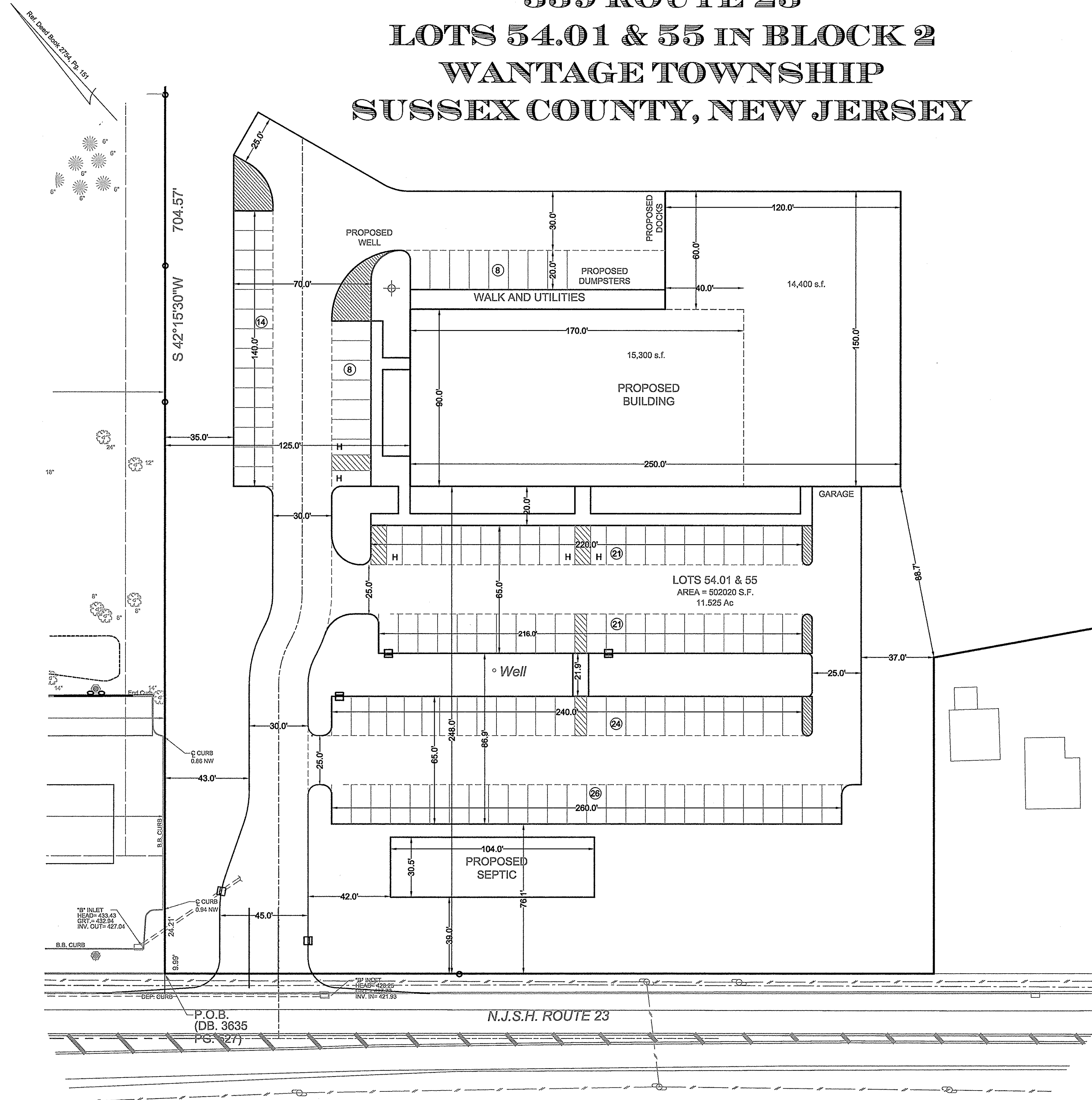


"339 ROUTE 23"
LOTS 54.01 & 55 IN BLOCK 2
WANTAGE TOWNSHIP
SUSSEX COUNTY, NEW JERSEY



ZONING REQUIREMENTS - HIGHWAY COMMERCIAL (HC) ZONE

MINIMUM LOT AREA	40,000 SQ. FT.
MINIMUM LOT WIDTH @ ROW	150'
FRONT YARD	60' to ROW 95' to CENTERLINE
SIDE YARD	20'
REAR YARD	20'
MAXIMUM BUILDING HEIGHT	35' 2 STORIES

PERMITTED USES

- Clothing and apparel stores, motor vehicle sales, farm machinery and implement sales, sportswear, department stores, junior department stores, jewelry stores, office supplies, furniture stores, restaurants*, drive-in restaurants*, paint stores, government buildings, photographer's studios, fraternal organizations, taverns*, music and dancing studios, radio and television repair.
 - Same as in NC district and subject to same standard which include: Groceries*, delicatessen and meat market*, drug stores, liquor stores, taverns*, funeral homes, variety stores, shoe repair, luncheonettes*, newspaper stores, banks, stationery stores, barber and beauty shops, laundromats and clothes cleaners.
 - Professional buildings for the offices of physicians, dentists, lawyers, engineers, architects or other related professional uses, real estate and insurance brokers.
 - More than one commercial or professional use may be located in one building.
 - Commercial-residential uses.
 - Agriculture, as set forth in subsection 13-5.1b.
 - Any other use that is determined by the board of adjustment to be of the same general character as the above permitted uses.
- *FOOD SERVICES WILL REQUIRE ADDITIONAL REVIEW AND PERMITTING AT THE STATE LEVEL

BUILDING AREAS

RETAIL: 15,300 SQ. FT. (MAXIMUM)
 WAREHOUSE: 14,400 SQ. FT. (5 EMPLOYEES)
 TOTAL: 29,700 SQ. FT. (COMBINED RETAIL/WAREHOUSE)

PRIMARY BUILDING AREA CONTROL IS THE SEPTIC CAPACITY WITH A DESIGN FLOW LESS THAN 2,000 GALLONS PER DAY. NOTE NON-FOOD USES CAN BE LIMITING WHEN SINK STATIONS ARE REQUIRED.

LOADING DOCKS: 2-3

GARAGE(S) AT GRADE: 1-2

NJDOT ACCESS PERMIT

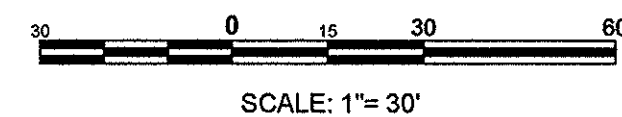
FACILITY WILL REQUIRE AN ACCESS PERMIT FROM THE NJDOT. ACCESS PERMIT LEVEL WILL BE DEPENDENT UPON THE TYPE OF USE

MINOR ACCESS PERMIT: LESS THAN 500 DAILY TRIPS
 MAJOR ACCESS PERMIT: 500+ DAILY TRIPS
 MAJOR ACCESS PERMIT WITH PLANNING: 500+ DAILY TRIPS & 200 OR MORE PEAK HOUR TRIPS

ANTICIPATE THE INTENSITY OF USE IN THIS SIZE OF BUILDING WILL REQUIRE A MAJOR ACCESS PERMIT, POTENTIALLY WITH PLANNING.

PARKING

TOTAL SPACES: 122 SPACES (MIXED 10'x20' & 9'x20')
 THIS INCLUDES FOUR ADA SPACES @ 8'x8'x20'



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DATE	REVISION

CONCEPT PLAN

LOT 54.01 in BLOCK 2
FOR
#339 ROUTE 23
 WANTAGE TOWNSHIP - SUSSEX COUNTY - NEW JERSEY
 SCALE : 1" = 30' MAY 2024

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