

FOR ADJOINING AREA SEE MAP NO.10

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FOR ADJOINING AREA SEE MAP NO.5

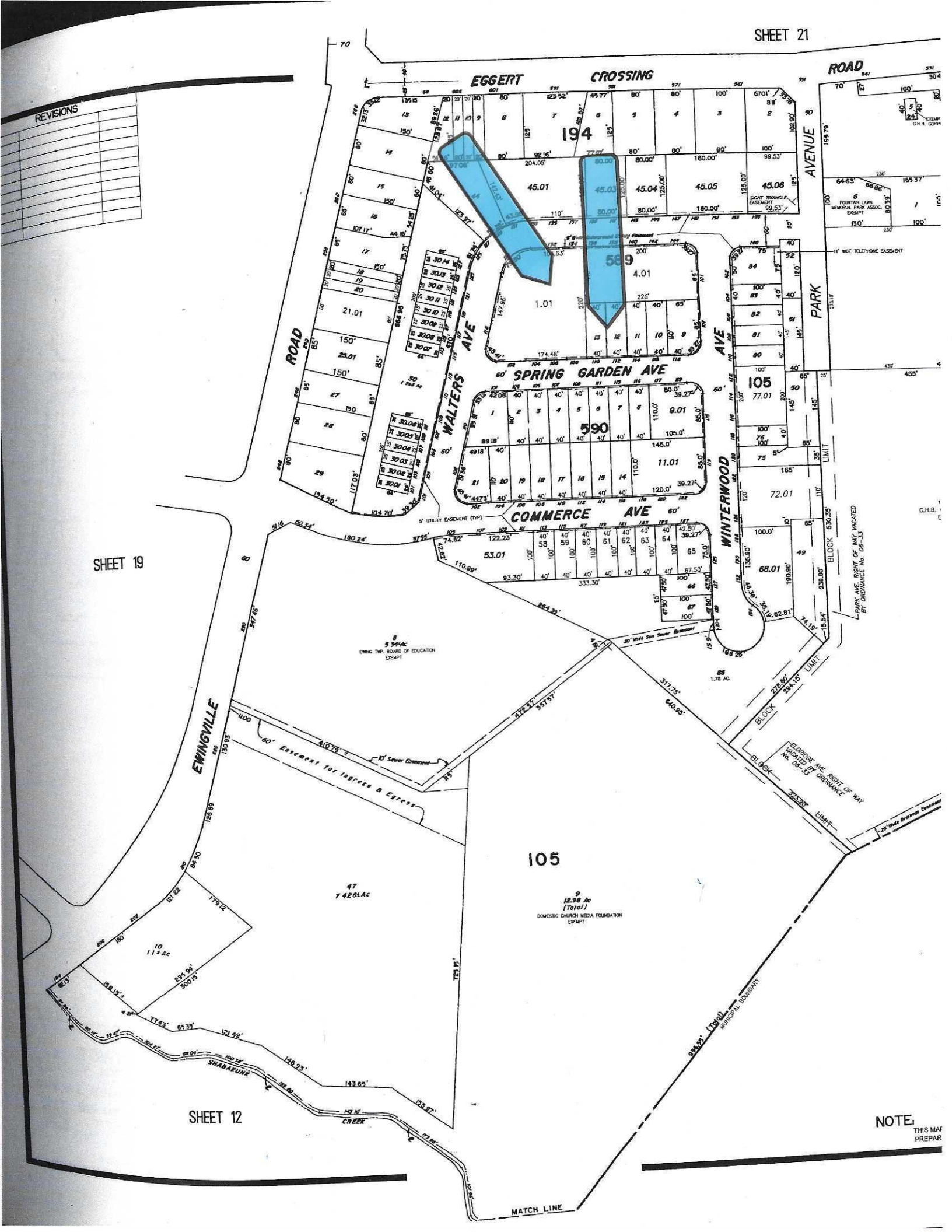
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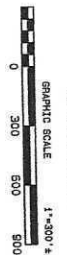
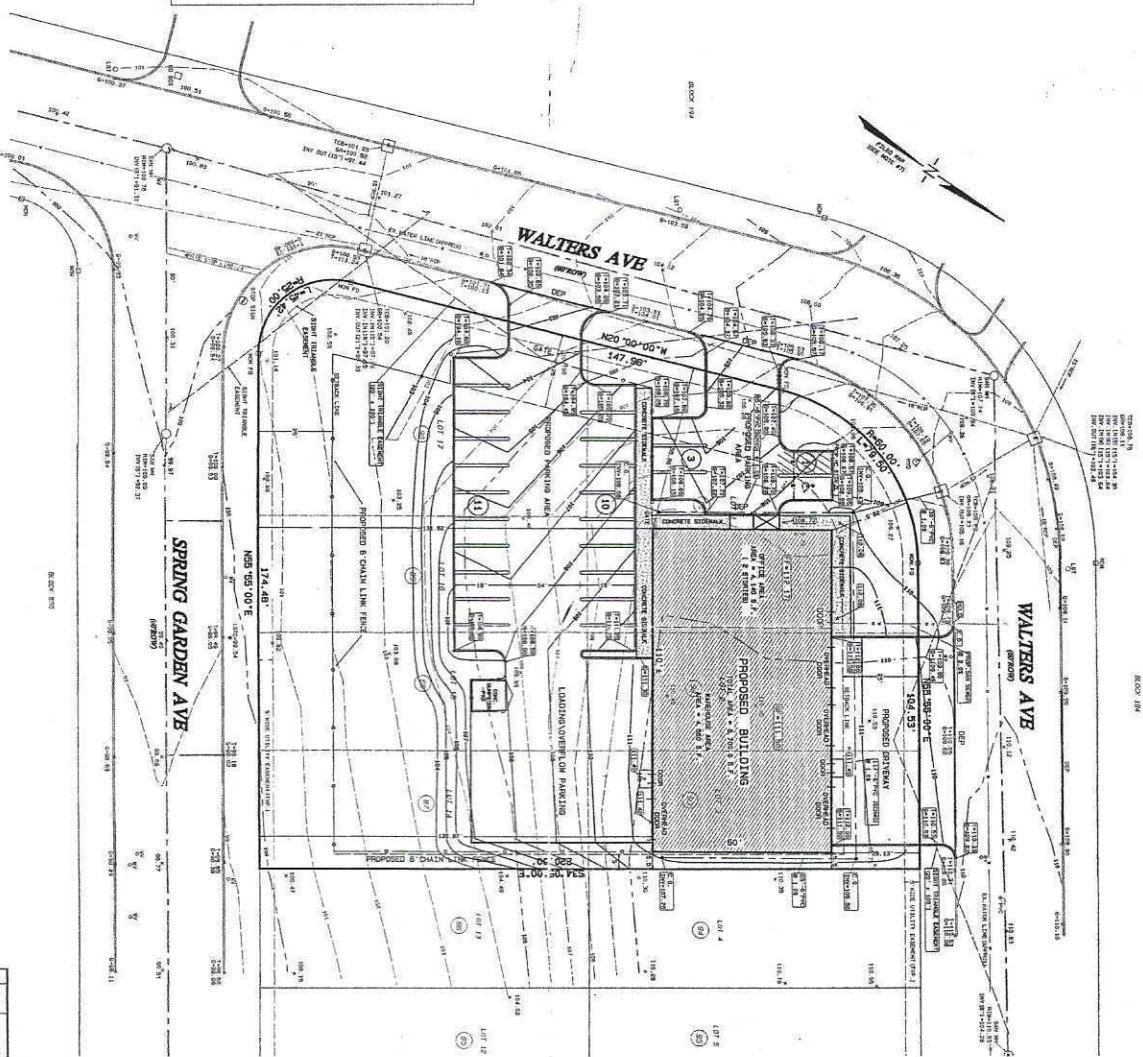
REVISIONS

SHEET 19

SHEET 12

NOTE:
THIS MAP
PREPARED





SUBROUNDER OWNERS (ATTEN: 200 FTE)		BAYER, LEE	
NAME	ADDRESS	PHONE	FAX
101	101	101	101
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NOTES:
THESE MAY BE VARIOUS LEGAL, PROFESSIONAL, OR POLITICAL, ETC. THAT ARE NOT GIVEN ON

[illegible][illegible]

LEGEND:

- | | | | |
|----|-------------|-------|---------------------|
| 1M | MANHOLE | ITS | TOP OF CATCH BASIN |
| 1N | MANHOLE | BR | DEPRESSED CURB |
| 2N | MANHOLE | HD | EDGE OR PAVING |
| 3 | TOP OF CURB | TOP | 599.00 |
| 4 | TOP OF CURB | LEFT | TOP OF CURB |
| 5 | TOP OF CURB | RIGHT | TOP OF CURB |
| 6 | TOP OF CURB | MCN | MANHOLE |
| 7 | TOP OF CURB | WV | WATER VALVE |
| 8 | TOP OF CURB | TOP | REINFORCED CONCRETE |
| 9 | TOP OF CURB | MCN | MANHOLE |
| 10 | TOP OF CURB | WV | WATER VALVE |
| 11 | TOP OF CURB | TOP | REINFORCED CONCRETE |
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| 91 | TOP OF CURB | WV | WATER VALVE |
| 92 | TOP OF CURB | TOP | REINFORCED CONCRETE |
| 93 | TOP OF CURB | MCN | MANHOLE |
| 94 | TOP OF CURB | WV | |

[illegible]

OWNER/APPLICANT

JOGAL LLC
7 ERIC COURT
LAWRENCEVILLE, NJ 08648
(609) 895-6644

SITE DATA
LOTS 1-3, 14-15

BLOCK 589 PAGE 20
ING TOWNSHIP TAX MAPS
S 87-91 ON FILED MAP OF
RACE PARK AT EMINGVILLE)
AREA = 38, 708±Sq. Ft.
= 0.89±Ac.

ZONING SCHEDULE: INDUSTRIAL PARK (I-P-3)

SCENARIOS BUILDING		REQUIRED	LOTS 1-3-14-17
Minimum Lot Area	40,000 S.F.	38,700 S.F.	
Minimum Lot Frontage	60 FT.	164.00 S.F.	
Minimum Lot Width (Corner)	50 FT.	164.00 S.F.	
Minimum Lot Width (Other)	50 FT.	26.5 FT.	
Minimum Street Width	5 FT.	5.5 FT.	
Minimum Rear Yard	5 FT.	130.5 FT.	
Minimum Side Yard	5 FT.	56 FT.	
Minimum Front Yard	5 FT.	56 FT.	
Minimum Lot Coverage	10%	17.25%	
Minimum Building Coverage	2 FT.	2 FT.	
Minimum Building Height	2 ST. / 23 FT.	2 ST.	
PARKING DATA			
REQUIRED	17 SPACES		
OFFICE	1 SPACE/200 S.F.		
RETAIL/REPAIR/STORE	1 SPACE/100 S.F.		
MANHOLES	1 ON MAX. SHIFT		
TOTAL PROVIDED = 21 SPACES			
TOTAL REQUIRED = 21 SPACES			
STORM WATER RUNOFF WILL BE HANDLED BY REGIONAL DETENTION BASIN			
TOTAL PROVIDED = 1 HANDICAPPED SPACED/200 S.F.			

STORM WATER RUNOFF WILL

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GRAPHIC SCALE 1"=20'

SHEET 1

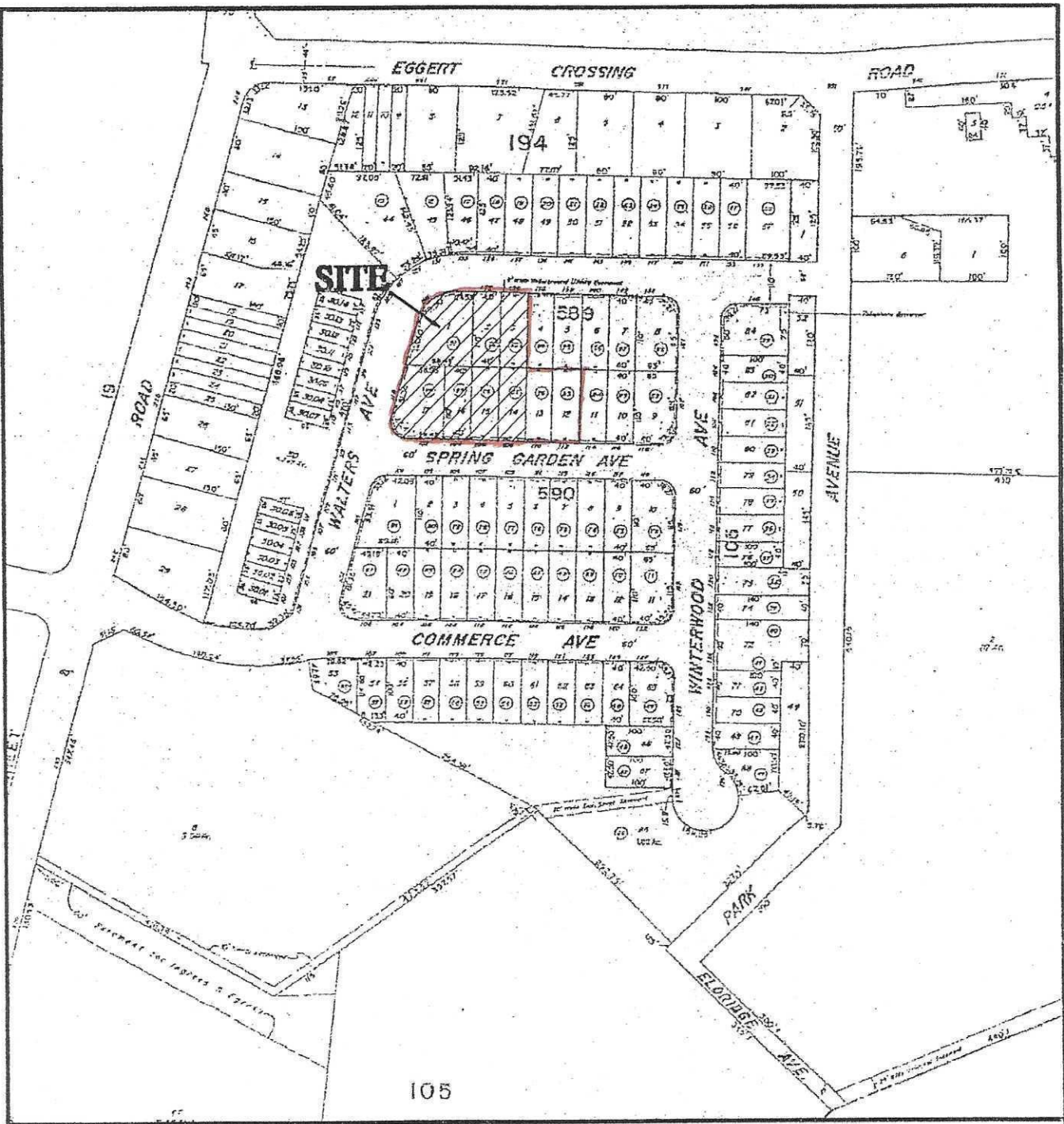
CA

132-134 MALIBU

JOGAL LLC

TOWNSHIP OF EWING

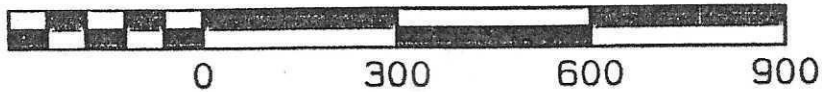
LOT 1.01



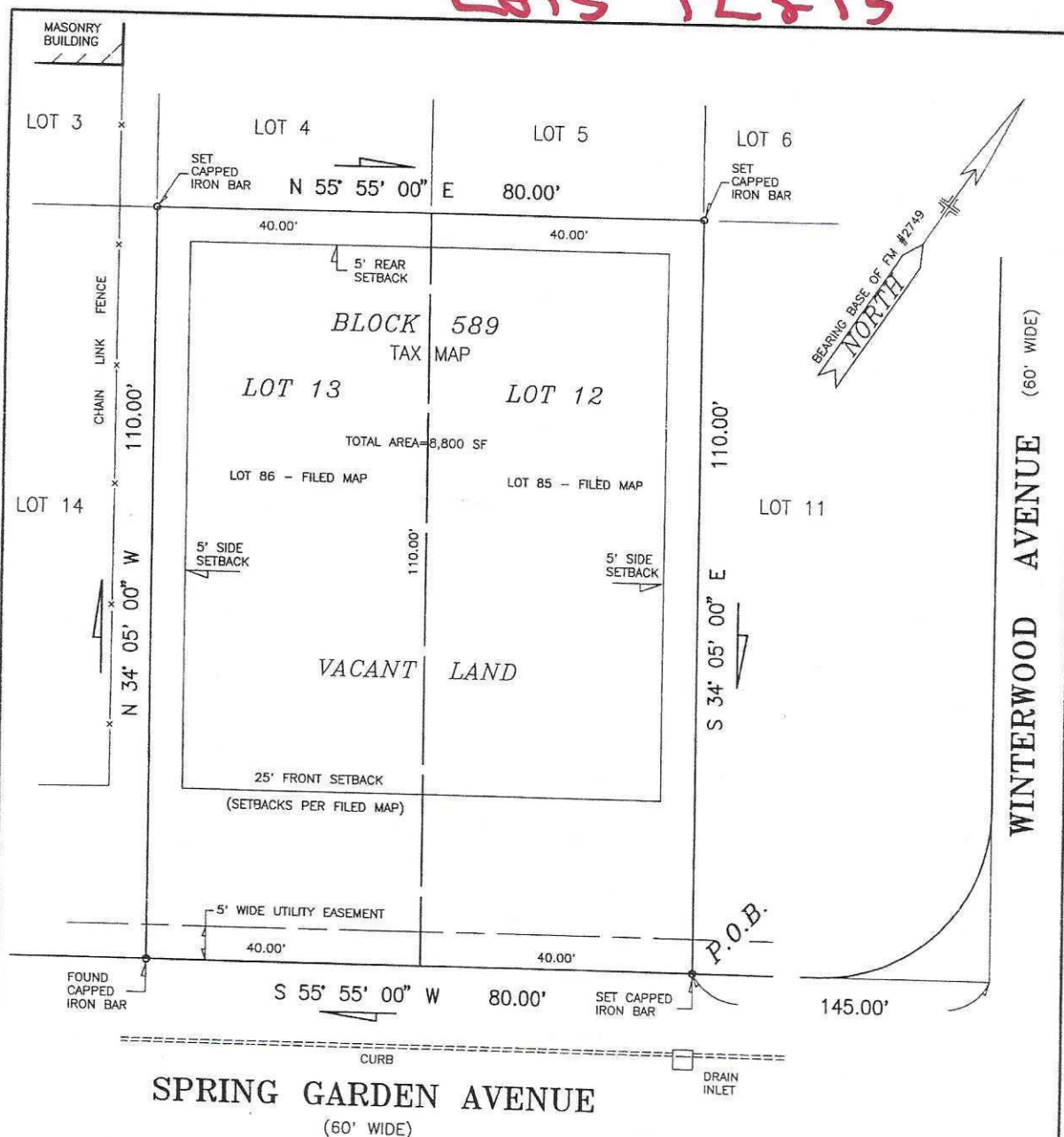
LOCATION MAP

GRAPHIC SCALE

1"=300'±



LOTS 12 & 13



FILED MAP REFERENCE:

"FINAL SUBDIVISION PLAN OF COMMERCE PARK AT EWINGVILLE"
FILED IN THE MERCER COUNTY CLERKS OFFICE, FEBRUARY 27, 1988 AS MAP #2749.

- NOTES:**
- 1) THIS SURVEY IS A REPRESENTATION OF CONDITIONS EXISTING ON THE PROPERTY EXCEPT SUCH EASEMENTS AND ENCROACHMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LAND OR NOT VISIBLE ON THE SURFACE OF THE LAND OR IN DOCUMENTATION SUPPLIED AT THE TIME OF THE SURVEY.
 - 2) THIS SURVEY IS MADE ONLY TO THE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF DELINEATED PROPERTY BY NAMED PURCHASER.
 - 3) NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF SURVEY FOR ANY PURPOSE INCLUDING BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, CONSTRUCTION, OR ANY OTHER PERSON NOT NAMED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
 - 4) CORNER MARKERS FOUND AND SET AS SHOWN PURSUANT TO P.L. 2003, c14 (C4S:B-36.3) AND N.J.A.C. 13:40-5.1(d).

CERTIFIED TO:

BBM HOLDINGS, LLC;
PARK AVENUE TITLE AGENCY, LLC (PA-5360);
FIRST AMERICAN TITLE INSURANCE COMPANY;
CARTER, VAN RENSSELAER & CALDWELL

SEPTEMBER 11, 2012
SCALE: 1"=20'
JOB 22264
FB157-114

**SURVEY OF PROPERTY AT
110-112 SPRING GARDEN AVENUE
TOWNSHIP OF EWING
MERCER COUNTY, NEW JERSEY**

PREPARED FOR: BBM HOLDINGS, LLC

DOMINICK J. VENDITTO, III

NJ LIC. PROFESSIONAL LAND SURVEYOR #30093
626 FERNWOOD TERRACE, LINDEN, NJ 07036
908-925-8828 FAX 908-925-8829

ZONING MAP

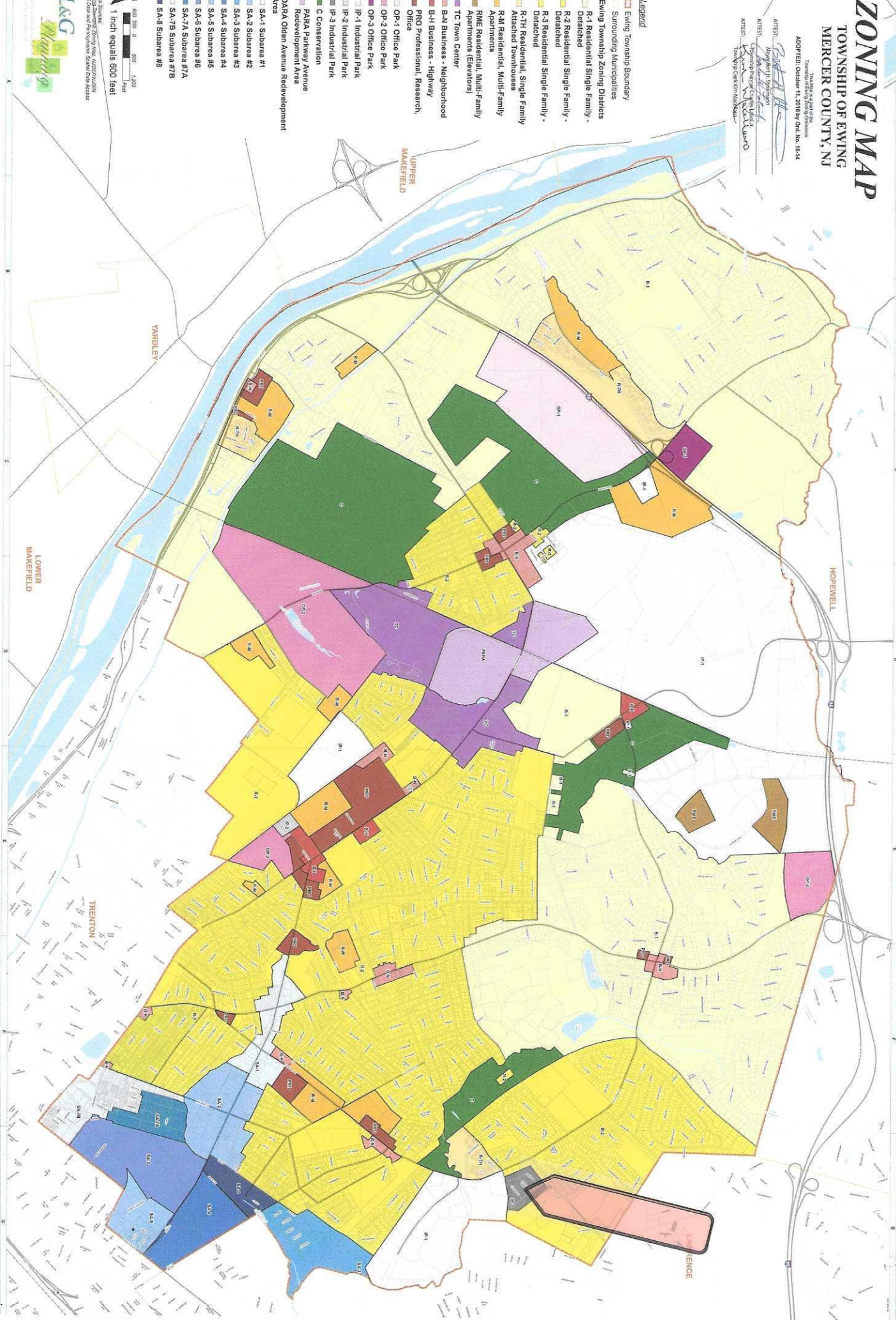
TOWNSHIP OF EWING MERCER COUNTY, NJ

ADOPTED: October 11, 2006 by Ord. No. 16-14

ATTEST: *[Signature]*
 Township Clerk
 ATTEST: *[Signature]*
 Township Engineer

- Legend**
- EWING Township Boundary
 - Surrounding Municipalities
 - Ewing Township Zoning Districts
 - R-1 Residential Single Family - Detached
 - R-2 Residential Single Family - Detached
 - R-3 Residential Single Family - Detached
 - R-1H Residential, Single Family Attached Townhouses
 - R-2H Residential, Multi-Family Apartments (Elevators)
 - R-3H Residential, Multi-Family Apartments (Elevators)
 - TC Town Center
 - B-N Business - Neighborhood
 - B-H Business - Highway
 - PRO Professional, Research, Office
 - OP-1 Office Park
 - OP-2 Office Park
 - OP-3 Office Park
 - IP-1 Industrial Park
 - IP-2 Industrial Park
 - IP-3 Industrial Park
 - C Conservation
 - PARA Parkway Avenue Redevelopment Area
 - OARA Olden Avenue Redevelopment Area
 - SA-1 Subarea #1
 - SA-2 Subarea #2
 - SA-3 Subarea #3
 - SA-4 Subarea #4
 - SA-5 Subarea #5
 - SA-6 Subarea #6
 - SA-7A Subarea #7A
 - SA-7B Subarea #7B
 - SA-8 Subarea #8

1 inch equals 600 feet



Chapter 215. Land Development

Article IV. Zoning District Regulations; Conditional Uses; Parking and Sign Requirements

§ 215-27. IP-3 Industrial Park Zone.

A. Permitted principal uses.

[Amended by Ord. No. 1993-22; Ord. No. 1994-3]

- (1) Manufacturing, processing, producing, fabricating or warehousing operations which meet performance standards contained in this chapter, provided that all operations and activities, except parking and loading, are carried on within enclosed buildings and that there is no outside storage of materials, equipment or refuse, except as provided by this chapter.
- (2) Structures and uses devoted to research, experimentation or engineering involving scientific investigation, engineering study, project development and similar activities.
- (3) Offices and warehouses.

(4) Public safety facilities.^[1]

[1] *Editor's Note: Former Subsection A(5) and (6), regarding existing residential uses and child-care centers, which immediately followed, were repealed 4-13-2021 by Ord. No. 21-04.*

B. Permitted accessory buildings and uses.

- (1) Off-street parking facilities.
 - (2) Fences, walks and hedges as regulated by ordinance.
 - (3) Signs as regulated by ordinance.
 - (4) Satellite communications dish receiving antennas, provided the dish antenna does not exceed 15 feet in diameter; is not located in a front yard; conforms to the rear and side yard requirements for a principal building; and does not exceed 17 feet in height. Microwave transmission antennas or facilities are not permitted as an accessory use.
 - (5) Other uses customarily incidental to the permitted principal use.
 - (6) Solar energy systems pursuant to § 215-35.
- [Added 9-12-2017 by Ord. No. 17-23; amended 4-13-2021 by Ord. No. 21-04]

C. Conditional uses.

[Amended by Ord. No. 1989-30; Ord. No. 97-12; 9-12-2017 by Ord. No. 17-23; 4-13-2021 by Ord. No. 21-04]

(1) Cellular telecommunications facilities.

D. Bulk requirements.

(1) Principal building.

(a) Lot area, corner lot: 6,000 square feet, minimum.

(b) Lot area, interior lot: 4,000 square feet, minimum.

(c) Lot width, corner lot: 60 feet, minimum.

(d) Lot width, interior lot: 40 feet, minimum.

(e) Front yard: 25 feet, minimum.

(f) Side yard, each: five feet, minimum.

(g) Rear yard: five feet, minimum.

(h) All other principal buildings and structures: two stories not to exceed 35 feet.
[Amended 4-13-2021 by Ord. No. 21-04]

(2) Accessory building.

(a) Distance to side lot line: five feet, minimum.

(b) Distance to rear lot line: five feet, minimum.

(c) Height: one story, not to exceed; 15 feet, maximum.

(3) Lot coverage.

(a) Total building coverage shall not exceed 50% of total lot area.

(b) Total impervious surface lot coverage shall not exceed 80%.

E. General requirements.

[Amended by Ord. No. 1993-22; Ord. No. 1994-3]

(1) All buildings and uses shall be served by public water and sewage, and a lot may contain more than one principal building.

(2) Separation of parking from public streets. Along each street line, a minimum ten-foot strip shall be provided, suitably landscaped. The landscaped strip shall be separated from the parking area by continuous concrete curbing except at accessways.

(3) Screening or buffer strip. Along each side and rear property line which adjoins a residential district in the Township or a similar district in an adjoining municipality, a screen or buffer planting strip shall be provided consisting of massed evergreens and shrubs of such species and size as will produce an effective screen at time of planting. The width of the planted screen shall be a minimum of four feet, and it shall be the

responsibility of the applicant to carry out this program and to promote such maintenance and care as is required to obtain the effect intended by the original plan.

- (4) Landscaping. Those portions of all yards not used for parking, loading, unloading and service shall be planted and maintained at all times.
- (5) Distance between buildings. All buildings shall be arranged in a group or groups, and the distance at the closest point between any two buildings or group of buildings shall be not less than 10 feet.
- (6) Entrances and exits. All entrances and exits upon a public street shall not be located within 25 feet of any street intersection, said distance to be measured from the intersection of the right-of-way lines at the corner affected and the closest point of such proposed driveway. No entrance or exit, at the curbline only, shall be closer than five feet from a side lot line. Entrance and exit sizes, locations and construction shall also be in accordance with requirements of the governmental agency having jurisdiction over the facility upon which the permitted use has frontage.
- (7) Outdoor storage areas. No use or accessory use shall be constructed to permit the keeping of articles, equipment, goods or materials in the open exposed to public view, adjacent residences or a residential district. When necessary to store or keep such materials in the open, the area shall be fenced with a screen or buffer planting strip and be situated not closer than 25 feet from a residential district line.
- (8) Loading dock and service areas. No loading dock or service area may be on any street frontage. Provision for handling of freight shall be on those sides of any buildings which do not face on any street or proposed streets.^[2]

[2] *Editor's Note: Former Subsection E(9), regarding child-care centers, which immediately followed, was repealed 4-13-2021 by Ord. No. 21-04.*