



## GENERAL NOTES

- [illegible]

**VARIANCE WHICH APPEARS TO BE REQUIRED FROM:**

SECTION 35-89.24 WHICH REQUIRES ALL PROPOSED SITE DEVELOPMENT ALONG THE ROUTE 9 CORRIDOR TO BE LOCATED OUTSIDE OF THE NADOT DESIRED TYPICAL SECTION (DTS). WHEREAS SOME PROPOSED SITE IMPROVEMENTS MAY BE PROPOSED WITHIN THIS AREA.

SECTION 35-96.2 WHICH DOES NOT LIST FLEX WAREHOUSE AS A PERMITTED PRINCIPAL USE WITHIN THE RESIDENTIAL, R-150 ZONE.

**DESIGN WAIVER WHICH APPEARS TO BE REQUIRED FROM:**

SECTION 35-63.5  
WHICH PROHIBITS PARKING STALLS FROM USING THE ENTRANCE AND EXIT DRIVEWAYS  
FOR USE TO ACCESS THE PARKING STALL.  
SECTION 35-63.2  
WHICH DOES NOT SPECIFICALLY ADDRESS THE PARKING REQUIREMENTS FOR A FLEX  
WAREHOUSE BUILDING, DEPENDING ON HOW THE TOWNSHIP PROFESSIONALS APPLY THE  
PARKING STANDARDS, A WAIVER MAY BE REQUIRED.  
SECTION 35-48M  
WHICH REQUIRES A 50 FOOT LANDSCAPE AREA/SETBACK ALONG THE ROUTE 9  
RIGHT-OF-WAY, WHEREAS 25 FEET IS PROPOSED.  
DEPENDENT ON INTERPRETATION OF THIS ORDINANCE SECTION, THIS WAIVER MAY NOT  
BE TECHNICALLY REQUIRED.

## CONCEPTUAL PLAN

TAX MAP SHEET No. 125, LAST REVISED 1-5-05  
BERKELEY TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

### SKETCH "B"

**Geller  
Sive &  
Company** Consulting Engineers & Planners  
Civil • Site • Transportation  
Traffic • Municipal

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DRAWN BY: DESIGNED BY: CHECKED BY:	GC	DATE	SCALE	SHEET	JOB NUMBER
	ES	7/27/18	1" = 20'	1 OF 1	2710