

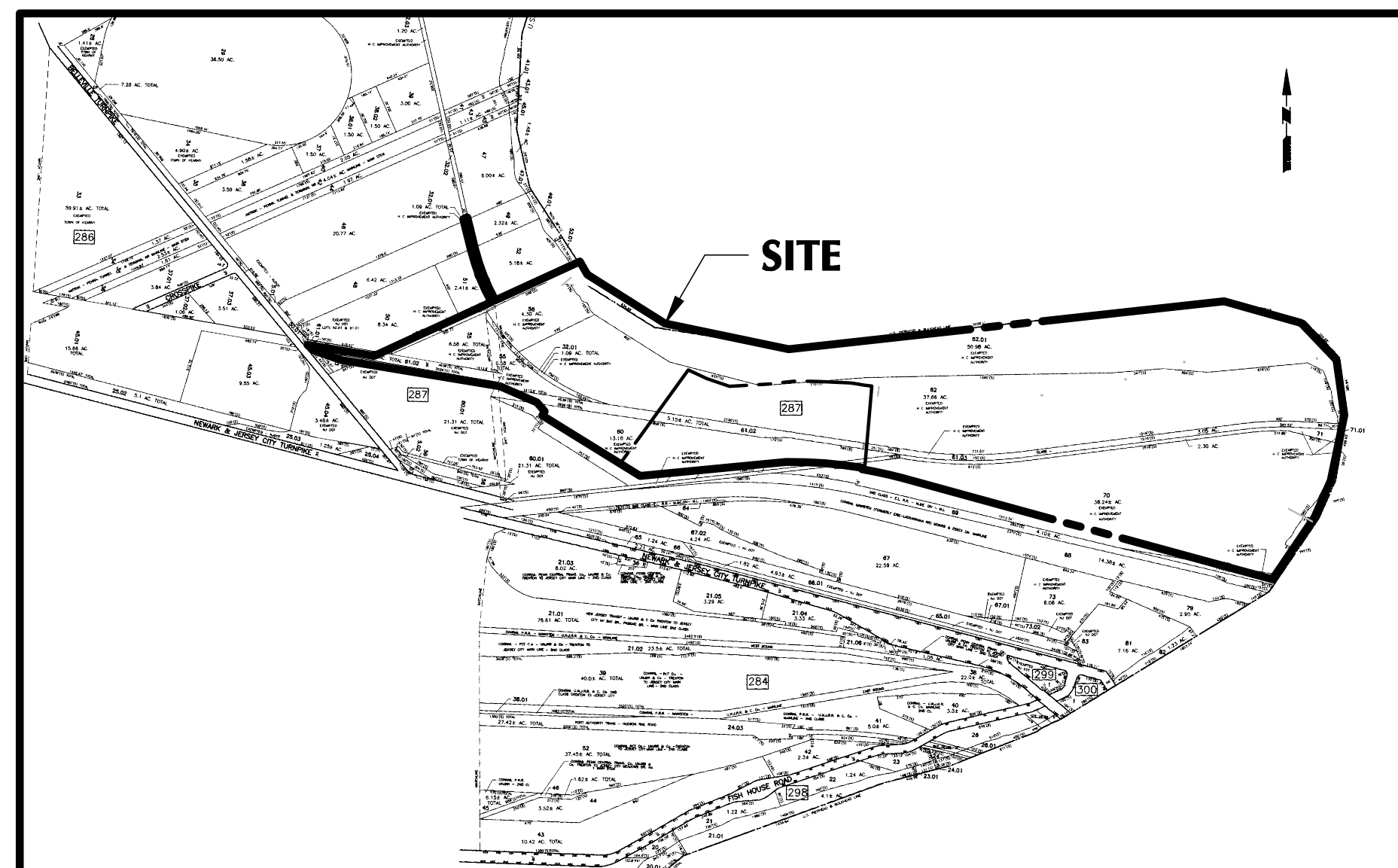
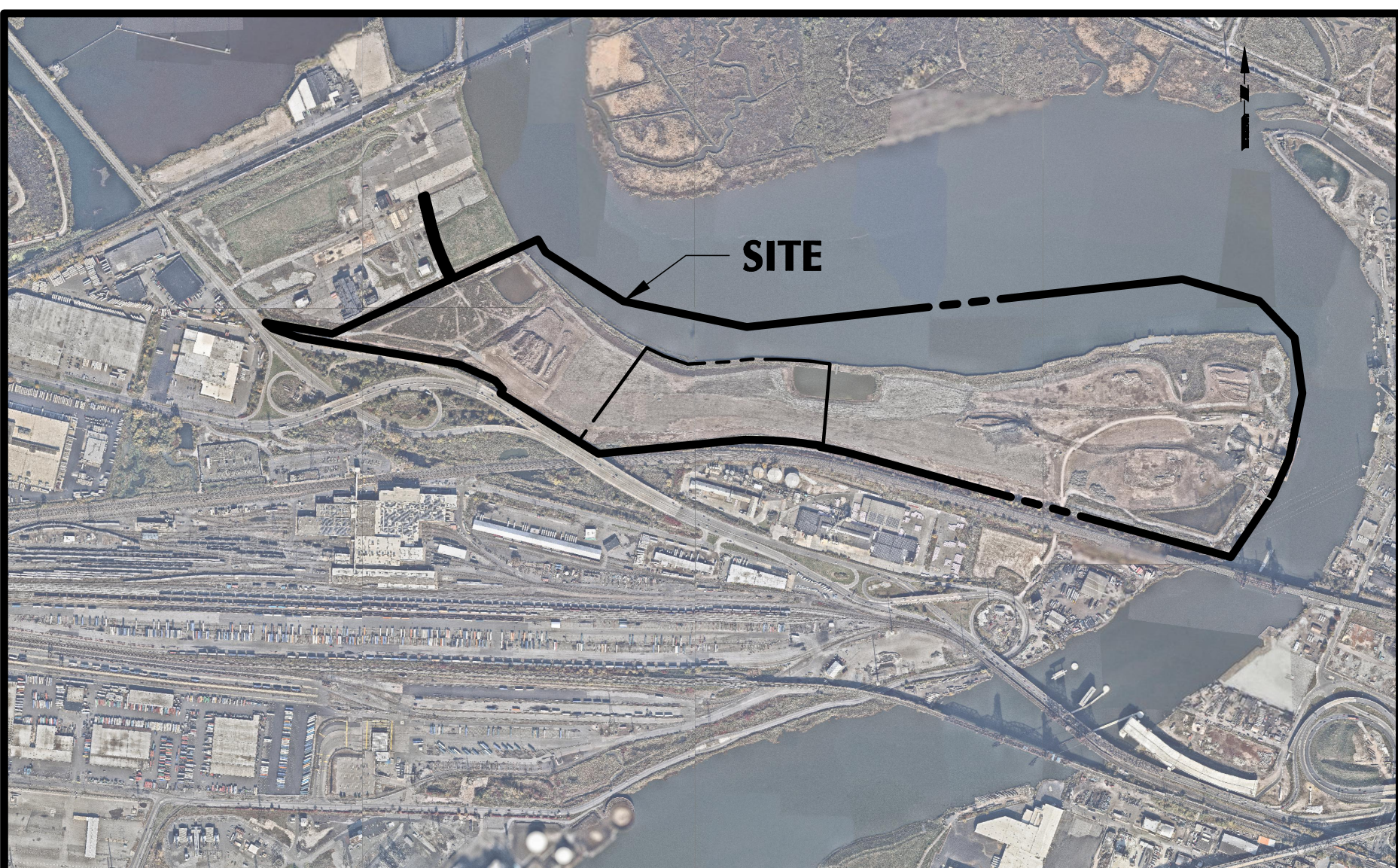
MORRIS KEARNY ASSOCIATES, LLC

REDEVELOPMENT

PROPOSED WAREHOUSE AND DISTRIBUTION FACILITIES ZONING CERTIFICATE APPLICATION

BLOCK No. 287, LOT No.'s 32.01, 54, 55, 56, 60, 61.02, 61.03, 62, 62.01, 63, 70, 70.01, 71, 71.01, & 80

TOWN OF KEARNY, HUDSON COUNTY, NEW JERSEY



PROJECT LOCATION
SCALE: 1" = 1,000'

TAX MAP
SCALE: 1" = 1,000'

ZONING TABLE			
KOPPERS COKE PENINSULA REDEVELOPMENT AREA			
BULK REGULATIONS	REQUIRED	PROPOSED	VARIANCE
Land Use	Warehouse	Warehouse	NO
Min. Lot Area	1 AC	147.57 AC (6,428,187 SQ FT)**	NO*
Min. Lot Width	100 FT	30.53 FT	NO*
Min. Lot Depth	150 FT	934.5 FT	NO
Max. Lot Coverage	60%	28.3%	NO
Min. Open Space	15%	43.5%	NO
Min. Front Yard - Structures	30 FT	83.3 FT	NO
Min. Front Yard - Parking	20 FT	64.8 FT	NO
Min. Side Yard***	20 FT	25 FT	NO
Min. Rear Yard***	30 FT	249.4 FT	NO
Max. Floor Area Ratio	2.5	0.29	NO

*Pre-existing non-conforming condition (Lot 32.01)
**Total lot area does not include NJ Transit parcels R1A and R1B (898,473 SQ FT), as listed in the Declaration of Taking (NJ Transit vs. HCUA), filed July 8, 2019.
*** Proposed side and rear yard setbacks are for building 2 and 3, respectively.

PARKING AND LOADING STATISTICS			
REGULATIONS	REQUIRED	PROPOSED	COMPLIES
PARKING SPACES DIMENSION	8.5 FT x 18 FT	9 FT x 18 FT	YES
ASILE WIDTH	24 FT	24 FT	YES
BUILDING 1 WAREHOUSE (1,057,402 SQ FT) = 705 SPACES OFFICE = 111 SPACES TOTAL = 816 SPACES		209 SPACES (CONSTRUCTED) 620 (BANKED) 829 TOTAL	YES
BUILDING 2 WAREHOUSE (331,621 SQ FT) = 221 SPACES OFFICE (35,900 SQ FT) = 90 SPACES TOTAL = 311 SPACES		95 SPACES (CONSTRUCTED) 217 (BANKED) 312 TOTAL	YES
BUILDING 3 WAREHOUSE (371,509 SQ FT) = 248 SPACES OFFICE (36,000 SQ FT) = 90 SPACES TOTAL = 338 SPACES		117 SPACES (CONSTRUCTED) 223 (BANKED) 340 TOTAL	YES
ADA PARKING SPACES ADA = 2% OF TOTAL SPACES VAN = 1 IN EVERY 6 ADA SPACES		6 ADA CAR SPACES 3 ADA VAN SPACES 9 TOTAL	YES
LOADING IN FRONT YARD	NOT PERMITTED	NO	YES
LOADING SPACE DIMENSION	12 FT x 60 FT	13.5 FT x 60 FT	YES
LOADING SPACES	90 SPACES	90 SPACES	YES
3 SPACES FOR STRUCTURES BETWEEN 40,000 AND 100,000 SQ FT AND ONE SPACE PER ADDITIONAL 100,000 SQ FT OVER 100,000 SQ FT		37 SPACES	YES
		38 SPACES	YES

BLK. NO.	LOT NO.	PROP. ADDRESS	OWNER NAME / ADDRESS	286	43	MEADOWS	NOT IN Pkg. Corp. Annual C/D Tax Mgr. 400 N Capital Street New Washington, DC 20001	287	45	MEADOWS	Not In Pkg. Corp. Annual C/D Tax Mgr. 400 N Capital Street New Washington, DC 20001	287	67.02	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	43	149 2	149 2	286	43.01	MEADOWS	840-909 Newark Turnpike	287	46	3015 Belleville Tpk	Marlboro Pkg. Inc. C/O Green Springs P.O. Box 2477 Marlboro, NJ 07757-7711	287	68	MEADOWS	Central Corp C/D Prop Tax Dept P.O. Box 8499 Philadelphia, PA 19101
286	43.01	149 10	633 Belleville Tpk	286	45.01	MEADOWS	HMC One Delaware Park Plaza Philadelphia, PA 19101	287	48	48, 48.01, 51, 52, 52.01	Flax & Meadows	287	69	MEADOWS	Central Corp C/D Prop Tax Dept P.O. Box 8499 Philadelphia, PA 19101
286	45.01	149 1	East of Schuyler Avenue	286	45.04	MEADOWS	968 Newark Pkg. Inc. C/O Cornerstone 1835 McCarter Highway Newark, NJ 07102	287	48	48, 48.01, 51, 52, 52.01	Flax & Meadows	287	70	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	45.04	149 1	East of Schuyler Avenue	286	45.04	MEADOWS	968 Newark Pkg. Inc. C/O Cornerstone 1835 McCarter Highway Newark, NJ 07102	287	50	50.01	Belleville Tpk	287	71	MEADOWS	H.C. Improvement Authority 2 Journal Sq Plaza, 8th Fl Jersey City, NJ 07310
286	50.01	149 1	East of Schuyler Avenue	286	50.01	MEADOWS	Central Corp C/D Prop Tax Dept P.O. Box 8499 Philadelphia, PA 19101	287	50	50.01	Belleville Tpk	287	72	MEADOWS	H.C. Improvement Authority 2 Journal Sq Plaza, 8th Fl Jersey City, NJ 07310
286	50.01	149 1	East of Schuyler Avenue	286	50.01	MEADOWS	Central Corp C/D Prop Tax Dept P.O. Box 8499 Philadelphia, PA 19101	287	53	53	Belleville Tpk	287	73	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	53.01	149 1	East of Schuyler Avenue	286	53.01	MEADOWS	Central Corp C/D Prop Tax Dept P.O. Box 8499 Philadelphia, PA 19101	287	53	53	Belleville Tpk	287	74	MEADOWS	Hudson County Improvement Authority 830 Bergen Avenue, 9th Floor Jersey City, NJ 07310
286	53.01	149 1	East of Schuyler Avenue	286	53.01	MEADOWS	Central Corp C/D Prop Tax Dept P.O. Box 8499 Philadelphia, PA 19101	287	54	54	Belleville Tpk	287	75	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	54	149 22	804-828 Belleville Tpk	286	4.01	MEADOWS	HMC One Delaware Park Plaza Philadelphia, PA 19101	287	54	54	Belleville Tpk	287	76.02	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.01	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	55	55	MEADOWS	287	79	MEADOWS	James M. Salerno Enterprises, Inc. 2 Journal Sq Plaza, 8th Fl Jersey City, NJ 07310
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	55	55	MEADOWS	287	80	MEADOWS	James M. Salerno Enterprises, Inc. 2 Journal Sq Plaza, 8th Fl Jersey City, NJ 07310
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	56	56	Belleville Tpk	287	81	MEADOWS	H.C. Improvement Authority 2 Journal Sq Plaza, 8th Fl Jersey City, NJ 07310
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	56	56	Belleville Tpk	287	82	MEADOWS	H.C. Improvement Authority 2 Journal Sq Plaza, 8th Fl Jersey City, NJ 07310
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	57	57	MEADOWS	287	83	MEADOWS	James M. Salerno Enterprises, Inc. 2 Journal Sq Plaza, 8th Fl Jersey City, NJ 07310
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	57	57	MEADOWS	287	84	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	58	58	MEADOWS	287	85	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	58	58	MEADOWS	287	86	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	59	59	MEADOWS	287	87	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	60	60	Belleville Tpk	287	88	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	60	60	Belleville Tpk	287	89	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	61	61.01	MEADOWS	287	90	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	61	61.01	MEADOWS	287	91	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	62	62	MEADOWS	287	92	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	62	62	MEADOWS	287	93	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	63	63	MEADOWS	287	94	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	64	64	MEADOWS	287	95	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	64	64	MEADOWS	287	96	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	65	65	MEADOWS	287	97	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	65	65	MEADOWS	287	98	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	66	66	MEADOWS	287	99	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	66	66	MEADOWS	287	100	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	67	67	1249 Newark Turnpike	287	101	MEADOWS	Central Corp C/D Prop Tax Dept P.O. Box 8499 Philadelphia, PA 19101
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	67	67	1249 Newark Turnpike	287	102	MEADOWS	Central Corp C/D Prop Tax Dept P.O. Box 8499 Philadelphia, PA 19101
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	67	67	1249 Newark Turnpike	287	103	MEADOWS	Central Corp C/D Prop Tax Dept P.O. Box 8499 Philadelphia, PA 19101
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	68	68	MEADOWS	287	104	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	68	68	MEADOWS	287	105	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	69	69	MEADOWS	287	106	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	69	69	MEADOWS	287	107	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	70	70	MEADOWS	287	108	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	70	70	MEADOWS	287	109	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	71	71	MEADOWS	287	110	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	71	71	MEADOWS	287	111	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	72	72	MEADOWS	287	112	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	72	72	MEADOWS	287	113	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	73	73	MEADOWS	287	114	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	73	73	MEADOWS	287	115	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	74	74	MEADOWS	287	116	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS	PS&S Serv Corp Prop Dept (FL) 80 Park Plaza Newark, NJ 07102	287	74	74	MEADOWS	287	117	MEADOWS	State of NJ DOT 1000 Parkway Avenue Trenton, NJ 08625
286	4.02	149 22	804-828 Belleville Tpk	286	4.02	MEADOWS									