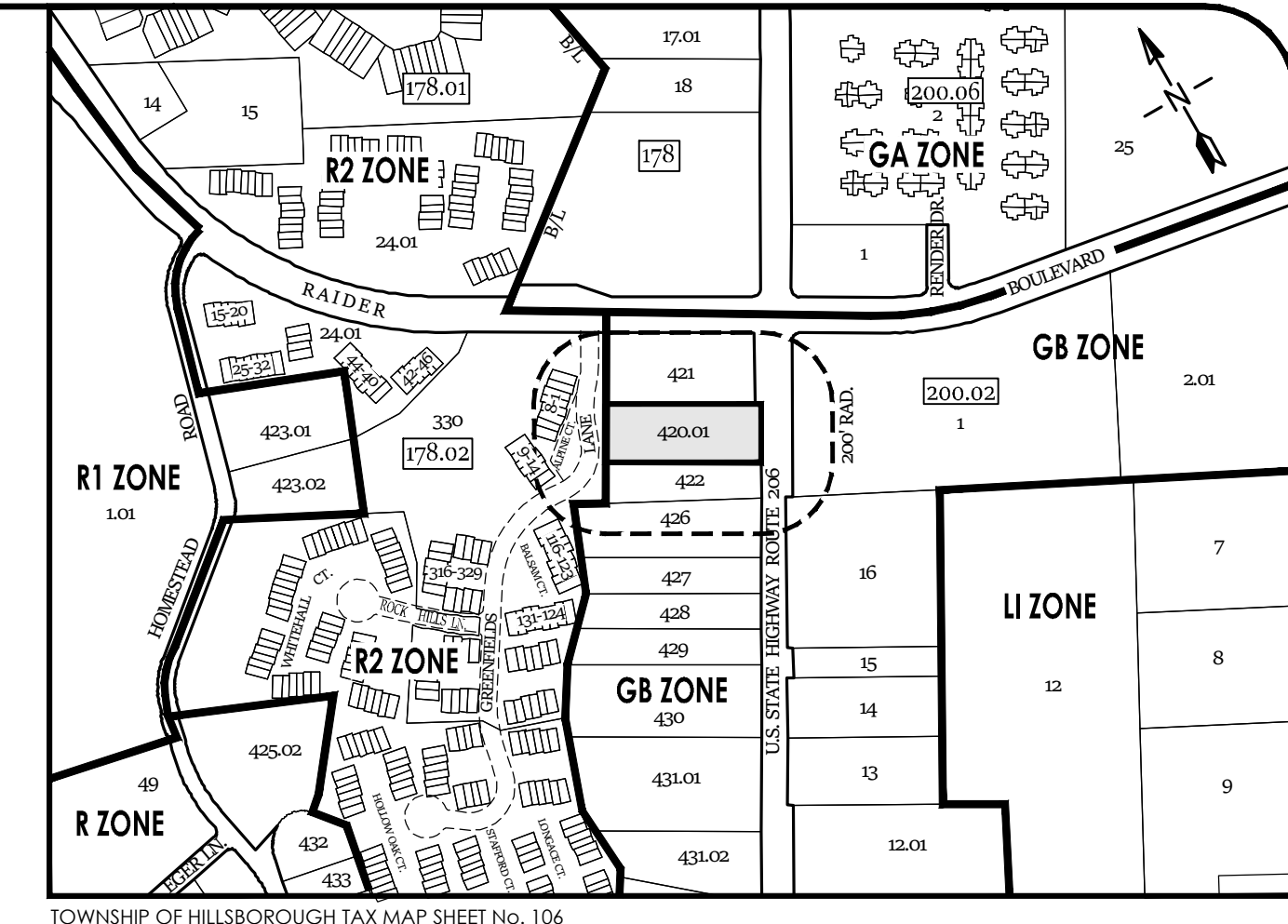
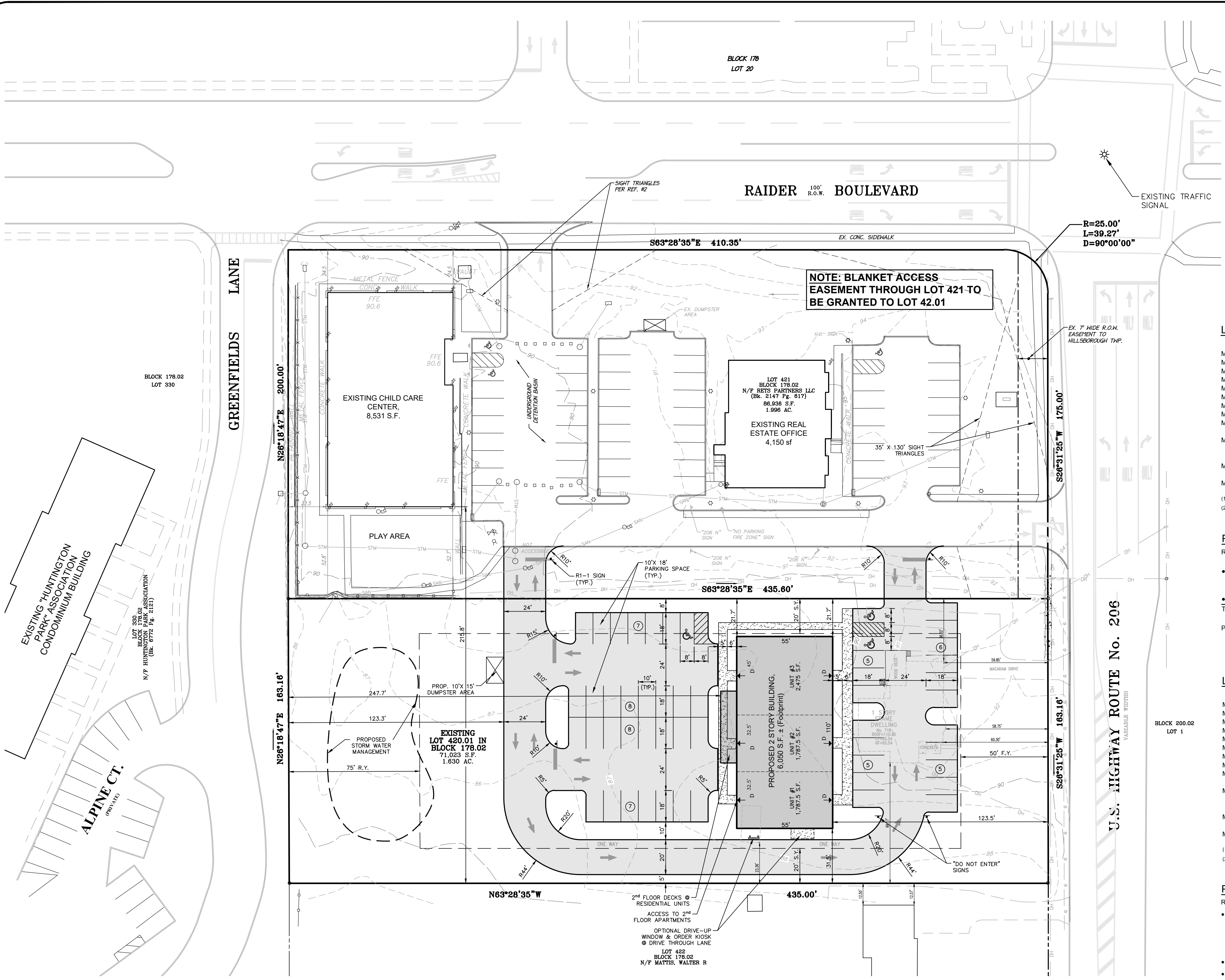


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LOT 421 - GB GATEWAY DISTRICT ZONING REQUIREMENTS:			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2.00 ACRES	1.996 AC. (1)	1.996 AC. (1)
MINIMUM FRONT YARD SETBACK	50 FT.	24.5 FT.	24.5 FT.
MINIMUM SIDE YARD SETBACK	20 FT.	52.7 FT.	52.7 FT.
MINIMUM REAR YARD SETBACK	75 FT.	NA	NA
MAXIMUM BUILDING HEIGHT	35 FT. OR 2 1/2 STORIES	< 35 FT. / 1 STORY	< 35 FT. / 1 STORY
MINIMUM LOT WIDTH	200 FT.	200.0 FT.	200.0 FT.
MAXIMUM LOT COVERAGE	50 %	51.8% (1)	53.5% (2)
MAXIMUM FLOOR AREA RATIO	0.30	0.1459	0.1459
MINIMUM BUFFER AREAS ALONG PROPERTY LINES			
ABUTTING A RESIDENTIAL DISTRICT	15 FT.	5 FT. (FOR PLAY AREA) (1)	5 FT. (FOR PLAY AREA) (1)
MINIMUM BUFFER ALONG STREET LINES WHERE RESIDENCES OR RESIDENTIAL ZONING IS ACROSS THE STREET	15 FT.	NA	NA
MINIMUM BUFFER AROUND LOADING AND TRASH COLLECTION AREAS	15 FT.	36 FT.	36 FT.
MINIMUM LOT DEPTH	250 FT.	435.4 FT.	435.4 FT.

(1) EXISTING NONCONFORMITY
(2) VARIANCE REQUIRED

PARKING CALCULATIONS (@ EXIST. LOT 421)

REQUIRED:	
BUSINESS SERVICES AT 3.5 SPACES PER 1,000 S.F. OF GFA	(15 SPACES)
4,150 S.F. / 1,000 S.F. x 3.5 = 14.52	
PLUS CHILD CARE CENTER AT 1 SPACE PER EMPLOYEE	
PLUS 1 SPACE PER 10 CHILDREN ENROLLED	
19 EMPLOYEES x 1 SPACE/EMPLOYEE + 145 CHILDREN x 1 SPACE/10 CHILDREN = 33.5	(34 SPACES)
TOTAL:	49 SPACES
PROVIDED:	37 SPACES (CHILD CARE CENTER) 16 SPACES (REAL ESTATE OFFICE) 53 SPACES

LOT 420.01 - GB GATEWAY DISTRICT ZONING REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2.00 ACRES	1.631 AC. (1)	1.631 AC. (1,2)
MINIMUM FRONT YARD SETBACK	50 FT.	58.75 FT.	123.5 FT.
MINIMUM SIDE YARD SETBACK	20 FT.	36.02 FT.	21.7 FT.
MINIMUM REAR YARD SETBACK	75 FT.	326.5 FT.	247.7 FT.
MAXIMUM BUILDING HEIGHT	35 FT. OR 2 1/2 STORIES	< 35 FT. / 1 STORY	< 35 FT. / 2 STORIES
MINIMUM LOT WIDTH	200 FT.	163.16 FT. (1)	163.16 FT. (1,2)
MAXIMUM LOT COVERAGE	50 %	14.9%	47.1%
MAXIMUM FLOOR AREA RATIO	0.30	0.029 ±	0.17 ±
MINIMUM BUFFER AREAS ALONG PROPERTY LINES			
ABUTTING A RESIDENTIAL DISTRICT	15 FT.	326.5 FT. ±	247.7 FT.
MINIMUM BUFFER ALONG STREET LINES WHERE RESIDENCES OR RESIDENTIAL ZONING IS ACROSS THE STREET	15 FT.	> 15 FT.	> 15 FT.
MINIMUM BUFFER AROUND LOADING AND TRASH COLLECTION AREAS	15 FT.	> 15 FT.	> 15 FT.
MINIMUM LOT DEPTH	250 FT.	435.2 FT.	435.2 FT.

(1) EXISTING NONCONFORMITY
(2) VARIANCE REQUIRED

PARKING CALCULATIONS (@ EXIST. LOT 420.01)

REQUIRED (NEW DEVELOPMENT):	
MEDICAL OFFICE OR RESTAURANT AT 4 SPACES PER 1,000 S.F. OF GFA (*)	24 SPACES
6,000 S.F. / 1,000 S.F. x 4 = 24	
PLUS RESTAURANT AT 1 SPACE PER EMPLOYEE (USE 12 EMPLOYEES)	
12 EMPLOYEES x 1 SPACE/EMPLOYEE	12 SPACES
RESIDENTIAL - 2 P.S./UNIT: 4 UNITS X 2 P.S./UNIT	8 SPACES
TOTAL REQUIRED	44 SPACES
PROVIDED:	50 SPACES (INCL. 3 H.C. SPACES)

(*) NOTE FOR MEDICAL USE THE USABLE FLOOR AREA CAN BE USED, THEREFORE USE OF GROSS FLOOR IS CONSERVATIVE.

PLAN REFERENCES:

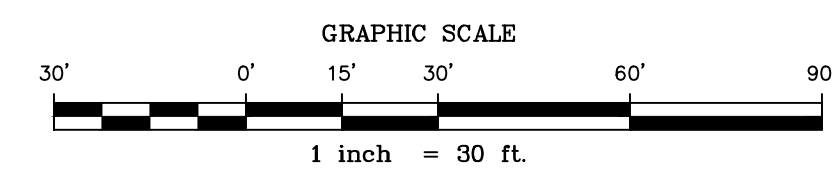
- "BOUNDARY & TOPOGRAPHIC SURVEY OF TAX LOT 420.01 - BLOCK 18.02, TOWNSHIP OF HILLSBOROUGH, SOMERSET COUNTY, NEW JERSEY", JAMES P. DEADY SURVEYOR, LLC, JOHN C. RITT, N.J.P.L.S. LIC. No. 24G504324100, DATED 1/27/2020.
- "CONSTRUCTION AS BUILT PREPARED FOR BLOCK 178.02 LOT 421, HILLSBOROUGH TOWNSHIP SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, PAMELA NATHEWS, N.J.P.E. & L.S. LIC. No. 41181, LAST REVISED 6/1/2018.

OWNER & APPLICANT

REAL VEST CONSTRUCTION, LLC
2 NORTH ROAD, SUITE ONE
WARREN, NJ 07059
908-507-8911

VARIANCE WAIVERS REQUIRED

- CHAPTER 188-68 E (1) - FOR PROVIDING 10'X18' PARKING SPACES (WITH 2' OVERHANG) INSTEAD OF 10' X 20' PARKING SPACES.
- CHAPTER 188-68 E (1) - FOR PROVIDING 24' WIDE TWO-WAY AISLES INSTEAD OF 30' WIDE TWO-WAY AISLES.
- CHAPTER 188-113.2 F (4)(b) - FOR PROVIDING PARKING AREAS WITHIN THE FRONT YARD SETBACK AND IN FRONT OF THE BUILDING ALONG U.S. HIGHWAY ROUTE 206.
- CHAPTER 188-113.2 B (15) - FREE STANDING RESTAURANTS AND RESTAURANTS LOCATED IN MULTI-USE BUILDING, NOT INCLUDING DRIVE-THROUGH FACILITIES, WHILE DRIVE-THROUGH IS PROPOSED USE VARIANCE REQUIRED.
- VARIANCES AS NOTED IN ZONING REQUIREMENTS SUMMARY ABOVE.



DATE:	SEPTEMBER 8, 2025
SCALE:	1"=30'
DESIGNED BY:	M.K.F.
DRAWN BY:	A.B.
CHECKED BY:	M.K.F.
JOB No.	2314H.01

Michael K. Ford
MICHAEL K. FORD
NEW JERSEY PROFESSIONAL ENGINEER NUMBER 34722

Van Cleef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
12 BROWER LANE, HILLSBOROUGH, NJ 08844
WEB: WWW.VANCELEFENGINEERING.COM
PHONE (908) 359-4231
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

CONCEPTUAL SITE PLAN
FOR
BLOCK 178.02 LOT 421.01
718 ROUTE 206 SOUTH,
HILLSBOROUGH TOWNSHIP,
SOMERSET COUNTY, NEW JERSEY