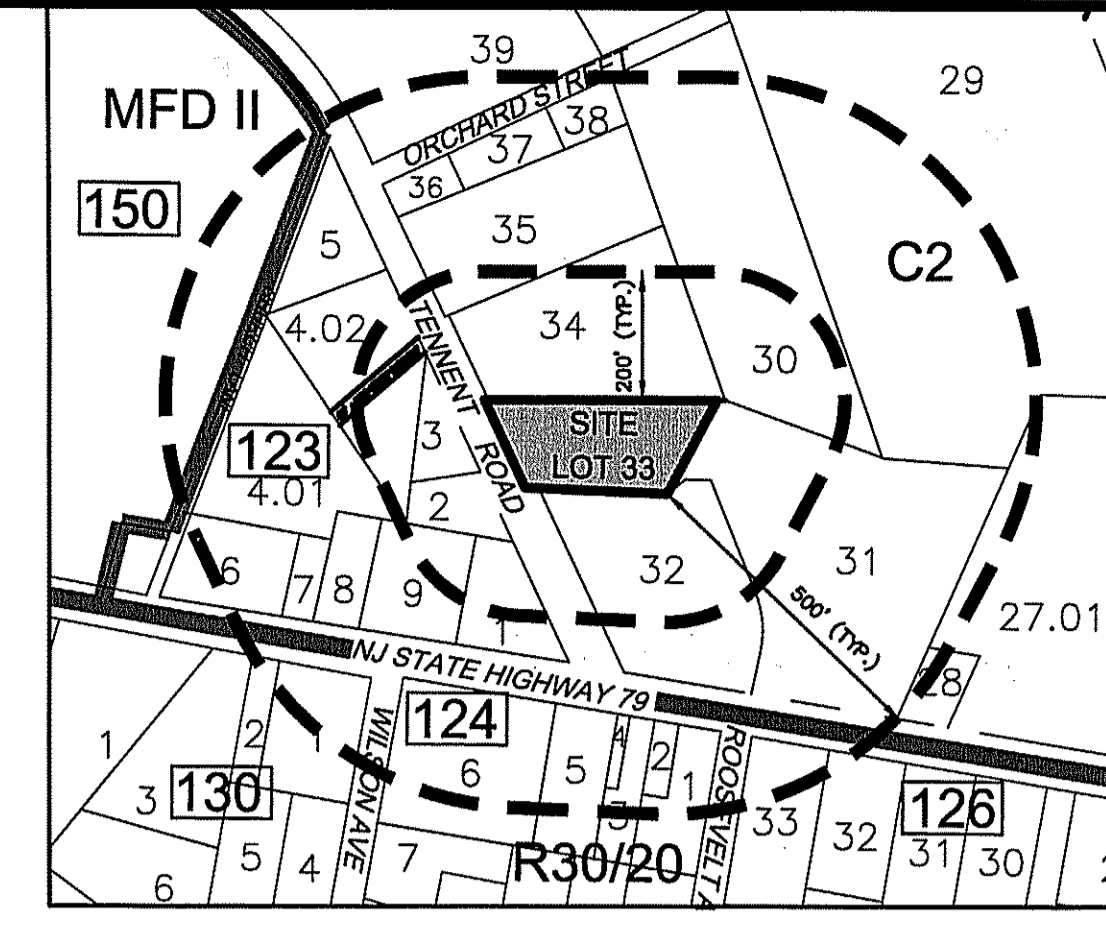


PROPERTY OWNERS LIST			
BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION
122	30	SPADE, WILLIAM E. 10 ORCHARD PLACE MORGANVILLE, NJ 07751	10 ORCHARD PLACE
123	4.01	PODOLLA, KATHI & MICHAEL 24 CHURCH LANE MORGANVILLE, NJ 07751	24 CHURCH LANE
123	4.02	YERRAM, MADHUSUDHAN & SWAROOPA 11 TENNENT ROAD MORGANVILLE, NJ 07751	11 TENNENT ROAD
123	1	NJ ENERGY REALTY LLC 636 MAIN STREET NEW PALTZ, NY 12561	1 ROUTE 79
123	9	NJ ENERGY REALTY LLC 636 MAIN STREET NEW PALTZ, NY 12561	1 ROUTE 79
123	2	LIN, ZHANYI 3 TENNENT ROAD MORGANVILLE, NJ 07751	3 TENNENT ROAD
123	3	SINGH, BALJINDER 7 TENNENT ROAD MORGANVILLE, NJ 07751	7 TENNENT ROAD
122	32	SYNERGY FEDERAL SAVING BANK 615 MERRICK AVENUE WESTBURY, NY 11590	473 ROUTE 79
122	31	GENESIS ASSOCIATES INC, A N.J. CORP 25 ASSURY AVENUE OCEANPORT, NJ 07074	ROUTE 79
122	35	14 TENNENT ROAD LLC 28 INDUSTRIAL DRIVE CLIFFWOOD, NJ 07735	14 TENNENT ROAD
122	34	STRAND INSURANCE FINANCE CO., INC. 22 TENNENT ROAD MORGANVILLE, NJ 07751	22 TENNENT ROAD

UTILITIES	
W.M.U.A.	103 PENSION ROAD ENGLISHTOWN, NJ 07728 ATTENTION: KATHY LEATHERMAN
MARLBORO TOWNSHIP WATER UTILITY	1979 TOWNSHIP DRIVE MARLBORO, NJ 07745
GORDON'S CORNER WATER UTILITY	27 VANDERBURG ROAD MARLBORO, NJ 07746
N.J. NATURAL GAS COMPANY	1415 WYCKOFF ROAD WALL, NJ 07719 ATTENTION: FRANK GRAF
CABLEVISION OF MONMOUTH	40 PINE STREET TINTON FALLS, NJ 07753
VERIZON NEW JERSEY INC	789 WAYSIDE ROAD NEPTUNE, NJ 07753
JERSEY CENTRAL POWER & LIGHT COMPANY	531 NEWMAN SPRING ROAD SIE 325, BLDG 3 RED BANK, NJ 07701 ATTN: JOY BOSTICK
STATE OF NJ DEPT OF TRANSPORTATION	100 DANIELS WAY FREEHOLD, NJ 07728



KEY MAP
SCALE: 1"=300'±

ZONING SCHEDULE (C-2 ZONE)

BULK STANDARDS	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	130,880 SF	38,083.88 SF**	38,083.88 SF**
MIN. LOT FRONTAGE	300 FT	150 FT**	150 FT**
MIN. LOT WIDTH	300 FT	135 FT**	135 FT**
MIN. LOT DEPTH	200 FT	283 FT	283 FT
MAX BUILDING COVERAGE	30%	N/A	13.7%
MAX BUILDING HEIGHT	35 FT	N/A	< 35 FT
MAX IMPERVIOUS COVERAGE	60%	N/A	59.7%*
FLOOR AREA RATIO (FAR)	0.30	N/A	0.14
PRINCIPAL BUILDING			
FRONT YARD SETBACK	75 FT	N/A	75.0 FT
SIDE YARD SETBACK	50 FT	N/A	5.3 FT*
REAR YARD SETBACK	50 FT	N/A	59.8 FT
PARKING REQUIREMENTS			
PROPOSED CAR WASH (1 LANE)			
12 SP PER LANE	12 SPACES		12 SPACES
PARKING IN FRONT YARD SETBACK	75 FT		80.0 FT
PARKING SETBACK TO BUILDING	30 FT		35 FT
PARKING PERMITTED IN ANY REAR/SIDE YARD AREA			4 FT
BARRIER-FREE SPACES			
1% TOTAL PARKING/ MINIMUM 2			
TOTAL SPACES	2 SPACES		2 SPACES

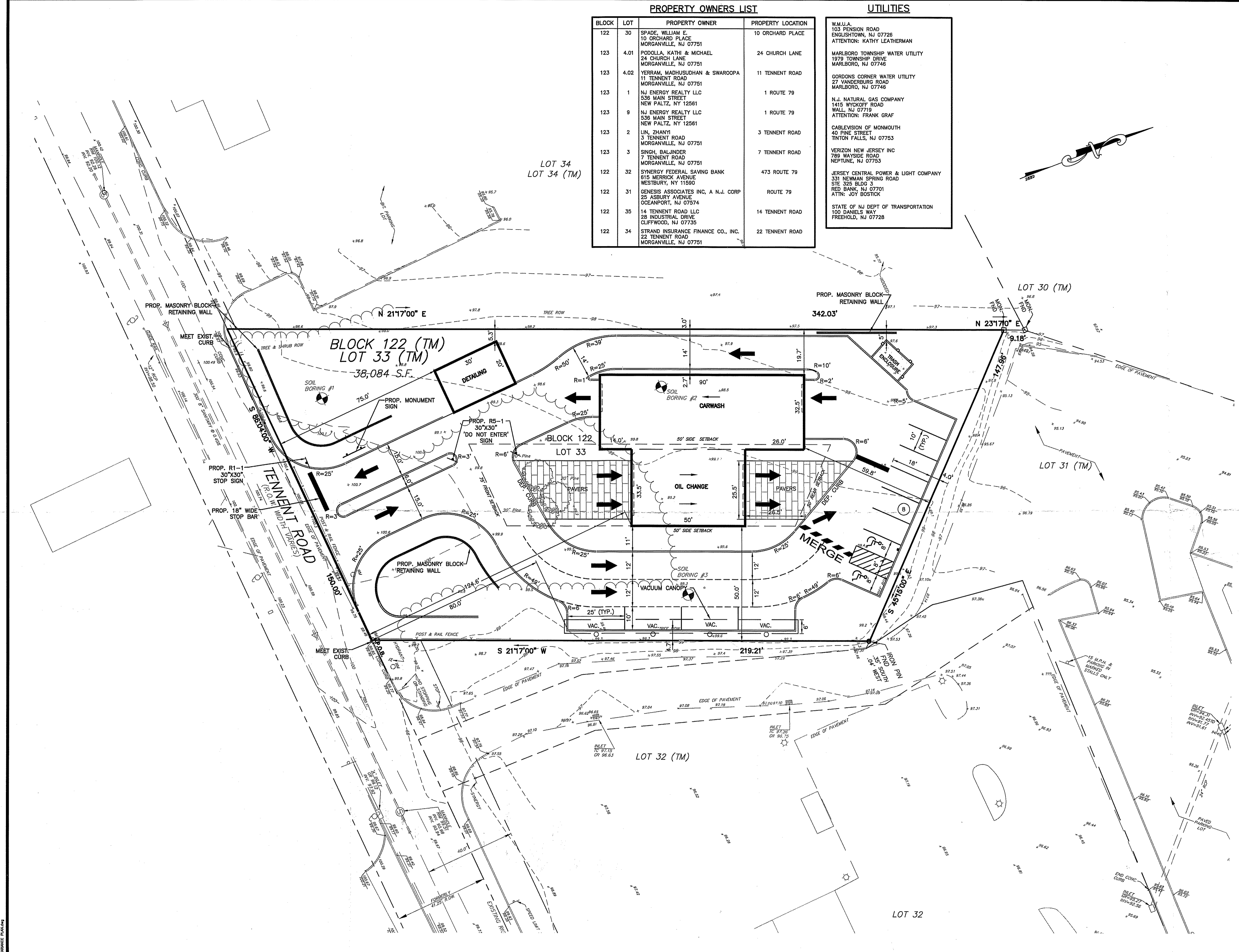
* VARIANCE
** EXISTING NON-COMFORMITY

LIST OF VARIANCES AND WAIVERS REQUIRED:

- 220-34 MIN. LOT AREA 3 AC. REQUIRED, 0.874 AC. EXISTING NON-COMFORMITY TO CONTINUE.
- 220-34 MIN. LOT FRONTAGE 300 FT. REQUIRED, 150 FT. EXISTING NON-COMFORMITY TO CONTINUE.
- 220-34 MIN. LOT WIDTH 300 FT. REQUIRED, 150 FT. EXISTING NON-COMFORMITY TO CONTINUE.
- 220-34 MIN. LOT SIDE SETBACK 50 FT. REQUIRED, 5.3 FT. PROPOSED.
- 220-97B MIN. PARKING STALL LENGTH 20 FT. REQUIRED, 18 FT. PROPOSED.

GENERAL NOTES:

- PROPERTY KNOWN AS BLOCK 122 LOT 33, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY, AS SHOWN ON THE MARLBORO TOWNSHIP TAX MAP, SHEET NUMBER 9, LAST REVISED MAY 2002.
- THE PROPERTY IS LOCATED IN THE C-2 NEIGHBORHOOD COMMERCIAL DISTRICT ZONE CONTAINING 0.873 ACRES, 38,038 S.F.
- OUTBOUND INFORMATION BASED ON FIELD SURVEY CONDUCTED BY CRANMER ENGINEERING, PA IN MARCH 2012.
- TOPOGRAPHIC INFORMATION BASED ON MAP ENTITLED: "TOPOGRAPHIC SURVEY, TENNENT ROAD WASH & LUBE, LLC, LOT 33, BLOCK 122, TAX MAP NO. 9, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY RALPH C. FORD, PLS, DATED AUGUST 22, 2015.



REVISION NO.	DATE	REVISION

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GRAPHIC SCALE
1 INCH = 20 FEET

DAVID A. CRANMER, PE
LICENSED PROFESSIONAL ENGINEER
STATE OF NEW JERSEY LICENSE No. 41926

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SOUTHEAST REGIONAL OFFICE: 301 McCollough Drive, Charlotte, NC 28262, Tel. (704) 909-2900, Fax (704) 909-2898
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INTEGRITY | INNOVATION | EXCELLENCE

VARIANCE PLAN
TENNENT ROAD WASH & LUBE, LLC
LOT 33, BLOCK 122
TAX MAP SHEET NO. 9
TOWNSHIP OF MARLBORO MONMOUTH COUNTY NEW JERSEY

PROJECT No: 2018-015-125
DRAWN BY: OK
SCALE: 1"=20'
DATE: SEPTEMBER 13, 2018
FILE VARIANCE PLAN.dwg
DESIGNED BY: DAC
CHECKED BY: DAC
SHEET No: 1 of 1