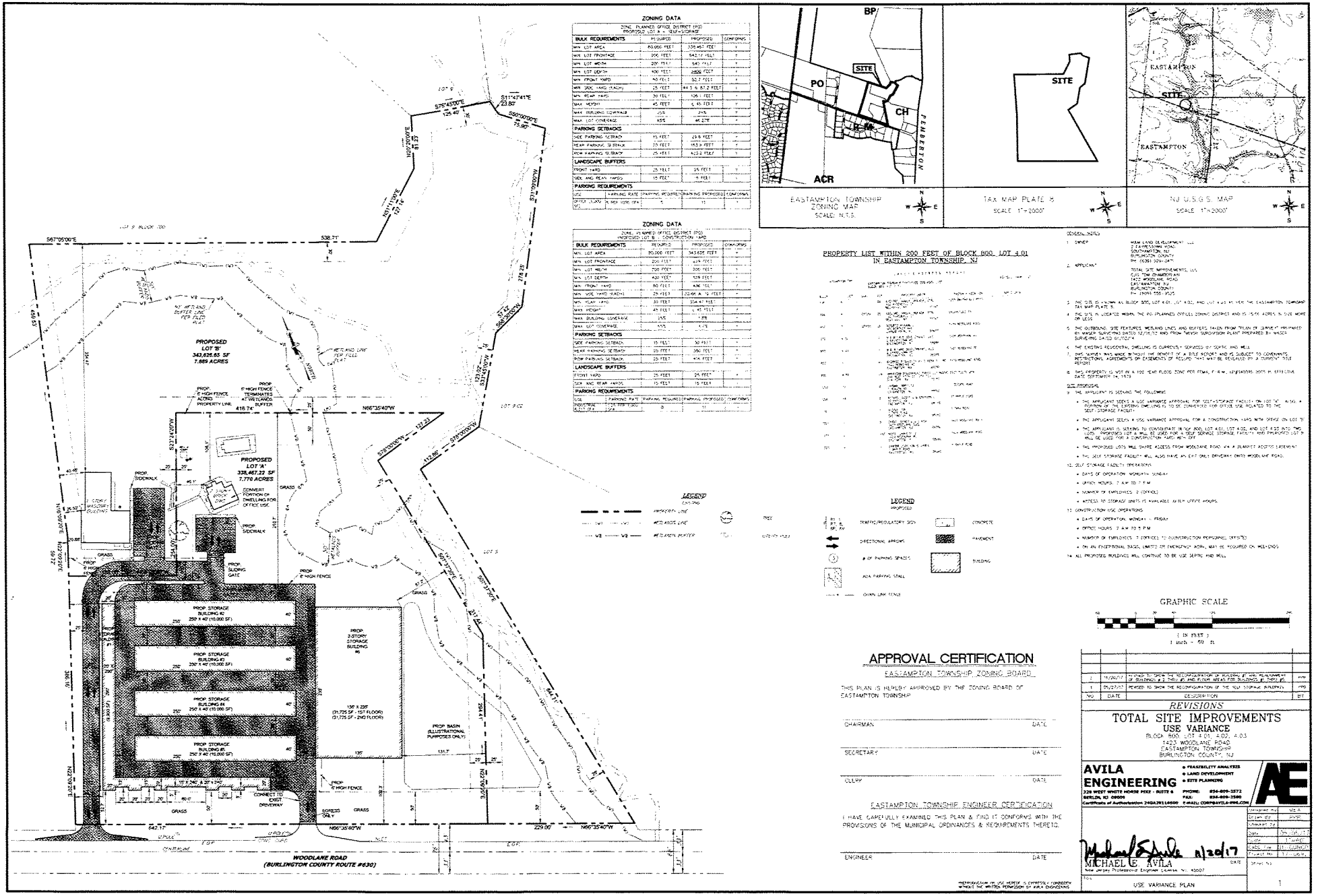


ZONING DATA

ZONE: PLANNED OFFICE DISTRICT (PO)
PROPOSED LOT A = SELF-STORAGE

BULK REQUIREMENTS	REQUIRED	PROPOSED	CONFORMS
MIN. LOT AREA	40,000 FEET	338,467 FEET	Y
MIN. LOT FRONTAGE	200 FEET	642.17 FEET	Y
MIN. LOT WIDTH	200' FEET	540' FEET	Y
MIN. LOT DEPTH	400 FEET	2606' FEET	Y
MIN. FRONT YARD	40 FEET	52.7 FEET	Y
MIN. SIDE YARD (EACH)	25 FEET	44.3 & 82.2 FEET	Y
MIN. REAR YARD	30 FEET	106.1 FEET	Y
MAX. HEIGHT	45 FEET	1 45 FEET	Y
MAX. BUILDING COVERAGE	25%	21%	Y
MAX. LOT COVERAGE	65%	66.27%	N
PARKING SETBACKS			
SIDE PARKING SETBACK	15 FEET	23.9 FEET	Y
REAR PARKING SETBACK	25 FEET	163.4 FEET	Y
ROW PARKING SETBACK	25 FEET	403.2 FEET	Y
LANDSCAPE BUFFERS			
FRONT YARD	25 FEET	25 FEET	Y
SIDE AND REAR YARDS	15 FEET	15 FEET	Y

PARKING REQUIREMENTS

USE	PARKING RATE	PARKING REQUIRED	PARKING PROVIDED	CONFORMS
OFFICE (1,400 SQ. FT.)	5	5	11	Y
TOTAL				

ZONING DATA

ZONE: PLANNED OFFICE DISTRICT (PO)
PROPOSED LOT B = CONSTRUCTION YARD

BULK REQUIREMENTS	REQUIRED	PROPOSED	CONFORMS
MIN. LOT AREA	40,000 FEET	343,626 FEET	Y
MIN. LOT FRONTAGE	200 FEET	416 FEET	Y
MIN. LOT WIDTH	200 FEET	200 FEET	Y
MIN. LOT DEPTH	400 FEET	579 FEET	Y
MIN. FRONT YARD	40 FEET	436' FEET	Y
MIN. SIDE YARD (EACH)	25 FEET	23.66' & 12 FEET	Y
MIN. REAR YARD	30 FEET	304.47' FEET	Y
MAX. HEIGHT	45 FEET	1 45 FEET	Y
MAX. BUILDING COVERAGE	25%	7.8%	Y
MAX. LOT COVERAGE	65%	9.1%	Y
PARKING SETBACKS			
SIDE PARKING SETBACK	15 FEET	50 FEET	Y
REAR PARKING SETBACK	25 FEET	366' FEET	Y
ROW PARKING SETBACK	25 FEET	414 FEET	Y
LANDSCAPE BUFFERS			
FRONT YARD	25 FEET	25 FEET	Y
SIDE AND REAR YARDS	15 FEET	15 FEET	Y

PARKING REQUIREMENTS

USE	PARKING RATE	PARKING REQUIRED	PARKING PROVIDED	CONFORMS
CONSTRUCTION YARD	1 PER EMP.	9	11	Y
TOTAL				

EASTAMPTON TOWNSHIP ZONING MAP
SCALE: N.T.S.

TAX MAP PLATE 8
SCALE 1"=2000'

NJ U.S.G.S. MAP
SCALE 1"=2000'

PROPERTY LIST WITHIN 200 FEET OF BLOCK 800, LOT 4.01 IN EASTAMPTON TOWNSHIP, NJ

LEGEND

LEGEND
PROPOSED

GENERAL NOTES

1. OWNER: MEAN LAND DEVELOPMENT, LLC, 2 EMMONING ROAD, SOUTHAMPTON, NJ, BURLINGTON COUNTY, PH: (609) 309-3477
2. APPLICANT: TOTAL SITE IMPROVEMENTS, LLC, C/O TOM D'AMBROSIO, 1423 WOODLANE ROAD, EAST AMPTON, NJ, BURLINGTON COUNTY, PH: (609) 755-7525
3. THE SITE IS KNOWN AS BLOCK 800, LOT 4.01, LOT 4.02, AND LOT 4.03 AS PER THE EASTAMPTON TOWNSHIP TAX MAP PLATE 8.
4. THE SITE IS LOCATED WITHIN THE PO (PLANNED OFFICE) ZONING DISTRICT AND IS 15.56 ACRES IN SIZE MORE OR LESS.
5. THE OUTBOUND, SITE FEATURES, WETLAND LINES AND BUFFERS TAKEN FROM "PLAN OF SURVEY" PREPARED BY WALKER SURVEYING DATED 12/16/16 AND FROM "BOUNDARY SURVEY PLAN" PREPARED BY WALKER SURVEYING DATED 01/02/14.
6. THE EXISTING RESIDENTIAL DWELLING IS CURRENTLY SERVICED BY SEPTIC AND WELL.
7. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO CONVENANTS, RESTRICTIONS, AGREEMENTS OR EASEMENTS OF RECORD THAT MAY BE REVEALED BY A CURRENT TITLE REPORT.
8. THIS PROPERTY IS NOT IN A 100 YEAR FLOOD ZONE PER FEMA, F.I.R.M., 0734F0035 DATED 09 EFFECTIVE DATE SEPTEMBER 16, 1978.

SITE PROPOSAL

9. THE APPLICANT IS SEEKING THE FOLLOWING:
   - THE APPLICANT SEEKS A USE VARIANCE APPROVAL FOR SELF-STORAGE FACILITY ON LOT 'A'. ALSO A PORTION OF THE EXISTING DWELLING TO TO BE CONVERTED FOR OFFICE USE RELATED TO THE SELF STORAGE FACILITY.
   - THE APPLICANT SEEKS A USE VARIANCE APPROVAL FOR A CONSTRUCTION YARD WITH OFFICE ON LOT 'B'.
   - THE APPLICANT IS SEEKING TO CONSOLIDATE IN NEW 800, LOT 4.01, LOT 4.02, AND LOT 4.03 AS THE LOTS PROPOSED FOR LOT A WILL BE USED FOR A SELF STORAGE FACILITY AND PROPOSED LOT B WILL BE USED FOR A CONSTRUCTION YARD WITH OFFICE.
   - THE PROPOSED LOTS WILL SHARE ACCESS FROM WOODLANE ROAD VIA A PLANNED ACCESS EASEMENT.
   - THE SELF STORAGE FACILITY WILL ALSO HAVE AN EXIT ONLY DRIVEWAY ONTO WOODLANE ROAD.
10. SELF STORAGE FACILITY OPERATIONS:
   - DAYS OF OPERATION: MONDAY - SUNDAY
   - OFFICE HOURS: 7 A.M. TO 7 P.M.
   - NUMBER OF EMPLOYEES: 2 (OFFICE)
   - ACCESS TO STORAGE UNITS IS AVAILABLE 24 HOUR OFFICE HOURS.
11. CONSTRUCTION USE OPERATIONS:
   - DAYS OF OPERATION: MONDAY - FRIDAY
   - OFFICE HOURS: 7 A.M. TO 5 P.M.
   - NUMBER OF EMPLOYEES: 9 (OFFICE) TO (CONSTRUCTION PERSONNEL OFFSITE)
   - ON AN EXCEPTIONAL BASIS, LIMITED OT (WEEKEND) WORK, MAY BE REQUIRED ON WEEKENDS.
14. ALL PROPOSED BUILDINGS WILL CONTINUE TO BE USE SEPTIC AND WELL.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

APPROVAL CERTIFICATION

EASTAMPTON TOWNSHIP ZONING BOARD

THIS PLAN IS HEREBY APPROVED BY THE ZONING BOARD OF EASTAMPTON TOWNSHIP

CHAIRMAN — DATE

SECRETARY — DATE

ENGINEER — DATE

EASTAMPTON TOWNSHIP ENGINEER CERTIFICATION

I HAVE CAREFULLY EXAMINED THIS PLAN & FIND IT CONFORMS WITH THE PROVISIONS OF THE MUNICIPAL ORDINANCES & REQUIREMENTS THERETO.

ENGINEER — DATE

REPRODUCTION OF USE, WHOLE OR IN PART(S), CONSIDERED WITHOUT THE WRITTEN PERMISSION OF AVILA ENGINEERING

NO	DATE	DESCRIPTION	BY
2	11/20/17	REVISED TO SHOW THE RECONFIGURATION OF BUILDING #5 AND REALIGNMENT OF BUILDING #2 & 3 AND #5 AND FLOOR AREAS FOR BUILDINGS #2 AND #5	MTA
1	09/27/17	REVISED TO SHOW THE RECONFIGURATION OF THE SELF STORAGE BUILDINGS	MTA

REVISIONS

TOTAL SITE IMPROVEMENTS
USE VARIANCE

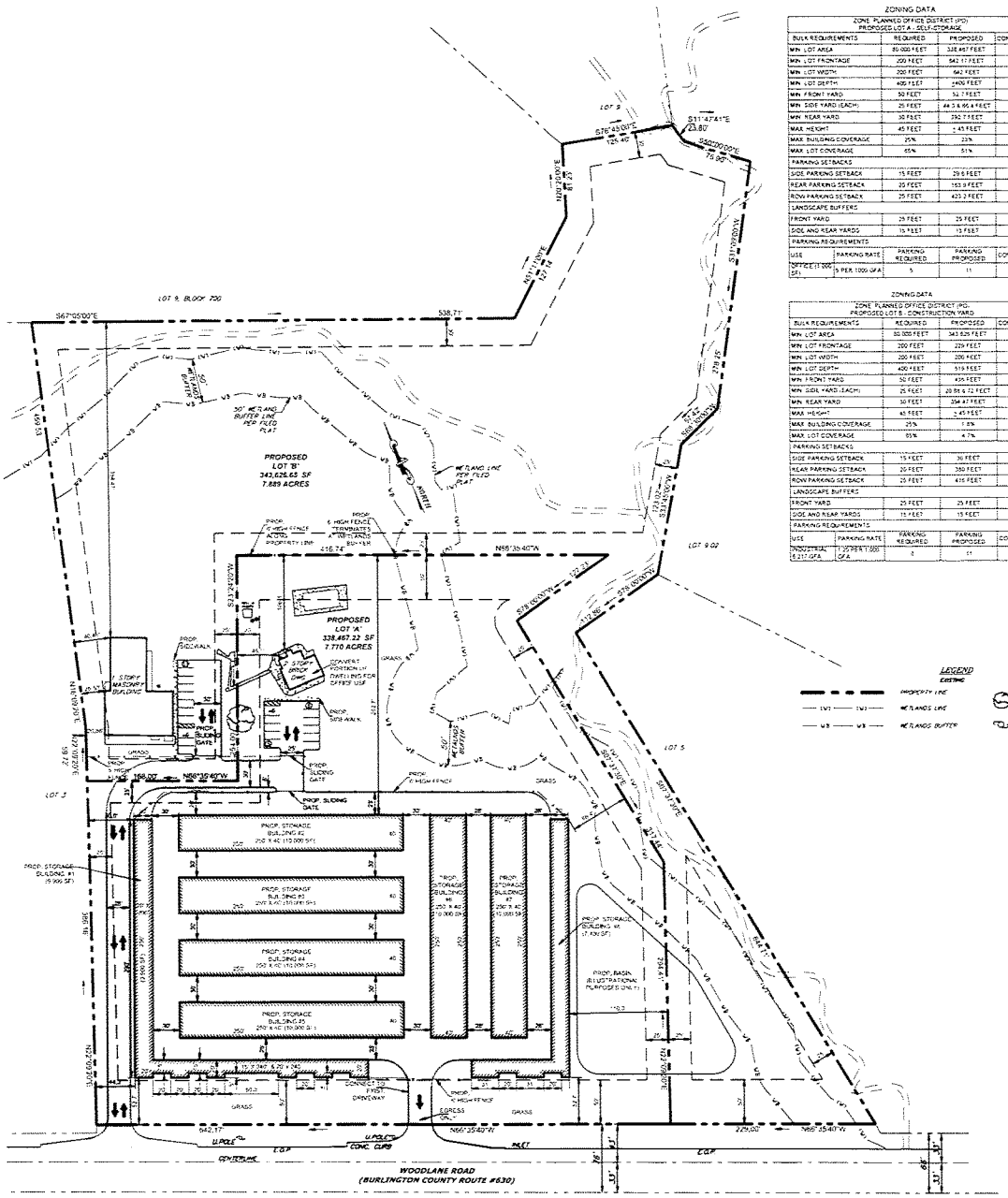
BLOCK 800, LOT 4.01, 4.02, & 4.03
1423 WOODLANE ROAD
EASTAMPTON TOWNSHIP
BURLINGTON COUNTY, NJ

AVILA ENGINEERING
328 WEST WHITE HORSE PIKE - SUITE 6
BERLIN, NJ 08009
Certificate of Authorization 24GA28116600
• FEASIBILITY ANALYSES
• LAND DEVELOPMENT
• SITE PLANNING
PHONE: 856-809-3572
FAX: 856-809-2580
e-MAIL: CORP@AVILA-ENG.COM

DRAWING NO.	USE A
DRAWN BY	BWD
CHECKED BY	MTA
DATE	09/27/17
SCALE	1" = 50'
SCALE FOR	11" x 17"
PROJECT NO.	17-0875
SHEET NO.	1

MICHAEL T. AVILA — 11/20/17 — DATE
New Jersey Professional Engineer License No. 45607

TITLE: USE VARIANCE PLAN

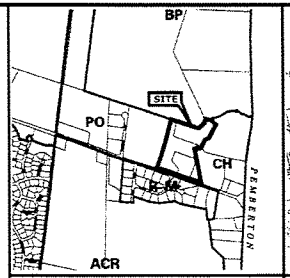


ZONING DATA

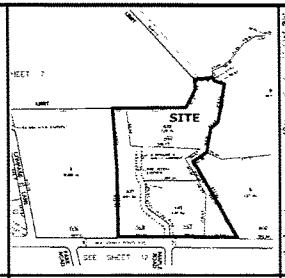
ZONE: PLANNED OFFICE DISTRICT (PO) PROPOSED LOT A - SELF-STORAGE			
BULK REQUIREMENTS	REQUIRED	PROPOSED	CONFORMS
MIN. LOT AREA	80,000 FEET	328,467 FEET	Y
MIN. LOT FRONTAGE	200 FEET	642.17 FEET	Y
MIN. LOT WIDTH	200 FEET	642 FEET	Y
MIN. LOT DEPTH	400 FEET	1400 FEET	Y
MIN. FRONT YARD	50 FEET	52.7 FEET	Y
MIN. SIDE YARD (EACH)	25 FEET	44.5 & 66.4 FEET	Y
MIN. REAR YARD	50 FEET	392.7 FEET	Y
MAX. HEIGHT	45 FEET	2.45 FEET	Y
MAX. BUILDING COVERAGE	25%	23%	Y
MAX. LOT COVERAGE	65%	51%	Y
PARKING SETBACKS			
SIDE PARKING SETBACK	15 FEET	29.6 FEET	Y
REAR PARKING SETBACK	25 FEET	153.9 FEET	Y
ROW PARKING SETBACK	25 FEET	423.2 FEET	Y
LANDSCAPE BUFFERS			
FRONT YARD	25 FEET	25 FEET	Y
SIDE AND REAR YARDS	15 FEET	15 FEET	Y
PARKING REQUIREMENTS			
USE / PARKING RATE	PARKING REQUIRED	PARKING PROPOSED	CONFORMS
OFFICE (1,000 SF) / 3 PER 1000s GFA	3	11	Y

ZONING DATA

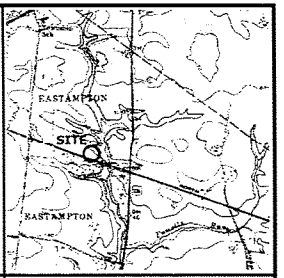
ZONE: PLANNED OFFICE DISTRICT (PO) PROPOSED LOT B - CONSTRUCTION YARD			
BULK REQUIREMENTS	REQUIRED	PROPOSED	CONFORMS
MIN. LOT AREA	80,000 FEET	343,625 FEET	Y
MIN. LOT FRONTAGE	200 FEET	229 FEET	Y
MIN. LOT WIDTH	200 FEET	200 FEET	Y
MIN. LOT DEPTH	400 FEET	519 FEET	Y
MIN. FRONT YARD	50 FEET	435 FEET	Y
MIN. SIDE YARD (EACH)	25 FEET	20.86 & 72 FEET	Y
MIN. REAR YARD	50 FEET	294.47 FEET	Y
MAX. HEIGHT	45 FEET	2.45 FEET	Y
MAX. BUILDING COVERAGE	25%	1.8%	Y
MAX. LOT COVERAGE	65%	4.7%	Y
PARKING SETBACKS			
SIDE PARKING SETBACK	15 FEET	36 FEET	Y
REAR PARKING SETBACK	25 FEET	350 FEET	Y
ROW PARKING SETBACK	25 FEET	416 FEET	Y
LANDSCAPE BUFFERS			
FRONT YARD	25 FEET	25 FEET	Y
SIDE AND REAR YARDS	15 FEET	15 FEET	Y
PARKING REQUIREMENTS			
USE / PARKING RATE	PARKING REQUIRED	PARKING PROPOSED	CONFORMS
INDUSTRIAL / 1 SPACE/1,000 SF GFA	8	11	Y



EASTAMPTON TOWNSHIP ZONING MAP
SCALE N.T.S

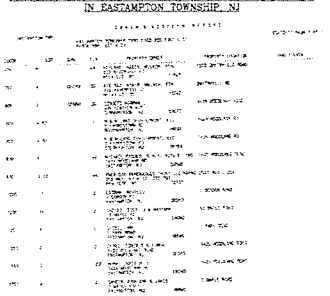


TAX MAP - PLATE 8
SCALE 1"=2000



NJ U S G S MAP
SCALE 1"=2000

PROPERTY LIST WITHIN 200 FEET OF BLOCK 630, LOT 4.01
IN EASTAMPTON TOWNSHIP, NJ



LEGEND
EXISTING
PROPERTY LINE
WETLANDS LINE
WETLANDS BUFFER
TREE
UTILITY POLE

LEGEND
PROPOSED
TRAFFIC/REGULATORY SIGN
DIRECTIONAL ARROWS
OF PARKING SPACES
ADA PARKING STALL
CHAIN LINK FENCE
CONCRETE
PAVEMENT
BUILDING

GENERAL NOTES

1. OWNER: M&M LAND DEVELOPMENT, LLC, 2 FAYRESTOWN ROAD, SOUTHAMPTON, NJ, BURLINGTON COUNTY, PH: (609) 924-3471
2. APPLICANT: TOTAL SITE IMPROVEMENTS, LLC, C/O TOM CHAMBERLAIN, 1423 WOODLANE ROAD, EASTAMPTON, NJ, BURLINGTON COUNTY, PH: (609) 556-9503
3. THE SITE IS KNOWN AS BLOCK 630, LOT 4.01, LOT 4.02, AND LOT 4.03 AS PER THE EASTAMPTON TOWNSHIP TAX MAP, PLATE 8.
4. THE SITE IS LOCATED WITHIN THE PO (PLANNED OFFICE) ZONING DISTRICT AND IS 15.56 ACRES IN SIZE MORE OR LESS.
5. THE OUTBOUND SITE FEATURES, WETLAND LINES AND BUFFERS TAKEN FROM "PLAN OF SURVEY" PREPARED BY MASER SURVEYING DATED 12/31/19 AND FROM "MINOR SUBDIVISION PLAN" PREPARED BY MASER SURVEYING DATED 01/02/14.
6. THE EXISTING RESIDENTIAL DWELLING IS CURRENTLY SERVICED BY SEPTIC AND WELL.
7. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO COVENANTS, RESTRICTIONS, AGREEMENTS OR EASEMENTS OF RECORD THAT MAY BE REVEALED BY A CURRENT TITLE REPORT.
8. THIS PROPERTY IS NOT IN A 100 YEAR FLOOD ZONE PER FEMA F.I.R.M. #3450390003 D0003, EFFECTIVE DATE SEPTEMBER 14, 1979.

SITE PROPOSAL

9. THE APPLICANT IS SEEKING THE FOLLOWING:
   - THE APPLICANT SEEKS A USE VARIANCE APPROVAL FOR SELF-STORAGE FACILITY ON LOT A. ALSO, A PORTION OF THE EXISTING DWELLING IS TO BE CONVERTED FOR OFFICE USE RELATED TO THE SELF-STORAGE FACILITY.
   - THE APPLICANT SEEKS A USE VARIANCE APPROVAL FOR A CONSTRUCTION YARD WITH OFFICE ON LOT B.
   - THE APPLICANT IS SEEKING TO CONSOLIDATE BLOCK 630, LOT 4.01, LOT 4.02, AND LOT 4.03 INTO TWO LOTS. PROPOSED LOT A WILL BE USED FOR A SELF SERVICE STORAGE FACILITY AND PROPOSED LOT B WILL BE USED FOR A CONSTRUCTION YARD WITH OFFICE.
   - THE PROPOSED LOTS WILL SHARE ACCESS FROM WOODLANE ROAD VIA A BLANKET ACCESS EASEMENT.
   - THE SELF STORAGE FACILITY WILL ALSO HAVE AN EXIT ONLY DRIVEWAY ONTO WOODLANE ROAD.
10. SELF STORAGE FACILITY OPERATIONS:
   - DAYS OF OPERATION: MONDAY - SUNDAY
   - OFFICE HOURS: 7 A.M TO 7 P.M
   - NUMBER OF EMPLOYEES: 2 (OFFICE)
   - ACCESS TO STORAGE UNITS IS AVAILABLE AFTER OFFICE HOURS
11. CONSTRUCTION USE OPERATIONS:
   - DAYS OF OPERATION: MONDAY - FRIDAY
   - OFFICE HOURS: 7 A.M TO 5 P.M
   - NUMBER OF EMPLOYEES: 7 (OFFICE); 12 (CONSTRUCTION PERSONNEL OFF SITE)
   - ON AN EXCEPTIONAL BASIS, LIMITED OR EMERGENCY WORK MAY BE REQUIRED ON WEEKENDS
14. ALL PROPOSED BUILDINGS WILL CONTINUE TO BE USE SEPTIC AND WELL.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

APPROVAL CERTIFICATION

EASTAMPTON TOWNSHIP ZONING BOARD

THIS PLAN IS HEREBY APPROVED BY THE ZONING BOARD OF EASTAMPTON TOWNSHIP

CHAIRMAN — DATE

SECRETARY — DATE

CLERK — DATE

EASTAMPTON TOWNSHIP ENGINEER CERTIFICATION

I HAVE CAREFULLY EXAMINED THIS PLAN & FIND IT CONFORMS WITH THE PROVISIONS OF THE MUNICIPAL ORDINANCES & REQUIREMENTS THERETO

ENGINEER — DATE

REPRODUCTION OF USE HEREOF IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION BY AVILA ENGINEERING. PLANS WITHOUT A RAISED SEAL SHALL NOT BE CONSIDERED VALID FOR ANY PURPOSE.

NO.	DATE	DESCRIPTION	BY
1	05/18/2020	ORIGINAL SUBMISSION DATE	PPE

REVISIONS

TOTAL SITE IMPROVEMENTS
USE VARIANCE

BLOCK 630, LOTS 4.01, 4.02, & 4.03
1423 WOODLANE ROAD
EASTAMPTON TOWNSHIP
BURLINGTON COUNTY, NJ

AVILA ENGINEERING
• FEASIBILITY ANALYSIS
• LAND DEVELOPMENT
• SITE PLANNING
228 WEST WHITE HORSE PIKE - SUITE 6
BERLIN, NJ 08009
PHONE: 856-809-2572
FAX: 856-809-2580
Certificate of Authorization 24GA28116600
E-MAIL: CORP@AVILA-ENG.COM

MICHAEL E. AVILA
New Jersey Professional Engineer License No. 41527

Designed By:	MEA
Drawn By:	PPE
Checked By:	MEA
Date:	05/18/2020
Scale:	1" = 60'
CAD File:	01-USE
Project No.	1749MP
Sheet No.	1 OF 1

Title: USE VARIANCE PLAN