

# SITE PLAN

## JVM SALES CORPORATION

### LOT 5.02 IN BLOCK 522

### CITY OF LINDEN, UNION COUNTY, NEW JERSEY

#### ZONE LI-A LIGHT INDUSTRIAL

AREA, YARD AND BULK REGULATIONS  
REVISED ORDINANCE 12/10  
ZONE LI-A

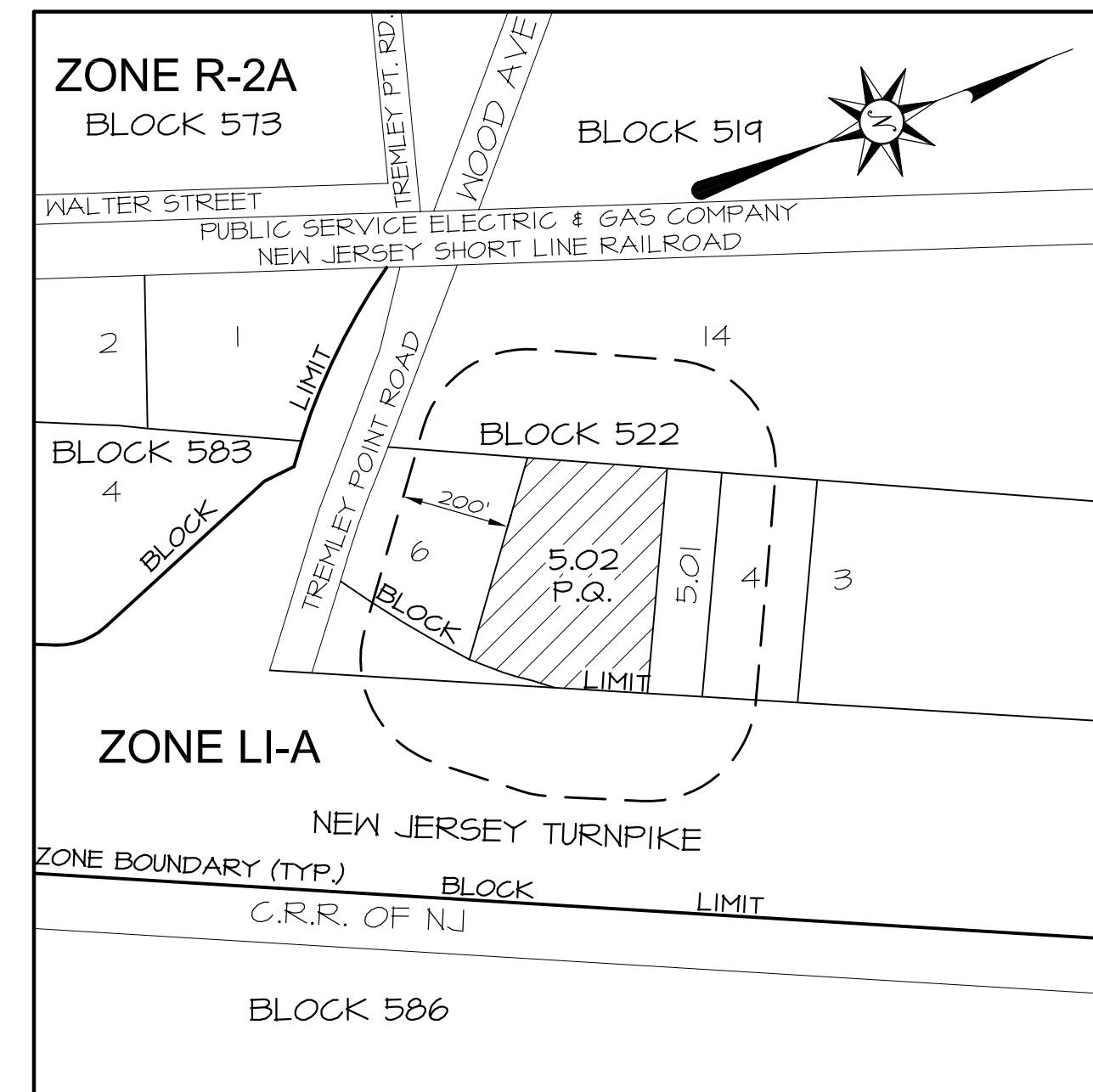
ORDINANCE REGULATION	STANDARD	EXISTING	PROPOSED
LOT SIZE	40,000 SQ. FT.	2,805 AC	N/C
LOT WIDTH	200 FT.	300 FT.	N/C
LOT DEPTH	200 FT.	405 FT.	N/C
<b>PRINCIPAL BUILDING</b>			
FRONT	30 FT.	187.2 FT.	77.3 FT.
REAR	30 FT.	31.2 FT.	31.2 FT.
ONE SIDE	12 FT.	9.91 FT.**	9.93 FT.*
BOTH SIDE	24 FT.	113.79 FT.	65.6 FT.
AREA	10,000 S.F.	30,070 S.F.	67,476 S.F.
<b>MAXIMUM HEIGHT</b>			
PRINCIPAL BUILDING	65 FT.	21 FT.	40 FT.
MAX. COVERAGE	60%	24.6%	55.0%
<b>MIN. HABITABLE AREA</b>			
PRINCIPAL	10,000 S.F.	30,070 S.F.	37,406 S.F. (PROP.)
TOTAL AREA OF BUILDING = EXISTING + ADDITION = 67,476 S.F.			
<b>PARKING</b>			
	1 SPACE PER 1,000 S.F. (67 PARKING SPACES--REQUIRED)		25 SPACES(PROVIDED)*

#### PROPERTY OWNERS WITHIN 200 FEET

BLOCK	LOT NO.	PROPERTY OWNER	PROPERTY LOCATION
522	4	SCHORK FAMILY PROPERTY III LLC 12818 FIRESTONE BLVD. SANTA FE SPRINGS, CA 90670	3401B TREMLEY POINT RD.
522	5.01	ZIMMERMAN, ROMAN L. BARBARA 77 S. CLIFF RD. COLONIA, NJ 07067	3401D TREMLEY POINT RD.
522	6	M & M CORPORATE ENTERPRISES INC. 3106 S. WOOD AVE. LINDEN, NJ 07036	3425 TREMLEY POINT RD.
522	14	MORGAN DEVELOPMENT CORP. 125 MOEN AVE. CRANFORD, NJ 07016	3301A TREMLEY POINT RD.

#### UTILITIES & COMPANIES

MICHAEL F. STONACK, MANAGER ENGINEERING DESIGN ONE ELIZABETH PLAZA, 3RD FLOOR. EAST UNION, NEW JERSEY 07083	VERIZON C/O THOMAS GRABOWSKI 445 GEORGES ROAD NORTH BRUNSWICK, NEW JERSEY 08902
DONNA SHORT GIS SUPERVISOR NEW JERSEY-AMERICAN WATER COMPANY, INC. 1025 LAUREL OAK ROAD VOORHEES, NEW JERSEY 08043	COMCAST CABLE 800 RAHWAY AVENUE UNION, NEW JERSEY 07083
PUBLIC SERVICES ELECTRIC & GAS COMPANY MANGER-CORPORATION PROPERTIES 80 PARK PLAZA T6B NEWARK, NEW JERSEY 07102	SUN PIPE LINE COMPANY RIGHT OF WAY DEPT-26TH FLOOR 1801 MARKET STREET PHILADELPHIA, PA 19103-1699
ELIZABETH GAS COMPANY GREG BALINT 520 GREEN LANE UNION, NEW JERSEY 07083	SUNOCO PIPELINE L.P. RIGHT OF WAY DEPT. MONTELLO COMPLEX 525 FRITZTOWN ROAD SINKING SPRING, PA 19608



KEY MAP / ZONING MAP

#### INDEX OF SHEETS

1. TITLE SHEET
2. EXISTING CONDITION PLANS AND MAP OF SURVEY
3. SITE PLAN
4. CROSS SECTION, PROFILE AND DETAILS
5. TRAFFIC FLOW PATTERN AT RAMP

NOTE:  
CONTRACTOR TO REQUEST MARK-OUT OF  
PIPELINE PRIOR TO START OF CONSTRUCTIONS

OWNER/APPLICANT:  
JVM SALES CORPORATION  
3401A TREMLEY POINT ROAD  
LINDEN, N.J. 07036

#### APPROVALS:

CHAIRMAN	DATE
SECRETARY	DATE
CITY ENGINEER	DATE

<b>JOHN CILO Jr. ASSOCIATES</b> PROFESSIONAL ENGINEER, LAND SURVEYOR, PLANNER 12 BELLEMEONT ROAD BELLE MEAD, NEW JERSEY 08502 Phone (908) 526-2121 Certificate of Authorization No. 24GA27926900	<b>TITLE SHEET</b> Tax Block 522 Lot 5.02 CITY OF LINDEN, UNION COUNTY, NJ									
	<table border="0" style="width: 100%; font-size: small;"> <tr> <td>DATE: 02-28-20</td> <td>DRAWN BY: RM</td> <td>CHECKED BY: JC</td> <td>SCALE: AS SHOWN</td> <td>JOB NO: 14833</td> </tr> <tr> <td colspan="5" style="text-align: right;"> </td> </tr> </table>	DATE: 02-28-20	DRAWN BY: RM	CHECKED BY: JC	SCALE: AS SHOWN	JOB NO: 14833				
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John Cilo, Jr., P.E. & L.S. No. 12942 date	REVISIONS									