

PRELIMINARY AND FINAL SITE PLAN
FOR
PERFORMANCE FLEET MAINTENANCE
PROPOSED PARKING LOT IMPROVEMENTS
BLOCK 44, LOT 3; TAX MAP SHEETS #3-4 - LATEST REV. DATED DEC-2012
859 WILLOW GROVE STREET
TOWN OF HACKETTSTOWN
WARREN COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

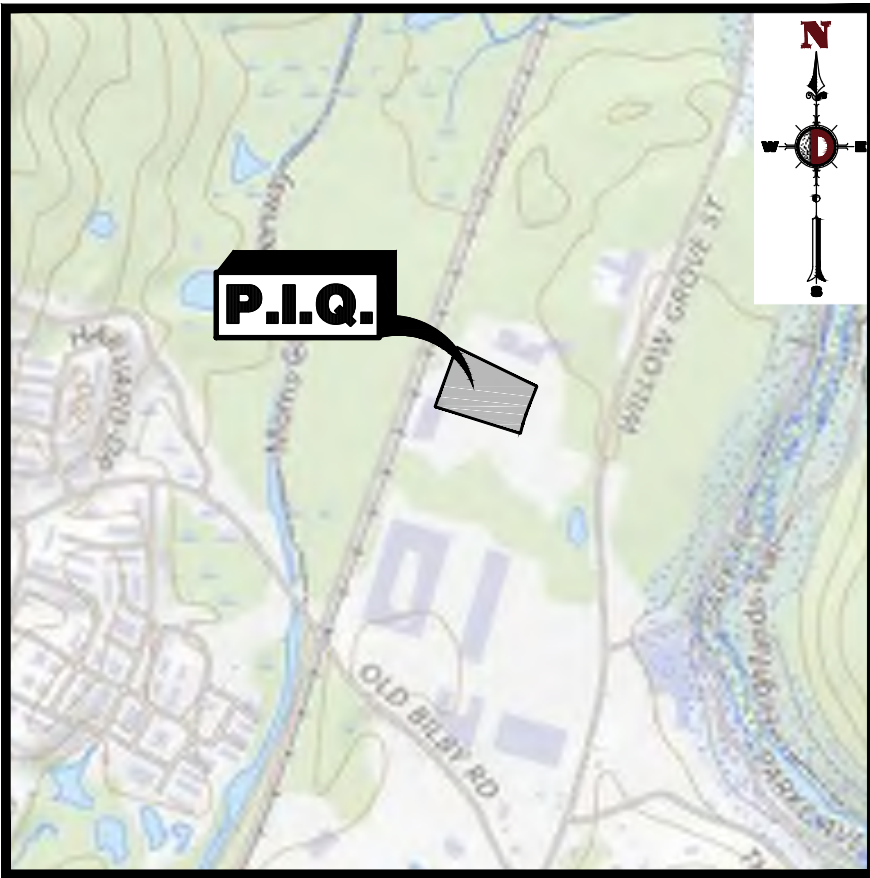
Table with 3 columns: PROPERTY OWNER, BLOCK, LOT. Lists various property owners including Norfolk Southern Railway Co, Park Dept of Enviro Pro, New Jersey Dep, Department of Defense, Mazzella Enterprises Company LLC, Willow Grove Holdings LLC, Parks Edge, LLC, and Park Dept of Environ Protection.

APPROVAL BLOCK

Approval block containing signature lines and dates for the Applicant, Owner, and Board Engineer, along with checkboxes for planning board approval and final date.



AREA MAP
1" = 200'



KEY MAP
1" = 1000'

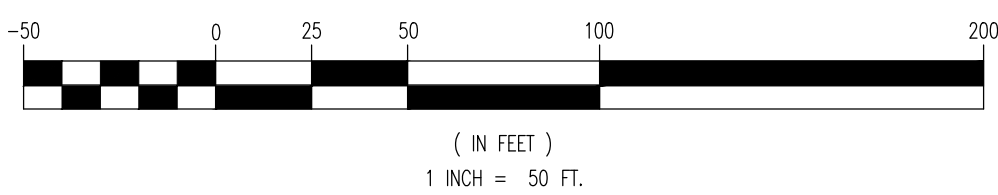
DRAWING INDEX table listing drawing titles and their corresponding sheet numbers (e.g., COVER SHEET 1 of 6, AERIAL MAP 2 of 6).

COUNTY APPROVAL

Large rectangular box for County Approval signature and stamp.

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
826 NEWTOWN YARDLEY ROAD - SUITE 201
NEWTOWN, PA 18940
WWW.DYNAMICEC.COM

Right margin containing logos for Dynamic Engineering, 811, and Steven R. Cattani, along with project details, revision table, and sheet number 1 of 6.



1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - BOUNDARY SURVEY
 - 3 WIRE SURVEYING, LLC
 - 15 HERRING ROAD
 - ROCKAWAY, NJ 07866
 - SURVEYOR FILE NO. 771-BNDRY
2. APPLICANT: PERFORMANCE FLEET MAINTENANCE
27 DOWNWOOD HILL ROAD
UPPER SADDLE RIVER, NJ 07458
3. OWNER: MAZZELLA ENTERPRISES COMPANY LLC
15 8TH ST. NORTH
BRIGANTINE, NEW JERSEY 08203
4. PARCEL DATA: BLOCK 44, LOT 3
TOWN OF HACKETTSTOWN
WARREN COUNTY, NJ
5. ZONE: LIMITED MANUFACTURING (LM ZONE)
6. EXISTING USE: LIMITED MANUFACTURING PLANT (PERMITTED)
7. PROPOSED USE: OFF-STREET PARKING (PERMITTED USE) (S)
8. SCHEDULE OF ZONING REQUIREMENTS (\$408-C & \$408-D):

ZONE REQUIREMENT	LM ZONE	EXISTING	PROPOSED
MINIMUM LOT AREA TO PROPERTY LINE	3 ACRES	544,061 SF (12.49 Ac)	544,061 SF (12.49 Ac)
MINIMUM LOT AREA TO RIGHT-OF-WAY LINE	N/S	561,212 SF (12.88 Ac)	561,212 SF (12.88 Ac)
MINIMUM LOT WIDTH	300 FT	438.96 FT	438.96 FT
MINIMUM LOT FRONTAGE	300 FT	522.16 FT	522.16 FT
MINIMUM LOT DEPTH	300 FT	916.7 FT	916.7 FT
MINIMUM FRONT YARD SETBACK (ROAD)	50 FT	255.5 FT	255.5 FT
MINIMUM REAR YARD SETBACK	50 FT	272.2 FT	272.2 FT
MINIMUM SIDE YARD SETBACK	50 FT	194.7 FT	194.7 FT
MAXIMUM BUILDING HEIGHT	45 FT OR 3 STORIES	1 STORY	1 STORY
MAXIMUM LOT COVERAGE (BY BUILDINGS & CANOPIES)	30 %	6.2% (33,523.6 FT)	6.2% (33,523.6 FT)
MAXIMUM LOT COVERAGE (IMPERVIOUS AREA)	75%	46.0% (248,061 SF)	46.0% (248,061 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

9. EXISTING PAVED PARKING AREAS TO BE EXCLUDED FROM USE AS PART OF THIS APPLICATION.
TO OPERATIONS: NOTES:
A. HOURS OF OPERATION: 8AM ARRIVAL TO SITE IN PASSENGER VEHICLES.
TODAY DISPATCH FROM SITE IN VANS.
8PM TO 8PM ARRIVAL TO SITE IN VANS.
8PM TO 8PM DEPARTURE FROM SITE IN PASSENGER VEHICLES.
B. VEHICLES: 200 VANS AND 200 PASSENGER VEHICLES TO BE USED ON SITE (100 STALLS/ACRE)
C. LIGHTING: EXISTING LIGHTING TO BE USED ON SITE.
D. OFFICE: 1,000 SF OF THE EXISTING BUILDING PROPOSED TO BE USED FOR OPERATIONS. THE OFFICE WILL INCLUDE A RESTROOM
E. VEHICLES WILL NOT BE PERMITTED TO IDLE, OUTFIT.

10. PARKING REQUIREMENTS

- A. ONE (1) SPACE FOR EVERY (750) SQUARE FEET OR FRACTION THEREOF OF NET HABITABLE FLOOR AREA USED FOR LIMITED MANUFACTURING OR LABORATORIES; PLUS ONE (1) SPACE FOR EVERY TWO HUNDRED FIFTY (250) SQUARE FEET OR FRACTION THEREOF OF NET HABITABLE FLOOR AREA USED FOR OFFICES; PROVIDED THAT THE NUMBER OF PARKING SPACES RESULTING FROM THE APPLICATION OF THESE PROVISIONS TO THE SUBJECT BUILDING SHALL NOT BE INCREASED BY MORE THAN TEN PERCENT (10%) (§408.F.1)

B. PARKING CALCULATION:

(32,523.6 SF LIMITED MANUFACTURING)*(1 PARKING SPACES/750 SF)	=	44 SPACES REQUIRED 52 EXISTING SPACES PROVIDED (COMPLIES)
(1,000 SF OFFICE)*(1 PARKING SPACES/250 SF)	=	4 SPACES REQUIRED 200 PROPOSED SPACES PROVIDED (COMPLIES)

11. **LOADING REQUIREMENTS**
- A. EACH PRINCIPAL USE SHALL PROVIDE FOR OFF-STREET LOADING AND UNLOADING WITH ADEQUATE INGRESS AND EGRESS FROM STREET FOR MANEUVERING AND SHALL PROVIDE SUCH AREA AT THE SIDE OR REAR OF THE BUILDING. EACH SPACE SHALL BE AT LEAST FIFTEEN (15' X 40') AND A MINIMUM OF ONE (1) SPACE SHALL BE PROVIDED FOR EACH BUILDING. (\$408.H.1)
- B. **LOADING CALCULATION:**
- | | | |
|---|---|---------------------------|
| (2 PRINCIPAL USES)*(1 SPACE/ PRINCIPAL USE) | = | 1 SPACE (VARIANCE) |
|---|---|---------------------------|

- [illegible]

- [illegible]

[illegible]

THIS PLAN SET IS FOR PERMITTING PURPOSES
ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY:	DESIGNED BY:	CHECKED BY:
AMM	SMM	SRC
		-

PROJECT: **PERFORMANCE FLEET MAINTENANCE**
PROPOSED PARKING LOT IMPROVEMENTS
 BLOCK 44, LOT 3
 859 WILLOW GROVE STREET
 TOWN OF HACKETTSTOWN, WARREN COUNTY, NEW JERSEY
 07840



**DYNAMIC
ENGINEERING**

LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING

826 Newtown Yardley Road
Suite 201, Newtown, PA 18940
T: 267.685.0276 | F: 267.685.0361
Offices conveniently located at:

Lake Como, New Jersey • 1: 732.974.0156
 Clarksburg, New Jersey • 1: 908.879.9229
 Newark, New Jersey • 1: 973.755.7200
 Torres River, New Jersey • 1: 732.687.0000
 Newfawn, Pennsylvania • 1: 267.685.0276
 Philadelphia, Pennsylvania • 1: 215.253.4888
 Bethlehem, Pennsylvania • 1: 610.588.4400
 Allen, Texas • 1: 972.534.2100
 Houston, Texas • 1: 281.709.6430
 Austin, Texas • 1: 512.646.2666
 Delray Beach, Florida • 1: 561.921.8570

www.dynamicc.com

STEVEN R. CATTANI

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40014

LISA A. DIGEROLAMO

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 37067

TITLE: OVERALL SITE
PLAN &
GENERAL NOTES

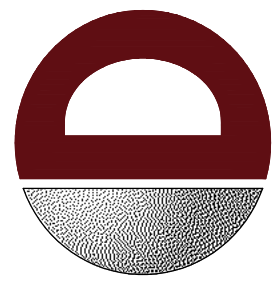
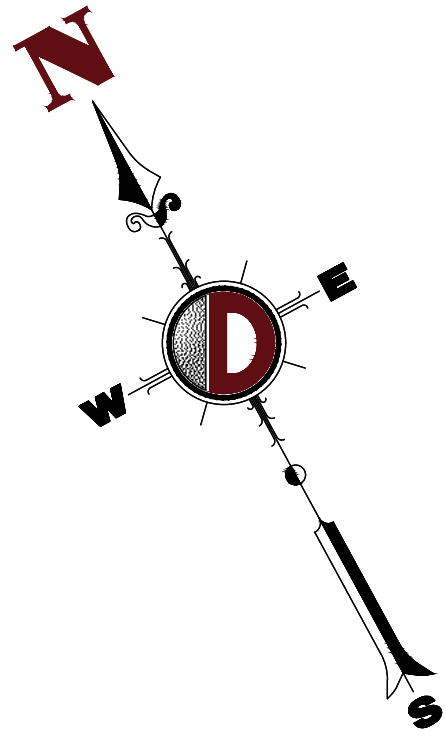
SCALE: (H) 1"=50' (V)	DATE: 11/22/21
PROJECT No: 3559-99-002	

SHEET No: 3	Rev. #: 0
OF 6	



COPYRIGHT © 2021 - DYNAMIC ENGINEERING CONSULTANTS, PC - ALL RIGHTS RESERVED

SEE SHEET 03 OF 6 FOR OVERALL SITE PLAN & SITE PLAN NOTES



DYNAMIC
• ENGINEERING • EARTH
• SURVEY • TRAFFIC

[illegible]

THIS PLAN SET IS FOR PERMITTING PURPOSES
ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY:	CHECKED BY:	CHECKED BY:
AMM	SMM	SRC
		—

PROJECT: **PERFORMANCE FLEET MAINTENANCE**
PROPOSED PARKING LOT IMPROVEMENTS

BLOCK 44, LOT 3
859 WILLOW GROVE STREET
TOWN OF HACKETTSTOWN, WARREN COUNTY, NEW JERSEY
07840



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE
C DIRECT PHONE NUMBERS:
W.CALL811.COM

**DYNAMIC
ENGINEERING**

**LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING**

**826 Newtown Yardley Road
Suite 201, Newtown, PA 18940**

T: 267.485.0276 | F: 267.485.0341

Offices conveniently located at:

- Allentown, Pennsylvania • 717.254.0147
- Camden, New Jersey • 856.919.9729
- Newark, New Jersey • 973.751.7820
- Torrington, New Jersey • 732.682.6800
- Philadelphia, Pennsylvania • 215.965.6555
- Philadelphia, Pennsylvania • 215.938.8848
- Allentown, PA • 717.253.1019
- Houston, Texas • T: 281.789.7800
- Allentown, PA • 717.254.0147
- Oakley Station, North Carolina • 516.717.8202

www.dynamicc.com

~~STEVEN R. GATTANI~~

PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 4001-

LISA A. DIGEROLAMO

PROFESSIONAL ENGINEER

NEW JERSEY LICENSE No. 3706

TITLE: **SITE PLAN**

SCALE: (H) 1"=30'
(V).
PROJECT No:
3559-99

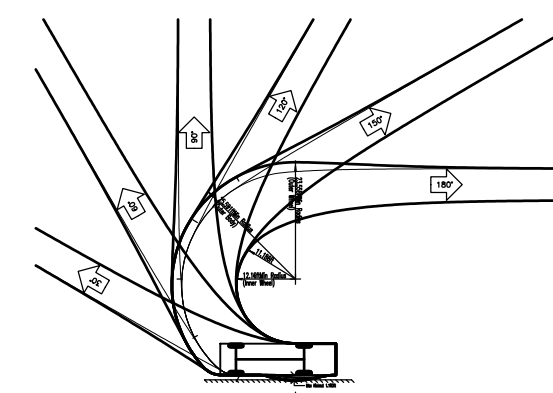
DATE: 11/22/21

SHEET No:

Rev. 4:

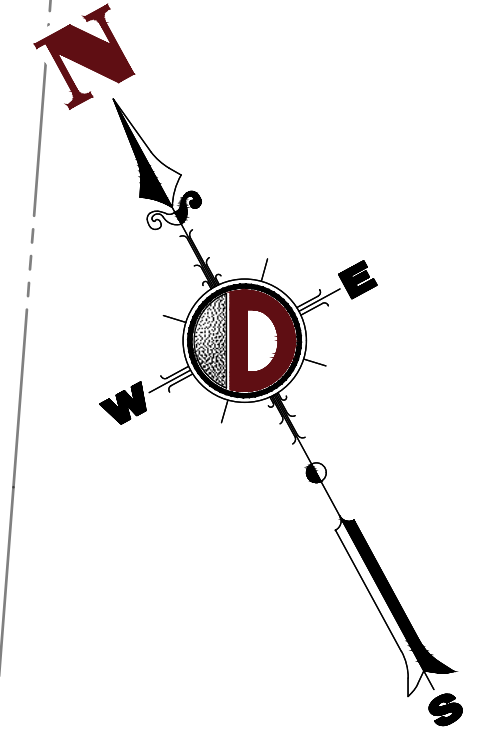
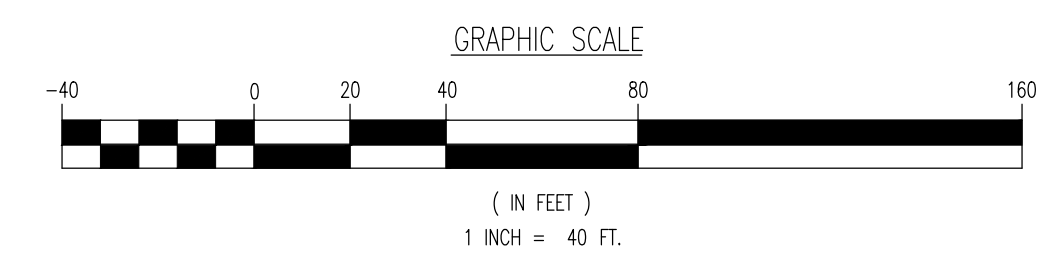
4

OF	6	0
----	---	---



Mercedes Sprinter Panel Van 518CDI Extra Long Super High Roof

Overall Length	24,298
Overall Width	2,408mm
Overall Body Height	2,924mm
Overall Body Ground Clearance	9,900mm
Track Width	2,539mm
Rock to Rock Time	28.551tt
Walk to Walk Turning Radius	28.551tt

[illegible]

PROJECT: **PERFORMANCE FLEET MAINTENANCE**
PROPOSED PARKING LOT IMPROVEMENTS
BLOCK 44, LOT 3
859 WILLOW GROVE STREET
TOWN OF HACKETTSTOWN, WARREN COUNTY, NEW JERSEY
07840



DYNAMIC ENGINEERING

LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING

**826 Newtown Varley Road
Suite 201, Newtown, PA 18940**
T: 267.685.0276 | F: 267.685.0361

Offices conveniently located at:

Chesler, New Jersey • T: 908.979.8209	Chesler, New Jersey • F: 908.979.8209
Isleworth, New Jersey • T: 973.353.7500	Isleworth, New Jersey • F: 973.353.7500
Staten Island, New York • T: 212.667.0000	Newburgh, New York • T: 212.667.0000
Spring House, Pennsylvania • T: 717.551.4808	Spring House, Pennsylvania • F: 717.551.4808
Indian Township • T: 732.338.4400	Indian Township • F: 732.338.4400
Indian Township • T: 381.381.4400	Indian Township • F: 381.381.4400
Delaware Beach, Delaware • T: 302.362.8075	

STEVEN R. GATTANI

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 40014

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 37067

TITLE: **VEHICLE
CIRCULATION
PLAN (VAN)**

SCALE: (H) 1" = 40' (V)	DATE: 11/22/21
PROJECT No: 3559-99-002	

SHEET No: **6** OF 6