

PROPOSED SELF STORAGE FACILITY & SITE IMPROVEMENTS

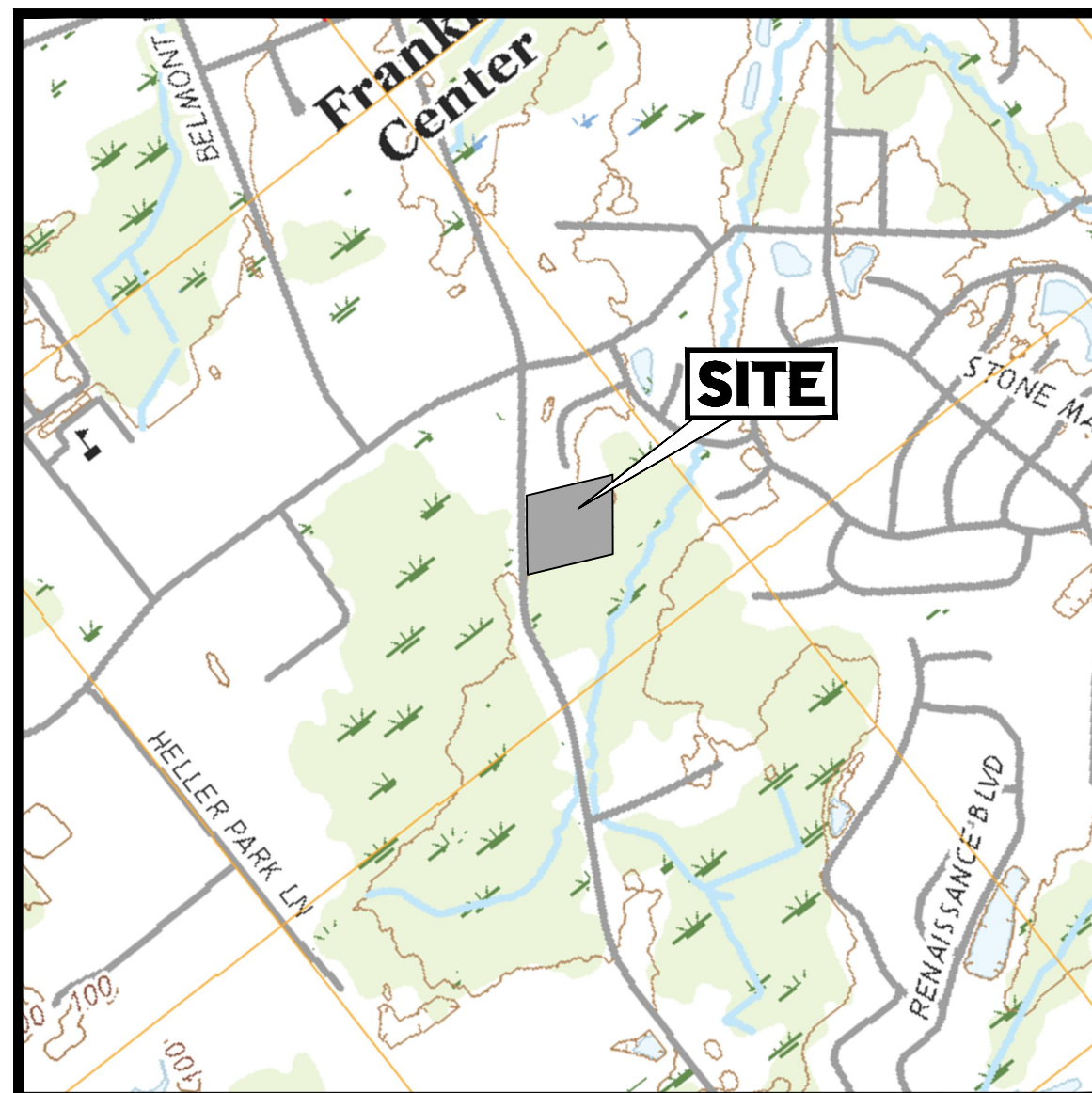
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TOWNSHIP OF FRANKLIN BOARD APPROVAL	
APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF FRANKLIN, N.J.	
BOARD SECRETARY	DATE
BOARD CHAIRPERSON	DATE
BOARD ENGINEER	DATE

I CERTIFY THAT I AM THE OWNER OF BLOCK 507.14 LOT 65.01 AND CONSENT TO THE FILING OF THE APPLICATION.

OWNER _____ DATE _____



PROPERTY OWNERS LIST
WITHIN 200' RADIUS

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
507.18	236	105 TWINLAKES/SONOMETER RUE CLINTA CO 105 TWINLAKES MAR DR. SOMERSET, IN 06873	507.14	44	APONTE, HARRY 473 ELEGANT AVE SOMERSET, IN 06873	514	20.04	CATALINA PHARMMA SOLUTIONS, VIOHIA 14 SCHOOL HOUSE RD SOMERSET, IN 06873
507.18	3.05	BROWN, BARBARA J 2354 CONRAD WAY SOMERSET, IN 06873	507.18	2.02	KOPFOWITZ, BRUCE 2353 CONRAD WAY SOMERSET, IN 06873	507.18	1.02	HOBHMAN, SEMY R ROCHAMT 2155 CONRAD WAY SOMERSET IN 06873
514	26.04	ARTISAN PROPERTY, LLC 771 S SOUTH DR CROWN, IN 06873	514	20.04	CFARM CATALINTA PHARMA SOLUTIONS, VIOHIA 14 SCHOOL HOUSE RD SOMERSET, IN 06873	507.18	3.01	BARJOL, CLAUD & THELMA W 2353 CONRAD WAY SOMERSET IN 06873
507.18	2.07	COHEN, LAWRENCE I 1 2715 STONEWOOD DRIVE NORTH BURNINGWICK ND 0802	507.18	1.01	JERKIN, STEVEN E & MARION R 2155 CONRAD WAY SOMERSET IN 06873	507.18	2.03	GRIMA, OTTO & KATHLEEN 2353 CONRAD WAY SOMERSET IN 06873
507.14	45	KURUS, UELIAN 423 ELIZABETH AVE SOMERSET, IN 06873	507.14	45	SHARP, HARRY & ELIZABETH 2353 CONRAD WAY SOMERSET IN 06873	507.18	1.08	PARLAKIAN, DAVID TRUSTEE 2154 CONRAD WAY SOMERSET IN 06873
507.18	3.02	PARKER, KIRAN D & JANIKIA R 2353 CONRAD WAY SOMERSET IN 06873	507.18	2.09	KEELY, GEORGE & MARLENE 2353 CONRAD WAY SOMERSET IN 06873	507.18	1.09	MUKUL, SATISH & KIRAN 2353 CONRAD WAY SOMERSET IN 06873
507.14	64	TOWNSHIP OF FRANKLIN 473 DETMOTT LN SOMERSET, IN 06873	507.18	1.07	GIBBY, DANIEL & DEBORAH 2152 CONRAD WAY SOMERSET IN 06873	507.18	2.08	EPSTEIN, ELLEN B. C/O P. EPSTEIN 2506 GALLERIE PLACE SAN LEANDRO, CA 94577
507.18	3.06	BRAYEMANN, BRUCE G & BETH 2356 CONRAD WAY SOMERSET, IN 06873						

ALSO TO BE NOTIFIED:

RIGHT-OF-WAY DEPARTMENT
SOUTHERN PIPE LINE COMPANY
PO BOX 568
FARMDALE, PA 18049-0368

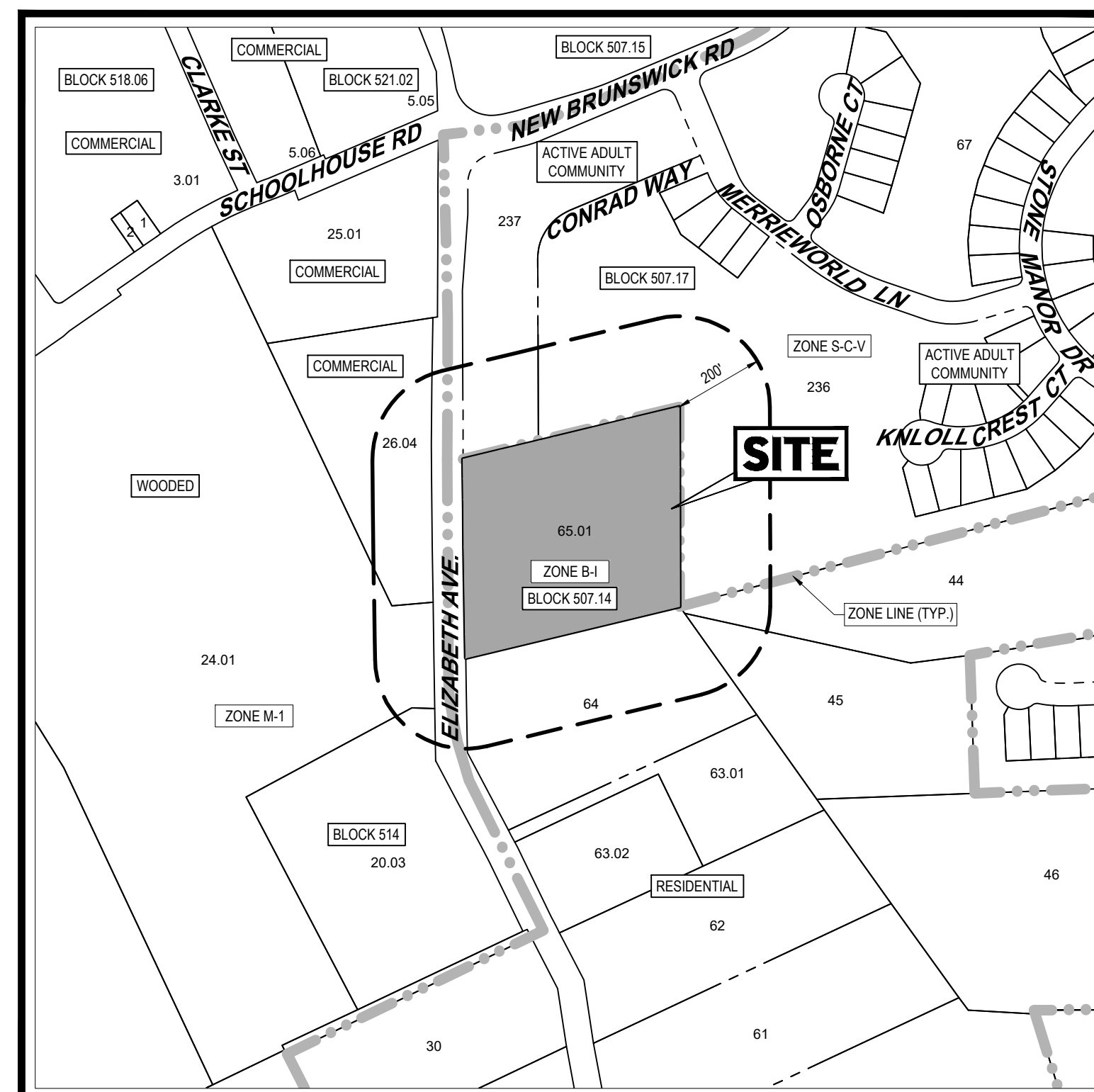
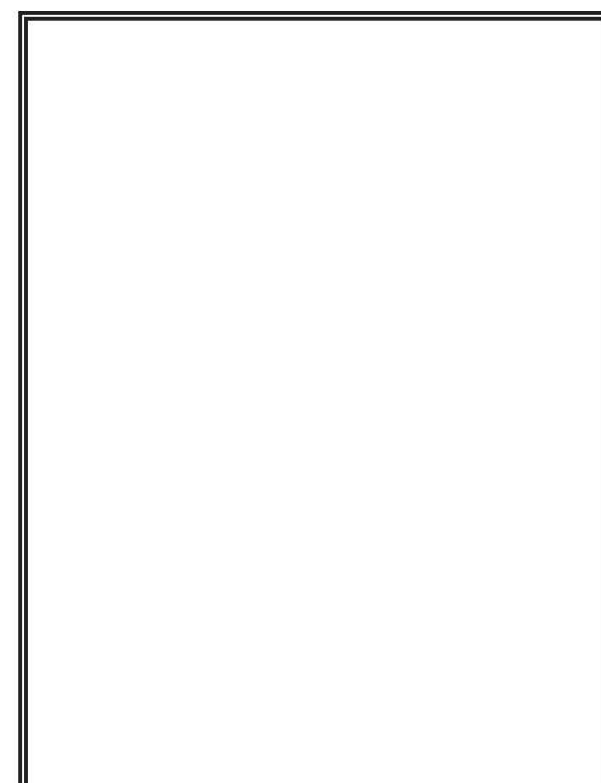
ALSO TO BE NOTIFIED:

BUSINESS MANAGER
CONCATCAT CABLE
279 ARMYNELL ROAD
HILLSBOROUGH, NJ 08844

ALSO TO BE NOTIFIED:

SUNOCO PIPELINE LP
RIGHT OF WAY DEPT
AMTICELLO COMPLEX
253 PINEWOOD ROAD
SINKING SPRING PA 19068

SOMERSET COUNTY
ACCEPTANCE STAMP



PREPARED BY



 **AERIAL MAP**
SCALE: 1" = 500'
SOURCE: GIS PARCEL DATA MAPS

BOHLER 

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
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REVISIONS

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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: J200933
DRAWN BY: CR
CHECKED BY: KM
DATE: 05/19/2021
CAD I.D.: J200933-CDS-08

PROJECT:

PRELIMINARY & FINAL MAJOR SITE PLAN

MAP: 75 | BLK: 507.14 | LOT: 65.01
471 ELIZABETH AVENUE
FRANKLIN TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

BOHLER //

BOHLER ENGINEERING NJ, LLC

30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059

Phone: (908) 668-8300
Fax: (908) 754-4401

www.BohlerEngineering.com

NU CERT. OF AUTHORIZATION NO. 24GA28161700 & MH000122

D.F. WISOTSKY

PROFESSIONAL ENGINEER:
NEW JERSEY LICENSE No. 42951
CONNECTICUT LICENSE No. 22098
NEW YORK LICENSE No. 073745

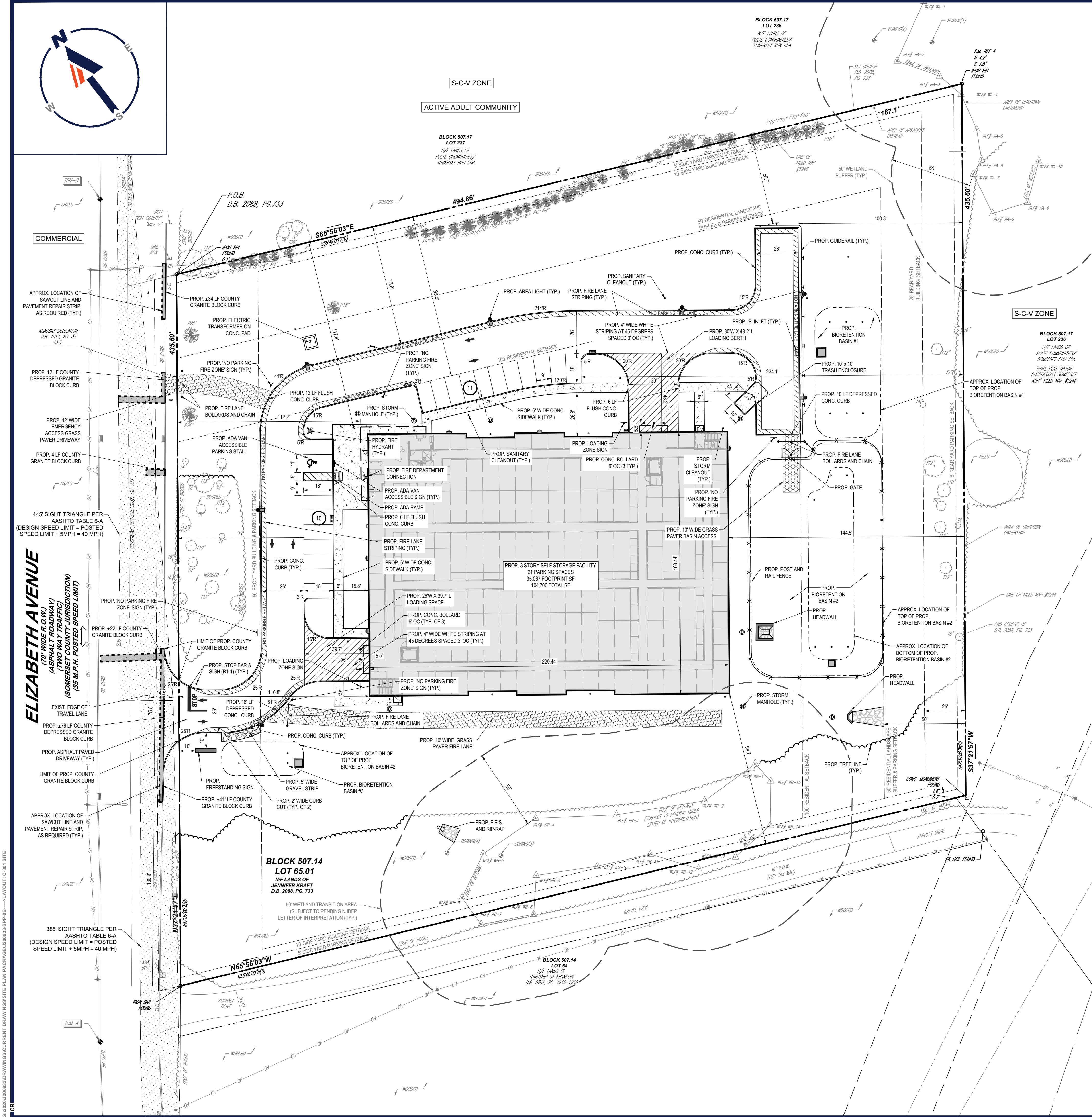
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

ORG. DATE - 05/19/2021



ZONING TABLE				
ZONE: B-1 (BUSINESS INDUSTRIAL) USE: SELF STORAGE FACILITY (PERMITTED USE) BLOCK: 507.14 LOT: 65.01				
APPLICANT/ OWNER INFORMATION				
APPLICANT:		SAFSTOR REAL ESTATE CO, LLC		
BULK REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	\$4333-20	2 AC	4.816 AC (209,779 SF)	4.816 AC (209,779 SF)
MIN. LOT FRONTAGE	\$4333-20	150'	435.6'	435.6'
MIN. FRONT YARD(*)	\$4333-20	50'	70'	112.2'
MIN. SIDE YARD(*)	\$4333-20	ONE SIDE: 10' BOTH SIDES: 50'	ONE SIDE: 8.3' (E) BOTH SIDES: 336'	ONE SIDE: 94.7' BOTH SIDES: 212.1'
MIN. REAR YARD(*)	\$4333-20	25'	159.6'	144.5'
MAX. BUILDING HEIGHT	\$4333-20	5 STORIES/ 65'	1 STORY/ -65'	3 STORIES/ 36'
MIN. SETBACK FROM RESIDENTIAL(*)	\$4333-20	100'	8.3' (E)	117.4'
MAX. FAR	\$4333-20	0.5	0.02	0.499
MAX. PERCENT LOT COVERAGE	\$4333-20	50%	2.6% (5,879 SF)	16.7% (35,067 SF)
MAX. IMPERVIOUS COVERAGE	\$4333-20	60%	7.6% (15,989 SF)	30.0% (62,848 SF)
MIN. RESIDENTIAL LANDSCAPE BUFFER	\$4333-20	50'	5.88' (E)	50.0'
			KEY = (E) EXISTING NON-CONFORMITY	
(*) FOR BUILDINGS 50 FEET OR LESS				

PARKING REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	\$ 112-83	9' X 18'	9' X 18'
MIN. AISLE WIDTH	\$ 112-88	26'	26'
MIN. LOADING SIZE	\$ 112-104	12'W x 15'H x 48'L	30'W x 48.2'L
MIN. PARKING SETBACK	\$ 4333-20	FRONT: 50' SIDE: 5' REAR: 5' RESIDENTIAL: 50'	FRONT: 77.0' SIDE: 99.6' REAR: 234.1' RESIDENTIAL: 114.4'
MIN. NUMBER OF STALLS*	\$ 4333-20	21 SPACES	21 SPACES (1 ADA**)
*PARKING CALCULATION: REQUIRED FOR SELF STORAGE FACILITY = 1 SPACE FOR EACH 5,000 SF = 104,700 SF / 5,000 SF = 21 SPACES ** ADA PARKING CALCULATION: 1-25 SPACES = 1 VAN ACCESSIBLE SPACE			

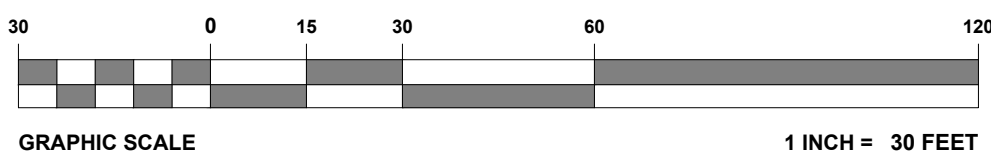
FREESTANDING SIGNS			
ITEM	CODE	PERMITTED	PROPOSED
MAX. NUMBER OF SIGNS	\$ 4333-20	1	1
MAX. SIGN AREA	\$ 4333-20	100 SF	100 SF
MAX. SIGN HEIGHT	\$ 4333-20	10'	10'
MIN. SIGN SETBACK	\$ 4333-20	10'	10'

ATTACHED SIGNS			
ITEM	CODE	PERMITTED	PROPOSED
MAX. NUMBER OF SIGNS	\$ 4333-20	2(*)	2
MAX. SIGN AREA	\$ 4333-20	100 SF	69 SF EACH SIGN
MAX. LETTERING HEIGHT	\$ 4333-20	4"	3'-10"
(*) ONE ADDITIONAL SIGN IS PERMITTED AT REAR AND SIDE ENTRANCE, PROVIDED THAT EACH IS EQUAL TO OR LESS THAN THE MAXIMUM PERMITTED SIZE OF THE FRONT SIGN.			

- ZONING NOTES**
- FRANKLIN TOWNSHIP:**
- SECTION XVI
 - INGRESS AND EGRESS SHALL BE PROVIDED BY NOT MORE THAN TWO DRIVEWAYS, EACH NOT LESS THAN 20 FEET NOR MORE THAN 36 FEET IN WIDTH. NO PARKING LOT MAY BE LOCATED WITHIN BUFFER ZONE AREAS. **COMPLIES**
 - NO REQUIRED OFF-STREET LOADING SPACE, INCLUDING MANEUVERING AREA FOR SUCH OFF-STREET LOADING SPACE SHALL BE ESTABLISHED IN THE AREA BETWEEN THE FRONT BUILDING SETBACK LINE AND THE STREET RIGHT-OF-WAY LINE IN ANY INDUSTRIAL DISTRICT UNLESS OTHERWISE SPECIFIED IN THIS CHAPTER. **COMPLIES**
 - SECTION XVIII
 - THE LANDSCAPING IN THE FRONT YARD SHOULD INCLUDE THE PLANTING OF STREET TREES PLANTED NO GREATER THAN 40-FEET ON CENTER. **COMPLIES**
 - LOADING DOCKS, TRUCK PARKING, OUTDOOR STORAGE, TRASH COLLECTION/ COMPACTION, AND OTHER SERVICE FUNCTIONS SHOULD BE LOCATED IN A MANNER THAT MINIMIZES THEIR VIEW FROM ADJOINING ROADWAYS AND FROM ADJOINING RESIDENTIAL PROPERTIES. **COMPLIES**
 - CONNECTION TO PUBLIC RIGHT-OF-WAY (§ 112.89)
 - THE DRIVEWAY SHALL INCLUDE A PAVED OR CONCRETE APRON WHICH EXTENDS FROM THE ROADWAY CURB LINE TO THE RIGHT-OF-WAY LINE. **COMPLIES**
 - SIZE AND GRADING OF DRIVEWAYS (§ 112.80)
 - THE DRIVEWAY, EXCLUSIVE OF CURB RETURN RADI, SHALL NOT BE LESS THAN 12 FEET IN WIDTH. THE MAXIMUM WIDTH OF A DRIVEWAY, EXCLUSIVE OF CURB RETURN RADI, SHALL NOT EXCEED 36 FEET EXCEPT FOR UNUSUAL CIRCUMSTANCES. **COMPLIES**
 - THE MAXIMUM PERMISSIBLE GRADE SHALL NOT EXCEED 15%. GRADIENTS UP TO 20% MAY BE ALLOWED WITH EXTENUATING CIRCUMSTANCES AS DETERMINED BY THE TOWNSHIP ENGINEER. **COMPLIES**
 - LOCATION OF DRIVEWAYS (§ 112.91)
 - NO DRIVEWAY ENTRANCE SHALL BE LOCATED CLOSER THAN 50 FEET TO ANY OTHER DRIVEWAY ENTRANCE LOCATED ON THE SAME LOT. **COMPLIES**
- SOMERSET COUNTY:**
- CHAPTER 4 - SECTION II - A
 - EXCEPT WHEN SHARED DRIVEWAYS ARE UTILIZED, NON-RESIDENTIAL DRIVEWAY OR ACCESS ROADS SHALL NOT BE LOCATED CLOSER THAN 50 FEET FROM A PROPERTY LINE. **COMPLIES**
 - TWO-WAY DRIVES SHALL HAVE A MINIMUM WIDTH OF 20 FEET WITH RETURNS HAVING A MINIMUM RADI OF 15 FEET. **COMPLIES**
 - THE MAXIMUM SLOPE FOR THE PORTION OF THE DRIVEWAY LOCATED IN THE COUNTY RIGHT-OF-WAY SHALL BE 5%. **COMPLIES**

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

REFER TO NOTES AND REFERENCES SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.



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PRELIMINARY & FINAL MAJOR SITE PLAN

MAP: 75 | BLK: 507.14 | LOT: 65.01
471 ELIZABETH AVENUE
FRANKLIN TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

BOHLER

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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & M4000122

D.F. WISOTSKY

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 42951
CONNECTICUT LICENSE NO. 22908
NEW YORK LICENSE NO. 073745

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C-301

ORG. DATE - 05/19/2024

G:\02024\200933\DRAWINGS\CURRENT DRAWINGS\SITE PLAN PACKAGE\200933-SPP-08-LAYOUT C-301 SITE



ELIZABETH AVENUE
FRANKLIN TOWNSHIP, NJ

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