

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, KATHY & 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 536 MAIN STREET NEW PALTZ, NY 12561	1 ROUTE 79
123	9	NJ ENERGY REALTY LLC 536 MAIN STREET NEW PALTZ, NY 12561	1 ROUTE 79
123	2	LIN, ZHANY 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 ASSBURY AVENUE OCEANPORT, NJ 07574	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 07746

GORDONS CORNER WATER UTILITY
27 VANDERBURG ROAD
MARLBORO, NJ 07746

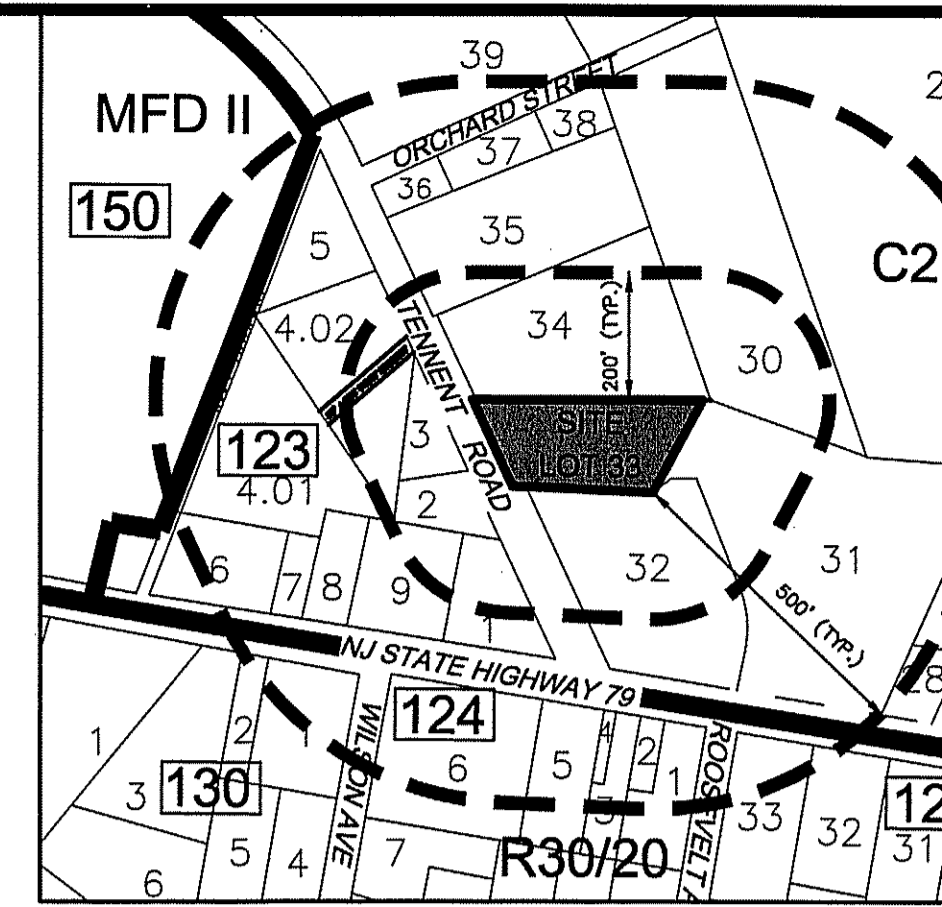
N.J. NATURAL GAS COMPANY
1415 WYCKOFF ROAD
WALL, NJ 07719
ATTENTION: FRANK GRAF

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
331 NEWMAN SPRING ROAD
STE 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	130,080 SF	38,083.88 SF**	38,083.88
	3 ACRES	0.874 ACRES**	0.874 AC
MIN. LOT FRONTAGE	300 FT	150 FT**	150 FT
MIN. LOT WIDTH	300 FT	135 FT**	135 FT
MIN. LOT DEPTH	200 FT	253 FT	253
MAX BUILDING COVERAGE	30%	N/A	12.0%
MAX BUILDING HEIGHT	35 FT	N/A	< 35
MAX IMPERVIOUS COVERAGE	60%	N/A	69.3
FLOOR AREA RATIO (FAR)	0.30	N/A	0.1
PRINCIPAL BUILDING			
FRONT YARD SETBACK	75 FT	N/A	124.6
SIDE YARD SETBACK	50 FT	N/A	19.7
REAR YARD SETBACK	50 FT	N/A	59.8
PARKING REQUIREMENTS			
PROPOSED CAR WASH (1 LANE)	12 SPACES/LANE (RESERVOIR)	N/A	16 SPA
PROP. LUBE CENTER		N/A	12 SPA
PARKING SETBACK TO BUILDING	30 FT		9 STAC
BARRIER-FREE SPACES			
1% TOTAL PARKING/ MINIMUM 2			2 SPA
TOTAL SPACES	2 SPACES		

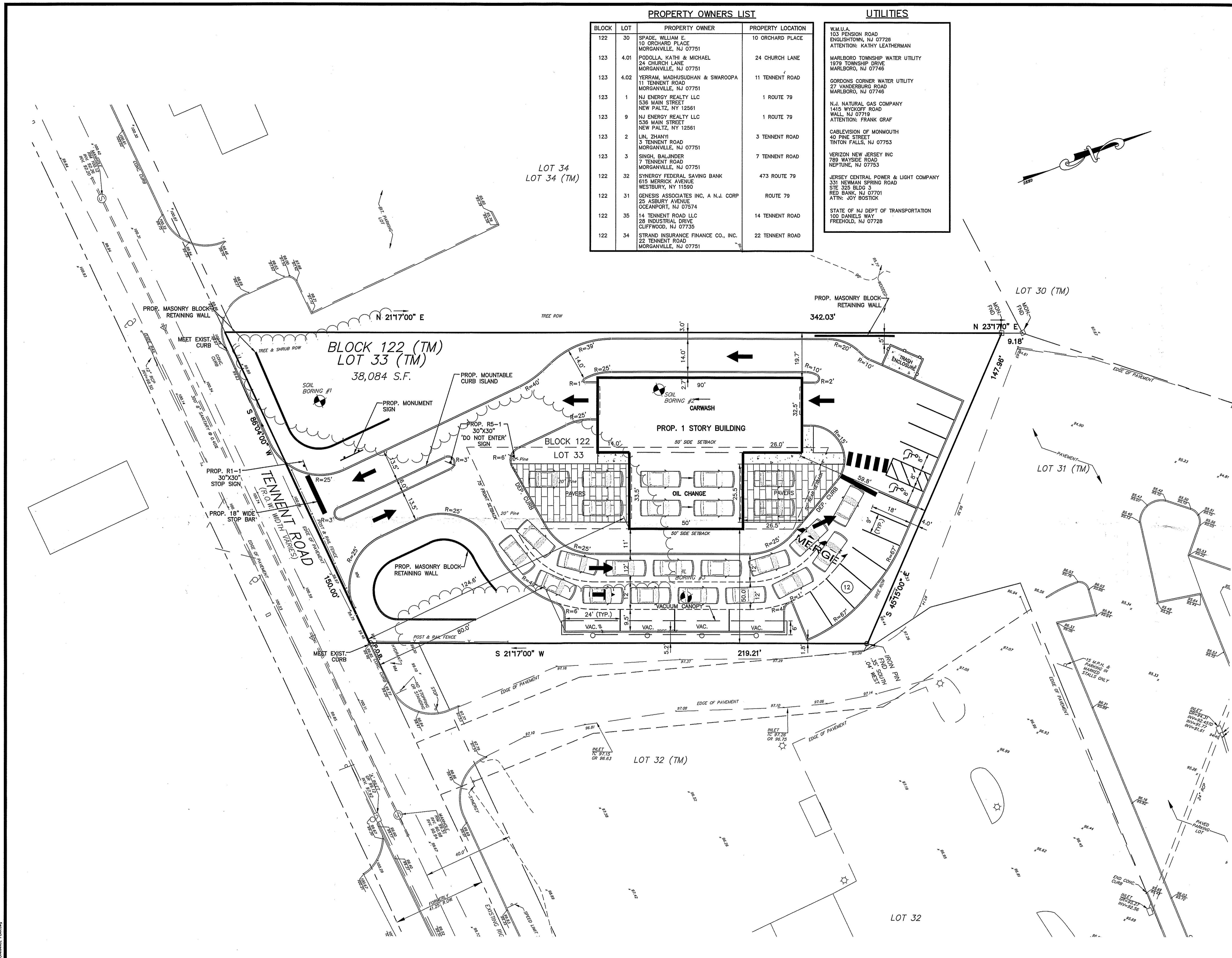
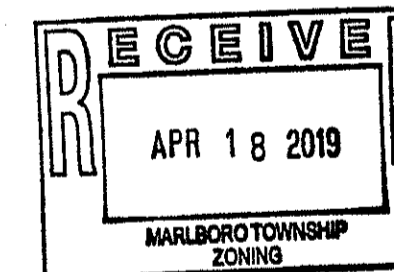
* VARIANCE
** EXISTING NON-COMFORMITY

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, 19.7 FT. PROPOSED.
- 220-97B MIN. PARKING STALL LENGTH 20 FT. REQUIRED, 18 FT. PROPOSED. MIN. PARKING STALL WIDTH 10 FT. REQUIRED, 9 FT. PROPOSED.

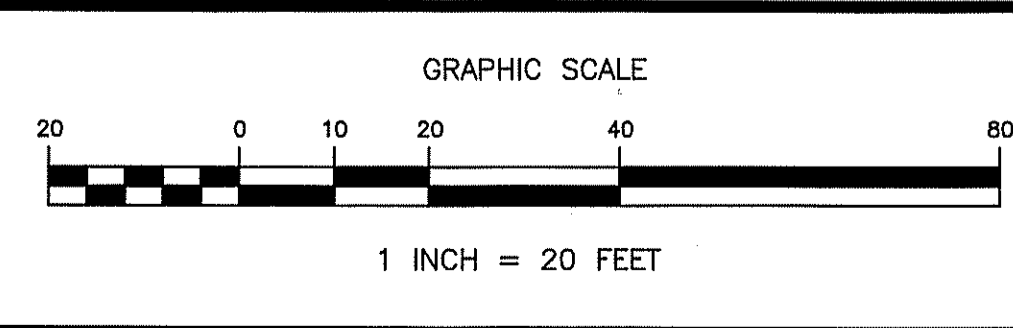
GENERAL NOTES:

- 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 MAY 2002.
- THE PROPERTY IS LOCATED IN THE C-2 NEIGHBORHOOD COMMERCIAL DISTRICT ZONE CONTAINING 0.874 ACRES, 38,084 S.F.
- OUTBOUND INFORMATION BASED ON FIELD SURVEY CONDUCTED BY CRANMER ENGINEERING 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 2018.



REVISION NO.	DATE	REVISION
2	04/05/2019	ELIMINATE OFF-SITE PARKING
1	03/12/2019	REVISED LAYOUT AND ZONING SCHEDULE TABLE

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

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