

LEGEND

OWNER: FLANDERS FUEL LLC,
LOT 33 BLOCK: 4500 ZONE: C/LI
114 ROUTE 206, TOWNSHIP OF MOUNT OLIVE
FLANDERS, NJ 07836

APPLICANT: FLANDERS FUEL LLC
TEL. NO.: 973-202-8284

- I. I CONSENT TO THE FILING OF THIS MAJOR SITE PLAN WITH THE ZONING BOARD OF THE TOWNSHIP OF MOUNT OLIVE.

OWNER _____ DATE _____

2. I HEREBY CERTIFY THAT I HAVE PREPARED THIS MAJOR SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

NAME _____ DATE _____

3. I HAVE RECEIVED THIS MAJOR SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

(TOWNSHIP ENGINEER) _____ DATE _____

4. TO BE SIGNED BEFORE ISSUANCE OF A BUILDING PERMIT, I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

(IF IMPROVEMENT INSTALLED) _____ DATE _____
(TOWNSHIP ENGINEER)

(IF BOND POSTED) _____ DATE _____
(TOWNSHIP CLERK)

BUILDING PERMIT ISSUED _____ DATE _____

5. APPROVED BY THE PLANNING/ZONING BOARD (PRELIMINARY) _____

(FINAL)

THIS PLAN WAS APPROVED BY THE PLANNING/ZONING BOARD OF THE TOWNSHIP OF MOUNT OLIVE AT A MEETING HELD ON _____

PLANNING/ZONING BOARD CHAIRPERSON _____ DATE _____

PLANNING/ZONING BOARD SECRETARY _____ DATE _____

TOWNSHIP ENGINEER _____ DATE _____

ZONING NOTES:

1. OWNER: FLANDERS FUEL, LLC,
8 PEACHTREE LANE
CHESTER, NJ 07930
2. APPLICANT: SAME AS ABOVE
3. LOCATION: LOT 33 BLOCK 4500
114 ROUTE 206
MT OLIVE TOWNSHIP
MORRIS COUNTY, NEW JERSEY
4. ZONE: C/LI APPROVED CONDITIONAL USE/ EXISTING GAS
DISTRIBUTION SERVICE, AND REPAIR GARAGE
5. USE: EXISTING COMMERCIAL STORE WITH GAS STATION
WITH CANOPY & REPAIR GARAGE
PROPOSED USE COMMERCIAL STORE WITH GAS
STATION WITH CANOPY

6. BULK REQUIREMENT:	REQUIRED	PROPOSED
PRINCIPAL BUILDING		
MIN. LOT SIZE SQ. FT.	217,800	64,698*
LOT WIDTH FRONT FT.	250	250
(RT 206)		
LOT WIDTH FRONT FT.	250	150*
FRONT YARD FT.	100	86.3*
FRONT YARD CANOPY FT.	60	14.1**
SIDE YARD FT.	50	66.8
REAR YARD FT.	50	50.6
% BUILDING COVERAGE	N/A	3.63
% LOT COVERAGE***	60	49.67
MAX. HEIGHT FT.	45	32.5
FLOOR AREA RATIO (FAR)	0.4	0.034
MAX. FLOOR AREA RATIO FOR CONVENIENCE STORE (FAR)	0.06	0.034

*EXISTING CONDITION
**VARIANCE REQUEST
***EXISTING IMPERVIOUS COVERAGE: 49.51
PROPOSED IMPERVIOUS COVERAGE: 49.67

PARKING REQUIREMENTS (RETAIL) 12
1 PER 150 GSF (20% OFFICE SPACE)

SITE NOTES:

1. ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED. PROPOSED FEATURES AS SHOWN IN FULL TONE, EXISTING FEATURES ARE SHOWN IN HALF TONE, EXISTING FEATURES TO BE REMOVED ARE SHOWN AS DASHES OR NOTED.
2. GAS AND WATER UTILITIES WERE NOT MARKED AT THE TIME OF SURVEY. CALL 1-800-212-1000 FOR UTILITY MARK OUT PRIOR TO ANY CONSTRUCTION OR DESIGN.
3. MAINTAIN EXISTING YARD GRADES AND SLOPES.
4. ALL UTILITY CONNECTIONS ARE EXISTING.
5. THE SITE PLANS SUPERSEDES ALL STANDARD DRAWINGS.
6. NO STORAGE WILL BE DONE OUTSIDE THE BUILDING.
7. ALL EXTERIOR LIGHT FIXTURES TO BE CONTROLLED WITH AN ON/OFF SWITCHES LOCATED INSIDE THE BUILDING WITH A 1 HOUR FAILSAFE TIMER SET TO AUTOMATICALLY TURN OFF ALL EXTERIOR LIGHTING AT 10:15 P.M..
8. ALL EXTERIOR LIGHT FIXTURES, CANOPY LIGHTS, AND EXTERIOR POLE MOUNTED LIGHT FIXTURES TO COME ON AT 4:45 A.M. AND TURN OFF AT 10:15 P.M. (MAX)
9. LOW LEVEL LIGHTS FOR SECURITY PURPOSES TO REMAIN ILLUMINATED INSIDE THE BUILDING.
10. ALL FINAL INSPECTIONS TO BE MADE BY TOWNSHIP ENGINEER AND TOWNSHIP PLANNER.

ALL SURVEY DATA TAKEN FROM:
ARTHUR J SCHAPPEL JR., PLS PP
PO BOX 424
HEWITT, NJ 07142
(973) 853-1614
SURVEY OF PROPERTY FOR 114
ROUTE 206
JOB NO. 235156
5/7/23

200' OWNERS LIST

MT OLIVE TOWNSHIP						
BLOCK 4500, LOT 33						
08/07/23 Page 1 of 1						
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4500	31.11		2	Current Owner 5 JEWEL DR FLANDERS, NJ	5 JEWEL DR	
4500	31.12		2	Current Owner 7 JEWEL DR FLANDERS, NJ	7 JEWEL DR	
4500	32		1	Current Owner 34 DRAKEDALE RD FLANDERS, NJ	112 ROUTE 206	
4500	33		4A	Current Owner 114 ROUTE 206 FLANDERS, NJ	114 ROUTE 206	
4501	2		1	Current Owner 225 FLANDERS-NEITONG RD FLANDERS, NJ	113 ROUTE 206	
4600	1		15C	Current Owner PO BOX 450 BUDD LAKE, N.J.	117 ROUTE 206	
5000	26		15C	Current Owner PO BOX 450 BUDD LAKE, NJ	116 ROUTE 206	
5000	27		2	Current Owner 9 DRAKEDALE RD FLANDERS, NJ	9 DRAKEDALE RD	

The following entities have requested that they be notified of matters coming before the Planning Board or Board of Adjustment:

Bruce D. Smith
Hackettstown Municipal Utilities Authority
P.O. Box 450
Hackettstown, NJ 07840

R. Albanese
New Jersey Natural Gas
1415 Wyckoff Road
Wall, NJ 07719

Bruce Reynolds
Columbia Gas Transmission Corp
1470 Poorhouse Road
Downingtown, PA 19335-342

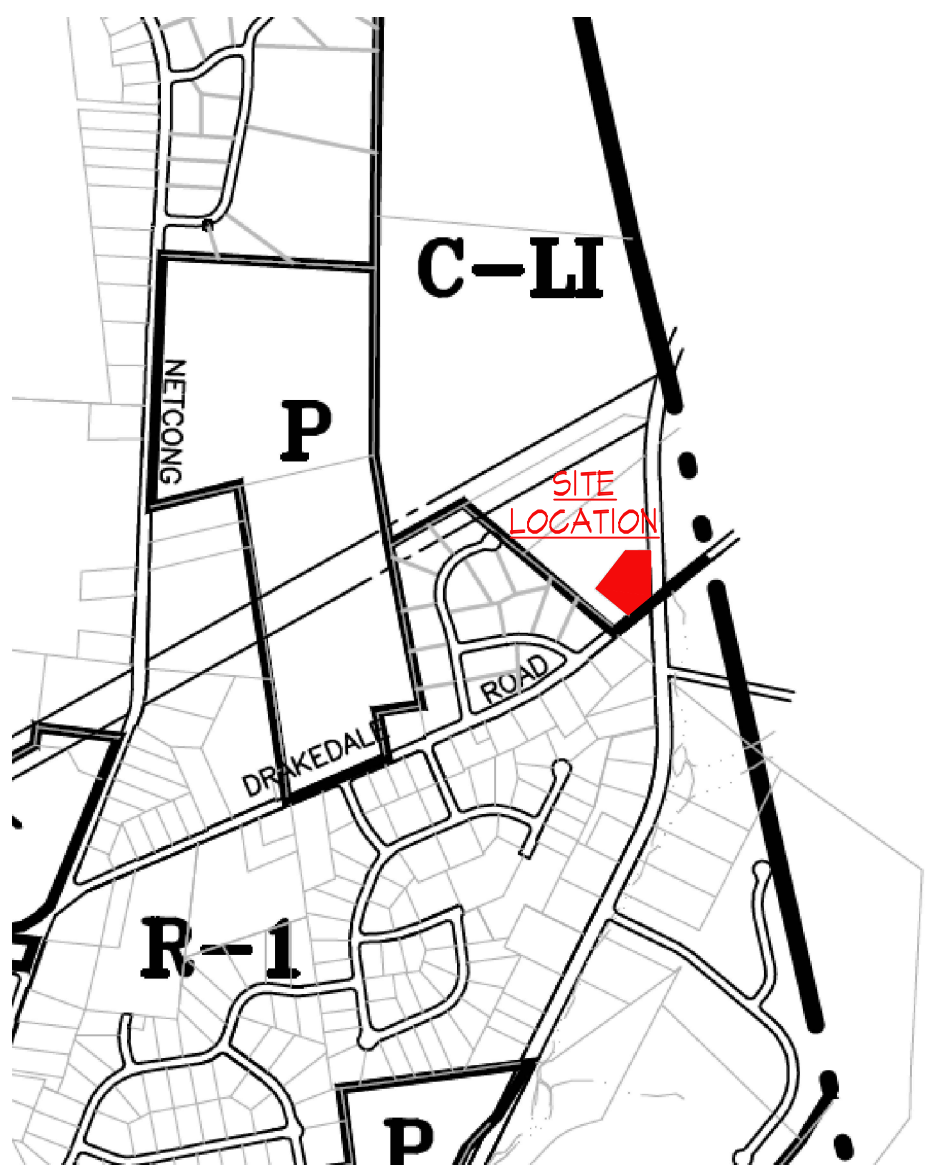
Mt Olive Township, Water & Sewer Department
P.O. Box 450
204 Flanders-Drakestown Road
Mt Olive, NJ 07828

N.J. Department of Transportation
1035 Parkway Dr CN 600
Trenton, NJ 08625

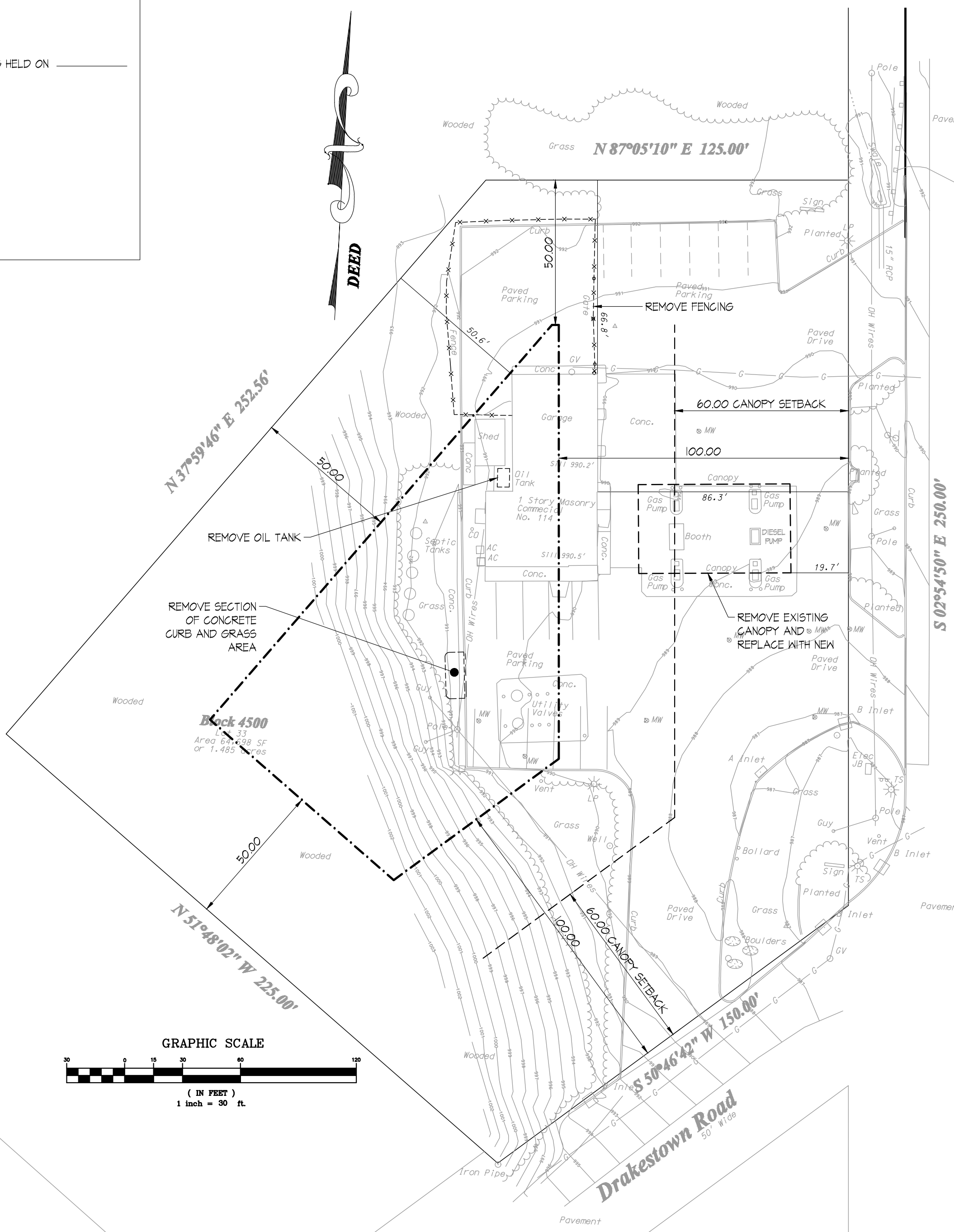
Public Service Electric & Gas Company
Manager – Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

New Jersey – American Water Co. Inc
P.O. Box 5627
Cherry Hill, New Jersey 08034

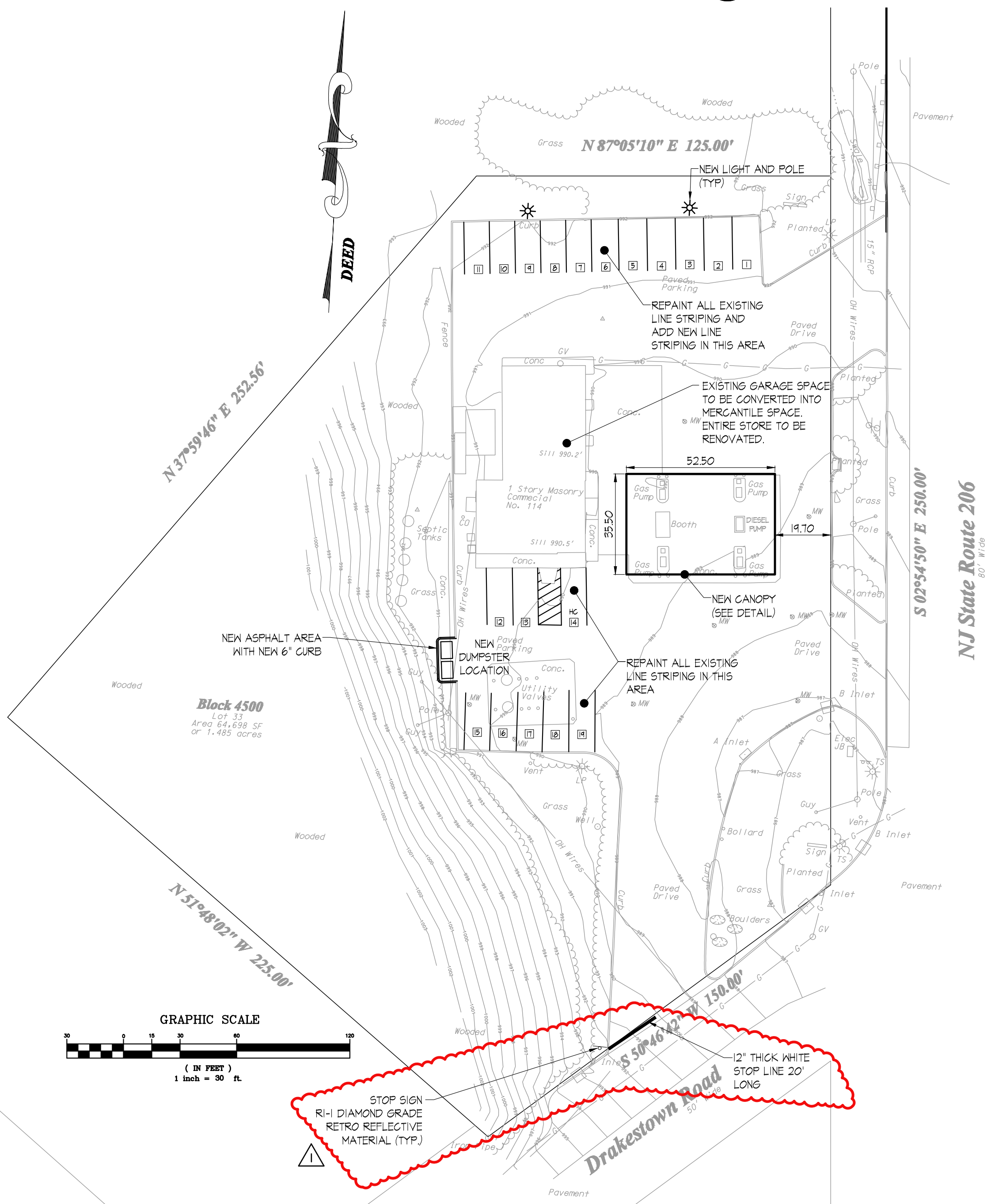
Applied Wastewater Management
2 Clerico Lane
Hillsborough, NJ 08844



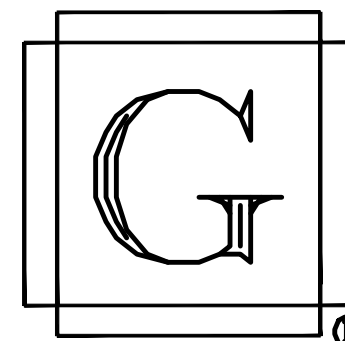
3 ZONING MAP
N.T.S.



1 EXISTING SITE PLAN: DEMOLITION
1" = 30'-0"



2 CONSTRUCTION SITE PLAN
1" = 30'-0"



GIANFORCARO
ARCHITECTS
ENGINEERS
& PLANNERS

555 EAST MAIN ST.
CHESTER, N.J. 07930
PHONE: (908) 879-6001
FAX: (908) 879-8505

•ARCHITECTURAL
•CIVIL
•STRUCTURAL
•CONSTRUCTION
•ENVIRONMENTAL
•MECHANICAL
•FORENSIC

MATTHEW G. GIANFORCARO, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 56295

ANTHONY GIANFORCARO, AIA, P.E.
REGISTERED ARCHITECT
N.J. LIC. NO. 13996
PROFESSIONAL ENGINEER
N.J. LIC. NO. 39006

GEORGE F. GIANFORCARO, P.E., P.P.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 18288
PA. LIC. NO. 17377
N.Y. LIC. NO. 52202
PROFESSIONAL PLANNER
N.J. LIC. NO. 3501

NEW DRIVE THRU

AT
DELTA GAS
114 ROUTE 206
FLANDERS, NJ

LOT: 33
BLOCK: 4500

FOR
FLANDERS FUEL,
LLC.

8 PEACHTREE LN
CHESTER, NJ 07930

MT. OLIVE TWP
MORRIS COUNTY
NEW JERSEY

SITE PLANS AND NOTES

DATE: 6/28/23
DRAWN: JMM
CHECKED: AG

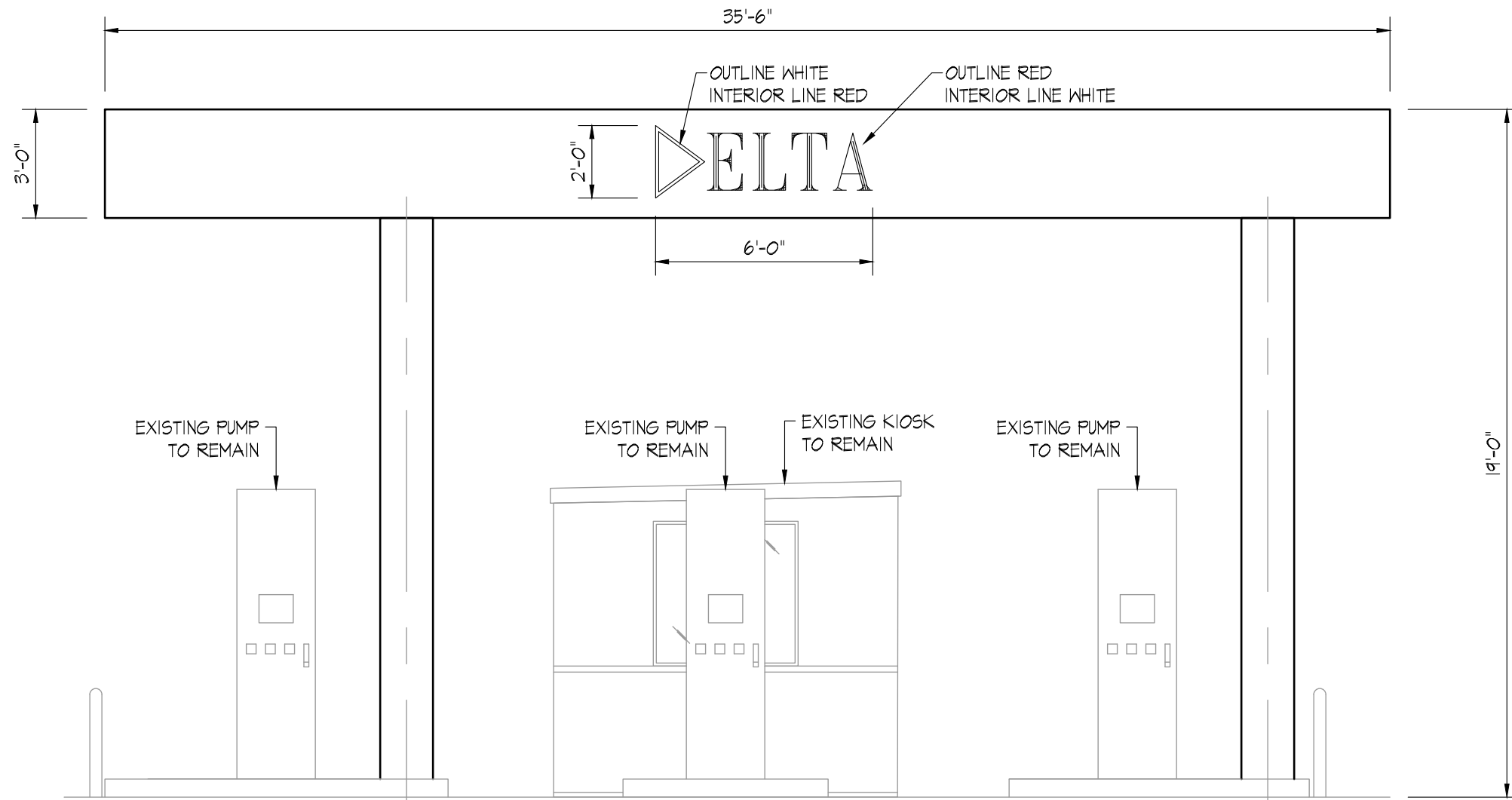
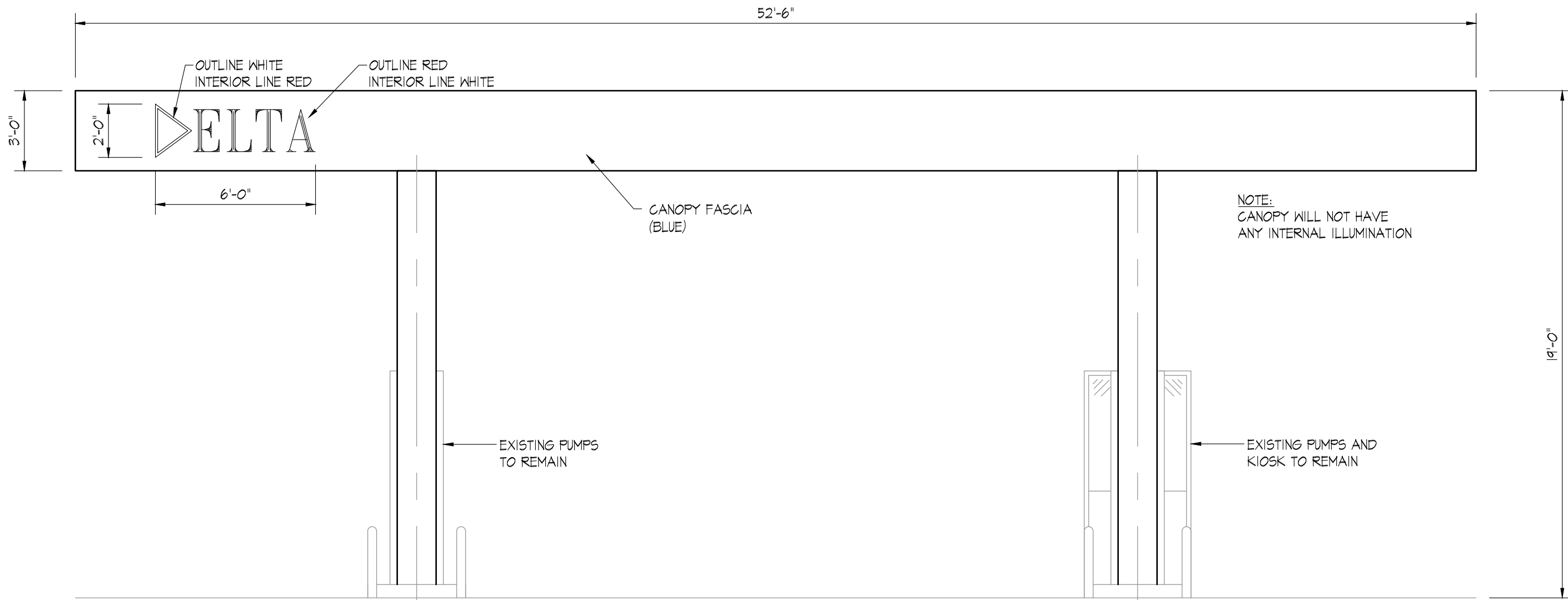
FILE: FlanDelta_R5

REVISION:
10/20/23
12/21/23

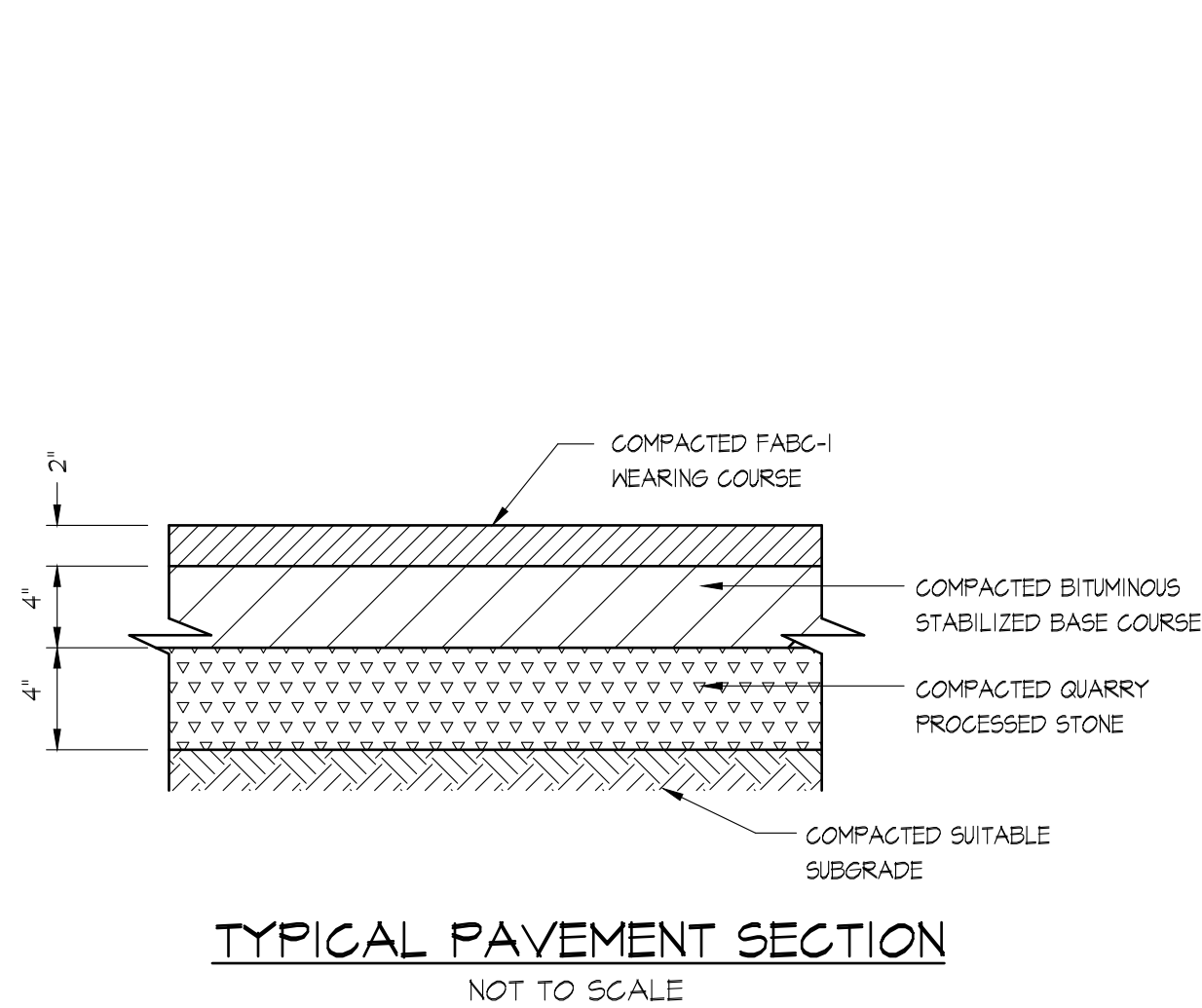
SP-1

2 12-21-23 REVISIONS TO REFLECT COMMENTS FROM MEETING WITH TOWN ON DECEMBER 14, 2023

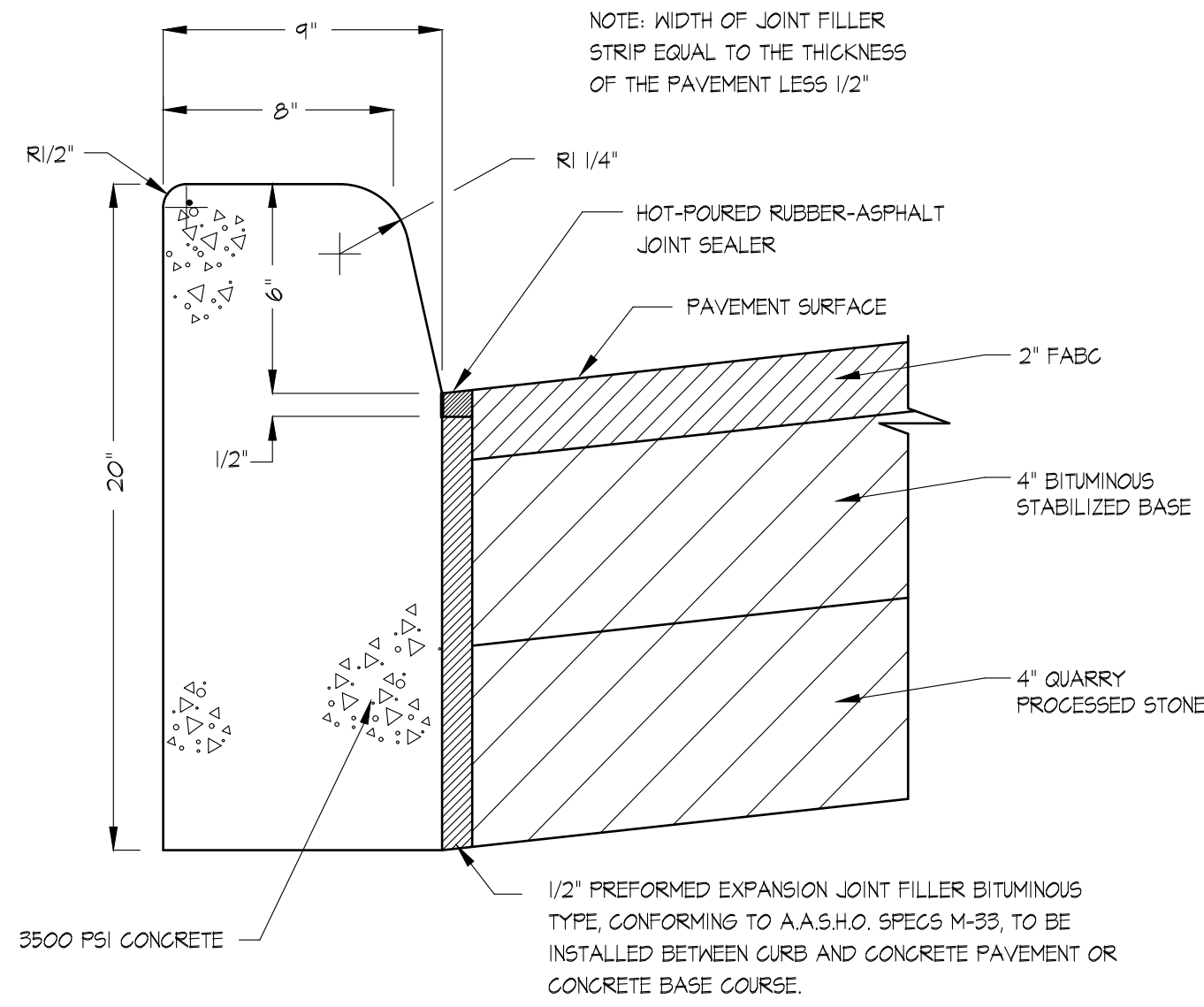
10-20-23 REVISIONS TO REFLECT THE COUNTY PLANNING DIRECTOR'S LETTER DATED OCTOBER 16, 2023



1 CANOPY DETAILS 1/4" = 1'-0"

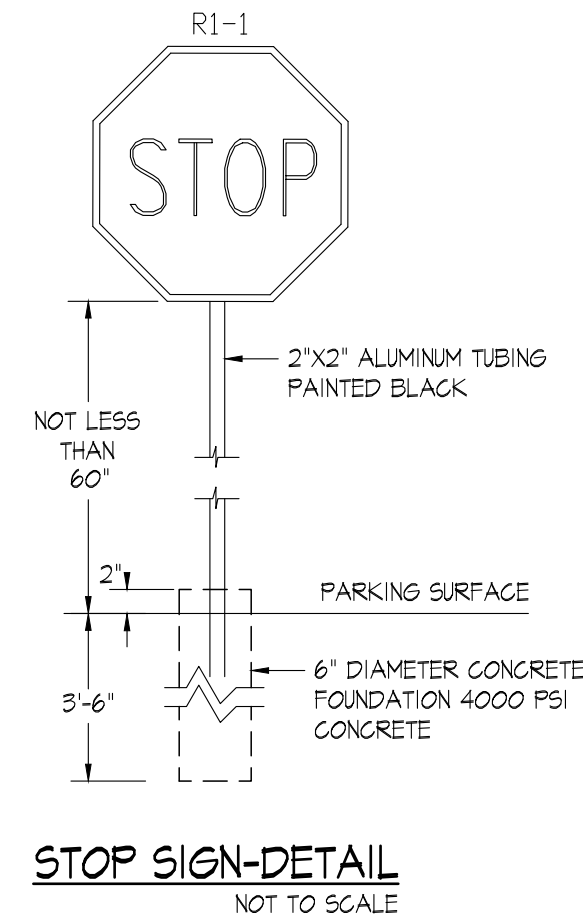


TYPICAL PAVEMENT SECTION
NOT TO SCALE



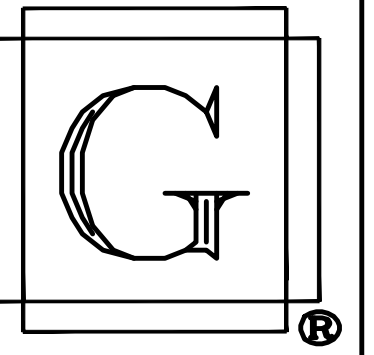
NOTE: TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF A.A.S.H.O. SPEC. M-213, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

CONCRETE CURB DETAIL



STOP SIGN-DETAIL
NOT TO SCALE

ALL SURVEY DATA TAKEN FROM:
ARTHUR J SCHAPPEL JR, PLS PP
PO BOX 424
HEWITT, NJ 07421
(913) 853-1614
SURVEY OF PROPERTY FOR 114
ROUTE 206
JOB No. 235156
5/7/23



GIANFORCARO ARCHITECTS ENGINEERS & PLANNERS

555 EAST MAIN ST.
CHESTER, N.J. 07930
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FAX: (908) 879-8505

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114 ROUTE 206
FLANDERS, NJ

LOT: 33
BLOCK: 4500

FOR
MANJIT BAJWA

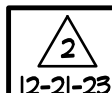
8 PEACHTREE LN
CHESTER, NJ 07930

MT. OLIVE TWP
MORRIS COUNTY
NEW JERSEY

ELEVATIONS AND DETAILS

DATE 6/28/23	DRAWN JMM
CHECKED AG	
FILE FlanDelta_R5	
REVISION 10/20/23 12/21/23	

SP-2



12-21-23

REVISIONS TO REFLECT COMMENTS
FROM MEETING WITH TOWN ON
DECEMBER 14, 2023



10-20-23

REVISIONS TO REFLECT THE COUNTY
PLANNING DIRECTOR'S LETTER DATED
OCTOBER 16, 2023