

BLOCK: 5300 LOT: 46  
PUNOLA, CAROLYN ANN  
193 TINC RD  
FLANDERS, NJ 07836

BLOCK: 6801 LOT: 10  
ASHLEY FAMILY LAND LLC  
25 HILLSIDE AVE  
FLANDERS, NJ 07836

BLOCK: 6900 LOT: 17  
5 RIVER ROAD LLC  
5 RIVER RD  
FLANDERS, NJ 07836

BLOCK: 6900 LOT: 18  
MARSILLO, CARMEN P., JR.  
4 RIVER RD  
FLANDERS, NJ 07836

BLOCK: 6900 LOT: 19  
6 BARTLEY RD LLC MORRIS CT ELEVATOR  
227 ROUTE 206  
FLANDERS, NJ 07836

BLOCK: 6900 LOT: 20  
ADAMS, GEOFFREY & MARGARET P.  
10 BARTLEY-CHESTER RD  
FLANDERS, NJ 07836

BLOCK: 6900 LOT: 21  
BEINS, JASON RALPH & JAMIE LYNN  
1 POND VIEW LN  
FLANDERS, NJ 07836

BLOCK: 6900 LOT: 26  
RUSSO, DANIEL ESTATE  
5 POND VIEW LN  
FLANDERS, NJ 07836

BLOCK: 7100 LOT: 1  
PEQUANNOCK VALLEY MENTAL HEALTH CEN  
7 INDUSTRIAL ROAD #301  
PEQUANNOCK, NJ 07440

BRUCE D. SMITH  
HACKETTSTOWN MUNICIPAL UTILITIES AUTHORITY  
PO 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  
DOWNTOWNTOWN, PA 19335-3642

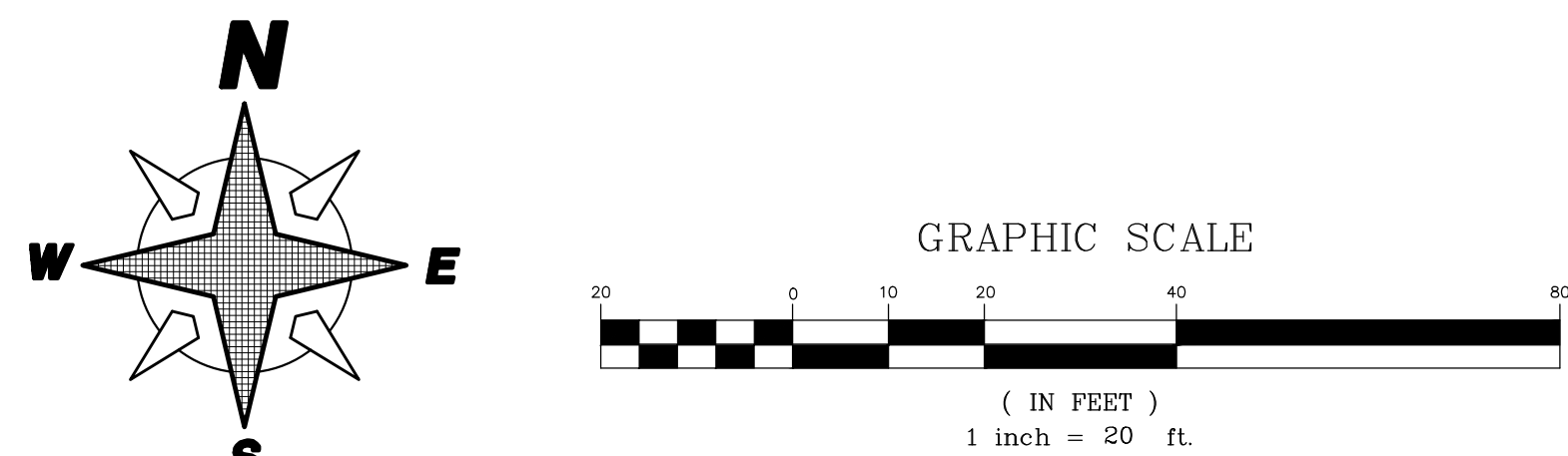
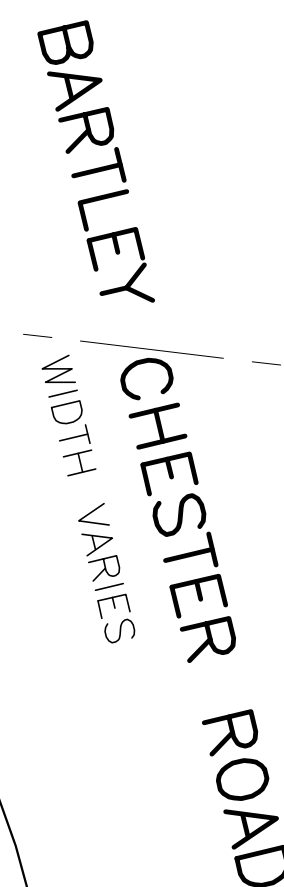
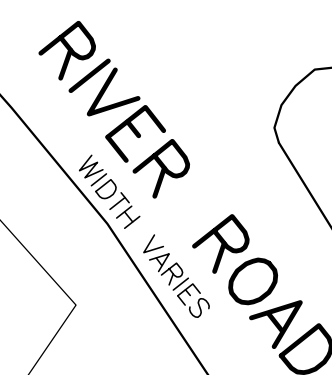
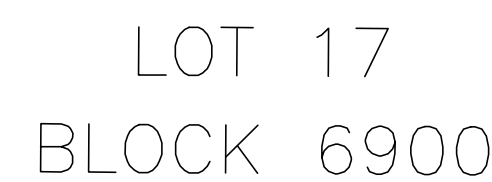
MT OLIVE TOWNSHIP, WATER & SEWER DEPT  
PO BOX 450  
204 FLANDERS-DRAKESTEIN RD  
MT OLIVE, NJ 07828

N.J. DEPT OF TRANSPORTATION  
1035 PARKWAY DR CN 600  
TRENTON, NJ 08625

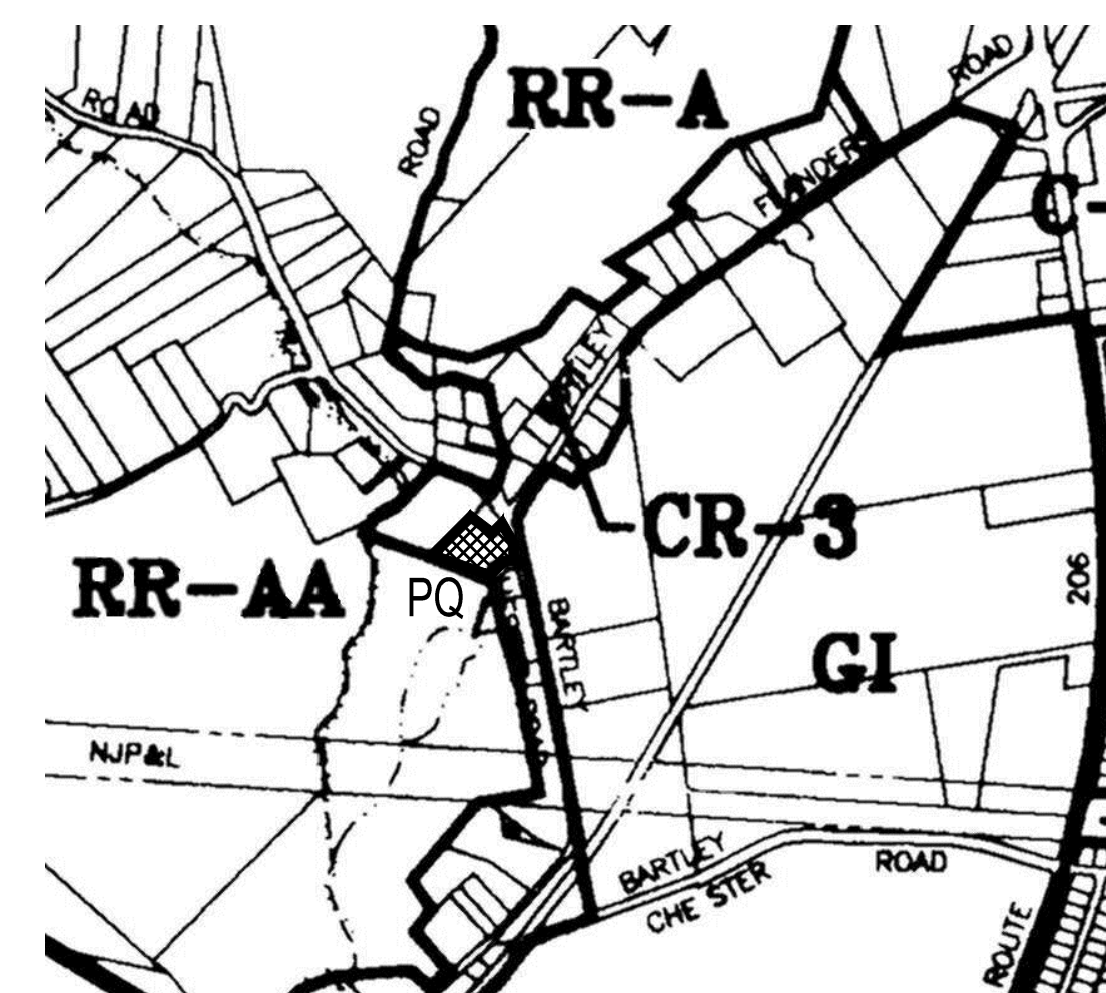
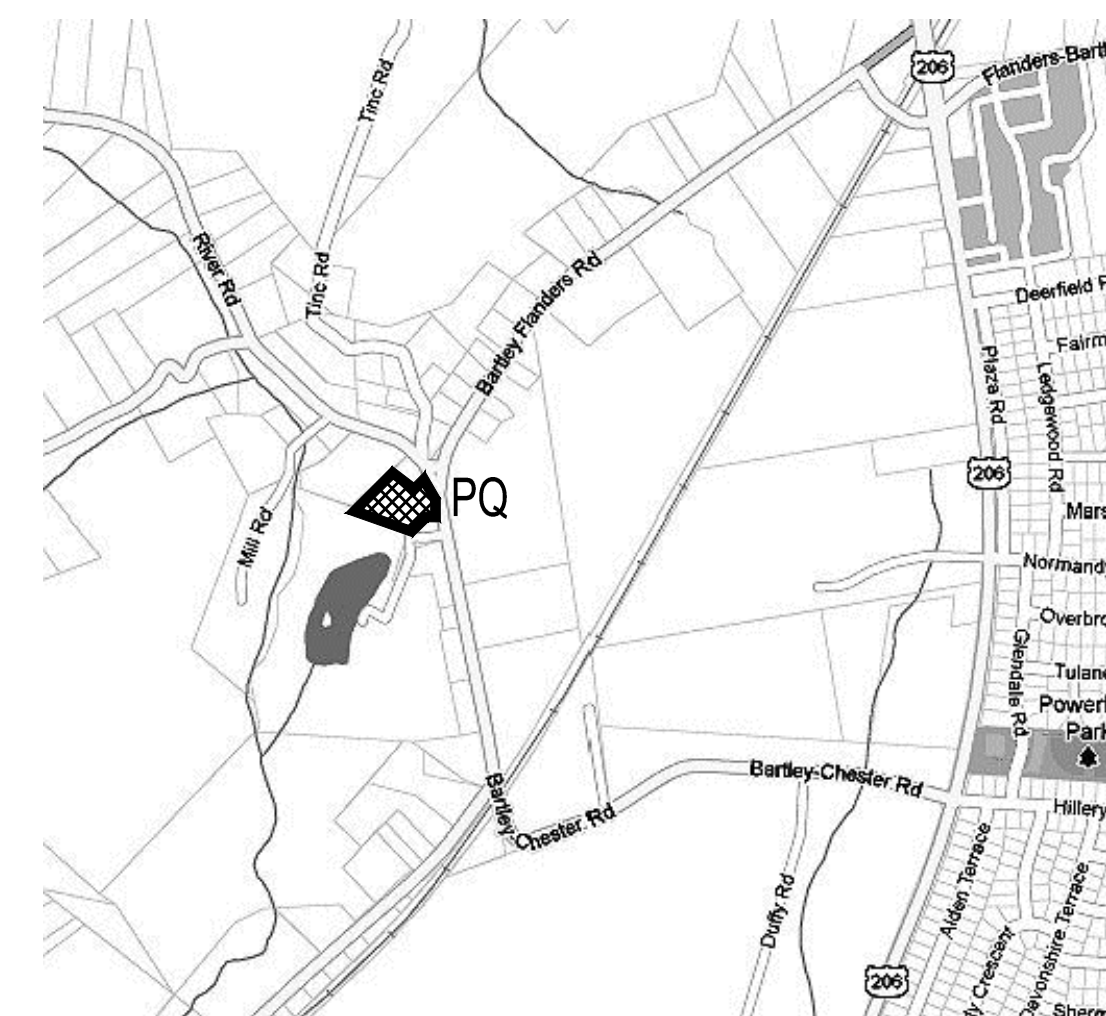
PUBLIC SERVICE ELECTRIC & GAS COMPANY  
MANAGER - CORPORATE PROPERTIES  
80 PARK PLAZA, 76B  
NEWARK, NJ 07102

NEW JERSEY - AMERICAN WATER CO. INC  
PO BOX 5627  
CHERRY HILL, NJ 08034

APPLIED WASTEWATER MGMT  
2 CLERICO LN  
HILLSBOROUGH, NJ 08844



PROPOSED SITE PLAN  
SCALE: 1" = 20'-0"



APPLICANT: 6 BARTLEY ROAD LLC  
227 ROUTE 206  
FLANDERS, NJ 07836

OWNER: 6 BARTLEY ROAD LLC  
227 ROUTE 206  
FLANDERS, NJ 07836

<b>AREA AND BULK REQUIREMENTS</b>			
<b>CR-3 ZONE</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
MIN LOT AREA	1.0 ACRE	1.987 ACRES	NO CHANGE
MIN LOT WIDTH	200 FT.	±227 FT.	NO CHANGE
MIN LOT DEPTH	150 FT.	±258 FT.	NO CHANGE
MIN. FRONT YARD	75 FT.	91.2 FT.	NO CHANGE
MIN. SIDE YARD	25 FT.	39.6 FT.	NO CHANGE
MIN. REAR YARD	20 FT.	60 FT.	NO CHANGE
MAX BUILDING COVERAGE	30%	8.3%	NO CHANGE
MAX IMPERVIOUS COVERAGE	55%	45.7%	41.4%
MAX BLDG. HEIGHT	30 FT.	±20 FT.	NO CHANGE

PRIOR APPROVED RESOLUTION: 22 SPACES REQUIRED INCLUDING 2 H.C. SPACES FOR 99 STUDENTS AND 20 TOTAL EMPLOYEES (14 ON-SITE AT ANY ONE TIME) IN EXISTING DAYCARE SPACE.

PROPOSED THIS PROJECT: USE OF OFFICE AND WAREHOUSE IN REMAINING PORTION OF THE EXISTING BUILDING.

TOTAL AREA: 4,620 SQ FT GROSS + 1,180 SQ FT MEZZANINE OF THE 4,620 SQ FT - 3,930 IS WAREHOUSE, AND 1,230 IS OFFICE

TOTAL WAREHOUSE = 3,390 + 1,180 = 4,570 SQ FT  
TOTAL OFFICE = 1,230 SQ FT

WAREHOUSE = 1 SPACE PER 5,000 SQ FT = 1 SPACE  
OFFICE = 4.5 SPACES PER 5,000 SQ FT = 5.5 SPACES

TOTAL REQUIRED FOR THIS SPACE = 7 SPACES

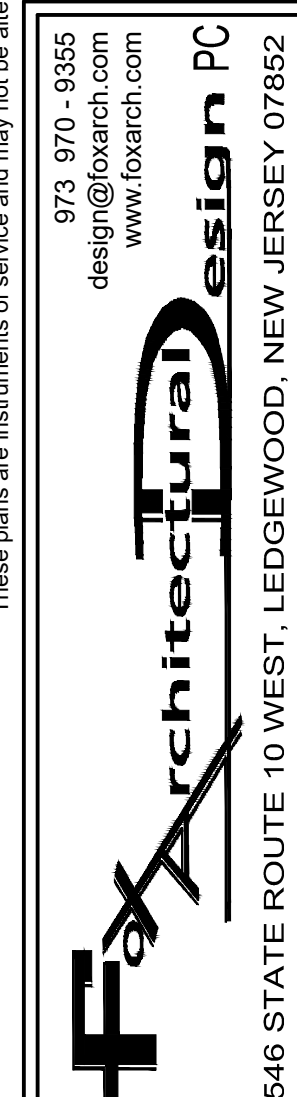
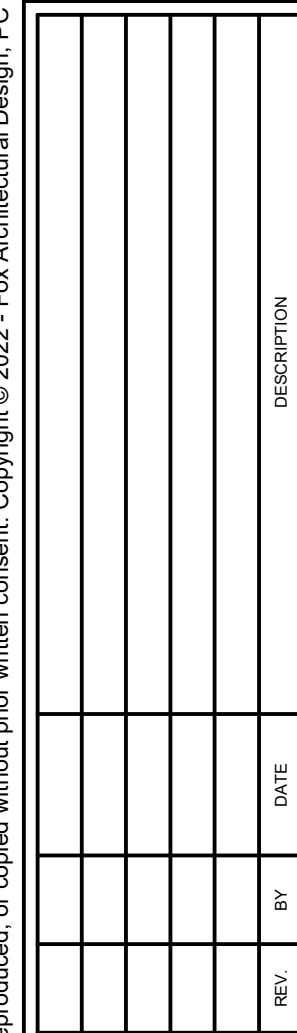
FREESTANDING SIGN - ONE PERMITTED (EXISTING SIGN SIZE TO REMAIN)  
WALL SIGNS - UP TO 5% OF THE FACADE AREA PERMITTED, NO NUMBER LIMIT

APPROVED BY THE PLANNING BOARD OF MOUNT OLIVE, MORRIS CO., NJ

BOARD CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

BOROUGH ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



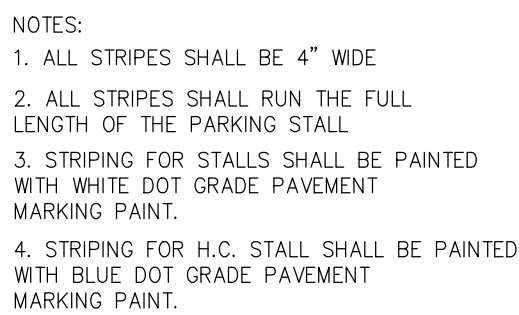
## SITE PLAN AND NOTES

**PRELIMINARY AND FINAL SITE PLAN FOR:**



6 BARTLEY ROAD LLC  
6 BARTLEY-CHESTER ROAD -- BLOCK: 6900, LOT: 19  
TOWNSHIP OF MOUNT OLIVE  
MORRIS COUNTY, NEW JERSEY

<b>S1</b>	<b>JOB NO.</b>	<b>2208  </b>
	<b>DATE</b>	<b>T-28-22</b>
<b>1 OF 2</b>	<b>DRAWN</b>	<b>FTW</b>
	<b>SCALE:</b>	<b>A5 NOTED</b>
<b>SHEET</b>	KENNETH J. FOX, AIA PP N.J. #A240203	

-26-0027 221PM



## PLANT SCHEDULE

	KEY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	SIZE AT MATURITY	CHARACTERISTICS	QUANTITY
	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6 FT. TO 7 FT.	20 FT. TO 30 FT.	BUFFER EVERGREEN TREE	4
	PS	PINUS STROBUS	WHITE PINE	6 FT. TO 7 FT.	50 FT. TO 80 FT.	BUFFER EVERGREEN TREE	4

**TREE REPLACEMENT NOTES**

REPLACEMENT TREES AS PER SECTION 400-75.1(b). [2] REQUIRES FOUR REPLACEMENT TREES PER EACH 11"-18" CALIPER TREE REMOVED  
TWO 11"-18" CALIPER TREES ARE TO BE REMOVED ADJACENT TO THE DRIVEWAY ACCESS ON BARTLEY CHESTER ROAD  
THEREFORE A TOTAL OF EIGHT REPLACEMENT TREES ARE REQUIRED. THE EASTERN RED CEDAR AND WHITE PINE TREES ARE THE REPLACEMENTS.

## SITE PLAN DETAILS

PRELIMINARY AND FINAL SITE PLAN FOR:  
6 BARTLEY ROAD LLC  
6 BARTLEY-CHESTER ROAD -- BLOCK: 6900, LOT:  
TOWNSHIP OF MOUNT OLIVE MORRIS COUNTY, NJ

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**Fax Architectural**  
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design@foxarch.com  
www.foxarch.com  
5446 STATE ROUTE 10 WEST, LEDGEWOOD, NEW JERSEY 07852

JOB NO.	22081
DATE:	7-28-22
DRAWN:	FTW
SCALE:	AS NOTED

THIS DRAWING IS NOT VALID  
UNLESS SIGNED AND SEALED  
BY ARCHITECT OF RECORD

KENNETH J. FOX, AIA PP  
N.J. AI-09263

**S2**

SHEET **2** OF **2**