

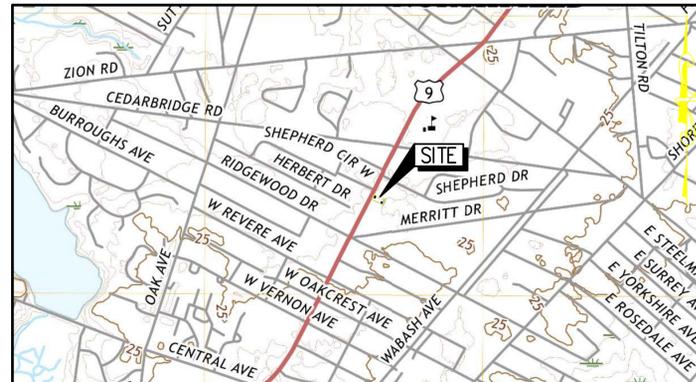
OFFICIAL ZONING MAP OF NORTHFIELD

SCALE: N.T.S.



OFFICIAL TAX MAP OF NORTHFIELD

SCALE: N.T.S. SHEETS 6 & 13



OFFICIAL ZONING MAP OF NORTHFIELD

SCALE: 1" = 1,000'

OWNER:
GMS2 LLC
450 TILTON ROAD, SUITE 220
NORTHFIELD, NEW JERSEY 08225

APPLICANT:
PLASTIC SPOON, LLC
7 HAVV DRIVE
NORTHFIELD, NEW JERSEY 08225

NOTES:

- EXISTING CONDITIONS SHOWN ARE TAKEN FROM PLAN ENTITLED "SURVEY OF PREMISES, SITUATE IN CITY OF NORTHFIELD, COUNTY OF ATLANTIC, N.J., BLOCK 82, LOT 8.01", PREPARED BY PAUL M. KOELLING, LAND SURVEYOR, DATED MARCH 19, 2015.

EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FOR INFORMATION ONLY. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND FOR CONTRACTOR TO CALL 1-800-272-1000 FOR THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION. APPEAR IN THE TITLEBLOCK.

Know what's below. Call before you dig.

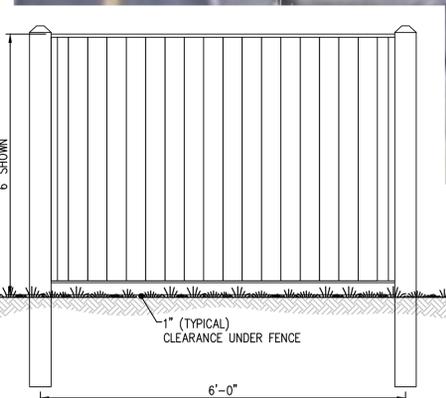
ZONING SCHEDULE

ORDINANCE SECTION	COMMERCIAL BUSINESS (C-B ZONE)	PERMITTED/REQUIRED	EXISTING	PROPOSED	STATUS		
215-157A	USE	RETAIL & SERVICE	SERVICE	RETAIL	C		
215-157 C(1)	CONDITIONAL USE	RESTAURANTS (PURSUANT TO 215-148)	SERVICE	TAKE-OUT ICE-CREAM PARLOR	DNC (NOTE 1)		
215-157 D ATTACHMENT 6	MIN. LOT AREA	20,000 SF	10,700 SF	10,700 SF	ENC		
	MIN. LOT WIDTH	125 FT	71.21 FT	71.21 FT	ENC		
	MIN. LOT DEPTH	100 FT	150.03 FT	150.03 FT	C		
	PRINCIPAL BUILDING	MIN. FRONT SETBACK	50 FT	31.4 FT	31.4 FT	ENC	
		MIN. SIDE SETBACKS	ONE	15 FT	19 FT	C	
			BOTH	30 FT	43.2 FT	43.2 FT	C
	MIN. REAR SETBACK	30 FT	82 FT	82 FT	C		
	MAX. HEIGHT	2 STORY 25 FT	1 STORY < 25 FT	1 STORY < 25 FT	C		
	ACCESSORY BUILDING	MIN. SIDE SETBACK	15 FT	N/A	N/A	N/A	
		MIN. REAR SETBACK	30 FT	N/A	N/A	N/A	
MAX. HEIGHT		12 FT	N/A	N/A	N/A		
MIN. GROSS FLOOR AREA		2,500 SF	814 SF	814 SF	ENC		
MAX. LOT COVERAGE	80%	100%	100%	ENC			
MAX. BUILDING COVERAGE	25%	9.4%	9.4%	C			
MAX. FAR	0.25	0.09	0.09	C			
215-157 E	BUFFER TO RESIDENTIAL	10 FT	16 FT	16 FT	C		
215-148 CONDITIONAL USE STANDARDS	A	MIN. LOT SIZE	1 AC	0.25 AC	DNC		
	B	MIN. LOT WIDTH	200 FT	71.2 FT	DNC		
	C	MAX. BUILDING COVERAGE	20%	9.4%	C		
215-104 A	MIN. BUFFER TO RESIDENTIAL	25 FT	16 FT	16 FT	DNC		
215-105B	MIN. LOADING	UNDER 5,000 SF = 0	0	0	C		
215-105B	(4)	MIN. PARKING SETBACK TO RESIDENTIAL ZONE	50 FT	16 FT	16 FT	ENC	
	(6)	MIN. PARKING SETBACK TO STREET	20 FT	16 FT	16 FT	ENC	
215-105 Q(11)	MIN. PARKING	14 (NOTE 2)	14	14	C		
215-113 L (NOTE 3)	(1) ATTACHED SIGN	(a)	MAX. SIGN AREA	0.5 SF PER FT OF BUILDING WIDTH = 14 SF	N/A	14 SF	C
		(b)	MAX. SIGN PROJECTION	18 INCHES	N/A	18 INCHES	C
		(c)	MAX. VERTICAL DIMENSION	5 FT	N/A	3 FT	C
	(2) FREESTANDING SIGN	(a)	MAX. HEIGHT	15 FT	11 FT	11 FT	C
		(b)	MIN. GROUND CLEARANCE	3 FT	6 FT	6 FT	C
		(c)	MIN. AREA	10 SF	40 SF	40 SF	C
	(c)	MAX. AREA	17 SF	40 SF	40 SF	ENC	
	(c)	MAX. NUMBER SIGNS	1	1	1	C	
	(f)	MIN. SETBACK	15 FT	5 FT	5 FT	ENC	
	(f)	MIN. SETBACK TO RESIDENTIAL ZONE	50 FT	137 FT	137 FT	C	

C = CONFORMS
DNC = DOES NOT CONFORM, VARIANCE REQUIRED
ENC = EXISTING NON-CONFORMING

ZONING SCHEDULE NOTES

- THE DEFINITION OF DRIVE-IN RESTAURANT AT 215-5 INCLUDES TAKE-OUT ICE CREAM ESTABLISHMENTS. PURSUANT TO 215-157 C(1), RESTAURANTS ARE A PERMITTED CONDITIONAL USE IN THE C-B ZONE IN ACCORDANCE WITH STANDARDS AT 215-148. ALTHOUGH THIS USE IS RETAIL SALES AN ANALYSIS PURSUANT TO THE RESTAURANT STANDARD IS INCLUDED AND A d(3) CONDITIONAL USE VARIANCE IS REQUESTED.
- PURSUANT TO 215-105 Q(11) DRIVE-IN RESTAURANTS SHALL PROVIDE 1 PARKING SPACE FOR EACH 35 SF OF GROSS FLOOR AREA. PURSUANT TO 215-105Q(2)(c) FOOD STORES REQUIRE 1 SPACE PER 150 SF FLOOR AREA. IT IS ANTICIPATED HALF THE BUILDING WILL BE USED FOR RETAIL SALES & HALF FOR ICE-CREAM TAKEOUT. THE ANTICIPATED PARKING DEMAND WILL BE RETAIL FOOD SALES 407 SF x 1 SPACE/150 SF = 2.7 SPACES + ICE-CREAM TAKEOUT 407 SF x 1 SPACE/35 SF = 11.6 SPACES, TOTAL = 14.3 SPACES ~ 14 SPACES.
- PURSUANT TO 215-113 B(4) EXISTING NON-CONFORMING SIGNS MAY CONTINUE TO BE PERMITTED IF NOT MATERIALLY CHANGED.



6\"/>

N.T.S.

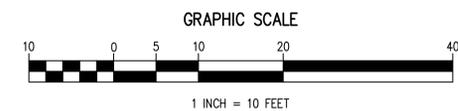


EXHIBIT A-2

ALL DOCUMENTS PREPARED BY SCIULLO ENGINEERING SERVICES, LLC ARE INSTRUMENTS OF SERVICE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND FOR CONTRACTOR TO CALL 1-800-272-1000 FOR THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION. APPEAR IN THE TITLEBLOCK.

811
Know what's below. Call before you dig.

JASON T. SCIULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24604586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 35100026940
www.sciulloengineering.com
j.sciullo@sciulloengineering.com

SCIULLO ENGINEERING SERVICES, LLC
17 SOUTH GORDON'S ALLEY, SUITE 3
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 300-5171
www.sciulloengineering.com
NJ CERTIFICATE OF AUTHORIZATION NO. 246A28290700

THE SWEET SPOT
2318 NEW ROAD, BLOCK 82, LOT 8.01
NORTHFIELD, NEW JERSEY 08225

SITE RENDERING

PLASTIC SPOON, LLC
7 HAVV DRIVE
NORTHFIELD, NEW JERSEY 08225

PROJECT NO.	TGC 002.01	DRAWING NO.	C2901
SCALE	1" = 10'	SHEET	1 OF 1
DATE	7/1/2021	ISSUE NO.	
		ZONING BOARD HEARING	JTS
		SUBMISSION/REVISION	BY
			APPR.