PROPERTY OWNERS WITHIN 200':

BOROUGH OF MIDDLESEX

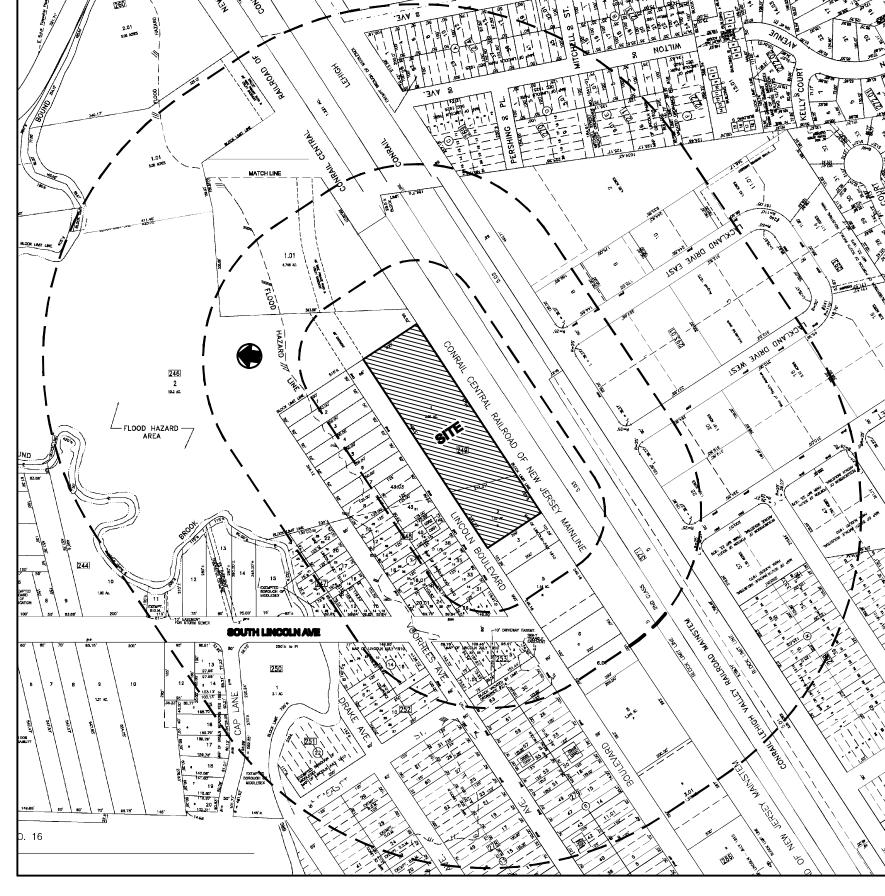
10246 10061 01	THRU LIN BLVO	48	NEW EVERGREEN DEVELOPMENT LLC 929 WASHINGTON AVE GREEN BROOK, NJ 08612	
00246 00002	THRU LIN BLVO	majaranik dan obanja gili in bomba anggili G	BORDEN, INC-14 HEXION INC TAX DEPT 180 E BROAD ST COLUMBUS, OH 43215	
00248 00001	963 LINCOLN BLYD	2	ROSELLO, JOHN G & ROSEMARIE 963 LINCOLN BLVD MIDDLESEX, HJ 08846	
00246 00002	959 LINCOLN BLVD		VCGT, EMIL, IR 37 DAVIS AVE PISCATAWAY, NJ 08854	Age manifest and
00248 00003	. 955 LINCOLN BLVD	2	VOGT, EMIL 37 DAVIS AVE PISCATAWAY, NJ 08854	ini and a grant an
00248 00004	951 LINCOLN BLVD		9APPAS, NICHOLAS S 951 LINCOLN BLVD MIODLESEX, NI 08846	
00248 00005	949 LINCOLN BLVD		BOHAC, WALTER G & ALMA A 949 LINCOLN BLVD MIDDLESEX, NJ 08846	id perchasion percial
0248 10065	945 LINCOLN SLVD	and the state of t	SINGH, ALAKH N 945 LINCOLN BLVO MIDDLESEX, NJ 08846	
0248 0007	941 LINCOLN BLVD	2	BENNETT, JOHN D & EILEEN M 941 LINCOLN BLVD MIDDLESEX, NJ 88846	
0248 0608	926-8 VOORHEES AVE 9,43-8	2.	PFISTERER, EVELYN 13 MORNING GLORY LANE WHITING, NJ 08759	enega sasar.
0248 0010	924 VOORHEES AVE	2	ROACHE, KAYEANN 924 VOORHEES AVE	

00248 00012	922 VOORHEES AVE 13	2	ROBBINS, ALISSA & ANDREW 922 VOORHEES AVE MIDDLESEX, NI 08846
00248 00014	920 VOORHEES 15	2	SIVO, GIUSEPPE & ROSANNA 920 VOORHEES AVE MIDDLESEX, NJ 08846
00248 00016	918 VOORHEES AVE 17-18	2	AGUILAR, FRANCY J 918 VOORHEES AVE MIDDLESEX, NJ 08845
00248 00033	909 LINCOLN BLVD 34,34-A	2	AREF, AHMED IN & SAMAR 989-LINCOLN BLVD MIDDLESEX, NI 08846
00248 00035	913-917 LINCOLN 8LVD 36-37	2	WARCO TRANSPORTATION, INC 37 DAVIS AVE PISCATAWAY, NJ 08854
00248 00038	921 LINCOUN BLVD 39	Ž	PARRENO, TAKEMITSU & MYRNA 921 LINCOLN BLYO MIDDLESEX, NJ 08846
00248 00043 03	931-5 LINCOLN BLVD 8-A	2	HANANIA, MARGARETE 602 ASHLAND RD MIODLESEX, NJ 08846
00249 00001	930 LINCOLN BLVD	1	A&W PROPERTIES LLC 33 CLAWSON ST PISCATAWAY, NJ 08854
00249 00002	930 LINCOLN BLVD	49	ARW PROPERTIES LLC GRANTEE MAILING ADDR GRANTEE CITY, NJ 99999
00249 000 03	906 LINCOLN BLVD 4	1	PHOTONICS MANAGEMENT CORP 360 FOOTHILL RD, BOX 6910 BRIDGEWATER, NJ 08807
00370 00005	PAILROAD	SA.	CONRAIL 1000 HOWARD BLVD 4TH FLR MT LAUREL, NJ 08054
00371 00005	RAILROAD	sa misimus sa maranga ya maranga sa maranga SA	CONRAIL 1000 HOWARD BLVD 4TH FLR MT LAUREL, NJ 08054

00248 00006	945 LINCOLN BLVD	2	SINGH, ALAKH N 945 LINCOLN BLVD MIDDLESEX, NJ 08846	
00248 60007	941 LINCOLN BLVD	2	BENNETT, JOHN D & EILEEN M 941 LINCOLN BLVD MIDDLESEX, NJ 08846	
00248 00005	926-8 VOORHEES AVE 9,43-6	2	PFISTERER, EVELYN 13 MORNING GLORY LANE WHITING, NJ 08759	rue i ni
00248 00010	924 VOORHEES AVE 11	Ž.	ROACNE, KAYEANN 924 VOORHEES AVE MIDDLESEX, NJ 08846	and department
00248 00012	922 VOORHEES AVE 13	2	ROBBINS, ALISSA & ANDREW 922 VOORHEES AVE MIDDLESEX, NI 08846	na-Harden a
00248 00014	920 VOORHEES 15	2	STYO, GTUSEPPE & ROSANNA 920 VOORHEES AVE MIDDLESEX, NJ 08846	an ang airea
00248 00016	918 VOORHEES AVE 17-18	2	AGUILAR, FRANCY J 918 VOORHEES AVE MIDDLESEX, NJ 08846	Lore Agendan
00248 00018 01	916 VOORHEES AVE 19-20	2	MAJESKI, EDWARD S & CHARLOTTE R 916 YOORHEES AVE MIDDLESEX, NJ 08846	
00248 00020 0 1	260 SO LINCOLN AVE 21-23	7	MOPOSITA, LUÍS & MARTHA 260 SOUTH LINCOLN AVENUE MIODLESEX, NJ 08846	
00248 00024	268 SO LINCOLN AVE 25	2	CHRISTIAN, CAVALLA 268 SOUTH LINCOLN AVE MIDDLESEX, NJ 08846	
00248 00026	SO LINCOLN AVE 27-30	*	OUTDOOR SYSTEMS, INC. 185 U.S. HWY 46	

00371 00005	RAJLROAD		MT LAUREL, NJ 08054 CONRAIL. 1000 HOWARD BLVD 4TH FLR MT LAUREL, NJ 08054
06370 00605	RAILROAD	5A	CONRAIL 1000 HOWARD BLVD 4TH FLR
00249 00005	900-904 LINCOLN BLVD	48	STONE KING PLAZA LLC 900 LINCOLN BLVD-STE 5 MIDDLESEX, NJ 08846
00249 00003	906 LINCOLN BLVO 4	1	PHOTONICS MANAGEMENT CORP 360 FOOTHILL RD, BOX 5910 BRIDGEWATER, NJ 08807
00249 00002	930 LINCOLN BLVD	48	A&W PROPERTIES LLC GRANTEE MAILING ADOR GRANTEE CITY, NJ 99999
00249 00001	a30 FINCOFIN BEAD		A&W PROPERTIES LLC 33 CLAWSON ST PISCATAWAY, NJ 08654
00248 00043 93	931-5 LINCOLN BLVD 8-A	Page 1	HANANIA, MARGARETE 602 ASHLAND RD MIDDLESEX, NJ 08846
00248 00038	921 LINCOLN BLVD 39	2	PARRENO, TAKEMITSU & MYRNA 921 LINCOLN BLYD MIDDLESEX, NJ 08846
00248 00035	913-917 LINCOLN BLVD 36-37	2	WARCO TRANSPORTATION, INC 37 DAVIS AVE PISCATAWAY, NJ 08854
00248 00033	909 LINCOLN BLVD 34,34-A	2	AREF, AHMED M & SAMAR 909 LINCOLN BLVD MIDDLESEX, NI 08846
00248 00031	905 LINCOLN BLVD 32	2	GAUTHIER, STEVEN 905 LINCOLN BLVD MIDDLESEX, NJ 08846

LAYLA TRANSPORT LLC



KEY MAP / TAX MAP SCALE 1"=300'

UTILITY COMPANIES TO BE NOTIFIED:

BOROUGH OF MIDDLESEX

Utilities to Notify Cablevision of Raritan Valley Att: Margurite Prendergast Constrcution Dept. 275 Centennial Avenue CN 6805 Piscataway, NJ 08855-6805

Att. GIS Supervisor NJ American Water 1025 Larural Oak Road Voorhees, NJ 08043-0001

State Department of Transportation Att; Commissioner of Transportation 1035 Parkway Avenue CN 600 Trenton, NJ 08625

New Jersey Bell **Executive Offices** 540 Broad Street Newark, NJ 07104

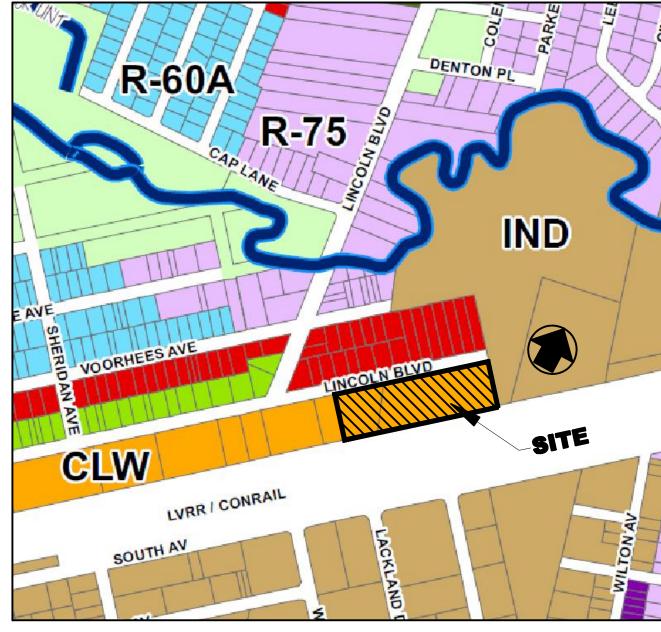
Middlesex Co. Planning Board 75 Bayard Street New Brunswick, NJ 08091

Att: Manager Corporate Properties Public Service Electric and Gas Co. 80 Park Plaza TB6 Newark, NJ 07102

SHEET INDEX			
SHEET NO.	DESCRIPTION		
1	COVER SHEET		
2	EDESTINO CONDITIONS PLAN		
3	SITE PLAN & DETAILS		
4	LANDSCAPRIS & LIGHTING PLAN		
•	SCIL BROSION & SEDIMENT CONTROL PLAN		
6	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS		

UNDER SEPARATE COVER:

 TRUCK ROUTE EXHIBIT, SHEET 1 OF 1



ZONING MAP

SITE DATA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 S.F.	155,384 S.F.	155,384 S.F.
MINIMUM LOT WIDTH	100 FT.	776.92 FT.	776.92 FT.
MINIMUM LOT DEPTH	100 FT.	200.00 FT.	200.00 FT.
MINIMUM FRONT YARD SETBACK	15 FT.	9.02 FT. ≭	9.02 FT. *
MINIMUM ONE SIDE YARD SETBACK	5 FT.	25.94 FT.	25.94 FT.
MINIMUM BOTH SIDE YARD SETBACK	20 FT.	>20.00 FT.	>20.00 FT.
MINIMUM REAR YARD SETBACK	30 FT.	30.03 FT.	30.03 FT.
MAXIMUM BUILDING HEIGHT	35FT. or 3 STORIES	35FT. or 1 STORY	35FT. or 1 STORY
MAXIMUM BUILDING COVER	50%	8.43%	8.43%
MAXIMUM IMPERVIOUS COVER	95%	26.61%	26.61% *>

* = EXISTING CONDITION

** = NO PROPOSED IMPERVIOUS COVER

VARIANCE / DESIGN WAIVER LISTING

① DESIGN WAIVER REQUESTED FROM SECTION 248-17.B(12)B. MINIMUM OF 1.0 FOOTCANDLE SHALL BE PROVIDED AT DRIVEWAY. 2 DESIGN WAIVER REQUESTED FOR NOT PAVING OFFSTREET PARKING AREA &

DRIVEWAY AISLES. (248-17.B(23)(a)&(b)) (3) DESIGN WAIVER REQUESTED FOR NOT CURBING THE PARKING LOT. (248-17.B(24))

PARKING REQUIREMENTS: OFF STREET PARKING REQUIREMENTS (Chapter §248-17)

REQUIRMENTS = Automobile repair and service stations = 1 space per each gasoline pump, grease rack, or similar service area and 1 additional space per 500 gross floor area of the shop or

> Storage = 1 space per 5,000 gross floor area Office = 1 space per 300 gross floor area

REQUIRED = Building #1 = 7,077 GFA Bus Repair Shop = 7,077/500 = 14.15 spaces = 15 spaces Building #2 = 3,748 GFA Storage = 3,748/5,000 spaces = 0.75 space = 1 space Building #3 = 2,019 GFA Office = 2,268/300 = 7.56 spaces = 8 spaces Total Required Off Street Parking = 24 spaces Total Provided Off Street Parking = 48 spaces

GENERAL NOTES:

- 1. PROPERTY KNOWN AS LOTS 1 & 2 IN BLOCK 249, TAX MAP SHT. 17, BOROUGH OF MIDDLESEX, CONTAINING A TOTAL OF 3.57 ACRES MORE OR LESS.
- 2. THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING MUNICIPAL SITE PLAN AND OTHER AGENCY REVIEW AND APPROVAL. THEY SHALL NOT BE UTILIZED AS A CONSTRUCTION DOCUMENT UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWING AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
- 3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS FROM A SURVEY ENTITLED "PLAN OF SURVEY WITH TOPOGRAPHY OF LOTS 1 & 2 IN BLOCK 249 SITUATED IN BOROUGH OF MIDDLESEX, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY ROBERT J. VALLEE PROFESSIONAL LAND SURVEYOR NJ LIC. NO. 43276
- 4. TOPOGRAPHICAL INFORMATION SHOWN HEREON IS BASED ON NGVD 88 DATUM.

OF VALLEE SURVEYING, INC. DATED SEPTEMBER 8, 2017.

- 5. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION. TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIAL AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO
- 6. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY I ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HFREON. AND/OR IF IN THE OPINION OF THE CONTRACTOR SUCH CONDITIONS SHOULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- 7. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING: A. CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS
- B. CURRENT PREVAILING UTILITY COMPANY SPECIFICATIONS, STANDARDS AND REQUIREMENTS. C. CURRENT PREVAILING BUILDING CODES AND STANDARDS ADOPTED BY THE STATE OF NJ INCLUDING THE BARRIER FREE SUBCODE D. CURRENT PREVAILING FEDERAL A.D.A. REGULATIONS INCLUDING REVISED TITLES II

AND III OF THE AMERICANS WITH DISABILITIES ACT OF 1990, INCLUDING AMERICANS

WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).

(CFR 29, PART 1926 AS AMENDED).

- 8. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS PERTAINING TO SAFETY FOR BOTH THE GENERAL PUBLIC AND ALL WORKERS. SPECIFICALLY, THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF NEW JERSEY WORKER HEALTH SAFETY ACT (N.J.A.C. 12:10 AS AMENDED ET SEQ.) AND THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ACT: US OSHA
- 9. DURING THE PROSECUTION OF WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE CONDITION WITH REGARD TO SAFETY, INCLUDING BUT NOT LIMITED TO: SAFE INGRESS AND EGRESS FOR THE PUBLIC, FIRE HAZARDS, DUST CONTROL, FLOODING, AND/OR ANY OTHER DANGEROUS OR HAZARDOUS

10. ALL DISTURBED OR OPEN AREAS SHALL BE PROPERLY PROTECTED WITH BARRICADES, WARNING SIGNS, CONES, LIGHTS, ETC., AND SHALL BE MADE SAFE AND PASSABLE AT THE END OF EVERY WORK DAY. ALL TRENCHES OR OTHER OPENINGS SHALL BE SUITABLY BACKFILLED AT THE END OF EACH WORKING DAY.

11. BARRIER-FREE FACILITIES, INCLUDING BUT NOT LIMITED TO PARKING SPACES. RAMPS. SIGNAGE & PAVEMENT MARKINGS SHALL BE PROVIDED AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT OF 1990, AND ADA ACCESSIBILITY GUIDELINES AS CURRENTLY REVISED AND AMENDED.

12. DO NOT SCALE DRAWINGS. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS. BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE

- 13. ALL CLEARING & GRADING TO BE PERFORMED IN STRICT CONFORMANCE WITH APPLICABLE STATE AND BOROUGH CODES.
- 14. NO EXCAVATED MATERIALS MAY BE REMOVED FROM THE SITE WITHOUT THE PRIOR APPROVAL OF THE BOROUGH ENGINEER. ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE REGULATIONS.
- 15. SITE GRADING & UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
- 16. ALL PROPOSED SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE U.S. DOT FEDERAL HIGHWAY ADMINISTRATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AS CURRENTLY AMENDED OR REVISED.
- 17. ALL EXISTING STRUCTURES AND UNDER/ABOVE GROUND UTILITIES LOCATED ON THE TRACT ARE PROPOSED TO REMAIN UNLESS NOTED OTHERWISE.
- 18. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP OF 34023C0028F DATED JULY 6, 2010.
- 19. ALL EXISTING PAVEMENT AND CONCRETE AREAS WHICH ARE TO REMAIN SHALL HAVE ALL VEGETATION REMOVED AND ANY CRACKING SEALED PRIOR TO INSTALLATION
- 20. APPLICANT SHALL FOLLOW ALL RECOMMENDATIONS AS STATED IN THE "ENVIRONMENTAL ASSESSMENT REPORT" PREPARED BY SHARIF H. ALY, P.E., NJ PROFESSIONAL ENGINEER LIC. NO. 34669 OF AMERIECH ENGINEERING DATED JULY 24. 2019. IN ADDITION, THE APPLICANT SHALL PROVIDE ALL NECESSARY DOCUMENTATION OF APPROVAL BY THE NJDEP PRIOR TO CONDUCTING ANY EXCAVATION OR REGRADING ON SITE AND SHALL HAVE THE APPLICANT'S LSRP OVERSEE ANY SUCH ACTIVITIES.

21. ALL EXISTING CURBS AND SIDEWALKS FOUND TO BE IN POOR CONDITION OR DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED.

22. USING AN AVERAGE 8 INCH LAYER OF STONE FILL, THE ESTIMATED QUANTITY OF

OVERALL FILL NEEDED FOR THE SITE IS 2,200± TONS. 23. THESE NOTES APPLY TO ALL SHEETS IN THIS SET OF PLANS.

BUILDING	DESCRIPTION	SQUARE FOOTAGE
BUILDING # 1*	PROP. BUS REPAIR SHOP	7,077 S.F.
BUILDING # 2*	PROP. STORAGE	3,748 S.F.
BUILDING # 3*	PROP. OFFICE	2,268 S.F.

* EXISTING BUILDINGS

CLASSIFIED AND APPROVED AS A MAG MIDDLESEX PLANNING BOARD (BOARD	
CHAIRPERSON	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE

APPLICANT:

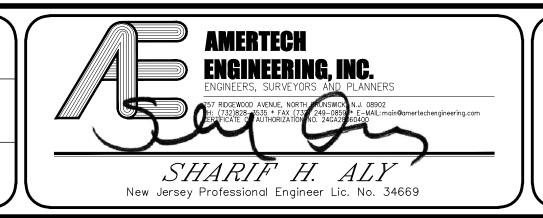
LAYLA TRANSPORTATION AND TRADING, INC. 33 CLAWSON STREET PISCATAWAY, NJ 08854 (732) 424-1453

OWNER:

A&W PROPERTIES, LLC 33 CLAWSON STREET PISCATAWAY, NJ 08854

REV. PER BORO ENG LETTER 3/25/2020	3/26/2020	GRQ/SA
REV. PER 2/12/2020 BOARD MEETING	2/20/2020	GRQ/SA
REV PER P.B. MEETING	11/22/19	GRQ/SA
REV PER BOROUG ENGINEER 9/21/18	9/27/2018	
ADDED DUMPSTER	8/9/18	GRQ/SA
REVISION	DATE	Dr/Ck
	REV. PER 2/12/2020 BOARD MEETING REV PER P.B. MEETING REV PER BOROUG ENGINEER 9/21/18 ADDED DUMPSTER	REV. PER 2/12/2020 BOARD MEETING 2/20/2020 REV PER P.B. MEETING 11/22/19 REV PER BOROUG ENGINEER 9/21/18 9/27/2018 ADDED DUMPSTER 8/9/18

1	CAD#:	DESIGN BY:	DATE:
	18-034-SHT1-COVER	SA	6/8/2018
	PB#:	DRAWN BY:	SCALE: AS SHOWN
	BOOK#:	Checked by:	FILE NO.:
1	-	SA	11-041
	(



PRELIMINARY AND FINAL MAJOR SITE PLAN 930 LINCOLN BOULEVARD LOTS 1 & 2, BLOCK 249 BOROUGH OF MIDDLESEX

MIDDLESEX COUNTY, NEW JERSEY

LAYLA TRANSPORT LLC **COVER SHEET**

