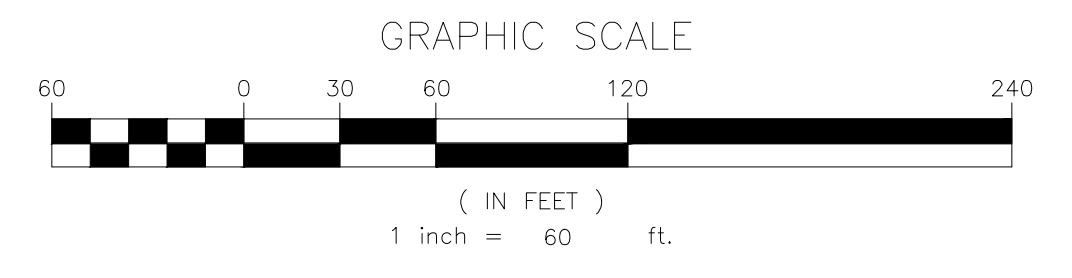


ZONING DATA
 ZONE: ROM (RESEARCH, OFFICE AND MANUFACTURING)
 PER § LDO-405-A-8, CANNABIS CULTIVATION IS A PERMITTED CONDITIONAL USE IN THE ROM ZONE.

	REQUIRED	LOT 1.05
PRINCIPAL BUILDING MINIMUM		
MIN. LOT AREA	3.00 AC	30.68 AC
MIN. LOT FRONTAGE	300'	2,197.81'
MIN. LOT WIDTH	300'	1,161.36'
MIN. LOT DEPTH	300'	659.10'
MIN. SIDE YARD SETBACK	75'	613.69'
MIN. FRONT YARD SETBACK	125'	80.00'
MIN. REAR YARD SETBACK	75'	694.42'
ACCESSORY BUILDING MINIMUM		
MIN. SIDE YARD SETBACK	50'	99.80'
MIN. REAR YARD SETBACK	50'	438.32'
MIN. DISTANCE BETWEEN BUILDINGS	50'	3.75'
MAXIMUM		
MAX. FLOOR AREA RATIO	0.25	0.16
MAX. LOT COVERAGE	60%	≤ 60%

*VARIANCE REQUIRED



GLENN D. LINES, P.E., P.P.

NEWLINES LAND CONSULTANTS LLC
 NEW JERSEY CERTIFICATE OF AUTHORIZATION #24CA20254200
 • ENGINEERING • SURVEYING • DRONE SURVEYING • SOILS • ENVIRONMENTAL •

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 Lakewood, New Jersey 08701
 Phone (732) 994-4900
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PROJECT NO. 23339
 ENGINEER GDL
 DRAFTER EA
 MANAGER YN
 SCALE 1" = 60'
 DATE 12-13-2023
 SHEET 5 OF 20

SITE PLAN
 LAYOUT AND DIMENSION PLAN
 720 ROUTE 94
 BLOCK 201 LOT 31.01
 FRELINGHUYSEN TOWNSHIP, WARREN COUNTY, NEW JERSEY
 FTPB APPLICATION #

DATE

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