

TAX BLOCK 11001  
LOT 2

KINGSLAND ROAD  
(50' WIDE)

TAX BLOCK 11002  
LOT 3

**ZONING NOTES**

1. OWNER: LANDING GATEWAY, LLC  
66 GLEN AVENUE  
GLEN ROCK, NJ 07452
2. APPLICANT: LANDING GATEWAY, LLC  
66 GLEN AVENUE  
GLEN ROCK, NJ 07452
3. LOCATION: 118 LAKESIDE BOULEVARD  
BLOCK 11002, LOT 3  
TOWNSHIP OF ROXBURY, NJ (TAX MAP SHEET 110)
4. ZONE: B-1 - LIMITED BUSINESS DISTRICT
5. USE: EXISTING: BANK WITH GOLF-THRU PERMITTED  
PROPOSED: ROCKY-COBB HOUSE RESTAURANT PERMITTED (CONDITIONAL USE)

6. BULK REQUIREMENTS: (CHAPTER 13, APPENDIX)

REQUIRED	EXISTING	PROPOSED
MAX. BUILDING HEIGHT (STY)	2	3
MIN. BUILDING HEIGHT (FT)	10.00	10.00
MIN. LOT DEPTH (FT)	111.00	53.2172
MIN. LOT WIDTH (FT)	100	195.3
MIN. FRONT YARD (FT)	35	40.5
MIN. REAR YARD	20	73.9
MIN. SIDE YARD (FT)	10	130.6
MIN. ACCESSORY BUILDING (FT)	10	NA
MAX. BLDG. COVERAGE FOR ALL STRUCTURES (%)	NA	NA
MAX. IMPERVIOUS COVERAGE (%)	60	NA
MAX. OPEN SPACE RATIO	20	0.08
MAX. FLOOR AREA RATIO	NA	NA

7. CONDITIONAL USE REQUIREMENTS (CHAPTER 13, ARTICLE VI, 7.2302(C))

NUMBER OF DWELLING UNITS	REQUIRED	PROPOSED
2 + 53,218 SF (LOT AREA) - 10,000 SF	3,500	14,35
MAX. NO. OF DWELLING UNITS	5	12
MAX. NO. OF AFFORDABLE UNITS (50% (12 DWELLING UNITS) =	6	12 (N)
BEDROOM LUX (MAX. 20K 1 BR)	0	NA
(MIN. 20K 3 BR)	1	1
(BALANCE 2 BR)	1	1
BEDROOM AREA (SF)	600	NA
2 BEDROOM	750	NA
3 BEDROOM	850	NA

8. PARKING REQUIREMENTS (CHAPTER 13, ARTICLE VI, 8.7)

GARAGE APARTMENT/CONDOMINIUM	REQUIRED	PROPOSED
1 BEDROOM (1B)	5	5
3 (1 BR) x 1.8 = 5.4	18	18
2 BEDROOM (2B)	18	18
9 (2 BR) x 2.0 = 18.0	18	18

RESTAURANT SEATING OR 1 SPACE FOR EACH 40 SF OF FLOOR AREA DEDICATED TO PATRON DINING OR DINING USE, WHICHEVER IS GREATER, PLUS 1 SPACE FOR EA. 2 EMPLOYEES (1,250 SF / 40) = 31.2 (10 EMPLOYEES / 2) = 5

LANDRY / BOAT DOCKS	REQUIRED	PROPOSED
80 DOCKS X 0.5 = 40	NA	NA
ROWING CLUB (6,186 SF)	7	7

PARKING SETBACKS: PARKING, INCLUDING ACCESS AISLES AND DRIVEWAYS, SHALL BE LOCATED NO CLOSER THAN 10 FEET TO A FRONT BUILDING WALL AND NO CLOSER THAN 5 FEET TO THE SIDE AND REAR BUILDING WALLS.

(N) - INDICATES A VARIANCE IS REQUIRED  
NA - NOT APPLICABLE

DATE	REVISION	BY

NO.	DATE	REVISION	BY

PROJECT NO.	DATE	SCALE	PROJECT NAME
24-04-000000	9-27-16	1"=20'	CREW HOUSE MARINA

PREPARED BY	CHECKED BY	DATE
NICKOLETTA M. LOULOUIDIS, P.E.		

PROF. LIC. NO.	EXPIRES	STATUS
66393	09/30/17	ACTIVE

PROJECT NO.	DATE	SCALE	PROJECT NAME
24-04-000000	9-27-16	1"=20'	CREW HOUSE MARINA

NO.	DATE	REVISION	BY

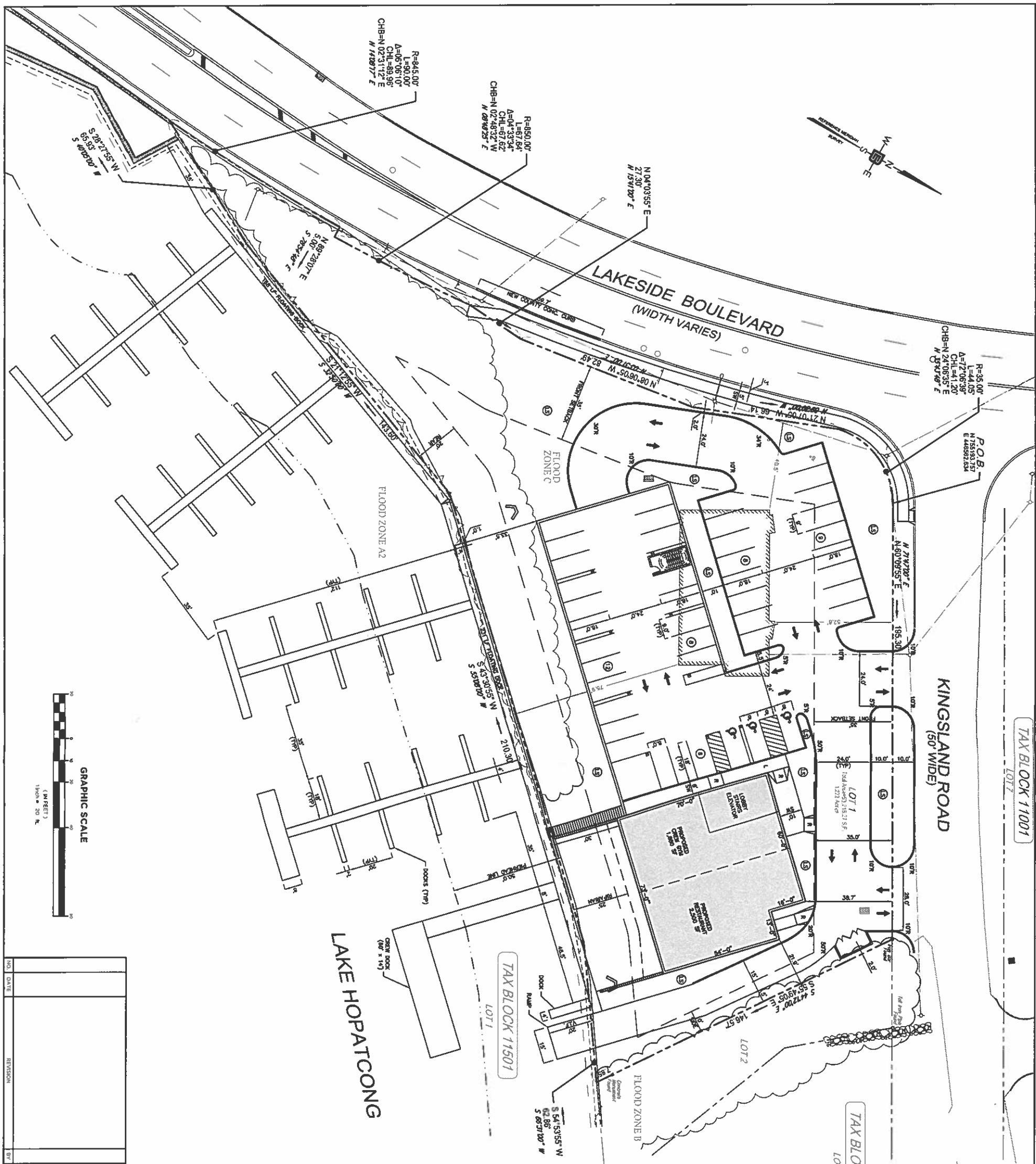


(IN FEET)  
1/8" = 20'

**BERTIN ENGINEERING**

66 GLEN AVENUE  
GLEN ROCK, NJ 07452  
TEL: 201-261-3388  
WWW.BERTINENGINEERING.COM

CP-7C



TAX BLOCK 11001  
LOT 1

KINGSLAND ROAD  
(50' WIDE)

TAX BLOCK 11002  
LOT 3

TAX BLOCK 11501  
LOT 1

- ZONING NOTES**
1. OWNER: LANDING GATEWAY, LLC  
66 GLEN AVENUE  
GLEN ROCK, NJ 07452
  2. APPLICANT: LANDING GATEWAY, LLC  
66 GLEN AVENUE  
GLEN ROCK, NJ 07452
  3. LOCATION: 118 LAKESIDE BOULEVARD  
BLOCK 11002, LOT 1  
TOWNSHIP OF ROXBURY, NJ (TAX MAP SHEET 110)
  4. ZONE: B-1 - LIMITED BUSINESS DISTRICT
  5. USE: EXISTING: DOCKS / CREW HOUSE  
PROPOSED: RESTAURANT

6. BULK REQUIREMENTS (CHAPTER 13, APPENDIX)

REQUIRED	EXISTING	PROPOSED
MAX. BUILDING HEIGHT (ST)	2	3
MAX. BUILDING HEIGHT (FT)	28	20.12
MIN. LOT AREA (SF)	10,000	53,217.2
MIN. LOT DEPTH (FT)	N/A	N/A
MIN. LOT WIDTH (FT)	35	18.0
MIN. FRONT YARD (FT)	35	40.2
MIN. REAR YARD (FT)	N/A	75.8
MIN. SIDE YARD (FT)	20	N/A
MIN. SETBACK BUILDING (FT)	10	13.018
MIN. SETBACK DRIVE (FT)	N/A	N/A
MAX. BLDG. COVERAGE FOR ALL STRUCTURES (%)	N/A	N/A
MAX. IMPERVIOUS COVERAGE (%)	60	N/A
MAX. FLOOR AREA RATIO	20	COMPLEES
MAX. OPEN SPACE RATIO	N/A	0.08

7. CONDITIONAL USE REQUIREMENTS (CHAPTER 13, ARTICLE VI, 7.302(d))

NUMBER OF DWELLING UNITS	REQUIRED	PROPOSED
2 + 53,818 SF LOT AREA - 10,000 SF	14.35	12
MAX. NO. OF DWELLING UNITS	5	12 (N)
MIN. NO. OF APARTMENT UNITS (50K (12 DWELLING UNITS) - BEDROOM MIX (MAX. 20% 1 BR) (MIN. 20% 3 BR) (BALANCE 2 BR))	6	2 (N)
BEDROOM AREA (SF)	0	N/A
1 BEDROOM	1	1
2 BEDROOM	600	N/A
3 BEDROOM	750	N/A
8. PARKING REQUIREMENTS (CHAPTER 13, ARTICLE VI, 8.7)		
CARPER APARTMENT/CONDOMINIUM	REQUIRED	PROPOSED
1 BEDROOM (1 BR)	5	5
3 (1 BR) x 1.8 = 5.4		
2 BEDROOM (2 BR)	18	18
6 (2 BR) x 2.0 = 18.0		
RESTAURANT		
1 PER 3 SEATS OR 1 SPACE FOR 1,000 SF OF FLOOR AREA UNLOADED TO PARKING AREA		
USE, WHICHEVER IS GREATER, PLUS 1 SPACE FOR EA. 2 EMPLOYEES (1,250 SF / 40) = 31.2 (10 EMPLOYEES / 2) = 5	31	N/A
MARINA / BOAT DOCKS		
40 DOCKS x 16 (12,160 SF)	N/A	N/A
ROWING CLUB (1,189 SF)		7

PARKING STRUCTURE: ACCESSIBLE PARKING SPACES SHALL BE LOCATED NO CLOSER THAN 10 FEET TO FRONT BUILDING WALL AND NO CLOSER THAN 5 FEET TO THE SIDE AND REAR BUILDING WALLS.

(N) - INDICATES A VARIANCE IS REQUIRED  
N/A - NOT APPLICABLE

NO.	DATE	REVISION	BY

PROJECT INFORMATION	DATE	SCALE
218 LAKESIDE BOULEVARD ZENNOC0000000	11/20/20	1"=20'

DESIGNER	DATE	SCALE
CAUSTO J. BERTIN, P.E. PROFESSIONAL ENGINEER C.T. LIC. NO.: 0950 N.J. LIC. NO.: 40595 N.Y. LIC. NO.: 3888 P.E. LIC. NO.: 60022 RE. LIC. NO.: 6554	11/20/20	1"=20'

CLIENT	DATE	SCALE
NICKOLETTA M. LOULOUDIS, P.E. PROFESSIONAL ENGINEER N.J. LIC. NO.: 080028 N.Y. LIC. NO.: 09001	11/20/20	1"=20'

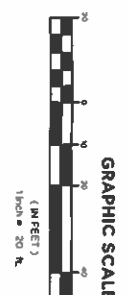
OWNER	DATE	SCALE
CREW HOUSE MARINA 1ST FLOOR LANDING 118 LAKESIDE BLVD., LLC 188 LAKESIDE BOULEVARD TOWNSHIP OF ROXBURY, COUNTY OF MORRIS, NEW JERSEY	11/20/20	1"=20'

PROJECT NO.	DATE	SCALE
9-23-16	11/20/20	1"=20'

PROJECT NO.	DATE	SCALE
CP-7B	11/20/20	1"=20'



GRAPHIC SCALE  
(IN FEET)  
1 inch = 20 feet