



**STRATFORD BOROUGH ZONING SCHEDULE**

THIS PROPERTY IS LOCATED IN THE LAUREL MILLS REDEVELOPMENT AREA AND IS SUBJECT TO THE REQUIREMENTS OF THE REDEVELOPMENT PLAN, AS AMENDED UNDERLYING ZONE: C-COMMERCIAL

**NEIGHBORHOOD RETAIL IS A PERMITTED USE PER SECTION III.C.1.A. OF THE LAUREL MILLS REDEVELOPMENT PLAN**

ITEM	REQUIRED	PROPOSED	ORDINANCE
<b>LOT REQUIREMENTS</b>			
MIN. LOT AREA (AC)	1.50	1.66 (72,334 SF)	III.C.3.B.2
MIN. USE AREA (SF)	14,000		III.C.2.F
MIN. LOT FRONTAGE (FT)	300	326	III.C.3.B.4
MIN. LOT DEPTH (FT)	200	222	III.C.3.B.4
<b>BUILDING SETBACKS &amp; HEIGHT</b>			
MIN. FRONT YARD (FT)	50	83.7	III.C.3.B.4
MIN. SIDE YARD FROM NON-RESIDENTIAL (FT)	30	53	III.C.3.B.4
MIN. SIDE YARD FROM RESIDENTIAL (FT)	50	N/A	III.C.3.B.4
MIN. REAR YARD (FT)	50	60.31	III.C.3.B.4
MAX. BLDG HEIGHT (FT)	35	35	III.C.3.B.4
ACCESSORY STRUCTURES, INCL. TRASH ENCLOSURES (SF)	400	240	III.C.3.A.5
MAX. BUILDING COVERAGE (%)	30	19.36	III.C.3.B.4
MAX. IMPERVIOUS COVERAGE (%)	85	79.13 (57,235 SF)	III.C.3.B.4
<b>PARKING SETBACKS</b>			
FROM RIGHT OF WAY LINE ALONG ENTRANCE DRIVE (FT)	20	>20	§17.68.010.J
FROM WARWICK RD ROW (FT)	5	9.66	III.C.3.B.4
<b>SIGNAGE</b>			
<b>FREESTANDING MONUMENT SIGNS</b>			
MAX. NUMBER OF SIGNS	1 PER FRONTAGE	1	III.C.3.D.1
MAX. SIGN AREA (SF)	60	48	III.C.3.D.1.A
MAX. HEIGHT (FT)	8	7	III.C.3.D.1.B
MAX. SETBACK FROM PROPERTY LINES (FT)	5	5	III.C.3.D.4
<b>FACADE SIGNS</b>			
MAX. NUMBER OF SIGNS	1 PER STREET FRONTAGE	N/A	III.C.3.D.2
MAX. SIGN AREA	10% OF WALL AREA OR 80 SF	N/A	III.C.3.D.2
<b>SEWAGE</b>			
<b>SEWAGE</b>			
SEWAGE	YES	YES	III.C.2.F
SIDEWALKS	YES	YES	III.C.2.F
MIN. WIDTH (FT)	4	4	III.C.2.F
MIN. WIDTH ADJACENT TO BUILDING (FT)	8	13	III.C.3.C.2.e
<b>LANDSCAPING &amp; BUFFERS</b>			
MIN. BUFFER WIDTH (LONGWOOD DRIVE) (FT)	15	N/A	III.C.2.G
MIN. BUFFER WIDTH (WARWICK ROAD) (FT)	5	5	III.C.2.G
MIN. STREET TREE INTERVAL (FT)	50	50	III.C.2.I
MIN. BUFFER TO SINGLE FAMILY RESIDENTIAL (FT)	20	20	III.C.3.B.4
<b>PARKING REQUIREMENTS</b>			
<b>PARKING</b>			
MIN. STANDARD SPACE SIZE (FT)	9 x 18	9 x 18	§17.68.010.I
MIN. AISLE WIDTH (90 DEGREE PARKING) (FT)	25	25	§17.68.010.I
MIN. NUMBER OF SPACES FOR RETAIL STORE	4.5 PER 1,000 SF	14,000 SF	III.C.3.A.1.e
TOTAL NUMBER OF SPACES	63	63	III.C.3.A.1.e
<b>LOADING SPACES</b>			
STANDARD LOADING SPACE SIZE (FT)	12 x 35	14 x 35	§17.68.010.N.2.a
MIN. OVERHEAD CLEARANCE (FT)	14	>14	§17.68.010.N.2.a
<b>* DENOTES PROPOSED NON-CONFORMANCE</b>			

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THIS PROPERTY IS LOCATED IN THE LAUREL MILLS REDEVELOPMENT AREA AND IS SUBJECT TO THE REQUIREMENTS OF THE REDEVELOPMENT PLAN, AS AMENDED UNDERLYING ZONE: C-COMMERCIAL

**FOR SALE TO WHOMAS AS PART OF MIXED USE DEVELOPMENT IS A PERMITTED USE PER SECTION III.C.1.E. OF THE LAUREL MILLS REDEVELOPMENT PLAN**

ITEM	REQUIRED	PROPOSED	ORDINANCE
<b>MAX DENSITY (DU/ACRE)</b>			
MAX # OF MARKET RATE UNITS	14	14	III.C.5.B.1
MAX # OF AFFORDABLE RATE UNITS	64	64	III.C.5.B.1
<b>LOT REQUIREMENTS</b>			
MIN. TRACT AREA (AC)	5.7	5.82 (253,534 SF)	III.C.5.B.1
MIN. LOT SIZE (SF)	1,800	1,800	III.C.5.B.1
MIN. LOT FRONTAGE (FT)	20	20	III.C.5.B.1
<b>BUILDING SETBACKS &amp; HEIGHT</b>			
MIN. FRONT YARD (FT)	20	20	III.C.5.B.1
MIN. REAR YARD (FT)	20	20	III.C.5.B.1
MIN. SIDE YARD-ATTACHED (FT)	0	0	III.C.5.B.1
MIN. SIDE YARD-END UNIT (FT)	10	10	III.C.5.B.1
MIN. SETBACK TO MUNICIPAL ROW (FT)	30	30	III.C.5.B.1
MAX. BLDG HEIGHT (FT)	42	>42	III.C.5.B.1
MIN. SIDE TO SIDE DISTANCE BETW. BLDGS (FT)	20	20	III.C.5.B.1
MIN. REAR TO REAR DISTANCE BETW. BLDGS (FT)	40	40	III.C.5.B.1
MAX. MODULES PER BUILDING	8	8	III.C.5.C.1
MIN. BLDG STAGGER (FT)	4	4	III.C.5.C.1
MAX. BUILDING COVERAGE (%)	50	50	III.C.5.B.1
MAX. IMPERVIOUS COVERAGE (%)	67	65.1 (1,172 SF)	III.C.5.B.1
MIN. COMMON OPEN SPACE (%)	5	7.8 (19,787 SF)	III.C.5.B.1
<b>PARKING SETBACKS</b>			
FROM RIGHT OF WAY LINE ALONG ENTRANCE DRIVE (FT)	20	>20	§17.68.010.J
<b>STREETS/RESIDENTIAL ACCESS PER RSS</b>			
RIGHT-OF-WAY WIDTH (FT)	50	42	RSS
CARTWAY WIDTH - HIGH INTENSITY W/O ON-STREET PKG (FT)	28	30	RSS
PARKING LANE WIDTH - HIGH INTENSITY W/O ON-STREET PKG (FT)	7	8	RSS
SIDEWALK REQUIRED	YES	YES	III.C.2.F
CURB REQUIRED	YES	YES	RSS
PARKING PERMITTED	YES	YES	RSS
<b>SIDEWALKS</b>			
MIN. WIDTH (FT)	4	4	III.C.2.F
<b>LANDSCAPING &amp; BUFFERS</b>			
MIN. BUFFER WIDTH (LONGWOOD DRIVE) (FT)	12	12	III.C.2.G
MIN. BUFFER WIDTH (WARWICK ROAD) (FT)	5	5	III.C.2.G
MIN. STREET TREE INTERVAL (FT)	50	50	III.C.2.I
<b>* ALSO REFLECTS 4' DEEP RECESSED PORCH FOR MARKET RATE UNITS</b>			

**PARKING REQUIREMENTS**

ITEM	REQUIRED	PROPOSED	ORDINANCE
<b>PARKING</b>			
MIN. STANDARD SPACE SIZE (OFF-STREET) (FT)	9 x 18	9 x 18	RSS
MIN. STANDARD SPACE SIZE (ON-STREET) (FT)	7 x 23	8 x 23	RSS
MIN. AISLE WIDTH (90 DEGREE PARKING) (FT)	24	24	RSS
MIN. NUMBER OF SPACES FOR 3 BR TOWNHOME @ 2.4 x 64 UNITS (GARAGE & DWY)	153.6	128	RSS
MIN. NUMBER OF SPACES FOR 3 BR TOWNHOME @ 2.4 x 4 UNITS (2-DWYS ONLY)	9.6	2	RSS
MIN. NUMBER OF SPACES FOR 2 BR TOWNHOME @ 2.3 x 10 UNITS (2-DWYS ONLY)	23	4	RSS
MIN. NUMBER OF SPACES FOR 1 BR TOWNHOME @ 1.8 x 2 UNITS (NO DRIVEWAYS)	3.6	0	RSS
TOTAL DRIVEWAY & GARAGE PARKING PROVIDED	134	134	
TOTAL OFF-STREET PARKING PROVIDED	14	14	
TOTAL ON-STREET PARKING PROVIDED	11	11	
TOTAL NUMBER OF SPACES	190	190	RSS
MIN. NUMBER OF GUEST SPACES @ 0.50 X 80 UNITS	40	56	RSS

**THE PETTIT GROUP, LLC**  
 Engineering • Architecture • Planning  
 497 Center Street • Sewell, NJ 08080  
 Tel: 856-464-9600 Fax: 856-464-9606  
 www.pettitgroup.com  
 Certificate of Authorization No. 246A28131400

REVISIONS		
NO.	DESCRIPTION	DATE
1	PER DRAFT REVIEW COMMENTS	08/27/19
2	PER 10/10/19 COUNTY REVIEW	11/21/19
3	PER BOARD PROFESSIONAL REVIEW	12/30/19
4	PER BOARD PROFESSIONAL & SOIL CONSERVATION DISTRICT REVIEW	02/27/20
5	PER BOARD PROFESSIONAL REVIEW	06/19/20
6	PER AMENDED REDEVELOPMENT PLAN	07/27/21

**FOR APPROVAL PURPOSES ONLY**

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DISSESSED BY: DKND JOB NO: 1528-01  
 DRAWN BY: NAD DATE: 10/25/17  
 CHECKED BY: DK SCALE: 1"=40'

**PRELIMINARY/FINAL MAJOR SUBDIVISION & MAJOR SITE PLAN**

**102 WARWICK ROAD BLOCK 116, LOTS 14 & 14.04, PLATE 21 BOROUGH OF STRATFORD CAMDEN COUNTY NEW JERSEY**

FOR  
**MANINDER SETHI LAUREL MILLS, LLC 15 WILKINSON AVENUE JERSEY CITY, NJ 07305**

*D. Kreck*  
**DAVID P. KRECK, PE, CME**  
 Professional Engineer  
 State of New Jersey • License # GE 49995  
 State of Pennsylvania • License # PE051762E  
 State of Delaware • License # 133285

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**3 of 16**

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