



**BULK TABLE REQUIREMENTS FOR PLANNED SHOPPING COMPLEX: COMMERCIAL DEVELOPMENT (ORD. 16-4.6, 16-6.5.H & 17-1539)**

USE: RETAIL SALES OF GOODS AND SERVICES PROVIDED THAT NO RETAIL USE SHALL HAVE MORE THAN ONE DRIVE-THROUGH SERVICE WINDOW/LANE. PROFESSIONAL OFFICES, BANKS INCLUDING DRIVE-THROUGH FACILITIES, PUBLIC UTILITY USES, SINGLE-FAMILY HOMES, MOVIE THEATERS WITH INTEGRATED BOWLING ALLEY, GAME ROOM, AND/OR RESTAURANT WITH AN OUTDOOR EATING AREA, CHILD CARE CENTERS (16-6.5, H-8) (PERMITTED) CONDITIONALLY PERMITTED.

RESTAURANTS, HOTELS CONTAINING UP TO ONE HUNDRED AND FIFTY (150) ROOMS FOR GUESTS (16-6.5, H-8) CONDITIONALLY PERMITTED.

OUTDOOR EATING AREAS, STREET FURNITURE, TRANSIT-RELATED SHELTERS, SMALL WIND, SOLAR, OR PHOTOVOLTAIC SYSTEMS, TEMPORARY LEASING TRAILER (16-6.5, H-8) (ACCESSORY)

**APPLICANT / OWNER INFORMATION**

APPLICANT:	PRINCETON PROMENADE, LLC 1115 HOWELL MILL ROAD ATLANTA, GA 30318 (801) 425-6938
PROPERTY OWNER:	LOT 57: PRINCETON AERO CORP 14 AIRPORT ROAD PRINCETON, NJ 08540 (609) 921-3100 LOTS 46.01, 56, 77, 78, 79: PRINCETON PROMENADE, LLC 1115 HOWELL MILL ROAD ATLANTA, GA 30318 (801) 425-6938

**NON-RESIDENTIAL BULK REQUIREMENTS**

ITEM	ORDINANCE	REQUIRED	PROPOSED
MIN LOT AREA	§ 16-6.5.H.4	90 AC	53.55 AC
MAX. COMMERCIAL FAR TOTAL (2)	§ 16-6.5.H.10(a)	.175	0.124 (289,462 SF)
FIRST FLOOR	§ 16-6.5.H.10(a)	.175	0.124 (289,462 SF)
FIRST AND SECOND FLOOR COMBINED	§ 16-6.5.H.10(a)	.175	0.124 (289,462 SF)
MIN. BUILDING SETBACK TO:			
EXISTING RESIDENTIAL LOT LINE	§ 16-6.5.H.11(a)(5)	100'	82.5' (V)
EXISTING OTHER LOT LINE	§ 16-6.5.H.11(a)(4)	50'	51'
MAX. BUILDING HEIGHT (1)	§ 16-6.5.H.11(b)(1)	60' FOR DECORATIVE ELEMENTS	< 50'
MAX. BUILDING HEIGHT OF THEATER	§ 16-6.5.H.11(b)(2)	55' / 4 STORIES	< 55'
MAX. HEIGHT OF ACCESSORY BUILDING OR STRUCTURE	§ 16-6.5.H.11(b)(3)	15'	N/A
MIN. SEPARATION BETWEEN NON-RESIDENTIAL BUILDINGS	§ 16-6.5.H.11(b)(1)	20'	20'
MIN. PROMENADE LENGTH	§ 16-6.5.H.30(a)(2)(v)	750'	1,107'
MIN. PROMENADE SIDEWALK WIDTH ADJACENT TO STOREFRONTS	§ 16-6.5.H.30(a)(2)(v)	20'	20' (PV)
MIN. SIZE OF PLAZA (CURB TO CURB)	§ 16-6.5.H.30(a)(2)(v)	25,000 SF	25,881 SF
MIN. DISTANCE TO PARKING AREAS WITHIN THE PROMENADE			
FRONT OF THE BUILDING (2)	§ 16-6.5.H.11(a)(2)	12' (MIN)	6'
SIDE OF THE BUILDING (2)	§ 16-6.5.H.11(a)(2)	10' (MIN)	8'
REAR OF THE BUILDING (2)	§ 16-6.5.H.11(a)(2)	10'	11.6'
MAX. LENGTH OF BUILDING WITH ACCESS TO REAR PARKING AREA	§ 17-1539.11(a)(3)	250'	245.5'
MIN. TENANT AREA	§ 16-6.5.H.11(a)(6)	750 SF	> 750 SF
MAX. TENANT AREA	§ 16-6.5.H.11(a)(6)	25,000 SF	< 25,000 SF
MAX. NUMBER OF TENANT AREAS (2)	§ 16-6.5.H.11(a)(6)	5	2
MAX. FOOTPRINT			
MOVIE THEATER (3)	§ 16-6.5.H.11(a)(6)	70,000 SF	66,640 SF
HOTEL OR SUPERMARKET	§ 16-6.5.H.11(a)(6)	70,000 SF	41,772 SF
N/A - NOT APPLICABLE			
V = VARIANCE			
PV = PREVIOUSLY APPROVED VARIANCE			
APPROVED VARIANCE			

NOTE (1): FIFTEEN (15) PERCENT OF THE OVERALL LENGTH OF WIDTH OF A BUILDING MAY HAVE A HEIGHT OF FORTY (40) FEET AND/OR FIFTY (50) FEET OF THE OVERALL LENGTH OR WIDTH OF A BUILDING MAY HAVE A HEIGHT OF FIFTY (50) FEET FOR THE PURPOSE OF INCORPORATING DECORATIVE ARCHITECTURE, FEATURES SUCH AS GROUND COVER, CORNERS, OR CURVES.

NOTE (2): FRONT, SIDE AND REAR DISTANCES FROM PARKING AREAS MAY BE REDUCED TO 5 FEET AS SPECIFICALLY APPROVED BY THE PLANNING BOARD.

NOTE (3): EXCLUDING ANY VARIANCE, OVERHANG, INDOOR EQUIPMENT OUTWALK, ATTACHED OUTDOOR EATING AREA, AND/OR INTERNAL AREAS AREAS EXCLUDED FROM SETBACKS.

**OVERALL PARKING REQUIREMENTS**

ITEM	CODE	REQUIRED	PROPOSED
MIN. STALL SIZE	§ 16-2.1	12' x 20'	12' x 20'
MIN. AISLE WIDTH	§ 16-5.6.F	TWO WAY 9' 6" PARKING + 24' ONE WAY PARALLEL PARKING = 12' ONE WAY 8' 6" PARKING + 10'	TWO WAY 9' 6" + 24' ONE WAY PARALLEL = 12' ONE WAY 8' 6" + 20'
LOADING REQUIREMENTS	§ 16-6.5.H.15	1 SPACE / BUILDING OR GROUP OF BUILDINGS	1 (3 PV)
MIN. LOADING SPACE	§ 16-6.5.H.15	15' x 40'	15' x 40'
MIN. NUMBER OF STALLS	§ 16-6.5.H.14	1,477 SPACES	1,498 SPACES
RETAIL SALES AND SERVICE USE: 1 SPACE / 250 SF (220,222 SF / 250 = 880.9 = 881 SPACES)**			
OFFICE USE: 1 SPACE / 250 SF (N/A)			
BANK USE: 1 SPACE / 250 SF WITH 12 VEHICLE QUEUE CAPACITY FOR DRIVE-THROUGH (2,600 SF / 200 = 13 SPACES)			
RESTAURANT USE: 1 SPACE / 3 SEATS (847 SEATS / 3 = 282.3 = 283 SPACES)			
MOVIE THEATER USE: 1 SPACE / 4 SEATS + 4 SPACES (BOWLING ALLEY LANE) (843 SEATS / 4 + 16 LANES * 4 = 300 SPACES)			
RESIDENTIAL PARKING DETERMINED FROM NJ RESIDENTIAL SITE IMPROVEMENT STANDARDS			
* PARKING SPACE MAY BE REDUCED TO 9'x18' WHEN A 2' OVERHANG IS PROVIDED			
** SQUARE FOOTAGE IS NOT REQUIRED FOR RESTAURANT BUILDING AREA			
REQUIRED FOR TOTAL NUMBER OF PARKING SPACES OVER 1001, PROVIDE 20 SPACES PLUS 1 PER 100 SPACES			
+20 (+4 SF) = 25 SPACES REQUIRED			
PROVIDED 41 SPACES			
ELECTRIC VEHICLE CHARGING STATIONS			
PROVIDED 12 CHARGING STATIONS			
TBD = TO BE DETERMINED			

**SINGLE FAMILY DETACHED DWELLING REQUIREMENTS**

ITEM	CODE	REQUIRED	PROPOSED
MIN. LOT AREA	§ 16-6.5.H.12(a)(1)	7,000 SF	7,000 SF (0.16 AC.) (MIN)
MIN. LOT FRONTAGE	§ 16-6.5.H.12(a)(2)	60'	60' (MIN)
MIN. YARD SETBACKS			
FRONT YARD	§ 16-6.5.H.12(a)(3)(i)	20'	TBD
SIDE YARD (EACH)	§ 16-6.5.H.12(a)(3)(ii)	10'	TBD
REAR YARD	§ 16-6.5.H.12(a)(3)(iii)	30'	TBD
MIN. REVERSE FRONTAGE BUFFER	§ 16-6.5.H.12(a)(4)	50'	TBD
MAX. FLOOR AREA RATIO (FAR)	§ 16-6.5.H.12(a)(5)	0.0%	TBD
MAX. LOT COVERAGE	§ 16-6.5.H.12(a)(6)	0.0%	TBD
MAX. BUILDING COVERAGE	§ 16-6.5.H.12(a)(7)	40%	TBD
MAX. BUILDING HEIGHT	§ 16-6.5.H.12(a)(8)	32' / 2.5 STORIES	TBD
MAX. GARAGE HEIGHT	§ 16-6.5.H.12(a)(9)	22'	TBD
MAX. ACCESSORY BUILDING HEIGHT	§ 16-6.5.H.12(a)(10)	15'	TBD
ACCESSORY STRUCTURE SETBACK			
FRONT YARD	§ 16-6.5.H.12(a)(11)	5'	TBD
REAR YARD	§ 16-6.5.H.12(a)(12)	10'	TBD
TO OTHER BUILDINGS	§ 16-6.5.H.12(a)(13)	5'	TBD
TBD = TO BE DETERMINED			

**RSIS REQUIREMENTS**

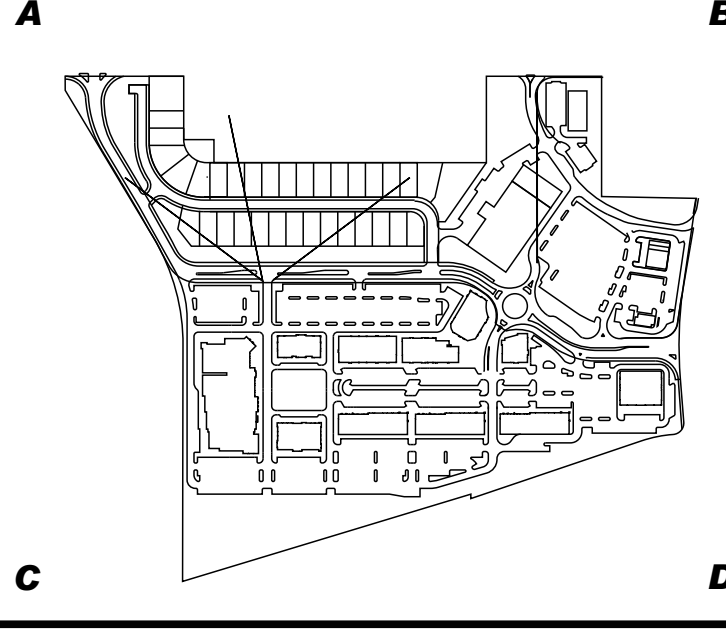
ITEM	CODE	REQUIRED	PROPOSED
PARKING REQUIREMENTS	TABLE 4.4	SINGLE FAMILY 4 BEDROOM = 2.5 SPACES	3.4 BEDROOM DETACHED HOMES = 85 TOTAL SPACES 2 CAR GARAGE AND 20'x10' DRIVEWAY = 3.5 SPACES
STREET GRADE, CURVE AND INTERSECTION DESIGN CRITERIA	TABLE 4.6	CURB RADI FOR A MINOR COLLECTOR = 30'	10' CURB RADI AT ROAD "A" = FOR DCA EXEMPTION APPROVAL ALL OTHERS COMPLY

**NEVIUS BLVD. AND BOLMER CORNER ARE TO BE DEDICATED TO TOWNSHIP**

**REFER TO "COUNTY IMPROVEMENT PLANS" AND "NJDOT ROADWAY IMPROVEMENT PLANS" FOR WORK WITHIN ROUTE 518 & ROUTE 206**

**GEORGETOWN-FRANKLIN TURNPIKE**

(A.K.A. BLAUBURG HOOK  
WILL ROAD)  
(A.K.A. COUNTY ROUTE 518)  
(66' WIDE R.O.W.) (45 M.P.H.)



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SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REV	DATE	COMMENT	DRAWN BY
1	11/04/2016	REV. PER TOWNSHIP COMMENTS	OTIAO
2	09/28/2017	REV. PER TOWNSHIP COMMENTS	LM
3	11/07/2017	REV. PER TOWNSHIP COMMENTS	LM
4	01/02/2018	REV. PER TOWNSHIP COMMENTS	LM
5	03/30/2018	REV. PER TOWNSHIP COMMENTS	LM
6	09/18/2018	REV. PER CLIENT COMMENTS	GB
7	10/18/2018	REV. PER TOWNSHIP COMMENTS	GB
8	03/08/2019	REV. PER RESOLUTION COMPLIANCE	BB
9	05/13/2019	REV. PER TWP & TWA COMMENTS	APR
10	06/27/2019	REV. PER TWP & TWA COMMENTS	APR
11	10/04/2019	REV. PER TWP & TWA COMMENTS	APR
12	10/21/2021	REV. PER CLIENT COMMENTS	ECW
13	04/29/2022	REV. PER TOWNSHIP COMMENTS	DGR
14	06/15/2022	REV. PER TOWNSHIP COMMENTS	DGR

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT OR FOR INDICATING OTHER WORK.

PROJECT NO.: JS210907  
DRAWN BY: OTIAO  
CHECKED BY: LM  
DATE: 06/03/2016  
CAD ID: JS210907.02.MCRP-0A

PROJECT: **AMENDED PRELIMINARY / FINAL MAJOR SITE PLAN PHASE 1 & FINAL MAJOR SITE PLAN PHASE 2**

FOR: **PRINCETON PROMENADE, LLC**

PROPOSED RETAIL & RESIDENTIAL DEVELOPMENT  
MAP: 61 | BLK: 34001 | LOTS: 46.01, 56, 57, 77, 78 & 79  
TOWNSHIP OF MONTGOMERY  
SOMERSET COUNTY, NEW JERSEY

**BOHLER**  
BOHLER ENGINEERING, LLC  
30 INDEPENDENCE BLVD., SUITE 200  
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PHONE: (908) 552-5300  
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DELAWARE LICENSE NO. 17111  
CALIF. LICENSE NO. 78207

SHEET TITLE: **OVERALL SITE PLAN (PHASE 2)**

SHEET NUMBER: **C-103**

REVISION 14 - 06/15/2022

**NO HAZARDOUS MATERIALS WILL BE STORED ON THE SITE**

**THE APPLICANT ACKNOWLEDGES THE REQUIREMENTS OF SUBSECTION 16-9.2**

**REFER TO CONCEPTUAL SUBDIVISION PLAN FOR ADDITIONAL LOT INFORMATION**

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**

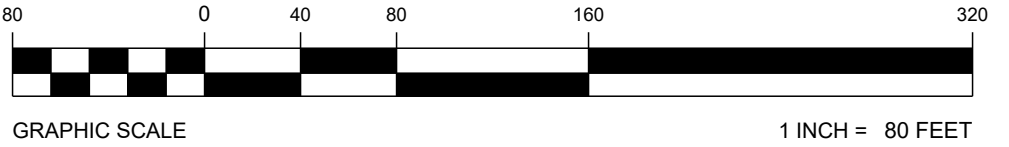
**FOR ADDITIONAL INFORMATION REFER TO THE GENERAL NOTES SHEET**

**LIST OF VARIANCES:**

- § 16-6.5.H.15(a) - EACH PRINCIPAL BUILDING OR GROUP OF BUILDINGS SHALL HAVE AT LEAST ONE (1) OFF-STREET LOADING SPACE.
- § 16-6.5.H.15(b) - LOADING SPACES PROPOSED (V)
- § 16-6.5.H.11(a)(5) - MIN. SETBACK TO AN EXISTING LOT LINE IS TO BE 100'.
- § 62.5' PROPOSED (V)

**LIST OF SIGNAGE VARIANCES (PER SIGNAGE PACKAGE PREPARED BY MMA DATED 01-06-2018, LAST REVISED 11/05/2018):**

- TOWNSHIP OF MONTGOMERY ORDINANCE NO. 17-1539 17.(c)(3)(a) - NON-RESIDENTIAL SIGNAGE REQUIREMENTS ATTACHED SIGN REQUIREMENTS FOR A SUPERMARKET: MAXIMUM HEIGHT 4'
- TOWNSHIP OF MONTGOMERY ORDINANCE NO. 17-1539 17.(c)(3)(a) - NON-RESIDENTIAL SIGNAGE REQUIREMENTS ATTACHED SIGN REQUIREMENTS FOR A SUPERMARKET: SIGN A1 = SIGN HEIGHT: 5' - 8' (V)
- TOWNSHIP OF MONTGOMERY ORDINANCE NO. 17-1539 17.(c)(3)(a) - NON-RESIDENTIAL SIGNAGE REQUIREMENTS ATTACHED SIGN REQUIREMENTS FOR A SUPERMARKET: SIGN A2 = SIGN HEIGHT: 9' - 2' (V)
- TOWNSHIP OF MONTGOMERY ORDINANCE NO. 17-1539 17.(c)(3)(a) - NON-RESIDENTIAL SIGNAGE REQUIREMENTS ATTACHED SIGN REQUIREMENTS FOR A SUPERMARKET: SIGN A3 = SIGN HEIGHT: 5'-9" (V)
- TOWNSHIP OF MONTGOMERY ORDINANCE NO. 17-1539 17.(c)(3)(a) - NON-RESIDENTIAL SIGNAGE REQUIREMENTS, ALL OTHER TENANT/USER IDENTIFICATION SIGNS, MAX. AREA, LESSER OF 50 SF OR TWO SQUARE FEET OF SIGN AREA PER ONE LINEAR FOOT BUILDING FRONTAGE
- TOWNSHIP OF MONTGOMERY ORDINANCE NO. 17-1539 17.(c)(3)(a) - NON-RESIDENTIAL SIGNAGE REQUIREMENTS, ALL OTHER TENANT/USER IDENTIFICATION SIGNS, MAX. AREA, LESSER OF 50 SF OR TWO SQUARE FEET OF SIGN AREA PER ONE LINEAR FOOT BUILDING FRONTAGE
- TOWNSHIP OF MONTGOMERY ORDINANCE NO. 17-1539 17.(c)(3)(a) - NON-RESIDENTIAL SIGNAGE REQUIREMENTS, ALL OTHER TENANT/USER IDENTIFICATION SIGNS, MAX. AREA, LESSER OF 50 SF OR TWO SQUARE FEET OF SIGN AREA PER ONE LINEAR FOOT BUILDING FRONTAGE



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