

STONEFIELD

Zoning Relief Memorandum

RE: Preliminary and Final Site Plan – Proposed Site Improvements
Block 56, Lot 25
417 US Route 130
East Windsor Township, Mercer County, New Jersey

DATE: April 13th, 2022

The following zoning relief is requested:

ZONING RELIEF TABLE		
CODE SECTION	REQUIRED	PROPOSED
Land Use and Zoning		
SCHEDULE OF DISTRICT REGULATIONS: ZONING 20 ATTACHEMENT 2	MINIMUM LOT AREA: 60,000 SF	16,584 SF (EN) (V)
SCHEDULE OF DISTRICT REGULATIONS: ZONING 20 ATTACHEMENT 2	MINIMUM LOT WIDTH: 250 FT	165.0 FT (EN) (V)
SCHEDULE OF DISTRICT REGULATIONS: ZONING 20 ATTACHEMENT 2	MINIMUM FRONT YARD SETBACK: 80 FT.	6.0 FT (EN) (V)
Off- Street Parking		
§ 19A-2.3 PARKING	REQUIRED PARKING: 1 SPACE PER 200 SF OF GROSS FLOOR AREA (3,948 SF) / 200 SF = 20 SPACES	18 SPACES (V)
HC Zone Design		
§ 20-16.5(B)	MINIMUM DRIVEWAY DISTANCE FROM INTERSECTING STREET LINES: 100 FT	70.6 FT (EN) (V)

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