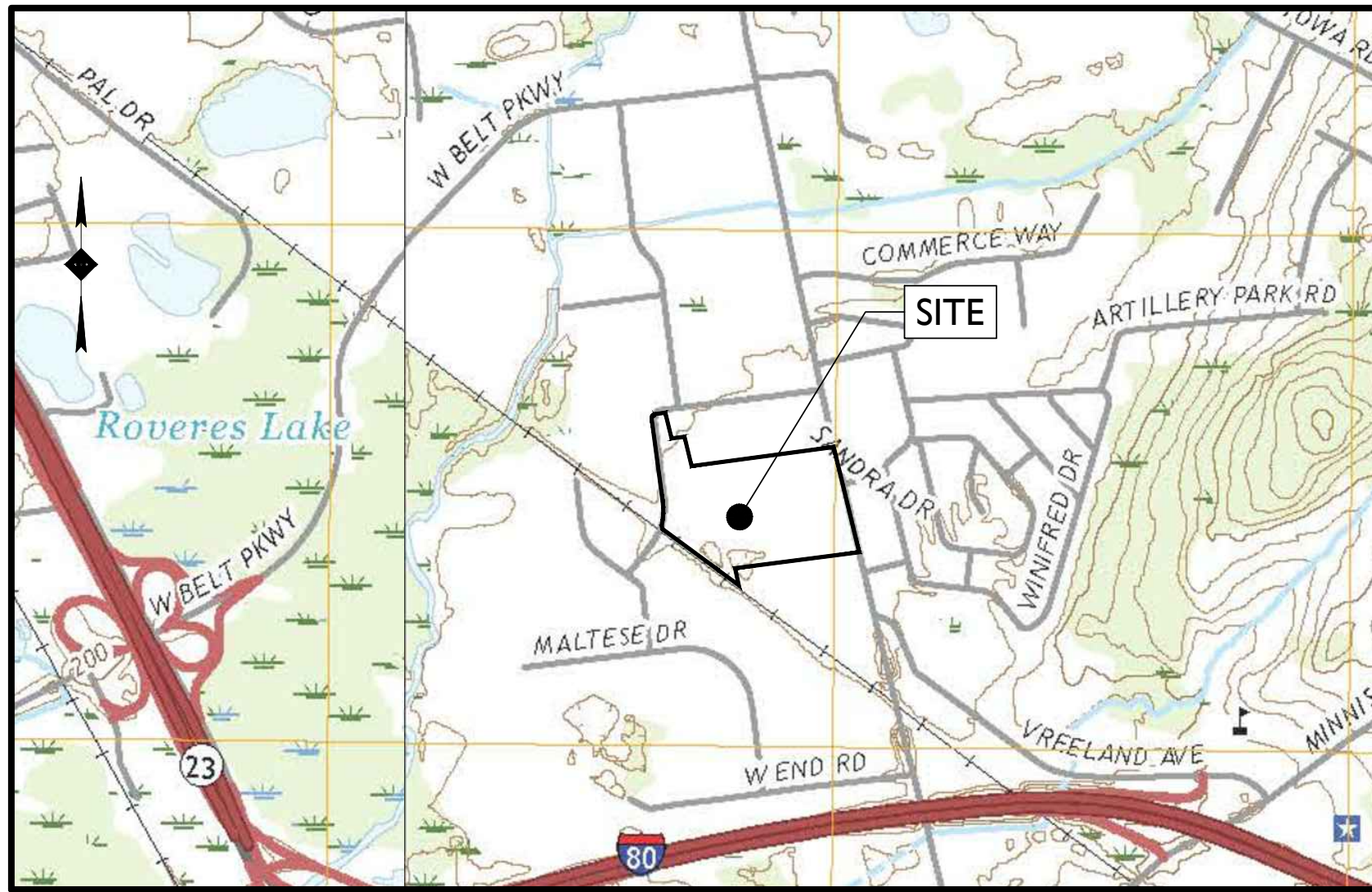




SOURCE: GOOGLE EARTH PRO IMAGERY, RETRIEVED ON 02/05/2021.

AERIAL MAP

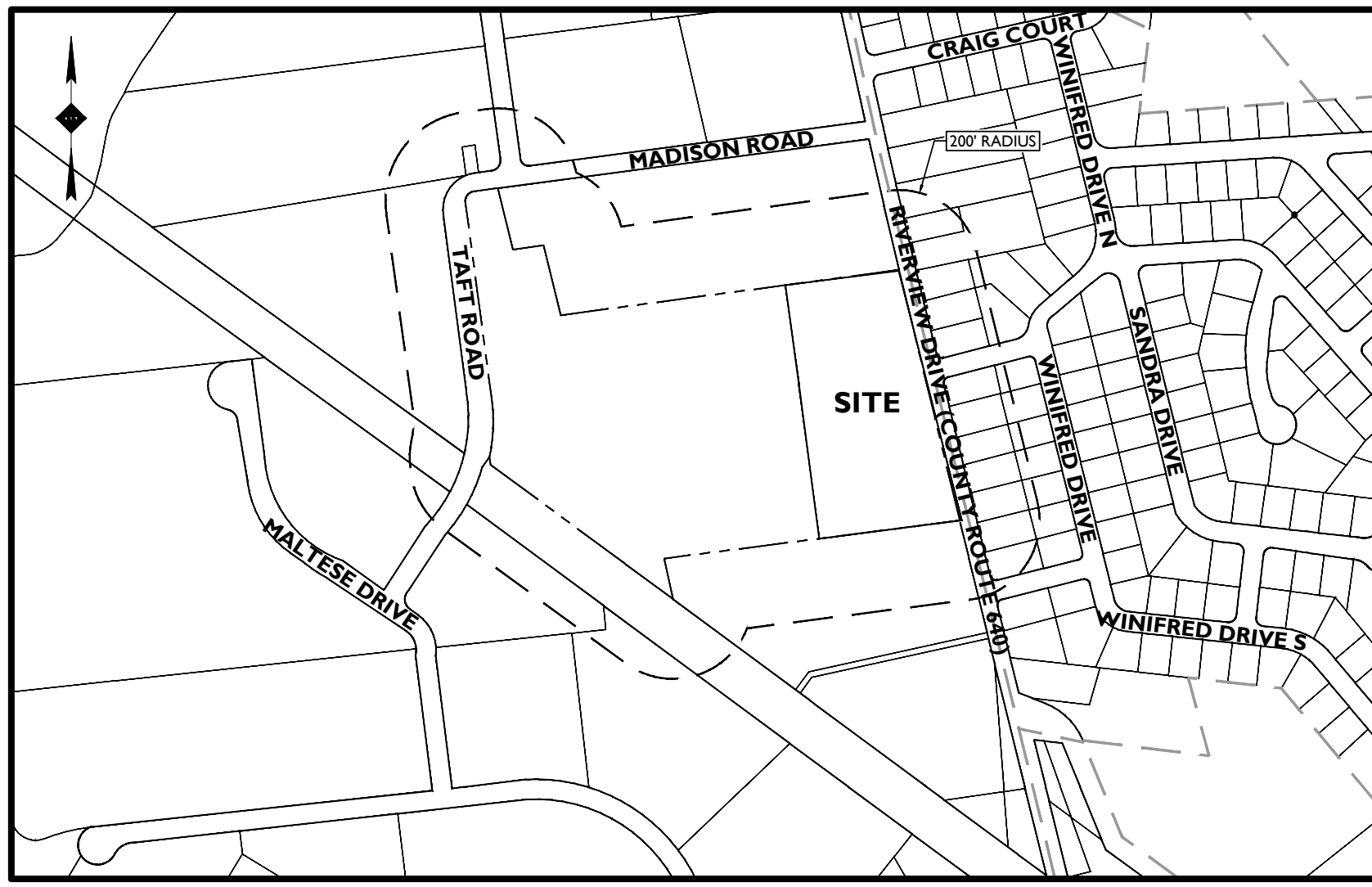
SCALE: 1" = 400'±



SOURCE: UNITED STATES GEOLOGICAL SURVEY - TOPOGRAPHIC MAP, 7.5 MINUTE SERIES, PATERSON AND POMPTON PLAINS QUADRANGLE MAPS - NEW JERSEY, 2019

LOCATION MAP

SCALE: 1" = 1,000'±



SOURCE: TAX MAP OBTAINED FROM NIGEOWEB.COM, RETRIEVED ON 02/08/2021; ZONING MAP OBTAINED FROM THE BOROUGH OF TOTOWA, PREPARED BY MASER CONSULTING P.A., DATED JULY 2015.

TAX & ZONING MAP

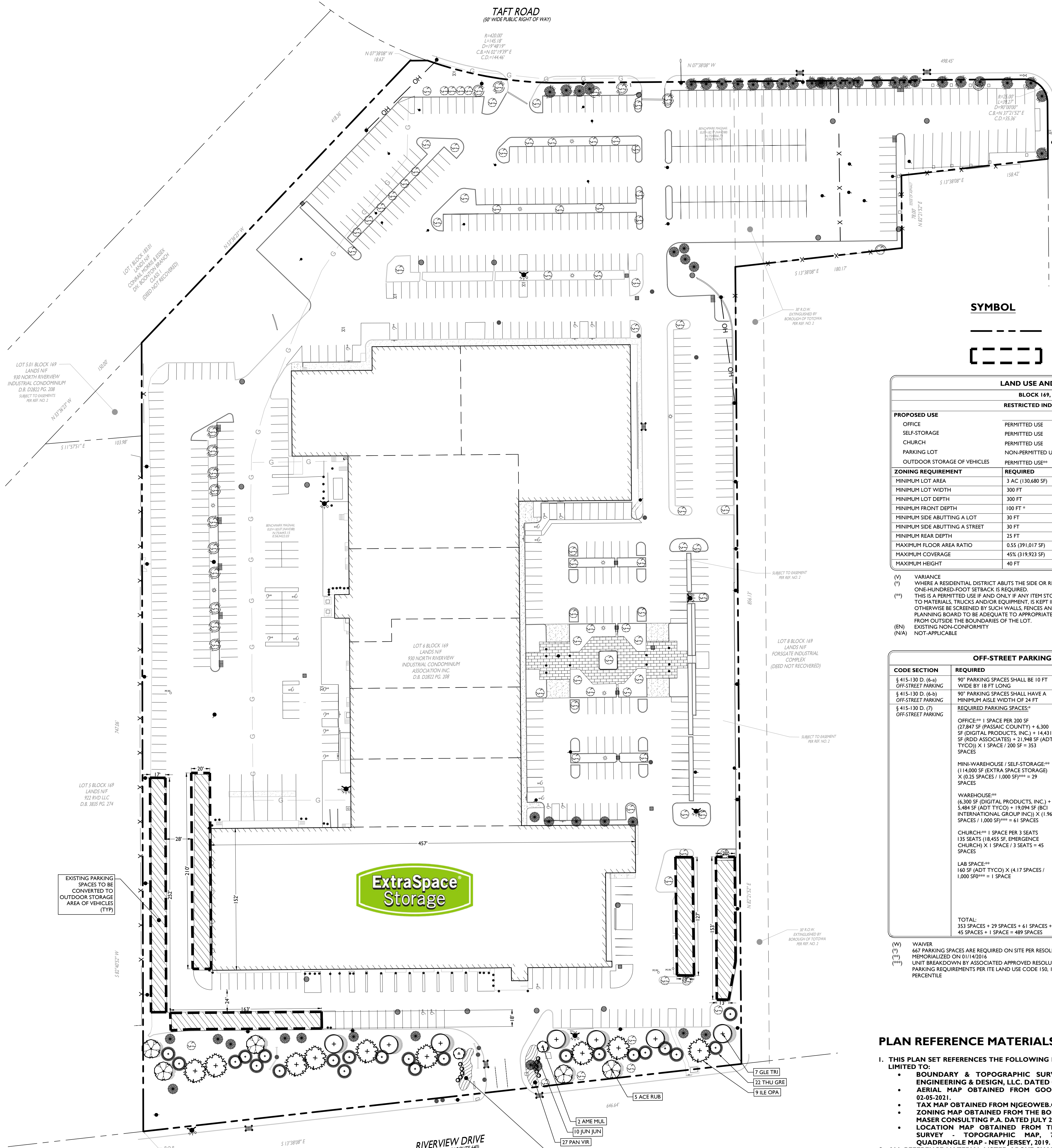
SCALE: 1" = 400'±

PLANT SCHEDULE - PROPOSED						
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ILE OPA	9	ILEX OPACA 'JERSEY QUEEN'	AMERICAN HOLLY	6' HT	B&B
	THU GRE	22	GREEN GIANT ARBORVITAE	THUJA "GREEN GIANT"	6' HT	B&B

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

PLANT SCHEDULE - PREVIOUSLY APPROVED						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	AME MUL	2	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6' HT	B&B
	ACE RUB	5	ACER RUBRUM	RED MAPLE	2.5" - 3" CAL	B&B
	GLE TRI	7	GLUEDISIA TRIACANTHOS	HONEY LOCUST	2.5" - 3" CAL	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	JUN JUN	10	JUNIPERUS COMMUNIS	COMMON JUNIPER	36" HT	B&B
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	PAN VIR	53	PANICUM VIRGATUM	SWITCH GRASS	5 GAL	48" o.c.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.



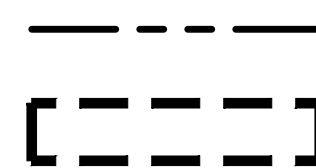
APPLICANT:

EXTRA SPACE STORAGE

OWNER:

10 CLIFTON ASSOCIATES, LLC
TULFRA REALTY
87 WEST PASSAIC STREET
ROCHELLE PARK, NEW JERSEY 07662

SYMBOL



DESCRIPTION

PROPERTY LINE
AREA OF OUTDOOR STORAGE OF VEHICLES

LAND USE AND ZONING

BLOCK 169, LOT 6
RESTRICTED INDUSTRY (I-3)

PROPOSED USE			
OFFICE		PERMITTED USE	
SELF-STORAGE		PERMITTED USE	
CHURCH		PERMITTED USE	
PARKING LOT		NON-PERMITTED USE (V)	
OUTDOOR STORAGE OF VEHICLES		PERMITTED USE**	
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	3 AC (130,680 SF)	16.3 AC (710,940 SF)	NO CHANGE
MINIMUM LOT WIDTH	300 FT	± 642 FT	NO CHANGE
MINIMUM LOT DEPTH	300 FT	± 1,055 FT	NO CHANGE
MINIMUM FRONT DEPTH	100 FT ±	114.5 FT	NO CHANGE
MINIMUM SIDE ABUTTING A LOT	30 FT	73.6 FT	NO CHANGE
MINIMUM SIDE ABUTTING A STREET	30 FT	N/A	NO CHANGE
MINIMUM REAR DEPTH	25 FT	281.9 FT	NO CHANGE
MAXIMUM FLOOR AREA RATIO	0.55 (391,017 SF)	0.26 (186,355 SF)	NO CHANGE
MAXIMUM COVERAGE	45% (319,923 SF)	26.2% (186,355 SF)	NO CHANGE
MAXIMUM HEIGHT	40 FT	< 40 FT	NO CHANGE

(V) VARIANCE WHERE A RESIDENTIAL DISTRICT ABUTS THE SIDE OR REAR LOT LINE OR IS ACROSS THE STREET, THE ONE-HUNDRED-FOOT SETBACK IS REQUIRED.
(**) THIS IS A PERMITTED USE IF AND ONLY IF ANY ITEM STORED OVERNIGHT, INCLUDING BUT NOT LIMITED TO MATERIALS, TRUCKS AND/OR EQUIPMENT, IS KEPT IN A COMPLETELY ENCLOSED BUILDING OR OTHERWISE BE SCREENED BY SUCH WALLS, FENCES AND LANDSCAPING AS MAY BE DETERMINED BY THE PLANNING BOARD TO BE ADEQUATE TO APPROPRIATELY SCREEN SUCH MATERIALS AND EQUIPMENT FROM OUTSIDE THE BOUNDARIES OF THE LOT.
(EN) EXISTING NON-CONFORMITY
(N/A) NOT-APPLICABLE

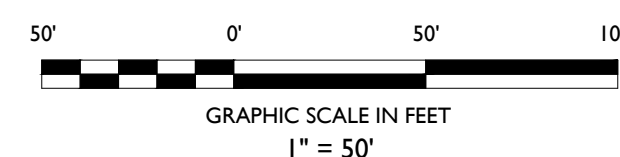
OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 415-130 D. (6-a) OFF-STREET PARKING	90' PARKING SPACES SHALL BE 10 FT WIDE BY 18 FT LONG	9 FT X 18 FT (W)
§ 415-130 D. (6-b) OFF-STREET PARKING	90' PARKING SPACES SHALL HAVE A MINIMUM AISLE WIDTH OF 24 FT	24 FT
§ 415-130 D. (7) OFF-STREET PARKING	REQUIRED PARKING SPACES: OFFICE** = 1 SPACE PER 200 SF 07,887 SF (PASSAIC COUNTY) + 6,300 SF (DIGITAL PRODUCTS, INC.) + 14,431 SF (IND ASSOCIATES) = 21,948 SF (ADT TYCO) X 1 SPACE / 200 SF = 353 SPACES MINI-WAREHOUSE / SELF-STORAGE** (114,000 SF (EXTRA SPACE STORAGE) X (0.25 SPACES / 1,000 SF)** = 29 SPACES WAREHOUSE** (6,300 SF (DIGITAL PRODUCTS, INC.) + 5,484 SF (ADT TYCO) + 19,094 SF (BCI INTERNATIONAL GROUP INC)) X (1.96 SPACES / 1,000 SF)** = 41 SPACES CHURCH** = 1 SPACE PER 3 SEATS 135 SEATS (18,455 SF, EMERGENCE CHURCH) X 1 SPACE / 3 SEATS = 45 SPACES LAB SPACE** 160 SF (ADT TYCO) X (4.17 SPACES / 1,000 SF)** = 1 SPACE	833 PARKING SPACES EXISTING PASSAIC COUNTY: 139 SPACES DIGITAL PRODUCTS, INC.: 30 SPACES ADT TYCO: 25 SPACES EXTRA SPACE STORAGE: 67 SPACES BCI INTERNATIONAL GROUP INC: 40 SPACES EMERGENCE CHURCH: 45 SPACES HELLO FRESH PARKING: 250 SPACES / 10 TRAILER PARKING SPACES UNASSIGNED PARKING: 378 SPACES TOTAL: 353 SPACES + 29 SPACES + 41 SPACES + 45 SPACES + 1 SPACE = 469 SPACES

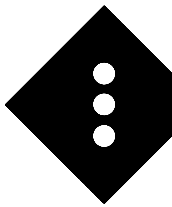
(W) WAIVER
(V) 667 PARKING SPACES ARE REQUIRED ON SITE PER RESOLUTION
(**) UNIT BREAKDOWN BY ASSOCIATED APPROVED RESOLUTIONS
(EN) PARKING REQUIREMENTS PER ITE LAND USE CODE 150, 151, & 712 85TH PERCENTILE

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN, LLC, DATED 01-27-2021.
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO, RETRIEVED ON 02-05-2021.
 - TAX MAP OBTAINED FROM NIGEOWEB.COM, RETRIEVED ON 02/08/2021.
 - ZONING MAP OBTAINED FROM THE BOROUGH OF TOTOWA, PREPARED BY MASER CONSULTING P.A., DATED JULY 2015.
 - LOCATION MAP OBTAINED FROM THE UNITED STATES GEOLOGICAL SURVEY - TOPOGRAPHIC MAP, 7.5 MINUTE SERIES, PATERSON QUADRANGLE MAP - NEW JERSEY, 2019.
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



STONEFIELD engineering & design



Rutherford, NJ - New York, NY
Princeton, NJ - Tampa, FL - Detroit, MI
www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone: 201.340.4468 Fax: 201.340.4472

EXTRA SPACE STORAGE OUTDOOR VEHICLE STORAGE PLAN



BLOCK 169, LOT 6
930 RIVERVIEW DRIVE (COUNTY ROUTE 640)
ROCHELLE PARK, NEW JERSEY
PASSAIC COUNTY, NEW JERSEY

ZACHARY E. CHAPLIN, P.E.
NEW JERSEY LICENSE No. 53605
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 50' PROJECT ID: RUT-20031.0.0

TITLE:

SITE PLAN

DRAWING:

1 OF 2

[illegible]

SITE PLAN

EXTRA SPACE STORAGE

OUTDOOR VEHICLE STORAGE

PLAN

BLOCK 168, LOT 6
930 REVIEW DRIVE (COUNTY ROUTE 640)
MILLSBORO, DE 19966
PASADENA COUNTY, NEW JERSEY

**ExtraSpace
Storage**

ZACHARY E. CHAPLIN, P.E. NEW JERSEY LICENSE No. 53605 LICENCED PROFESSIONAL ENGINEER	
 STONEFIELD engineering & design	
SCALE:	N/A PROJECT ID: RUT-200315.0
TITLE:	
2001 PROPERTY OWNERS LIST	
DRAWING:	
2 OF 2	