









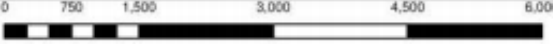
46 Whelan

| ZONE DESIGNATIONS | |
|---|---------------------------------|
|  | AVIATION FACILITIES (AF) |
|  | COMMERCIAL PARK (CP) |
|  | ENVIRONMENTAL CONSERVATION (EC) |
|  | HEAVY INDUSTRIAL (HI) |
|  | HIGHWAY COMMERCIAL (HC) |
|  | INTERMODAL A (IA) |
|  | INTERMODAL B (IB) |
|  | LIGHT INDUSTRIAL A (LI-A) |
|  | LIGHT INDUSTRIAL B (LI-B) |
|  | LOW DENSITY RESIDENTIAL (LDR) |
|  | NEIGHBORHOOD COMMERCIAL (NC) |
|  | PARKS AND RECREATION (PA) |
|  | PLANNED RESIDENTIAL (PR) |
|  | PUBLIC UTILITIES (PU) |
|  | REGIONAL COMMERCIAL (RC) |
|  | SPORTS & EXPOSITION (SE) |
|  | TRANSPORTATION CENTER (TC) |
|  | WATERFRONT RECREATION (WR) |
|  | REDEVELOPMENT AREA (RA) |
| | RA-1 VINCENT PLACE |
| | RA-2 PATERSON PLANK ROAD |
| | RA-3 HIGHLAND CROSS |
| | RA-4 GOLF COURSE |
| | RA-5 BELLEVILLE TURNPIKE |
| | RA-6 KEARNY |
| | RA-7 TRANSIT VILLAGE |
| | RA-8 16TH STREET |
| | RA-9 LYNDHURST BLOCK 228, LOT 3 |
| | RA-10 ROUTE 3 EAST |



46 Whelan Road
East Rutherford, NJ

Block 106.01 – Lot 5
Zoned: Light Industrial (LI-A)

| RIGHTS OF WAY | |
|---|---|
|  | WATER |
|  | ROADS, RAILROADS, TRANSMISSIONS LINES, ETC. |
| 10 | BLOCK |
| 5 | LOT |
|  | BLOCK LIMIT LINE |
|  | LOT LIMIT LINE |
|  | MUNICIPAL BOUNDARY |
|  | NJMC BOUNDARY |
|  | <i>New Jersey Meadowlands Commission Geographic Information Systems</i> |
|  | |
|  | 0 750 1,500 3,000 4,500 6,000 Feet |



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§ 19:4-5.73 Light Industrial A zone; permitted uses

(a) The permitted uses in the Light Industrial A zone are:

1. Automobile rental facilities;
2. Automobile repair facilities, minor;
3. Automobile sales;
4. Banks;
5. Business support services;
6. Car washes;
7. Commercial recreation, indoor;
8. Contractor's offices;
9. Day care facilities;
10. Disaster recovery facilities;
11. Essential public services;

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12. Health care centers;
13. Institutional uses;
14. Kennels;
15. Light industry;
16. Offices;
17. Parks or recreation facilities;
18. Personal services;
19. Public utility uses, light;
20. Research and development facilities;
21. Self-storage facilities;
22. Social services;
23. Studios;
24. Taxi and limousine services;
25. Warehouse and distribution facilities, which may include accessory retail sales of products stored therein; and
26. Wholesale establishments.

§ 19:4-5.74 Light Industrial A zone; special exception uses

(a) The special exception uses in the Light Industrial A zone are:

1. Bus garages;
2. Class A recycling facilities;
3. Class D recycling facilities;
4. Commercial recreation, outdoor;
5. Communications transmission towers;
6. Convention centers;
7. Fuel service stations;
8. Helistops;
9. Hospitals;
10. Hotels and motels;
11. Houses of worship;
12. Movie theaters;
13. Restaurants; and
14. Retail.

§ 19:4-5.75 Light Industrial A zone; use limitations

(a) The use limitations in the Light Industrial A zone are:

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1. Accessory outdoor display areas shall be permitted only in connection with retail sales, when provided in accordance with the following:

i. Such areas, with the exception of automobile sales areas, shall not exceed 20 percent of the ground floor area of the building, with the total area included within the permitted floor area of the site; and

ii. Such areas, with the exception of automobile sales areas, shall be screened in accordance with N.J.A.C. 19:4-8.9, and shall not conflict with pedestrian or vehicular circulation.

2. Accessory outdoor storage areas shall be permitted only in connection with a principal retail use and used solely for the staging of new products, in accordance with the following:

i. Such areas, with the exception of automobile sales uses, shall not exceed 10 percent of the ground floor area of the building, with the total area included within the permitted floor area of the site;

ii. Such areas shall be fenced and screened in accordance with N.J.A.C. 19:4-8.9; and

iii. Materials within accessory outdoor storage areas shall not exceed the height of the screening.

3. For studio uses, accessory outdoor operations and storage shall be permitted, pursuant to an approved site plan, when in accordance with the following:

i. Accessory outdoor operations and the outdoor storage of materials shall relate to the functions of the studio, including set construction and filming, and shall meet all setbacks;

ii. Accessory storage of facility vehicles, including temporary trailers, shall be permitted;

iii. No such areas shall be located in the front yard or in the required parking area;

iv. Such areas shall be heavily screened in accordance with N.J.A.C. 19:4-8.9; and

v. Noise from any outdoor operations shall be buffered from adjoining properties and public ROWs.

4. Contractor's offices shall have no outdoor storage of materials, equipment, and/or construction vehicles. Facility vehicles used only for the transport of workers and enclosed transport of accessory materials or equipment may be permitted pursuant to an approved site plan.

§ 19:4-5.76 Light Industrial A zone; lot size requirements

(a) The lot size requirements in the Light Industrial A zone are:

1. Minimum lot area: three acres; and

2. Minimum lot width: 200 feet.

§ 19:4-5.77 Light Industrial A zone; bulk regulations

(a) The bulk regulations in the Light Industrial A zone are:

1. Maximum lot coverage: 60 percent;

2. Minimum open space: 15 percent;

3. Yards:

i. Minimum front yard: 50 feet;

ii. Minimum side yards: 90 feet total, no less than 30 feet on any one side; and

iii. Minimum rear yard: 75 feet; and

4. FAR: 2.5.

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§ 19:4-5.78 Light Industrial A zone; performance standards

All category B performance standards of N.J.A.C. 19:4-7 shall apply to all uses in the Light Industrial A zone.