



ZONE NC REQUIREMENTS

REQUIRED	PROVIDED
LOT AREA	20,000 SF
LOT WIDTH	125 FT
LOT DEPTH	150 FT
FRONT YARD SETBACK	60 FT
SIDE YARD SETBACK	20 FT
ACCESSORY	20 FT
REAR YARD SETBACK	25 FT
ACCESSORY	20 FT
MAX BUILDING COVERAGE	25%
ACCESSORY	5%
MAX BLDG HEIGHT	25 FT
COMMERCIAL	2
STORIES	2

REQUIRED PARKING:
COMMERCIAL - 7,663 SF / 1,000 X 5.5 = 42.1 SPACES

RESIDENTIAL -
2 - 1 BEDROOM @ 1.8 - 3.6 SPACES
22 - 2 BEDROOM @ 2 - 44 SPACES
10 - 3 BEDROOM @ 2.1 - 21 SPACES
3 - STUDIO @ 1.8 - 3.4 SPACES = 74 SPACES

EV FOR 15% RESIDENTIAL SPACES = 11 EV SPACES REQUIRED
1 EV STALL PER 50 COMMERCIAL SPACES = 1 EV SPACE REQUIRED
12 EV SPACES REQUIRED
12 EV SPACES PROVIDED

116 SPACES - 10 EV STALL CREDIT = 106 TOTAL SPACES REQUIRED
106 TOTAL SPACES PROVIDED

- NOTES:**
- PROPERTY KNOWN AND DESIGNATED AS LOT 2 BLOCK 111 AS SHOWN ON THE FLORENCE TOWNSHIP TAX MAP SHEET NO. 6.
 - PLAN INFORMATION BASED ON 'BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR TIGER 623 CONSTRUCTION CORP., 2111 ROUTE 130, BLOCK 111 - LOT 2, TOWNSHIP OF FLORENCE, BURLINGTON COUNTY, NEW JERSEY' AS PREPARED BY DRESNER ROBIN, DATED APRIL 16, 2019.
 - BUILDING SHOWN BASED ON ARCHITECTURAL PLANS ENTITLED 'PROPOSED NEW SHOPPING CENTER THE SHOPPES OF FLORENCE 7TH STREET & ROUTE 130 FLORENCE TOWNSHIP 0818 LOT 2 BLOCK 111' PREPARED BY DAVID DEL VECCHIO, ARCHITECT DATED 03-15-2019, LAST REVISED 05-16-2019.
 - UTILITY LOCATIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 - OWNER/APPLICANT: FORTUNE LU LLC, 1209 REMSEN AVENUE, NEW BRUNSWICK, NJ 08901.
 - PROPERTY ADDRESS: 2111 ROUTE 130.
 - TOTAL TRACT AREA: 80,133 SF (1.836 ACRES).
 - EXISTING USE: VACANT. PROPOSED USE: MIXED USE BUILDING (MULTIFAMILY RESIDENTIAL & COMMERCIAL).
 - USE VARIANCE REQUIRED FOR MIXED USE BUILDING MULTIFAMILY RESIDENTIAL IN THE NC ZONE & BUILDING HEIGHT.

October 11, 2024 Client# 8378.0002
List of adjacent owners within 200 feet

Block	Lot	Owner(s)
Block 110	Lot 1	Sandor, Kenneth J & Linda 830 Wallace Ave Roebling, NJ08554
Block 110	Lot 2	Hart, James & Reeta 810 Wallace Avenue Roebling, NJ08554
Block 110	Lot 8.01	Gallina, Giuseppe & Salvatore 6 Pelle Ct Florence, NJ08518
Block 111	Lot 1.01	Hrebik, Ronald & Lynn R PO Box 254 Florence, NJ08518
Block 111	Lot 1.02	Maura, Jonathan & Erizo, Arielle E 770 Wallace Avenue Roebling, NJ08554
Block 111	Lot 1.03	Soanes, Scot & Crystal 750 Wallace Avenue Roebling, NJ08554
Block 111	Lot 3	Serrano, Reinaldo 710 Wallace Avenue Roebling, NJ08554
Block 112	Lot 5.01	Jaya & Manoj LLC 2117 Route 130 South Roebling, NJ08554
Block 112	Lot 9	Rindt, John F J & Kimberly A 688 Wallace Ave Roebling, NJ08554
Block 165.01	Lot 2.05	Shri Ganeshay, LLC % Natu Patel 382 Ridge Road Dryden, NJ08810
Block 165.01	Lot 7	Mencia, Nelson F & Cruz, N & Regalado R 2130 Route 130 N Burlington, NJ08016
Block 165.01	Lot 8	Danmon Realty, LLC 12 Sheffield Drive Moorestown, NJ08057
Block 165.01	Lot 9.01	2126 R 130 Holding, LLC 2126 US R 130 Burlington, NJ08016
Block 165.01	Lot 10	Drangula, Anthony J - Estate of 2124 US 130 N Burlington, NJ08016
Block 166	Lot 9.01	Charles, Douglas 1001 Potts Mill Rd Bordentown, NJ08505
Block 165.01	Lot 9	Public Service Electric & Gas Company Attn: Manager - Corporate Properties 80 Park Plaza, T8B Newark, NJ07102
Block 165.01	Lot 7	Verizon Attn: General Manager 9 Gates Avenue #2 Montclair, NJ07042
Block 165.01	Lot 8	Comcast Attn: General Manager 1250 Haddonfield Road Cherry Hill, NJ08034
Block 165.01	Lot 9.01	Florence Township Water & Sewer Director c/o Nancy L. Eriston, Township Clerk 711 Broad Street Florence, NJ08518-2323
Block 165.01	Lot 10	Florence Township Water & Sewer Engineer Florence Township Water & Sewer Director c/o Nancy L. Eriston, Township Clerk 711 Broad Street Florence, NJ08518-2323
Block 166	Lot 9.01	State of New Jersey Dept. of Transportation 1035 Parkway Avenue Ewing, NJ08638

**U.S. ROUTE 130
(R.O.W. VARIES)**

8/25/25 REVISE LAYOUT VTH BPM BPM
DATE REVISION DRAWN CHECKED RELEASED

VARIANCE MAP

2111 US ROUTE 130
LOT 2, BLOCK 111
TAX MAP SHEET No. 6
SITUATED IN
FLORENCE TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY

CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
RESERVE SPECIALISTS
ARCHITECTS

FWH ASSOCIATES, P.A.
FWHASSOCIATES.COM
1856 Rt. 9, Toms River, NJ 08755 T: 732.797.3100 F: 732.797.3223

RECEIVED
MAY 12 2026
ZB2026/08

Brian P. Murphy
PROFESSIONAL ENGINEER
N.J. LIC. NO. 42000

GRAPHIC SCALE 1"=20'
0 20 40 60

DRAWN BY	VTH	DATE	12/3/24
DESIGNED BY	BPM	SCALE	1"=20'
CHECKED BY	BPM	DRAWER NO.	SC-3386
RELEASED BY	BPM	PROJECT NO.	6378.0002
SHEET NO.	1	OF	1

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