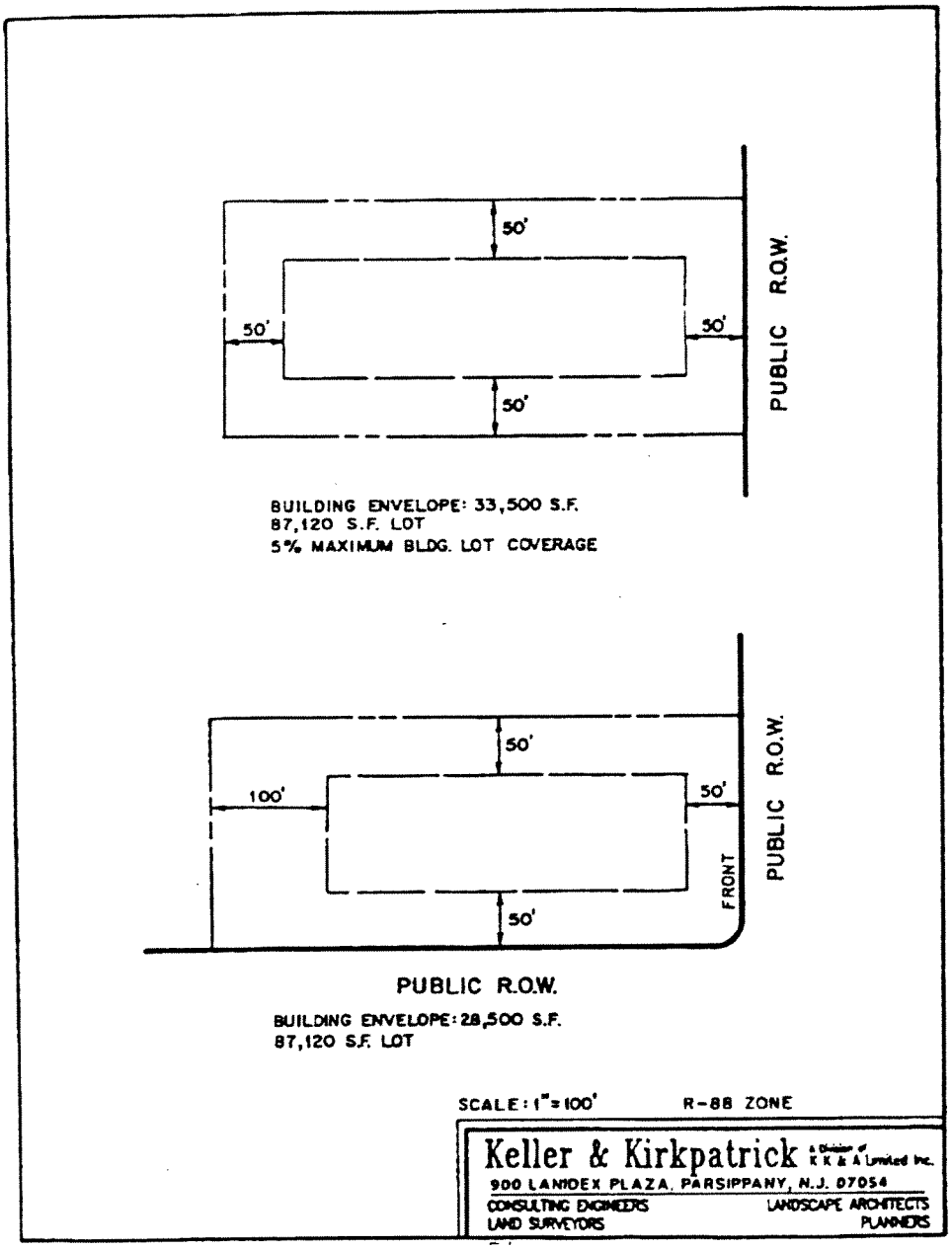
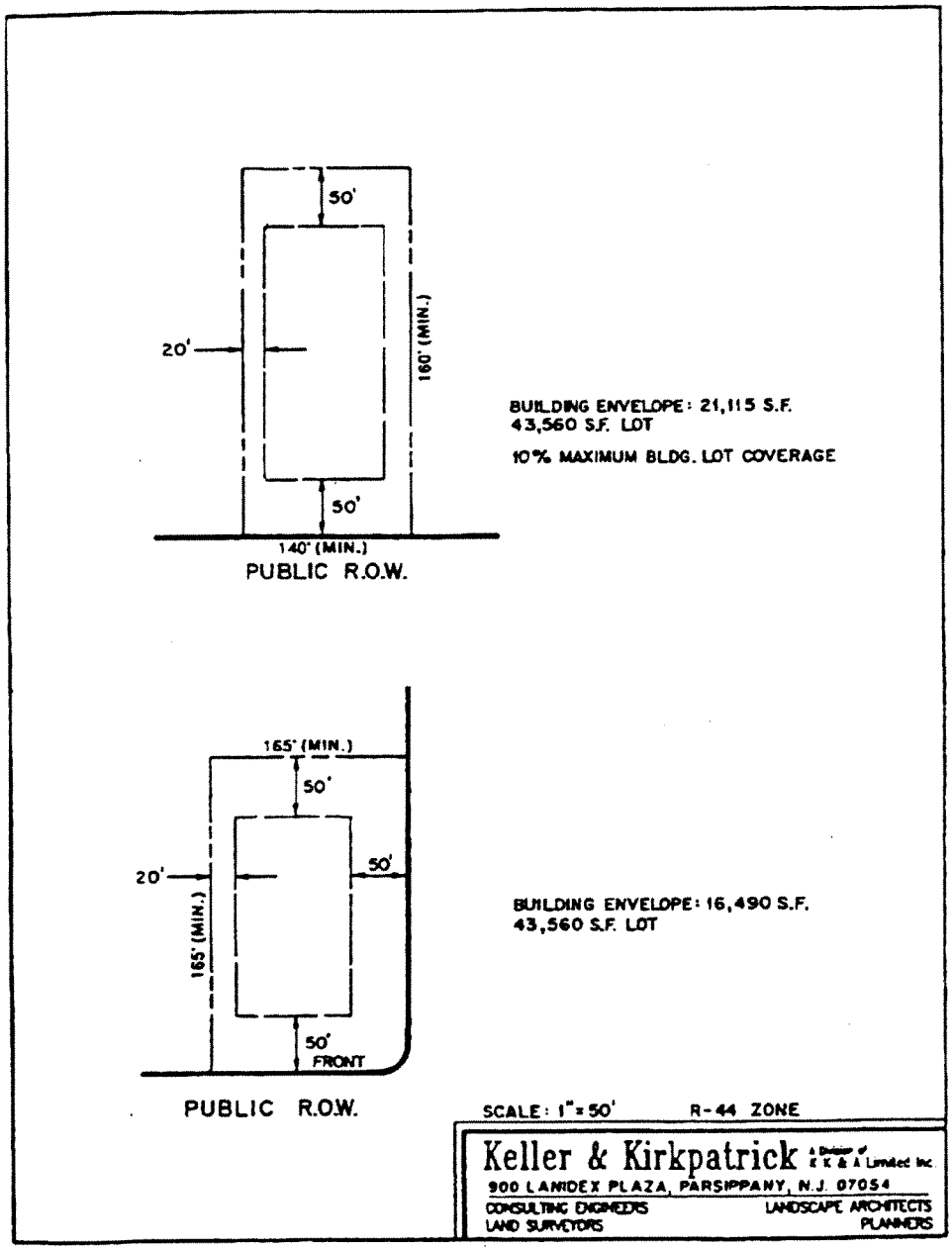
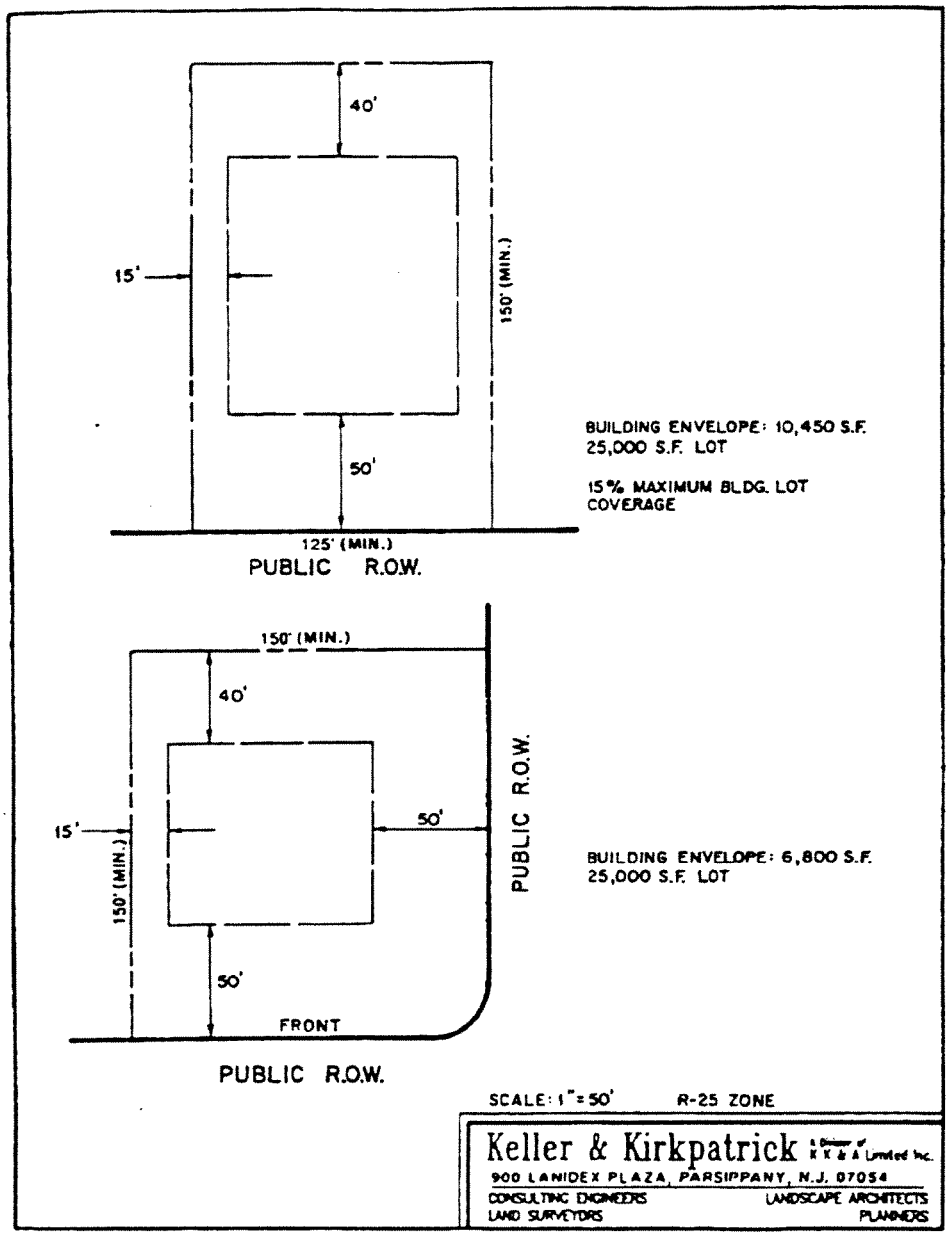
250 Attachment 2

Borough of Florham Park




50'
20'
160' (MIN.)
50'
140' (MIN.)
PUBLIC R.O.W.
BUILDING ENVELOPE: 21,115 S.F.
43,560 S.F. LOT
10% MAXIMUM BLDG. LOT COVERAGE
165' (MIN.)
50'
20'
50'
165' (MIN.)
50'
FRONT
PUBLIC R.O.W.
BUILDING ENVELOPE: 16,490 S.F.
43,560 S.F. LOT
SCALE: 1" = 50'
R-44 ZONE
Keller & Kirkpatrick
900 LANIDEX PLAZA, PARSIPPANY, N.J. 07054
CONSULTING ENGINEERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
PLANNERS


40'
15'
150' (MIN.)
50'
125' (MIN.)
PUBLIC R.O.W.
BUILDING ENVELOPE: 10,450 S.F.
25,000 S.F. LOT
15% MAXIMUM BLDG. LOT COVERAGE
150' (MIN.)
40'
15'
150' (MIN.)
50'
PUBLIC R.O.W.
50'
FRONT
PUBLIC R.O.W.
BUILDING ENVELOPE: 6,800 S.F.
25,000 S.F. LOT
SCALE: 1" = 50'
R-25 ZONE
Keller & Kirkpatrick
900 LANIDEX PLAZA, PARSIPPANY, N.J. 07054
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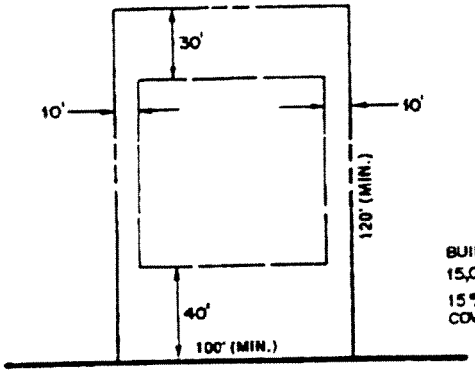
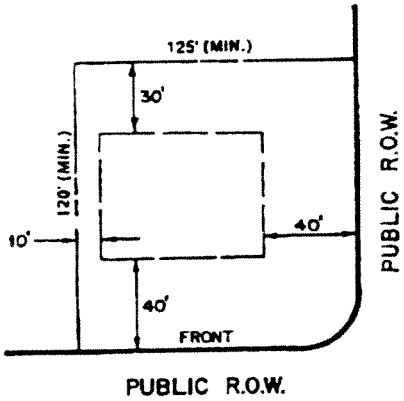
LAND SURVEYORS
LANDSCAPE ARCHITECTS
PLANNERS



BUILDING ENVELOPE: 6,400 S.F.
15,000 S.F. LOT
15% MAXIMUM BLDG. LOT COVERAGE



BUILDING ENVELOPE: 3,850 S.F.
15,000 S.F. LOT

SCALE: 1" = 50' R-15 ZONE

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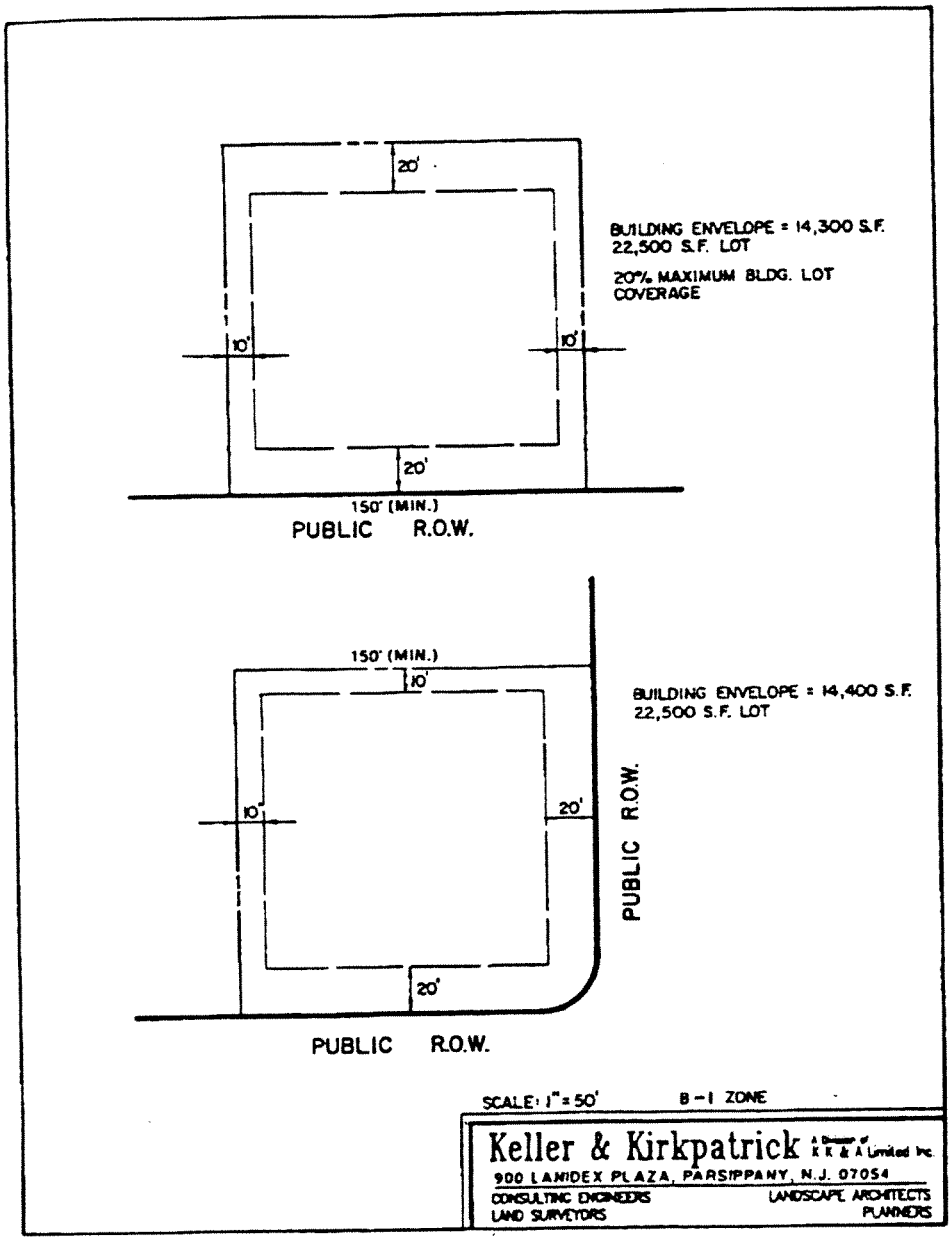
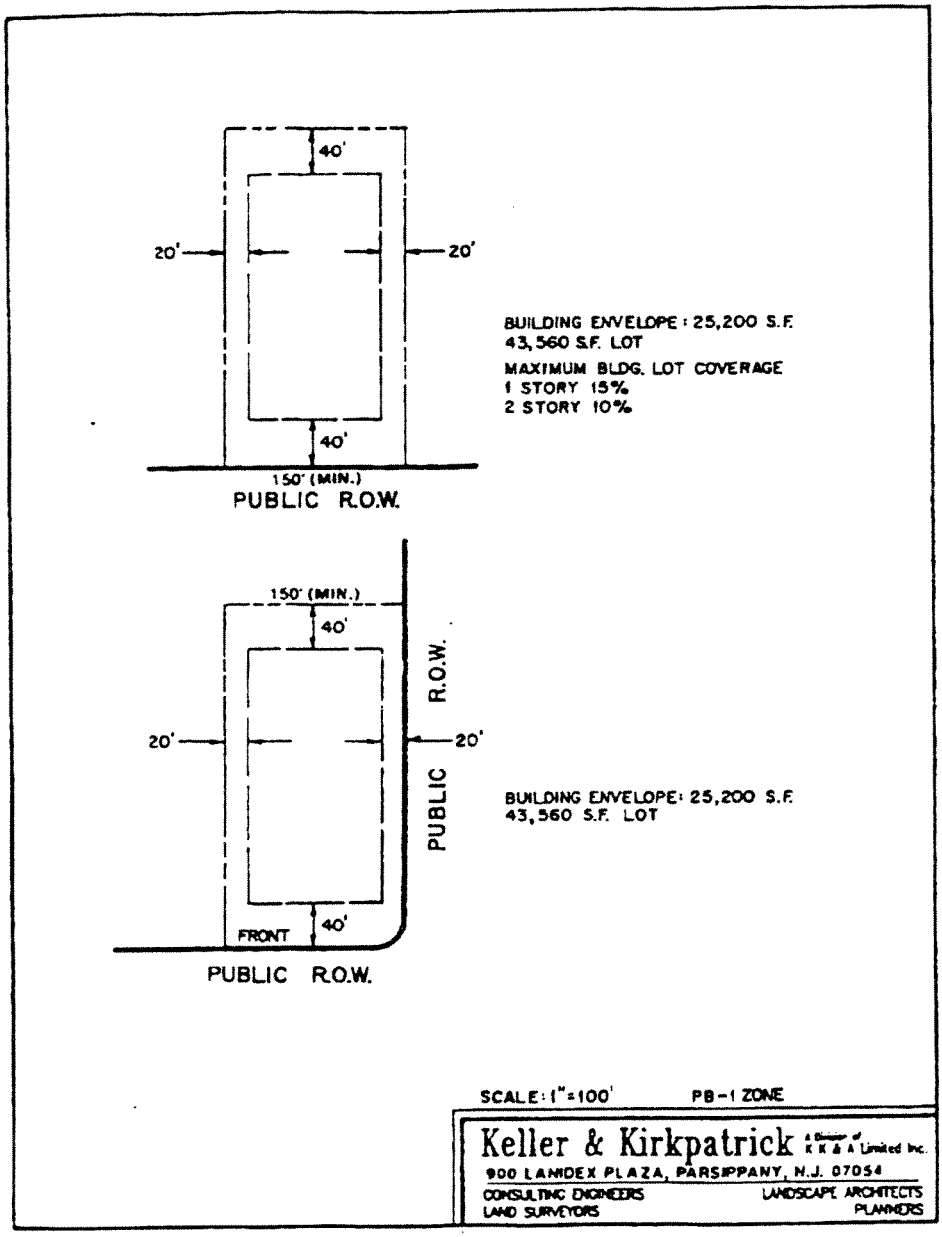
PLANNERS


20'
10'
10'
20'
150' (MIN.)
PUBLIC R.O.W.
BUILDING ENVELOPE = 14,300 S.F.
22,500 S.F. LOT
20% MAXIMUM BLDG. LOT COVERAGE
150' (MIN.)
10'
10'
20'
20'
PUBLIC R.O.W.
PUBLIC R.O.W.
BUILDING ENVELOPE = 14,400 S.F.
22,500 S.F. LOT
SCALE: 1" = 50'
B-1 ZONE
Keller & Kirkpatrick
900 LAMIDEX PLAZA, PARSIPPANY, N.J. 07054
CONSULTING ENGINEERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
PLANNERS


40'
20'
20'
40'
150' (MIN.)
PUBLIC R.O.W.
BUILDING ENVELOPE : 25,200 S.F.
43,560 S.F. LOT
MAXIMUM BLDG. LOT COVERAGE
1 STORY 15%
2 STORY 10%
150' (MIN.)
40'
20'
20'
40'
FRONT
PUBLIC R.O.W.
PUBLIC R.O.W.
BUILDING ENVELOPE: 25,200 S.F.
43,560 S.F. LOT
SCALE: 1"=100'
PB-1 ZONE
Keller & Kirkpatrick
900 LAMIDEX PLAZA, PARSIPPANY, N.J. 07054
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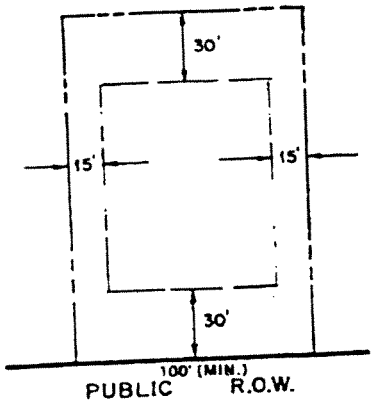
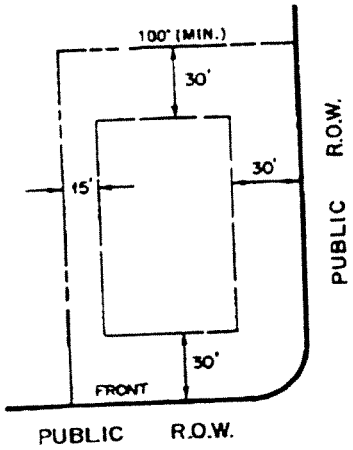
PLANNERS



BUILDING ENVELOPE: 6,300 S.F.
15,000 S.F. LOT

MAXIMUM BLDG. LOT COVERAGE
1 STORY 20%
2 STORY 10%



BUILDING ENVELOPE: 5,225 S.F.
15,000 S.F. LOT

SCALE: 1" = 50' PB-2 ZONE

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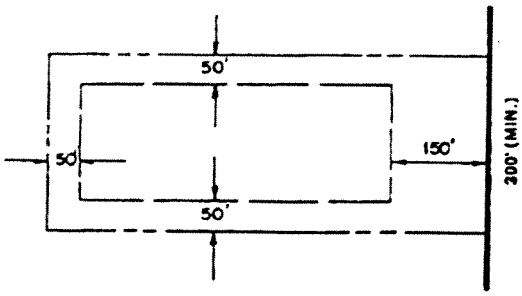
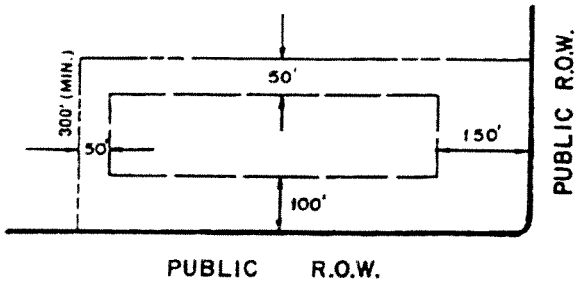
PLANNERS



BUILDING ENVELOPE: 2.4 AC.
5 ACRE LOT
35% MAXIMUM BLDG. LOT COVERAGE

LOTS FRONTING ON VREELAND ROAD OR FERNWOOD ROAD SHALL HAVE SET BACK OF 100'.



BUILDING ENVELOPE: 1.7 AC.
5 ACRE LOT

SCALE: 1" = 200' C-1 ZONE

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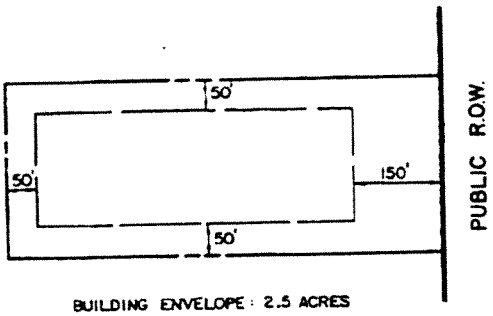
LAND SURVEYORS PLANNERS

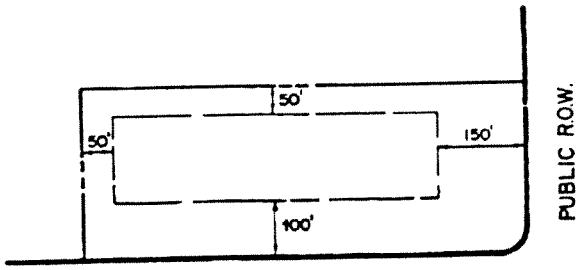
ZONING



BUILDING ENVELOPE : 2.5 ACRES
5 ACRE LOT

35% MAXIMUM BUILDING LOT COVERAGE

LOTS FRONTING ON VREELAND ROAD OR FERNWOOD ROAD SHALL HAVE SET BACK OF 100'.



BUILDING ENVELOPE : 1.9 ACRES
5 ACRE LOT

SCALE : 1" = 200' C-2 ZONE

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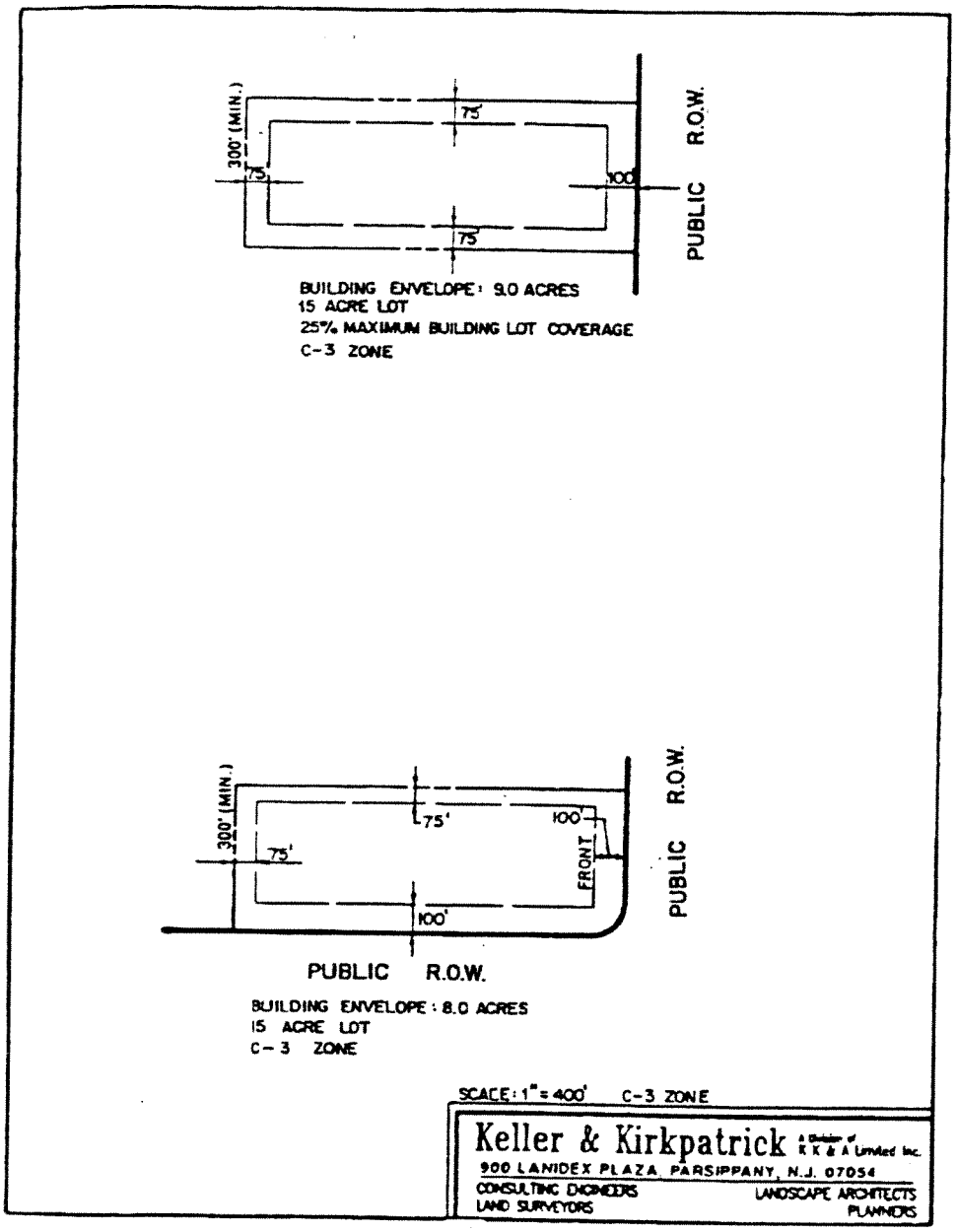
900 LANIDEX PLAZA, PARSIPPANY, N.J. 07054
CONSULTING ENGINEERS LANDSCAPE ARCHITECTS
LAND SURVEYORS PLANNERS


300' (MIN.)
75'
75'
100'
75'
PUBLIC R.O.W.
BUILDING ENVELOPE: 9.0 ACRES
15 ACRE LOT
25% MAXIMUM BUILDING LOT COVERAGE
C-3 ZONE
300' (MIN.)
75'
75'
100'
FRONT
100'
PUBLIC R.O.W.
PUBLIC R.O.W.
BUILDING ENVELOPE: 8.0 ACRES
15 ACRE LOT
C-3 ZONE
SCALE: 1" = 400'
C-3 ZONE
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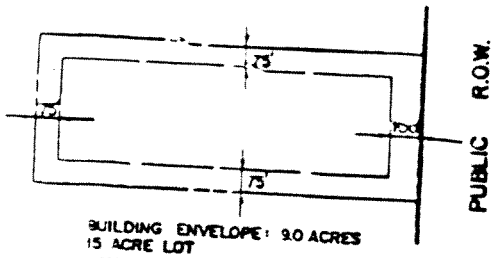
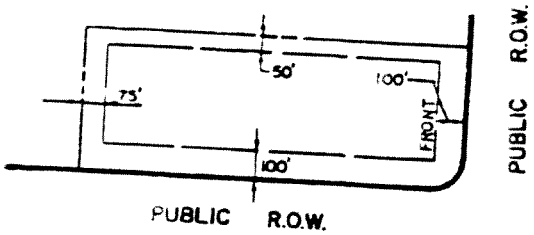
PLANNERS



BUILDING ENVELOPE: 9.0 ACRES
15 ACRE LOT
25% MAXIMUM BUILDING LOT COVERAGE
C-4 ZONE



BUILDING ENVELOPE: 8.8 ACRES
15 ACRE LOT
C-4 ZONE

SCALE: 1" = 400' C-4 ZONE

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900 LANIDEX PLAZA, PARSIPPANY, N.J. 07054
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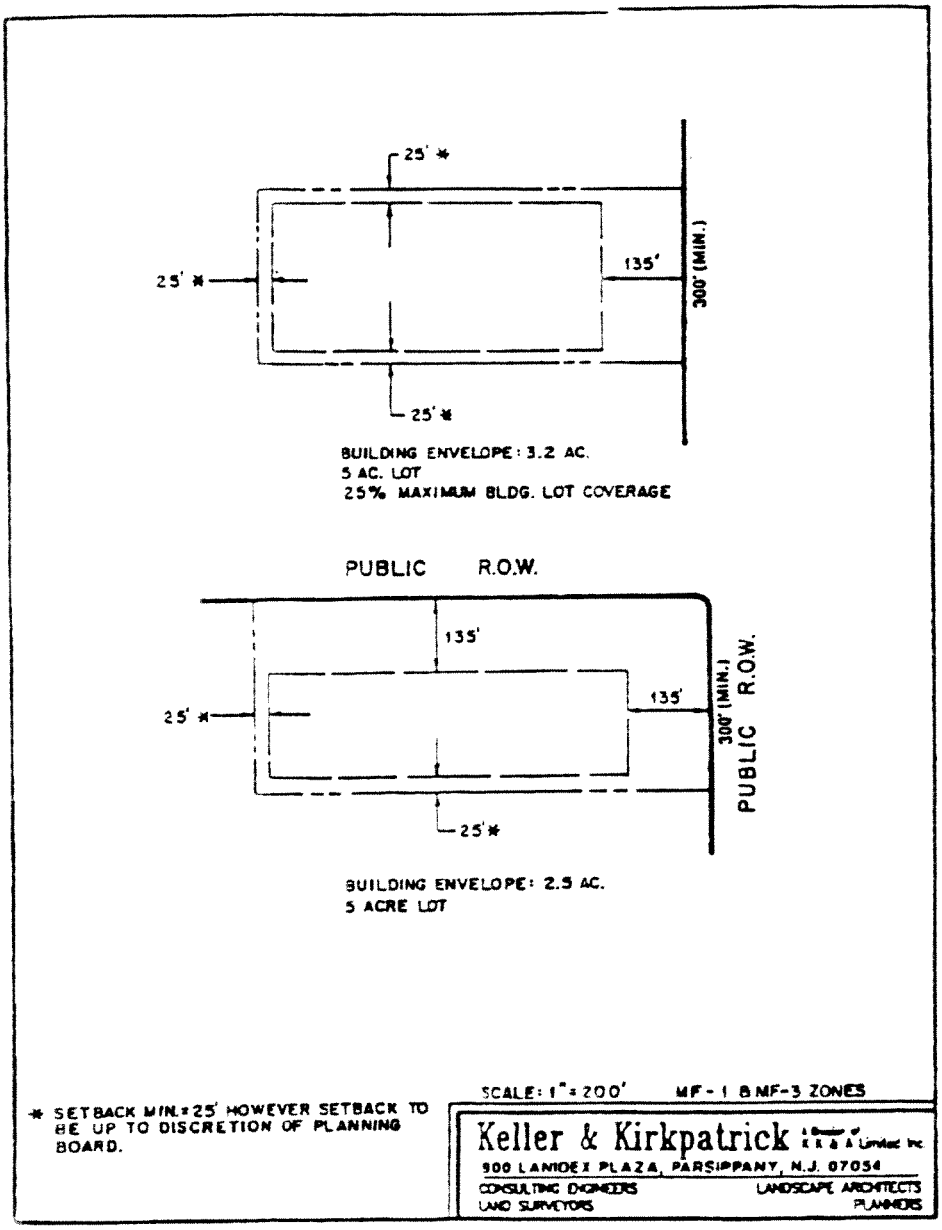
PLANNERS


25' *
25' *
135'
300' (MIN.)
25' *
BUILDING ENVELOPE: 3.2 AC.
5 AC. LOT
25% MAXIMUM BLDG. LOT COVERAGE
PUBLIC R.O.W.
135'
25' *
135'
300' (MIN.)
PUBLIC R.O.W.
25' *
BUILDING ENVELOPE: 2.5 AC.
5 ACRE LOT
* SETBACK MIN.=25' HOWEVER SETBACK TO BE UP TO DISCRETION OF PLANNING BOARD.
SCALE: 1"=200'
MF-1 & MF-3 ZONES
Keller & Kirkpatrick
900 LANIDEX PLAZA, PARSIPPANY, N.J. 07054
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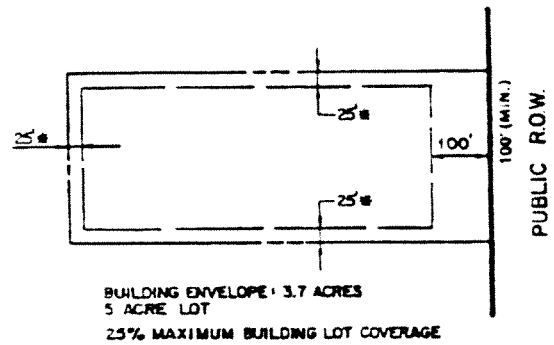
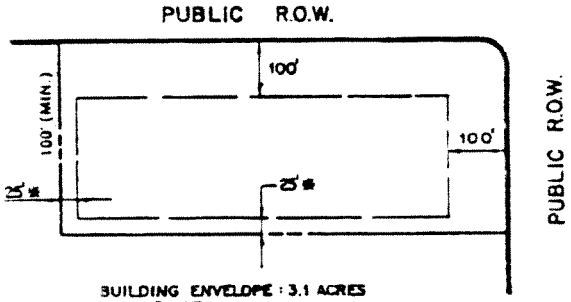


BUILDING ENVELOPE : 3.7 ACRES
5 ACRE LOT
25% MAXIMUM BUILDING LOT COVERAGE



BUILDING ENVELOPE : 3.1 ACRES
5 ACRE LOT

* - SETBACK MIN. = 25' HOWEVER SETBACK TO BE UP TO DISCRETION OF PLANNING BOARD.

SCALE: 1" = 200' MF - 2 ZONE

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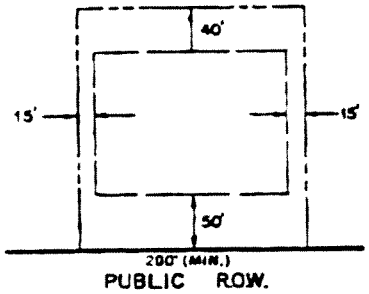
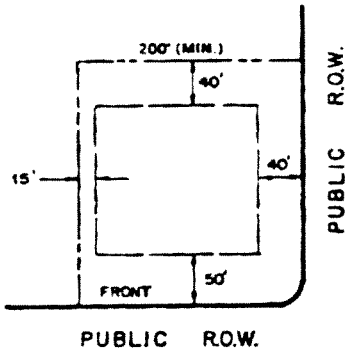


BUILDING ENVELOPE: 22,100 S.F.
43,560 S.F. LOT
30% MAXIMUM BLDG. LOT COVERAGE



BUILDING ENVELOPE: 19,580 S.F.
43,560 S.F. LOT

SCALE: 1" = 100' OSR ZONE

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