

ADDITION & RENOVATION

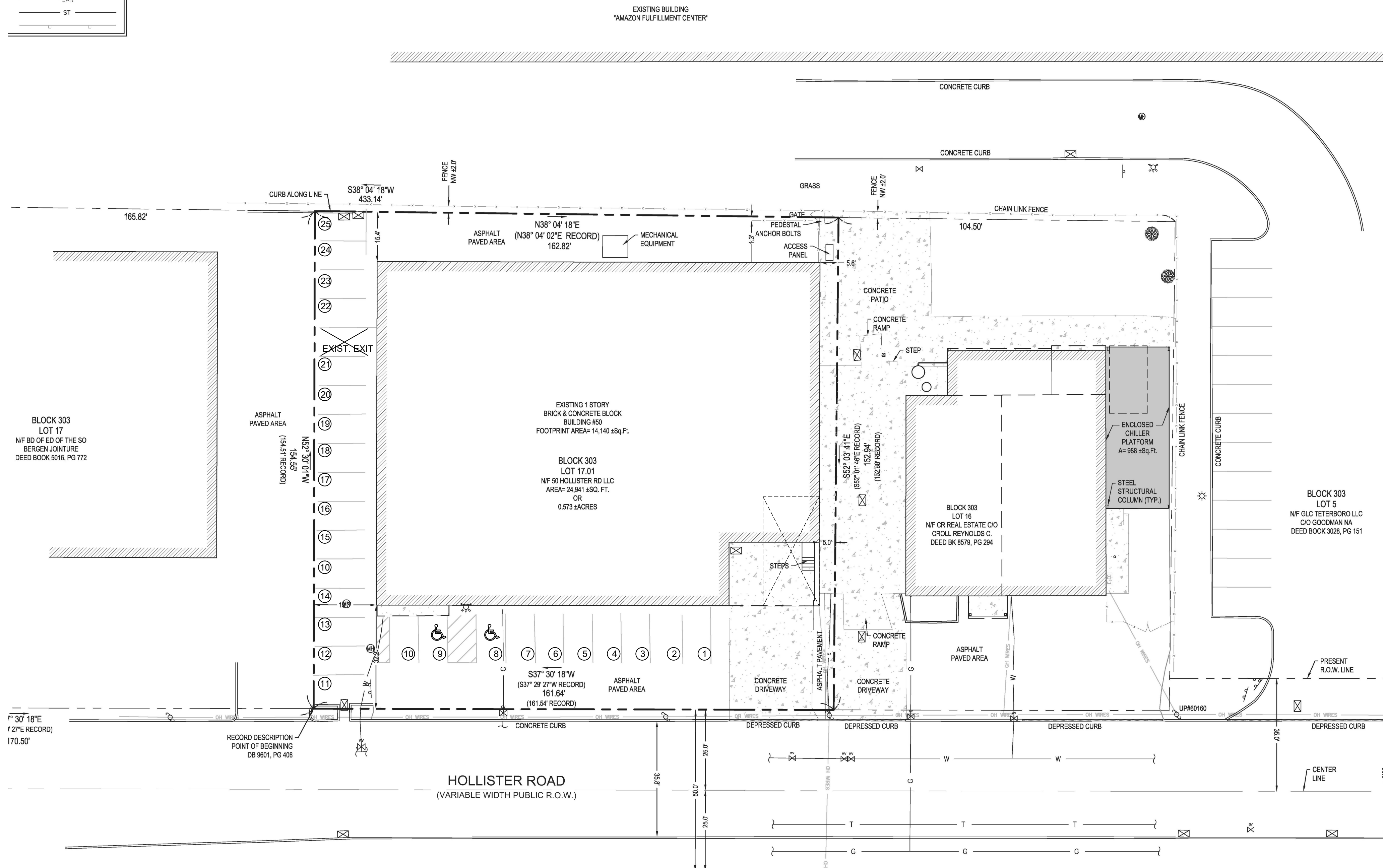
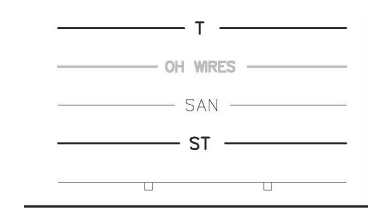
50 HOLLISTER ROAD, TETERBORO. NJ 07608

BLOCK 303 LOT 17.01

OWNER : S-PLATFORM

NOTE: S[PLATFORM REPAIRS & REHABILITATES ELECTRICAL TRANSFORMERS AND PROVIDES STORAGE FOR REPAIR MATERIALS.

BUILDING USE GROUP : S-2 (ELECTRICAL STORAGE), F-1 (ELECTRONICS) & B (OFFICES)



1 SITE PLAN
SCALE : 1"=20'

THIS SITE PLAN IS BASED ON SURVEY MAP
PREPARED BY N.J. LIC. SURVEYOR

THIS ARCHITECTURAL PLAN IS FOR ZONING REVIEW ONLY,
NOT FOR CONSTRUCTION

EXISTING CEILING/ROOF STRUCTURE TO BE REMOVED &
RE-CONSTRUCTED

EXISTING BUILDING HEIGHT : 20'-0"

PROPOSED BUILDING HEIGHT : 35'-0"

ZONING DATA		BLOCK 303	LOT 17.01		
LOCATION	50 HOLLISTER ROAD, TETERBORO, NEW JERSEY				
ZONE	LID (LIGHT INDUSTRIAL & DISTRIBUTION ZONE)				
BLOCK	303				
LOT	17.01				
	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED	
MIN. LOT AREA	1 AC	24,941 S.F. / 0.573 AC	NO CHANGE	(E) NO	
MIN. LOT WIDTH	100 ft	161.64 F.T.	NO CHANGE	(E) NO	
MIN. LOT DEPTH	150 ft	152.94 F.T.	NO CHANGE	(E) NO	
MIN. FRONT YARD	35 ft	32.2 ft	NO CHANGE	(E) NO	
MIN. SIDE YARD	15 ft	5.0 ft	NO CHANGE	(E) NO	
MIN. REAR YARD	15 ft	14.2 ft	NO CHANGE	(E) NO	
MAX. HEIGHT	2 1/2, 35 ft	2 STO., 20'-0"	3 STO., 35'	(P) YES	
MAX. BLDG. COVERAGE	50 %	58.71 %	NO CHANGE	(E) NO	
MIN. OPEN SPACE	15 %	-	-	(E) NO	
FAR FOR OFFICE AREA ONLY	OFFICE AREA 2.5 25,287 S.F.	-	10,115 S.F.	(P) NO	
OFF STREET PARKING	SEE NOTE -1	25	25	(E) NO	
PARKING CALCULATION (A)	1/2 EMPLOYEE / 40 EMPLOYEE = 20 SPACES REQUIRED				
PARKING CALCULATION (B)	1/1,000 S.F. BLDG. AREA : 21,658 S.F./1,000 S.F. = 22 SPACES REQUIRED				

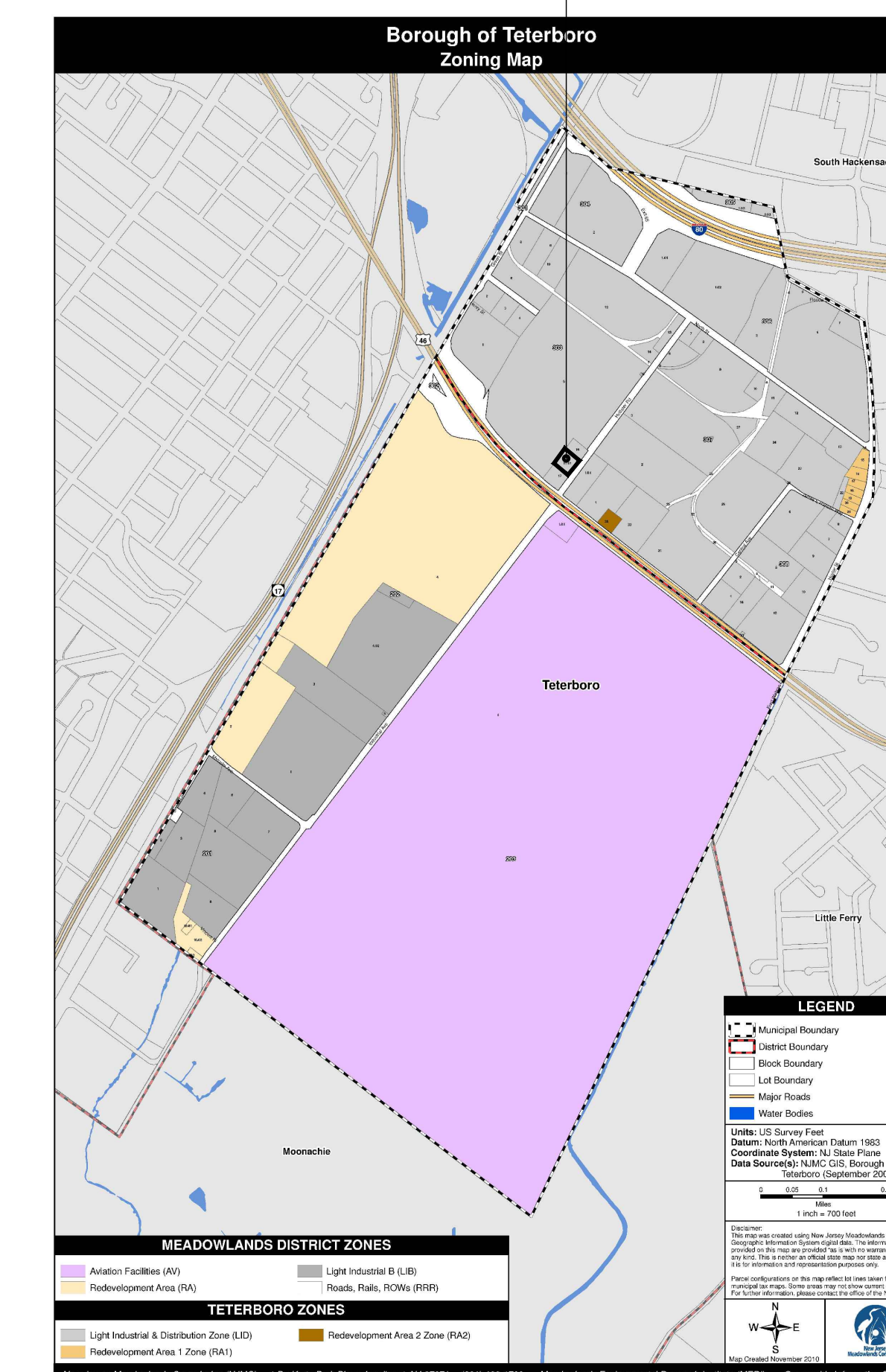
(E) : EXISTING (E) : EXISTING (NONCONFORMING) (P) : PROPOSED

NOTE -1 : 1 PARKING SPACE FOR EACH 2 EMPLOYEES OR 1 PARKING SPACE FOR EVERY 1000 S.F. WHICHEVER IS GREATER

AREA OF PROPOSED WORK

ZONE : LIGHT INDUSTRIAL & DISTRIBUTION ZONE (LID)

BLOCK 303 LOT 17.01



ZONING MAP

SH PLANNING

(Design & Planning)

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CLIENT:

S-PLATFORM
50 HOLLISTER ROAD
TETERBORO, NJ 07608

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DRAWING SCALES ARE INTENDED FOR 24"x36" SIZE PRINTED MEDIA ONLY. ALL OTHER PRINTED SIZES ARE DEEMED "NOT TO SCALE".

PROJECT TITLE AND ADDRESS :

ADDITION/ RENOVATION
50 HOLLISTER ROAD
TETERBORO, NJ 07608

SUBMITTALS:

#	DATE	DESCRIPTION	BY
	02-25-26	PLAN FOR ZONING REVIEW	

PROJECT NUMBER:
SH25-112

PROJECT DATE:
01-19-2026

DRAWN BY:
SUNG PARK

CHECKED BY:
M.S.

SHEET TITLE:
SITE PLAN
ZONING DATA
ZONING MAP

DRAWING NUMBER:

A1 of 5