ZONING TABLE

ZONE: R-1A (SINGLE-FAMILY LOW-DENSITY RESIDENTIAL) ZONE
USE: HOUSES OF WORSHIP **(NOT PERMITTED - D2 VARIANCE)**
BLOCK: 931 LOT: 50

APPLICANT/ OWNER INFORMATION

APPLICANT:	JIM HOLZER TEMPLE NER TAMID 936 BROAD STREET BLOOMFIELD NJ, 07003-2867
PROPERTY OWNER:	TEMPLE NER TAMID 936 BROAD STREET BLOOMFIELD NJ, 07003-2867

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	315 ATTACH. 1 (SCHEDULE A)	5,000 SF (0.115 AC)	100,973 SF (2.318 AC)	100,973 SF (2.318 AC)
MIN LOT WIDTH	315 ATTACH. 1 (SCHEDULE A)	50.0'	275.5'	275.5'
MIN YARD SETBACKS				
FRONT YARD	315 ATTACH. 1 (SCHEDULE A)	25.0'	65.3'	65.3'
SIDE YARD	315 ATTACH. 1 (SCHEDULE A)	6.0' (ONE) 14.0' (BOTH)	16.4' (ONE) 45.0' (BOTH)	16.4' (ONE) 45.0' (BOTH)
REAR YARD	315 ATTACH. 1 (SCHEDULE A)	25.0'	216.12'	205.8'
MIN ACCESSORY BUILDING SETBACK	315 ATTACH. 1 (SCHEDULE A)	5.0' (SIDE AND REAR YARD)	3.6' (E) (SIDE) 6.5' (REAR)	3.6' (E) (SIDE) 6.5' (REAR)
MAX BUILDING HEIGHT	315 ATTACH. 1 (SCHEDULE A)	2.5 STORIES / 40.0'	2 STORIES / 25.75'*	2 STORIES / 25.75'*
MAX BUILDING COVERAGE	315 ATTACH. 1 (SCHEDULE A)	20% ** (20,194.6 SF)	19.38% ** (19,569 SF)	23.34%** **(V)** **(23,563 SF)**
MAX LOT COVERAGE	315 ATTACH. 1 (SCHEDULE A)	45% *** (45,437 SF)	54.85% **(E)** *** (55,389 SF)	59.19% **(V)** *** (59,766 SF)
MAX FLOOR AREA RATIO (FAR)	315 ATTACH. 1 (SCHEDULE A)	0.5 **** (50,486.5 SF)	0.237 **** (23,934 SF)	0.289**** (29,201 SF)
MAX ACCESS DRIVEWAY WIDTH	§ 315-40.H	12.0' (ONE-WAY) 24.0' (TWO-WAY)	21.9' (ONE-WAY) (E) 24.9' (TWO-WAY) (E)	21.9' (ONE-WAY) (E) 24.9' (TWO-WAY) (E)
		KEY =	EXISTING NON-CONFORMANCE **(E)**	VARIANCE REQUIRED **(V)**

* HEIGHT OF STRUCTURE CALCULATION = 174.61 (FINISHED FLOOR ELEVATION) - 172.36 (AVG. FINISHED GRADE AROUND STRUCTURE) + 23.5' (HEIGHT OF BUILDING PER SURVEY. ARCH ELEVATIONS REQUIRED TO PERFORM FINAL BUILDING HEIGHT CALCULATION) = 25.75'

** PERMITTED MAX BUILDING COVERAGE CALCULATION = 20,194.6 SF (BUILDING AREA) / 100,973 (LOT AREA) = 0.20 = 20.0%
EXISTING MAX BUILDING COVERAGE CALCULATION = 19,569 SF (BUILDING AREA) / 100,973 (LOT AREA) = 0.194 = 19.38%
PROPOSED MAX BUILDING COVERAGE CALCULATION = 23,563 SF (BUILDING AREA) / 100,973 (LOT AREA) = 0.233 = 23.34%

*** PERMITTED MAX LOT COVERAGE CALCULATION = 45,437 SF(BUILDING AREA) / 100,973 (LOT AREA) = 0.45 = 45.0%
EXISTING MAX LOT COVERAGE CALCULATION = 55,389 SF (IMPERVIOUS AREA) / 100,973 SF (LOT AREA) = 0.5485 = 54.85%
PROPOSED MAX LOT COVERAGE CALCULATION = 59,766 SF (IMPERVIOUS AREA) / 100,973 SF (LOT AREA) = 0.919 = 59.19%
- INCREASE IN IMPERVIOUS AREA = 4,377 SF

**** PERMITTED MAX FAR CALCULATION = 50,486.5 SF (TOTAL FLOOR AREA) / 100,973 SF (LOT AREA) = 0.50
EXISTING MAX FAR CALCULATION = 23,934 SF (TOTAL FLOOR AREA) / 100,973 SF (LOT AREA) = 0.237
PROPOSED MAX FAR CALCULATION = 29,102 SF (TOTAL FLOOR AREA) / 100,973 SF (LOT AREA) = 0.289

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN STALL SIZE	§ 315-30.O.3	9' X 18'	9' X 18'
MIN AISLE WIDTH	§ 315-30.O.7	24' (90° PARKING)	24.2'
LOADING REQUIREMENTS	§ 315-30.P.2.c	N/A	N/A
MIN NUMBER OF STALLS	§ 315-41.B	104	71 (V)

PARKING CALCULATION:
HOUSE OF WORSHIP:
REQUIRED FOR HOUSE OF WORSHIP USE = 1 SPACE PER 2 SANCTUARY SEATS
208 SANCTUARY SEATS X 1 SPACE / 2 SEATS = 104 SPACES **(EXISTING NON-CONFORMANCE)**

ADA PARKING CALCULATION:
FOR 51 TO 75 TOTAL PARKING SPACES, A TOTAL OF 3 ADA ACCESSIBLE PARKING SPACES ARE REQUIRED (2 STANDARD, 1 VAN).
4 EXISTING ADA ACCESSIBLE PARKING SPACES ARE PROVIDED **(COMPLIES)**

LOADING CALCULATION:
PRINCIPAL BUILDING SIZE OF 20,000 SF TO 50,000 SF = 2 LOADING BERTHS **(NOT APPLICABLE FOR PROPOSED USE)**

VARIANCE REQUIRED

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY.

REFER TO GENERAL NOTES AND LEGEND SHEET FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.

30 15 7.5 0 30
SCALE: 1" = 30'

EXHIBIT
PREPARED BY: JDG
DATED: 10/30/2025

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	NJA240265.00-0A
DRAWN BY:	JR/RJK
CHECKED BY:	ATK/LC
DATE:	07/28/2025
CAD I.D.:	P-MCRP-PROP

PROJECT:

PRELIMINARY & FINAL SITE PLAN

FOR

TEMPLE NER TAMID

PROPOSED TEMPLE EXPANSION

MAP: 34 | BLK: 931 | LOT: 50
936 BROAD STREET
BLOOMFIELD TOWNSHIP
ESSEX COUNTY, NEW JERSEY

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R.L. STREKER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 45344
NEW YORK LICENSE No. 079512

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

ORG. DATE - 07/28/2025

G:\2024\NJA240265.00\CAD\DRAWINGS\EXHIBITS\M-COLOR PRELIMINARY RENDERING\P-MCRP-PROP-NJA240265.00-0A----\LAYOUT, C-301 SITE