

ZONING

285 Attachment 8A

**Township of Pohatcong  
BR Business Residential Performance Regulations  
Principal Uses  
[Added 2-16-2010 by Ord. No. 10-1]**

Use	Minimum Lot Requirements			Minimum Yard Requirements				Maximum Building Height		Maximum FAR	
	Lot Area	Width		Front	Side		Rear	Maximum Lot Coverage	Stories		Feet
		@ Setback	@ Street		One	Total					
All Uses	2 acres	240 feet	240 feet	30 feet	15 feet	25 feet	30 feet	60%	2.5	40 feet	0.50

Notes:

- (1) All permitted and conditionally permitted uses shall be developed per a comprehensive site plan approval and all principal and accessory structures shall meet the performance standards as a comprehensive site plan. Said site plan review shall demonstrate the adequacy of existing and/or proposed on-site parking; the adequacy of secondary street access; the adequacy of on-site circulation and the adequacy of the existing intersections of local streets (New Jersey Avenue and Pennsylvania Avenue) with New Brunswick Avenue to safely handle the anticipated traffic volumes or improvements to make same suitable.
- (2) All principal and accessory structures shall either be original brick structures or new construction that are architecturally similar or complementary to the original brick structures and shall have architectural details to match.
- (3) The original school building shall not be subject to the minimum yard requirements, and noncompliance of the original school building shall not create a variance condition.