

PROJECT SUMMARY

Building	Proposed Uses		
	Commercial (square feet)	Hotel (# rooms)	Residential (# units)
Building 1			66
1st - 4th Floor - Residential			66
Building 2			66
1st - 4th Floor - Residential			66
Building 3			66
1st - 4th Floor - Residential			66
Building 4			66
1st - 4th Floor - Residential			66
Clubhouse			
Hotel			
1st Floor - Retail	20,000 SF		
2nd Floor - Lobby & Banquet Facility	7,000 SF		
3rd - 5th Floor		100	
Pad Building 1			
1 story Fast Food Restaurant	3,900 SF		
Pad Building 2			
2 story Restaurant	11,200 SF		
Pad Building 3			
1 Story Bank with Drive Thru	4,000 SF		
Total	46,100 SF	100	264

CN ZONE REQUIREMENTS (SHOPPING CENTER)

	REQUIRED	MIXED USE - CONDITIONAL USE REQUIRED	PROPOSED
MINIMUM LOT AREA	13,000 SF	13 ACRES	24.01 Acres
MINIMUM LOT WIDTH	100 FT	-	856 FT
MINIMUM LOT FRONTAGE (COUNTY ROAD)	-	1,500 FT	1660.65 FT*
MINIMUM LOT DEPTH	100 FT	400 FT	800 FT
MINIMUM FRONT YARD SETBACK	50 FT	50 FT	90 FT
MINIMUM SIDE YARD SETBACK	10 FT	10 FT	75 FT
MINIMUM COMBINED SIDE YARD SETBACK	25 FT	35 FT	165 FT
MINIMUM REAR YARD SETBACK	20 FT	30 FT	N/A
MINIMUM ACCESSORY SIDE YARD SETBACK	5 FT	-	N/A
MINIMUM ACCESSORY REAR YARD SETBACK	5 FT	-	N/A
MAXIMUM BUILDING LOT COVERAGE	50%	50%	11%
MAXIMUM BUILDING HEIGHT	35 FT	4 STORIES/48 FT	5 STORIES

* 482.14 LF WEST BAY AVENUE
850.76 LF LIGHTHOUSE DRIVE
327.75 LF GARDEN STATE PARKWAY RAMP

ORDINANCE AMENDMENTS REQUIRED

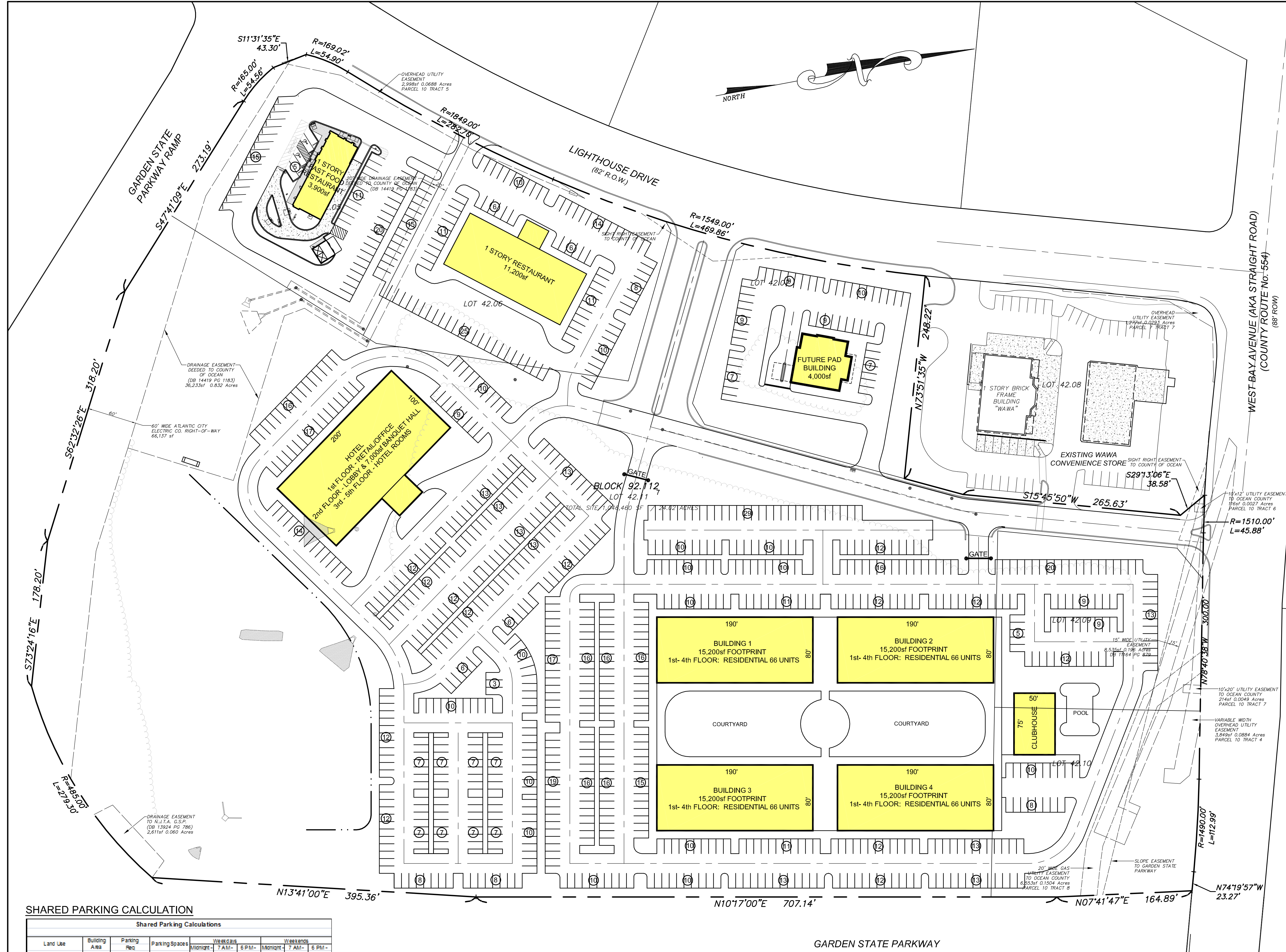
- RESIDENTIAL WITH NO FIRST FLOOR RETAIL
- HOTEL USE
- 5 STORY MAXIMUM HEIGHT FOR HOTEL USE

**C-N NEIGHBORHOOD COMMERCIAL ZONE
CONDITIONAL USE**

MIXED USE DEVELOPMENT SHALL BE A CONDITIONAL USE THAT IS PERMITTED SUBJECT TO THE FOLLOWING CONDITIONS:

REQUIRED	PROPOSED
A. MIXED USE DEVELOPMENT SHALL BE PERMITTED ONLY ON PROPERTY WHICH IS DIRECTLY ACCESSED BY A COUNTY ROAD. MIXED USE DEVELOPMENT SHALL NOT BE PERMITTED ON PROPERTY THAT IS ACCESSED SOLELY BY A MUNICIPAL ROADWAY.	COMPLIES
B. ANY MIXED USE DEVELOPMENT SHALL INCLUDE RETAIL/COMMERCIAL SPACE PERMITTED ON THE FIRST FLOOR ONLY. RESIDENTIAL MULTI-FAMILY APARTMENTS SHALL BE AGE RESTRICTED AND PERMITTED ON THE SECOND AND THIRD FLOORS.	NO FIRST FLOOR RETAIL
C. THE RESIDENTIAL COMPONENT OF A MIXED USE DEVELOPMENT SHALL BE IN CONJUNCTION WITH NO LESS THAN 80,000 SQUARE FEET OF RETAIL/COMMERCIAL SPACE.	NO 44,100 SF OF RETAIL
D. ALL MULTI-FAMILY RESIDENTIAL UNITS SHALL BE AGE-RESTRICTED AND LIMITED TO ONE AND TWO BEDROOM UNITS. ONE BEDROOM UNITS SHALL BE NO LESS THAN 800 SQUARE FEET. TWO BEDROOM UNITS SHALL BE NO LESS THAN 1,100 SQUARE FEET.	COMPLIES
E. THE MAXIMUM DENSITY PERMITTED FOR AGE-RESTRICTED MULTI-FAMILY RESIDENTIAL MIXED USE DEVELOPMENT SHALL BE 11 UNITS PER ACRE.	COMPLIES
F. ALL RESIDENTIAL DEVELOPMENT ASSOCIATED WITH A MIXED USE PROJECT SHALL BE LOCATED WITHIN THE PINELANDS REGIONAL GROWTH AREA AS IS APPROPRIATE ACCORDING TO THE STANDARDS OF THE PINELANDS COMMISSION. PINELANDS DEVELOPMENT CREDITS SHALL BE USED FOR 25% OF THE UNITS IN PINELANDS COMPREHENSIVE MANAGEMENT PLAN.	WILL COMPLY
G. THE PROPOSED MIXED USE DEVELOPMENT SHALL COMPLY WITH THE MINIMUM PARKING REQUIREMENTS SET FORTH IN CHAPTER 55-173 OF THE BARNEGAT TOWNSHIP LAND USE CODE. THE PROVISIONS OF CHAPTER 55-173(D)(9) REGARDING SHARED PARKING STANDARDS SHALL BE AVAILABLE TO DEVELOPMENTS SEEKING CONDITIONAL USE APPROVAL UNDER THIS SECTION.	COMPLIES
H. ALL MIXED DEVELOPMENT SHALL CONFORM TO THE FOLLOWING CONDITIONAL BULK STANDARDS, WHICH BULK STANDARDS SHALL SUPERSEDE THE SCHEDULE OF AREA, YARD, AND BUILDING REQUIREMENTS FOUND IN CHAPTER 55-62 FOR THE C-N COMMERCIAL NEIGHBORHOOD ZONE.	COMPLIES

* HOTEL USE IS NOT PERMITTED IN CN ZONE WEST OF GARDEN STATE PARKWAY



SHARED PARKING CALCULATION

Land Use	Building Area	Parking Req	Parking Spaces	Weekdays				Weekends			
				7 AM - 7 PM	7 AM - 6 PM	6 PM - Midnight	Midnight - 7 AM	7 AM - 6 PM	6 PM - Midnight	Midnight - 7 AM	7 AM - 6 PM
Retail Sales	20,000	1/150 SF	133	7	100	80	7	120	73		
Bank	4,000	8 per 1000 SF	32	1	18	20	1	22	13		
Restaurants	15,100	1/100 SF	151	15	83	143	23	106	151		
Hotel	100	1 per room	100	90	60	100	90	60	100		
Banquet	7,000	1/50 SF	140	14	35	140	35	105	140		
Residential	26,400	1.5 per unit	475	475	255	451	475	356	451		
Total			880	602	581	935	631	769	924		

NOTE: 935 PARKING SPACES ARE REQUIRED. 1,023 PARKING SPACES ARE PROVIDED

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NO.	DATE	DESCRIPTION	BY

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BARNEGAT CROSSING III
CONCEPT PLAN
FOR
BLOCK 92.112 - LOTS 42.05, 42.06, 42.07, 49.09, 49.10 & 49.11
TOWNSHIP OF BARNEGAT
OCEAN COUNTY NEW JERSEY

SCALE: 1" = 60'	DATE: NOVEMBER 28, 2016	JOB NUMBER: 16691	SHEET 1
DRAWN BY: KNL	DESIGNED BY: IMB	CHECKED BY: WAS	1

