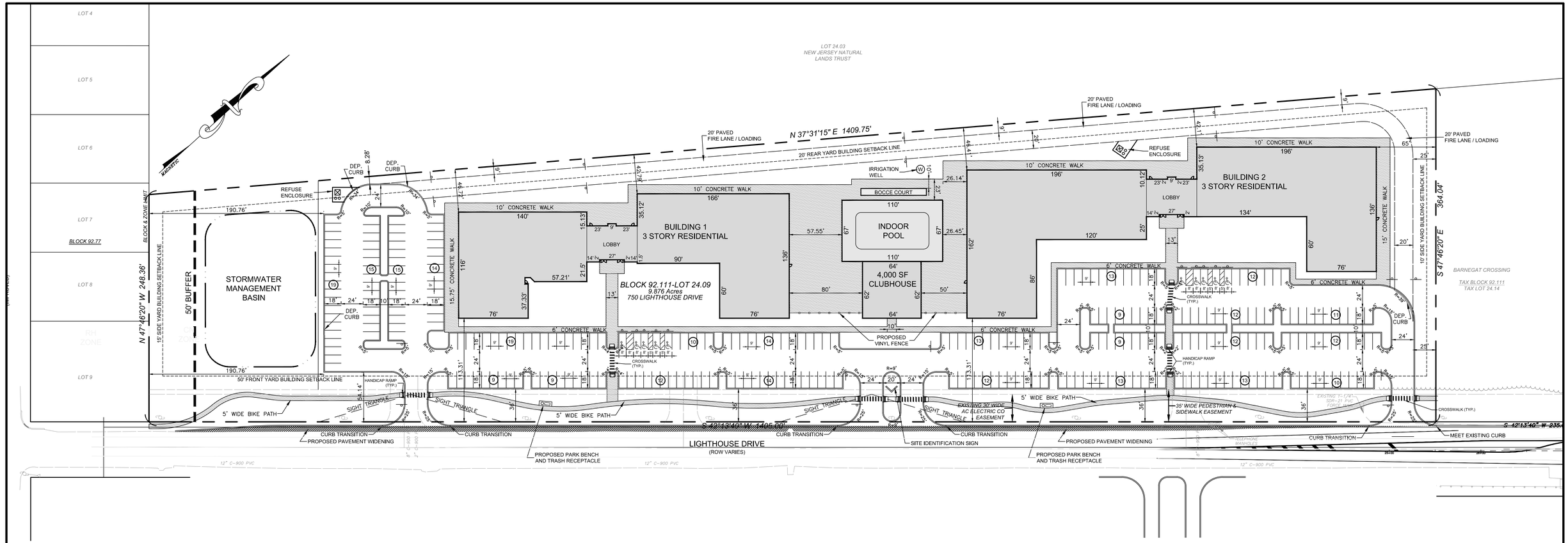

C-N NEIGHBORHOOD COMMERCIAL ZONE

A CONDOMINIUM DEVELOPMENT SHALL BE PERMITTED IN THE C–N NEIGHBORHOOD COMMERCIAL ZONE, SUBJECT TO THE ISSUANCE OF A CONDITIONAL USE PERMIT IN CONFORMANCE WITH THE PROVISIONS HEREIN.

A. A CONDOMINIUM DEVELOPMENT SHALL ONLY BE PERMITTED ON PROPERTY DIRECTLY ACCESSED BY A COUNTY ROAD. A CONDOMINIUM DEVELOPMENT SHALL NOT BE PERMITTED ON PROPERTY THAT IS ACCESSED SOLELY BY A MUNICIPAL ROADWAY.

THE PROPERTY CONTAINS DIRECT ACCESS TO LIGHTHOUSE DRIVE, A COUNTY ROAD.

B. A CONDOMINIUM DEVELOPMENT SHALL BE PERMITTED ONLY ON PROPERTY LOCATED WITHIN THE PINELANDS REGIONAL GROWTH AREA.

THE PROPERTY IS LOCATED WITHIN THE PINELANDS REGIONAL GROWTH AREA.

C. OWNERSHIP OF THE CONDOMINIUM UNITS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 46:4B–1 ET SEQ.

CONDOMINIUM UNITS ARE PROPOSED WHICH WILL BE OWNER–OCCUPIED.

D. ALL UNITS SHALL BE AGE–RESTRICTED AND LIMITED TO ONE– AND TWO–BEDROOM UNITS. ONE–BEDROOM UNITS SHALL BE NO LESS THAN 800 SQUARE FEET AND TWO–BEDROOM UNITS SHALL BE NO LESS THAN 1,100 SQUARE FEET.

ALL UNITS WILL BE AGE–RESTRICTED TO AGE 49 OR OVER AND HAVING NO CHILDREN UNDER THE AGE OF 18. THE UNITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS.

E. THE MAXIMUM PERMITTED DENSITY FOR AGE–RESTRICTED OWNER–OCCUPIED CONDOMINIUM UNITS SHALL BE 15 UNITS PER ACRE. PINELANDS DEVELOPMENT CREDITS SHALL BE PURCHASED AND REDEEMED FOR TWENTY–FIVE PERCENT (25%) OF ALL UNITS IN THE CONDOMINIUM DEVELOPMENT.

148 UNITS ARE PROPOSED FOR A DENSITY OF 15 UNITS PER ACRE. PDC'S WILL BE PURCHASED AND REDEEMED FOR 37 UNITS.

F. THE CONDOMINIUM DEVELOPMENT SHALL INCLUDE A POOL AND CLUBHOUSE FOR SOLE USE BY THE RESIDENTS OF THE DEVELOPMENT AND THEIR GUESTS.

THE PROJECT INCLUDES A POOL AND CLUBHOUSE FOR SOLE USE BY RESIDENTS AND THEIR GUESTS.

G. THE PROPOSED CONDOMINIUM DEVELOPMENT SHALL COMPLY WITH THE MINIMUM PARKING REQUIREMENTS SET FORTH IN SECTION 55–173 OF THE BARNEGAT TOWNSHIP LAND USE CODE. NO ADDITIONAL PARKING ABOVE WHAT IS REQUIRED FOR THE CONDOMINIUM UNITS SHALL BE REQUIRED FOR THE POOL AND CLUBHOUSE.

THE PROJECT COMPLIES WITH THE MINIMUM PARKING REQUIREMENTS.

H. A DENSE VEGETATIVE BUFFER HAVING A MINIMUM WIDTH OF 50 FEET SHALL BE PROVIDED FROM ANY ADJOINING LOTS ZONED FOR OR OCCUPIED BY SINGLE FAMILY RESIDENTIAL DWELLINGS.

THE REQUIRED BUFFER IS PROVIDED AS REQUIRED, ALONG THE SOUTHERN PROPERTY LINE

CN ZONE REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM LOT AREA	9 ACRES	9.88 ACRES
MINIMUM LOT FRONTAGE (COUNTY ROAD)	1,400 FT	1,405 FT
MINIMUM LOT DEPTH	300 FT	306.2 FT
MINIMUM FRONT YARD SETBACK	50 FT	113.3 FT
MINIMUM SIDE YARD SETBACK	10 FT	65 FT
MINIMUM COMBINED SIDE YARD SETBACK	35 FT	403 FT
MINIMUM REAR YARD SETBACK	30 FT	42.1 FT
MAXIMUM BUILDING LOT COVERAGE	50%	20%
MAXIMUM BUILDING HEIGHT	3 STORIES / 48 FT	3 STORIES / < 48 FT

GENERAL NOTES

1. BEING KNOWN AS TAX LOT 24.09, TAX BLOCK 92.111 AS SHOWN ON SHEET 51 OF THE BARNEGAT TOWNSHIP TAX MAPS AND CONTAINS 9.88 ACRES.
2. OUTBOUND INFORMATION TAKEN FROM A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC MAP TAX LOTS 24.06& 24.07 IN BLOCK 92.111 AND TAX LOT 42.02 IN BLOCK 92.112 – BARNEGAT TOWNSHIP, OCEAN COUNTY, NEW JERSEY", AS PREPARED BY ERNST, ERNST & LISSENDEN, DATED JUNE 26, 2001 AND LAST REVISED APRIL 9, 2009.
3. IT IS PROPOSED TO DEVELOP 148 RESIDENTIAL APARTMENTS.

PROJECT SUMMARY

1. PROPOSED 2 BEDROOM RESIDENTIAL UNITS: 148 UNITS (15 UNITS PER ACRE)
2. 298 PARKING SPACES ARE REQUIRED AT 2.0 SPACES PER UNIT
3. 301 PARKING SPACES ARE PROPOSED

50 0 50 100 200
GRAPHIC SCALE
1" = 50'

LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING CURB
- EXISTING DEPRESSED CURB
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- CENTERLINE
- PROPOSED FENCE
- EXISTING WOODLINE
- PROPOSED WOODLINE
- HANDICAP CURB RAMP
- PARKING COUNT (20)

OWNERSHIP OF DOCUMENTS

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NO.	DATE	DESCRIPTION	BY
1	9/29/17	REVISED PER BTPB	BJK

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PRELIMINARY & FINAL MAJOR SITE PLAN

SITE PLAN

FOR

BLOCK 92.111 - LOT 24.09

TOWNSHIP OF BARNEGAT

OCEAN COUNTY NEW JERSEY

SCALE: 1" = 50'	DATE: JULY 14, 2017	JOB NUMBER: 16617	SHEET 3 / 21
DRAWN BY: KNL/BJK	DESIGNED BY: IMB	CHECKED BY: WAS	

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