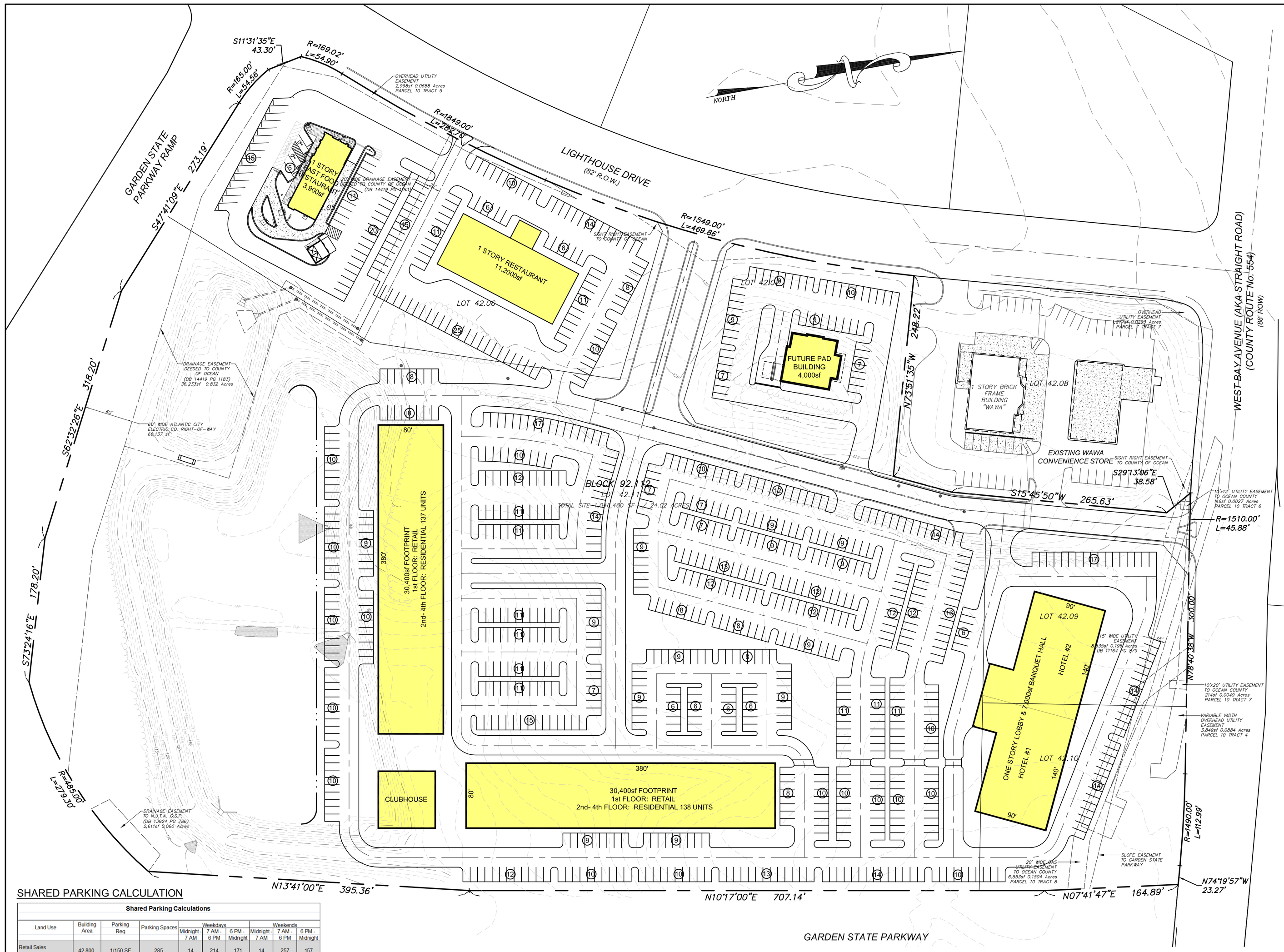

PROJECT SUMMARY

Building	Proposed Uses			
	Commercial		Hotel	Residential
	(square feet)		(# rooms)	(# units)
Mixed Use Building 1				
1st Floor - Retail	30,400	SF		
2nd - 4th Floor - Residential				137
Mixed Use Building 2				
1st Floor - Retail	30,400	SF		
2nd - 4th Floor - Residential				138
Clubhouse				
Hotel 1				
1st Floor - Banquet Facility	7,000	SF		
2nd - 5th Floor			100	
Hotel 2				
1st Floor - Common Lobby				
2nd - 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	**86,900**	SF	**200**	275

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	4 STORIES/48 FT

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

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.	COMPLIES
C. THE RESIDENTIAL COMPONENT OF A MIXED USE DEVELOPMENT SHALL BE IN CONJUNCTION WITH NO LESS THAN 90,000 SQUARE FEET OF RETAIL/COMMERCIAL SPACE.	COMPLIES
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.	
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.	10.9 WILL COMPLY 39 QUARTER CREDITS ARE REQUIRED FOR SHARED PARKING
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)(a) 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

Shared Parking Calculations

Land Use	Building Area	Parking Req	Parking Spaces	Weekdays			Weekends		
				Midnight - 7 AM	7 AM - 6 PM	6 PM - Midnight	Midnight - 7 AM	7 AM - 6 PM	6 PM - Midnight
Retail Sales	42,800	1/150 SF	285	14	214	171	14	257	157
Personal Service	6,000	1/250 SF	24	1	18	14	1	22	13
Office	12,000	1/150 SF	80	4	72	4	4	12	4
Bank	4,000	8 per teller	24	1	18	20	1	22	13
Restaurants	15,100	1/100 SF	151	15	83	143	23	106	151
Hotel	200 rooms	1 per room	200	180	120	200	180	120	200
Banquet	7,000	1/50 SF	140	14	35	140	35	105	140
Total	86,900								
Residential	275	1.0 per unit	275	275	165	261	275	206	261
		Total	1179	505	725	**954**	533	849	940

Notes:
Office is assumed to be 20% of first floor retail/office area
Personal Service is assumed to be 10% of first floor retail/office area
Residential Parking per MRA recommendations

NOTE: 954 PARKING SPACES ARE REQUIRED. 967 PARKING SPACES ARE PROVIDED

60 0 60 120 240
GRAPHIC SCALE
1"= 60'

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NO.	DATE	DESCRIPTION	BY

PDS
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CERTIFICATE OF AUTHORIZATION NO. 24GA28125400

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:	DATE:	JOB NUMBER:	SHEET
1" = 60'	OCTOBER 19, 2016	16691	1 of 1
DRAWN BY: KNL	DESIGNED BY: IMB	CHECKED BY: WAS	

RETAIL