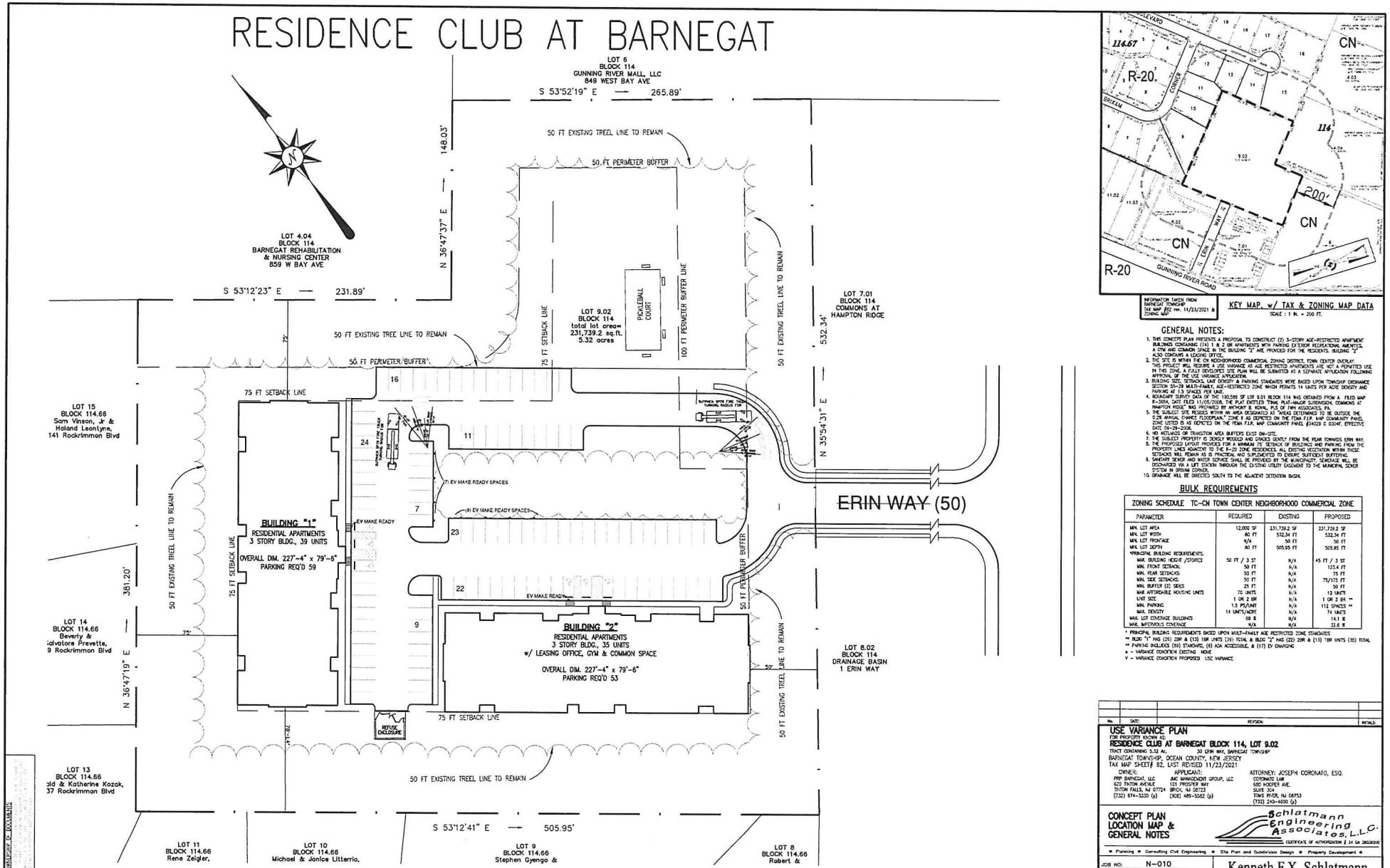
RESIDENCE CLUB AT BARNEGAT



INFORMATION TAKEN FROM BARNEGAT TOWNSHIP TAX MAP SHEET rev. 11/23/2021 & ZONING MAP

KEY MAP, w/ TAX & ZONING MAP DATA
SCALE : 1 IN. = 200 FT.

GENERAL NOTES:

1. THIS CONCEPT PLAN PRESENTS A PROPOSAL TO CONSTRUCT (2) 3-STORY AGE-RESTRICTED APARTMENT BUILDINGS CONTAINING (74) 1 & 2 BR APARTMENTS WITH PARKING EXTERIOR RECREATIONAL AMENITIES. A GYM AND COMMON SPACE IN THE BUILDING "2" ARE PROVIDED FOR THE RESIDENTS. BUILDING "2" ALSO CONTAINS A LEASING OFFICE.
2. THE SITE IS WITHIN THE CN NEIGHBORHOOD COMMERCIAL ZONING DISTRICT, TOWN CENTER OVERLAY. THIS PROJECT WILL REQUIRE A USE VARIANCE AS AGE RESTRICTED APARTMENTS ARE NOT A PERMITTED USE IN THIS ZONE. A FULLY DEVELOPED SITE PLAN WILL BE SUBMITTED AS A SEPARATE APPLICATION FOLLOWING APPROVAL OF THE USE VARIANCE APPLICATION.
3. BUILDING SIZE, SETBACKS, UNIT DENSITY & PARKING STANDARDS WERE BASED UPON TOWNSHIP ORDINANCE SECTION 84-29 MULTI-FAMILY AGE-RESTRICTED ZONE WHICH PERMITS 14 UNITS PER ACRE DENSITY AND PARKING AT 1.5 SPACES PER UNIT.
4. BOUNDARY SURVEY DATA OF THE 180,989 SF LOT 9.01 BLOCK 114 WAS OBTAINED FROM A FILED MAP K-3654, DATE FILED 10/05/2004. THE PLAT ENTITLED "FINAL MAJOR SUBDIVISION, COMMONS AT HAMPTON RIDGE" WAS PREPARED BY ANTHONY B. KOVAL, PLS OF FWH ASSOCIATES, PA.
5. THE SUBJECT SITE RESIDES WITHIN AN AREA DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," ZONE X AS DEPICTED ON THE FEMA F.I.R. MAP COMMUNITY PANEL ZONE LISTED IS AS DEPICTED ON THE FEMA F.I.R. MAP COMMUNITY PANEL #34029 C 0004F, EFFECTIVE DATE 09-29-2006.
6. NO WETLANDS OR TRANSITION AREA BUFFERS EXIST ON-SITE.
7. THE SUBJECT PROPERTY IS GENTLY WOODED AND GRADES GENTLY FROM THE REAR TOWARDS ERIN WAY.
8. THE PROPOSED LAYOUT PROVIDES FOR A MINIMUM 75' SETBACK OF BUILDINGS AND PARKING FROM THE PROPERTY LINES ADJACENT TO THE R-20 ZONE RESIDENCES. ALL EXISTING VEGETATION WITHIN THESE SETBACKS WILL REMAIN AS IS PRACTICAL AND SUPPLEMENTED TO ENSURE SUFFICIENT BUFFERING.
9. SANITARY SEWER AND WATER SERVICE SHALL BE PROVIDED BY THE MUNICIPALITY. SEWERAGE WILL BE DISCHARGED VIA A LIFT STATION THROUGH THE EXISTING UTILITY EASEMENT TO THE MUNICIPAL SEWER SYSTEM IN BROHM CORNER.
10. DRAINAGE WILL BE DIRECTED SOUTH TO THE ADJACENT DETENTION BASIN.

BULK REQUIREMENTS

ZONING SCHEDULE TC-CN TOWN CENTER NEIGHBORHOOD COMMERCIAL ZONE

PARAMETER	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	12,000 SF	231,739.2 SF	231,739.2 SF
MIN. LOT WIDTH	80 FT	532.34 FT	532.34 FT
MIN. LOT FRONTAGE	N/A	50 FT	50 FT
MIN. LOT DEPTH	80 FT	505.95 FT	505.95 FT
PRINCIPAL BUILDING REQUIREMENTS:			
MAX. BUILDING HEIGHT /STORIES	50 FT / 3 ST	N/A	45 FT / 3 ST
MIN. FRONT SETBACK:	50 FT	N/A	123.4 FT
MIN. REAR SETBACKS:	50 FT	N/A	75 FT
MIN. SIDE SETBACKS:	50 FT	N/A	75/175 FT
MIN. BUFFER (2) SIDES	25 FT	N/A	50 FT
MAX AFFORDABLE HOUSING UNITS	70 UNITS	N/A	12 UNITS
UNIT SIZE	1 OR 2 BR	N/A	1 OR 2 BR **
MIN. PARKING	1.5 PS/UNIT	N/A	112 SPACES **
MAX. DENSITY	14 UNITS/ACRE	N/A	74 UNITS
MAX. LOT COVERAGE BUILDINGS	50 %	N/A	14.1 %
MAX. IMPERVIOUS COVERAGE	N/A	N/A	33.6 %

* PRINCIPAL BUILDING REQUIREMENTS BASED UPON MULT-FAMILY AGE RESTRICTED ZONE STANDARDS
** BLDG "1" HAS (25) 2BR & (13) 1BR UNITS (38) TOTAL & BLDG "2" HAS (22) 2BR & (13) 1BR UNITS (35) TOTAL
** PARKING INDICES (59) STANDARD, (6) ADA ACCESSIBLE, & (17) EV CHARGING
e – VARIANCE CONDITION EXISTING NONE
V – VARIANCE CONDITION PROPOSED USE VARIANCE

No.	DATE:	REVISION:	INITIALS

USE VARIANCE PLAN
FOR PROPERTY KNOWN AS:
RESIDENCE CLUB AT BARNEGAT BLOCK 114, LOT 9.02
TRACT CONTAINING 5.32 Ac. 30 ERIN WAY, BARNEGAT TOWNSHIP
BARNEGAT TOWNSHIP, OCEAN COUNTY, NEW JERSEY
TAX MAP SHEET# 52, LAST REVISED 11/23/2021

OWNER:
PRP BARNEGAT, LLC
620 TATON AVENUE
TATON FALLS, NJ 07724
(732) 974-3330 (p)

APPLICANT:
JMC MANAGEMENT GROUP, LLC
121 PROSPER WAY
BRICK, NJ 08723
(908) 489-5562 (p)

ATTORNEY: JOSEPH CORONATO, ESQ.
CORONATO LAW
600 HOOPER AVE
SUITE 304
TOMS RIVER, NJ 08753
(732) 240-4600 (p)

CONCEPT PLAN
LOCATION MAP &
GENERAL NOTES

Schlatmann Engineering Associates, L.L.C.
CERTIFICATE OF AUTHORIZATION # 24 GA 28030100
• Planning • Consulting Civil Engineering • Site Plan and Subdivision Design • Property Development •

JOB NO:	N-010
SHEET:	1 OF 1
SCALE:	1"=20' OR 6.096 m
DATE:	JANUARY 2024
CAD: N-010 SP	Plotstyle: BW
DRAWN BY: KRKS	CHECK BY:

Kenneth F.X. Schlatmann
PROFESSIONAL ENGINEER N.J. Lic.#24 GE 02781700
PROFESSIONAL PLANNER N.J. Lic.#33 LI 00279600
1233 Fifth Avenue, Toms River, N.J. 08757
Phone # (732) 341-4646

4/25/24

CONCEPT PLAN