

KEY MAP
1" = 200'+-

BP-3 BUSINESS PROFESSIONAL ZONE DISTRICT PERMITTED, ACCESSORY, AND CONDITIONAL USES
 PERMITTED USES BP ZONE DISTRICT SEEKS TO PROVIDE FOR BUSINESS AND PROFESSIONAL OFFICE USES, INCLUDING: A) BANK; B) CHILD CARE CENTER; C) COMMUNITY CENTER; D) COMPUTER TRAINING FACILITY; E) MUNICIPAL OFFICES; F) PROFESSIONAL OFFICES FOR LAWYER, DOCTOR, DENTIST, ACCOUNTANT; AND G) RESEARCH LABORATORY
 PERMITTED ACCESSORY USES: A) USES CUSTOMARILY INCIDENTAL AND ACCESSORY TO THE PRINCIPAL USE, AND B) SURFACE LEVEL PARKING AREAS
 CONDITIONAL USES: A) PUBLIC UTILITY; AND B) ADULT ENTERTAINMENT SUBJECT TO ORD. SECT. 181-409.01

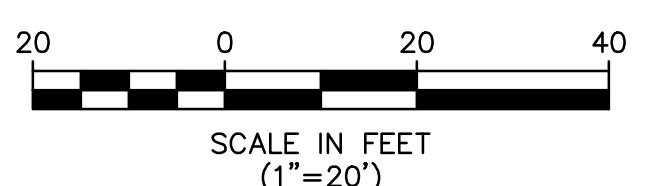
ZONE DATA

BP-3 BUSINESS PROFESSIONAL ZONE DISTRICT REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	35,252 SF(E)	NO CHANGE
MINIMUM LOT WIDTH	150 FT	253.2 FT	NO CHANGE
MINIMUM LOT FRONTAGE	150 FT	280.1 FT	NO CHANGE
MINIMUM LOT DEPTH	200 FT	150.0 FT(E)	NO CHANGE
EXISTING PRINCIPAL BUILDING			
MINIMUM FRONT YARD SETBACK	50 FT	10.6 FT(E)	N/A
MINIMUM SIDE YARD SETBACK	20 FT	61.6 FT	N/A
TOTAL TWO SIDE YARD SETBACKS	40 FT	72.2 FT	N/A
MINIMUM REAR YARD SETBACK	25 FT	N/A	N/A
PROPOSED PRINCIPAL BUILDING			
MINIMUM FRONT YARD SETBACK	50 FT	N/A	66.4 FT
MINIMUM SIDE YARD SETBACK	20 FT	N/A	20.0 FT
TOTAL TWO SIDE YARD SETBACKS	40 FT	N/A	40.6 FT
MINIMUM REAR YARD SETBACK	25 FT	N/A	25.0 FT
ACCESSORY BUILDING			
MINIMUM FRONT YARD SETBACK	50 FT	N/A	N/A
MINIMUM SIDE YARD SETBACK	20 FT	N/A	N/A
MINIMUM REAR YARD SETBACK	25 FT	N/A	N/A
MAXIMUM ALLOTMENTS			
MAXIMUM BUILDING COVERAGE	40 %	5.3 %	13.9 %
MAXIMUM LOT COVERAGE	55 %	44.4 %	53.1 %
MAXIMUM BUILDING HEIGHT	25 FT	TBD	24.8 FT
MAXIMUM BUILDING HEIGHT	2 STY	2 STY	2 STY

(E) = PRE EXISTING NON-CONFORMING CONDITION
(V) = VARIANCE REQUIRED

PARKING REQUIREMENTS:
 PROPOSED BUILDING COMMERCIAL USE: 4,900 SF X 4 SPC/1000 SF = 20 SPC
 RESIDENTIAL APARTMENTS: 2 SPC/DU X 4 DU = 8 SPC
 TOTAL REQUIRED PARKING = 28 SPC
 TOTAL PARKING PROVIDED = 28 SPC
 (SHARED PARKING ARRANGEMENTS FOR VARIOUS USES MAY APPLY AS WELL)



No.	DATE	REVISION	BY
EASTERN CIVIL ENGINEERING, LLC CIVIL ENGINEERING - SURVEYING & MAPPING - LAND USE PLANNING - SITE DESIGN 31 GRAND TOUR, HIGHLANDS NJ 07732 PHONE: 732.872.7736			
SITE PLAN FOR MICHAEL MARGARELLA BLOCK 47 LOTS 2, 3, 5 & 6 TAX MAP SHEET No. 15			ANDREW R. STOCKTON PROFESSIONAL ENGINEER & LAND SURVEYOR NEW JERSEY LIC. NO. 35405
HAZLET TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY			
DATE:	SCALE:	DESIGN BY:	PROJECT NO.:
3-01-21	1" = 20'	ARS	2001813
			SHEET NO.
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