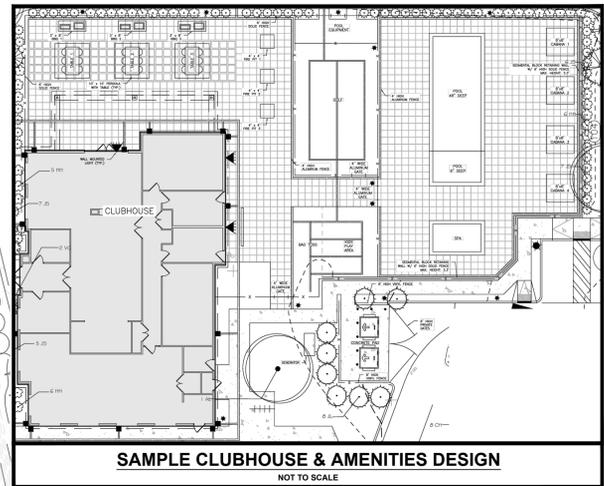


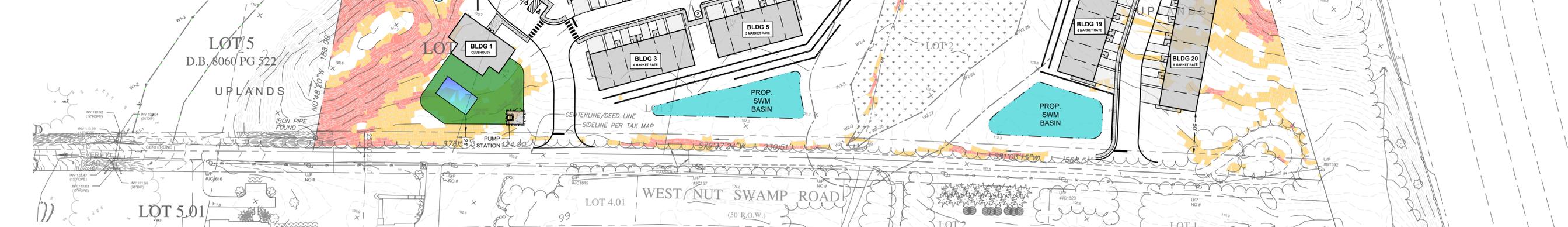
ZONING SCHEDULE TOWNSHIP OF MIDDLETOWN	
PROPOSED PERMITTED PRINCIPAL USE	MULTI-FAMILY RESIDENTIAL
BLOCK 1045, LOTS 2, 3 & 4	
NEW ZONE REQUIREMENTS	
MIN. TRACT AREA	16 AC.
MIN. TRACT FRONTAGE	1,000 FT
MIN. FRONT YARD SETBACK - GARDEN STATE PARKWAY	35 FT
MIN. FRONT YARD SETBACK - WEST NUT SWAMP ROAD	50 FT
MIN. FRONT YARD SETBACK - INTERNAL STREET	20 FT/25 FT
MIN. SIDE YARD SETBACK	30 FT
MIN. REAR YARD SETBACK	30 FT
OPEN SPACE (% OF GROSS AREA)	33.0%
MAX. TREE REMOVAL (% OF GROSS TRACT AREA)	70.0%
MIN. CLUBHOUSE INDOOR SPACE	1 STORY/1,500 SF
MIN. CLUBHOUSE OUTDOOR RECREATION SPACE	7,700 SF
MIN. CLUBHOUSE REFUSE SPACE	10 FT BY 20 FT
MAX. RESIDENTIAL DENSITY	7.8 UNITS PER ACRE
MAX. NUMBER OF RESIDENTIAL DWELLING UNITS	138 UNITS
MIN. AFFORDABLE SET ASIDE (%)	20.0%
MIN. NUMBER OF AFFORDABLE DWELLING UNITS	27
MAX. BUILDING COVERAGE	16.5%
MAX. LOT COVERAGE	40%
MAX. BUILDING HEIGHT	3 STOREYS / 37.5 FT
MIN. BUILDING SETBACK TO INTERNAL PARKING	6 FT
MINIMUM DISTANCE BETWEEN BUILDINGS - SIDE TO SIDE, BACK TO SIDE	25 FT
MIN. DISTANCE BETWEEN BUILDINGS - FRONT TO FRONT	60 FT
MIN. DWELLING UNIT WIDTH	20 FT
MIN. STAKED DWELLING UNIT HABITABLE AREA	500 SF
MIN. COMMON INDOOR AREA DEDICATED TO REFUSE AND STORAGE - STACKED DWELLING UNIT	100 SF AND 900 CF (WHICHEVER IS GREATER)
MAX. AFFORDABLE DWELLING UNITS PER BUILDING	6
MIN. MARKET RATE DWELLING UNITS PER BUILDING	3
MAX. MARKET RATE DWELLING UNITS PER BUILDING	6
MAX. BUILDING LENGTH	175 FT
MIN. LANDSCAPE BUFFER WIDTH - ALONG WEST TRACT BOUNDARY	30 FT
MIN. LANDSCAPE BUFFER WIDTH - ALONG WEST NUT SWAMP ROAD	20 FT
ACCESSORY STRUCTURES:	
MIN. ACCESSORY FRONT YARD SETBACK - GARDEN STATE PARKWAY	25 FT
MIN. ACCESSORY FRONT YARD SETBACK - WEST NUT SWAMP ROAD	20 FT
MIN. ACCESSORY SIDE YARD SETBACK - OTHER LOT LINES	20 FT
MIN. ACCESSORY REAR YARD SETBACK - OTHER LOT LINES	20 FT
MAX. ACCESSORY BUILDING HEIGHT - CLUBHOUSES	2 STOREYS / 35 FT
MAX. ACCESSORY BUILDING HEIGHT - SANITARY PUMP STATIONS	1 STORY / 10 FT
MAX. ACCESSORY BUILDING HEIGHT - WATER TOWERS	35 FT
MAX. ACCESSORY BUILDING HEIGHT - ALL OTHER	1 STORY / 10 FT
MAX. PATIO SIZE PER DWELLING UNIT	200 SF
MAX. DECK SIZE PER DWELLING UNIT	200 SF
RETAINING WALLS:	
MIN. SETBACK TO PRINCIPAL STRUCTURE	10 FT
MIN. SETBACK TO TRACT BOUNDARY	8 FT
MIN. SETBACK TO DECKS AND PATIOS	4 FT
MIN. SETBACK - WALL TO WALL	6 FT
MAX. HEIGHT OF INDIVIDUAL WALL	8 FT
MAX. HEIGHT OF TIERED WALLS	24 FT COMBINED AND 8 FT FOR EACH TIER OF WALL

UNIT & PARKING TABLE			
UNIT TYPE (R/S)	UNITS	SPACE REQUIRED	SPACES PROPOSED
TOWNHOUSE (GARAGE & DRIVEWAY) 3 & 4 - BEDROOM UNIT (2.4 SPACES / UNIT)	109	262	DRIVEWAY / GARAGE 276 SF GUEST PARKING 65 SF
SUB-TOTAL	109	262	331
GARDEN APARTMENT (AFFORDABLE) 1 - BEDROOM UNIT (1.8 SPACES / UNIT) 2 - BEDROOM UNIT (2.2 SPACES / UNIT) 3 - BEDROOM UNIT (2.1 SPACES / UNIT)	5 16 6	9 32 13	54
SUB-TOTAL	27	54	54
10% EYE SPACE REDUCTION (1)		(109 COMMON SPACES X 0.10) = 11	
SUB-TOTAL		-11	
TOTAL	136	305	385

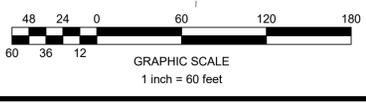
UNIT BEDROOM BREAKDOWN				
MARKET RATE UNITS	1-BEDROOM	2-BEDROOM	3-4 BEDROOM	TOTAL
AFFORDABLE UNITS	5	16	6	27
TOTAL	5	16	115	136



- WHERE SIDEWALK IS NOT PROPOSED ALONG THE INTERNAL STREET, SETBACK SHALL BE 30 FT AND SHALL BE THE SHORTEST HORIZONTAL DISTANCE AS MEASURED PERPENDICULARLY FROM THE FRONT (INTERNAL STREET SIDE) FACADE OF THE DWELLING UNIT TO THE CURBLINE.
- WHERE SIDEWALK IS PROPOSED ALONG THE INTERNAL STREET, SETBACK SHALL BE 25 FT AND SHALL BE THE SHORTEST HORIZONTAL DISTANCE AS MEASURED PERPENDICULARLY FROM THE FRONT (INTERNAL STREET SIDE) FACADE OF THE DWELLING UNIT TO THE CURBLINE.
- OPEN SPACE SHALL NOT INCLUDE AREAS OF STORMWATER MANAGEMENT BMPs, CLUBHOUSES, AND RECREATION AMENITIES, RETAINING WALLS AND MAINTAINED GRASS AREAS THAT ARE ADJACENT TO INTERNAL ROADS, PARKING AREAS AND DWELLING UNITS. AREAS SHALL BE DEDICATED AS A CONSERVATION EASEMENT TO THE TOWNSHIP OF MIDDLETOWN. FOR THIS TRACT AND CALCULATION, ALL OTHER AREAS INCLUDING ALL WETLANDS, STEEP SLOPES, AND OTHER CONSTRAINED AREAS WHICH ARE NOT PROPOSED TO BE PERMANENTLY DISTURBED WITH THIS DEVELOPMENT SHALL BE INCLUDED.
- THIS SHALL BE THE RECREATION/AMENITY AREA IMMEDIATELY ADJACENT TO THE CLUBHOUSE, WHICH SHALL BE IN ADDITION TO AREAS OF LANDSCAPING AND MAINTAINED LAWN.
- REFUSE ENCLOSURE SHALL BE SPLIT FACE BLOCK MASONRY ENCLOSURE, AND SHALL HAVE BOARD ON BOARD OR SOLID WHITE VINYL GATE.
- THE VERTICAL DISTANCE SHALL BE MEASURED ONLY AT THE FRONT OF THE INDIVIDUAL TOWNHOUSE DWELLING UNITS, FROM GARAGE FLOOR ELEVATION TO THE AVERAGE DISTANCE BETWEEN THE ROSE AND EAVES FOR GABLE, HIP OR GAMBLE ROOFS. BUILDING HEIGHT SHALL BE CALCULATED AND MEASURED FOR EACH INDIVIDUAL TOWNHOUSE DWELLING UNIT AND STACKED DWELLING UNIT WITHIN THE BUILDING, AND NOT THE ENTIRE BUILDING AS A WHOLE.
- EXCLUSIVE OF ALL COMMON INDOOR SPACE THAT IS DEDICATED TO REFUSE AND STORAGE FOR STACKED DWELLING UNITS, HABITABLE FLOOR AREA FOR THIS DEVELOPMENT SHALL NOT INCLUDE GARAGES, COVERED PORCHES, DECKS, BALCONIES, TERRACES AND PATIOS.
- NO ACCESSORY STRUCTURES, PATIOS, OR DECKS ARE PERMITTED IN THE FRONT YARD AREA BETWEEN THE BUILDING AND THE INTERNAL STREET, NOR IN THE FRONT YARD AREA BETWEEN THE BUILDING AND THE WEST NUT SWAMP ROAD RIGHT-OF-WAY LINE. THE ONLY EXCEPTIONS ARE ACCESSORY STRUCTURES WHICH ARE LOCATED WITHIN THE FIRST 10 FT OF THE BUILDING FACADE FOR THE PRACTICAL REAR YARD OF BUILDINGS AND AS IN ADDITION, PUMP STATIONS, METER PITS, SALLTS, AND HOT BOX STRUCTURES, ARE ALSO EXCEPTED BUT SUBJECT TO COMPLIANCE WITH THE ACCESSORY FRONT YARD SETBACK REQUIREMENT SET FOR THIS ZONE. THESE EXCEPTIONS MUST BE BUFFERED FROM THE PUBLIC RIGHT-OF-WAY WITH FENCING AND LANDSCAPING TO THE MAXIMUM EXTENT PRACTICABLE.
- MAXIMUM ACCESSORY BUILDING HEIGHT FOR SANITARY PUMP STATIONS SHALL BE THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE FIVE FEET FROM THE FOUNDATION TO THE TO THE AVERAGE DISTANCE BETWEEN THE ROSE AND EAVES FOR GABLE, HIP OR GAMBLE ROOFS.
- MAXIMUM ACCESSORY BUILDING HEIGHT FOR WATER TOWERS SHALL BE THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE FIVE FEET FROM THE FOUNDATION OF THE TOWER TO THE TOPMOST POINT OF THE TOWER INCLUDING ALL AFFIXED APPURTENANCES. WATER TOWERS SHALL BE SUBJECT TO THE PRINCIPAL SETBACK REQUIREMENTS.
- MAXIMUM BUILDING HEIGHT FOR ALL OTHER ACCESSORY BUILDINGS SHALL BE THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE FIVE FEET FROM THE FOUNDATION TO THE TO THE AVERAGE DISTANCE BETWEEN THE ROSE AND EAVES FOR GABLE, HIP OR GAMBLE ROOFS.
- 4 FT HIGH ALUMINUM JERTH STYLE FENCE TO BE PROVIDED AT ALL RETAINING WALLS ABUTTING SIDEWALKS, PEDESTRIAN ACCESS WAYS AND SIDE YARDS OF ALL DWELLING UNITS, AND IN ALL OTHER AREAS REQUIRED BY BUILDING CODE.
- REQUIRED SETBACKS FOR RETAINING WALLS SHALL BE MEASURED AS FOLLOWS:
- FROM THE BOTTOM AND FRONT SIDE OF THE WALL TO THE TRACT BOUNDARY.
- FROM THE TOP AND BACK SIDE OF THE WALL TO PRINCIPAL STRUCTURES.
- FROM THE TOP AND BACK SIDE OF THE WALL TO PATIOS AND DECKS.
- FOR TIERED RETAINING WALLS, FROM THE BOTTOM AND FRONT SIDE OF ONE WALL TO THE BOTTOM AND FRONT SIDE OF THE NEXT SUCCESSIVE TIER.
- BUILDING FOUNDATIONS THAT ALSO FUNCTION AS RETAINING WALLS ARE NOT SUBJECT TO THIS MINIMUM SETBACK REQUIREMENT.
- MAXIMUM RETAINING WALL HEIGHT WITHIN STORMWATER MANAGEMENT BASINS SHALL BE 15 FEET WITHOUT STEPPING WALL. DEVELOPER SHALL BE REQUIRED TO OBTAIN ALL MUNICIPAL BUILDING PERMITS FOR SUCH RETAINING WALLS AND A MINIMUM FOUR-FOOT-HIGH ALUMINUM JERTH STYLE FENCE TO BE PROVIDED ATOP SUCH RETAINING WALLS.



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DATE	REVISIONS	DRAWN BY	CHECKED BY
02/04/2025		JMF	JMF
08/19/2025	REVISED PER BULK STANDARDS	CBR	JMF
09/02/25	REVISED LAYOUT TO REDISTRIBUTE UNITS	CBR	JMF
	REVISED LAYOUT TO ELIMINATE APT. APARTMENTS	CBR	RL

PROJECT NO. APG-2504
DATE: 02/04/2025
DRAWN BY: CBR
CHECKED BY: JMF
VERTICAL SCALE: N/A
HORIZONTAL SCALE: 1:60

William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GBW473890

MidAtlantic Engineering Partners
CONCEPTUAL RESIDENTIAL DEVELOPMENT
WEST NUT SWAMP ROAD
BLOCK 1045, LOTS 2, 3, & 4
SITUATED IN
TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY

28 Washington St., 3rd Floor
Middletown, NJ 07960
391 W. State Street
Methua, MA 01968
1971 Highway 94, Suite 201
WV Township, NJ 08054
732-722-8899
609-910-4450
Certificate of Authorization No. 24-GA8884900

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