Code	Data					
1. New Jersey Adopted Codes:	Code Notes:					
-International Building Code (IBC) 2021, New Jersey Edition						
-International Residential Code (IRC) 2021, New Jersey Edition	§R302.2.1 Double Walls - Each townhouse unit shall be separated from other townhouse units by (2) 1-hour fire-resistance-rated wall assemblies UL-263					
-National Electrical Code (NFPA 70) 2020						
-National Standard Plumbing Code 2021 (NSPC w/NJ Edits)						
-Energy Conservation Code (ASHRAE 90.1-2019)	See T-004 for more separation information					
-International Mechanical Code 2021						
- International Fuel Gas Code 2021						
-Rehabilitation Subcode (NJAC 5:23-6) NJUCC, Subchapter 6						
-Barrier-Free Subcode (ICC/ANSI A117.1-2017)						
-Uniform Construction Code (N.J.A.C. 5:23)						
2. Description:						
Address:						
Lot/Block:	10, 11/28					
Owner/Applicant:	SB South LLC C/O Ski Barn					
	2990 Brunswick Pike, Route 1 North					
	Lawrence Twp, NJ 08648					
Architect of Record:	Peter Raymond Wells					
	251 Park Avenue Park Ridge NJ 07656					
	NJ 8545					
Zone:	B-1, Business-General					
3. Building Area (Square Feet):	7,066 SF (Footprint), 21,198 SF +/-					
Building Volume (Cubic Feet):	210,180 CF					
4. Use Group:	R-5					
5. Type of Construction:	V-B					
6. Sprinkler System:	Fully Sprinklered per IBC 903.3.11, NFPA 13					
7. Occupancy Load:	106 a 2005F per person					
8. Proposed Height:	30'-0"					
Proposed Stories:	3					



ZONING AND LAND DEVELOPMENT

94 Attachment 14

Borough of Shrewsbury

Schedule of Zoning District Regulations

[Adopted 5-11-1987 as part of Ord. No. 555; amended 6-8-1992 by Ord. No. 644; 3-14-1994 by Ord. No. 675; 11-13-1995 by Ord. No. 708
7-14-1997 by Ord. No. 737; 4-2-2001 by Ord. No. 778; 6-21-2004 by Ord. No. 837; 6-5-2006 by Ord. No. 873; 12-15-2008 by Ord. No. 924; 12-15-2008 by Ord. No. 925]

		Minimum	Minimum Lot Width	Minimum Yard Requirements (feet)					Maximum Building Height ²		Minimum Gross Habitable Living Area (square feet)				Minimum	Maximum Lot Coverage-	Maximum	
Zone District		Net Lot Area (square feet)	and Frontage (feet)	Front	Rear		Side Principal Accessory	Minimum Lot Depth (feet)	Feet	Stories	1- story	1 1/2- story	Split Level	2- story	Gross Floor Area (square feet)	Impervious Surfaces (percent)	Coverage- Buildings (percent)	Maximum Floor Area Ratio
					Principal Accessory													
Resident	ial				(1)	(1)			(2)									
R-1	Single-Family	45,000	150	50	50	20	30	N/A	35	2 1/2	1,800	2,000	2,000	2,200	N/A	20%	10%	N/A
R-1A	Single-Family Cluster	45,000	150	50	50	15	30	N/A	35	2 1/2	1,800	2,000	2,200	2,200	N/A	20%	10%	N/A
		22,500	150	50	50	15	25	N/A	35	2 1/2	1,500	1,600	1,650	1,800	N/A	20%	10%	N/A
R-1B	Single-Family Senior Citizen	5 acres	400	75	50 ¹	25 ²	50 ¹	400	35	2 1/21	N/A	N/A	N/A	N/A	N/A	40%	20%	0.50
R-2	Single-Family	22,500	150	50	50	15	25	N/A	35	2 1/2	1,500	1,600	1,650	1,800	N/A	20%	10%	N/A
R-3	Single-Family	15,000	100	35	35	10	15	N/A	35	2 1/2	1,200	1,300	1,300	1,400	N/A	20%	15%	N/A
R-4	Single-Family	10,000	65	35	35	10	10	N/A	35	2 1/2	1,000	1,100	1,200	1,250	N/A	25%	20%	N/A
R-4.5	Single-Family	8,000	60	30	35	10	9	N/A	35	2 1/2	900	1,100	1,200	1,250	N/A	25%	20%	N/A
R-5	Single-Family	6,000	50	20	35	15	8	N/A	35	2 1/2	800	1,000	1,100	1,200	N/A	30%	25%	N/A
PSC-3	Planned Senior Citizen Residential Zone		Please refer to § 94-10.15															
AH-MF- 8	Affordable Housing- Multi-Family Overlay Zone	See § 94-10.16. AH-MF-8 Affordable Housing-Multi-Family-8 Overlay Zone																
Business																		
B-1	General	20,000	150	15	30	5	5	N/A	30	2	N/A	N/A	N/A	N/A	625	65%	40%	0.40
B-2	Shopping/Office Center	300,000	400	100	30	25	25	N/A	40	3	N/A	N/A	N/A	N/A	20,000	60%	30%	0.30
B-3	Business Service Zone	10,000	50	15	75	50	10	200	35	2 1/2	N/A	N/A	N/A	N/A	625	65%	40%	0.40
HC/PO	Highway Commercial/ Professional Office	120,000	200	150	30	30	25	N/A	40	3	N/A	N/A	N/A	N/A	20,000	60%	30%	0.30
P-1	Professional	40,000	100	50	30	15	15	N/A	35	2 1/2	N/A	N/A	N/A	N/A	625	60%	30%	0.30
LI	Light Industrial	40,000	75	35	30	30	15	N/A	40	3	N/A	N/A	N/A	N/A	1,000	65%	40%	0.40
Limited	Industrial Research																	
LIR-60	Limited Industrial Research	60,000	200	50 ³	253,4	25 ⁴	25 ⁴	300	40	3	N/A	N/A	N/A	N/A	5,000 ⁶	60%	30%	0.30
LIR-88	Limited Industrial Research	88,000	250	50 ³	251,4	25 ⁴	254,5	250	40	3	N/A	N/A	N/A	N/A	5,0006	60%	30%	0.30

- Five feet for fireproof accessory buildings not exceeding 100 square feet.

 Accessory buildings and freestanding garages shall not exceed 16 feet nor one story in height.

 Combined front and rear yards shall not be less than 175 feet.
- No building shall be constructed within 75 feet of any property zoned for residential use.
 Total width of side yards: 100 feet.
- ⁶ On ground floor level.

94 Attachment 14:1 Supp 22, Oct 2020



ZONING MAP BOROUGH OF SHREWSBURY, MONMOUTH COUNTY, NEW JERSEY ZONING DISTRICTS SHREWSBURY HISTORIC DISTRICT OVERLAY COMMUNITY FACILITIES PUBLIC LANDS/FACILITIES AH-MF8 AFFORDABLE HOUSING MULTI-FAMILY CHURCHES, CEMETERIES, AND QUASI-PUBLIC 45,000 s.f 45,000 s.f/Cluster 45,000 s.f/Cenior Cluster 22,500 s.f 15,000 s.f 10,000 s.f 8,000 s.f Shopping/Office Center HIGHWAY COMMERCIAL/PROFESSIONAL OFFICE _ ZONE BOUNDARY TOWNSHIP OF SHREWSBURY BOROUGH OF TINTON FALLS ADOPTED: JULY 23, 1984 ORD. #507 BOROUGH OF OCEANPORTAUGUST 12, 1985 MAY 11, 1987 MARCH 12, 1990 NOVEMBER 13, 1995 JUNE 21, 2004 JUNE 5, 2006 DECEMBER 15, 2008 DECEMBER 15, 2008 DECEMBER 15, 2008 MAY 20, 2019 MAY 15,2019 ORD. #535 ORD. #535 ORD. #873 ORD. #873 ORD. #924 ORD. #925 ORD. #1059 ORD. #1060



Proposed Townhouses

Block 28 Lots 10 & 11

Shrewsbury, New Jersey 07702



Park Ridge, New Jersey 07656 Telephone / Messages 201-573-1627 Fax 201-573-0657 E-mail mail@wellsarchitecture.com or with an urgent need call cell tel. 201-248-6892 New Jersey NJ 8545 LLC ca 21AC000346000 ex 1/2026

Drawing List

Number: Title: Feasibility Study Feasibility Study Feasibility Study Feasibility Study (Code) Feasibility Study (Code) T-006 | Feasibility Study (Code)

Drawing Title:

Feasibility Study

Revisions / Notes:

Drawn by: DPA/PDW/SS Checked by: PRW

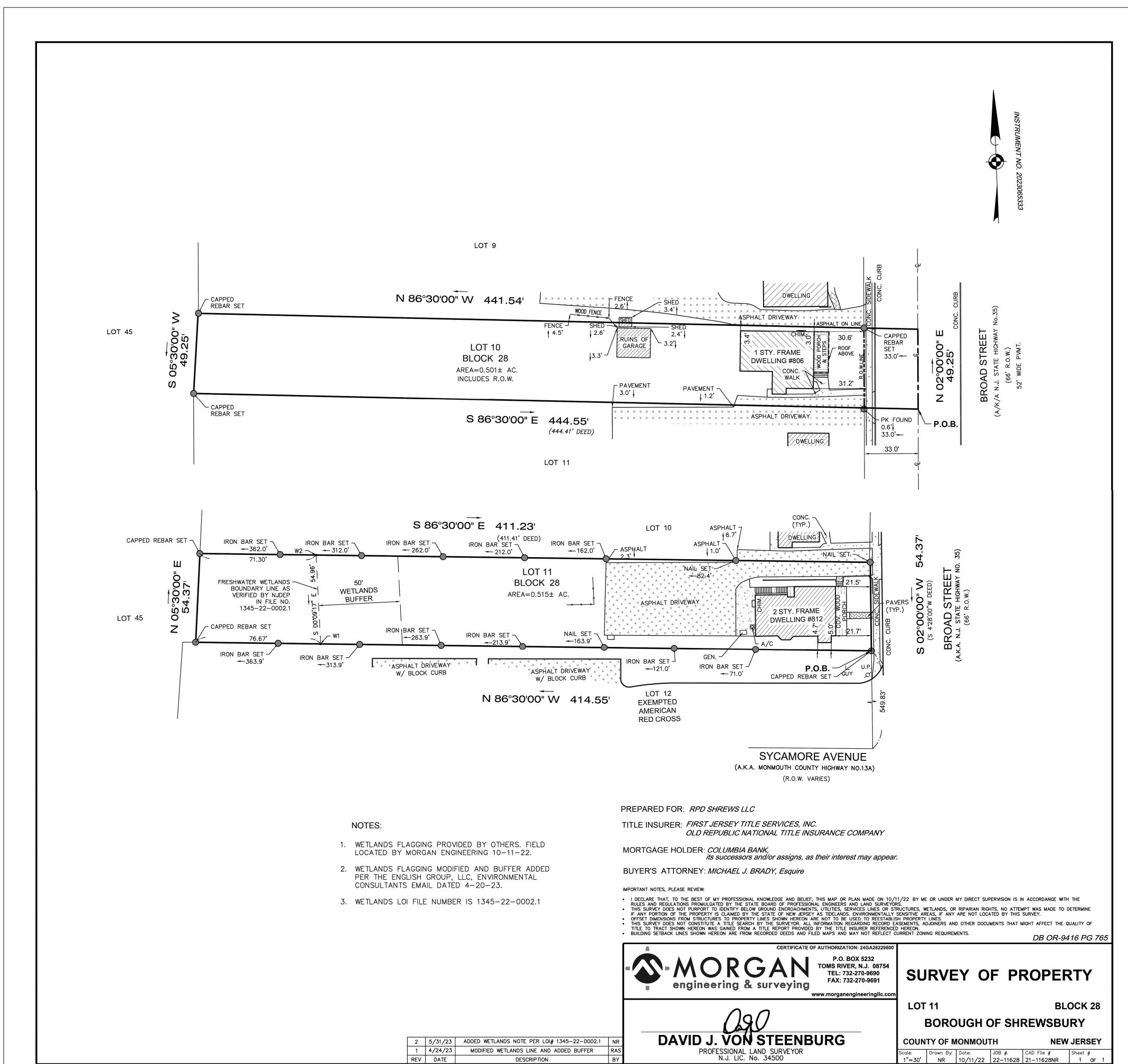
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Project No.

794-24

T-001

Scale: As Noted Date: 04/25/2024

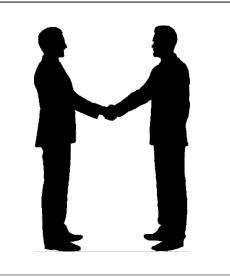


REV DATE

DESCRIPTION

Zo	ning Data: B-1 (Business - General)				
Criteria:					
Zoning District Rec	gulations (94 Attachment 14)				
Min, Net Lot Area (6F	:)	20,000			
Min. Lot Width (Ft.)					
Min, Lot Frontage (Ft.)	150			
Min, Front Yard (Ft.)		15			
Min, Side Yard	Principal (Ft.)	5			
THE SIDE TAID	Accessory (Ft.)	5			
Min, Rear Yard	Principal (Ft.)	30			
	Accessory (Ft.)	5			
Min. Lot Depth (Ft.)		N/A			
Max. Building Height	Ft	30			
	Stories	2			
Min, Gross Habitable	Living Area (SF)	N/A			
Min. Gross Floor Area (SF)					
Max. Lot Coverage - Impervious Surfaces (%)					
Max. Coverage - Buildings (%)					
Max. Floor Area Ratio					
Off-Street Parking	Criteria (§94-8.26)				
Min. Parking to Stree	t/R.O.W. (Ft.)	20			
Min. Parking Spaces	(No.)	5			
Min. Parking to Side/Rear Property Line (Ft.)					
Min. Parking to Outer Walls of Structure (Ft.)					
Min. # of Parking Spo	ots per 150 ft of gross floor area (No.)	1			
Min, Parking to Residential Zone (Ft.)					
Min, Landscaping Buffer Width (Ft.)					
Landscaping Criteri	ia (§94-8.21)				
Min, Planted Area (%)					
Min. Plant Distance from Foundation (Ft.)					
Hedges/Walls/Fence	es Criteria (§94-8.16)				
Max. Height (Ft.)		6			
Max, Height in front y	ard OR within 50' of Body of Water (In.)	30			
Max, Height Open Wir	e Fence (rear/side yard behind Setback only) (Ft.)	8			
Accessory Struct.	Criteria				
Accessory Building in	B-I Zone	Allowe			
7					





Proposed Townhouses

Block 28 Lots 10 & 11

Shrewsbury, New Jersey 07702



Wells Architecture 251 Park Avenue Park Ridge, New Jersey 07656

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Architect and Managing Member

	Ü
	Drawing List
Number:	Title:
T-001	Feasibility Study
T-002	Feasibility Study
T-003	Feasibility Study
T-004	Feasibility Study (Code
T-005	Feasibility Study (Code

T-006 Feasibility Study (Code)

Drawing Title:

Feasibility Study

Revisions / Notes:

Drawn by: DPA/PDW/SS Checked by: PRW

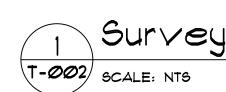
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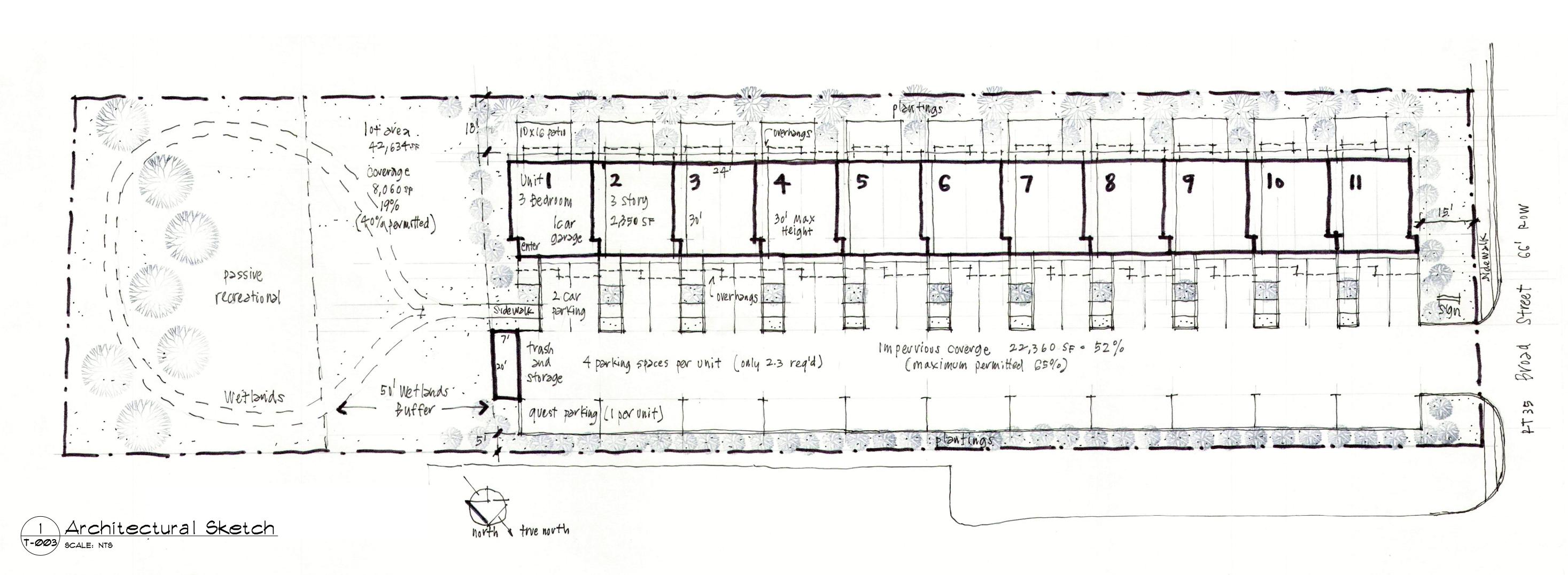
Project No.

794-24

T-002

Scale: As Noted Date: 04/25/2024













Proposed Townhouses

Block 28 Lots 10 & 11

Shrewsbury, New Jersey 07702



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Drawing List

Number: Title: Feasibility Study Feasibility Study Feasibility Study T-004 Feasibility Study (Code) T-005 | Feasibility Study (Code)

T-006 | Feasibility Study (Code)

Feasibility Study

Revisions / Notes:

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794-24

Scale: As Noted Date: 04/25/2024 T-003

garage parking for (1) vehicle and driveway parking for (2). Each unit also has access to (1) guest parallel parking spot. Each unit is (3) stories, (3) bedrooms, has a front and rear balcony with a grade level rear patio. The site includes a rear open rec space and onsite trash and facility storage structure. Plants are proposed on all sides to buffer from the road and other properties. 2 Narrative

T-003 SCALE: NTS

This proposed design includes (11) connected townhouses. Each has