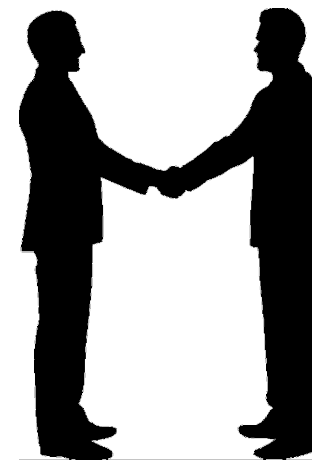


Zoning Data: B-1 (Business - General)	
Criteria:	Required
Zoning District Regulations (94 Attachment 14)	
Min. Net Lot Area (SF)	20,000
Min. Lot Width (Ft.)	150
Min. Lot Frontage (Ft.)	150
Min. Front Yard (Ft.)	15
Min. Side Yard	Principal (Ft.) Accessory (Ft.)
Min. Rear Yard	Principal (Ft.) Accessory (Ft.)
Min. Lot Depth (Ft.)	N/A
Max. Building Height	Ft. Stories
Min. Gross Habitable Living Area (SF)	N/A
Min. Gross Floor Area (SF)	625
Max. Lot Coverage - Impervious Surfaces (%)	65%
Max. Coverage - Buildings (%)	40%
Max. Floor Area Ratio	0.40
Off-Street Parking Criteria (§94-8.26)	
Min. Parking to Street/R.O.W. (Ft.)	20
Min. Parking Spaces (No.)	5
Min. Parking to Side/Rear Property Line (Ft.)	5
Min. Parking to Outer Walls of Structure (Ft.)	20
Min. # of Parking Spots per 150 ft of gross floor area (No.)	1
Min. Parking to Residential Zone (Ft.)	50
Min. Landscaping Buffer Width (Ft.)	5
Landscaping Criteria (§94-8.21)	
Min. Planted Area (%)	15
Min. Plant Distance from Foundation (Ft.)	2
Hedges/Walls/Fences Criteria (§94-8.16)	
Max. Height (Ft.)	6
Max. Height in front yard OR within 50' of Body of Water (In.)	30
Max. Height Open Wire Fence (rear/side yard behind setback only) (Ft.)	8
Accessory Struct. Criteria	
Accessory Building in B-1 Zone	Allowed

2  
T-002  
Zoning Data  
SCALE: NTS



Proposed Townhouses  
at:

Block 28  
Lots 10 & 11

Shrewsbury, New Jersey 07702



Wells Architecture

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Park Ridge, New Jersey 07656

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New Jersey  
Architect  
NJ 8545  
LLC ca 21AC000346000 ex 1/2026

Peter Raymond Wells  
Architect and Managing Member  
Void if not signed and sealed

#### 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.

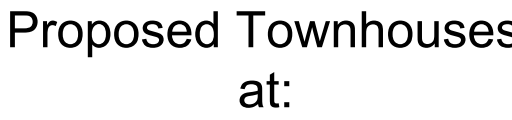
794-24

Scale: As Noted  
Date: 04/25/2024

T-002

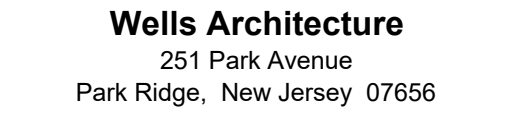
1  
T-002  
Survey  
SCALE: NTS





Block 28  
Lots 10 & 11

Shrewsbury, New Jersey 07702



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For an urgent need call cell tel. 201-248-6899



Number:	Title:
001	Feasibility Study
002	Feasibility Study
003	Feasibility Study
004	Feasibility Study (Coo
005	Feasibility Study (Coo
006	Feasibility Study (Coo

## Feasibility Study

Provisions / Notes:

own by: DPA/PDW/SS  
checked by: PRW

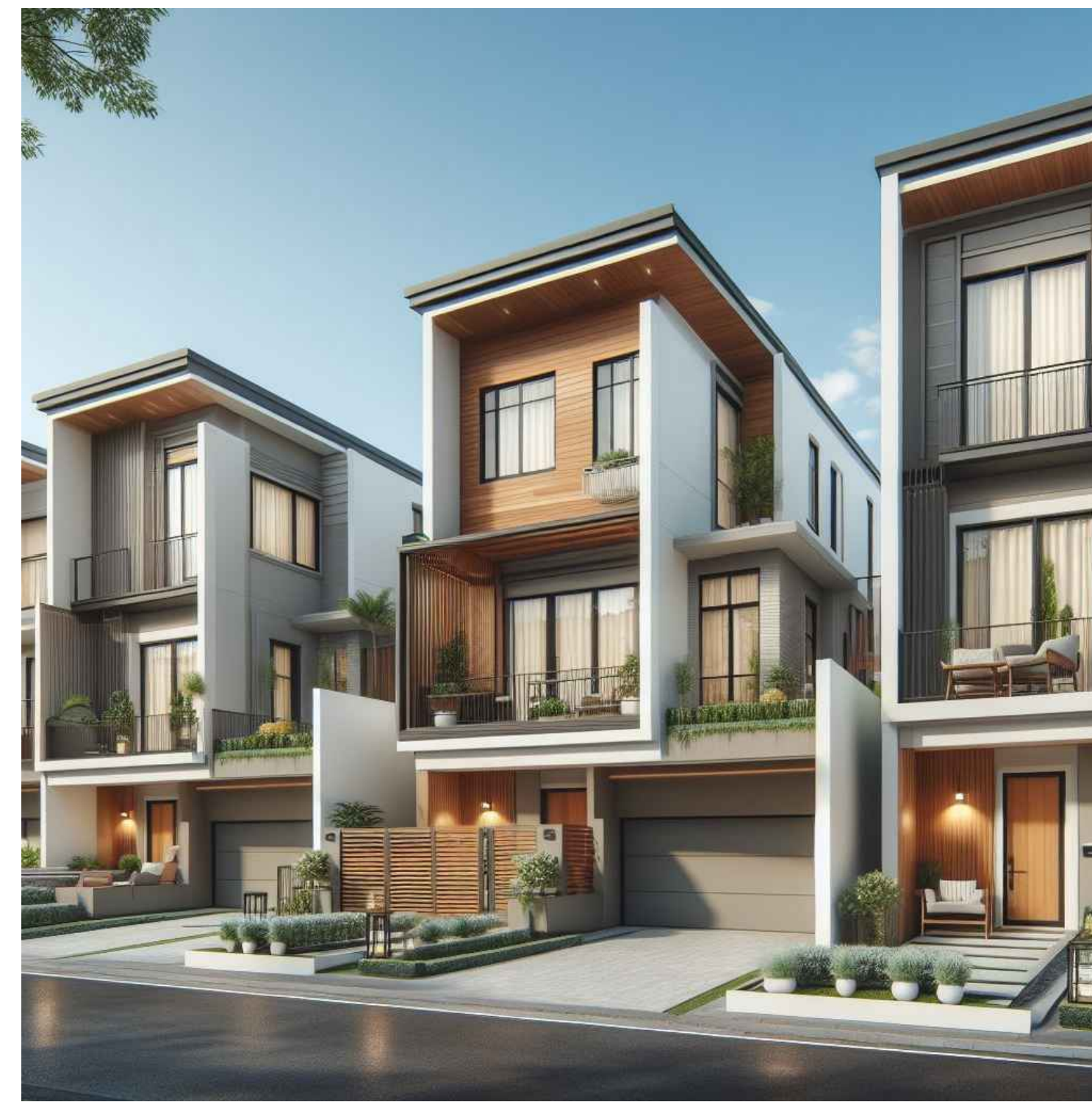
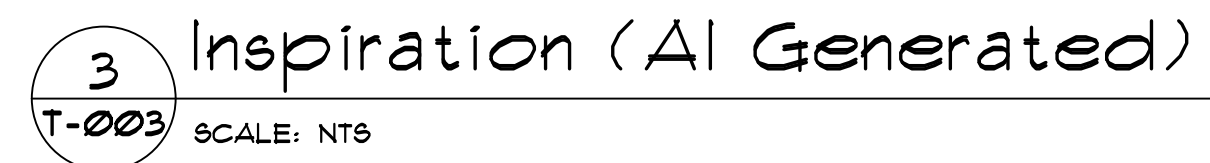
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Project No.	794-24
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File: As Noted  
Date: 04/25/2024



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



3 Inspiration (AI Generated)  
T-003 SCALE: NTS

2 Narrative  
T-003 SCALE: NTS

# T-003