

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	158.5 FT	N/A
PROPOSED PRINCIPAL BUILDING			
MINIMUM FRONT YARD SETBACK	50 FT	N/A	58.0 FT
MINIMUM SIDE YARD SETBACK	20 FT	N/A	30.0 FT
TOTAL TWO SIDE YARD SETBACKS	40 FT	N/A	88.0 FT
MINIMUM REAR YARD SETBACK	25 FT	N/A	25.5 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 %	13.0 %
MAXIMUM LOT COVERAGE	55 %	44.4 %	54.6 %
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

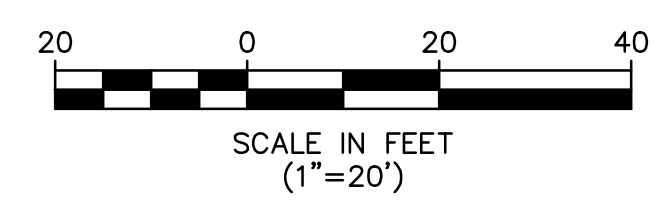
PARKING REQUIREMENTS

PARKING REQUIREMENTS:

PROPOSED BUILDING COMMERCIAL USE: 4,595 SF X 1 SPC/200 SF = 23 SPC
RESIDENTIAL APARTMENTS: 2 SPC/DU X 4 DU = 8 SPC

TOTAL REQUIRED PARKING = 31 SPC
TOTAL PARKING PROVIDED = 31 SPC
(SHARED PARKING ARRANGEMENTS FOR VARIOUS USES MAY APPLY AS WELL)

NJ STATE HIGHWAY ROUTE No. 36



NOTES:

- EXISTING UTILITY POLES AND TRAFFIC CONTROL SIGNAGE ALONG MUNRO AVENUE (INDICATED THUS; **) SHALL BE RELOCATED BEHIND NEW COUNTY CURB LINE WITH SPECIFIED CLEARANCES.
- CONTRACTOR SHALL SAW OUT OFFSET 2'-FT FROM THE EXISTING CURB, ACROSS THE PROPOSED DRIVEWAY AND THE ENTIRE LENGTH OF PAVEMENT WIDENING.
- PROPOSED STOP SIGNS (R1-1W) AND DO NOT ENTER SIGNS (R5-1) SHALL BE MOUNTED ON SEPARATE POSTS (SEE DETAILS).

4	6-01-24	REV. FOR TOWNSHIP LAND USE BOARD - RESOLUTION COMPLIANCE	ARS
3	12-01-23	REV. FOR TOWNSHIP LAND USE BOARD - RESOLUTION COMPLIANCE	ARS
2	7-22-22	REV. PER TOWNSHIP ENGINEER'S 6-30-21 COMPLETENESS REVIEW	ARS
1	10-01-21	REV. PER TOWNSHIP ENGINEER'S 6-30-21 COMPLETENESS REVIEW	ARS
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

HAZLET TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

ANDREW R. STOCKTON
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LIC. NO. 35405

DATE: 3-01-21 SCALE: 1" = 20' DESIGN BY: ARS PROJECT NO.: 2001813 SHEET NO.: 2 of 9