

**PLEASE TAKE NOTICE** the following ordinance was introduced and passed on first reading at the August 19, 2024 meeting of the Mayor and Borough Council and will be considered for second reading and final passage during the meeting scheduled to begin at 7:00 p.m. on September 16, 2024 in the Municipal Building, located at 555 Brighton Avenue, Spring Lake Heights, at which time and place any person desiring to comment on this ordinance will be given the opportunity to be heard. A copy of the ordinance is available in the clerk's office.

Janine Gillis, Borough Clerk

**ORDINANCE No. 2024-15  
BOROUGH OF SPRING LAKE HEIGHTS  
COUNTY OF MONMOUTH**

**AN ORDINANCE CREATING THE AFFORDABLE HOUSING AH-4 ZONING DISTRICT  
IN FURTHERANCE OF THE BOROUGH'S OBLIGATION TO PROVIDE FOR ITS FAIR  
SHARE OF AFFORDABLE HOUSING**

**WHEREAS**, the Borough of Spring Lake Heights has a constitutional obligation to provide for its fair share of affordable housing pursuant to the Mt. Laurel doctrine established by the New Jersey Supreme Court; and

**WHEREAS**, a property owner commenced Mt. Laurel builder's remedy litigation against the Borough docketed at MON-L-0031-21, which was subsequently consolidated with a declaratory judgment action commenced by the Borough captioned In the Matter of the Application of the Borough of Spring Lake Heights, Docket No. MON-L-1916-21, in an effort to establish the Borough's Prior Round and Third Round affordable housing obligation and the mechanisms by which the Borough may meet its constitutional obligation (the "Borough's Declaratory Judgment Action"); and

**WHEREAS**, Pitney Commons, LLC is interested in assisting the Borough in satisfying a portion of its Third Round Mount Laurel obligation, which obligation will be determined by the trial court;

**WHEREAS**, in evaluating properties appropriate for inclusionary development, the Borough has determined that the property located at Block 59, Lots 21.03 and 21.04 (the "Property") is available, approvable, developable, and suitable for the proposed development of 40 market rate units in a mixed-use building with 4 residential deed restricted affordable units in three separate buildings located on the Property as set forth in the Concept Plan attached as Exhibit A (the "Proposed Development"), as those terms are used in the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 ("FHA") and Council on Affordable Housing ("COAH") regulations, N.J.A.C. 5:93-1 et seq.,

**WHEREAS**, the Borough Council believes it is in the best interest of the Borough to include the Property with the Proposed Development which will assist the Borough in addressing its Third Round Mount Laurel Obligation and which zoning initiatives will be a component of the Borough's Third Round Housing Element and Fair Share Compliance Plan; and

**WHEREAS**, the Borough Council believes it is in the best interest of the Borough to comply with its obligation under Church Street Settlement Agreement in order to further satisfy its constitutional obligation to provide for its fair share of affordable housing.

**NOW THEREFORE BE IT RESOLVED** by the Borough Council of the Borough of Spring Lake Heights, County of Monmouth, State of New Jersey that it hereby amends the Borough Code to create a new section, Section 22-606.9 known as the Affordable Housing AH-4 Zoning District as set forth herein.

## Section 22-606.9

The purpose of the Affordable Housing- 4 Zone (AH-4) is to provide for the development of an inclusionary development designed to assist the Borough in satisfying its combined Prior Round and Round 3 Realistic Development Potential affordable housing obligation through the construction of affordable units set aside for low- and moderate-income households. The AH-4 zone shall comprise of the following tax lots: Lots 21.03 and 21.04, Block: 59 and the zoning map shall be amended accordingly. This ordinance is adopted in furtherance of the settlement agreement entered into between the Borough and Pitney Commons, LLC, and in connection with the Borough's Mount Laurel litigation.

### (1) Permitted principal uses.

- a. Inclusionary residential development with the 20 percent set aside for low- and moderate-income housing. A maximum of eighteen (18) units per acre but not more than fifteen (15) units total, four (4) of which must be classified as affordable units set aside for very-low, low- and moderate-income households and subject to all rules and regulations for such units.
  - i. Attached dwelling units, provided that no more than two (2) units are attached in one building.
  - ii. Apartments, limited to one (1) building, with a maximum of four units. A basement area, consisting of a maintenance, mechanical, laundry, and property management office shall be permitted.
  - iii. Detached three-bedroom single dwelling unit building, limited to one (1) building.

### (2) Permitted accessory uses

- a. Off- street parking facilities
  - i. Parking facilities that shall comply with the following requirements.
    1. Minimum side yard setback = 1.5 feet.
    2. Minimum side yard drive aisle setback = 4 feet.
    3. Minimum drive aisle width = 20 feet.
    4. Drive aisle shall only permit one way function.
- b. Other uses that are customarily incidental to a permitted principal use.
- c. Fences erected, maintained or planted no greater than six (6) feet above grade level within any yard. Chain link, barbed wire, sharp pointed fences, canvas, cloth, and electrically charged fences are prohibited.
- d. Solid waste and recycling areas must be provided for each unit in each single or attached unit building and one area must be provided for the apartment building. The area must be located in the side or rear of each unit/building and must be located at least five (5) feet from any side or rear property line or any adjacent building. The area shall not be located in any front yard or building frontage nor adjacent to any driveway.
- e. Site lighting. The arrangement of exterior lighting shall adequately illuminate parking areas and prevent glare to adjoining residential areas.
  - i. Parking area lighting poles shall be limited to twenty (20) feet in height.
  - ii. All lighting shall provide shielding to prevent glare.
- f. HVAC units and generators shall only be permitted in the following locations:
  - i. On roof tops with a setback of five (5) feet from any parapet wall. The equipment may exceed the maximum permitted building height by five (5) feet, and all equipment must be properly screened from street view.
  - ii. In a side or rear yard of each unit or building with a setback of five (5) feet from any adjacent building. The units may be at grade or mounted to the building.

- g. Electric Vehicle (EV) parking. EV parking shall comply with the regulations outlined in P.L. 1975, c291 (C.40:55D-66.20.3.a.1).

(3) Prohibit uses.

- a. Parking or storage of boats, boat trailers, motorhomes, and recreational vehicles.

(4) All, area and building requirements

- a. Minimum lot size = 38,000 square feet.
- b. Minimum lot width = 50 feet.
- c. Minimum lot frontage = 50 feet.
- d. Minimum lot depth = 150 feet.
- e. Minimum setbacks for principal buildings
  - i. Minimum front yard setback = 30 feet (Church Steet).
  - ii. Minimum front yard setback = 15 feet (Pitney Drive).
  - iii. Minimum rear yard setback = 5 feet.
  - iv. Minimum side yard setback = 5 feet.
  - v. Minimum of separation between buildings = 10 feet.
  - vi. Maximum roof height = 40 feet.
  - vii. Maximum number of stories = 3 stories.
  - viii. Maximum building coverage = 30%
  - ix. Maximum lot coverage = 80%
- f. Each attached and single unit building must provide one (1) garage space per unit. Parking for all apartment units shall be provided on-site but will not require garage spaces.
- g. Access steps and landing for the apartment building may encroach up to five (5) feet into any required side yard.

(5) Site access and off-street parking

- a. A one-way site access driveway shall be provided with a minimum width of 20 feet.
- b. Number of spaces and parking space dimensions shall comply with the New Jersey Residential Site Improvement Standards, NJAC 5:21-1.1 et seq (RSIS).

(6) Signs

- a. One monument sign with a maximum sign area of 40 square feet is permitted along each lot frontage subject to a 10-foot setback from any right of way.
- b. Each sign may be externally lit with goose neck lighting, ground mounted lighting or backlit letters. Interior illuminated letters or internally illuminated signage shall not be permitted.
- c. Monument signs shall be made of stone or some other attractive material similar to the architectural design of the principal buildings.
- d. Monument sign bases shall be appropriately landscaped.
- e. Pole signs are prohibited.
- f. Directional signs and pavement markings designed and used to control or divert the flow of traffic upon or within the lot shall be permitted.
- g. Posted "warning", "no trespassing" and "danger" signs not exceeding two square feet are permitted, and no sign permit shall be required.

(7) Affordable housing.

- a. The affordable units shall not be age restricted units.
- b. The bedroom distribution and income distribution of the units available to low- and moderate-income households shall be in compliance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-1 et. seq., except that 13% of the low-income units shall be available to very-low income households which are at 30 percent of the medium income of the applicable region.
- c. Pursuant to the Uniform Housing Affordability Controls, NJAC 5:80-26.1, et seq. (UHAC), the affordable units shall be subject to affordability controls of at least 30 years from the date of initial occupancy and affordable deed restrictions as provided

by UHAC, with the sole exception that very low income shall be defined as at or below 30% of median income pursuant to the Fair Housing Act, and the affordability control shall remain unless and until the Borough, at its sole discretion, takes action to release the units from such controls after at least 30 years. If the Borough acts to release the units from such controls, affordability control shall remain in effect until the date on which the rental unit shall become vacant due to voluntary departure of the occupant household in accordance with NJAC 5:80-26.11(b) . The deed restriction shall state the minimum bedroom size and income level for each affordable unit.

- d. The affordable units shall comply with the UHAC regulations with regards to pricing of rents.
- e. Certificates of Occupancy for the market rate units and the affordable units shall be phased in accordance with NJAC 5:93-5.6.(d). the affordable units shall be deed restricted prior to the issuances of the certificates of occupancy, and a copy of the deed restrictions shall be provided to the Fair Share Housing Center upon recording.
- f. The developer shall contract with an experienced administrative agent in compliance with NJAC 5:80-26.14 and applicable law.
- g. The affordable units shall be affirmatively marketed in accordance with the UHAC, pursuant to NJAC 5:80-26.15, and all applicable law, by an experienced administrative agent. The affirmative marketing shall include posting of the affordable units availability on the New Jersey Housing Resource Center website in accordance with all applicable law, as well as written notice to the following community and regional organizations: Fair Share Housing Center, Inc. (510 Park Boulevard Cherry Hill, NJ 08002), the New Jersey State Conference of the NAACP (15 W. Front St, Trenton, NJ 08608), the Latino Action Network (2560 US Hwy. 22, Suite # 322, Scotch Plains, NJ 07076), STEPS (14 Clifton Ave South, Lakewood, NJ 08701), Ocean, Inc. (40 Washington Street, Toms River, NJ 08753), the Greater Red Bank (P.O. Box 791 Red Bank, NJ 07701), Asbury Park/Neptune (P.O. Box 1143, Asbury Park 07712), Bayshore (P.O. Box 865 Matawan, 07747), Greater Freehold (P.O. Box 246 Marlboro Annex, NJ 07746) , Greater Long Branch (P.O. Box 472 Long Branch, NJ 07740), and the Trenton Branches of the NAACP (395 W State St., Trenton, NJ 08618): and the Supportive Housing Association (185 Valley St, South Orange, NJ 07079) at least 90 days before any lottery to select applicants.

**BE IT FURTHER ORDAINED THAT** the Zoning District Map of the Borough of Spring Lake Heights is hereby amended to include the AH-4 Zoning District.

**BE IT FURTHER ORDAINED,** that

- A. All other Ordinances or provisions of the Code of the Borough of Eatontown or parts thereof, which are inconsistent with any provisions in this Ordinance, are hereby repealed to the extent of such conflict or inconsistency.
- B. If any provision or portion of this Chapter is held to be unconstitutional, preempted by Federal or State Law or otherwise invalid by any court of competent jurisdiction, the remaining provisions of this chapter shall not be invalidated.
- C. This Ordinance shall take effect upon its passage and publication as required by law.

**BE IT FURTHER ORDAINED,** that this ordinance shall take effect upon passage and publication in accordance with applicable law.

ZONING COMPLIANCE CHART

ORD. SECTION	STANDARD	PROPOSED STANDARDS	PROPOSED CONDITIONS	COMPLIES
RDP	MIN. LOT AREA (AC)	0.87 (38,000 SF)	0.87 (38,087.06 SF)	YES
RDP	MIN. LOT WIDTH (FT)	50	50.10	YES
RDP	MIN. LOT FRONTAGE (FT)	50	50.10	YES
RDP	MIN. LOT DEPTH (FT)	150	152.97	YES
RDP	PRINCIPAL BUILDING			YES
RDP	MIN. FRONT YARD SETBACK (FT) - CHURCH STREET	30	38.6	YES
RDP	MIN. FRONT YARD SETBACK (FT) - PITNEY DRIVE	15	15.6	YES
RDP	MIN. REAR YARD SETBACK (FT)	10	N/A	YES
RDP	MIN. SIDE YARD SETBACK	5	5	YES
RDP	MIN. SEPARATION BETWEEN STRUCTURES	10	10	YES
RDP	MAX. ROOF BUILDING HEIGHT (FT)	40 (1)	<40	YES
RDP	MAX. BUILDING HEIGHT (STORIES)	3	3	YES
RDP	LOT COVERAGE			YES
RDP	MAX. D.U./ACRE	18	17.2	YES
RDP	MAX. BUILDING COVERAGE (%)	30 (2)	28.0 (9,907 SF)	YES
RDP	MAX. LOT COVERAGE (%)	80	78.2 (29,799 SF)	YES

(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE  
(1) EXCLUDES MECHANICAL EQUIPMENT AND APPURTENANCES, TAKEN FROM FINISHED GRADE TO HIGHEST POINT OF ROOF  
(2) INCLUDES 2ND FLOOR OVERHANGS, COVERED ENTRY PORCHES, AND COVERED REAR PATIOS  
N/A - NOT APPLICABLE

DESIGN STANDARDS COMPLIANCE CHART

ORD. SECTION	STANDARD	PROPOSED STANDARDS	PROPOSED CONDITIONS	COMPLIES
RDP	FENCE			YES
RDP	MAX. HEIGHT - ANY YARD	6	6	YES
RDP	MECHANICAL EQUIPMENT - ADJACENT TO (P) OR (A)			YES
RDP	PERMITTED LOCATION	SIDE / REAR	SIDE (2)	YES
RDP	MIN. SETBACK FROM ADJACENT BUILDING	5	>5 (2)	YES
RDP	MECHANICAL EQUIPMENT - ON TOP OF (P)			YES
RDP	MAX. HEIGHT ABOVE PERMITTED BUILDING HEIGHT	5 (1)	<5 (2)	YES
RDP	MIN. SETBACK FROM PARAPET WALL	5	>5 (2)	YES
RDP	LIGHTING			YES
RDP	MAX. LIGHTING POLE HEIGHT (FT.)	20	<20	YES
RDP	PERMITTED PRINCIPAL USES			YES
RDP	MAX. ATTACHED DWELLING UNITS PER BUILDING	2	2	YES
RDP	MAX. APARTMENT UNITS (LIMITED TO 1 BUILDING)	4	4	YES
RDP	MAX. DETACHED 3-BR SINGLE DWELLING BUILDING	1	1	YES

(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE  
(P) PRINCIPAL BUILDING  
(A) ACCESSORY BUILDING  
N/A - NOT APPLICABLE  
(1) SHALL NOT BE VISIBLE FROM THE STREET OR NEIGHBORING PROPERTIES AND COVERED BY SCREENING MATERIAL APPROPRIATE TO THE BUILDING  
(2) MAY EITHER BUILDING MOUNTED OR ROOF MOUNTED

PARKING, DRIVEWAY & LOADING COMPLIANCE CHART (RDP)

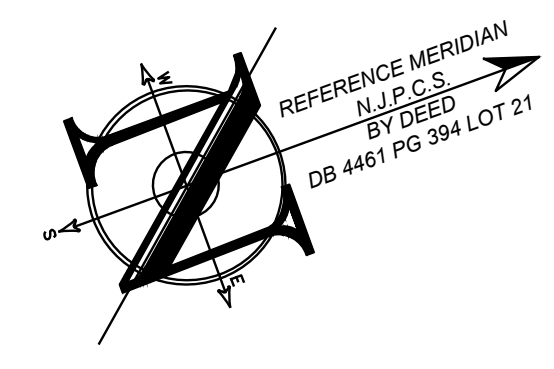
ORD. SECTION	STANDARD	PROPOSED STANDARD	PROPOSED CONDITIONS	COMPLIES
RDP	STALL SIZE (FT)	10' X 23'	10' X 23'	YES
RSIS TABLE 4.4	NUMBER OF PARKING SPACES <>> TWO-BEDROOM APARTMENT - 2.0 SPACES PER UNIT THREE-BEDROOM TOWNHOUSE - 2.4 SPACES PER UNIT	TOTAL REQUIRED = 34 SPACES 2.0 * 4 UNITS = 8 SPACES 2.4 * 11 UNITS = 26.4 (26) SPACES EV CREDIT (10%) = 3.4 (3) SPACES EQUIVALENT SPACES = 31 SPACES	TOTAL ON-STREET PARKING PROVIDED = 38 ANGLED SPACES (INCLUDING 6 EV CHARGING SPACES AND 2 ADA SPACES W/ 1 VAN ACCESSIBLE SPACE**)	YES
P.L. 1975 CH 291	MIN. NUMBER OF EV PARKING SPACES	15% OF REQUIRED = 5.1 (5) EV SPACES	6 SPACES	YES
RDP	MIN. SIDE YARD SETBACK	1.5	1.9	YES
RDP	MIN. SIDE YARD DRIVE AISLE SETBACK	4	12.5	YES
RDP	MIN. DRIVE AISLE WIDTH	20	20	YES

(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE  
<>> REQUIREMENTS FOR ATTACHED UNITS (APARTMENT/CONDOMINIUM/TOWNHOUSE) INCLUDE PROVISIONS FOR GUEST PARKING (0.5 SPACES PER DWELLING UNIT), GUEST PARKING MUST EITHER BE PROVIDED FOR ON STREET OR IN COMMON PARKING AREAS.  
\*\* 11 GARAGE SPACES NOT INCLUDED IN PARKING COUNT

ELECTRIC VEHICLE PARKING SUMMARY (P.L. 1975, c. 291)

SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES
3.a.(1)(a)	MIN. NUMBER OF MAKE-READY (MR) PARKING SPACES	15% OF REQUIRED OFF-STREET SPACES 34 SPACES x 15% = 5.1 (5) SPACES	6 SPACES	YES
3.a.(2)	MIN. NUMBER OF ADA EV PARKING SPACES	5% OF REQUIRED MAKE-READY SPACES 5 SPACES x 5% = 0.26 = 0 ADA EV SPACE(S)	1 EV SPACE	YES
	MIN. # OF INSTALLED VEHICLE SUPPLY EQUIPMENT		2 EV SPACES	YES
3.a.(1)(a)	@ INITIAL CONSTRUCTION	+1 MAKE-READY = 2 SPACES	+4 EV SPACES	YES
3.a.(1)(b)	@ 3 YEARS AFTER CERT. OF OCCUPANCY	+1 MAKE-READY = 3 SPACES	+4 EV SPACES	YES
3.a.(1)(c)	@ 6 YEARS AFTER CERT. OF OCCUPANCY	+1 MAKE-READY = 5 SPACES	+6 EV SPACES	YES

"MAKE-READY" MEANS THE PRE-WIRING OF ELECTRICAL INFRASTRUCTURE AT A PARKING SPACE, OR SET OF PARKING SPACES, TO FACILITATE EASY AND COST-EFFICIENT FUTURE INSTALLATION OF ELECTRIC VEHICLE SERVICE EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, LEVEL TWO EVSE AND DIRECT CURRENT FAST CHARGERS. MAKE-READY INCLUDES EXPENSES RELATED TO SERVICE PANELS, JUNCTION BOXES, CONDUIT, WIRING, AND OTHER COMPONENTS NECESSARY TO MAKE A PARTICULAR LOCATION ABLE TO ACCOMMODATE ELECTRIC VEHICLE SUPPLY EQUIPMENT OR ELECTRIC VEHICLE SERVICE EQUIPMENT ON A "PLUG AND PLAY" BASIS. "MAKE-READY" IS SYNONYMOUS WITH THE TERM "CHARGER READY," AS USED IN P.L. 2015, c. 352 (L. 2015-1 et al.).



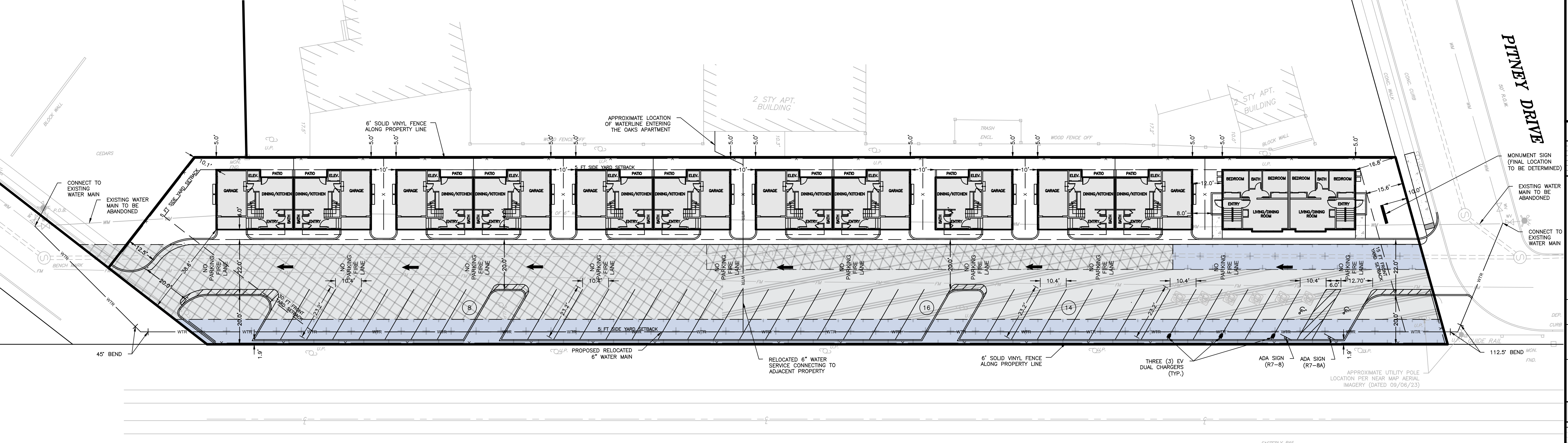
PROJECT INFORMATION

PROJECT NAME:  
**PROPOSED TOWNHOUSE PROJECT**

PROJECT LOCATION:  
BLOCK 59, LOT 21.03 & 21.04  
554 CHURCH STREET  
BOROUGH OF SPRING LAKE HEIGHTS,  
MONMOUTH COUNTY, NJ

OWNER/APPLICANT:  
**UNIQUE COASTAL HOMES, INC**  
P.O. BOX 455  
BOROUGH OF SPRING LAKE HEIGHTS, NJ 07762

APPLICANT'S PROFESSIONALS  
**ATTORNEY:**  
PANOLFE, SHAW & RUBINO, LLC  
215 MORRIS AVENUE  
SPRING LAKE, NJ 07762  
**ARCHITECT:**  
DEGNAN DESIGN BUILD INC.  
2400 NJ ROUTE 71  
SPRING LAKE, NJ 07762  
**SURVEYOR:**  
THE CANNON GROUP P.C.  
100 JACK MARTIN BLVD # 3  
BRICK, NJ 08724



NEW YORK AND LONG BRANCH RAILROAD  
60' R.O.W. BOROUGH OF SPRING LAKE

LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE

- GENERAL NOTES
- SUBJECT PROPERTY**  
TAX MAP IS: BLOCK 59, LOTS 21.03 & 21.04, BOROUGH OF SPRING LAKE HEIGHTS, MONMOUTH COUNTY, NEW JERSEY  
CENTER SITE COORDINATES 483,820N 622,523E.
  - PURPOSE OF THIS PLAN SET**  
THIS PLAN SET HAS BEEN PREPARED FOR THE PURPOSE OF CONCEPTUAL REVIEW. THE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL FINAL APPROVALS HAVE BEEN OBTAINED AND ALL THE CONDITIONS OF THE APPROVALS HAVE BEEN SATISFIED.
  - SURVEY DATA**  
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THE CANNON GROUP, P.C., ENTITLED "TOPOGRAPHIC SURVEY FOR 554 CHURCH STREET, LLC," BEING DATED 06/01/19.  
HORIZONTAL DATUM: DB 4461 PG 394 LOT 21 VERTICAL DATUM: NAVD88
  - BASE FLOOD ELEVATION**  
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)," COMMUNITY PANEL #34025C0341G, DATED 08/15/22, THE SITE IS NOT LOCATED IN A FLOOD HAZARD AREA. ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED "PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL #34025C0341H, DATED 01/30/15, THE SITE IS NOT LOCATED IN A FLOOD HAZARD AREA. BOTH FEMA MAPS REFERENCE THE NAVD88 VERTICAL DATUM.
  - ARCHITECTURAL INFORMATION**  
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY DEGNAN DESIGN BUILD INC., ENTITLED "554 CHURCH STREET, SPRING LAKE, NEW JERSEY," BEING DATED 11/14/22, LAST REVISED 10/06/23.
- LEGEND FOR EASEMENTS**
- |  |   |
|--|---|
| PROPOSED 10' EASEMENT TO SPRING LAKE HEIGHTS | EXISTING SMRSA AND SPRING LAKE HEIGHTS EASEMENT TO REMAIN |
| EXISTING SMRSA EASEMENT TO REMAIN            | EXISTING SPRING LAKE HEIGHTS EASEMENT TO REMAIN           |

**INSITE ENGINEERING, LLC**  
SINCE 2003  
CALL BEFORE YOU DIG!  
NJ ONE CALL: 800-272-1000  
www.1call800nj.com

**ELECTRIC:** RED  
**GAS:** ORANGE  
**COMMUNICATION:** BLUE  
**WATER:** GREEN  
**TEMP. SENSITIVE MARKINGS:** MAGENTA  
**PROPOSED EXCAVATION:** WHITE

**INSITE**  
Engineering + Surveying + Planning  
InSite Engineering, LLC  
CERTIFICATE OF AUTHORIZATION: 24GA28083200  
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719  
732-531-7100 (PH) 732-531-7344 (FAX)  
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA  
CAUTION: THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL. IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED.

**PRELIMINARY**

**REVISIONS**

REV. #	Date	Comment
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**REVISIONS**

REV. #	Date	Comment
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0 08/28/24 INITIAL RELEASE

SCALE: 1"=20'  
DATE: 08/28/24  
JOB #: 23-2205-01  
CAD ID: 23-2205-01

**NOT FOR CONSTRUCTION**  
FOR CONSTRUCTION

DESIGNED BY: CMB  
DRAWN BY: JCD  
CHECKED BY: CMB

**APPROVED BY:**

**PLAN INFORMATION**

**PRELIMINARY & FINAL MAJOR SITE PLAN**

**CONCEPT PLAN E**

SHEET TITLE:  
SHEET NO.: 1 OF 1