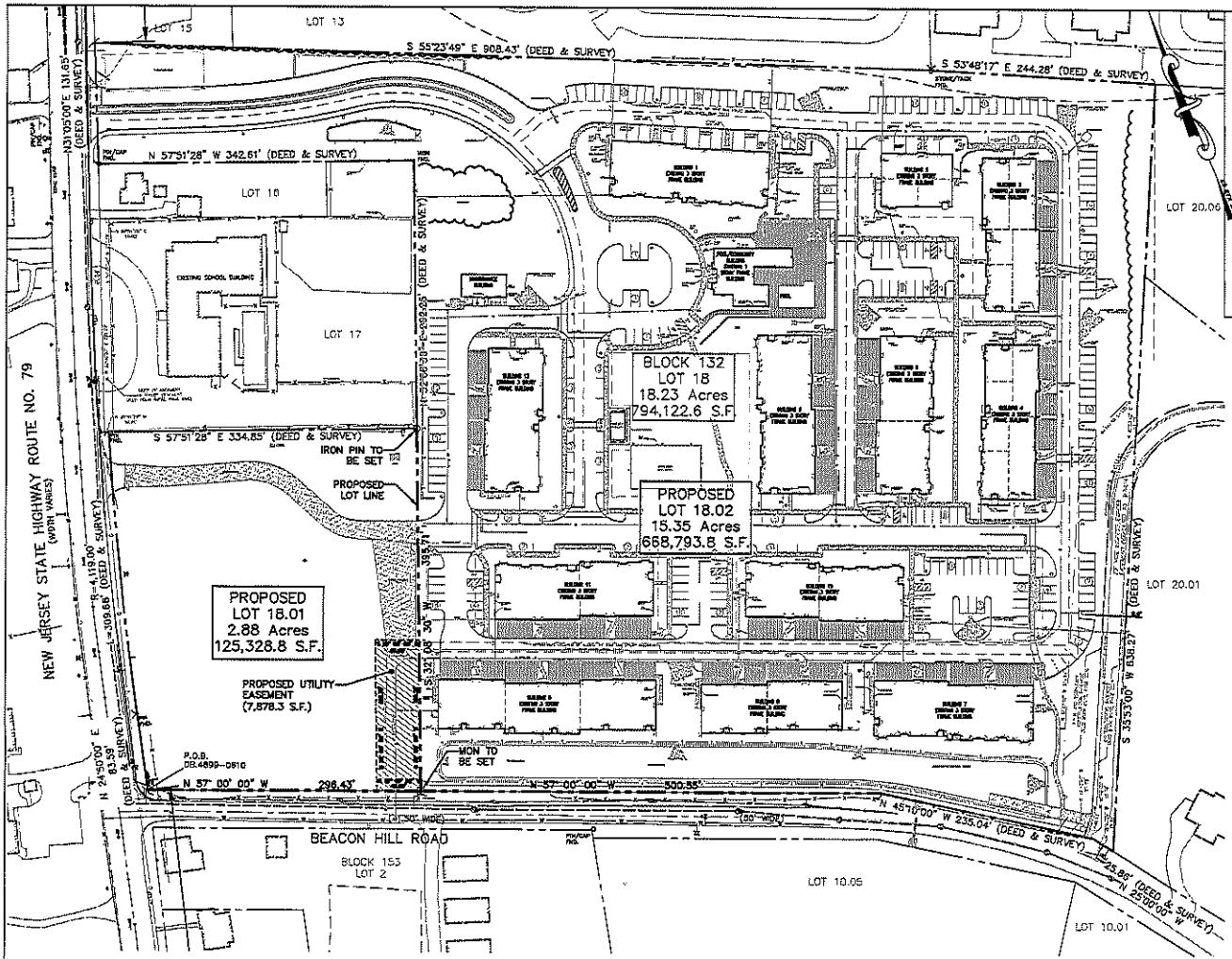

PROPERTY OWNERS WITHIN 200'

TOWNSHIP OF MARLBORO

BLOCK	LOT	NAME & ADDRESS
132	12.01	CHELSEA DIAMONDS, LLC P.O. BOX 30098 CHARLOTTE, NC 28230
132	13	SHIPRA ASSOCIATES, LLC 101 WOOD AVENUE SOUTH, SUITE C ISELIN, NJ 08830
132	14	9644 KRUPPER LLC 79 HOWARD CIRCLE STATEN ISLAND, NY 10301
132	16	LIZANTE, JASON M. JENNIFER M. 433 ROUTE 79 MORGANVILLE, NJ 07751
132	17	TWP OF MARLBORO — SEE BY CD TWP. TOWNSHIP DRIVE MARLBORO, NJ 07746
132	18	TWP OF MARLBORO — MARLBORO MUNICIPAL UTILITIES AUTH TWP. TOWNSHIP DRIVE MARLBORO, NJ 07746
132	20.01	NOVEL, JOANNE LIV. & ALBERT R. 43 MORGAN HILL ROAD MORGANVILLE, NJ 07751
132	20.02	VERDON, KAREN & DANUTA 49 MORGAN HILL ROAD MORGANVILLE, NJ 07751
132	20.05	MORGAN & MURRAY REAL ESTATE LLC 2930 DRYER RD MANASQUAN, NJ 08736
180	7	MAY, WILLIAM H. JR. 5 MAIN POINT WEST LANE NORTH POINT, FL 34287
180	8	SHIPRA ASSOCIATES, LLC 101 WOOD AVENUE SUITE C ISELIN, NJ 08830
181	1	BERNARDINI, MARY JANE 433 ROUTE 79 MORGANVILLE, NJ 07751
181	3	FLEISCHER, WARREN H. & ERIN, MICHAEL 580 RIDGEWOOD DRIVE NEWTON STATION, PA 18066
181	5	CMF FARMS LLC 415 ROUTE 79 MORGANVILLE, NJ 07751
181	6	OBLEN, JOHN T. & JAMES 413 ROUTE 79 MORGANVILLE, NJ 07751
183	1	GROSS, HARRY 412 ROUTE 79 MORGANVILLE, NJ 07751
183	2	FITZGERALD, ANN 410 ROUTE 79 MORGANVILLE, NJ 07751

ALSO NOTIFY

MONMOUTH COUNTY PLANNING BOARD
PO BOX 1255
FREEHOLD, NJ 07728

RAMLA
103 HUDSON ROAD
EMSLEYVILLA, NJ 07728
ATTENTION: NATHY LEVINSHAN

MARLBORO TOWNSHIP WATER UTILITY
1979 TOWNSHIP DRIVE
MARLBORO, NJ 07746

BORDEN CERRIDA WATER UTILITY
77 HUNDRENLAND ROAD
MARLBORO, NJ 07746

STATE OF NJ DEPARTMENT OF TRANSPORTATION
1035 PARKWAY AVE
TRENTON, NJ 08625

NJ NATURAL GAS COMPANY
1415 WYCOFF ROAD
PO BOX 1464
WALL, NJ 07719
ATTENTION: TRAMI GRAF

DAR DIVISION OF MONMOUTH
40 PARK STREET
TINTON FALLS, NJ 07753

VERIZON NEW JERSEY INC
1070 WETMORE ROAD
NEPTUNE, NJ 07753

JERSEY CENTRAL POWER AND LIGHT COMPANY
101 CRAWFORD CORNER ROAD
HOLMDEL, NJ 07733

ZONING INFORMATION - ENTRON REDEVELOPMENT AREA

	REQUIRED		PROPOSED	
	Commercial	Residential	Commercial	Residential
Area (acres)	2 acres	10 acres	2.87 acres	15.3 acres
Density (dwellings)	-	-	-	-
Min Lot Frontage	-	-	-	-
Min Lot Width	-	-	-	-
Min Lot Depth	-	-	-	-
Front Yard	Route 79 - 30 ft Beacon Hill - 60 ft	50	-	62.9 ft
Side Yard	-	-	-	50.0 ft
Rear Yard	40 ft	-	-	-
Building Height	3 stories/35 ft	Route 79 - 70 ft or daily Beacon Hill - 35 ft or 3 sty	-	-
Min Gross Floor Area	-	-	-	-
Ground Floor Area	-	-	-	-
Max Building & Structure Coverage	25%	20%	-	18.40%
Max Impervious	65%	50%	-	50%
FAR	-	-	-	-
Access to Beacon Hill Road	Not Permitted	Not Permitted	NO	NO
Landscape Buffer (Commercial to Multi-Family)	25 ft	10 ft	-	10.0 ft
Parking Lot Landscape Buffer	5 ft perimeter	5 ft perimeter	-	13.3 ft perimeter
Landscaped Parking Area	10%	10%	-	10%
Max Units Allowed	-	250 units	-	230
Min Affordable Housing Units	-	20 Units	-	20 Units
Max. Units Allowed Per Building	-	36 units	-	30 units
Max Length of Building	-	240 ft	-	236 ft
Min Building Separation Side to Side	-	25 ft	-	34 ft
Min Building Separation Front to Front	-	50 ft	-	65 ft
Min Building Separation Back to Back	-	50 ft	-	51.1 ft
Min Building Separation Back to Side	-	-	-	32.1 ft
Max Length of Row Houses w/o a Stagger	-	300 ft	-	168 ft
Parking Stall Size	9 ft x 18 ft	9 ft x 18 ft	-	9 ft x 18 ft
Parallel Parking Stall Size	-	-	-	8 ft x 22 ft
Aisle Width	24 ft	24 ft	-	24 ft
Min Continuous Travel Way in Parking Areas	1 per 15 spaces	1 per 15 spaces	-	1 per 15 spaces

* EXISTING & PREVIOUSLY APPROVED VARIANCE

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

GENERAL NOTES:

1. THE PROPERTY IS SHOWN AS BLOCK 132, LOT 18 AS SHOWN ON THE TOWNSHIP OF MARLBORO TAX MAP SHEET NO. 16, DATED JULY 2012.
2. OUTBOUND INFORMATION TAKEN FROM A PLAN ENTITLED, "OUTBOUND SURVEY PREPARED FOR CAMELOT AT MARLBORO, BLOCK 132, LOT 18", PREPARED BY HANNABURGH ENGINEERING, LLC, DATED 09/08/2020.
3. EXISTING AREAS: LOT 18: 794,122.6 SF. (18.23 ACRES)
4. PROPOSED AREAS:
   PROP. LOT 18.01: 125,328.8 SF. (2.88 ACRES)
   PROP. LOT 18.02: 668,793.8 SF. (15.35 ACRES)
5. OWNER/APPLICANT:
   CAMELOT AT MARLBORO URBAN RENEWAL, LLC
   532 RIVER ROAD
   HIGHLAND PARK, NJ 08904

THE UNDERSIGNED INDIVIDUAL HEREBY DECLARES THAT HE/SHE IS THE OWNER OF THE LAND DELINEATED HEREON, AND HEREBY CONSENTS TO THE FILING OF THIS MAP IN OFFICE OF THE CLERK IN THE COUNTY OF MONMOUTH

OWNER _____ DATE _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20__, BEFORE ME, A NOTARY PUBLIC OF THE STATE OF NEW JERSEY APPEARED _____ WHO BEING DULY SWORN ON HIS/HER OATH, DID DEPOSE AND ACKNOWLEDGE THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS MAP AND THAT THE FOREGOING CONSENT WAS EXECUTED BY HIM/HER AS AND FOR HIS/HER VOLUNTARY ACT AND DEED.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES ON _____

APPROVED AS A MINOR SUBDIVISION MAP BY THE TOWNSHIP OF MARLBORO PLANNING BOARD ON _____

MONMOUTH COUNTY PLANNING DIRECTOR _____ DATE

TOWNSHIP OF MARLBORO LAND USE BOARD CHAIRPERSON _____ DATE

TOWNSHIP OF MARLBORO LAND USE BOARD SECRETARY _____ DATE

MONMOUTH COUNTY ENGINEER _____ DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE INCORPORATION ACT, RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REGULATIONS.

TOWNSHIP ENGINEER _____ DATE

THIS IS TO CERTIFY THAT THE TOWNSHIP OF MARLBORO PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE INCORPORATION ACT N.J.S.A. 40:55D-50, & N.J.A. THIS MAP SHALL BE FILED BY THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE _____ DAY OF _____, 20__, WHICH DATE IS NINETY (90) DAYS OF THE DATE ON WHICH THE RESOLUTION OF MUNICIPAL APPROVAL IS ADOPTED.

TOWNSHIP OF MARLBORO PLANNING BOARD SECRETARY _____ DATE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN ONE YEAR FROM THE DATE PROVIDED IN THE "MUNICIPAL LAND USE LAW", L.W. 1975, C.291 (STATS 40:55-1 ET SEQ.) OR LOCAL ORDINANCE. I HEREBY STATE THAT ALL SAID MONUMENTS SHOWN ON THE SUBDIVISION PLAT ARE CORRECTLY DESIGNATED ON THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

TOWNSHIP OF MARLBORO MUNICIPAL CLERK _____

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 09/08/2020 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE INCORPORATION ACT AND THAT OUTBOUND CORNERS AS SHOWN HAVE BEEN OR WILL BE SET.

VINCENT CREEVY, PLS
PROFESSIONAL LAND SURVEYOR
NJ LICENSE NO. 35716

VINCENT CREEVY, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LICENSE No. 35716

ABBINGTON ENGINEERING, LLC.
922 NJ-33 SUITE 3,
FREEHOLD, NJ 07728
TEL: (732) 431-1449 FAX: (732) 987-5078

ENGINEERING
SITE PLANNING
ENVIRONMENTAL
LANDSCAPE ARCHITECTURE

www.abbingtonengineering.com

REVISIONS	DATE
REVISED PER TRC MEETING WITH MARLBORO TOWNSHIP	01/13/2020
DATE: 09/08/2020	
SCALE: 1" = 50'	
AE FILE NAME: 001_MINOR_SUBDIVISION	
AE FILE NUMBER: 001.001	

ATTENTION:
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED.

THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ABBINGTON ENGINEERING, LLC.

MINOR SUBDIVISION PLAN

PREPARED FOR

CAMELOT AT MARLBORO
BLOCK 132
LOT 18
TAX MAP SHEET 16

SITUATED IN

TOWNSHIP OF MARLBORO
MONMOUTH COUNTY
NEW JERSEY