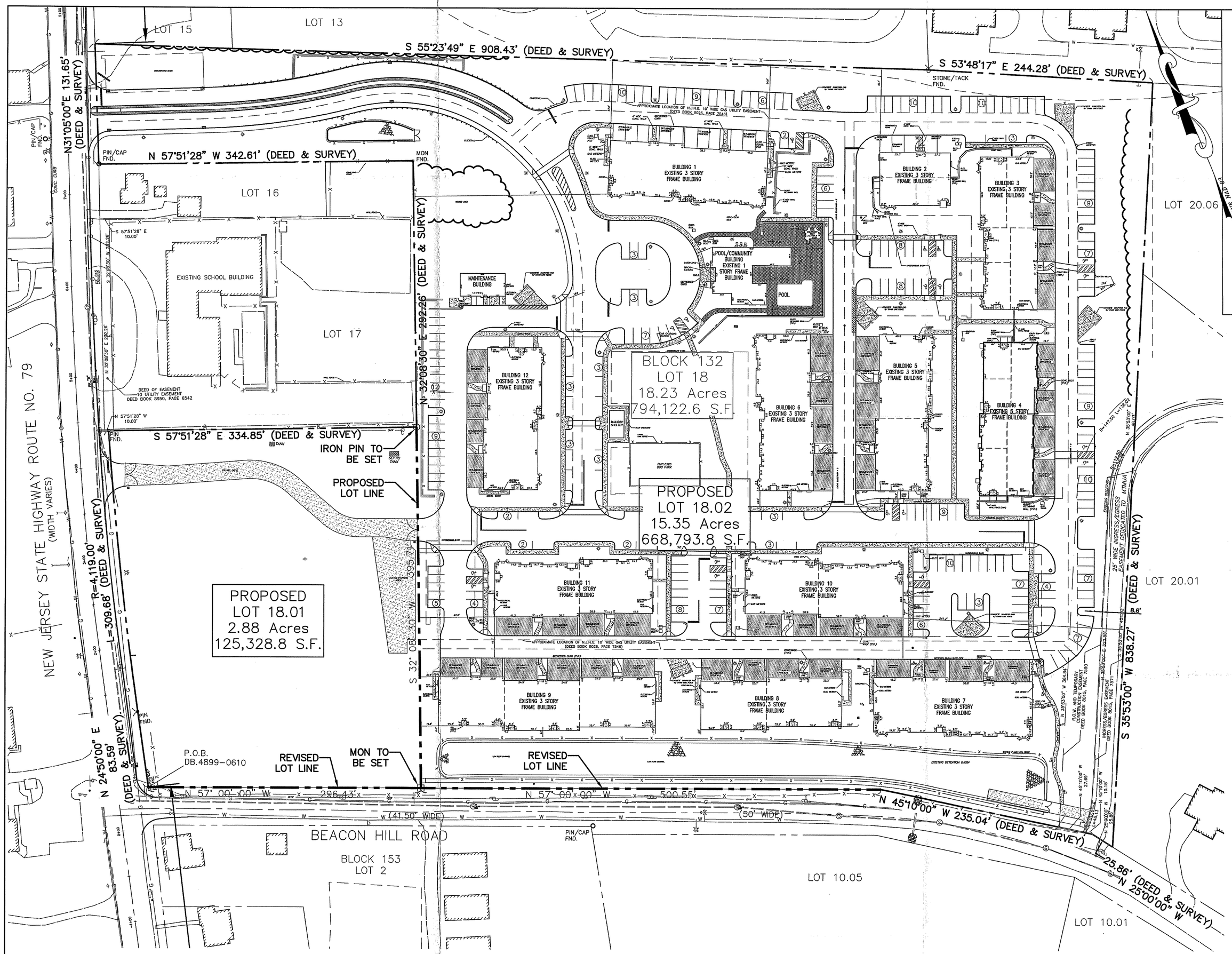

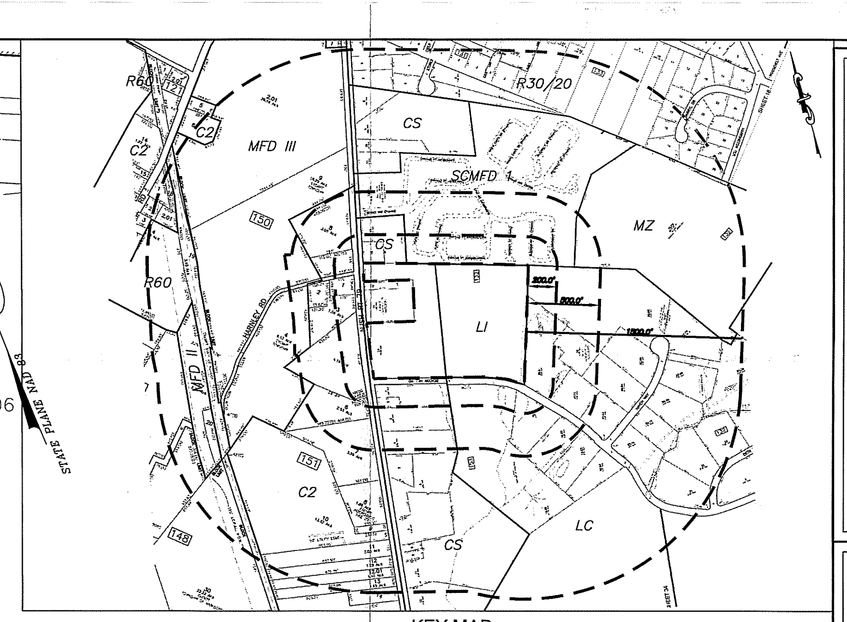

KEY MAP
1"=600'

PROPERTY OWNERS WITHIN 200'

TOWNSHIP OF MARLBORO

BLOCK	LOT	NAME & ADDRESS
132	12.01	CHELSEA COMMONS, LLC P.O. BOX 36899 CHARLOTTE, NC 28236
132	13	SHIFRA ASSOCIATES, LLC 811 AMBOY AVE SUITE E EDISON, NJ 08837
132	15	S&N HOLDINGS LLC 75 HOWARD CIRCLE STATEN ISLAND, NY 10301
132	16	LEFANTE, JASON & JENNIFER M 424 ROUTE 79 MORGANVILLE, NJ 07751
132	17	TWP OF MARLBORO – BD OF ED 1980 TOWNSHIP DRIVE MARLBORO, NJ 07746
132	19	TWP OF MARLBORO – MUN UTILITIES AUTH 1979 TOWNSHIP DRIVE MARLBORO, NJ 07746
132	20.01	RUDEL, JOANNE LIU & ALBERT W. 43 BEACON HILL ROAD MORGANVILLE, NJ 07751
132	20.02	VERDON, IMRICH & DANUTA 49 BEACON HILL ROAD MORGANVILLE, NJ 07751
132	20.06	MORGAN & MURRAY REAL ESTATE LLC 2633 RIVER RD MANASQUAN, NJ 08736
150	7	MAY, WILLIAM H III 9426 HAWK NEST LANE NORTH PORT, FL 34287
150	8	SHIFRA ASSOCIATES, LLC 811 AMBOY AVENUE SUITE E EDISON, NJ 08837
151	1	GERHARDS, MARY JANE 423 ROUTE 79 MORGANVILLE, NJ 07751
151	3	FLEISHER, BARBRA H & GINN, MICHAEL 550 WINDING WAY MERION STATION, PA 19066
151	5	CBG FARMS LLC 411 ROUTE 79 MORGANVILLE, NJ 07751
151	6	GIBLON, JOHN T & JANIS 412 ROUTE 79 MORGANVILLE, NJ 07751
153	1	CROSS, HARRY 412 ROUTE 79 MORGANVILLE, NJ 07751
153	2	FITZGERALD, ANN 410 ROUTE 79 MORGANVILLE, NJ 07751

ALSO NOTIFY

MONMOUTH COUNTY PLANNING BOARD
PO BOX 1255
FREEHOLD, NJ 07728

W.M.U.A.
103 PENSION ROAD
ENGLISHTOWN, NJ 07726
ATTENTION: KATHY LEATHERMAN

MARLBORO TOWNSHIP WATER UTILITY
1979 TOWNSHIP DRIVE
MARLBORO, NJ 07746

GORDON CORNER WATER UTILITY
27 VANDERBURG ROAD
MARLBORO, NJ 07746

STATE OF NJ DEPARTMENT OF TRANSPORTATION
100 DANIELS WAY
FREEHOLD, NJ 07728

N.J.NATURAL GAS COMPANY
1415 WYCOFF ROAD
WALL, NJ, 07719
ATTENTION: FRANK GRAF

CABLEVISION OF MONMOUTH
40 PINE STREET
TINTON FALLS, NJ 07753

VERIZON NEW JERSEY INC
789 WAYSIDE 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	15 acres	2.87 acres	15.3 acres
Density(lots/ac)	--	--	--	--
Min Lot Frontage	--	--	--	--
Min Lot Widths	--	--	--	--
Min Lot Depth	--	--	--	--
Front Yard	Route 79 - 50 ft Beacon Hill - 60 ft	60	--	62.9 ft
Side Yard	--	--	--	50.0 ft
Rear Yard	80 ft	--	--	--
Building Height	3 stories/35 ft	Route 79 - 50 ft or 4sty 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%	55%	--	55%
FAR	--		--	
Access to Beacon Hill Road	Not Permissible	Not Permissible	No	No
Landscaped Buffer (Commercial to Multi-Family)	15 ft	10 ft	--	*4.4 ft
Parking Landscape Buffer	5 ft perimeter	5 ft perimeter	--	11.5 ft perimeter
Landscaped Parking Area	10%	10%	--	10%
Max Units Allowed	--	250 units	--	250
Min Affordable Housing Units	--	50 units	--	50 units
Max Units Allowed Per Building	--	36 units	--	30 units
Max Length of Building	--	240 ft	--	236 ft
Min Building Separation Side to Side	--	20 ft	--	32 ft
Min Building Separation Front to Front	--	65 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 Bldg Façade w/o 4' Stagger	--	30 ft	--	*92 ft
Parking Stall Size	9 ft x 18 ft	9 ft x 18 ft	--	9 ft x 18 ft
Parallel Parking Stall Size	--	--	--	9 ft x 23 ft
Aisle Width	24 ft	24 ft	--	24 ft
Min Deciduous Trees Req in Parking Areas	1 per 15 stalls	1 per 15 stalls	--	1 per 10 stalls

* EXISTING & PREVIOUSLY APPROVED VARIANCE

ALL IMPROVEMENTS SHOWN ON THIS PLAN WERE CONSTRUCTED IN ACCORDANCE WITH THE LAYOUT AND SITE CONFIGURATION SHOWN ON THE PRELIMINARY AND FINAL MAJOR SITE PLANS PREPARED BY CRAMMER ENGINEERING, PA, DATED DECEMBER 1, 2020, LAST REVISED JANUARY 24, 2011 WHICH WAS GRANTED UNDER A FORMAL RESOLUTION OF APPROVAL, RESOLUTION PB 1053-10, BY THE TOWNSHIP OF MARLBORO, PRELIMINARY APPROVAL DATE MARCH 16, 2011, FINAL APPROVAL DATE MAY 16, 2012.

AS SUCH THIS PLANNED RESIDENTIAL DEVELOPMENT IS NOT AND WAS NOT SUBJECT TO THE ABOVE ZONE REQUIREMENTS WHICH HAVE BEEN SHOWN FOR INFORMATIONAL PURPOSES ONLY.

GENERAL NOTES:

1. THE PROPERTY IS KNOWN AS BLOCK 132, LOT 18 AS SHOWN ON THE TOWNSHIP OF MARLBORO TAX MAP SHEET NO. 16, DATED JULY 2017.
2. OUTBOUND INFORMATION TAKEN FROM A PLAN ENTITLED, "OUTBOUND SURVEY PREPARED FOR CAMELOT AT MARLBORO, BLOCK 132, LOT 18", PREPARED BY ABBINGTON ENGINEERING, LLC, DATED 09/02/2020.
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
   433 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 NEW JERSEY APPEARED
WHO BY 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 RECORDATION ACT, RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

TOWNSHIP OF MARLBORO 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 PROVISION OF THE RECORDINATION ACT N.J.S.A. 46:26 B2 & 3. THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE _____ DAY OF _____, 20_____, WHICH DATE IS WITHIN (190) 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 THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW", L.W. 1975, C.291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING THE FUTURE SETTING OF 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 09/02/2020 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 RECORDATION ACT AND THAT OUTBOUND CORNERS AS SHOWN HAVE BEEN OR WILL BE SET.

VINCENT CREEVY, PLS
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 36716

VINCENT CREEVY, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LICENSE No. 36716
CERTIFICATE OF AUTHORIZATION #24GA28239800

ABBINGTON ENGINEERING, LLC.
922 NJ-33 SUITE 3,
FREEHOLD, NJ 07728
TEL: (732) 431-1440 FAX: (732) 987-5078

ENGINEERING
SITE PLANNING
ENVIRONMENTAL
LANDSCAPE ARCHITECTURE

www.abbingtonengineering.com

REVISIONS	DATE
DATE: 09/08/2020	RMP DRAWN
SCALE: 1" = 50'	VC CHECKED
AE FILE NAME: 001_MINOR_SUBDIVISION	
AE FILE NUMBER: 008.001	VC RELEASED

--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

A-15