

MARLBORO – TEXAS ROAD MULTI-FAMILY

Marlboro Township
Monmouth County, New Jersey
2019

Permitted Uses:

1. Multi-family residential development.

Accessory Uses:

1. Uses and structures customary and incidental to the principal use, including but not limited to: Recreation Center that may include meeting rooms, gyms, and other amenities.

Density: Maximum 8.84 dwelling units (du) per gross acre

Bulk Standards:

1. Minimum lot size: thirty thousand (30,000) square feet.
2. Minimum lot width: one hundred (100) feet
3. Minimum lot depth: two hundred (200) feet.
4. Minimum front yard setback from Texas Road frontage: fifty (50) feet.
5. Minimum side yard setback; Building: thirty (30) feet.
6. Minimum side yard setback; Parking: ten (10) feet.
7. Minimum rear yard setback; Building: thirty (30) feet.
8. Maximum impervious coverage: forty percent (40%) (actual is 27.21 on upper and 27.6% on lower)
9. Maximum building height: three (3) stories or forty (40) feet.
10. Minimum Distance between buildings; Front-to-Side: forty (40) feet
11. Minimum Distance between buildings; Side-to-Side: fifty (50) feet
12. Minimum Distance between buildings; Rear-to-Rear: fifty (50) feet

Parking Standards:

Off-street parking shall be provided at a minimum rate of:

1. Parking will be provided in sufficient quantity per the Residential Site Improvement Standards (RSIS). Parking will be provided in private garages, driveways and on surface lots.

Signage:

Signs shall be in harmony and consistent with the architecture of the building and relate to the features of the building in terms of location, scale, color, lettering, materials, texture and depth.

The following will be allowed:

1. Two (2) project identification signs per exit/entrance. Such ground signs shall not exceed six (6) feet in height and shall not exceed ninety (90) square feet. Such signage shall be located no closer than 5 feet to any property line, and shall not be located within the sight triangle of any intersection or access drive with a public street. The sign shall

incorporate the design and materials that match the architecture of the development.

2. Way finding signage to direct visitors toward parking areas, building identification, building entrances and activity centers is permitted as appropriate. Way finding signage shall be no greater than ten (10) square feet per sign.

A comprehensive signage plan shall be submitted for each site which clearly indicates the location, dimension, area, color and materials of all existing and proposed permanent signs and provide a detail of each proposed sign.

Landscaping:

1. Minimum landscape coverage limited to twenty (20) percent of the remaining open space available on the site.
2. Minimum landscaped area required to be ten (10) percent and shall be in addition to all required buffers. In calculating the landscaped areas, the areas of plazas, open pedestrian shopping malls, sitting areas, pools and fountains shall be included. Landscaping shall be required within paved parking areas. No more than 12 consecutive parking stalls shall be permitted without a landscaped island.
3. All setback areas fronting public roadways shall be defined by a combination of decorative fencing and/or landscaping. The landscaped area within should contain a variety of flowering trees, shrubs, perennials, annuals and bulbs to complement the architecture and provide seasonal interest.
4. Landscape design should be integrated into overall site design and plans should include a watering and maintenance schedule for each area.

Lighting:

1. Pedestrian, bollard lighting, ground-mounted lighting, or other low glare-controlled fixtures mounted on building or landscape walls shall be used to light pedestrian walkways.
2. Accent lighting on buildings is encouraged.
3. Lighting shall be shielded to prevent glare on adjacent properties and from residential uses.
4. Exterior light fixtures shall be compatible and relate to the architectural character of the buildings on site. Site lighting shall be provided at the minimum level to accommodate safe pedestrian and vehicular movements, without causing any off-site glare.
5. Parking lot lights shall not exceed 20 (twenty) feet in height and shall contain decorative fixtures.