

DESCRIPTION OF PROJECT

PROPOSED CAMPUS USE CHANGES AND IMPROVEMENTS
BLOCK 39, LOTS 1, 2, 3, 4, 5, 7, 8, 9, 11, 12.01 & 12.02 / ZONES R-22 & I

NEW CAMPUS INGRESS/EGRESS DRIVEWAY FROM LARCHWOOD AVENUE: [LOTS 2, 3, 4 & 12.02; ZONE R-22] A NEW 24-FOOT WIDE CURBED PAVED, TWO-WAY ACCESS DRIVEWAY IS PROPOSED TO CONNECT THE UNIVERSITY'S MAIN CAMPUS WITH NORTHBOUND LARCHWOOD AVENUE AT A POINT APPROXIMATELY 280 FEET SOUTH OF THE SIGNALIZED CEDAR AVENUE / LARCHWOOD AVENUE INTERSECTION. APPURTENANT IMPROVEMENTS INCLUDE SITE LIGHTING, PLANTING, STORMWATER COLLECTION AND MANAGEMENT AND TRAFFIC CONTROL DEVICES.

CONSTRUCTION OF NEW UNIVERSITY POLICE HEADQUARTERS: [LOTS 4, 5 & 12.01; ZONE R-22] TWO (2) EXISTING 2-STORY RESIDENTIAL STRUCTURES (TOTAL BUILDING AREA = 6,190± S.F.) WILL BE DEMOLISHED AND REMOVED. A NEW 2-STORY, RESIDENTIAL-SCALE POLICE HEADQUARTERS BUILDING WILL BE CONSTRUCTED (BUILDING AREA = 4,287± S.F. / 6,967± G.F.A.). APPURTENANT IMPROVEMENTS INCLUDE A PARKING FIELD FOR 57 VEHICLES, PEDESTRIAN PATHWAYS, SITE LIGHTING, AN EMERGENCY GENERATOR, A STORAGE SHED FOR PORTABLE TRAFFIC CONTROL DEVICES, FENCING, PLANTING, STORMWATER COLLECTION AND MANAGEMENT AND TRAFFIC CONTROL DEVICES.

RELOCATION OF EXISTING UNIVERSITY ALUMNI CENTER: [LOT 2; ZONE R-22] THE CURRENT ALUMNI CENTER WILL BE MOVED FROM ITS CURRENT LOCATION WITHIN A FORMER RESIDENTIAL STRUCTURE UPON LOT 12.01 (BUILDING AREA = 3,462± S.F. / 4,308± S.F.G.F.A.) TO THE EXISTING RESIDENTIAL STRUCTURE UPON LOT 2 (BUILDING AREA = 2,338± S.F. / 4,308± S.F.G.F.A.). RESIDENTIAL YARD-AREA IMPROVEMENTS WILL BE DEMOLISHED AND REMOVED. MINOR INTERIOR ALTERATIONS WILL BE MADE TO THE EXISTING STRUCTURE. AN EXISTING 2-STORY, REAR-YARD GARAGE/APARTMENT STRUCTURE (BUILDING AREA = 795± S.F.) WILL BE CONVERTED TO UNIVERSITY STORAGE SPACE. APPURTENANT IMPROVEMENTS INCLUDE A PARKING FIELD FOR 19 VEHICLES, VEHICLE AND PEDESTRIAN PATHWAYS, SITE LIGHTING, FENCING, PLANTING, STORMWATER COLLECTION AND MANAGEMENT AND TRAFFIC CONTROL DEVICES.

USE CHANGE(S) FOR EXISTING UNIVERSITY ALUMNI CENTER BUILDING: [LOT 12.01; ZONE R-22] THE EXISTING ALUMNI CENTER BUILDING (A FORMER RESIDENTIAL STRUCTURE (BUILDING AREA = 3,462± S.F. / 4,308± S.F.G.F.A.) WILL BE CONVERTED TO UNIVERSITY GENERAL OFFICE SPACE UNTIL THE NEW HEADQUARTERS IS COMPLETED AND OCCUPIED. THE STRUCTURE WILL THEN RECEIVE INTERIOR ALTERATIONS TO SUPPORT THE UNIVERSITY'S SCHOOL FOR SOCIAL WORK. APPURTENANT IMPROVEMENTS INCLUDE PEDESTRIAN PATHWAYS AND PLANTING. SUPPORTING IMPROVEMENTS INCLUDE NEW, NEARBY PARKING, PEDESTRIAN PATHWAYS AND SITE LIGHTING.

CONVERSION OF EXISTING 1-STORY SINGLE FAMILY RESIDENCE TO UNIVERSITY GENERAL OFFICE USE: [LOT 12.02] AN EXISTING 1-STORY RESIDENTIAL STRUCTURE (BUILDING AREA = 2,360± S.F.) WILL HAVE ITS LIVING AREA CONVERTED TO UNIVERSITY GENERAL OFFICE SPACE. ITS 490± S.F. GARAGE AREA WILL BE USED FOR GENERAL UNIVERSITY STORAGE SPACE. MINOR INTERIOR ALTERATIONS WILL BE MADE TO THE STRUCTURE. APPURTENANT IMPROVEMENTS INCLUDE A PARKING FIELD FOR 15 VEHICLES, PEDESTRIAN PATHWAYS, SITE LIGHTING, FENCING AND PLANTING. SUPPORTING IMPROVEMENTS INCLUDE A NEW ACCESS DRIVEWAY CONNECTION WITH THE UNIVERSITY'S MAIN CAMPUS AND NEARBY STORMWATER COLLECTION AND MANAGEMENT IMPROVEMENTS.

RELOCATION/CONSOLIDATION OF LOT 12.02 FACILITIES MANAGEMENT OPERATIONS: [LOT 12.02; ZONE R-22] EXISTING FACILITIES MANAGEMENT OPERATIONS CONDUCTED AT TWO (2) LOCATIONS UPON LOT 12.02 WILL BE CONSOLIDATED INTO A SINGLE LOCATION IMMEDIATELY ADJACENT TO THE OUTFIELD FENCING OF THE WOMEN'S SOFTBALL FIELD. TWO (2) PRE-ENGINEERED, 30' X 60' GENERAL USE BUILDINGS ARE PROPOSED FOR STORAGE AND INDOOR FACILITIES MANAGEMENT OPERATIONS. APPURTENANT IMPROVEMENTS INCLUDE CURBED/SURFACED YARD AREAS, FENCING, PLANTING AND STORMWATER COLLECTION/INSTALLATIONS. SUPPORTING IMPROVEMENTS INCLUDE A NEW ACCESS DRIVEWAY CONNECTION WITH THE UNIVERSITY'S MAIN CAMPUS.

INDOOR GOLF PRACTICE CENTER: [LOT 12.02; ZONE R-22] AN EXISTING 1-STORY, 1,360± S.F. FACILITIES MANAGEMENT BUILDING LOCATED NEAR THE EASTERN END OF THE WOMEN'S FIELD HOCKEY PITCH WILL BE EXPANDED AND RENOVATED TO PROVIDE A 1-STORY 3,178± S.F. INDOOR GOLF PRACTICE CENTER. SUPPORTING IMPROVEMENTS INCLUDE NEARBY ACCESS DRIVEWAYS, PARKING, SITE LIGHTING, PEDESTRIAN PATHS AND ATHLETIC FACILITIES.

CONSTRUCTION OF ADDITIONAL PARKING: [LOTS 4, 5, 12.01 & 12.02; ZONE R-22] PARKING AREAS PROVIDING A TOTAL OF 246 VEHICLE STALLS WILL BE CONSTRUCTED UPON THE AREA BETWEEN THE EXISTING ALUMNI HOUSE STRUCTURE AND THE SITE OF THE NEW POLICE HEADQUARTERS AND WESTERLY OF THE EXISTING CEDAR AVENUE DRIVEWAY SERVING THE UNIVERSITY'S MAIN CAMPUS. APPURTENANT IMPROVEMENTS INCLUDE PEDESTRIAN PATHWAYS, SITE LIGHTING, FENCING, PLANTING, STORMWATER COLLECTION AND MANAGEMENT AND TRAFFIC CONTROL DEVICES.

NEW MONUMENT-STYLE UNIVERSITY IDENTIFICATION SIGN: [LOT 1; ZONE R-22] AT SUCH TIME AS THE EXISTING SINGLE FAMILY USE UPON LOT 1 IS TO BE ABANDONED, THE EXISTING RESIDENCE AND APPURTENANT YARD-AREA IMPROVEMENTS WILL BE DEMOLISHED AND REMOVED. A NEW, MONUMENT-STYLE, UNIVERSITY IDENTIFICATION SIGN WILL BE CONSTRUCTED. APPURTENANT SITE IMPROVEMENTS INCLUDE ORNAMENTAL FENCING AND PLANTING.

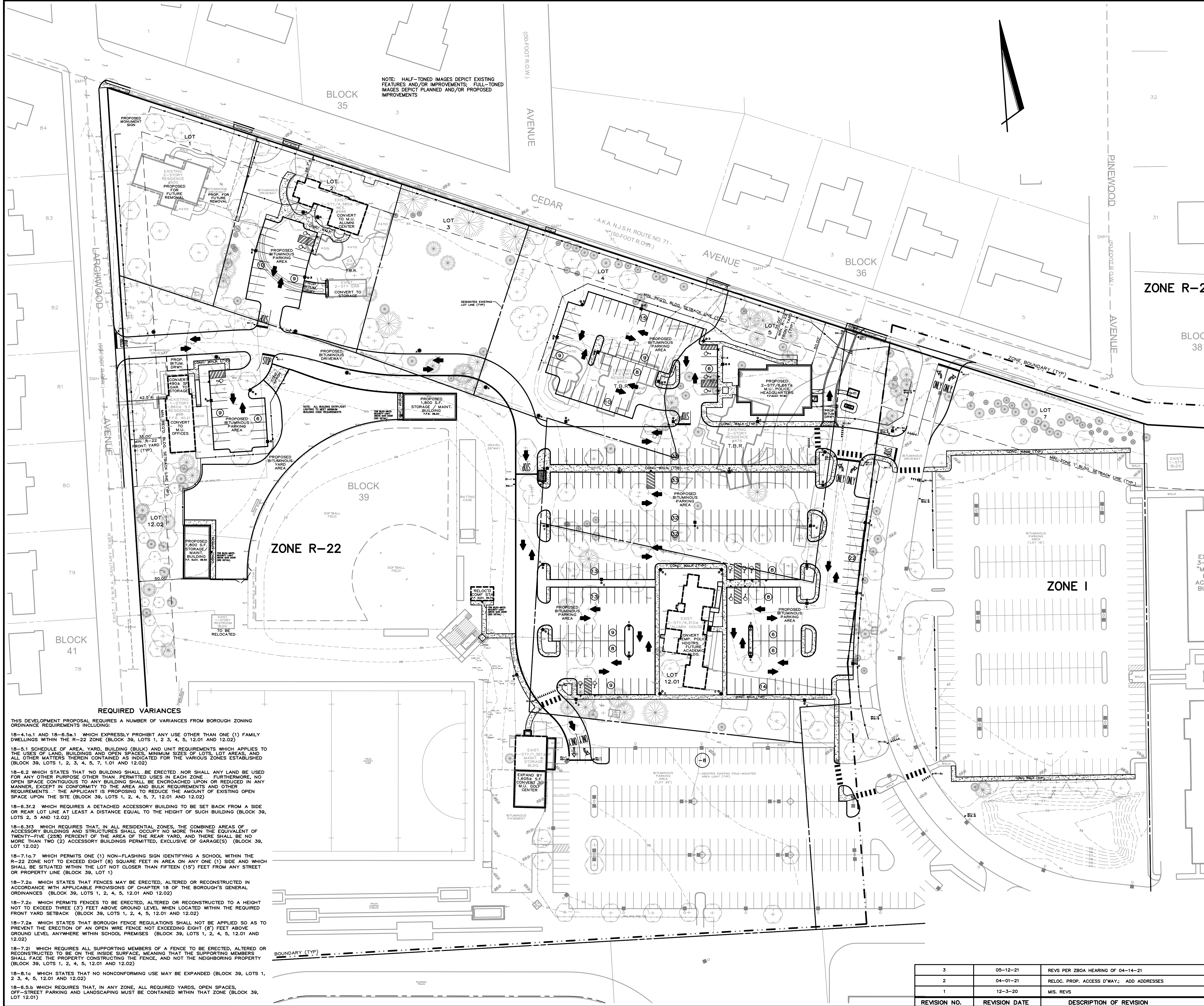
MISCELLANEOUS ANCILLARY IMPROVEMENTS: [LOTS 1, 2, 3, 4, 5, 7, 12.01 & 12.02; ZONES R-22 & I]

- EXISTING DEPRESSED CURBS AND DRIVEWAY APRONS WITHIN CEDAR AVENUE (FRONTAGES OF LOTS 1, 2, 3, 4, 5, 7 AND 12.01; ZONE R-22) WILL BE DEMOLISHED/REMOVED IN CONNECTION WITH ABOVE DESCRIBED IMPROVEMENTS AND REPLACED WITH NEW FULL-FACED CONCRETE CURBS AND WALKS.
- THE PATTERN OF ORNAMENTAL METAL FENCING AND LANDSCAPE IMPROVEMENTS ALONG THE EXTERIOR PERIMETER OF THE UNIVERSITY CAMPUS WILL BE CONTINUED/EXTENDED ACROSS THE FRONT YARD AREAS OF ALL LOTS [ZONE R-22].
- A NET TOTAL OF 339 PARKING STALLS (NCL. 13 B/F STALLS) WILL BE ADDED TO THE UNIVERSITY'S MAIN CAMPUS [LOTS 1, 2, 3, 4, 5, 12.01 & 12.02; ZONE R-22].
- AN ACCESS DRIVEWAY CONNECTING NEW PARKING WITH AN EXISTING INGRESS-EGRESS / PRIMARY CIRCULATION DRIVEWAY AND NEW SIDEWALKS WILL CONNECT NEW IMPROVEMENTS WITH EXISTING CAMPUS FACILITIES [LOT 7; ZONE I].
- AN EXISTING COMFORT STATION ADJACENT TO THE SOUTHWESTERLY CORNER OF THE SOFTBALL FIELD WILL BE RELOCATED TO AN ACCESSIBLE LOCATION ALONG THE EASTERLY SIDE OF THE SOFTBALL FIELD.

CONSTRUCTION PHASING: PROJECT IMPROVEMENTS SHALL BE PHASED SO THAT ANY BUILDING REQUIRING CERTIFICATE OF OCCUPANCY SHALL HAVE IN PLACE AT THE TIME OF APPLICATION FOR C.O., SUPPORTING SITE IMPROVEMENTS INCLUDING SAFE ACCESS DRIVEWAY(S), PARKING, PEDESTRIAN PATHS, UTILITY SERVICES, DRAINAGE COLLECTION AND STORMWATER MANAGEMENT, SITE LIGHTING, FENCING AND, SEASON PERMITTING, PLANTING AND LANDSCAPING.

LAND USE CONSIDERATIONS: MONMOUTH UNIVERSITY IS REQUESTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVALS PURSUANT TO N.J.S.A. 40:55D-7(a)(1) AND (D), AND, IF/AS NECESSARY, DESIGN WAIVERS TO REDEVELOP AND UTILIZE, FOR UNIVERSITY OPERATIONS, LANDS WHICH IT OWNS WITHIN BLOCK 39 WHICH LANDS ARE ZONED FOR R-22 SINGLE FAMILY RESIDENTIAL USE BUT WHICH ARE CONTIGUOUS WITH THE UNIVERSITY'S MAIN CAMPUS AND WHICH DO NOT ABUT ANY RESIDENTIAL PROPERTY THAT IS NOT UNIVERSITY-OWNED.

REQUESTED VARIANCES INCLUDE THE VARIANCES AND/OR WAIVERS DESCRIBED BY THE NOTES UNDER "REQUESTED VARIANCES" OF THIS SHEET, A VARIANCE OR WAIVER AS MAY BE NECESSARY FROM ORDINANCE SECTIONS WHICH MAY REQUIRE PROVISION OF SITE PLAN DETAILS BEYOND THOSE DEPICTED ON THIS PRELIMINARY AND FINAL SITE PLAN SUBMITTED BY THE APPLICANT AND ANY/ALL OTHER VARIANCES AND/OR WAIVERS WHICH MAY BE REQUIRED.



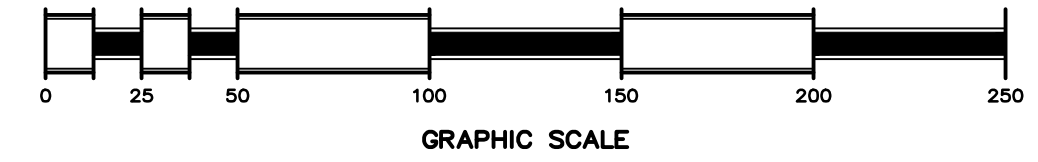
NOTE: HALF-TONED IMAGES DEPICT EXISTING FEATURES AND/OR IMPROVEMENTS; FULL-TONED IMAGES DEPICT PLANNED AND/OR PROPOSED IMPROVEMENTS

ZONE R-22

ZONE I

REQUIRED VARIANCES

- THIS DEVELOPMENT PROPOSAL REQUIRES A NUMBER OF VARIANCES FROM BOROUGH ZONING ORDINANCE REQUIREMENTS INCLUDING:
- 18-4.1a.1 AND 18-6.5a.1 WHICH EXPRESSLY PROHIBIT ANY USE OTHER THAN ONE (1) FAMILY DWELLINGS WITHIN THE R-22 ZONE (BLOCK 39, LOTS 1, 2, 3, 4, 5, 12.01 AND 12.02)
 - 18-5.1 SCHEDULE OF AREA, YARD, BUILDING (BULK) AND UNIT REQUIREMENTS WHICH APPLIES TO THE USES OF LAND, BUILDINGS AND OPEN SPACES, MINIMUM SIZES OF LOTS, LOT AREAS, AND ALL OTHER MATTERS THEREIN CONTAINED AS INDICATED FOR THE VARIOUS ZONES ESTABLISHED (BLOCK 39, LOTS 1, 2, 3, 4, 5, 7, 1.01 AND 12.02)
 - 18-6.2 WHICH STATES THAT NO BUILDING SHALL BE ERRECTED NOR SHALL ANY LAND BE USED FOR ANY OTHER PURPOSE OTHER THAN PERMITTED USES IN EITHER ZONE. FURTHERMORE, NO OPEN SPACE CONTIGUOUS TO ANY BUILDING SHALL BE ENCLOSED UPON OR REDUCED IN ANY MANNER, EXCEPT IN CONFORMANCE WITH THE AREA AND BULK REQUIREMENTS AND OTHER REQUIREMENTS. THE APPLICANT IS PROPOSING TO REDUCE THE AMOUNT OF EXISTING OPEN SPACE UPON THE SITE (BLOCK 39, LOTS 1, 2, 4, 5, 7, 12.01 AND 12.02)
 - 18-6.3f.2 WHICH REQUIRES A DETACHED ACCESSORY BUILDING TO BE SET BACK FROM A SIDE OR REAR LOT LINE AT LEAST A DISTANCE EQUAL TO THE HEIGHT OF SUCH BUILDING (BLOCK 39, LOTS 2, 5 AND 12.02)
 - 18-6.3f.3 WHICH REQUIRES THAT, IN ALL RESIDENTIAL ZONES, THE COMBINED AREAS OF ACCESSORY BUILDINGS AND STRUCTURES SHALL OCCUPY NO MORE THAN THE EQUIVALENT OF TWENTY-FIVE (25%) AREA OF THE REAR YARD AND THERE SHALL BE NO MORE THAN TWO (2) ACCESSORY BUILDINGS PERMITTED, EXCLUSIVE OF GARAGE(S) (BLOCK 39, LOT 12.02)
 - 18-7.1a.7 WHICH PERMITS ONE (1) NON-FLASHING SIGN IDENTIFYING A SCHOOL WITHIN THE R-22 ZONE NOT TO EXCEED EIGHT (8) SQUARE FEET IN AREA ON ANY ONE (1) SIDE AND WHICH SHALL BE SITUATED WITHIN THE LOT NOT CLOSER THAN FIFTEEN (15) FEET FROM ANY STREET OR PROPERTY LINE (BLOCK 39, LOT 1)
 - 18-7.2a WHICH STATES THAT FENCES MAY BE ERRECTED, ALTERED OR RECONSTRUCTED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF CHAPTER 18 OF THE BOROUGH'S GENERAL ORDINANCES (BLOCK 39, LOTS 1, 2, 4, 5, 12.01 AND 12.02)
 - 18-7.2a WHICH PERMITS FENCES TO BE ERRECTED, ALTERED OR RECONSTRUCTED TO A HEIGHT NOT TO EXCEED THREE (3) FEET ABOVE GROUND LEVEL WHEN LOCATED WITHIN THE REQUIRED FRONT YARD SETBACK (BLOCK 39, LOTS 1, 2, 4, 5, 12.01 AND 12.02)
 - 18-7.2a WHICH STATES THAT BOROUGH FENCE REGULATIONS SHALL NOT BE APPLIED SO AS TO PREVENT THE ERECTION OF AN OPEN WIRE FENCE NOT EXCEEDING EIGHT (8) FEET ABOVE GROUND LEVEL ANYWHERE WITHIN SCHOOL PREMISES (BLOCK 39, LOTS 1, 2, 4, 5, 12.01 AND 12.02)
 - 18-7.2f WHICH REQUIRES ALL SUPPORTING MEMBERS OF A FENCE TO BE ERRECTED, ALTERED OR RECONSTRUCTED TO BE ON THE INSIDE SURFACE, MEANING THAT THE SUPPORTING MEMBERS SHALL FACE THE PROPERTY CONSTRUCTING THE FENCE, AND NOT THE NEIGHBORING PROPERTY (BLOCK 39, LOTS 1, 2, 4, 5, 12.01 AND 12.02)
 - 18-8.1c WHICH STATES THAT NO NONCONFORMING USE MAY BE EXPANDED (BLOCK 39, LOTS 1, 2, 3, 4, 5, 12.01 AND 12.02)
 - 18-6.5b WHICH REQUIRES THAT, IN ANY ZONE, ALL REQUIRED YARDS, OPEN SPACES, OFF-STREET PARKING AND LANDSCAPING MUST BE CONTAINED WITHIN THAT ZONE (BLOCK 39, LOT 12.01)



OVERALL PROJECT/VARIANCE PLAN **CAMPUS USE AND SITE IMPROVEMENTS**

MONMOUTH UNIVERSITY

'D' & 'C' VARIANCE / PRELIMINARY & FINAL SITE PLANS
BLOCK 39, LOTS 1 THRU 5, 7, 8, 9, 11, 12.01 & 12.02 -- TAX MAP SHEET NOS. 15 & 18
ADJACENT STREETS: LARCHWOOD, CEDAR & NORWOOD AVENUES -- LAND USE ZONES: R-22 & I

BOROUGH OF WEST LONG BRANCH MONMOUTH COUNTY, NEW JERSEY

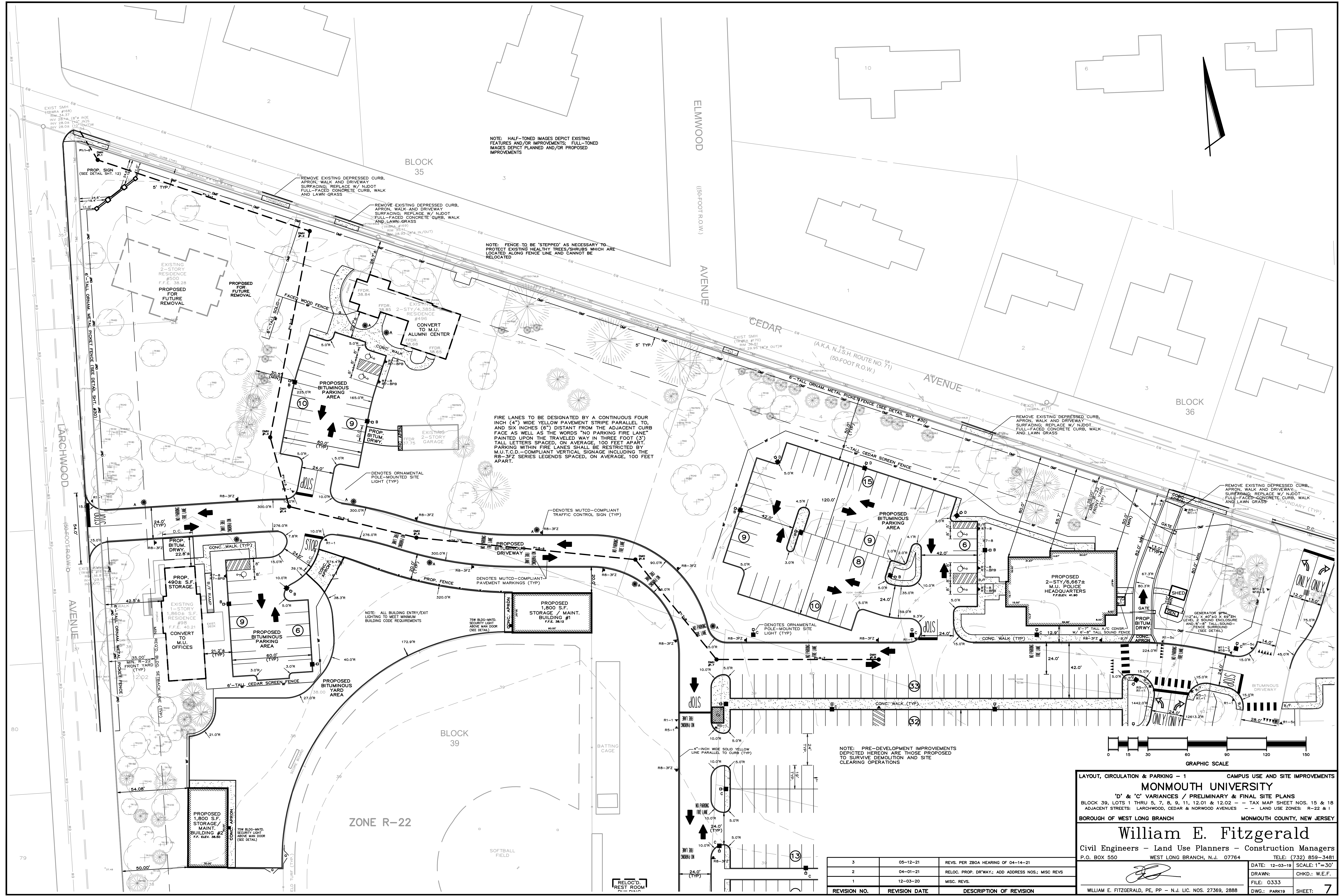
William E. Fitzgerald

Civil Engineers - Land Use Planners - Construction Managers
P.O. BOX 550 WEST LONG BRANCH, N.J. 07764 TEL: (732) 859-3481

3	05-12-21	REVS PER ZBDA HEARING OF 04-14-21
2	04-01-21	RELOC. PROP. ACCESS D'WAY; ADD ADDRESSES
1	12-3-20	MIS. REVS

DATE: 12-03-19 SCALE: 1"=50'
DRAWN: CHKD: W.E.F.
FILE: 0333 DWG: PARK19
WILLIAM E. FITZGERALD, PE, PP - N.J. LIC. NOS. 27369, 2888 SHEET: 2

REVISION NO.	REVISION DATE	DESCRIPTION OF REVISION
3	05-12-21	REVS PER ZBDA HEARING OF 04-14-21
2	04-01-21	RELOC. PROP. ACCESS D'WAY; ADD ADDRESSES
1	12-3-20	MIS. REVS



NOTE: HALF-TONED IMAGES DEPICT EXISTING FEATURES AND/OR IMPROVEMENTS; FULL-TONED IMAGES DEPICT PLANNED AND/OR PROPOSED IMPROVEMENTS

NOTE: FENCE TO BE 'STEPPED' AS NECESSARY TO PROTECT EXISTING HEALTHY TREES/SHRUBS WHICH ARE LOCATED ALONG FENCE LINE AND CANNOT BE RELOCATED

FIRE LANES TO BE DESIGNATED BY A CONTINUOUS FOUR INCH (4") WIDE YELLOW PAVEMENT STRIPE PARALLEL TO, AND SIX INCHES (6") DISTANT FROM THE ADJACENT CURB FACE AS WELL AS THE WORDS "NO PARKING FIRE LANE" PAINTED UPON THE TRAVELED WAY IN THREE FOOT (3") TALL LETTERS SPACED, ON AVERAGE, 100 FEET APART. PARKING WITHIN FIRE LANES SHALL BE RESTRICTED BY M.U.T.C.D.-COMPLIANT VERTICAL SIGNAGE INCLUDING THE RB-3FZ SERIES LEGENDS SPACED, ON AVERAGE, 100 FEET APART.

NOTE: PRE-DEVELOPMENT IMPROVEMENTS DEPICTED HEREON ARE THOSE PROPOSED TO SURVIVE DEMOLITION AND SITE CLEARING OPERATIONS

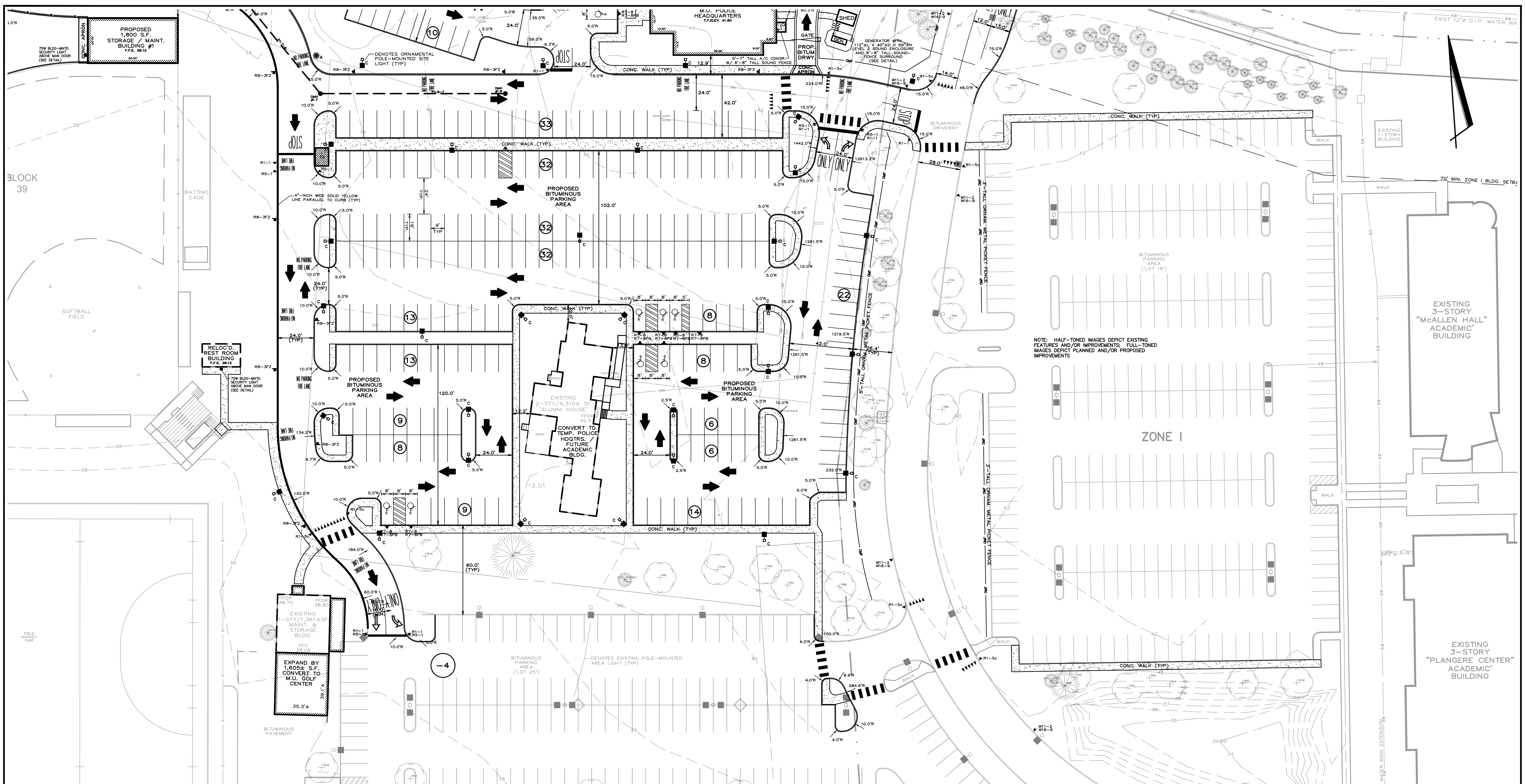


LAYOUT, CIRCULATION & PARKING - 1 CAMPUS USE AND SITE IMPROVEMENTS
MONMOUTH UNIVERSITY
 'D' & 'C' VARIANCES / PRELIMINARY & FINAL SITE PLANS
 BLOCK 39, LOTS 1 THRU 5, 7, 8, 9, 11, 12.01 & 12.02 -- TAX MAP SHEET NOS. 15 & 18
 ADJACENT STREETS: LARCHWOOD, CEDAR & NORWOOD AVENUES -- LAND USE ZONES: R-22 & I
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REVISION NO.	REVISION DATE	DESCRIPTION OF REVISION
3	05-12-21	REVS. PER ZBDA HEARING OF 04-14-21
2	04-01-21	RELOC. PROP. DR'WAY.; ADD ADDRESS NOS.; MISC REVS
1	12-03-20	MISC. REVS.

DATE: 12-03-19 SCALE: 1"=30'
 DRAWN: CHKD: W.E.F.
 FILE: 0333 DWG: PARK19 SHEET: 7
 WILLIAM E. FITZGERALD, PE, PP - N.J. LIC. NOS. 27369, 2888



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TABULATION OF ZONING REQUIREMENTS - PROPOSED UNIVERSITY USE EXPANSION AND SITE IMPROVEMENTS

Lot	Zone	Descriptor	Permitted Use	Minimum Lot Size				Minimum Yard Requirements - Principal Building				Maximum Lot Coverage		Maximum Height	
				Area (sq ft)	Width (ft)	Depth (ft)	Front (ft)	Side (ft)	Rear (ft)	Impervious Surface (sq ft)	Principal Building (sq ft)	Accessory Building (sq ft)	Stories	Feet	
1	R-22	Pre-Development	One-Family Dwellings	22,500	150	35	35	30	50	30.0%	30.0%	2.5	35	15	
			One-Family Dwelling	28,148	164.9	21.4	89.3	44.2	N/A	10.9%	21.4%	2	24	9	
			University-General	28,148	164.9	N/A	N/A	N/A	N/A	0.0%	0.5%	N/A	N/A	N/A	
2	R-22	Pre-Development	One-Family Dwellings	22,500	150	35	35	30	50	30.0%	30.0%	2.5	35	15	
			One-Family Dwelling	33,249	170.2	26.7	126.1	30.5	85.8	9.8%	33.6%	2	26.5	23	
			University Alumni Center	33,249	170.2	26.7	126.1	30.5	85.8	9.4%	35.6%	2	26.5	23	
3	R-22	Pre-Development	One-Family Dwellings	22,500	150	35	35	30	50	30.0%	30.0%	2.5	35	15	
			One-Family Dwelling	28,700	148.2	N/A	N/A	N/A	N/A	0.0%	0.0%	N/A	N/A	N/A	
			University-General	28,700	148.2	N/A	N/A	N/A	N/A	0.0%	0.0%	N/A	N/A	N/A	
4	R-22	Pre-Development	One-Family Dwellings	22,500	150	35	35	30	50	30.0%	30.0%	2.5	35	15	
			One-Family Dwelling	43,687	235.2	N/A	N/A	N/A	N/A	0.0%	0.0%	N/A	N/A	N/A	
			University - Parking for Public Hdqts.	43,687	235.2	N/A	N/A	N/A	N/A	0.0%	43.7%	N/A	N/A	N/A	
5	R-22	Pre-Development	One-Family Dwellings	22,500	150	35	35	30	50	30.0%	30.0%	2.5	35	15	
			One-Family Dwelling	66,421	146.1	108.5	100	74.3	168.2	5.6%	14.5%	2	28	14	
			University - Police Hdqts. w/ Parking	66,421	146.1	50	167.9	27.1	80.3	6.5%	80.5%	2	34.6	13	
7	I	Pre-Development	Uses Per 18-4.3	5 Acres	300	70	70	40	100	30.0%	50.0%	2.5	35	15	
			University - Parking	206,148	309.6	N/A	N/A	N/A	N/A	0.024%	62.4%	N/A	N/A	13	
			University - Parking	206,148	309.6	N/A	N/A	N/A	N/A	0.024%	63.9%	N/A	N/A	13	
12.01	R-22	Pre-Development	One-Family Dwellings	22,500	150	35	35	30	50	30.0%	30.0%	2.5	35	15	
			University Alumni Center	81,024	50.75	93.8	47.3	19.7	128.1	4.4%	10.3%	2	28	12	
			University Academic Building	81,024	50.75	93.8	47.3	19.7	128.1	4.5%	73.0%	2	28	N/A	
12.02	R-22	Pre-Development	One-Family Dwellings	22,500	150	35	35	30	50	30.0%	30.0%	2.5	35	15	
			One-Fam. Dwelling + Univ. Parking, Athletics & Maint.	374,300	762.5	42.5	391.1	82.2	657.9	1.4%	20.8%	1	17	13	
			Univ. Offices, Parking, Athletics, Storage & Maint.	374,300	762.5	42.5	391.1	82.2	657.9	2.9%	32.2%	1	17	29	



LAYOUT, CIRCULATION & PARKING - 2 CAMPUS USE AND SITE IMPROVEMENTS

MONMOUTH UNIVERSITY

'D' & 'C' VARIANCES / PRELIMINARY & FINAL SITE PLANS

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DATE: 12-03-19 SCALE: 1"=30'

DRAWN: [Signature] CHKD: W.E.F.

FILE: 0333 DWG: PARK19 SHEET: 8

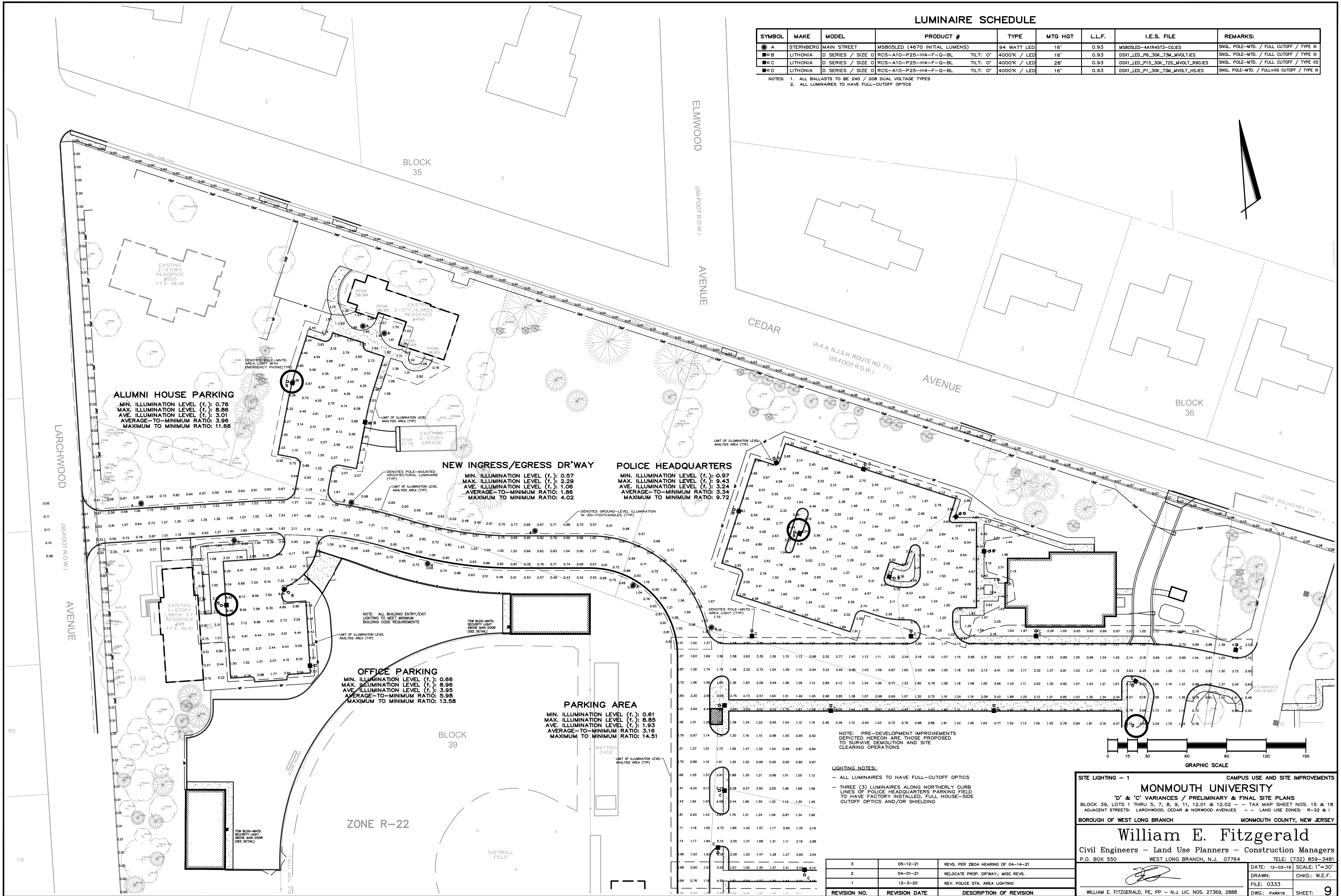
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LUMINAIRE SCHEDULE

SYMBOL	MAKE	MODEL	PRODUCT #	TYPE	MTG HGT	L.L.F.	I.E.S. FILE	REMARKS:
▲ A	STERNBERG	MAIN STREET	MSB05LED (4670 INITIAL LUMENS)	94 WATT LED	16'	0.93	MSB05LED-4A1R45T3-CGIES	SNGL. POLE-MTD. / FULL CUTOFF / TYPE III
■ B	LITHONIA	D SERIES / SIZE 0	RCS-A10-P25-H4-F-Q-BL	TILT: 0°	4000K / LED	16'	DSX1_LED_P6_30K_TSM_MVOLTIES	SNGL. POLE-MTD. / FULL CUTOFF / TYPE III
■ C	LITHONIA	D SERIES / SIZE 0	RCS-A10-P25-H4-F-Q-BL	TILT: 0°	4000K / LED	28'	DSX1_LED_P13_30K_T25_MVOLTIES	SNGL. POLE-MTD. / FULL CUTOFF / TYPE III
■ D	LITHONIA	D SERIES / SIZE 0	RCS-A10-P25-H4-F-Q-BL	TILT: 0°	4000K / LED	16'	DSX1_LED_P1_30K_TSM_MVOLT_HSIES	SNGL. POLE-MTD. / FULL+HS CUTOFF / TYPE III

NOTES: 1. ALL BALLASTS TO BE 240 / 208 DUAL VOLTAGE TYPES
2. ALL LUMINAIRES TO HAVE FULL-CUTOFF OPTICS



ALUMNI HOUSE PARKING
MIN. ILLUMINATION LEVEL (f_c): 0.76
MAX. ILLUMINATION LEVEL (f_c): 8.86
AVE. ILLUMINATION LEVEL (f_c): 3.01
AVERAGE-TO-MINIMUM RATIO: 3.96
MAXIMUM TO MINIMUM RATIO: 11.66

NEW INGRESS/EGRESS DR'WAY
MIN. ILLUMINATION LEVEL (f_c): 0.57
MAX. ILLUMINATION LEVEL (f_c): 2.29
AVE. ILLUMINATION LEVEL (f_c): 1.06
AVERAGE-TO-MINIMUM RATIO: 1.86
MAXIMUM TO MINIMUM RATIO: 4.02

POLICE HEADQUARTERS
MIN. ILLUMINATION LEVEL (f_c): 0.97
MAX. ILLUMINATION LEVEL (f_c): 9.43
AVE. ILLUMINATION LEVEL (f_c): 3.24
AVERAGE-TO-MINIMUM RATIO: 3.34
MAXIMUM TO MINIMUM RATIO: 9.72

OFFICE PARKING
MIN. ILLUMINATION LEVEL (f_c): 0.66
MAX. ILLUMINATION LEVEL (f_c): 8.96
AVE. ILLUMINATION LEVEL (f_c): 3.95
AVERAGE-TO-MINIMUM RATIO: 5.98
MAXIMUM TO MINIMUM RATIO: 13.58

PARKING AREA
MIN. ILLUMINATION LEVEL (f_c): 0.61
MAX. ILLUMINATION LEVEL (f_c): 8.85
AVE. ILLUMINATION LEVEL (f_c): 1.93
AVERAGE-TO-MINIMUM RATIO: 3.16
MAXIMUM TO MINIMUM RATIO: 14.51

NOTE: PRE-DEVELOPMENT IMPROVEMENTS DEPICTED HEREON ARE THOSE PROPOSED TO SURVIVE DEMOLITION AND SITE CLEARING OPERATIONS

LIGHTING NOTES:
- ALL LUMINAIRES TO HAVE FULL-CUTOFF OPTICS
- THREE (3) LUMINAIRES ALONG NORTHERLY CURB LINES OF POLICE HEADQUARTERS PARKING FIELD TO HAVE FACTORY INSTALLED, FULL HOUSE-SIDE CUTOFF OPTICS AND/OR SHIELDING



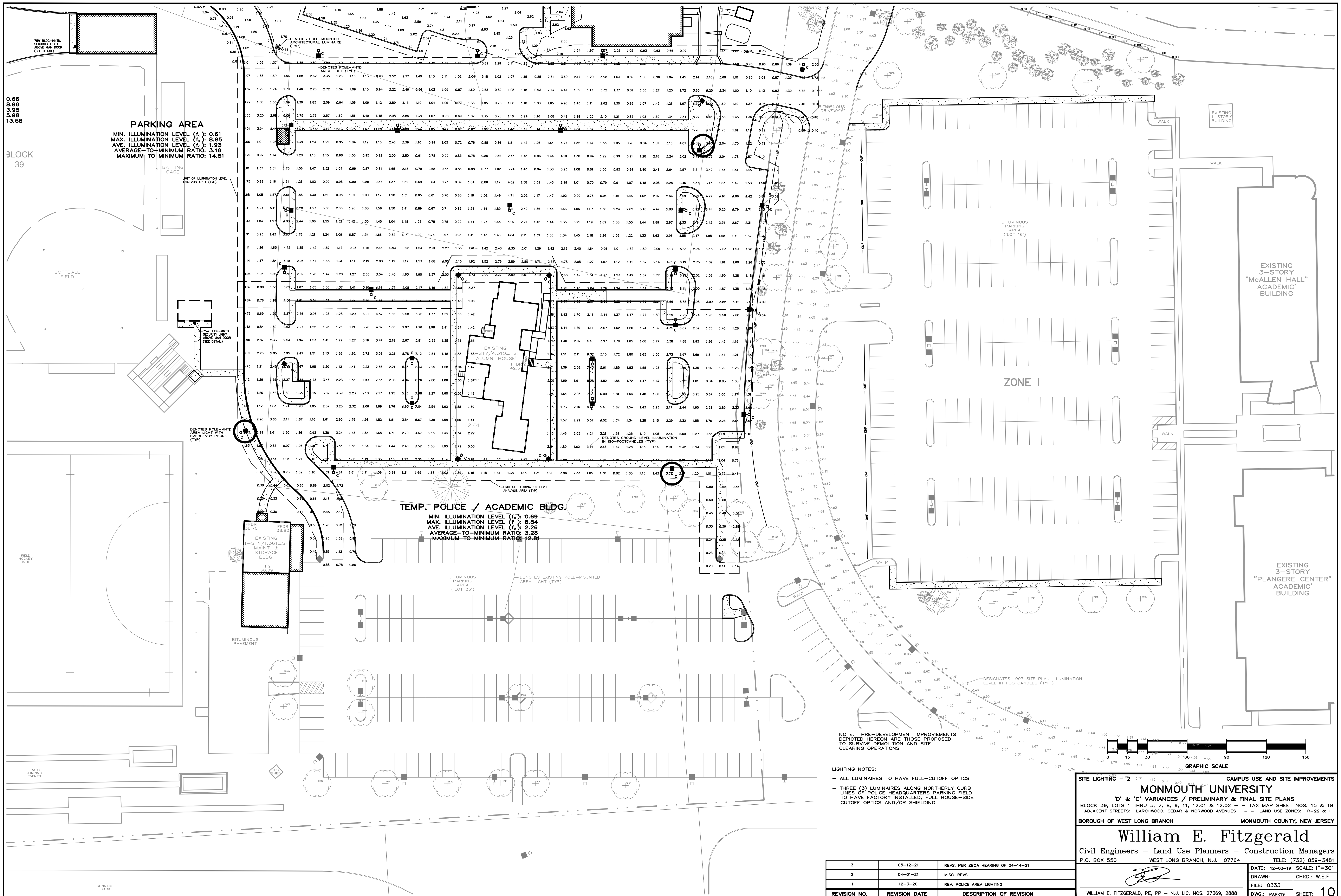
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"D" & "C" VARIANCES / PRELIMINARY & FINAL SITE PLANS
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BOROUGH OF WEST LONG BRANCH MONMOUTH COUNTY, NEW JERSEY

William E. Fitzgerald
Civil Engineers - Land Use Planners - Construction Managers
P.O. BOX 550 WEST LONG BRANCH, N.J. 07764 TELE: (732) 859-3481

3	05-12-21	REVS. PER ZBDA HEARING OF 04-14-21
2	04-01-21	RELOCATE PROP. DR'WAY; MISC REVS.
1	12-3-20	REV. POLICE STA. AREA LIGHTING

DATE: 12-03-19 SCALE: 1"=30'
DRAWN: _____ CHKD: W.E.F.
FILE: 0333
DWG: PARK19 SHEET: 9

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 AVERAGE-TO-MINIMUM RATIO: 3.16
 MAXIMUM-TO-MINIMUM RATIO: 14.51

TEMP. POLICE / ACADEMIC BLDG.
 MIN. ILLUMINATION LEVEL (f_c): 0.69
 MAX. ILLUMINATION LEVEL (f_c): 8.84
 AVE. ILLUMINATION LEVEL (f_c): 2.26
 AVERAGE-TO-MINIMUM RATIO: 3.28
 MAXIMUM-TO-MINIMUM RATIO: 12.81

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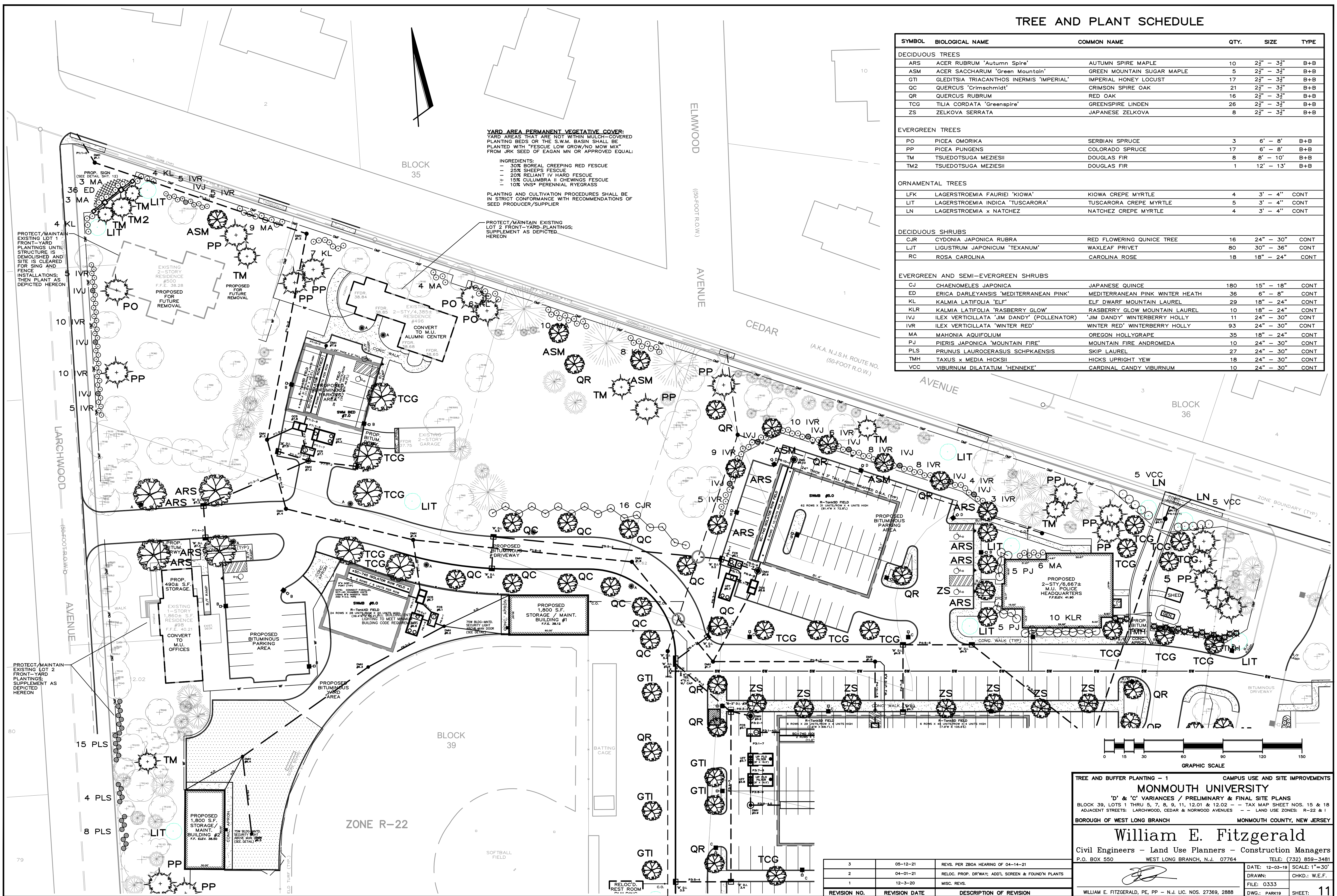
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 WILLIAM E. FITZGERALD, PE, PP - N.J. LIC. NOS. 27369, 2888

TREE AND PLANT SCHEDULE

SYMBOL	BIOLOGICAL NAME	COMMON NAME	QTY.	SIZE	TYPE
DECIDUOUS TREES					
ARS	ACER RUBRUM 'Autumn Spire'	AUTUMN SPIRE MAPLE	10	2 1/2" - 3 1/2"	B+B
ASM	ACER SACCHARUM 'Green Mountain'	GREEN MOUNTAIN SUGAR MAPLE	5	2 1/2" - 3 1/2"	B+B
GTI	GLIEDISIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEY LOCUST	17	2 1/2" - 3 1/2"	B+B
QC	QUERCUS 'Crimschmidt'	CRIMSON SPIRE OAK	21	2 1/2" - 3 1/2"	B+B
QR	QUERCUS RUBRUM	RED OAK	16	2 1/2" - 3 1/2"	B+B
TCG	TILIA CORDATA 'Greenspire'	GREENSPIRE LINDEN	26	2 1/2" - 3 1/2"	B+B
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	8	2 1/2" - 3 1/2"	B+B
EVERGREEN TREES					
PO	PICEA OMORIKA	SERBIAN SPRUCE	3	6' - 8'	B+B
PP	PICEA PUNGENS	COLORADO SPRUCE	17	6' - 8'	B+B
TM	TSUEDOTSUGA MEZIESII	DOUGLAS FIR	8	8' - 10'	B+B
TM2	TSUEDOTSUGA MEZIESII	DOUGLAS FIR	1	12' - 13'	B+B
ORNAMENTAL TREES					
LFK	LAGERSTROEMIA FAURIEI 'KIOWA'	KIOWA CREPE MYRTLE	4	3' - 4"	CONT
LIT	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CREPE MYRTLE	5	3' - 4"	CONT
LN	LAGERSTROEMIA x NATCHEZ	NATCHEZ CREPE MYRTLE	4	3' - 4"	CONT
DECIDUOUS SHRUBS					
CJR	CYDONIA JAPONICA RUBRA	RED FLOWERING QUINCE TREE	16	24" - 30"	CONT
LJT	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	80	30" - 36"	CONT
RC	ROSA CAROLINA	CAROLINA ROSE	18	18" - 24"	CONT
EVERGREEN AND SEMI-EVERGREEN SHRUBS					
CJ	CHAENOMELES JAPONICA	JAPANESE QUINCE	180	15" - 18"	CONT
ED	ERICA DARLEYANSIS 'MEDITERRANEAN PINK'	MEDITERRANEAN PINK WINTER HEATH	36	6" - 8"	CONT
KL	KALMIA LATIFOLIA 'ELF'	ELF DWARF MOUNTAIN LAUREL	29	18" - 24"	CONT
KLR	KALMIA LATIFOLIA 'RASBERRY GLOW'	RASBERRY GLOW MOUNTAIN LAUREL	10	18" - 24"	CONT
IVJ	ILEX VERTICILLATA 'JIM DANDY' (POLLENATOR)	'JIM DANDY' WINTERBERRY HOLLY	11	24" - 30"	CONT
IVR	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY HOLLY	93	24" - 30"	CONT
MA	MAHONIA AQUIFOLIUM	OREGON HOLLYGRAPE	35	18" - 24"	CONT
PJ	PIERIS JAPONICA 'MOUNTAIN FIRE'	MOUNTAIN FIRE ANDROMEDA	10	24" - 30"	CONT
PLS	PRUNUS LAUROCERASUS SCHKPAENSIS	SKIP LAUREL	27	24" - 30"	CONT
TMH	TAXUS x MEDIA HICKSII	HICKS UPRIGHT YEW	18	24" - 30"	CONT
VCC	VIBURNUM DILATATUM 'HENNEKE'	CARDINAL CANDY VIBURNUM	10	24" - 30"	CONT



YARD AREA PERMANENT VEGETATIVE COVER:
 YARD AREAS THAT ARE NOT WITHIN MULCH-COVERED PLANTING BEDS OR THE S.W.M. BASIN SHALL BE PLANTED WITH "FESCUE LOW GROW/NO MOW MIX" FROM JRK SEED OF EAGAN MN OR APPROVED EQUAL:

INGREDIENTS:
 - 30% BOREAL CREEPING RED FESCUE
 - 25% SHEEPS FESCUE
 - 20% RELIANT IV HARD FESCUE
 - 15% CULMBRA II CHEWINGS FESCUE
 - 10% VNS* PERENNIAL RYEGRASS

PLANTING AND CULTIVATION PROCEDURES SHALL BE IN STRICT CONFORMANCE WITH RECOMMENDATIONS OF SEED PRODUCER/SUPPLIER

PROTECT/MAINTAIN EXISTING LOT 2 FRONT-YARD PLANTINGS; SUPPLEMENT AS DEPICTED HEREON

PROTECT/MAINTAIN EXISTING LOT 1 FRONT-YARD PLANTINGS UNTIL STRUCTURE IS DEMOLISHED AND SITE IS CLEARED FOR SIGN AND FENCE INSTALLATIONS; THEN PLANT AS DEPICTED HEREON

PROTECT/MAINTAIN EXISTING LOT 2 FRONT-YARD PLANTINGS; SUPPLEMENT AS DEPICTED HEREON

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TREE AND BUFFER PLANTING - 1 CAMPUS USE AND SITE IMPROVEMENTS

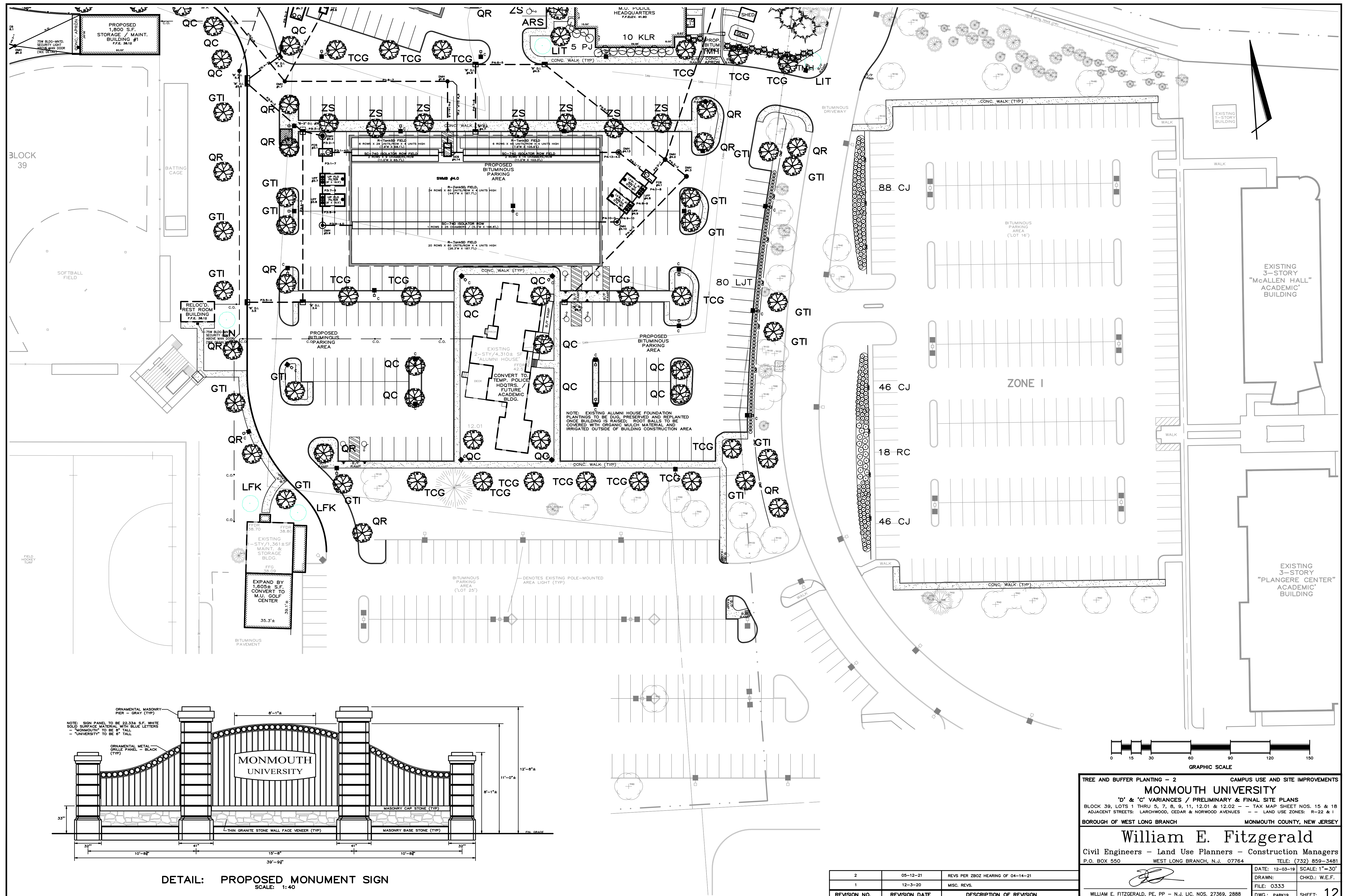
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TREE AND BUFFER PLANTING - 2 **CAMPUS USE AND SITE IMPROVEMENTS**

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