

**PROJECT SITE INFORMATION**

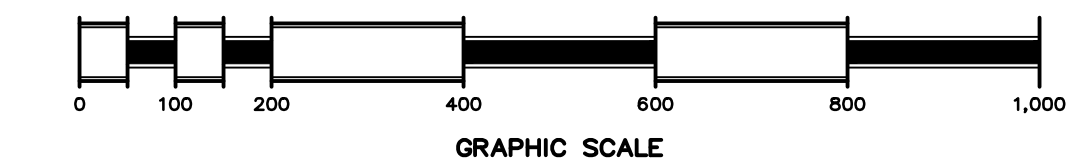
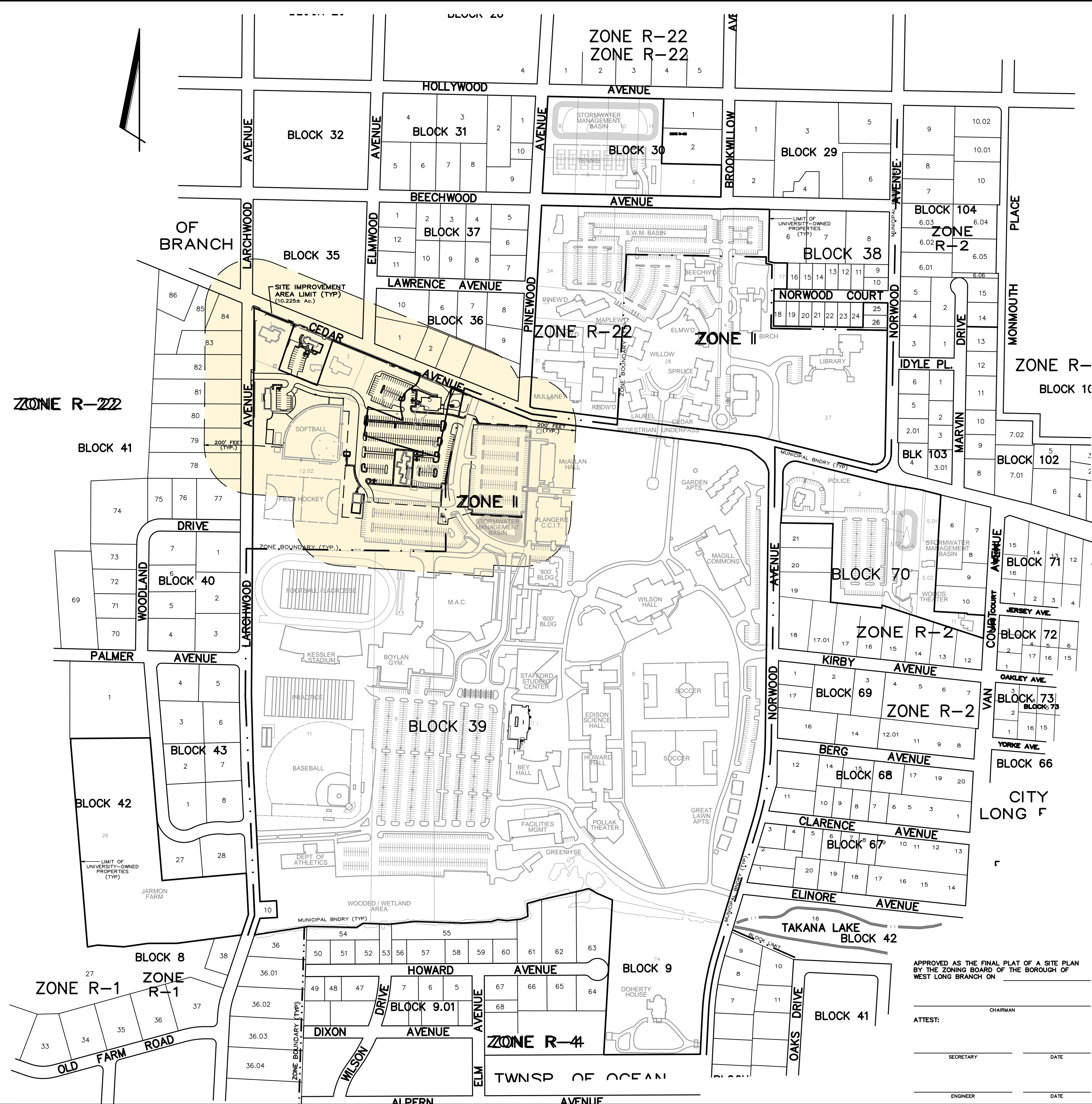
- PROJECT SITE USE CHANGES AND IMPROVEMENTS ARE PROPOSED UPON A 10.227±-ACRE PORTION OF THE 106±-ACRE TRACT DEPICTED AS LOTS 1, 2, 3, 4, 5, 7, 8, 9, 11, 12.01 & 12.02, BLOCK 39, UPON SHEET NO. 18 OF THE TAX MAP OF THE BOROUGH OF WEST LONG BRANCH AS REVISED THROUGH 06-30-09.
- OWNER / APPLICANT: MONMOUTH UNIVERSITY  
400 CEDAR AVENUE  
WEST LONG BRANCH, NJ 07764  
TELE: (732) 571-3400
- ALL PROJECT IMPROVEMENTS PROPOSED UPON LOTS 1, 2, 3, 4, 5, 12.01 & 12.02 ARE LOCATED WITHIN THE R-22 SINGLE FAMILY RESIDENTIAL LAND USE ZONE. A SMALL PORTION OF THE IMPROVEMENTS ARE LOCATED UPON LOT 7 WITHIN THE 'I' INSTITUTIONAL MUNICIPAL LAND USE ZONE.
- SITE PLAN IS BASED UPON:
  - SURVEY MAP OF PROERTY, MONMOUTH UNIVERSITY, BOROUGH OF WEST LONG BRANCH, MONMOUTH COUNTY, NEW JERSEY, PREPARED BY JOHN T. LUTS, L.S. FOR MONMOUTH UNIVERSITY, DATED 04-19-96; REVISED THRU: 11-16-19
  - ONSITE FIELD RECONNAISSANCE BY YORKKANS & WHITE, INC., ARTHUR SWENSON, L.S. FOR MONMOUTH UNIVERSITY, ON 11-25-18, 12-05-18, 12-12-18, 3-11-19, 3-18-19, 4-15-19, 5-10-19, 6-11-19, 7-10-19, 7-31-19 AND 10-29-19.
- TOPOGRAPHY DEPICTED UPON THIS PLAN IS BASED UPON THE N.A.V.D., 1988.
- NO ENVIRONMENTALLY RESTRICTED AREAS INCLUDING FRESHWATER WETLANDS, WETLANDS TRANSITION AREAS, FLOOD HAZARD AREAS, RIPARIAN ZONES, TIDELANDS, ETC., EXIST WITHIN THE PROJECT SITE AREA OF THE MONMOUTH UNIVERSITY CAMPUS.
- NO PUBLIC RIGHT-OF-WAY OR EASEMENT EXISTS UPON, OR WITHIN, THE PROJECT SITE AREA AND NONE IS PROPOSED FOR DEDICATION TO THE BOROUGH OF WEST LONG BRANCH.
- LOTS 1, 2, 3, 4, AND 5 OF THE PROJECT SITE HAVE BEEN FULLY DEVELOPED AND UTILIZED, FOR MANY YEARS, AS RESIDENTIAL PROPERTIES. LOT 12.01 HAS BEEN UTILIZED AS THE UNIVERSITY'S ALUMNI CENTER SINCE 2011. LOT 12.02 HAS BEEN DEVELOPED AS A MIXED USE SITE INCLUDING A ONE (1) FAMILY RESIDENTIAL STRUCTURE AND PLAYING FIELD FACILITIES OF THE UNIVERSITY'S ATHLETIC COMPLEX SINCE 1996.

**PLAN SHEET INDEX**

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**UTILITY COMPANIES**

- NEW JERSEY - AMERICAN WATER COMPANY  
CONSTRUCTION DEPARTMENT  
661 SHREWSBURY AVENUE  
SHREWSBURY, NEW JERSEY 07701  
ATT: MR. SALVATORE J. MANZI
- LONG BRANCH SEWERAGE AUTHORITY  
JOLINE AVENUE  
LONG BRANCH, NEW JERSEY 07740  
ATT: MR. JOSEPH MARTONE, EXEC. DIR.
- VERIZON NEW JERSEY, INC  
5100 BELMAR BLVD.  
FARMINGDALE, NEW JERSEY 07727  
ATT: LORRAINE GORMAN  
RIGHT-OF-WAY AGENT
- GPU ENERGY  
400 LINCOLN STREET  
PHILLIPSBURG, NEW JERSEY 08865  
ATT: MR. ROBERT WALTERS
- COMCAST CABLEVISION OF MONMOUTH COUNTY  
403 SOUTH STREET  
EATONTOWN, NEW JERSEY 07724  
ATT: MR. GREGORY R. ARNOLD, VP / GEN. MGR.
- NEW JERSEY NATURAL GAS CO.  
1415 WYCKOFF ROAD  
WALL, NEW JERSEY 07719  
ATT: RIGHT-OF-WAY DEPT.



APPROVED AS THE FINAL PLAN OF A SITE PLAN BY THE ZONING BOARD OF THE BOROUGH OF WEST LONG BRANCH ON \_\_\_\_\_

ATTEST: \_\_\_\_\_ CHAIRMAN  
\_\_\_\_\_  
SECRETARY DATE  
\_\_\_\_\_  
ENGINEER DATE

REVISION NO.	REVISION DATE	DESCRIPTION OF REVISION
1	12-3-20	NOTE #3: MISC REVS

VICINITY MAP; PROJECT SITE INFORMATION 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 TELE: (732) 859-3481

DATE: 12-03-19 SCALE: 1"=200'  
DRAWN: \_\_\_\_\_ CHKD.: W.E.F.  
FILE: 0333  
DWG.: PARK19 SHEET: 1

**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. 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/MANAGEMENT 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 NEARLY 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.

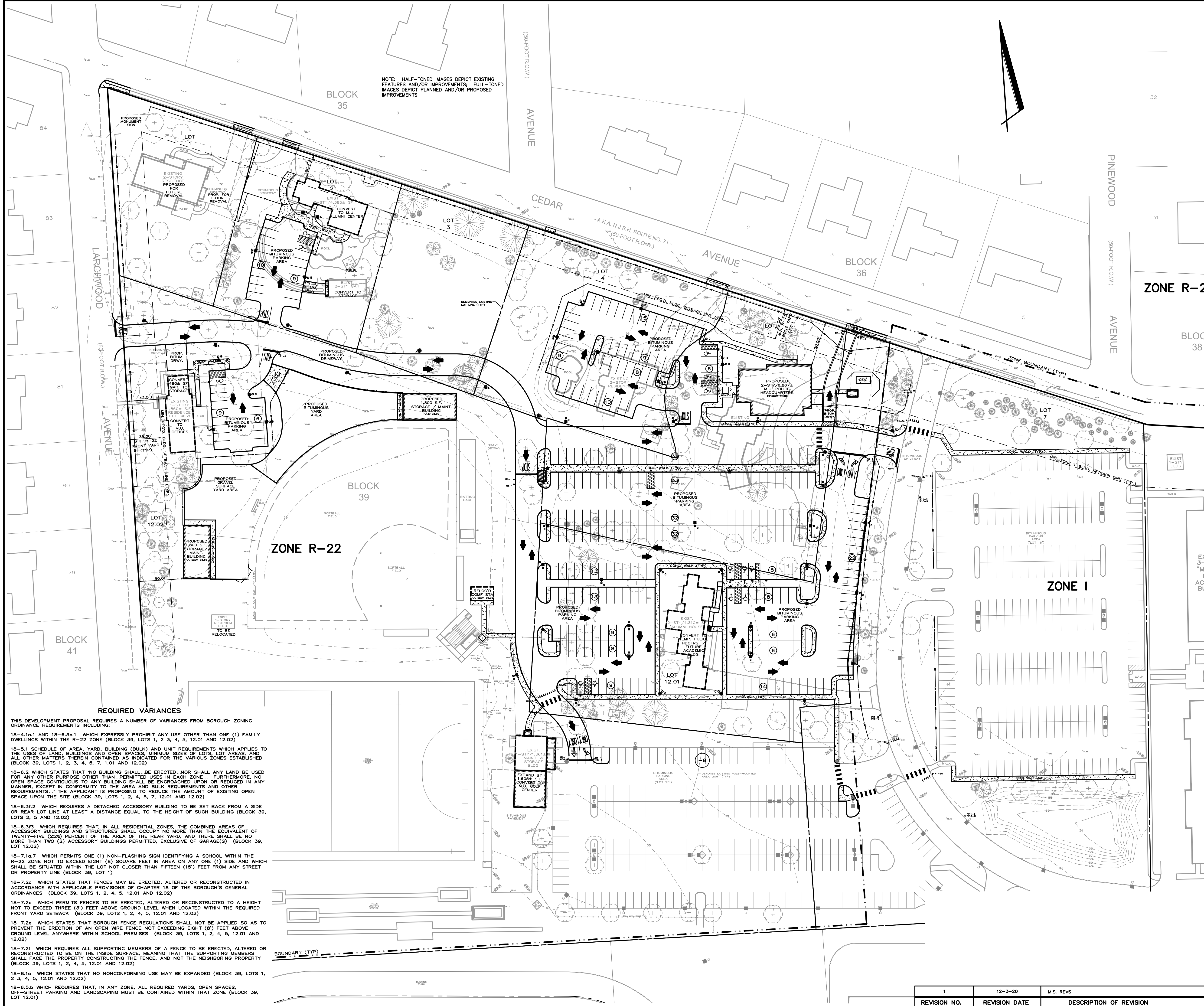
**MISCELLANEOUS ANCILLARY IMPROVEMENTS:** [LOTS 1, 2, 3, 4, 5, 7, 12.01 & 12.02; ZONES R-22 & I]

- 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].

**CONSTRUCTION PHASING:** PROJECT IMPROVEMENTS SHALL BE PHASED SO THAT ANY BUILDING REQUIRING A 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, VARIANCES PURSUANT TO N.J.S.A. 40:550-70(C) AND (D), AND, IF NECESSARY, DESIGN WAIVERS TO REZONE AND UTILIZE, FOR UNIVERSITY OPERATIONS, LANDS WHICH IT OWNS WITHIN BLOCK 39 WHICH LANDS ARE ZONED FOR R-22 WHICH ARE CONTIGUOUS WITH THE UNIVERSITY'S MAIN CAMPUS AND WHICH DO NOT ABUT ANY RESIDENTIAL PROPERTY THAT IS NOT UNIVERSITY-OWNED.

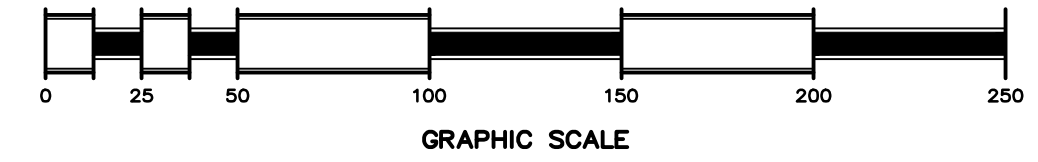
REQUESTED VARIANCES INCLUDE THE VARIANCES AND/OR WAIVERS DESCRIBED BY THE NOTES UNDER "REQUESTED VARIANCES" OF THIS SHEET, A VARIANCE OR WAIVER AS MAY BE NECESSARY FROM ORDINANCE SECTION 18-13.15 WHICH MAY REQUIRE PROVISION OF SITE PLAN DETAILS BEYOND THOSE DEPICTED UPON THIS PRELIMINARY AND FINAL SITE 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 EACH 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%) PERCENT OF THE 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)
  - 18-7.2b 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 TELE: (732) 859-3481

DATE: 12-03-19 SCALE: 1"=50'  
DRAWN: CHKD: W.E.F.  
FILE: 0333 DWG: PAK19 SHEET: 2

REVISION NO.	REVISION DATE	DESCRIPTION OF REVISION
1	12-3-20	MIS. REVS

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. 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.

CONVERSION OF EXISTING 1-STORY SINGLE FAMILY RESIDENCE TO UNIVERSITY GENERAL OFFICE USE. [LOT 12.02] AN EXISTING 1-STORY RESIDENTIAL STRUCTURE (BUILDING AREA = 2,350± S.F.) WILL HAVE ITS REAR YARD 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/MANAGEMENT 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 NEARLY 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.

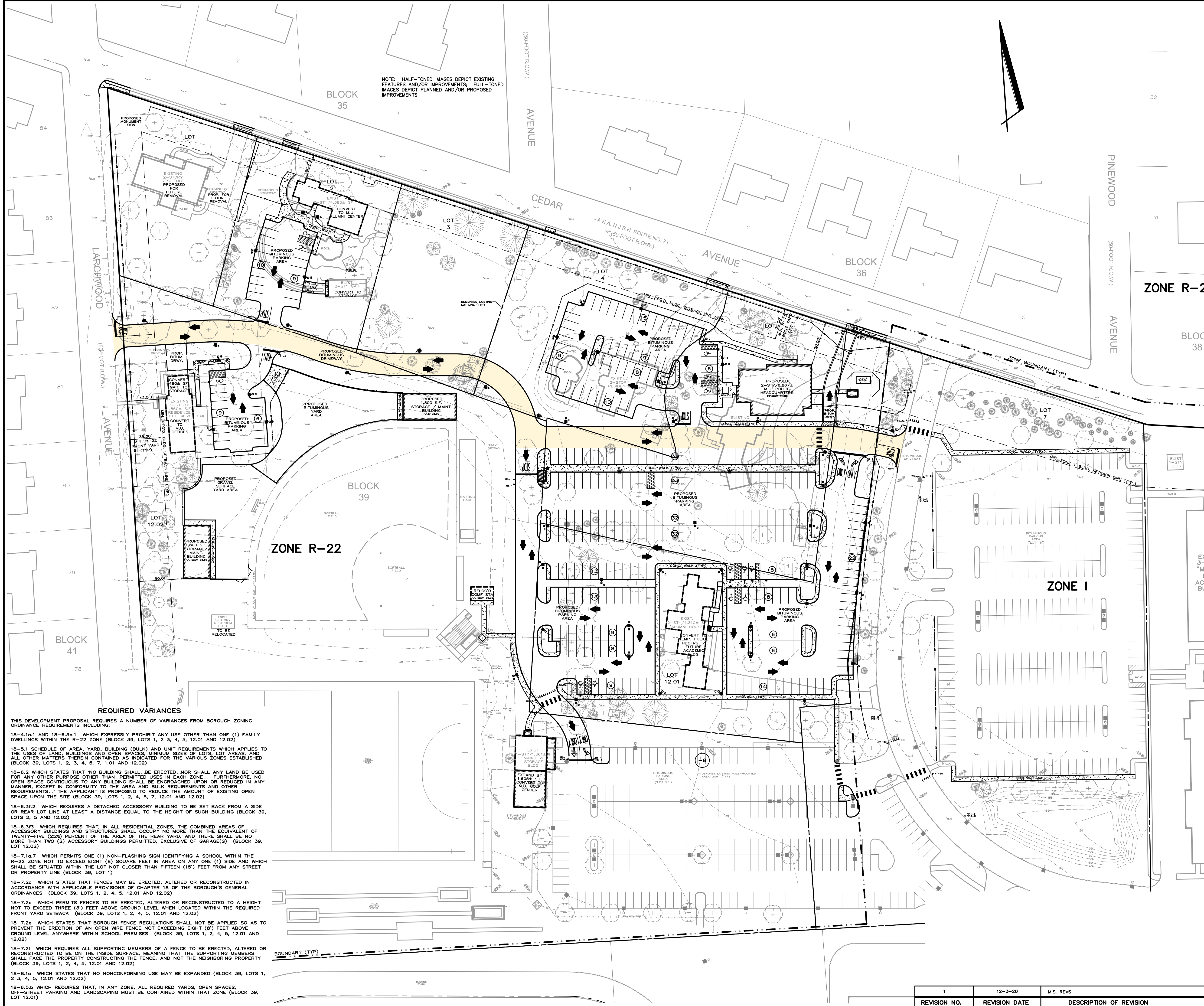
MISCELLANEOUS ANCILLARY IMPROVEMENTS. [LOTS 1, 2, 3, 4, 5, 7, 12.01 & 12.02; ZONES R-22 & I]

- 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].

CONSTRUCTION PHASING. PROJECT IMPROVEMENTS SHALL BE PHASED SO THAT ANY BUILDING REQUIRING A 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, VARIANCES PURSUANT TO N.J.S.A. 40:550-70(C) AND (D), AND, IF NECESSARY, DESIGN WAIVERS TO RELOCATE AND UTILIZE, FOR UNIVERSITY OPERATIONS, LANDS WHICH IT OWNS WITHIN BLOCK 39 WHICH LANDS ARE ZONED FOR R-22 AND SINGLE FAMILY RESIDENTIAL WHICH ARE CONTIGUOUS WITH THE UNIVERSITY'S MAIN CAMPUS AND WHICH DO NOT ABUT ANY RESIDENTIAL PROPERTY THAT IS NOT UNIVERSITY-OWNED.

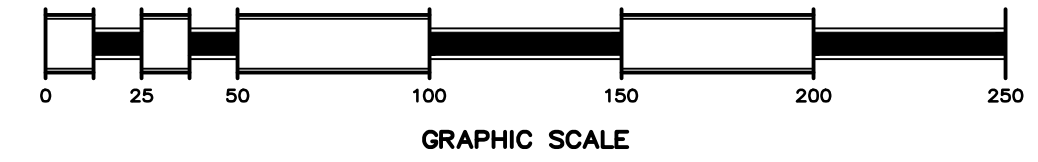
REQUESTED VARIANCES INCLUDE THE VARIANCES AND/OR WAIVERS DESCRIBED BY THE NOTES UNDER "REQUESTED VARIANCES" OF THIS SHEET, A VARIANCE OR WAIVER AS MAY BE NECESSARY FROM ORDINANCE SECTION 18-13.15 WHICH MAY REQUIRE PROVISION OF SITE PLAN DETAILS BEYOND THOSE DEPICTED UPON THIS PRELIMINARY AND FINAL SITE 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 EACH ZONE. FURTHERMORE, NO OPEN SPACE CONTIGUOUS TO ANY BUILDING SHALL BE ENCRACHED 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%) PERCENT OF THE 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)
  - 18-7.2b 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 TELE: (732) 859-3481

1	12-3-20	MIS. REVS	
REVISION NO.	REVISION DATE	DESCRIPTION OF REVISION	

DATE: 12-03-19 SCALE: 1"=50'  
DRAWN: CHKD: W.E.F.  
FILE: 0333 DWG: PAK19  
WILLIAM E. FITZGERALD, PE, PP - N.J. LIC. NOS. 27369, 2888 SHEET: 2

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. 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.

CONVERSION OF EXISTING 1-STORY SINGLE FAMILY RESIDENCE TO UNIVERSITY GENERAL OFFICE USE. [LOT 12.02] AN EXISTING 1-STORY RESIDENTIAL STRUCTURE (BUILDING AREA = 2,338± S.F.) WILL HAVE ITS REAR YARD AREA CONVERTED TO UNIVERSITY GENERAL OFFICE 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/MANAGEMENT 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, 1,340± S.F. FACILITIES MANAGEMENT BUILDING LOCATED NEARLY 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.

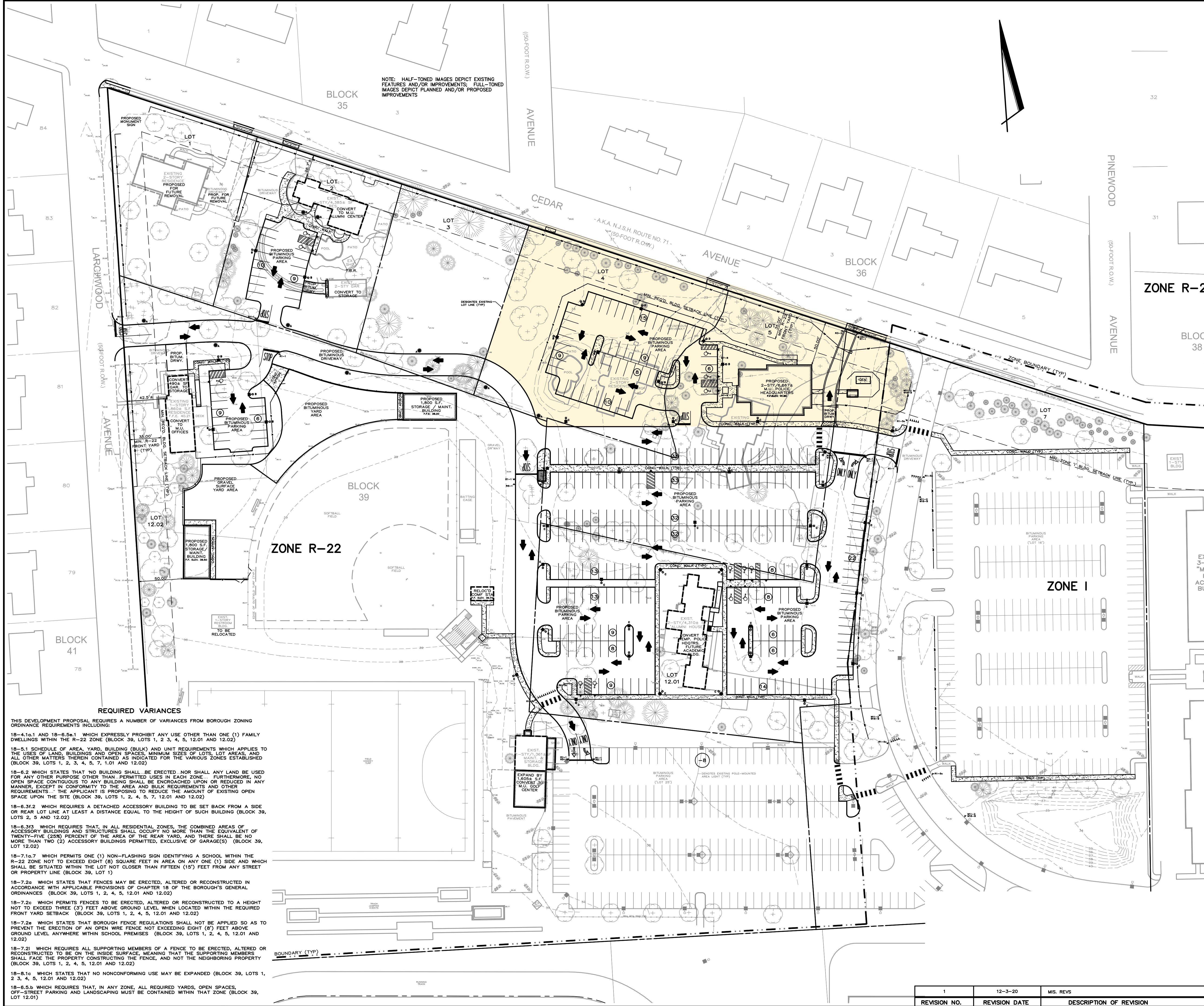
MISCELLANEOUS ANCILLARY IMPROVEMENTS. [LOTS 1, 2, 3, 4, 5, 7, 12.01 & 12.02; ZONES R-22 & I]

- 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]

CONSTRUCTION PHASING. PROJECT IMPROVEMENTS SHALL BE PHASED SO THAT ANY BUILDING REQUIRING A 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, VARIANCES PURSUANT TO N.J.S.A. 40:550-70(C) AND (D), AND, IF NECESSARY, DESIGN WAIVERS TO REZONE AND UTILIZE, FOR UNIVERSITY OPERATIONS, LANDS WHICH IT OWNS WITHIN BLOCK 39 WHICH LANDS ARE ZONED FOR R-22 WHICH ARE CONTIGUOUS WITH THE UNIVERSITY'S MAIN CAMPUS AND WHICH DO NOT ABUT ANY RESIDENTIAL PROPERTY THAT IS NOT UNIVERSITY-OWNED.

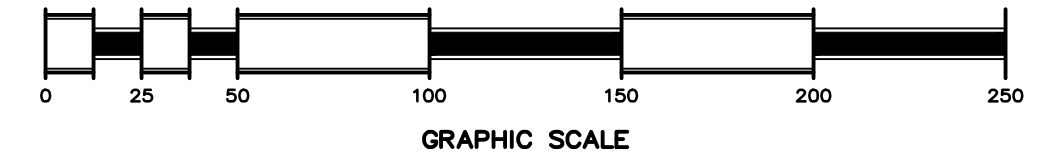
REQUESTED VARIANCES INCLUDE THE VARIANCES AND/OR WAIVERS DESCRIBED BY THE NOTES UNDER "REQUESTED VARIANCES" OF THIS SHEET, A VARIANCE OR WAIVER AS MAY BE NECESSARY FROM ORDINANCE SECTION 18-13.15 WHICH MAY REQUIRE PROVISION OF SITE PLAN DETAILS BEYOND THOSE DEPICTED UPON THIS PRELIMINARY AND FINAL SITE 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 EACH ZONE. FURTHERMORE, NO OPEN SPACE CONTIGUOUS TO ANY BUILDING SHALL BE ENCRACHED 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%) PERCENT OF THE 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)
  - 18-7.2b 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 TELE: (732) 859-3481

DATE: 12-03-19	SCALE: 1"=50'		
DRAWN: [Signature]	CHKD: W.E.F.		
FILE: 0333	DWG: PAK19		
REVISION NO.	REVISION DATE	MIS. REVS.	DESCRIPTION OF REVISION
1	12-3-20	MIS. REVS.	

SHEET: **2**

**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. 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.

**CONVERSION OF EXISTING 1-STORY SINGLE FAMILY RESIDENCE TO UNIVERSITY GENERAL OFFICE USE.** [LOT 12.02] AN EXISTING 1-STORY RESIDENTIAL STRUCTURE (BUILDING AREA = 2,338± S.F.) WILL HAVE ITS REAR 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/MANAGEMENT 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 NEARLY EASTERLY 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.

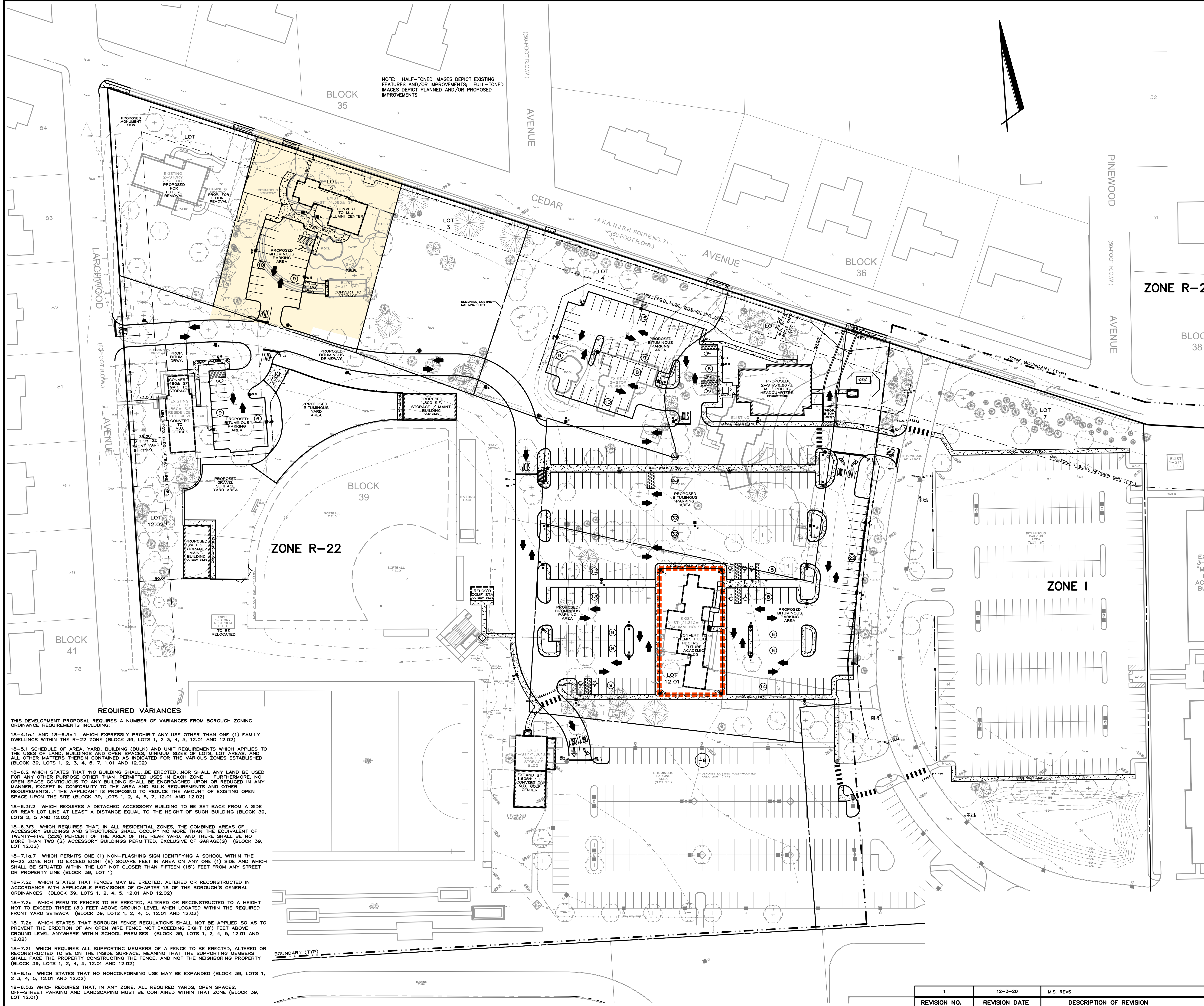
**MISCELLANEOUS ANCILLARY IMPROVEMENTS.** [LOTS 1, 2, 3, 4, 5, 7, 12.01 & 12.02; ZONES R-22 & I]

- 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].

**CONSTRUCTION PHASING.** PROJECT IMPROVEMENTS SHALL BE PHASED SO THAT ANY BUILDING REQUIRING A 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, VARIANCES PURSUANT TO N.J.S.A. 40:550-70(C) AND (D), AND, IF 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 WHICH ARE CONTIGUOUS WITH THE UNIVERSITY'S MAIN CAMPUS AND WHICH DO NOT ABUT ANY RESIDENTIAL PROPERTY THAT IS NOT UNIVERSITY-OWNED.

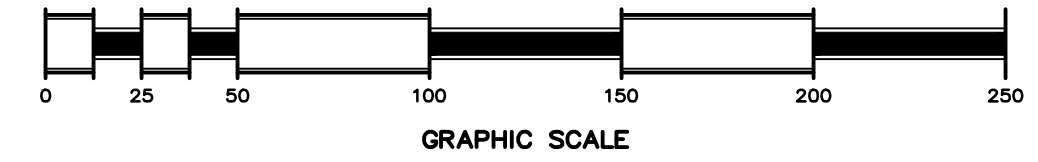
REQUESTED VARIANCES INCLUDE THE VARIANCES AND/OR WAIVERS DESCRIBED BY THE NOTES UNDER "REQUESTED VARIANCES" OF THIS SHEET. A VARIANCE OR WAIVER AS MAY BE NECESSARY FROM ORDINANCE SECTION 18-13.15 WHICH MAY REQUIRE PROVISION OF SITE PLAN DETAILS BEYOND THOSE DEPICTED UPON THIS PRELIMINARY AND FINAL SITE 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 EACH ZONE. FURTHERMORE, NO OPEN SPACE CONTIGUOUS TO ANY BUILDING SHALL BE ENCRACHED 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%) PERCENT OF THE 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)
  - 18-7.2b 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 TELE: (732) 859-3481

1	12-3-20	MIS. REVS	
REVISION NO.	REVISION DATE	DESCRIPTION OF REVISION	

DATE: 12-03-19 SCALE: 1"=50'  
DRAWN: CHKD: W.E.F.  
FILE: 0333 DWG: PAK19  
WILLIAM E. FITZGERALD, PE, PP - N.J. LIC. NOS. 27369, 2888 SHEET: 2

**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. 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.

**CONVERSION OF EXISTING 1-STORY SINGLE FAMILY RESIDENCE TO UNIVERSITY GENERAL OFFICE USE:** [LOT 12.02] AN EXISTING 1-STORY RESIDENTIAL STRUCTURE (BUILDING AREA = 2,338± S.F.) WILL HAVE ITS REAR YARD 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/MANAGEMENT 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 NEARLY EASTERLY 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.

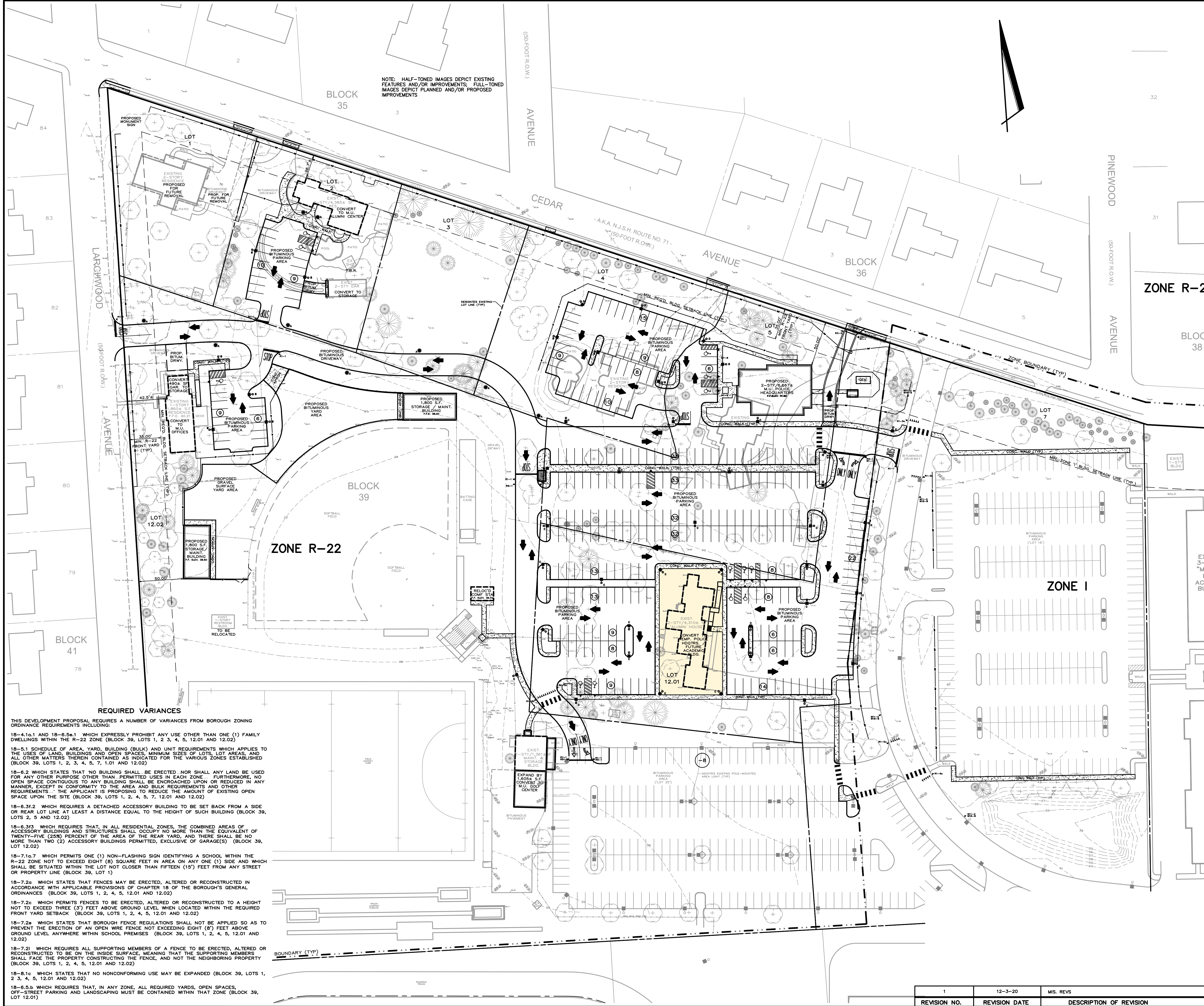
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- THE PATTERN OF ORNAMENTAL METAL FENCING AND LANDSCAPE IMPROVEMENTS ALONG THE EXTERIOR PERIMETER OF THE UNIVERSITY CAMPUS WILL BE CONTINUED/EXTENDED ACROSS THE FRONT YARD AREAS OF ALL LOTS [ZONE R-22].
- A NET TOTAL OF 339 PARKING STALLS (NCL 13 B/F 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].

**CONSTRUCTION PHASING:** PROJECT IMPROVEMENTS SHALL BE PHASED SO THAT ANY BUILDING REQUIRING A 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.

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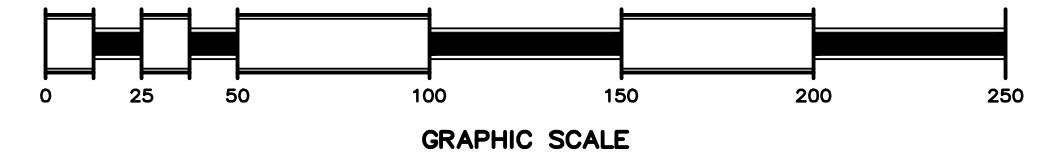
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NOTE: HALF-TONED IMAGES DEPICT EXISTING FEATURES AND/OR IMPROVEMENTS; FULL-TONED IMAGES DEPICT PLANNED AND/OR PROPOSED IMPROVEMENTS

**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 EACH 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%) PERCENT OF THE 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)
  - 18-7.2b 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 TELE: (732) 859-3481

DATE: 12-03-19 SCALE: 1"=50'  
DRAWN: CHKD: W.E.F.  
FILE: 0333 DWG: PAK19 SHEET: 2

REVISION NO.	REVISION DATE	DESCRIPTION OF REVISION
1	12-3-20	MIS. REVS

**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. 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.

**CONVERSION OF EXISTING 1-STORY SINGLE FAMILY RESIDENCE TO UNIVERSITY GENERAL OFFICE USE:** [LOT 12.02] AN EXISTING 1-STORY RESIDENTIAL STRUCTURE (BUILDING AREA = 2,338± S.F.) WILL HAVE ITS REAR YARD 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/MANAGEMENT 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 NEARLY 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.

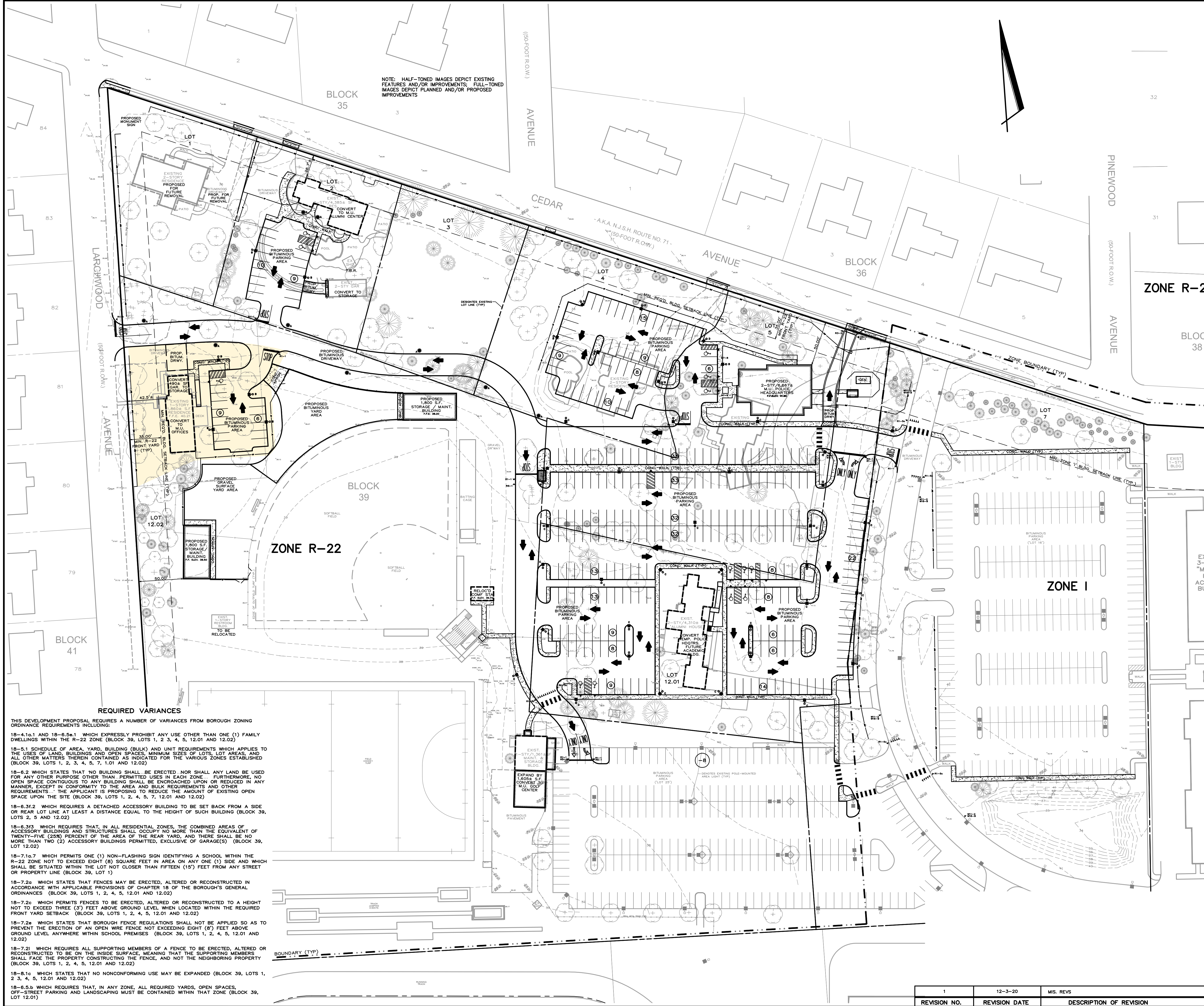
**NEW MONUMENT-STYLE UNIVERSITY IDENTIFICATION SIGN:** [LOT 1; ZONE R-22] AT SUCH TIME AS THE EXISTING SINGLE FAMILY USE UPON LOT 1 IS TO BE ABANDONED, THE EXISTING RESIDENCE AND APPURTENANT YARD-AREA IMPROVEMENTS WILL BE DEMOLISHED AND REMOVED. A NEW, MONUMENT-STYLE, UNIVERSITY IDENTIFICATION SIGN WILL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

**CONSTRUCTION PHASING:** PROJECT IMPROVEMENTS SHALL BE PHASED SO THAT ANY BUILDING REQUIRING A 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, VARIANCES PURSUANT TO N.J.S.A. 40:550-70(C) AND (D), AND, IF NECESSARY, DESIGN WAIVERS TO REZONE AND UTILIZE, FOR UNIVERSITY OPERATIONS, LANDS WHICH IT OWNS WITHIN BLOCK 39 WHICH LANDS ARE ZONED FOR R-22 WHICH ARE CONTIGUOUS WITH THE UNIVERSITY'S MAIN CAMPUS AND WHICH DO NOT ABUT ANY RESIDENTIAL PROPERTY THAT IS NOT UNIVERSITY-OWNED.

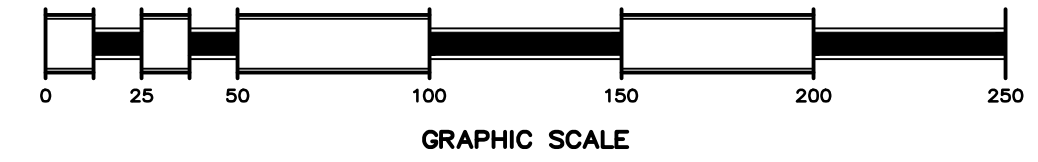
REQUESTED VARIANCES INCLUDE THE VARIANCES AND/OR WAIVERS DESCRIBED BY THE NOTES UNDER "REQUESTED VARIANCES" OF THIS SHEET, A VARIANCE OR WAIVER AS MAY BE NECESSARY FROM ORDINANCE SECTION 18-13.15 WHICH MAY REQUIRE PROVISION OF SITE PLAN DETAILS BEYOND THOSE DEPICTED UPON THIS PRELIMINARY AND FINAL SITE 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 EACH ZONE. FURTHERMORE, NO OPEN SPACE CONTIGUOUS TO ANY BUILDING SHALL BE ENCRACHED 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%) PERCENT OF THE 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)
  - 18-7.2b 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  
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1	12-3-20	MIS. REVS	
REVISION NO.	REVISION DATE	DESCRIPTION OF REVISION	

DATE: 12-03-19 SCALE: 1"=50'  
DRAWN: CHKD: W.E.F.  
FILE: 0333 DWG: PAK19  
SHEET: **2**



**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. 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.

**CONVERSION OF EXISTING 1-STORY SINGLE FAMILY RESIDENCE TO UNIVERSITY GENERAL OFFICE USE:** [LOT 12.02] AN EXISTING 1-STORY RESIDENTIAL STRUCTURE (BUILDING AREA = 2,338± S.F.) WILL HAVE ITS REAR YARD 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/MANAGEMENT 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.

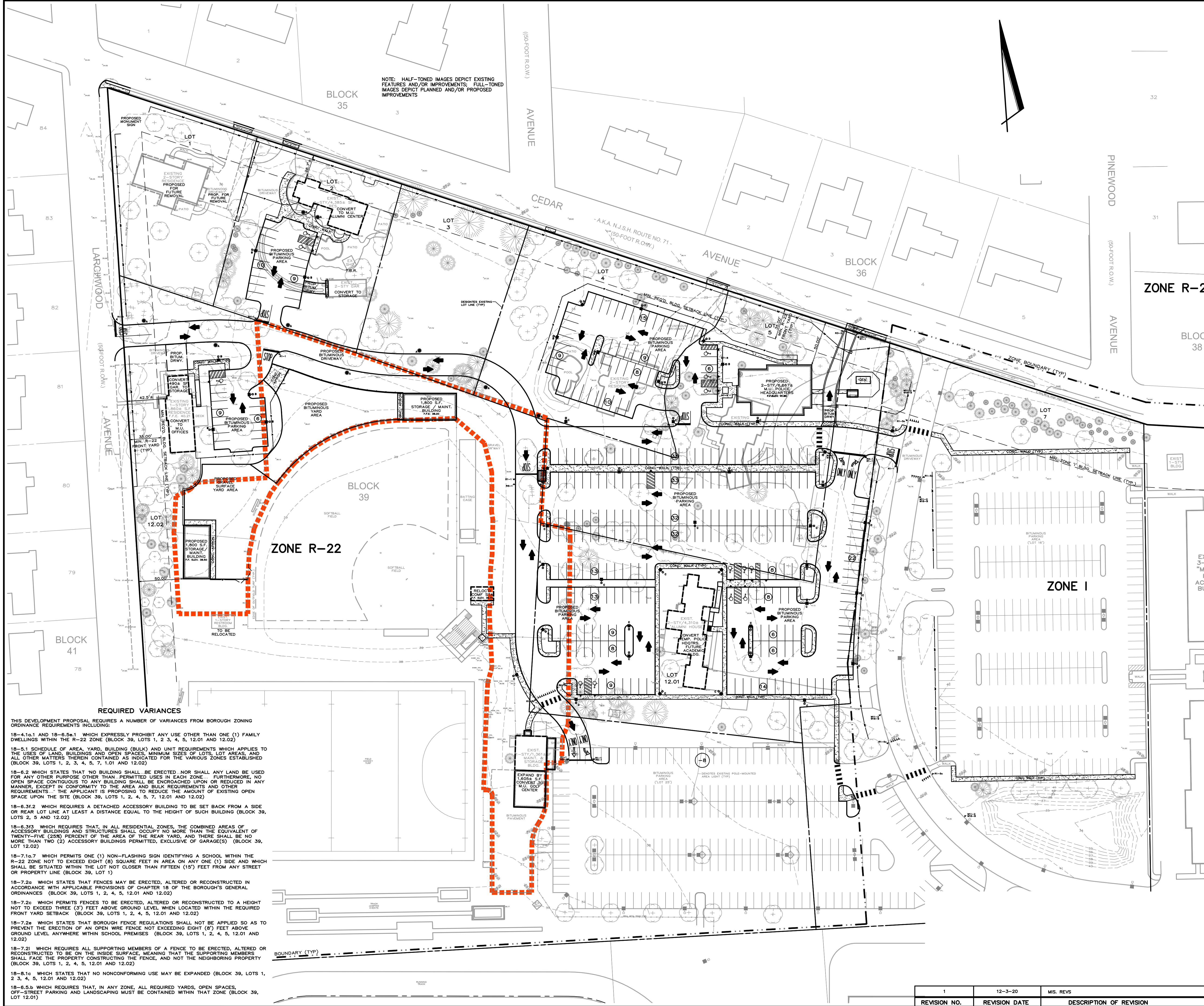
**MISCELLANEOUS ANCILLARY IMPROVEMENTS:** [LOTS 1, 2, 3, 4, 5, 7, 12.01 & 12.02; ZONES R-22 & I]

- 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, 7, 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].

**CONSTRUCTION PHASING:** PROJECT IMPROVEMENTS SHALL BE PHASED SO THAT ANY BUILDING REQUIRING A 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.

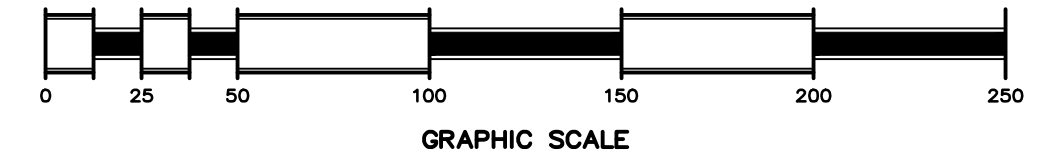
**LAND USE CONSIDERATIONS:** MONMOUTH UNIVERSITY IS REQUESTING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVALS, VARIANCES PURSUANT TO N.J.S.A. 40:550-70(C) AND (D), AND, IF NECESSARY, DESIGN WAIVERS TO REZONE AND UTILIZE, FOR UNIVERSITY OPERATIONS, LANDS WHICH IT OWNS WITHIN BLOCK 39 WHICH LANDS ARE 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 SECTION 18-13.15 WHICH MAY REQUIRE PROVISION OF SITE PLAN DETAILS BEYOND THOSE DEPICTED UPON THIS PRELIMINARY AND FINAL SITE PLAN SUBMITTED BY THE APPLICANT AND ANY/ALL OTHER VARIANCES AND/OR WAIVERS WHICH MAY BE REQUIRED.



**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, 7, 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, 12.01 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 EACH ZONE. FURTHERMORE, NO OPEN SPACE CONTIGUOUS TO ANY BUILDING SHALL BE ENCRACHED 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%) PERCENT OF THE 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)
  - 18-7.2b 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 TELE: (732) 859-3481

1	12-3-20	MIS. REVS	
REVISION NO.	REVISION DATE	DESCRIPTION OF REVISION	

DATE: 12-03-19 SCALE: 1"=50'  
DRAWN: CHKD: W.E.F.  
FILE: 0333 DWG: PAK19  
WILLIAM E. FITZGERALD, PE, PP - N.J. LIC. NOS. 27369, 2888 SHEET: 2

**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. 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.

**CONVERSION OF EXISTING 1-STORY SINGLE FAMILY RESIDENCE TO UNIVERSITY GENERAL OFFICE USE:** [LOT 12.02] AN EXISTING 1-STORY RESIDENTIAL STRUCTURE (BUILDING AREA = 2,338± S.F.) WILL HAVE ITS REAR YARD 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/MANAGEMENT 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.

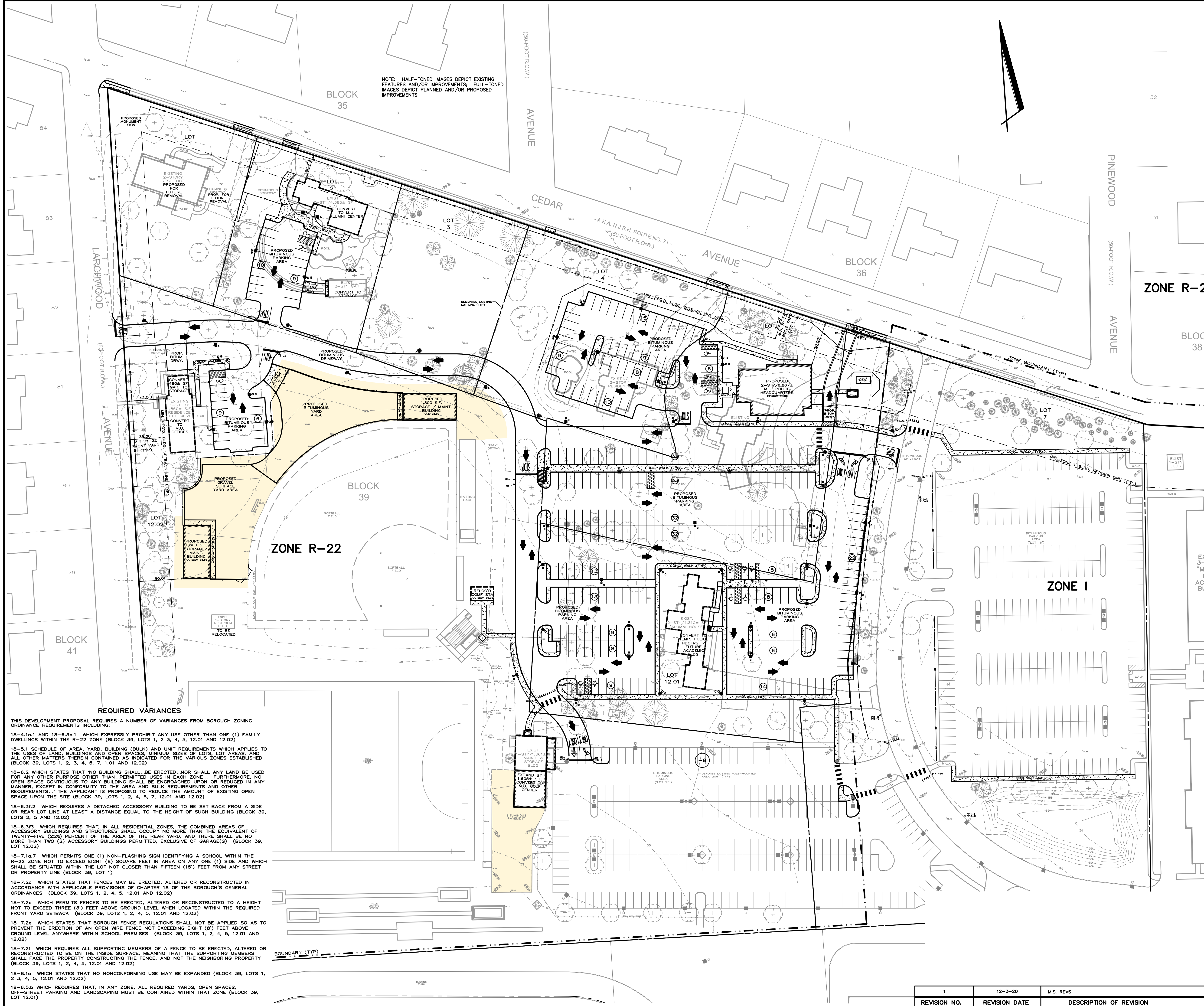
**MISCELLANEOUS ANCILLARY IMPROVEMENTS:** [LOTS 1, 2, 3, 4, 5, 7, 12.01 & 12.02; ZONES R-22 & I]

- 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].

**CONSTRUCTION PHASING:** PROJECT IMPROVEMENTS SHALL BE PHASED SO THAT ANY BUILDING REQUIRING A 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, VARIANCES PURSUANT TO N.J.S.A. 40:550-70(C) AND (D), AND, IF NECESSARY, DESIGN WAIVERS TO REZONE AND UTILIZE, FOR UNIVERSITY OPERATIONS, LANDS WHICH IT OWNS WITHIN BLOCK 39 WHICH LANDS ARE ZONED FOR R-22 SINGLE FAMILY RESIDENCE WHICH ARE CONTIGUOUS WITH THE UNIVERSITY'S MAIN CAMPUS AND WHICH DO NOT ABUT ANY RESIDENTIAL PROPERTY THAT IS NOT UNIVERSITY-OWNED.

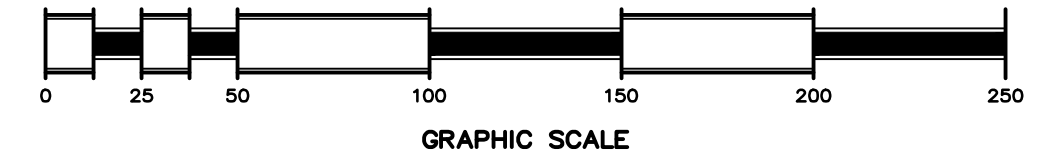
REQUESTED VARIANCES INCLUDE THE VARIANCES AND/OR WAIVERS DESCRIBED BY THE NOTES UNDER "REQUESTED VARIANCES" OF THIS SHEET, A VARIANCE OR WAIVER AS MAY BE NECESSARY FROM ORDINANCE SECTION 18-13.15 WHICH MAY REQUIRE PROVISION OF SITE PLAN DETAILS BEYOND THOSE DEPICTED UPON THIS PRELIMINARY AND FINAL SITE 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 EACH ZONE. FURTHERMORE, NO OPEN SPACE CONTIGUOUS TO ANY BUILDING SHALL BE ENCRACHED 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%) PERCENT OF THE 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)
  - 18-7.2b 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 TELE: (732) 859-3481

DATE: 12-03-19 SCALE: 1"=50'  
DRAWN: CHKD: W.E.F.  
FILE: 0333 DWG: PAK19 SHEET: 2

REVISION NO.	REVISION DATE	DESCRIPTION OF REVISION
1	12-3-20	MIS. REVS

**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 SERVE AS A TEMPORARY POLICE HEADQUARTERS UNTIL THE NEW HEADQUARTERS IS COMPLETED AND OCCUPIED. THE STRUCTURE WILL THEN RECEIVE INTERIOR ALTERATIONS TO SUPPORT THE UNIVERSITY'S SCHOOLS 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 = 2,338± S.F.) WILL HAVE ITS REAR YARD 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/MANAGEMENT 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.

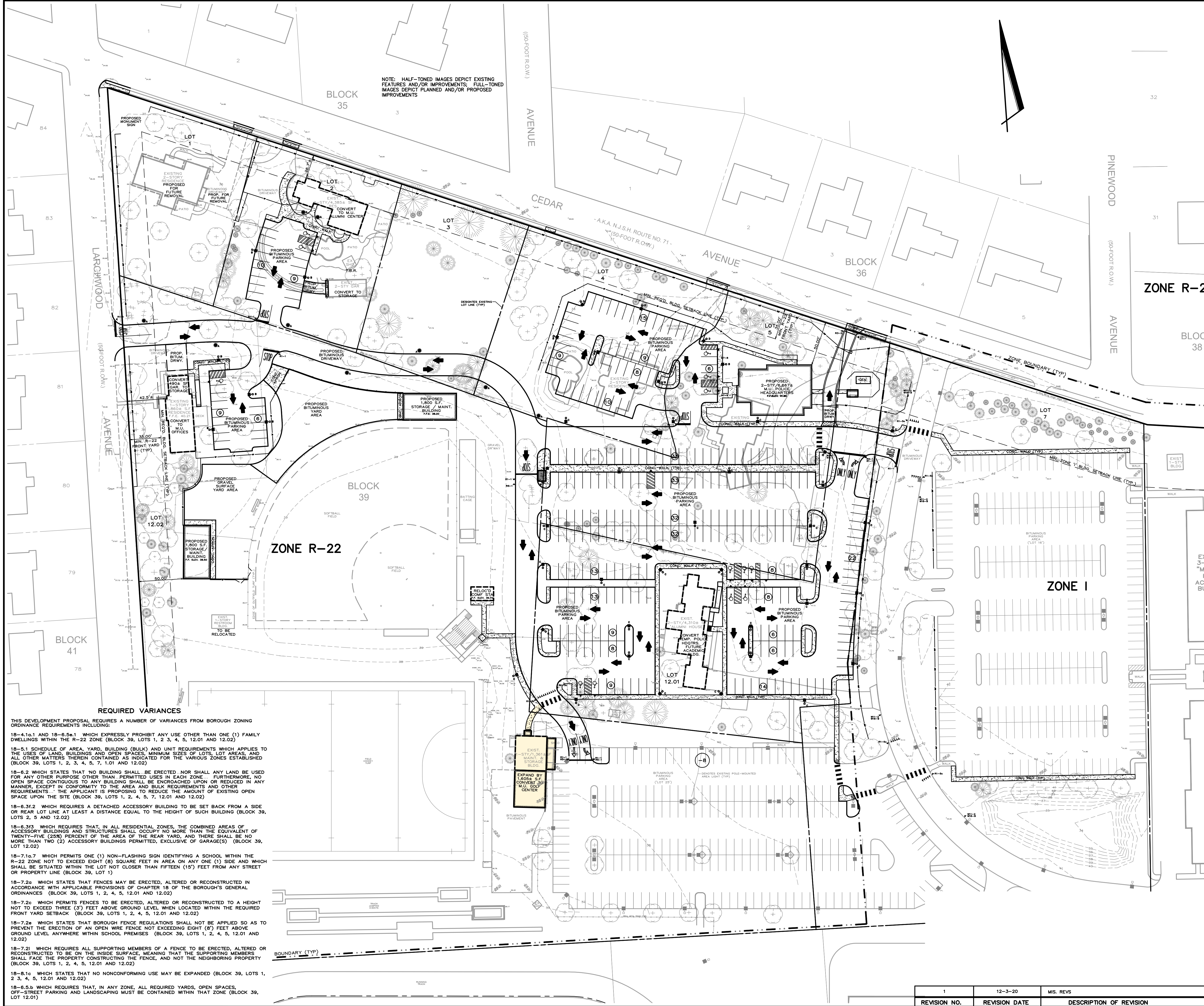
**NEW MONUMENT-STYLE UNIVERSITY IDENTIFICATION SIGN.** [LOT 1; ZONE R-22] AT SUCH TIME AS THE EXISTING SINGLE FAMILY USE UPON LOT 1 IS TO BE ABANDONED, THE EXISTING RESIDENCE AND APPURTENANT YARD-AREA IMPROVEMENTS WILL BE DEMOLISHED AND REMOVED. A NEW, MONUMENT-STYLE, UNIVERSITY IDENTIFICATION SIGN WILL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

**CONSTRUCTION PHASING.** PROJECT IMPROVEMENTS SHALL BE PHASED SO THAT ANY BUILDING REQUIRING A 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, VARIANCES PURSUANT TO N.J.S.A. 40:550-70(C) AND (D), AND, IF NECESSARY, DESIGN WAIVERS TO REZONE AND UTILIZE, FOR UNIVERSITY OPERATIONS, LANDS WHICH IT OWNS WITHIN BLOCK 39 WHICH LANDS ARE ZONED FOR R-22 WHICH ARE CONTIGUOUS WITH THE UNIVERSITY'S MAIN CAMPUS AND WHICH DO NOT ABUT ANY RESIDENTIAL PROPERTY THAT IS NOT UNIVERSITY-OWNED.

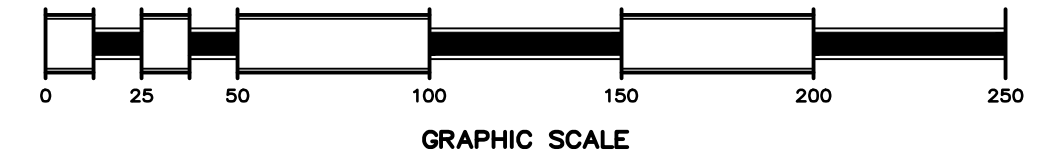
REQUESTED VARIANCES INCLUDE THE VARIANCES AND/OR WAIVERS DESCRIBED BY THE NOTES UNDER "REQUESTED VARIANCES" OF THIS SHEET, A VARIANCE OR WAIVER AS MAY BE NECESSARY FROM ORDINANCE SECTION 18-13.15 WHICH MAY REQUIRE PROVISION OF SITE PLAN DETAILS BEYOND THOSE DEPICTED UPON THIS PRELIMINARY AND FINAL SITE 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 EACH ZONE. FURTHERMORE, NO OPEN SPACE CONTIGUOUS TO ANY BUILDING SHALL BE ENCRACHED 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%) PERCENT OF THE 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)
  - 18-7.2b 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 TELE: (732) 859-3481

1	12-3-20	MIS. REVS	
REVISION NO.	REVISION DATE	DESCRIPTION OF REVISION	

DATE: 12-03-19 SCALE: 1"=50'  
DRAWN: CHKD: W.E.F.  
FILE: 0333 DWG: PARK19 SHEET: 2

**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. 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/MANAGEMENT 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 NEARLY 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.

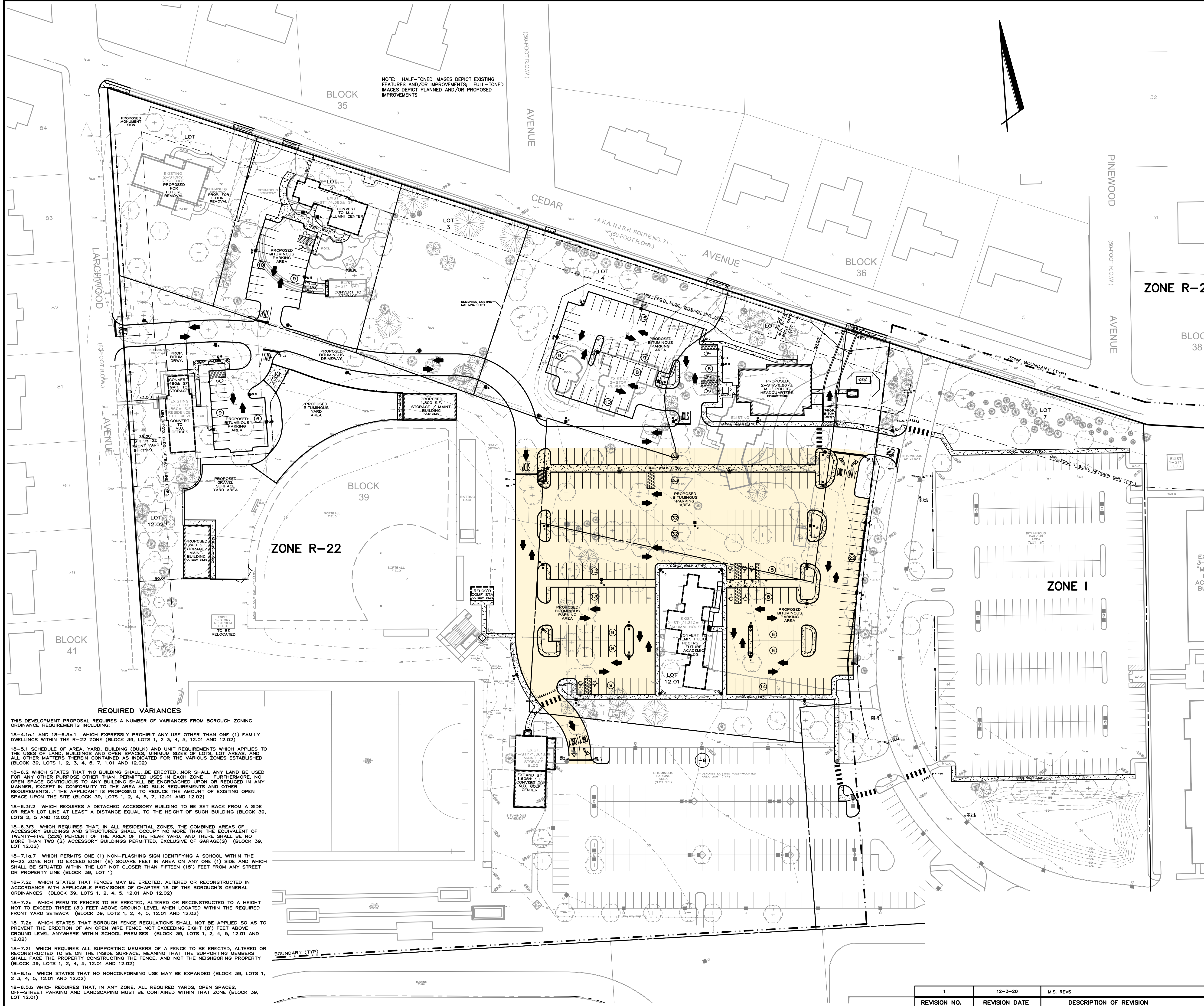
**MISCELLANEOUS ANCILLARY IMPROVEMENTS:** [LOTS 1, 2, 3, 4, 5, 7, 12.01 & 12.02; ZONES R-22 & I]

- 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].

**CONSTRUCTION PHASING:** PROJECT IMPROVEMENTS SHALL BE PHASED SO THAT ANY BUILDING REQUIRING A 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, VARIANCES PURSUANT TO N.J.S.A. 40:550-70(C) AND (D), AND, IF NECESSARY, DESIGN WAIVERS TO RELOCATE AND UTILIZE, FOR UNIVERSITY OPERATIONS, LANDS WHICH IT OWNS WITHIN BLOCK 39 WHICH LANDS ARE ZONED FOR R-22 WHICH ARE CONTIGUOUS WITH THE UNIVERSITY'S MAIN CAMPUS AND WHICH DO NOT ABUT ANY RESIDENTIAL PROPERTY THAT IS NOT UNIVERSITY-OWNED.

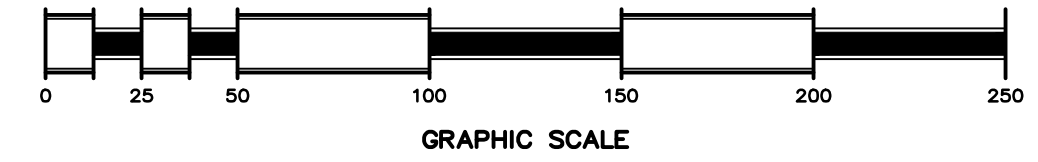
REQUESTED VARIANCES INCLUDE THE VARIANCES AND/OR WAIVERS DESCRIBED BY THE NOTES UNDER "REQUESTED VARIANCES" OF THIS SHEET, A VARIANCE OR WAIVER AS MAY BE NECESSARY FROM ORDINANCE SECTION 18-13.15 WHICH MAY REQUIRE PROVISION OF SITE PLAN DETAILS BEYOND THOSE DEPICTED UPON THIS PRELIMINARY AND FINAL SITE 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 EACH ZONE. FURTHERMORE, NO OPEN SPACE CONTIGUOUS TO ANY BUILDING SHALL BE ENCRACHED 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%) PERCENT OF THE 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)
  - 18-7.2b 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 TELE: (732) 859-3481

1	12-3-20	MIS. REVS	
REVISION NO.	REVISION DATE	DESCRIPTION OF REVISION	

DATE: 12-03-19 SCALE: 1"=50'  
DRAWN: CHKD: W.E.F.  
FILE: 0333 DWG: PAK19 SHEET: 2

**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. 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.

**CONVERSION OF EXISTING 1-STORY SINGLE FAMILY RESIDENCE TO UNIVERSITY GENERAL OFFICE USE:** [LOT 12.02] AN EXISTING 1-STORY RESIDENTIAL STRUCTURE (BUILDING AREA = 2,338± S.F.) WILL HAVE ITS REAR YARD 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/MANAGEMENT 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.

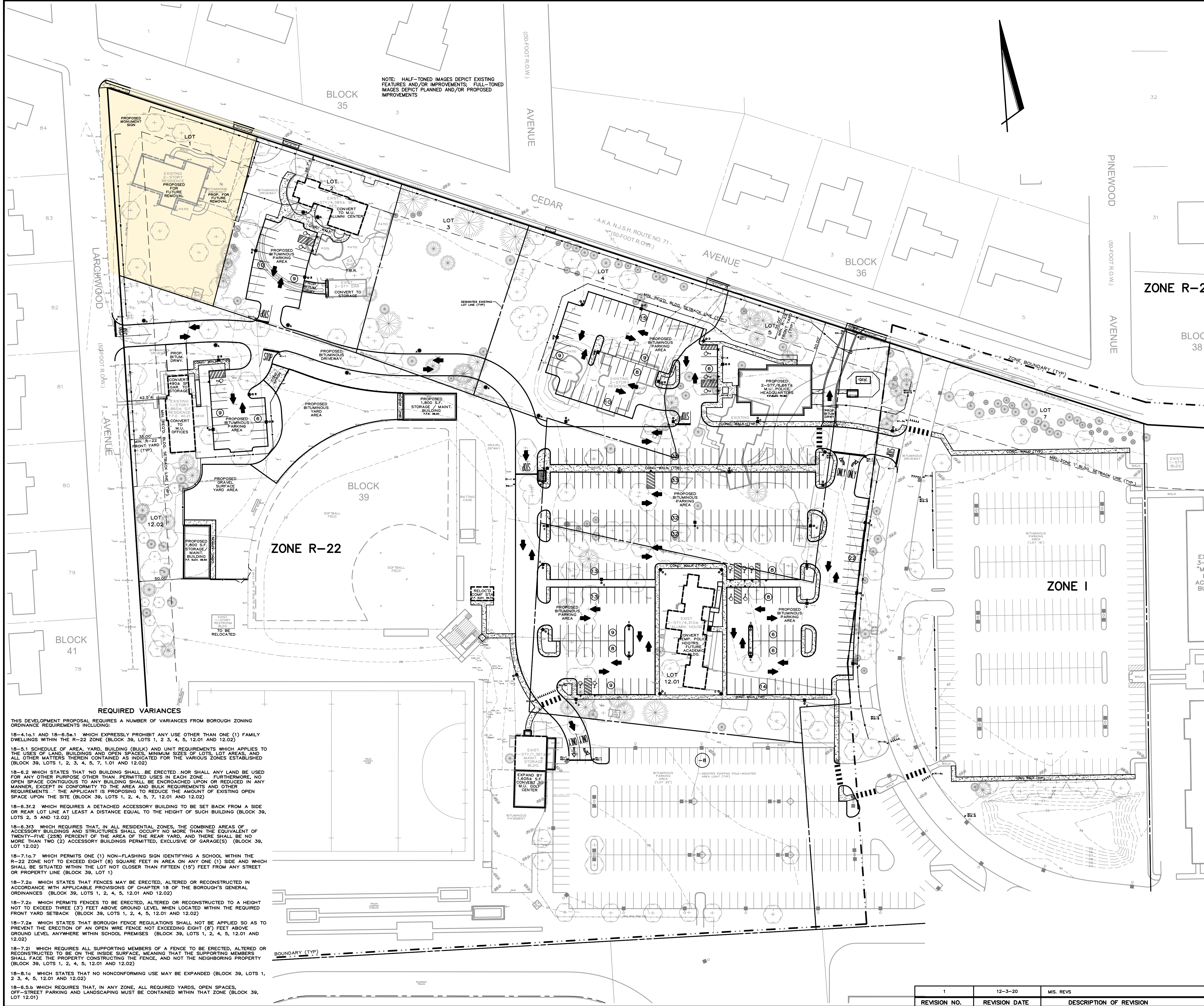
**NEW MONUMENT-STYLE UNIVERSITY IDENTIFICATION SIGN:** [LOT 1; ZONE R-22] AT SUCH TIME AS THE EXISTING SINGLE FAMILY USE UPON LOT 1 IS TO BE ABANDONED, THE EXISTING RESIDENCE AND APPURTENANT YARD-AREA IMPROVEMENTS WILL BE DEMOLISHED AND REMOVED. A NEW, MONUMENT-STYLE, UNIVERSITY IDENTIFICATION SIGN WILL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

**CONSTRUCTION PHASING:** PROJECT IMPROVEMENTS SHALL BE PHASED SO THAT ANY BUILDING REQUIRING A 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, VARIANCES PURSUANT TO N.J.S.A. 40:550-70(C) AND (D), AND, IF NECESSARY, DESIGN WAIVERS TO RELOCATE AND UTILIZE, FOR UNIVERSITY OPERATIONS, LANDS WHICH IT OWNS WITHIN BLOCK 39 WHICH LANDS ARE ZONED FOR R-22 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 SECTION 18-13.15 WHICH MAY REQUIRE PROVISION OF SITE PLAN DETAILS BEYOND THOSE DEPICTED UPON THIS PRELIMINARY AND FINAL SITE PLAN SUBMITTED BY THE APPLICANT AND ANY/ALL OTHER VARIANCES AND/OR WAIVERS WHICH MAY BE REQUIRED.



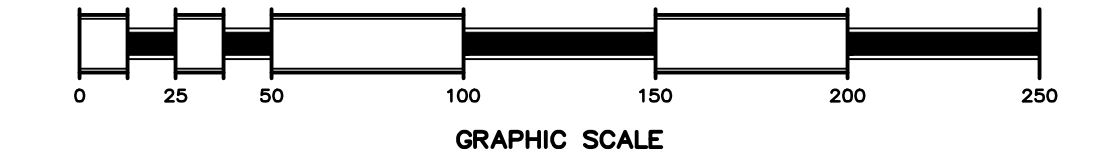
NOTE: HALF-TONED IMAGES DEPICT EXISTING FEATURES AND/OR IMPROVEMENTS; FULL-TONED IMAGES DEPICT PLANNED AND/OR PROPOSED IMPROVEMENTS

**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 EACH ZONE. FURTHERMORE, NO OPEN SPACE CONTIGUOUS TO ANY BUILDING SHALL BE ENCRACHED 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%) PERCENT OF THE 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)
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  - 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)



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REVISION NO.	REVISION DATE	DESCRIPTION OF REVISION	

DATE: 12-03-19 SCALE: 1"=50'  
DRAWN: CHKD: W.E.F.  
FILE: 0333 DWG: PAK19  
WILLIAM E. FITZGERALD, PE, PP - N.J. LIC. NOS. 27369, 2888 SHEET: 2