

PROPOSED 4-STORY MULTIFAMILY & 3-STORY 14 TOWNHOUSE DEVELOPMENT



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101-117 MEMORIAL DRIVE
BLOCK 704, LOT 1
CITY OF ASBURY PARK, NJ

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3-STORY 14 TOWNHOUSE DEVELOPMENT WITH 28 RESIDENTIAL UNITS

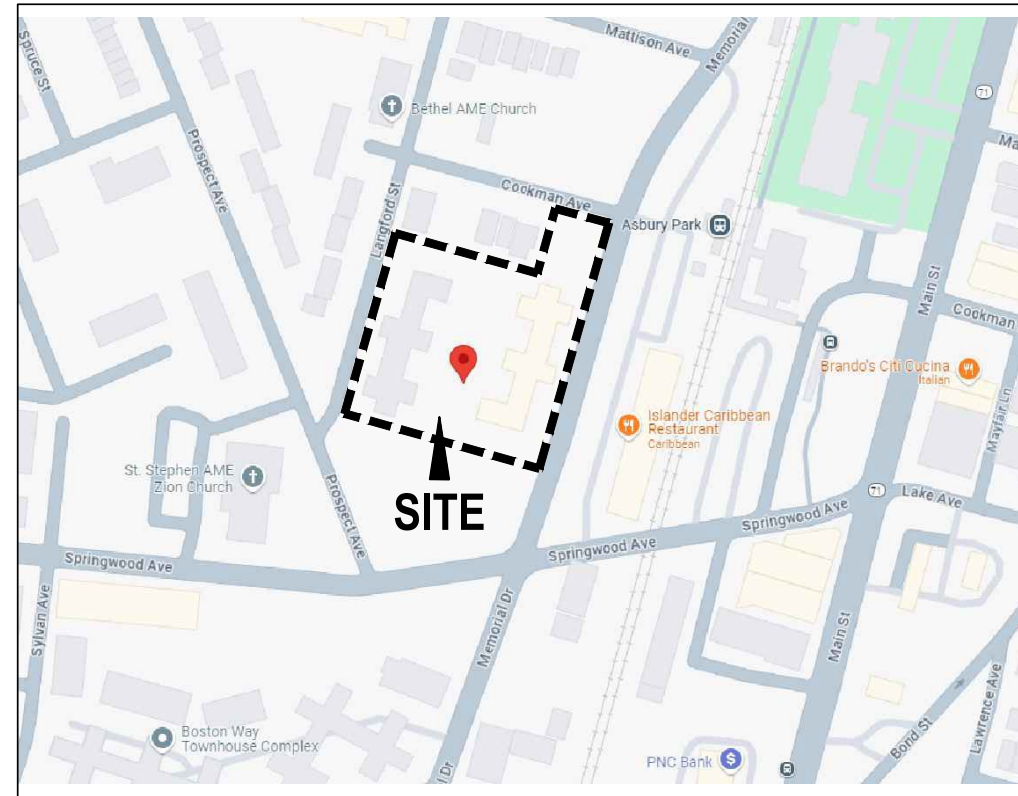


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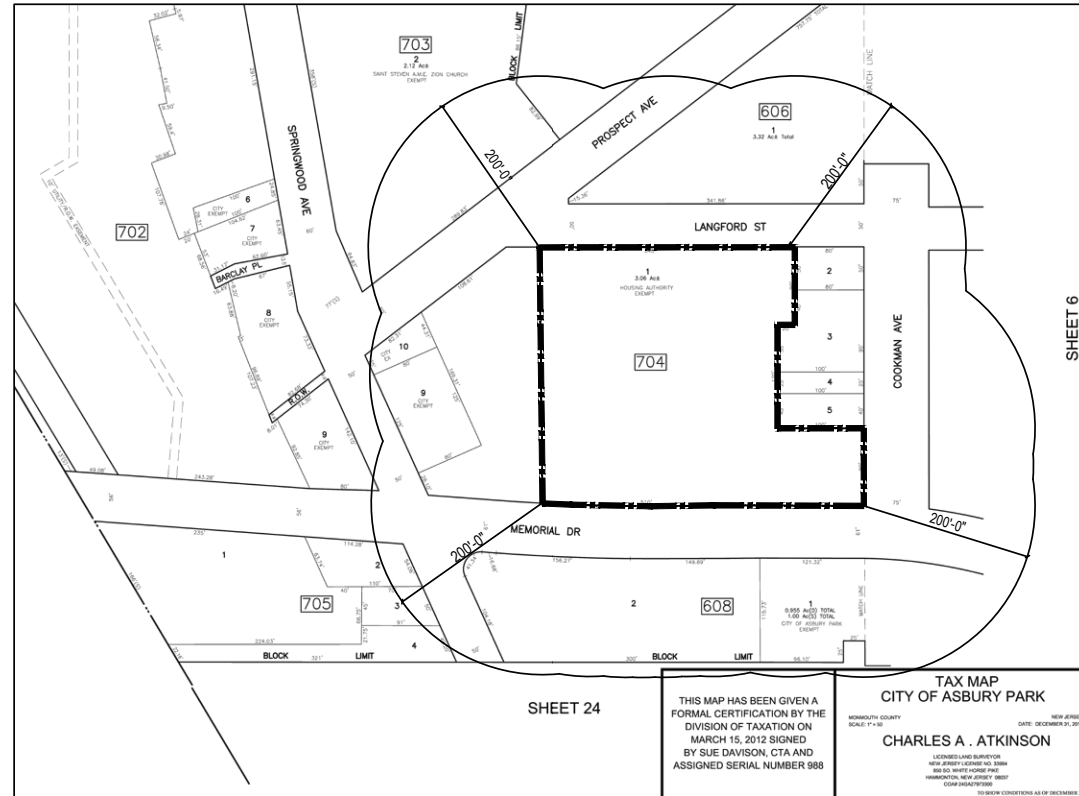
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PROPOSED 4-STORY MULTIFAMILY BUILDING WITH PARKING GARAGE AND
(14) 3-STORY TOWN HOMES WITH STREET LEVEL PARKING AT:
101-117 MEMORIAL DRIVE
BLOCK 704, LOT 1 CITY OF ASBURY PARK, MONMOUTH CO. , NJ



1 LOCATION MAP
SCALE: NTS



2 TAX MAP & 200' PROPERTIES
SCALE: NTS

PROJECT SUMMARY:

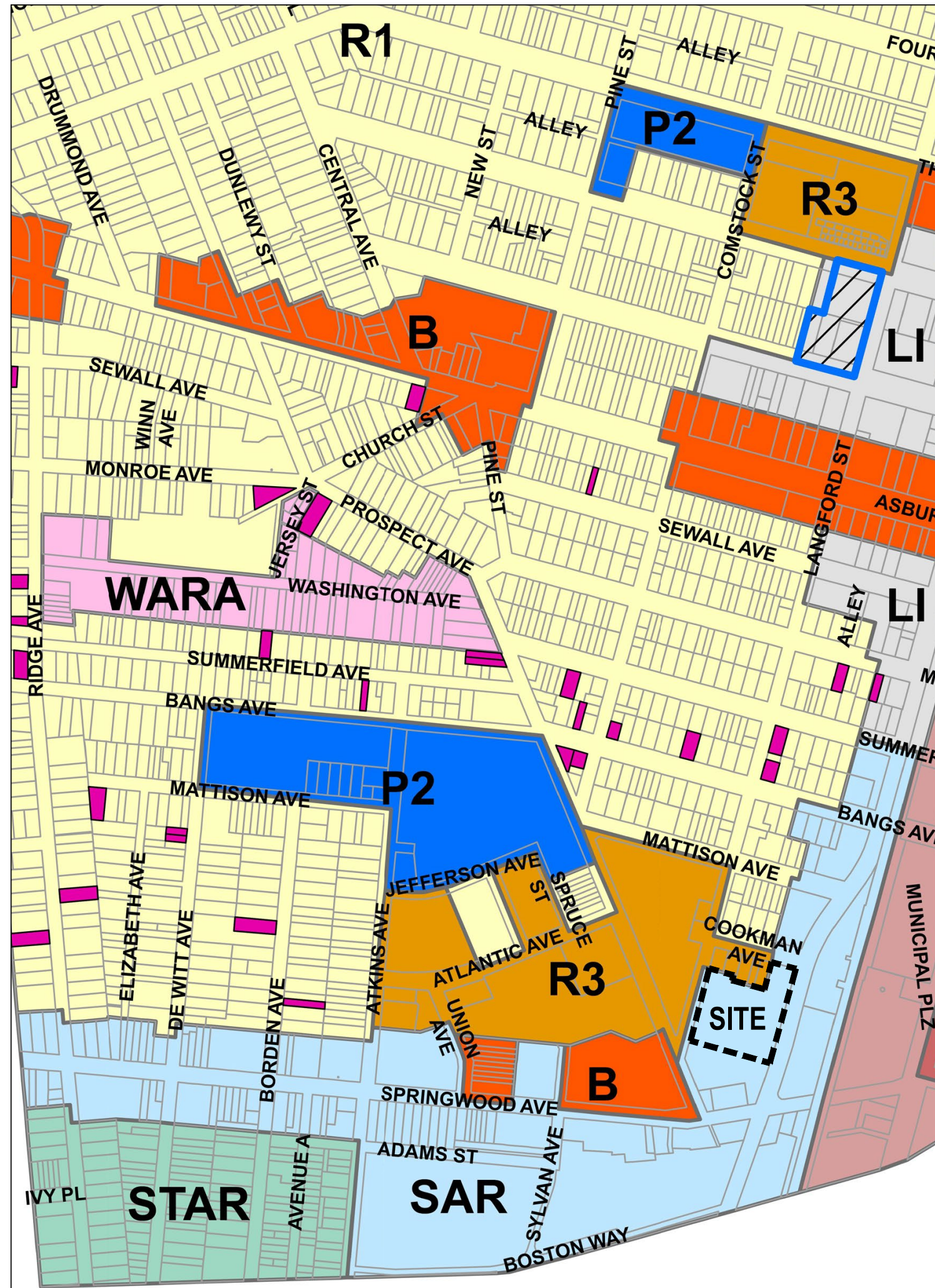
4-STORY MULTIFAMILY DWELLING
60 RESIDENTIAL UNITS
18 x 1 BED UNITS
30 x 2 BED UNITS
12 x 3 BED UNITS

54 PARKING SPACES

(14) 3-STORY TOWNHOUSES
28 RESIDENTIAL UNITS
28 x 2 BED UNITS

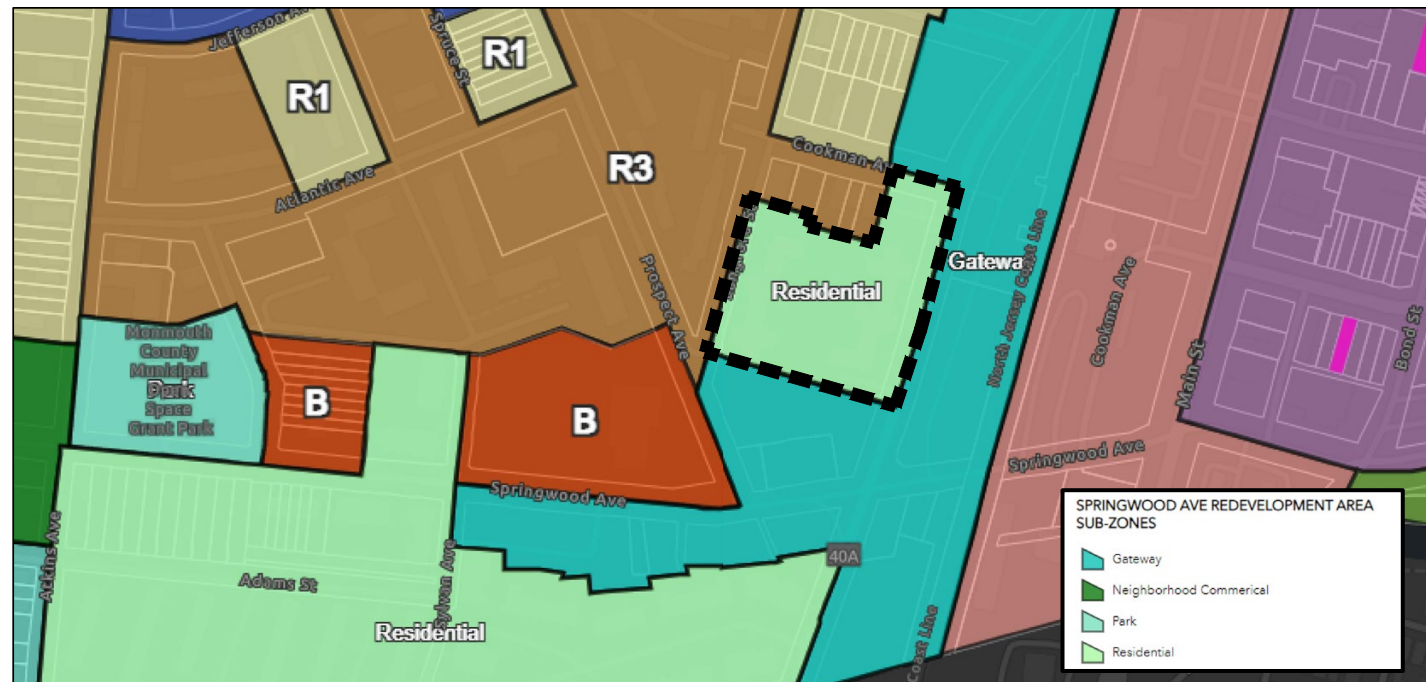
56 PARKING SPACES

88 RESIDENTIAL UNITS TOTAL
110 PARKING SPACES
176 BIKE SPACES



3 ZONING MAP
SCALE: NTS

ZONING DISTRICTS AND REDEVELOPMENT AREAS	
	1001 FIRST AVE REDEVELOPMENT AREA
	WR1A WATERFRONT RENOVATION INFILL AREA
	DEAL LAKE DRIVE INCLUSIONARY HOUSING DISTRICT
	SCATTERED SITE REDEVELOPMENT PROGRAM PHASE 1A
	B BUSINESS DISTRICT
	CBD CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA
	L1 LIGHT INDUSTRIAL
	MSRA MAIN STREET REDEVELOPMENT AREA
	P1 PARKS
	P2 SCHOOLS
	R1 SINGLE FAMILY RESIDENTIAL
	R2 ONE AND TWO FAMILY RESIDENTIAL
	R3 MEDIUM DENSITY RESIDENTIAL
	SAR SPRINGWOOD AVENUE REDEVELOPMENT AREA
	STAR STARS REDEVELOPMENT AREA
	WARA WASHINGTON AVENUE REDEVELOPMENT AREA
	WBA WATERFRONT BOARDWALK AREA
	WPR1 WATERFRONT PRIME RENEWAL AREA



4 SPRINGWOOD AVE REDEVELOPMENT AREA SUB-ZONES
SCALE: NTS



5 FLOOD HAZARD ZONE
SCALE: NTS

SAR - SPRINGWOOD AVE GATEWAY ZONE					
REQ.	REQUIRED	EXISTING	PROPOSED		DEVIATION REQUIRED
1. PERMITTED USE	ATTACHED AND DETACHED TWO-FAMILY DWELLINGS; ATTACHED AND DETACHED SINGLE-FAMILY DWELLINGS. PERMITTED CONDITIONAL USES: MULTIFAMILY DWELLINGS SUBJECT TO THE FOLLOWINGS CONDITIONS: NO WALL OF A PRINCIPAL BUILDING FRONTING ON A STREET SHALL EXCEED 100 FEET IN LENGTH. SHARED ENTRIES SHALL BE LIMITED TO 8 HOUSEHOLDS OR LESS. PRINCIPAL BUILDING ENTRIES SHALL BE LOCATED UPON THE STREET UPON WHICH THE BUILDING FRONTS. BUILDING ENTRIES SHALL BE EMPHASIZED AND PROMINENT AND CREATE A SENSE THAT THE USER IS TRANSITIONING FROM PUBLIC TO SEMI-PUBLIC SPACE.	RESIDENTIAL (HOUSING AUTHORITY)	(14) 3-STORY TWO-FAMILY DWELLINGS WITH GROUND FLOOR PARKING GARAGE	4-STORY MULTIFAMILY DWELLINGS WITH GROUND FLOOR LEVEL RETAIL PARKING GARAGE & 60 RESIDENTIAL UNITS	NO
2. PERMITTED ACCESSORY USE	GARAGES APPURTENANT TO A RESIDENTIAL USE; MINOR HOME OCCUPATIONS PURSUANT TO THE CONDITIONS AND REQUIREMENTS SPECIFIED IN CITY CODE SECTION 30-73.10. PROPOSED MINOR HOME OCCUPATIONS THAT DO NOT MEET THE CONDITIONS AND REQUIREMENTS SPECIFIED MAY REQUEST VARIANCE RELIEF FROM THE PLANNING BOARD. SINGLE FAMILY UNIT ABOVE A GARAGE WHICH IS ACCESSORY TO THE PERMITTED RESIDENTIAL USE. STRUCTURES WHICH ARE CLEARLY INCIDENTAL TO THE PRINCIPAL RESIDENTIAL USE OF THE PREMISES	OFF-STREET PARKING	NO ACCESSORY USE PROPOSED		NO
3. MIN. LOT AREA	MULTIFAMILY DWELLINGS 10,000 SQ.FT. SINGLE AND TWO FAMILY DWELLINGS 2,400 SQ.FT.	92,720 SQ.FT.	92,720 SQ.FT.		YES
4. MAX. RESIDENTIAL DENSITY	45 DWELLING UNITS PER ACRE	EXISTING CONDITIONS	(14) TOWNHOMES 28 RESIDENTIAL UNITS 28 x 2 BED UNITS	60 RESIDENTIAL UNITS TOTAL 18 x 1BED UNITS 30 x 2 BED UNITS 12 x 3 BED UNITS	NO
5. MIN. LOT WIDTH	N/A	N/A	N/A		NO
6. MIN. LOT FRONTAGE	50'	668'-0"	668'-0"		NO
7. MIN. LOT DEPTH	N/A	N/A	N/A		NO
8. MIN. FRONT YARD SETBACK	0'-0"	EXISTING CONDITIONS	LANGFORD: 8'-4" MEMORIAL: VARIES FROM 6'-6" TO 8'-11"		NO
9. MAX. FRONT YARD SETBACK	10 FEET MIN. 15 FOOT MAX. HOWEVER, OPEN FRONT PORCHES MAY EXTEND UP TO 6 FEET INTO THE REQUIRED MINIMUM FRONT YARD SETBACK. OPEN STAIRWAYS LEADING TO A FRONT PORCH OR DWELLING ENTRY ARE EXEMPT FROM THE FRONT YARD SETBACK REQUIREMENT	EXISTING CONDITIONS	LANGFORD: 8'-4" MEMORIAL: 8'-11"		YES
10. MIN. SIDE YARD SETBACK	5'-0" FOR THE UNATTACHED SIDE FOR ATTACHED BUILDINGS. 3'-0" FOR UNATTACHED BUILDINGS	EXISTING CONDITIONS	COOKMAN AVE SIDE: VARIES FROM 15'-0" TO 20'-0" SPRINGWOOD SIDE: VARIES FROM 15'-6" TO 54'-10"		NO
11. MIN. REAR YARD SETBACK	20 FEET. THE REAR YARD SETBACK SHOULD ALSO ALLOW FOR SUFFICIENT SPACE FOR OFF-STREET PARKING AND CIRCULATION AND LANDSCAPED BUFFERS BETWEEN PARKING AREAS	EXISTING CONDITIONS	16'-1"		YES
12. MAX. BUILDING COVERAGE	80%	EXISTING CONDITIONS	40,738 SQ. FT. (44%) 2ND-5TH FL - 34,414 SQ FT EACH (80%) ROOF - 3,552 SQ FT (8%)		YES NO
13. MAX. NUMBER OF STORIES	3 STORIES / 35 FEET	3 STORIES	3 STORIES	4 STORIES	YES
14. MAX. BUILDING HEIGHT	45'-0"	45'-0"	35'-0"	45'-0"	NO
15. OFF-STREET PARKING REQ. WITH A SHARED PARKING ALLOWANCE	1BED: 1 SPACE/UNIT (18 UNITS)= 18 SPACES >1BED: 1.5 SPACES/UNIT (70 UNITS)= 105 SPACES AFFORDABLE UNIT: 1 SPA/UNIT NON RESIDENTIAL: 1 SPACE/500 SF 88 RESIDENTIAL + 0 NON RESIDENTIAL = 88 SPACES TOTAL REQUIRED: 88 SPACES	EXISTING CONDITIONS	56 PARKING SPACES PROVIDED	60 PARKING SPACES PROVIDED + 10 STREET PARKING = 70 PARKING SPACES	NO
16. BICYCLE PARKING REQUIREMENTS	2 SPACES/UNIT 88 UNITS= 176 SPACES 1 SPACE/1,000SF NON-RESIDENTIAL= 14 SPACES TOTAL REQUIRED: 176 SPACES	N/A	56 BIKE SPACES PROVIDED	120 BIKE SPACES PROVIDED	NO
17. LOADING SPACES	BUILDING AREA: 20,000 TO 80,000 SF 2 LOADING SPACES REQ. EACH LOADING 10' W X 25' L X 14' H	EXISTING CONDITIONS	0 LOADING SPACES PROVIDED	0 LOADING SPACES PROVIDED	YES
18. BUILDING DESIGN GUIDELINES	AT THE INTERSECTION OF SPRINGWOOD AVE AND MEMORIAL DRIVE, BUILDINGS SHALL INCORPORATE SIGNIFICANT ARCHITECTURAL EMBELLISHMENTS SUCH AS CLOCK TOWERS OR OTHER PROMINENT VERTICAL DESIGN ELEMENTS TO CREATE VISUAL INTEREST AND PROVIDE A SENSE THAT SOMEONE TRAVELING ONTO SPRINGWOOD AVE FROM THE EAST IS ENTERING AN IMPORTANT AND SIGNIFICANT CORRIDOR WITHIN THE CITY. BUILDINGS LOCATED AT THIS INTERSECTION WILL BE ALLOWED AT A FOUR STORY HEIGHT TO HELP EMPHASIZE THIS FEELING. DEVELOPMENT SITES AT THE INTERSECTION OF SPRINGWOOD AVENUE AND MEMORIAL DRIVE SHALL ALSO INCLUDE SMALL PUBLIC PLAZAS AT THAT INTERSECTION OF APPROXIMATELY 15 FEET IN DEPTH FROM EACH STREETLINE. THESE PLAZAS SHALL INCLUDE PROVISIONS FOR PUBLIC SEATING AND DISPLAY OF PUBLIC ART.	N/A	BUILDING DESIGN COMPLIES WITH REDEVELOPMENT PLAN.	BUILDING DESIGN COMPLIES WITH REDEVELOPMENT PLAN.	NO

PROJECTED SANITARY SEWAGE FLOW		
PROPOSED USE IS FOR 88 RESIDENTIAL UNITS		
NPIA CALCULATION AS PER NJAC 7-14A-23.3		
1 BEDROOM UNIT = 150 GPD	18 UNITS	2,700
2 BEDROOM UNIT = 225 GPD	58 UNITS	13,050
3 BEDROOM UNIT = 300 GPD	12 UNITS	3,600
TOTAL PROJECTED FLOW =		19,350 GPD

DRAWING LIST	
Z-1	TITLE PAGE-ZONING MAP, TAX MAP & TABULATION CHART
Z-2	SITE PLAN - SCHEMATIC
Z-3	1ST FLOOR PLAN - OPTION 1
Z-3.1	1ST FLOOR PLAN - OPTION 2
Z-4	2ND FLOOR PLAN
Z-5	TOWN HOME 1ST FLOOR PLAN - OPTION 1 & 2
Z-6	TOWN HOME 2ND FLOOR PLAN - OPTION 1 & 2
Z-7	TOWN HOME 3RD FLOOR PLAN - OPTION 1 & 2
Z-8	AERIAL VIEWS
Z-9	BUILDING RENDERINGS
Z-10	BUILDING RENDERINGS

PROJECTED RECYCLING PLAN: 340 OCCUPANTS	
GLASS	1.75 LBS X 340 = 595 LBS
ALUMINUM	1.1 LBS X 340 = 374 LBS
TIN	1.5 LBS X 340 = 510 LBS
CARD BD. & PAPER	2.5 LBS X 340 = 850 LBS

PLANNING BOARD APPROVAL

PRELIMINARY APPROVAL IS HEREBY GRANTED TO THE SITE PLAN BY THE PLANNING BOARD OF THE CITY OF ASBURY PARK, MONMOUTH CO., NJ THIS DAY OF , 2024

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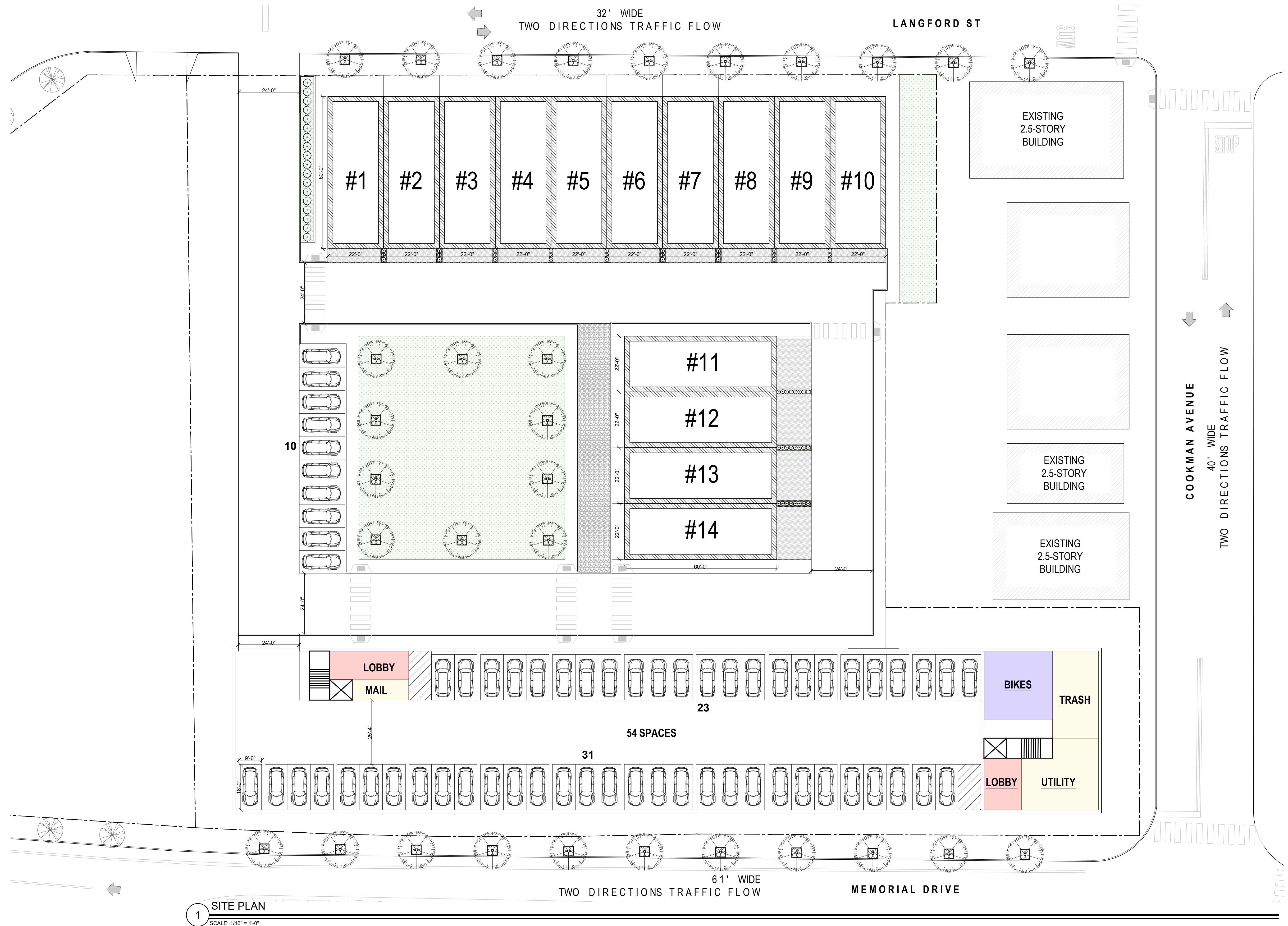


SITE AERIAL VIEWS

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PROPOSED 4-STORY MULTIFAMILY WITH 60 RESIDENTIAL UNITS & PARKING AT GRADE

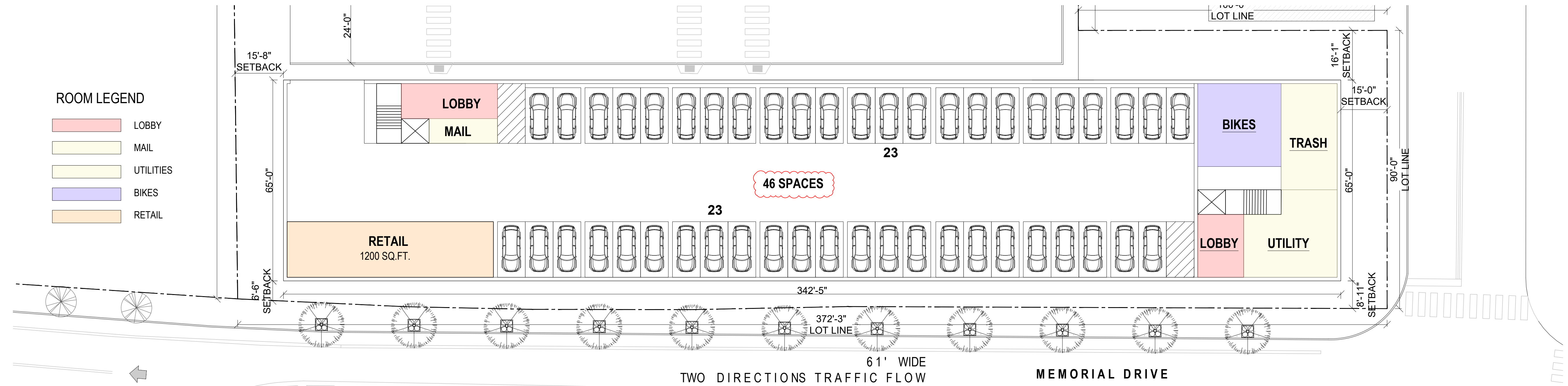


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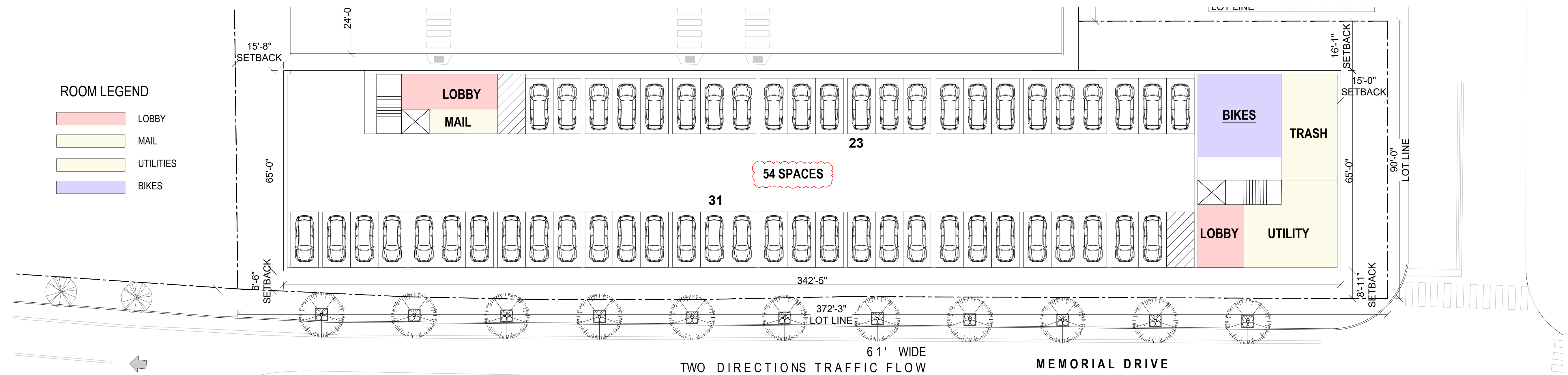
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1ST FLOOR PLAN - OPTION 2



1ST FLOOR PLAN - OPTION 1

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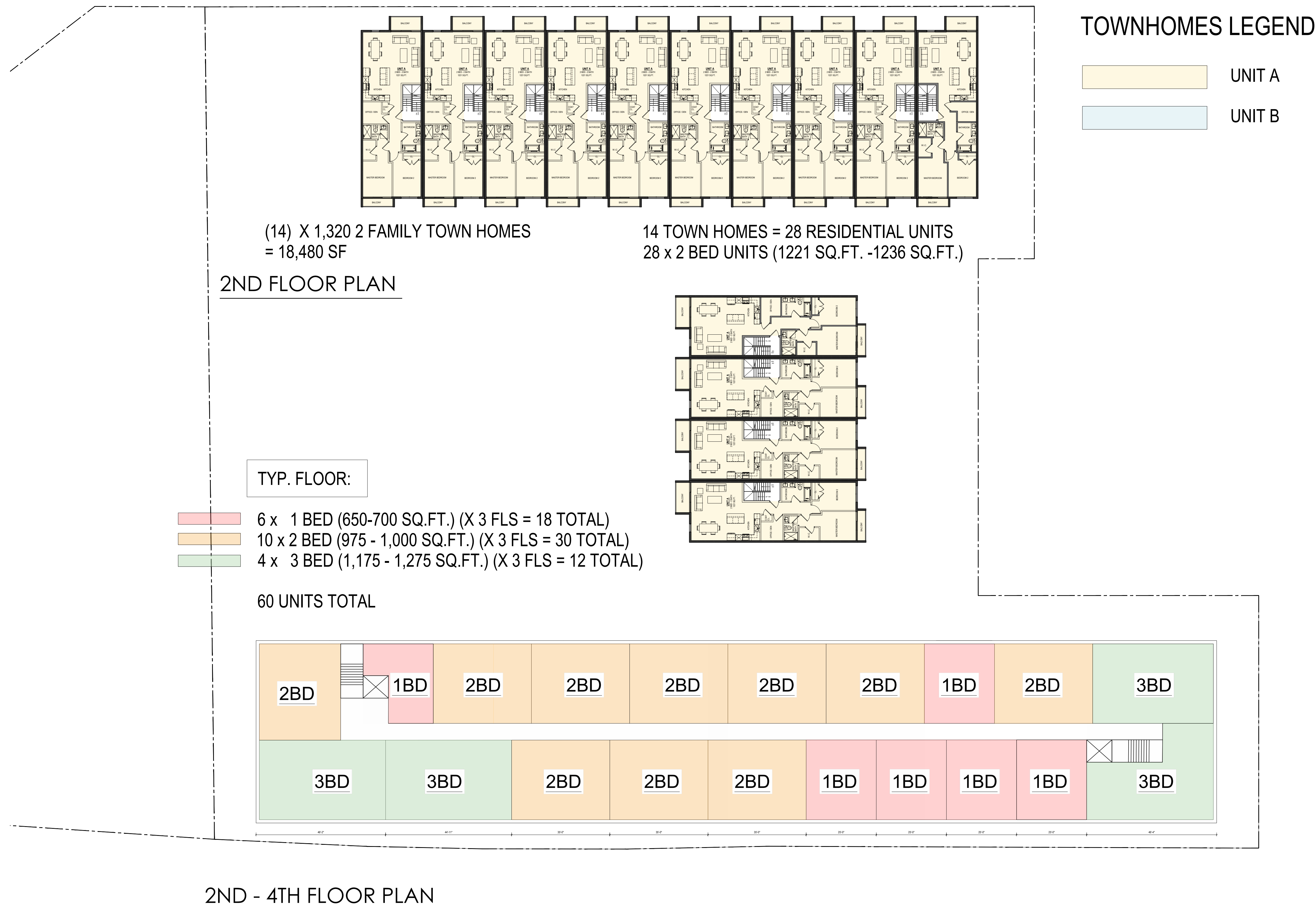
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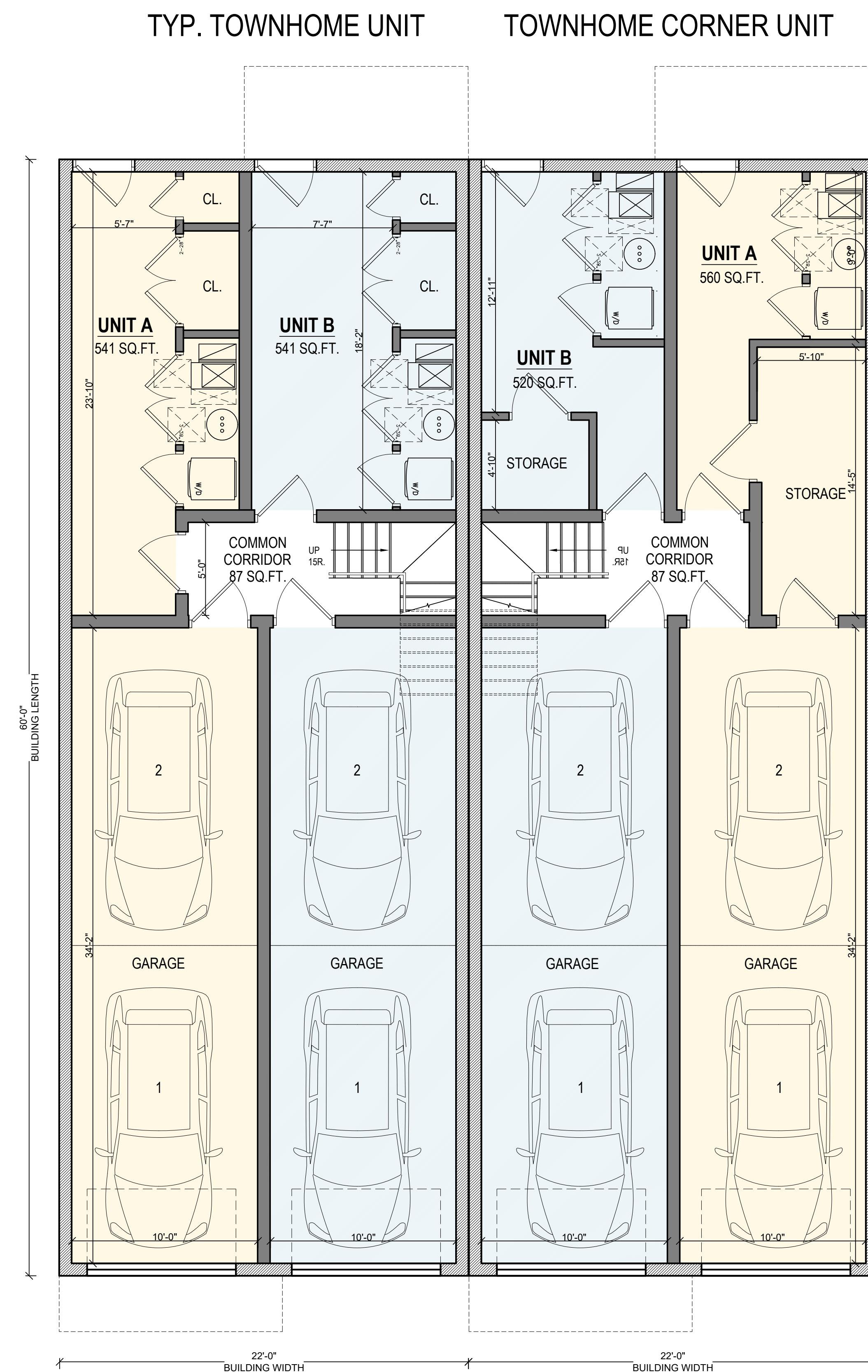
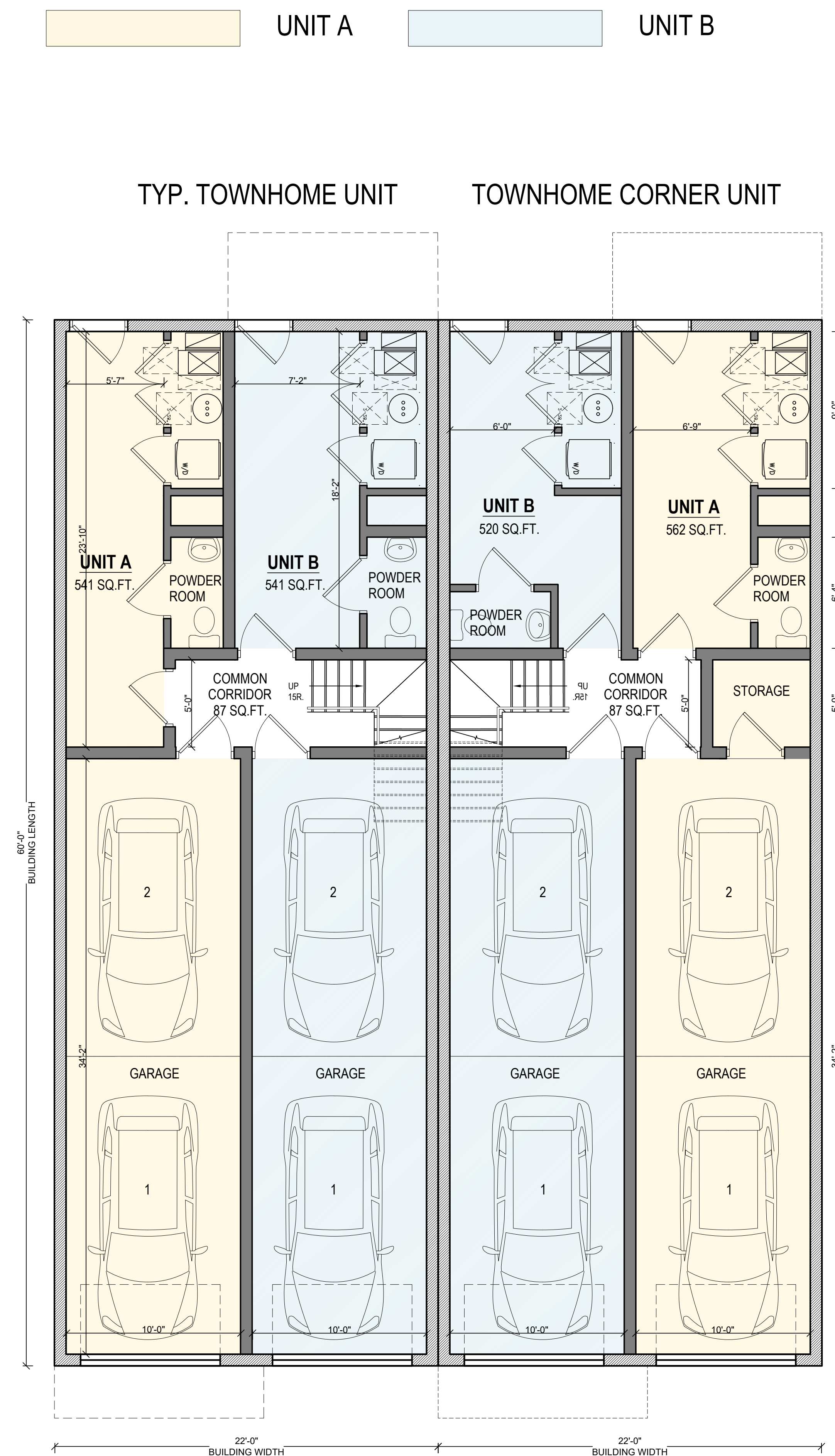
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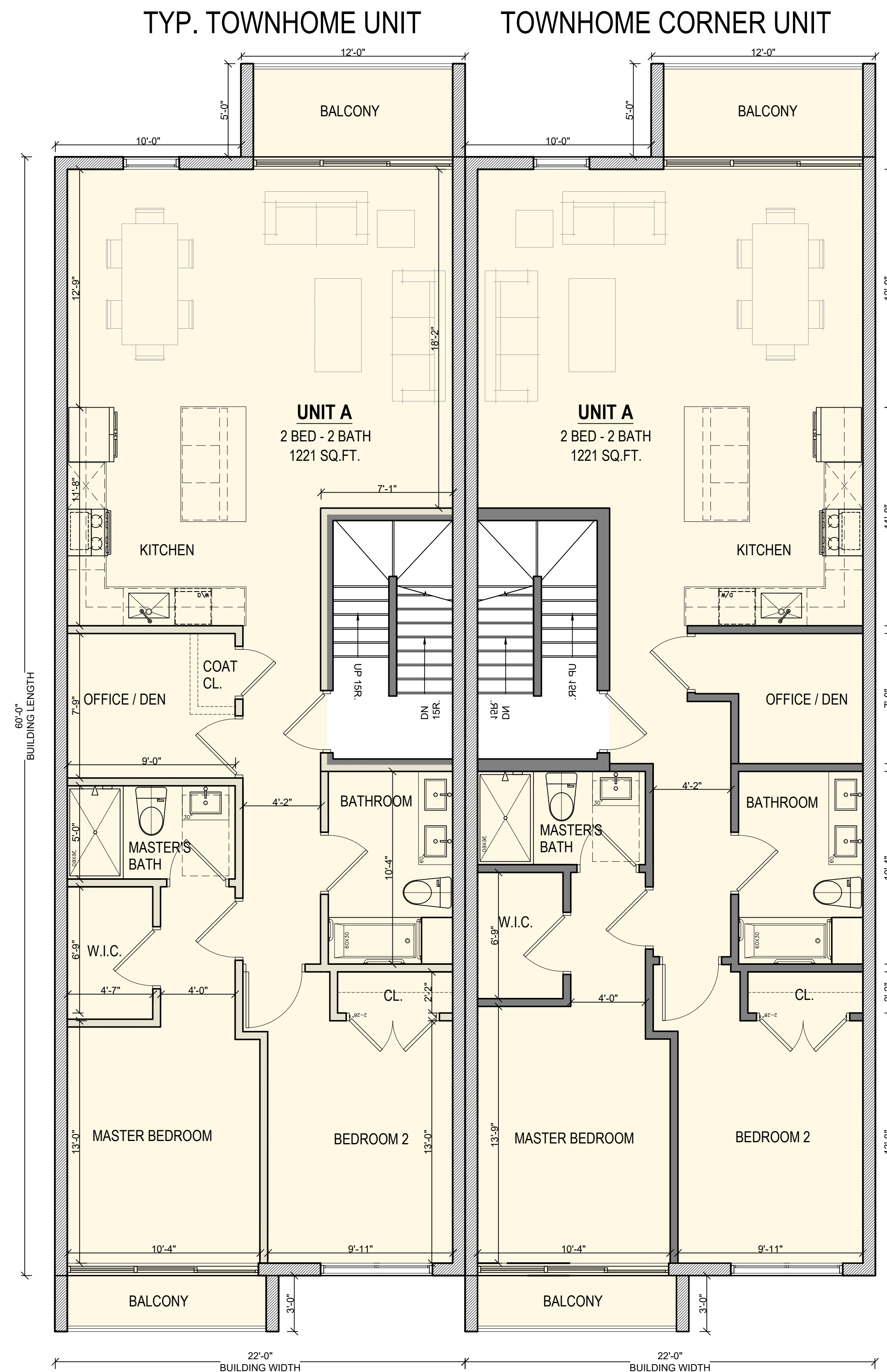


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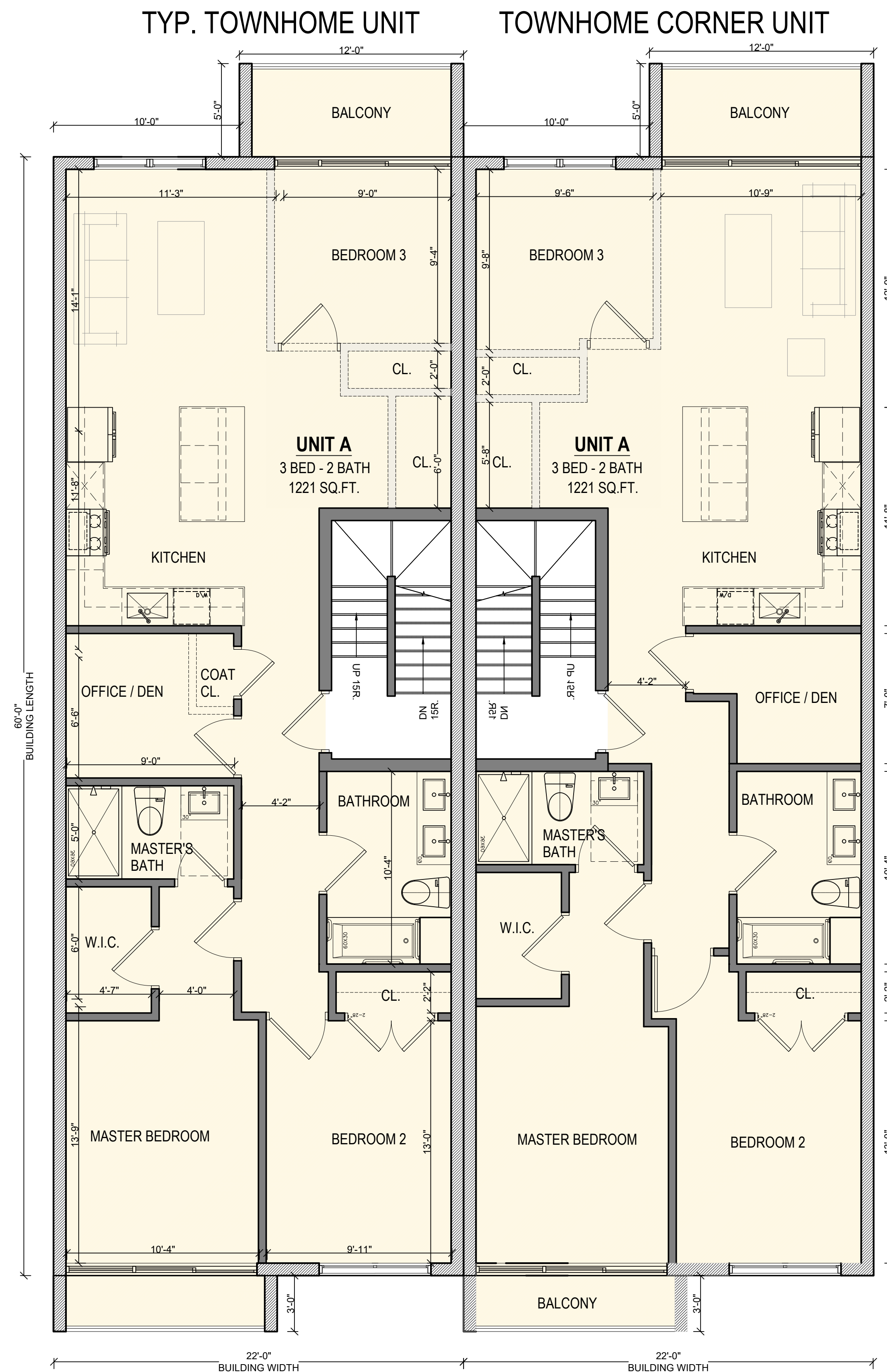
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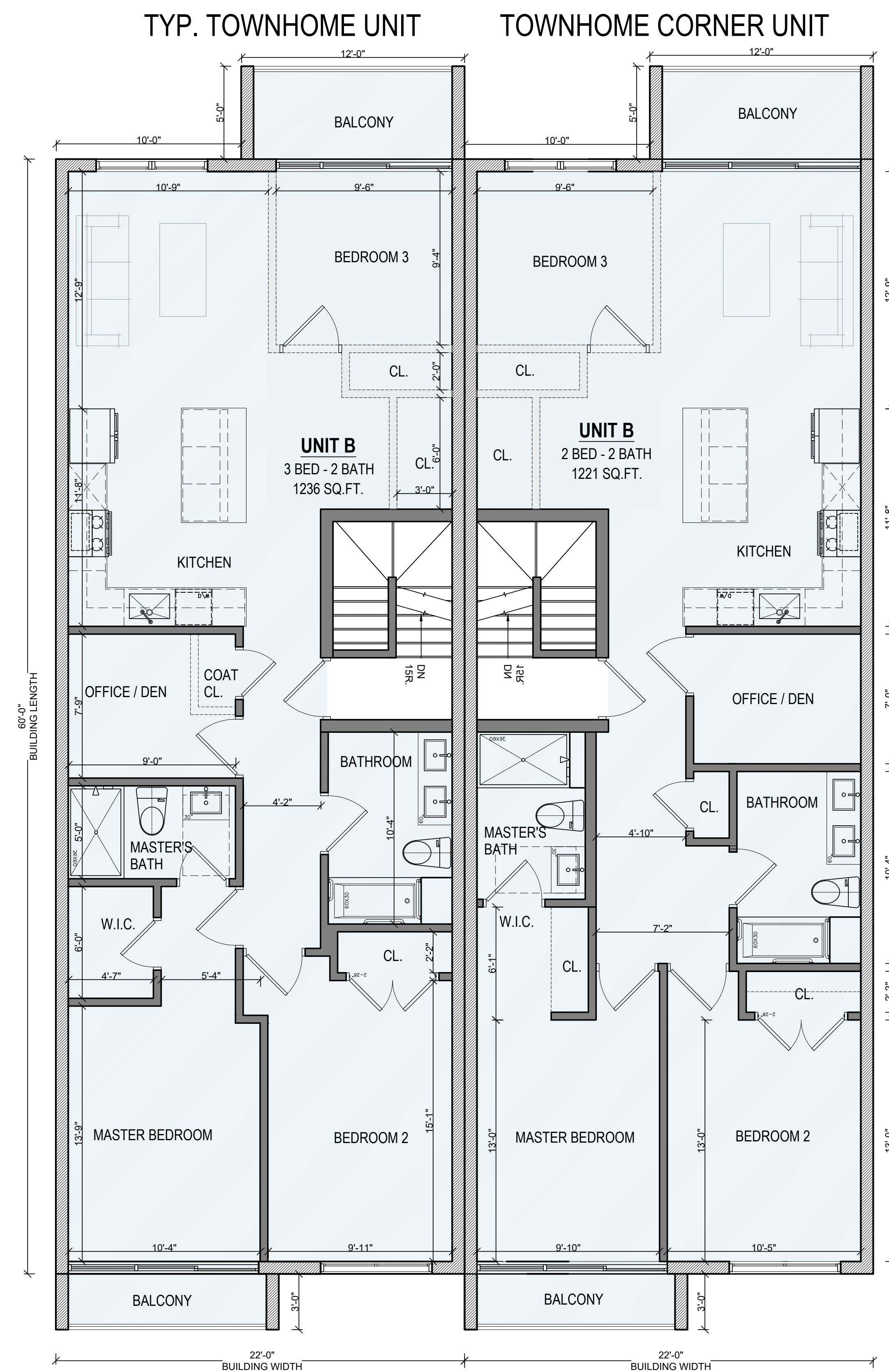
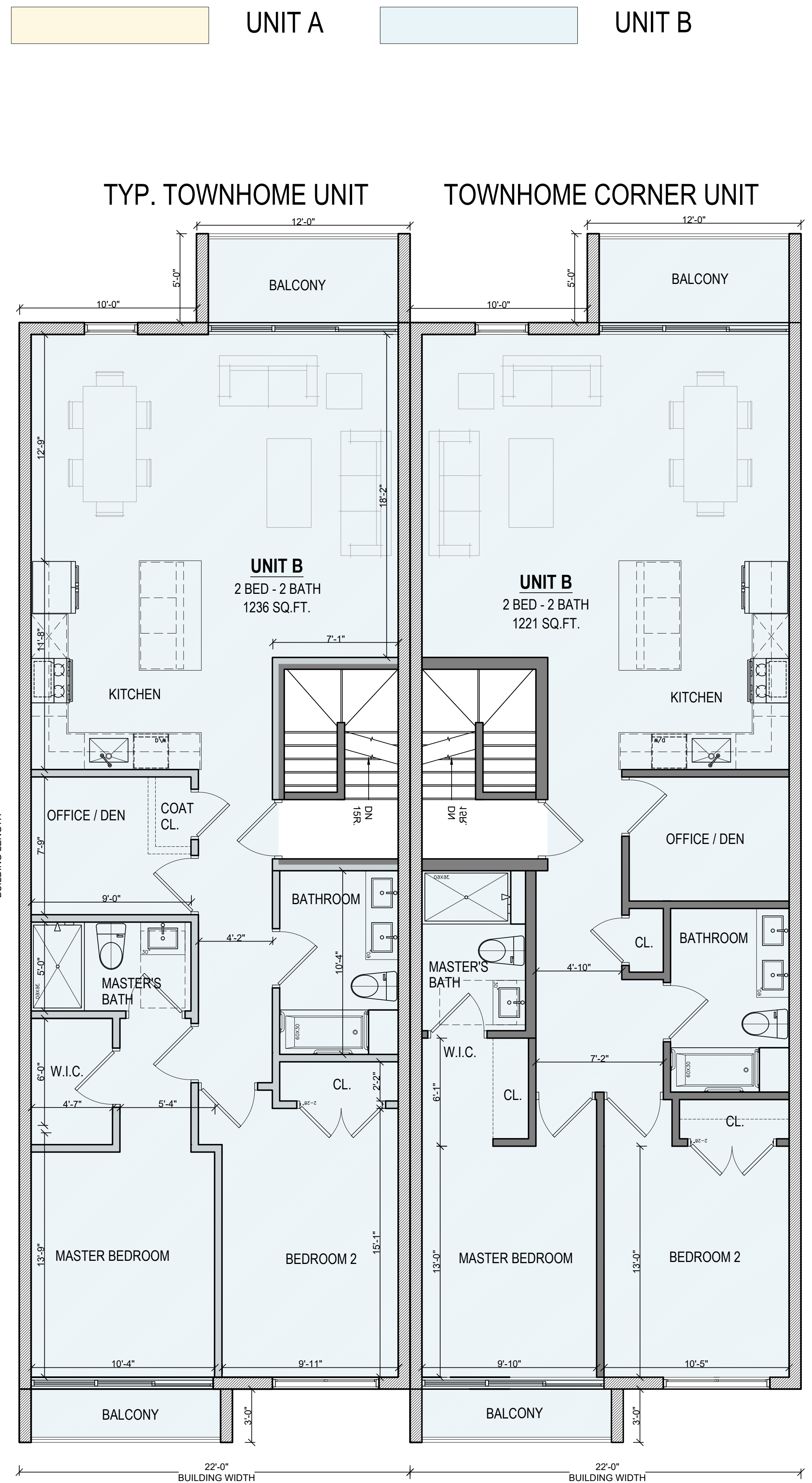




2ND FLOOR PLAN - **OPTION 1**



2ND FLOOR PLAN - **OPTION 2**



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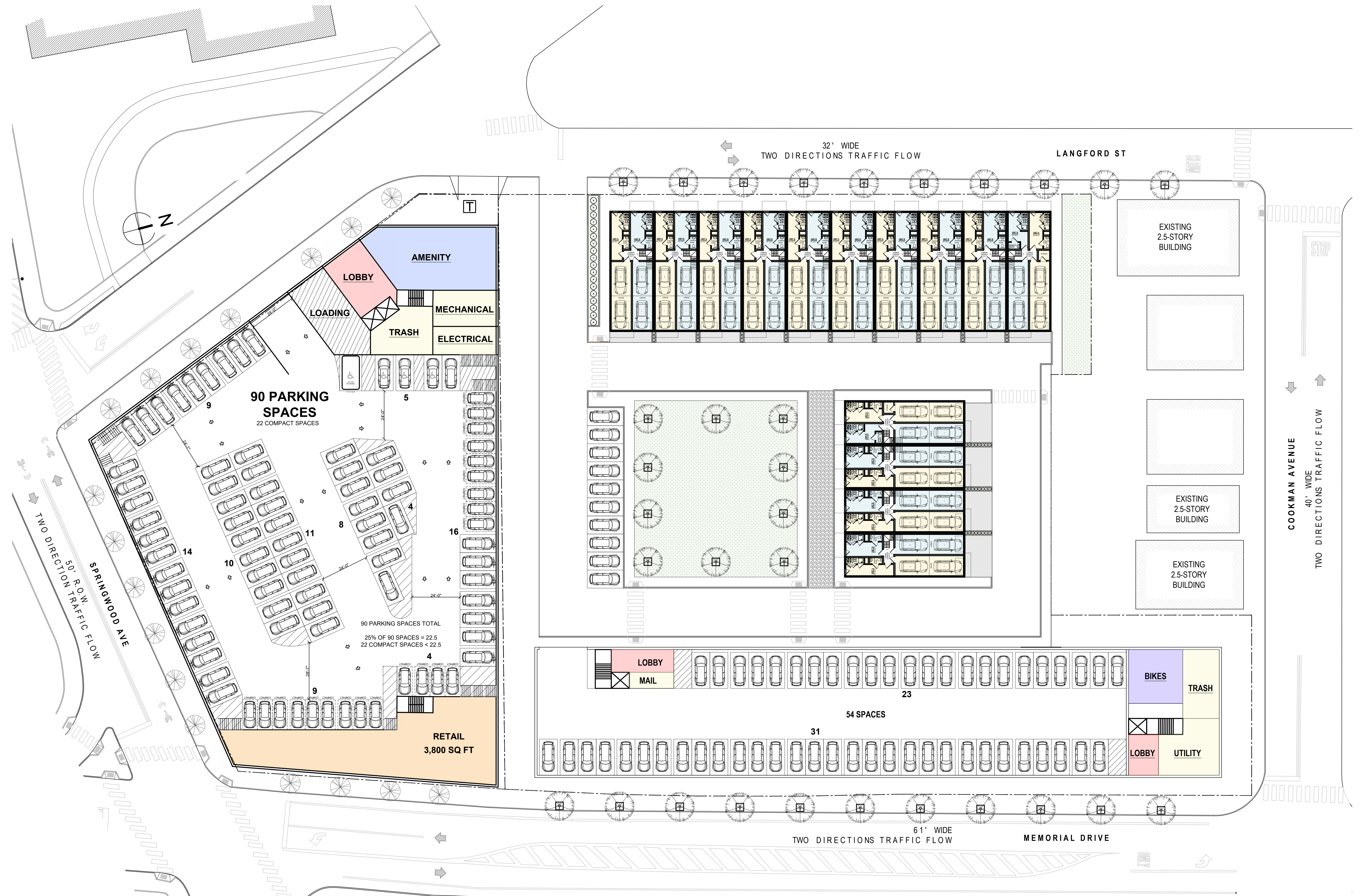


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COMPLETE SITE PLAN

CITY OF ASBURY PARK, NJ