



UNIT & PARKING TABLE				
FACILITY TYPE	RISK PARKING REQUIREMENT	UNITS	SPACES REQUIRED	SPACES PROPOSED
MULTI-FAMILY DWELLING (GARDEN APARTMENT - RSI)	2 BEDROOM UNIT (2.0 SPACES / UNIT)	64	128	DRIVEWAY/GARAGE 88 <sup>1,3</sup> GUEST PARKING 44 <sup>1</sup>
<b>SUB-TOTAL</b>		64	128	132
30% EVSE SPACE REDUCTION *			(32 COMMON SPACES X 0.30) = 9.6	
<b>SUB-TOTAL</b>			-9.6	
<b>TOTAL</b>		64	125	132

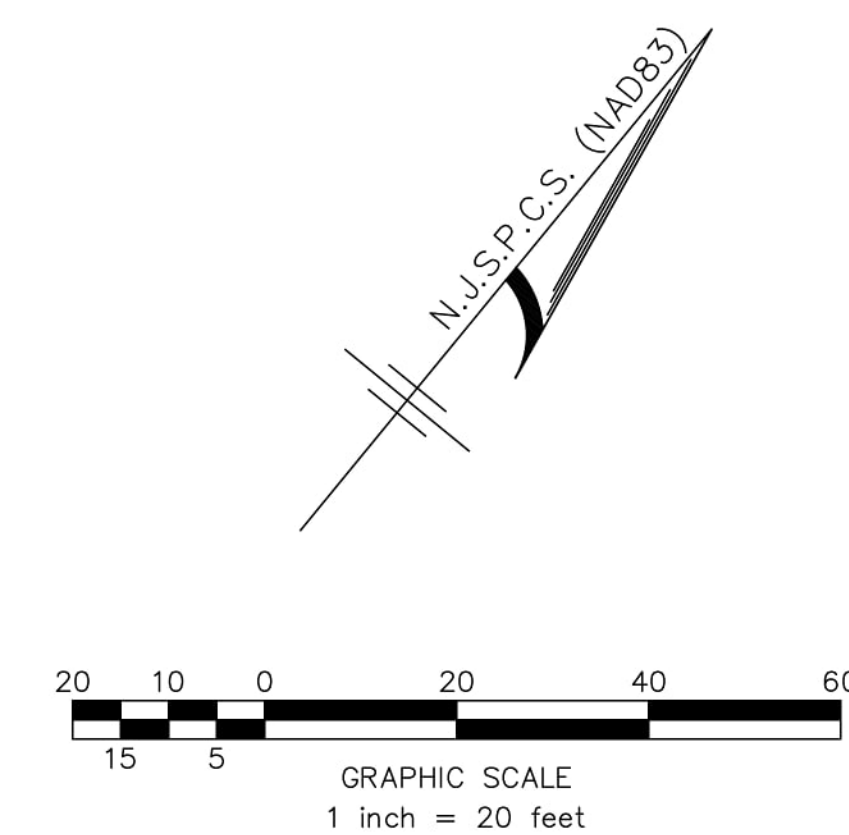
  

	EV PARKING REQUIREMENT	SPACES	EV SPACES REQUIRED	EV SPACES PROPOSED
EVSE PARKING	15% OF TOTAL	32	5	5
EVSE ADA ACCESSIBLE PARKING	5% OF TOTAL EVSE	5	1	1
TOTAL EVSE PARKING REQUIRED AT TIME OF CONSTRUCTION	1/3 OF TOTAL EVSE	2	2	2

1. A MINIMUM OF 2 HANDICAP PARKING SPACES ARE REQUIRED AND 7 ARE PROVIDED (5 VAN ACCESSIBLE, 1 EVSE VAN ACCESSIBLE).  
 2. PER R.S.1.S. (N.J.A.C. 5.21-4.14)(6)(3) A 1-CAR GARAGE & DRIVEWAY COMBINATION WITH A MINIMUM 18-FT LONG DRIVEWAY SHALL COUNT AS 2 OFF-STREET PARKING SPACES PER UNIT.  
 3. PER R.S.1.S. TABLE 4.4, NOTE 6: THE NUMBER OF SPACES/UNIT INCLUDES 0.5 SPACES/UNIT FOR GUEST PARKING. HOWEVER, GUEST PARKING MUST BE PROVIDED FOR ON-STREET OR COMMON PARKING AREAS.  
 4. PURSUANT TO ORDINANCE 2022-08-030, A PARKING SPACE PREPARED WITH EVSE OR MAKE-READY EQUIPMENT SHALL COUNT AS AT LEAST TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT. THIS SHALL RESULT IN A REDUCTION OF NO MORE THAN 10 PERCENT OF THE TOTAL REQUIRED PARKING.  
 5. 32 COMMON PARKING SPACES ARE REQUIRED PRIOR TO 10% REDUCTION FOR EVSE SPACES. TOTAL COMMON PARKING SPACES REQUIRED ARE 29 SPACES WHERE 44 SPACES ARE PROVIDED.

ZONING SCHEDULE	BEACHWAY AVENUE WATERFRONT REDEVELOPMENT PLAN			ZONE:
BOROUGH OF KEANSBURG				MULTI-FAMILY RESIDENTIAL
PROPOSED PERMITTED USE				MULTI-FAMILY RESIDENTIAL
BLOCK 184, LOT 1				
	REQUIRED	EXISTING	PROPOSED	COMPLIES
MIN. LOT AREA	2.00 AC	2.71 AC	2.71 AC	YES
MIN. DEVELOPABLE AREA	2.00 AC <sup>(1)</sup>	2.65 AC <sup>(1)</sup>	2.65 AC <sup>(1)</sup>	YES
MIN. LOT FRONTAGE	150 FT	150 FT	687.3 FT	YES
MIN. FRONT SETBACK	50 FT	N/A	62.58 FT	YES
MIN. SIDE SETBACK (EACH)	10 FT	N/A	37.71 FT	YES
MIN. REAR SETBACK	N/A <sup>(2)</sup>	N/A	51.54 FT	YES
MAX. LOT COVERAGE	80% <sup>(3)</sup>	33.2%	75.50%	YES
MAX. FLOOR AREA RATIO (FAR) <sup>(4)</sup>	2.5 <sup>(1)</sup>	N/A	<2.5	YES
MIN. GROSS FLOOR AREA	75,000 SF	N/A	> 75,000 SF	YES
MAX. RESIDENTIAL DENSITY	50 DWELLINGS/ACRE	N/A	23.6 DWELLINGS/ACRE	YES
MAX. BUILDING HEIGHT	6 STORIES OR 70 FT	N/A	5 STORIES / 57.0 FT <sup>(5)</sup>	YES
MIN. OPEN SPACE <sup>(6)</sup>	30%	N/A	10.7% <sup>(7)</sup>	NO

(1) DEVELOPABLE ACRES (LAND FREE OF WETLANDS, BEACHES, DUNES, EASEMENTS, OR OTHER ENCUMBRANCES)  
 (2) NO REQUIREMENT EXCEPT SETBACKS FROM DUNES SHALL BE SUBJECT TO CAFRA REQUIREMENTS.  
 (3) PER CAFRA REGULATIONS.  
 (4) GROUND LEVEL PARKING WITHIN PROPOSED STRUCTURES SHALL NOT BE INCLUDED IN CALCULATION OF FAR.  
 (5) BUILDING HEIGHT OF 57.0 FT MEASURED FROM FINISHED FLOOR TO TOP OF ROOF. THE BUILDING HEIGHT MEASURED FROM EXISTING AVERAGE GRADE ELEVATION OF 11.07 TO TOP OF ROOF IS 80.0 FT.  
 (6) OPEN SPACE AREA (13,818 SF) = REAR AND SIDE YARD AREA (9,188 SF) + AREA BETWEEN BUILDINGS (4,630 SF).  
 (7) VARIANCE REQUESTED



# BEACHWAY AVENUE REDEVELOPMENT PLAN

BLOCK 184, LOT 1  
BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY

**MidAtlantic**  
Engineering Partners

PREPARED BY: MED      PROJECT NUMBER: BAR-2301  
SCALE: 1"=20'      DATE: 05/29/2025