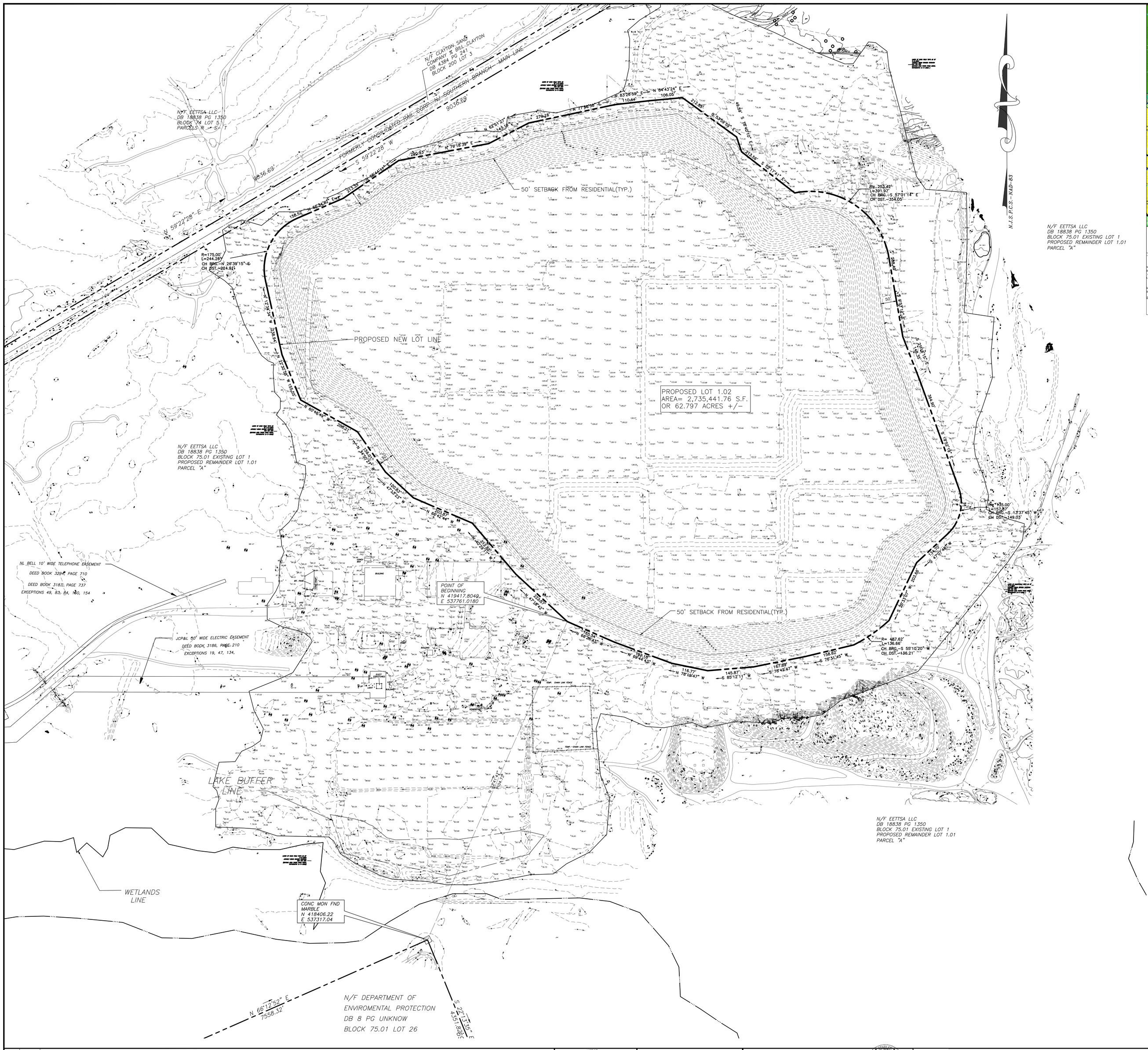

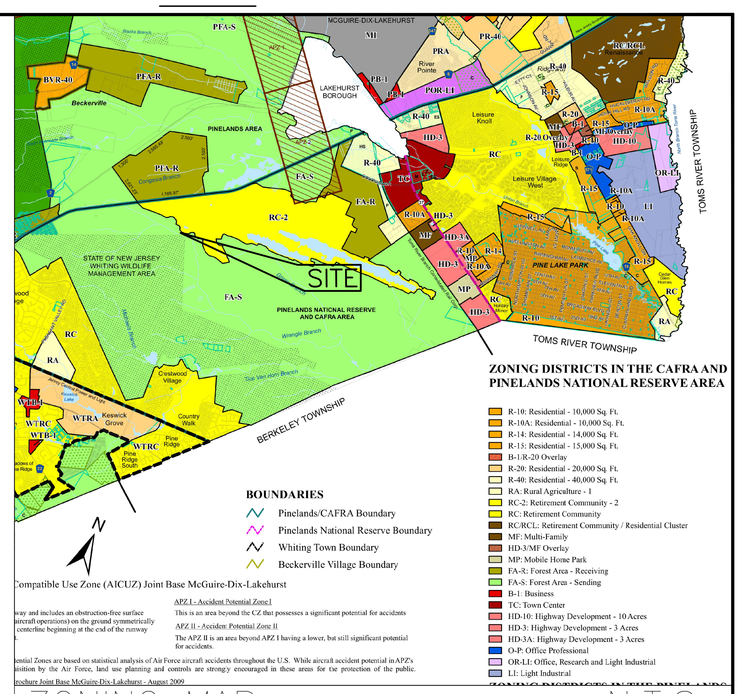

ZONING TABLE

ZONE: CAFRA AREA AND PINELANDS NATIONAL RESERVE AREA ZONING DISTRICT
RETIREMENT COMMUNITY 2 (RC-2)
USE: SOLAR/PHOTOVOLTAIC ENERGY FACILITY (PERMITTED)*
BLOCK: 75.01 LOT: 1

* IN ACCORDANCE WITH NJ MUNICIPAL LAND USE LAW § 40:55D-66.19 A SOLAR OR PHOTOVOLTAIC ENERGY FACILITY OR STRUCTURE CONSTRUCTED AND OPERATED ON THE SITE OF ANY LANDFILL OR CLOSED RESOURCE EXTRACTION OPERATION, SHALL BE A PERMITTED USE WITHIN EVERY MUNICIPALITY.

APPLICANT / OWNER INFORMATION

APPLICANT:	HERITAGE SOLAR FARM, LLC 125 HALF MILE ROAD # 300 RED BANK, NEW JERSEY 07701
PROPERTY OWNER:	EETTSA, LLC ONE HOVCHILD PLAZA 4000 NJ ROUTE 66 TINTON FALLS NEW JERSEY 07753

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED SOLAR SUBDIVISION
MIN. LOT AREA	§ 245-31H(4)(a)	100 AC	62.797 AC (V)
MAX. DENSITY	§ 245-31H(4)(b)	2.3 DWELLING UNITS PER GROSS AC OF DEVELOPMENT AREA	N/A
MAX. RESIDENTIAL BUILDING COVERAGE	§ 245-31H(4)(c)	20% OF DEVELOPMENT AREA	N/A
MIN. SETBACK FROM LOCAL STREET	§ 245-31H(4)(d)	20' FROM LOCAL STREET, PROVIDED THAT ALL DRIVEWAYS FRONTING ON SAID STREET SHALL BE 25 FEET OR MORE IN LENGTH	N/A
MIN. DISTANCE BETWEEN BUILDINGS	§ 245-31H(4)(e)[1]	20'	N/A
MIN. FRONT YARD SETBACK	§ 245-31H(4)(e)[1][a]	20' FOR RESIDENTIAL STRUCTURE 20' FOR ANY GARAGE STRUCTURE	158.4'
MIN. SIDE YARD SETBACK	§ 245-31H(4)(e)[1][b]	10'	158.4'
MIN. REAR YARD SETBACK	§ 245-31H(4)(e)[1][c]	20'	158.4'
MIN. BUFFER	§ 245-31H(8)	50' SCREENING STRIP WHERE NONRESIDENTIAL FACILITIES ABUT A RESIDENTIAL LOT	158.4' (NO SCREENING PLANTS PROPOSED) (V)
MAX. BUILDING HEIGHT	§ 245-31H(4)(e)[2]	35' / 2 STORIES	N/A
SUBDIVISION FRONTAGE ON PUBLIC STREET	§ 245-82E(4)	ALL DEVELOPMENT SHALL BE LOCATED UPON A LOT WITH FRONTAGE ON A PUBLIC STREET.	PROPOSED LOT DOES NOT FRONT A PUBLIC STREET (V)
		KEY =	VARIANCE REQUIRED

DEFINITIONS (§245-6):
BUFFER: A LANDSCAPED AND/OR NATURAL AREA DESIGNED TO ACT AS A VISUAL AND/OR SOUND SCREEN BETWEEN ADJACENT PROPERTIES.

REVISION NO.	DATE	REVISION

-NOTICE-
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY TO WHOM THIS DRAWING WAS CONTRACTED OR TO WHOM IT IS CERTIFIED.
THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF DELAWARE VALLEY DATA COLLECTION, LLC.
COPYRIGHT 2017 DVDC. ALL RIGHTS RESERVED.

100' 0 100' 200'
GRAPHIC SCALE IN FEET
1" = 100'

MICHAEL LAMPLUGH, Sr.
PROFESSIONAL LAND SURVEYOR,NJ GS03625200

DELAWARE VALLEY DATA COLLECTION, LLC
3317 S. BLACK HORSE PIKE
WILLIAMSTOWN, NJ 08094
TEL. 856-516-4120
NJ CERTIFICATE OF AUTHORIZATION 24GA28192600 MLAMPLUGH@DVDATACOLLECTION.COM

PLAN OF MINOR SUBDIVISION
FOR PROPOSED SOLAR PANEL FIELD
HERITAGE SOLAR FARM, LLC.

DETAILED SUBDIVISION PLAN
MANCHESTER TOWNSHIP OCEAN COUNTY NEW JERSEY

PROJECT NO. 21-134-05	DATE 07/23/2025
DRAWN BY ML	DESIGNED BY ML
SCALE 1" = 100'	CHECKED BY ML
DVDC	
SHEET NO. 2 of 2	