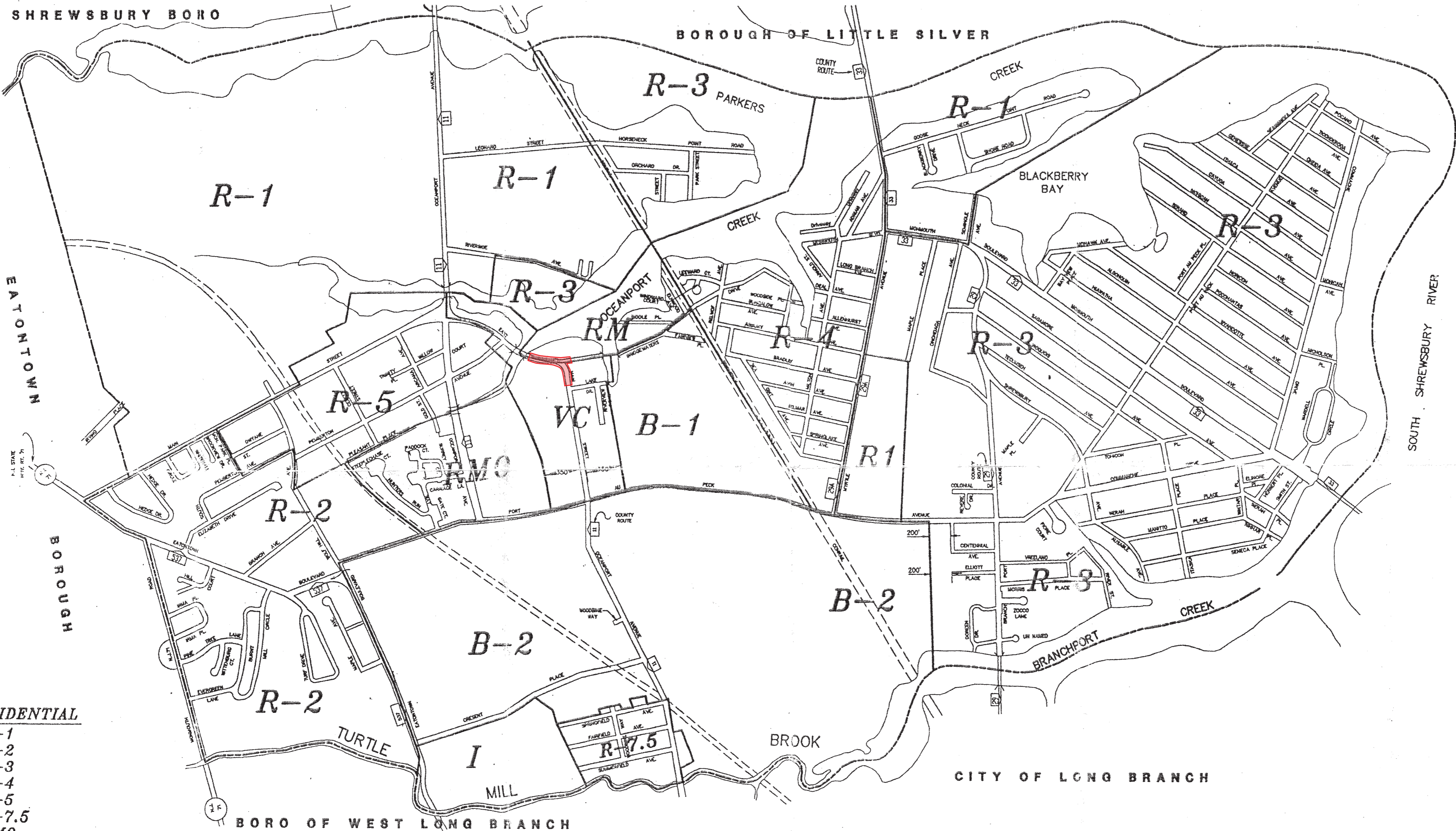
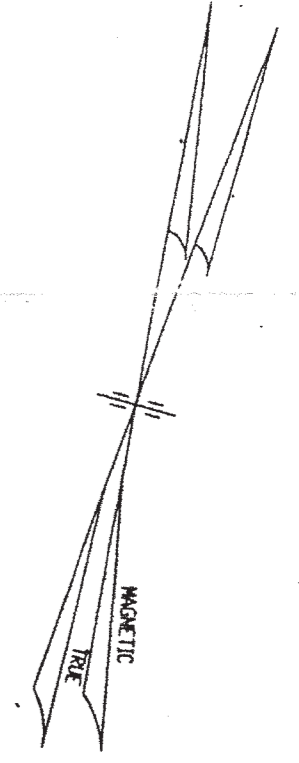


SHREWSBURY BORO

BOROUGH OF LITTLE SILVER



SOUTH SHREWSBURY RIVER



RESIDENTIAL

- R-1
- R-2
- R-3
- R-4
- R-5
- R-7.5
- RMO
- RM

BUSINESS

- B-1
- B-2

INDUSTRIAL

I

VILLAGE CENTER

VC

NCR 39451

BOROUGH ZONING MAP

BOROUGH OF OCEANPORT

MONMOUTH COUNTY, NEW JERSEY
 SCALE: 1" = 500' SEPTEMBER 11, 1996
 REVISED 12/16/96

BIRDSALL ENGINEERING, INC.

1700 MAIN STREET, SOUTH BELMAR, NEW JERSEY 07719

70000098

*Borough of Oceanport, NJ
Tuesday, August 5, 2014*

Chapter 390. ZONING

Article VI. Supplementary Use Regulations

§ 390-26. V-C Zone development criteria.

[Added 6-23-1997 by Ord. No. 693; amended 7-17-2003 by Ord. No. 765]

This zone encompasses the Borough's downtown area and was created to enhance the image and vitality of the Village Center by encouraging mixed use infill development with strong pedestrian elements. In order to ensure that the Village Center (V-C Zone) be a visually attractive area, the following development criteria shall be applied:

A. General lot and building design criteria.

- (1) Any principal commercial building may contain more than one use and/or organization. Any lot may contain more than one principal structure, provided that each principal structure is located in a manner which will allow the possibility of subdividing the lot in a manner that each structure and resulting lot would conform to the zoning and subdivision requirements, including frontage on a public street.
- (2) All building walls facing a street or residential district line or municipal park shall be suitably finished for aesthetic purposes, which shall not include unpainted or painted cinder block or concrete block walls. Preferred building materials include brick, wood, stone or other natural materials.
- (3) No merchandise, products, waste equipment or similar material or objects shall be displayed or stored outside.
- (4) All mechanicals must be screened.
- (5) Design techniques should result in the creation of individual storefronts along the front and sides and rear (if required) to visually appear to be a quaint, long-established, neighborhood business district.
- (6) Roofline breaks. Rather than a uniform two- or three-story block of buildings, the roofline should be used to waiver between one-, two- and three-story buildings,

giving the feel of a streetscape that has evolved over many years.

- (7) Architectural styles must be compatible with the "Turn of the Century Racetrack/Seaside Village" theme. Architectural styles must not be mixed in the same building. The use of detailing, such as window shutters on upper floors, small-paned storefront windows and entrance door side windows or decorative framing, is recommended and encouraged where appropriate to the architectural style. Blank walls will not be allowed.

B. Landscaping and lighting.

- (1) All portions of the property not utilized by buildings or paved surfaces shall be landscaped with a combination of fencing, shrubbery, lawn area, ground cover, contours, existing foliage and the planting of conifers and/or deciduous trees native to the area in order to either maintain or reestablish the tone of the vegetation in the area and lessen the impact of the structures and paved areas. The established grades on any site shall be planned for both aesthetic and drainage purposes. The grading plan, drainage facilities and landscaping shall be coordinated to prevent erosion and silting, as well as assuring that the capacity of any natural or man-made drainage system is sufficient to handle the water generated and anticipated.
- (2) Perimeter strips consisting of a landscape screen shall be provided between off-street parking areas and adjoining properties. The perimeter strip shall be composed of plants and trees arranged to form both a low-level and a high-level screen. The high-level screen shall consist of trees planted with specimens of at least four feet in height and planted at intervals which will provide an overlapping foliage screen at maturity with a minimum mature height of 15 feet. The low-level screen shall consist of shrubs or hedges planted at an initial height of not less than two feet and spaced at intervals of not less than five feet. The low-level screen shall be placed in alternating rows to produce a more effective barrier. All plants not surviving two growing seasons after planting shall be replaced. Perimeter strips shall be a minimum of 10 feet wide and shall be protected by permanent curbing.
- (3) Landscaping and buffer plan should be submitted for Planning Board site plan review showing what will remain and what will be planted, indicating names of plants and trees and dimensions and approximate time of planting.
- (4) There shall be at least one trash and garbage pickup location provided by each building. It shall be a totally enclosed container located in a manner to be obscured from view from parking areas, existing residential uses or municipal parks by a masonry enclosure.
- (5) Lighting. For all uses within the district, adequate lighting to ensure safe pedestrian and vehicular travel shall be provided. The following standards shall apply:

- (a) Light fixtures shall be Hexagonal Lantern Series L24 luminaire, 175 MH, as manufactured by Lumec.
 - (b) Poles shall be R90 Traditional Steel Pole (black), 16 feet high, as manufactured by Lumec. Pole shall come equipped with 120-V duplex receptacle at top and double banner arm. Poles and light fixtures shall be spaced at one-hundred-foot intervals.
- (6) Sidewalks.
- (a) Sidewalks must be a minimum of 15 feet in width.
 - (b) Concrete pavers shall be used and shall be 3 1/8 inches in thickness where used in driveways, roadways and driveway aprons; 2 1/8 inches in thickness where used in sidewalks having a minimum compressing strength of 8,000 psi; a water absorption maximum of 5% and shall meet or exceed ASTM Specifications C936-82.
 - (c) Subbase in sidewalk areas shall consist of crushed concrete, six inches thick, topped with one-inch quarry dust. Subbase in driveways, roadways and driveway aprons shall consist of concrete subbase six inches thick.
 - (d) The concrete pavers shall be installed tightly together on the bedding course with joints not exceeding 1/8 inch. Joints shall be filled with sand or quarry dust, as approved by the Borough Engineer.
 - (e) Pavers must have a border on all sides.
- (7) Granite block curb.
- (a) Granite block shall consist of rectangular paving stones, with slit faces and edges, made from granite complying with ASTM C615, 10 inches tall by four to five inches deep by six to eight inches wide. The Borough Engineer can supply manufacturers.
 - (b) Concrete shall be air-entraining portland cement in accordance with ASTM Specification C-94, proportioned to have a minimum compressive strength of 4,000 psi at 28 days (AC1318).
 - (c) Set block to provide six-inch curb face with five-eighths-inch mortar joint grooved. Construction detail shall be approved by the Borough Engineer.
- (8) Signs.
- (a) Permits required. No person, firm or corporation shall hereafter erect, reerect, construct or structurally alter a sign or sign structure without a permit first

having been issued by the Construction Official. If it appears that the proposed sign is in compliance with all requirements and laws, the permit shall be issued, but should the work authorized under the permit not be completed within a year after the date of issuance, the permit shall become null and void.

- (b) All nonconforming signs in effect as of the date of the adoption of this amendment to the Zoning Ordinance shall be replaced, remodeled or otherwise brought into conformance or removed within three years of the effective date of this chapter.^[1]

[1]: *Editor's Note: This ordinance was adopted 7-17-2003.*

- (c) A nonconforming sign shall not be enlarged or replaced by another nonconforming sign.
- (d) No sign shall be illuminated by or contain flashing, intermittent, rotating or moving lights. All luminous signs, indirectly illuminated signs, and lighting devices shall contain only lights emitting light of constant intensity. All bare incandescent light sources and immediately adjacent reflecting surfaces shall be shielded from view.
- (e) Exposed neon tube in any form is prohibited.
- (f) Channel letter signs are prohibited.
- (g) Solid backlighted letters are permitted (those lighted by a source concealed by the letter, reflecting off the surface of the letter).
- (h) Signs shall have no symbol, logo or lettering exceeding 18 inches in height.
- (i) Only one wall sign per establishment shall be permitted unless the establishment has frontage on more than one side or two finished fronts.
- (j) The total area for wall signage on the first floor shall not exceed two square feet for each linear foot of the building frontage attributable to the particular business or businesses which the sign will identify or 100 square feet, whichever is less.
- (k) The total area for wall signage on the second floor shall not exceed one square foot for each linear foot of the building frontage attributable to the particular business or businesses which the sign will identify or 50 square feet, whichever is less.
- (l) One awning sign shall be permitted for each window or door of the facade covered by the awning. Any sign (logo and/or lettering) on an awning shall not exceed 25% of the exterior surface of the awning. There shall be no other

specific restriction on the size or height of the lettering or logo.

- (m) All awnings on a structure must be of the same color.
 - (n) Awnings must be fastened to the facade of the building and not supported from the ground; awnings shall not extend more than seven feet from the facade; and no portion of the awning shall be nearer than eight feet to the ground.
 - (o) An establishment may have both wall and awning signage.
 - (p) No window sign shall be affixed to the exterior of the window. All exterior signs shall be classified as wall signs.
 - (q) The only window signs permitted are those permanently painted onto the glass, stating the name of or nature of the business. Said window sign shall not exceed 30% or 100 square feet, whichever is less, of the area of the window.
 - (r) No more than three colors should be used and should match either the background or trim color of the structure the sign serves.
 - (s) Freestanding signs are prohibited.
- (9) Public spaces. To add to the charm of the streetscape, public spaces (parks, greens, commons, squares, plazas) can enhance the ambiance and add further diversity to the mix of uses found there. The park area could be used as the focal point of the neighborhood, providing a haven of rest and relaxation. A fountain, gazebo or clock or a kiosk that communicates the happenings of the community could be done as a pocket park.