

ZONING INFORMATION			
ZONE WC-2 WATERFRONT COMMERCIAL DISTRICT			
PARAMETER	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	N/A	333,717 SF	333,717 SF
MINIMUM LOT FRONTAGE	100 FT	201.78 FT	201.78 FT
MINIMUM LOT DEPTH	150 FT	870.61 FT	870.61 FT
MINIMUM FRONT YARD SETBACK	20 FT	828.9 FT	828.9 FT
MINIMUM SIDE YARD SETBACK	10 FT	173.3 FT	173.3 FT
MINIMUM REAR YARD SETBACK	N/A	41.3 FT	41.3 FT
MAXIMUM BUILDING HEIGHTS	35 FT	< 35 FT	< 35 FT
MAXIMUM LOT COVERAGE	70%	83.88%	83.10% (E)
MAXIMUM BUILDING COVERAGE	25%	0.20%	0.20%
FLOOR AREA RATIO	0.6000	0.0020	0.0020
PARKING			
REQUIRED PARKING SPACES	**1,863 SPACES	**967 SPACES	734 SPACES (E)
REQUIRED ADA PARKING SPACES	**15 SPACES	12 SPACES	17 SPACES
REQUIRED VAN/ADA PARKING SPACES	***3 SPACES	0 SPACES	3 SPACES
MAXIMUM COMPACT PARKING SPACES	****147 SPACES	0 SPACES	113 SPACES
MINIMUM FRONT YARD SETBACK	10 FT	2.05 FT	10 FT
MINIMUM SIDE YARD SETBACK	5 FT	5.44 FT	5.98 FT

* 0.7 SPACES/ PASSENGER SEAT DEPARTING OVER 24 HR PERIOD
 2,800 PASSENGERS / 0.7 = 1,960 REQUIRED SPACES
 (NUMBERS ARE BASED OFF REPORT WRITTEN BY BRIAN O'CALLAHAN ON 7/13/2022 REGARDING EXISTING PARKING COMPLAINTS)
 ** 2% OF TOTAL PARKING SPACES PROPOSED MUST BE ADA COMPLIANT SPACES
 *** 1 IN 6 ADA COMPLIANT SPACES MUST BE VAN COMPLIANT SPACE
 **** 20% OF TOTAL PARKING SPACES PROVIDED

C. VARIANCES:
 §021-096-4 MAXIMUM LOT COVERAGE
 REQUIRED 70%
 PROVIDED 83.10% (E)
 §021-65.14-7(2) REQUIRED PARKING SPACES
 REQUIRED 1,863 SPACES*
 PROVIDED 734 (E)

(E) - EXISTING NON-COMPLIANT



LUB 25-06 Highlands Landing Corp.
 Seastreak
 Special Meeting 6-25-2026
 Exhibit A-1



Najarian Associates
 Professional Engineers, Land Surveyors & Planners - Scientists
 One Industrial Way West, Eatontown, New Jersey 07724
 (732) 389-0220 • Facsimile No. (732) 389-8546
 Certificate of Authorization Certificate # 246A27993300

BRAD M. THOMPSON, P.E.
 PROFESSIONAL ENGINEER, LICENSE NO. 1005

REVISIONS		
NO.	DATE	DESCRIPTION

SITE PLAN RENDERING
 HIGHLANDS LANDING CORPORATION
 BLOCK 100, LOT 27.01, 27.04, 27.05
 TAX MAP SHEET NO. 19
 BOROUGH OF HIGHLANDS
 MONMOUTH COUNTY
 NEW JERSEY

JOB NO. 8407
 FILE NAME: 8407-Site Plan.dwg
 DRAWN: ERI
 REVIEWED: BMT
 DATE: 06/23/26
 SCALE: 1"=40'
 SHEET NO. 1
 OF 1