

REDEVELOPMENT PLAN
SEAVIEW GOLF COURSE
PROJECT AREA
SEAVIEW AVENUE, JIMMIE LEEDS ROAD
& NEW YORK ROAD
VENUE AT SEAVIEW
REDEVELOPMENT PLAN

BLOCK 1064.01, LOTS 6.07 & 6.09
BLOCK 1064.03, LOTS 7, 8, 9 & 14
BLOCK 1026, LOT 6 AND BLOCK 1065, LOT 8

GALLOWAY TOWNSHIP, ATLANTIC COUNTY

Prepared for:



Township of Galloway
300 E. Jimmie Leeds Road
Galloway, New Jersey 08205

As recommended by the Planning Board by Resolution # _____ on _____;
Adopted by the Governing Body by Ordinance # _____ on _____;

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The original of this document was signed and
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INTRODUCTION

On September 27, 2016, the Galloway Township Council, by Resolution #307-16, designated the entirety of the Township as an Area in Need of Rehabilitation in accordance with the New Jersey Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et. seq. (LHRL).

Once an area is designated as either an area in need of redevelopment or rehabilitation, the adoption of a redevelopment plan is necessary in order to improve the conditions within the designated Redevelopment or Rehabilitation Area, in accordance with N.J.S.A. 40:12A-7.

Thereafter, a redevelopment plan was prepared for the Rehabilitation Area, entitled “Redevelopment Plan for the Township of Galloway,” dated November 2016 (“Township Wide Redevelopment Plan”). On December 8, 2016, the Galloway Township Planning Board held a public hearing on the proposed Township Wide Redevelopment Plan and adopted Resolution #16-6A as its official report to the Township Council. The Township Council then adopted the Planning Board’s recommendation and on December 13, 2016, pursuant to Ordinance #1952-2016, officially adopted the Township Wide Redevelopment Plan. That redevelopment plan did not provide specific development regulations for particular parcels within the Township, but instead elected to utilize the existing underlying zoning throughout.

On August 18, 2018, the Galloway Township Council, by Resolution #232-18, designated Block 1064.01, Lots Lot 6.01, 6.06, 6.07, 6.10; Block 1168, Lot 12; Block 1139, Lot 6; and Block 1063, Lots 2, 4, 5 as an Area in Need of Redevelopment in accordance with the New Jersey Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et. seq. (LHRL).

Purpose of this Redevelopment Plan

Adoption of this redevelopment plan is necessary in order to improve the conditions within the Rehabilitation Area. This Redevelopment Plan provides the framework to facilitate the construction of a proposed development consisting of single-family detached homes, multi-family townhouses, age-restricted single-family homes and age-restricted condominiums. This Redevelopment Plan is designed to encourage investment in the Township and the construction of a mix of housing types, through modified land use regulations.

This Redevelopment Plan is designed specifically for the Venue at Seaview Project Area properties on Block 1064.01, Lots 6.07 & 6.09; Block 1064.03, Lots 7, 8, 9 & 14; Block 1026, Lot 6; and Block 1065, Lot 8. This is a part of the entire Rehabilitation Area. Separate Redevelopment Plans may be adopted at a later date to address the balance of the Rehabilitation Area.

DESCRIPTION OF PROJECT AREA

The Venue at Seaview Project Area includes parcels within the Township's Neighborhood Residential District. The Project Area is depicted on the Map in Exhibit I.

As noted, this Redevelopment Plan is specific to the Venue at Seaview Project Area, specifically Block 1064.01, Lots 6.07 and 6.09, Block 1064.03, Lots 7, 8, 9 and 14, Block 1026, Lot 6, and Block 1065, Lot 8 known as the Venue at Seaview Redevelopment District.

This Redevelopment Plan provides redevelopment standards that are specific only to the property within the Rehabilitation Area known as the Venue at Seaview Redevelopment District, which consists of the lots listed in the table below:

VENUE AT SEAVIEW PROJECT AREA			
Block	Lot	Owner	Lot Area (Acres)
1064.01	6.07	Marriott Vacations Worldwide Corp.	5.82
1064.01	6.09	Marriott Vacations Worldwide Corp.	50.67
1064.03	7	Marriott Vacations Worldwide Corp.	2.05
1064.03	8	Marriott Vacations Worldwide Corp.	2.25
1064.03	9	Marriott Vacations Worldwide Corp.	2.48
1064.03	14	Marriott Vacations Worldwide Corp.	3.33
1026	6	Marriott Vacations Worldwide Corp.	0.69
1065	8	Babyjohn, LLC	9.23

STATUTORY REQUIREMENTS OF A REDEVELOPMENT PLAN

According to the LRHL, a redevelopment plan shall include an outline for the planning, development, rehabilitation or redevelopment of the area sufficient to indicate:

1. Its relationship to definitive local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.

2. Proposed land uses and building requirements in the Redevelopment Area/Rehabilitation Area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the Redevelopment Area/Rehabilitation Area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the Redevelopment Area/Rehabilitation Area which is proposed to be acquired in accordance with this Redevelopment Plan.
5. Any significant relationship of this Redevelopment Plan to:
 - the Master Plans of contiguous municipalities;
 - the Master Plan of the County in which the municipality is located;
 - the State Development and Redevelopment Plan adopted pursuant to the State Planning Act” PL 1985, C398 (C52:18A-196 et al.); and
 - the master plan.
6. A housing inventory of all affordable housing units to be removed as a result of implementation of this Redevelopment Plan; and
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.
8. Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

GOALS AND OBJECTIVES

The primary goals of this Redevelopment Plan are to reverse continued stagnation and put vacant underutilized land into productive use with the goal of providing a mix of housing types.

. To fulfill these purposes, the following objectives are created for the Venue at Seaview Redevelopment Plan:

- To reverse continued stagnation and put vacant underutilized land to functional

use.

- To stimulate private investment in the Project Area by assembling sites and assisting as necessary and appropriate to support such rehabilitation and redevelopment.
- To maintain sensitivity to existing residential uses and provide adequate buffering.
- To promote positive aesthetics along Route 9 with landscaping and buffering.
- To develop lands with sensitivity to the environment and in accordance with environmental rules and regulations.
- To increase development potential while maintaining current development options.
- To make available a full range of benefits and inducements for the redevelopment of the Project Area, including, federal, state, county and local government funding.
- To foster public-private partnerships to accomplish revitalization of the Project Area in a manner that best serves the needs of the community and contributes to the continuing vitality of the Township.

LAND USES AND BUILDING REQUIREMENTS

This Redevelopment Plan is designed to address the redevelopment on Block 1064.01, Lots 6.07 & 6.09, Block 1064.03, Lots 7, 8,9 & 14, Block 1026, Lot 6, and Block 1065, Lot 8 and shall be referred to as the Venue at Seaview Redevelopment Plan (VSRP).

This Redevelopment Plan is intended to serve as an overlay zone district for the Project Area. The underlying zone districts shall remain in full force and effect. The overlay is intended to provide for additional development options.

In order to utilize the overlay zoning, an Applicant must have entered into a Redevelopment Agreement with the Township. Execution of a Redevelopment Agreement shall be a mandatory checklist item for any application for development as the term is defined in N.J.S.A. 40:55D-3 for any parcel seeking to utilize the VSRP overlay and any such application shall not be deemed complete pursuant to N.J.S.A. 40:55D-10.3 until proof of an executed Redevelopment Agreement has been submitted as part of the application. Only upon execution of a Redevelopment Agreement may an Applicant submit an application for development to the Planning Board for completeness review.

Purpose

The purpose of these requirements is to provide an opportunity for a high quality age-restricted and market rate community with a mix of residential dwelling types within the redevelopment area. Any application for development filed by a Redeveloper who has

entered into a Redevelopment Agreement with the Township shall be required to comply with the provisions and standards set forth in this Redevelopment Plan (subject to the Planning Board's right to grant variance relief), not the zoning requirements of the Township Code.

Definitions

The definitions provided in N.J.S.A. 40A:12A-3 are incorporated into this Redevelopment Plan by reference. In addition, the definitions set forth in Section 233-4 and Section 233-94.B. of the Township Land Management Ordinance are incorporated into this Redevelopment Plan by reference. The following additional definitions apply:

Dwelling, Multi-family Condominium – A building containing three or more dwelling units, including units that are located one over another or side by side.

Dwelling, Stacked Townhouse – A multi-family dwelling that is designed and occupied exclusively as the residence of one housekeeping unit where each dwelling has at least one full floor for occupancy between one or more common vertical fire walls and one horizontal fire floor all housed in the same structure.

Tract – A contiguous area of land composed of one or more lots that is to be development as a single Phase under a Redevelopment Agreement. A tract shall include all wetlands and environmentally sensitive land area.

Land Use and Building Requirements

In order to effectuate the goals and objectives of the VSRP, it is necessary to create an additional set of land use and design controls to accommodate future development. This Redevelopment Plan shall constitute an overlay to the existing zoning and not replace the current zoning requirements. Any redeveloper wishing to utilize the zoning set forth in this Redevelopment Plan shall be required to enter into a Redevelopment Agreement with the Township prior to obtaining final approval with the Township Planning Board in accordance with the requirements of this Redevelopment Plan. The Township Land Management Ordinance standards and regulations remain applicable to future development unless specifically modified below.

The following standards shall be treated as zoning requirements. Any deviation from the requirements of this section shall be treated as a variance.

A. Permitted Uses:

1. Age-Restricted Single-Family Detached Dwellings

2. Single-Family Detached Dwellings
3. Residential Multi-Family Condominium Dwellings
4. Townhouse Dwelling Units
5. Age-Restricted Garden Apartments
6. Age-Restricted Townhouse Dwelling Units
7. Construction Trailers, as necessary during construction

B. Permitted Accessory Uses and Structures:

1. Sales or Rental Office
2. Off-Street Parking and Loading
3. Electric vehicle charging facilities
4. Identification and Directional signs
5. Temporary Marketing Signage and Community Identification Signage, substantially similar to that set forth on Exhibit A.
6. Stormwater management facilities
7. Fences, walls and related improvements that are customary and necessary for the operation of a residential community.
8. Common recreational uses for residents of the community, including playgrounds, walkways and other similar improvements.
9. Maintenance Buildings
10. Sprinkler Sheds attached to buildings for Fire Safety
11. Any other use that is customarily incidental and subordinate to the principal use of the property.
12. Patios and decks

C. General Requirements:

1. The development shall be substantially consistent with the conceptual site plan(s) included in Exhibit II.
2. Multiple buildings shall be permitted on one parcel of land when they are designed in a coordinated manner, are developed as a single entity and are under common ownership or management.
3. Subdivisions of land will likely be necessary in order to enable transfer of title, financing, phasing and other reasons. When a subdivision is proposed

and all lots within the area to be subdivided, which is a portion of the redevelopment area, are designed in a coordinated manner with easements for access and parking and as part of a single Phase according to an executed Redevelopment Agreement, then the entire parcel may be considered as one tract for the purposes of site plan review and ordinance compliance with coverage, setback and other bulk requirements. The redevelopment set forth in this redevelopment plan may be established in separate phases of development.

- 4. Utility and stormwater infrastructure may be designed and coordinated to be shared among lots subdivided in accordance with number 2 above. Such infrastructure need not satisfy the setback requirements between lots if there are easements in place for use and maintenance.
- 5. Residential units may not be offered for lease for a term less than thirty (30) days with said restriction being incorporated into the redeveloper's homeowners or condominium owners' association documents to be recorded with the county clerk.

D. Area and Bulk Standards:

- 1. Density:
 - a. Age-Restricted Single-Family Dwellings, Age-Restricted Multi Family Townhouses, Single-Family Dwellings and Multi-Family Townhouses: The maximum density is 4 units per gross acre of the overall tract, as defined in a Redevelopment Agreement. Any subdivision or lease lines shall not impact the overall tract density.
 - b. Age-Restricted Garden Apartments: The maximum density is 15 dwelling units per gross acre of the overall tract. Any subdivision or lease lines shall not impact the overall tract density.
- 2. Impervious Coverage: The maximum impervious coverage for the tract shall be 30% of the net land area as defined in the N.J. Coastal Zone Management Rules at N.J.A.C. 7:7.
- 3. Age-Restricted Single-Family Detached Dwellings
 - a. Minimum Lot Area:.....5,500 sf
 - b. Minimum Lot Frontage:47 feet
 - c. Minimum Lot Width at front yard setback line:.....55 feet
 - d. Minimum Lot Depth:.....100 feet
 - e. Minimum Front Yard Setback:.....20 feet
 - f. Minimum Side Yard Setback: 5 feet (one side); 15 feet (combined)
 - g. Minimum Rear Yard Setback to Building:..... 15 feet
(Block 1026, Lot 6 only):.....10 feet
 - h. Minimum Rear Yard Setback to Concrete Patio or Deck: 5 feet

- (Block 1026, Lot 6 only):.....0 feet
- i. Maximum Building Height: 35 feet (not to exceed 2 stories)
 - j. Maximum Impervious Coverage:..... 65%
4. Age-Restricted Multi-Family Townhouses
 - a. Minimum Interior Lot Area:.....3,000 sf
 - b. Minimum Exterior (End-Unit) Lot Area:4,000 sf
 - c. Minimum Interior Lot Width:30 feet
 - d. Minimum Exterior (End-Unit) Lot Width:.....40 feet
 - e. Minimum Lot Depth:.....100 feet
 - f. Minimum Front Yard Setback:.....20 feet
 - g. Minimum Interior Side Yard Setback:0 feet
 - h. Minimum Exterior Side (End-Unit) Yard Setback:10 feet
 - i. Minimum Rear Yard Setback to Building:..... 20 feet
 - j. Minimum Rear Yard Setback to Concrete Patio or Deck:5 feet
 - k. Minimum Distance Between Buildings: 20 feet
 - l. Maximum Building Height: 45 feet (not to exceed 3 stories)
 - m. Maximum Building Length: 100 feet
 - n. Maximum Number of Units in Each Building:4 units
 - o. Maximum Impervious Coverage:..... 80%
 5. Multi-Family Townhouses
 - a. Minimum Interior Lot Area:.....2,200 sf
 - b. Minimum Exterior (End-Unit) Lot Area:3,200 sf
 - c. Minimum Interior Lot Width:22 feet
 - d. Minimum Exterior (End-Unit) Lot Width:.....32 feet
 - e. Minimum Lot Depth:.....100 feet
 - f. Minimum Front Yard Setback:.....25 feet
 - g. Minimum Interior Side Yard Setback:0 feet
 - h. Minimum Exterior (End-Unit) Side Yard Setback:10 feet
 - i. Minimum Rear Yard Setback to Building:.....25 feet
 - j. Minimum Rear Yard Setback to Concrete Patio or Deck:5 feet
 - k. Minimum Distance Between Buildings:20 feet
 - l. Maximum Building Height: 45 feet (not to exceed 3 stories)
 - m. Maximum Building Length:200 feet
 - n. Maximum Number of Units in Each Building:8 units
 - o. Maximum Impervious Coverage:..... 80%
 6. Single-Family Detached Dwellings
 - a. Minimum Lot Area:.....8,000 sf
 - b. Minimum Lot Frontage:50 feet
 - c. Minimum Lot Width at front yard setback line:.....60 feet
 - d. Minimum Lot Depth:.....100 feet
 - e. Minimum Front Yard Setback:.....25 feet

- f. Minimum Side Yard Setback: .. 7.5 feet (one side); 20 feet (combined)
- g. Minimum Rear Yard Setback:25 feet
- h. Maximum Building Height: 35 feet (not to exceed 2 stories)
- i. Maximum Impervious Coverage: 35%

7. Age-Restricted Multi-Family Condominiums

- a. Minimum Tract Area: 5 acres
- b. Minimum Building Setback from Tract Boundary:50 feet
- c. Minimum Building Setback from Public Right of Way:75 feet
- d. Minimum Building Setback from Private Right of Way:25 feet
- e. Minimum Building Setback from Parking Areas:15 feet
- f. Minimum Building Setback to Internal Parking:15 feet
- g. Maximum Building Coverage: 25%
- h. Maximum Building Height: 55 feet (not to exceed 4 stories)
- i. Maximum Building Length:200 feet
- j. Maximum Number of Units in Each Building:32 units
- k. Maximum Impervious Coverage: 30%

E. Parking: The following standards supersede and replace any such standards in the Land Management Ordinance.

- 1. Off-street parking shall be provided at a minimum of two spaces per dwelling unit.
- 2. Parking stalls on roadways or in parking lots for passenger vehicles shall be a minimum of 9 feet wide by 18 feet long.
- 3. Make Ready Electric Vehicle Parking Spaces shall be provided in accordance with §233-17.3.

F. Buffers and Landscaping: The following standards supersede and replace any such standards in the Land Management Ordinance.

- 1. The minimum perimeter buffer, measured from the perimeter of the tract, shall be 20 feet (with the exception of Block 1026, Lot 6, where it shall be 10 feet) and shall be landscaped with a mix of evergreen trees and shrubs. The buffer may be reduced to 18 feet along the golf course. Where existing vegetation is preserved in accordance with subsection F.4., below, the buffer shall be enhanced with evergreen plantings to the satisfaction of the Board Planner.
- 2. The perimeter buffer abutting the right-of-way of U.S. Route 9 a/k/a New York Road shall additionally include a six (6) foot high privacy fence.

Where existing vegetation is preserved, the buffer shall be enhanced with evergreen plantings to the satisfaction of the Board Planner.

3. No improvements are permitted within the required buffers except for ingress and egress roadway improvements in and out of the development, underground utilities, site identification signage, stormwater management facilities (limited to parcels around golf course) and above ground utilities as may be permitted along the property frontage.
4. Existing trees and healthy vegetation shall be preserved within the buffer area to the maximum extent practicable.
5. Landscaping is required along the perimeter of the stormwater management basins. At a minimum, the following landscaping shall be provided around the basin perimeter:
 - a. Shade Trees - 1 tree for every 400 linear feet of basin perimeter
 - b. Ornamental Trees - 1 tree for every 200 linear feet of basin perimeter
 - c. Shrubs - 5 shrubs for every 200 linear feet of basin perimeter
6. The development of the parcel is exempt from the requirements of Section 233-52 (Tree Removal) of the Land Use Ordinance; provided, however, that in all areas where trees are to be protected pursuant to agency approvals and along clearing limits, the Redeveloper shall provide tree protection measures as identified within Section 233-52 of the ordinance.
7. Landscaping shall be provided at the base of any freestanding signage.
8. Any landscaping which is not resistant to the environment or dies within two (2) years of planting shall be replaced by the Redeveloper.

G. Design Criteria:

1. Lighting
 - a. All freestanding site lighting fixtures shall be no higher than 20-feet above grade.
 - b. Light fixtures shall be metal halide, LED or other white light source.
 - c. Light fixtures shall be on a timer and shall be dimmed when the site is not in use. No glare or light shall be directed towards any adjacent residential uses.
2. Refuse/Recycling
 - a. Enclosures for trash and recycling are required and must comply with the Township Code.
 - b. All trash and recycling storage shall be fully enclosed and screened by a solid fence on all four sides of said enclosure.

- c. Enclosures for trash and recycling may not be located in any required buffer area.
 - d. Enclosures for trash and recycling must be sufficiently sized to contain both trash and recyclable materials.
 - e. Enclosures shall be a minimum of six feet in height or higher as needed to shield the dumpsters or compactors.
 - f. A door opening shall be provided for resident access in addition to truck access.
 - g. The proposed enclosures shall be reviewed and approved by the Township Office of Sustainability.
3. Fencing
- a. Fences and walls along the public right-of-way shall be a minimum of 50 percent open and a maximum of 4 feet high, which standard shall not apply to stormwater basin interior retaining walls.
 - b. Fences and walls on any side or rear property line shall not exceed eight (6) feet in height.
 - c. Fences and walls shall not impede safe sight distance and shall provide a sight triangle for each access driveway.
 - d. Fences shall be installed so that the “finished,” or better, side of any fence faces the street or adjacent property.
 - e. Fencing around the stormwater management basins is permitted in the front yard. The fencing shall not exceed a height of 4 feet and shall not interfere with driveway or intersection sight visibility. The storm-water management fencing shall consist of a split-rail material with mesh backing. In all non-age restricted communities within the redevelopment, if the depth of the basin is less than four (4) feet, no fencing is required and perimeter landscaping shall be provided. In all age-restricted communities within the redevelopment, no fencing is required around stormwater basins regardless of the depth.
4. Architectural elevations and floor plans are required. The buildings shall not be institutional in appearance.
5. In lieu of the recreation obligations set forth by the Township site plan ordinance, the Redeveloper may provide social memberships to the adjacent Seaview golf resort. Membership shall be for a period of two years for each residential owner from the date of that owner’s purchase of a residential unit from the Redeveloper.

H. Signage:

- 1. Ground signs. One (1) ground sign shall be permitted per lot; the maximum area of such sign shall not exceed 40 square feet and the maximum height shall not exceed 8 feet and the minimum sign setback shall be 14 feet from

the front property line.

2. Building signs. One (1) building sign per building shall be permitted, not to exceed 24 square feet in area.

I. Site Plan Approval/Submission Criteria:

1. A stormwater management plan and engineer's report shall be prepared for review and approval by the Board Engineer. Such plan shall comply with municipal and NJDEP rules and regulations.
2. The subject parcel is located within the CAFRA boundaries of the Township and is subject to the rules and regulations of the NJDEP. Therefore, the Applicant is not required to prepare and submit an Environmental Impact Statement pursuant to Section 233-30.1A(28)(a) or Section 233-59 of the Ordinance provided the Applicant addresses and receives the required approvals from the NJDEP. In lieu of the EIS, the CAFRA Compliance Statement shall be provided as a condition of approval.
3. The subject parcel is required to submit a Community Impact Statement in accordance with the requirements of Section 233-30.1A(28)(c) of the Ordinance.
4. A Traffic Impact Statement prepared by a licensed Professional Engineer shall be submitted.
5. The preliminary and final site plan shall show all water and/or environmental features, utilities, buildings and/or improvements and other similar features within 50-feet of the site. (This is a modification to the Site Plan checklist requirements where a 200-foot radius is required.)
6. Sanitary sewer utility extensions, if applicable, shall be approved by the Township and the NJDEP.
7. The Applicant must obtain approvals from the Atlantic County Department of Regional Planning and Development.

J. Affordable Housing Provisions

All applicable residential development fees are required. No on-site affordable housing set-aside is required.

General Provisions

The continued revitalization of this Project Area is important to the Township. In order to facilitate the revitalization of these properties the following actions are permissible under the Redevelopment Plan:

1. The use of short term tax abatements or exemptions as authorized by State statute N.J.S.A. 40A:21-1 et seq. and Section 299-9 to Section 299-28 of the Township Code are permitted in accordance with the requirements thereof. The tax abatement or exemption program will encourage property owners to make improvements without suffering the initial cost associated with the increased assessment.
2. The use of long term tax exemptions as authorized by State statute N.J.S.A. 40A:20-1 et seq. may be permitted upon approval thereof by the Township Governing Body in accordance with N.J.S.A. 40A:20-1 et seq. The long term tax exemption would permit a payment in-lieu of taxes (PILOT) for up to 30 years as determined and approved by the Township Governing Body.
3. Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L. 1992, c.79 (C.40A:12A-29).
4. Prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers or planners, or other consultants for the carrying out of redevelopment projects.
5. Arrange or contract with public agencies or redevelopers for the planning, construction, or undertaking of any project or redevelopment work, or any part thereof; negotiate and collect revenue from a redeveloper to defray the costs of the redevelopment entity, including where applicable the costs incurred in conjunction with bonds, notes or other obligations issued by the redevelopment entity, and to secure payment of such revenue; as part of any such arrangement or contract, provide for extension of credit, or making of loans, to redevelopers to finance any project or redevelopment work, or upon a finding that the project or redevelopment work would not be undertaken but for the provision of financial assistance, or would not be undertaken in its intended scope without the provision of financial assistance, provide as part of an arrangement or contract for capital grants to redevelopers; and arrange or contract with public agencies or redevelopers for the opening, grading or closing of streets, roads, roadways, alleys, or other places or for the furnishing of facilities or for the acquisition by such agency of property options or property rights or for the furnishing of property or services in connection with a redevelopment area. (N.J.S.A. 40A:12A-8).

Any development that occurs within the Project Area shall comply with the following as required by N.J.S.A. 40A:12A-1 et seq.:

1. The Township of Galloway and any redeveloper shall comply with all statutes of the State of New Jersey governing development and redevelopment including but not limited to N.J.S.A. 40:55D-1 et seq., N.J.S.A. 40A:12A-1 et seq. and N.J.A.C. 7:50-1 et. seq.
2. The Township of Galloway or redeveloper shall agree to comply with all applicable application submission requirements, design standards and development regulations of the Township of Galloway, County of Atlantic and State of New Jersey except where variances and waivers are properly approved. (N.J.S.A. 40A:12A-13 et seq).
3. The Township of Galloway Planning Board shall review and approve all plans and specifications for development with respect to conformance with this Redevelopment Plan and the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.).
4. The redeveloper shall be required to furnish escrows and performance guarantees as required by the Township of Galloway Planning Board. (N.J.S.A. 40:55D-53).

Relocation

Because the Project Area currently consists of vacant land, there are no residents or businesses in the Project Area which will need to be relocated. Therefore, there is no need to make accommodations for the temporary or permanent relocation of residents. (N.J.S.A. 40A:12A-7a(3)).

Acquisition

There is no proposal to acquire property in this Redevelopment Plan. (N.J.S.A. 40A:12A-7a(4)).

Affordable Housing

The Redevelopment Area currently consists of vacant land. There are no housing units existing within the limits of the Project Area subject to this Redevelopment Plan; therefore there is no need for an inventory of units or an affordable housing replacement plan. (N.J.S.A. 40A:12A-7a(7)).

Public Electric Vehicle Charging Stations

All development shall comply with the requirements set forth at N.J.S.A. 40:55D-66.20. Because it is anticipated that electric vehicle charging stations shall be made available in this area through compliance with N.J.S.A. 40:55D-66.20 for residents and visitors of the developments constructed within the Project Area.

In addition, there are at least four (4) public charging stations within an approximate five-mile radius of the Project Area. There are a total of six (6) charging stations within 10 miles of the site.

Site Name	Site Address	Miles Away (Approx.)
DG Market	304 S Pitney Road, Galloway, NJ 08205	1.8 miles
Smithville Square	45 S New York Road, Galloway, NJ 08205	3.1 miles
Absegami High School	201 S Wrangleboro Rd, Galloway, NJ, 08205	3.7 miles
Mainland Hospital Campus – Visitor Parking	65 W Jimmie Leeds Rd, Pomona, NJ, 08240	4.5 miles
Hampton Inn Atlantic City - Tesla Destination (customer use only)	338 E White Horse Pike, Absecon, NJ, 08205	4.7 miles
Atlantic County Utilities Authority	6700 Delilah Rd, Egg Harbor Township, NJ, 08234	6.9 miles

Given the availability of public charging stations in the area, as well as the availability of charging stations on-site pursuant to N.J.S.A. 40:55D-66.20, no additional public charging stations shall be required within the Project Area.

RELATIONSHIP TO OTHER PLANS

An important requirement of a redevelopment plan is consistency with the goals and objectives of already adopted plans for the area and municipality. This Redevelopment Plan is specifically designed to promote the redevelopment of the subject property. (N.J.S.A. 40A:12A-7a(1)).

Township Plans – (N.J.S.A. 40A:12A-7(d))

The Master Plan for the Township of Galloway was adopted on March 1, 2001, with a subsequent Reexamination and update on March 22, 2007, July 12, 2007, April 5, 2012 and October 15, 2020. The Township’s Housing Element and Fair Share Plan was adopted on March 12, 2026.

In addition, this Master Plan is designed to effectuate the following goals and objectives of the Master Plan:

- Promote residential infill and redevelopment in appropriate locations and at appropriate densities.
- Develop design standards that encourage good visual quality and design.
- Ensure visual compatibility with the Township's physical character.

This Redevelopment effectuates these goals and objectives by providing residential infill redevelopment on a currently vacant parcel that is located near other residential development within the Township and provides an opportunity for developing appropriate design standards for visual quality, design and compatibility.

Plans of Surrounding Municipalities - (N.J.S.A. 40A:12A-7(a)(5)(a))

The Project Area does not border any nearby municipality. It is in close proximity to the Edwin B. Forsythe Wildlife Refuge. The closest municipalities are Absecon and Egg Harbor Township. In Absecon, the zoning includes residential (R3) and encompasses the City's Medium Density Residential zoning district. In Egg Harbor Township, the zoning and surrounding area also includes the FAA Tech Center. The commercial zoning along the White Horse Pike is proximate to these areas and allows for professional and retail services to be provided for the area businesses and residents. The VSRP is currently entirely surrounded by the RC Residential Compatibility Zone, which permits single family residential units as permitted uses. The uses contemplated by this Redevelopment Plan are consistent with the uses permitted in the RC zone. Due to distance between the VSRP and the surrounding municipalities, and the existing RC zone which surrounds the VSRP, this Redevelopment Plan is not likely to impact the master plans of any surrounding municipalities.

County Plans - (N.J.S.A. 40A:12A-7(a)(5)(b))

The following goals and objectives of the Atlantic County Master Plan adopted in May 2018 are advanced by the proposed redevelopment:

- Promote quality growth and development in areas where capital facilities are available.
- To discourage growth in areas that would require unplanned extension of capital facilities.
- Promote lands for a diversity of economic development opportunities within the communities of Atlantic County

The proposed Redevelopment Plan is therefore consistent with the Master Plan of Atlantic County.

State Development and Redevelopment Plan - (N.J.S.A. 40A:12A-7(a)(5)(c))

Any redevelopment plan must also be consistent with the State Development and Redevelopment Plan.

The Project Area is located in the Smart Growth Area classified as Suburban Planning Area 2 (PA2). The following goals relating to PA2 areas are achieved through the implementation of this Redevelopment Plan:

- provide for a portion of the state's future growth in compact development and redevelopment in Centers and other appropriate areas;
- promote walkability and multi-modal transportation options;
- protect and enhance the character of existing stable communities;
- revitalize and enhance towns and other traditional settlements.

This Redevelopment Plan is consistent with the State Development and Redevelopment Plan. It encourages development to be located in the PA2 Planning Area where growth is encouraged.

ADMINISTRATION

Redevelopment Entity

As permitted under N.J.S.A. 40A:12A-4, the Governing Body is hereby designated the Redevelopment Entity to implement this Redevelopment Plan. When necessary for the implementation of this Plan, the Township of Galloway may enter into an agreement with a redeveloper for any construction or other work forming a part of this Redevelopment Plan. (N.J.S.A. 40A:12A-4-(c))

Agreements with Redevelopers

Any developer wishing to utilize the Zoning set forth in this Redevelopment Plan shall be required to enter into a Redevelopment Agreement with the Township prior to obtaining final approval from the Township Planning Board.

Time Limits

The redeveloper of a specific project within the Project Area shall begin the development of land and construction of improvements within a reasonable period of time to be determined in an agreement between Township of Galloway and a duly designated redeveloper. (N.J.S.A. 40A:12A-8(f)).

Discrimination Ban

No covenant, lease conveyance or other instrument shall be executed by the redevelopment entity or the redeveloper whereby land or structures with this redevelopment is restricted upon the basis of race, creed, color, gender, marital status, age, disability, familial status or national origin.

The termination of this plan shall in no way permit the land or structures of the Project Area to be restricted on the basis of race, creed, color, gender, marital status, age, disability, familial status or national origin.

Deviations from Provisions of Approved Redevelopment Plan

Pursuant to N.J.S.A. 40A:12A-13, all applications for development pursuant to this VSRP shall be submitted to the municipal planning board for its review and approval in accordance with the requirements for review and approval of subdivisions and site plans as set forth by ordinance adopted pursuant to the Municipal Land Use Law. In order for any application for development under this VSRP to be deemed complete, a redevelopment agreement shall be required. Execution of a redevelopment agreement shall be a required checklist item.

The Planning Board may review and retain jurisdiction over applications requiring relief for deviations from this Redevelopment Plan or other Township development ordinances, except as set forth below. Accordingly, an amendment to the Redevelopment Plan shall not be necessary if the selected redeveloper(s) desires to deviate from the bulk provisions set forth in this Redevelopment Plan or the pertinent sections of the Galloway Township Development Regulations and Zoning Ordinance, or from the design standards set forth in this Redevelopment Plan or other Township development ordinances so long as the Redeveloper obtains an appropriate variance from the Planning Board. All requests for such relief shall be made to the Planning Board accompanied by a complete application for development as otherwise required by Township Ordinance. Decisions on such requests shall be made in accordance with the legal standards set forth in N.J.S.A. 40:55D-70(c) in the case of requests for relief from zoning standards and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

No deviations shall be granted that result in any of the following effects or conditions:

1. To allow a use not specifically permitted within the Redevelopment Area or this Redevelopment Plan;
2. Deviation from the phasing plan for public improvements or other contractual obligations of the redeveloper to the Redevelopment Entity;
3. Any Deviation requiring a variance pursuant to N.J.S.A. 40:55D-70(d)(1) through (d)(6).

Amendments to Approved Redevelopment Plan

This Redevelopment Plan may be amended from time to time in accordance with the provisions of the Local Redevelopment and Housing Law of 1992, as may be amended.

Repeal and Severability Statements

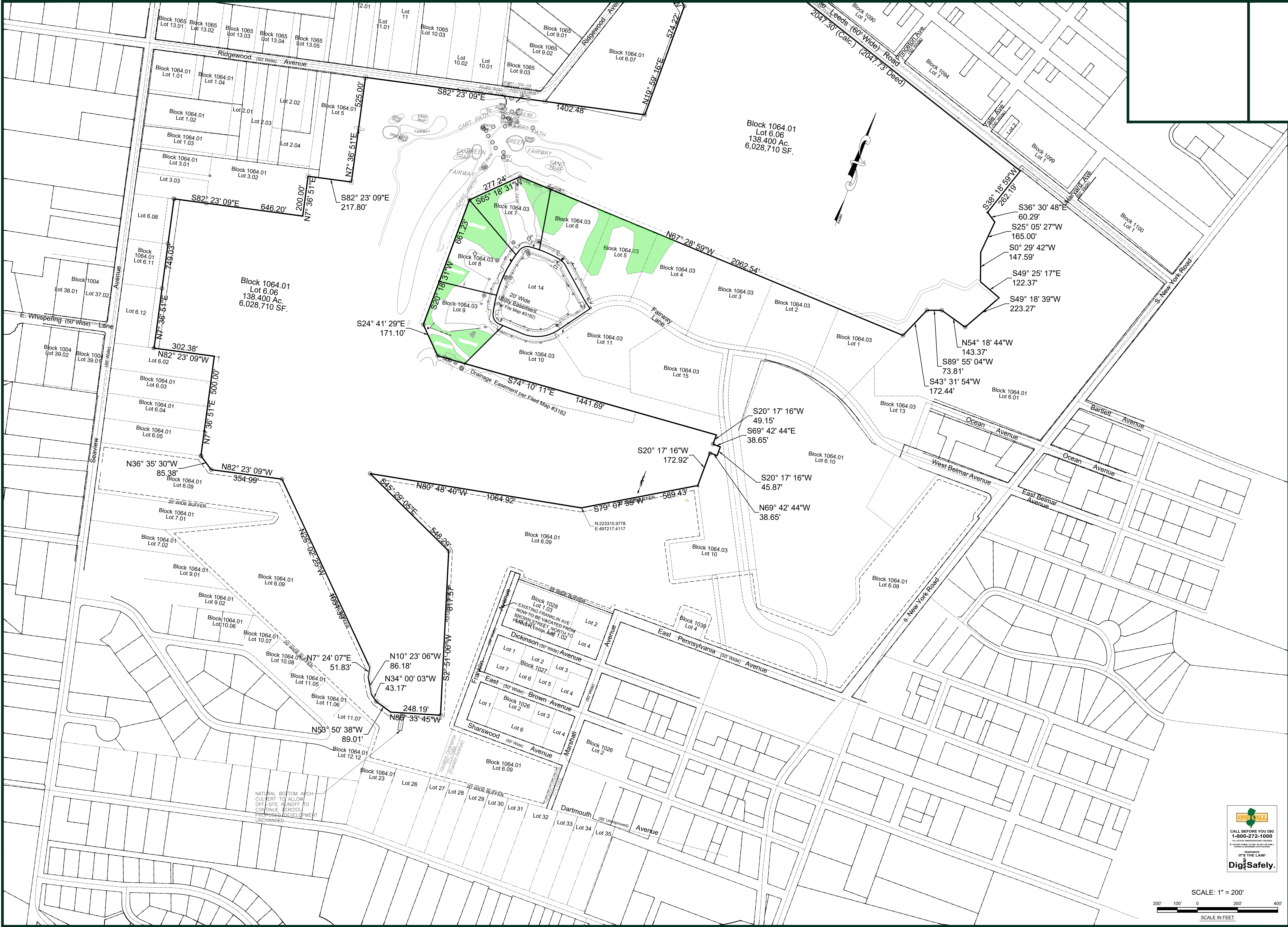
All ordinances or parts of ordinances inconsistent with this Redevelopment Plan are repealed to the extent of such inconsistency only. If any provision or regulation of this Redevelopment Plan should be judged invalid by a court of competent jurisdiction, such order or plan shall not affect the remaining portions of this Redevelopment Plan which shall remain in full force and effect.

CONCLUSION

This Redevelopment Plan for the Venue at Seaview Redevelopment District, Block 1064.01, Lots 6.07 & 6.09, Block 1164.03, Lots 7, 8, 9 & 14, Block 1026, Lot 6, and Block 1065, Lot 8 in the Venue at Seaview Project Area is designed to spur new development in an area where investment has been non-existent over the past ten years. This Redevelopment Plan provides guidelines and incentives which are designed to promote the economic health of the Township and the surrounding neighborhoods. This Redevelopment Plan will improve not only the economic health of the Township but will begin to restore balance to the Township's residential housing inventory.

Exhibit I – Project Area

DRAWING LOCATION	W:\FILEROOM\IT\5052961\ENG\DWG\5052961-SITE.dwg
LAST DATE SAVED	3/31/2026
LAST SAVE BY	plucker



Carolyn A. Feigin
CAROLYN A. FEIGIN
Professional Engineer
New Jersey License No. 2456427200

ADAMS, REHMANN & HEGGAN
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215 BELLEVUE AVENUE
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HAMMONTON, NJ 08037-2019
TEL (609) 951-0482
FAX (609) 957-8909
NJ REG. NO. 2456427200, DE NO. 2167

revisions

PROJECT AREA MAP
LENNAR
BLOCK 1064.01, LOT 6.06, BLOCK 1064.03, LOTS 7, 8, 9, & 14
TAX SHT. #25 BLOCK 1026, LOT 6
VENUE AT SEAVIEW - PHASE 1 & II
GALLOWAY TOWNSHIP, ATLANTIC COUNTY, NEW JERSEY

date:	JUNE 5, 2026
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052961



Exhibit II – Marketing / Community Identification Signage

Community ID Sign:

Signs may include a rider to call attention to current status of community.
Measures 4' x 8'; Match Black instead of Dark Blue to PMS Black C; Double-sided; White posts

Other Rider Callouts - Coming Soon · Coming [date] · Presales Begin [date]
· Now Preselling · Grand Opening [date] · Now Selling · Models For Sale · Low Rates · Save Now · Reduced Pricing · Limited Availability · New Phase · Tour Now



Flags:

Pole Banner size · 3' x 5' or 3' x 8'

3 or 4 on each side of main entrance to community



Guest Parking:

Future Homeowner Parking Signs - Measures 48" x 40"

Match Black instead of Dark Blue to PMS Black C

Double-sided

White post



Model ID Sign:

Measures 18" x 22"

Match Black instead of Dark Blue to PMS Black C

Single or Double-sided

White post



Burma shave Sign:

Measures 2' x 2', 4' x 4', or 4' x 6'

Match Black instead of Dark Blue to PMS Black C

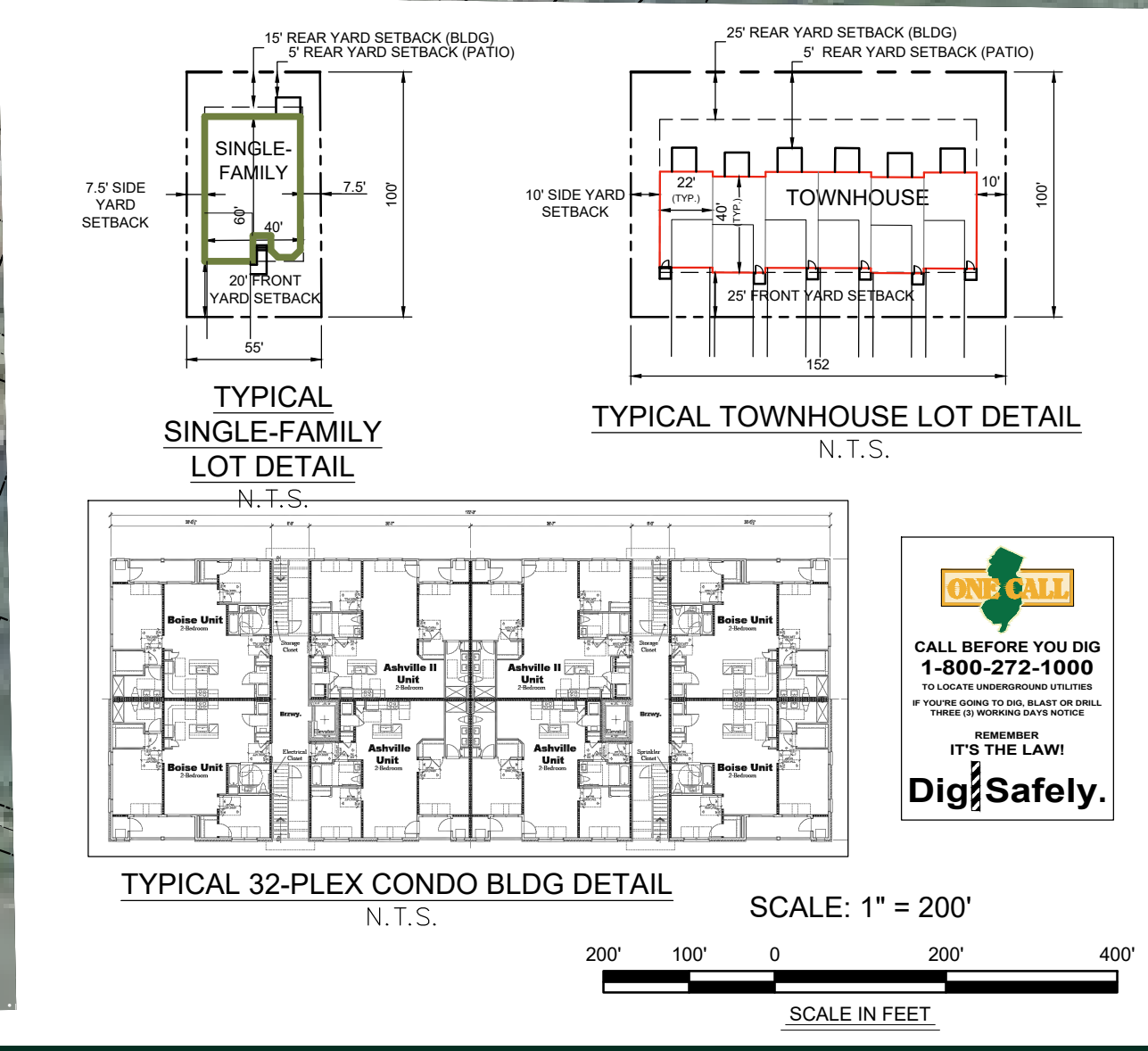
Double Sided

White post



Exhibit III – Conceptual Site Plans

DRAWING LOCATION	W:\FILEROOM\150502981\ENGINE\DWG-505298-1-SITE.dwg
LAST DATE SAVED	3/16/2026
LAST SAVE BY	chris



Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 2456424720

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revisions

CONCEPT PLAN
FOR
LENNAR
BLOCK 1064.01, LOT 6.09, TAX SHT. #25
VENUE AT SEAVIEW - PHASE 1
GALLOWAY TOWNSHIP, ATLANTIC COUNTY, NEW JERSEY

date:	MAR 18, 2026
scale:	As Shown
drawn by:	P.T.
checked:	C.M.
proj. no.:	5052981



- GENERAL NOTES:
- OWNER: MARRIOTT VACATIONS WORLDWIDE CORP
1200 BARTOW ROAD, STE 40
LAKELAND, FL 33801
 - APPLICANT: US HOMES, LLC DBA LENNAR
2465 KUSER ROAD, 3RD FLOOR
HAMILTON, NJ 08060
 - THE SUBJECT PROPERTY IS KNOWN AS BLOCK 1064.01, LOT 6.07 IN THE TOWNSHIP OF GALLOWAY, ATLANTIC COUNTY, NEW JERSEY.
 - TOTAL SITE AREA = 5.82 ACRES
 - OUTBOUND INFORMATION IS TAKEN FROM GALLOWAY TOWNSHIP TAX MAPS AND AERIAL IMAGERY.
 - THERE ARE NO WETLANDS ON SITE PER NJDEP GEOWEB MAPPING.
 - THE TRACT IS ZONED NR - PLANNED NEIGHBORHOOD RESIDENTIAL DISTRICT AND IS ALSO WITHIN THE SEAVIEW REDEVELOPMENT AREA.
 - THE EXISTING SITE IS VACANT WOODED AREA. THE APPLICANT IS PROPOSING TO DEVELOP THE SITE WITH SIXTEEN (16) SINGLE-FAMILY DETACHED DWELLING UNITS.
 - DENSITY = 13 UNITS/5.82 ACRES = 2.23 UNITS/ACRE. THE MAX TRACT DENSITY SHALL BE FOUR (4) UNITS/ACRE
 - BULK REQUIREMENTS
- | SINGLE-FAMILY DETACHED HOMES | |
|-------------------------------|----------|
| DESCRIPTION | PROPOSED |
| MIN LOT AREA | 8,000 SF |
| MIN LOT FRONTAGE | 50 FT |
| MIN LOT WIDTH (AT FY SETBACK) | 60 FT |
| MIN LOT DEPTH | 100 FT |
| MIN FRONT YARD SETBACK | 25 FT |
| MIN SIDE YARD SETBACK - ONE | 7.5 FT |
| MIN SIDE YARD SETBACK - TOTAL | 20 FT |
| MIN REAR YARD SETBACK | 25 FT |
| MAX BUILDING HEIGHT | 2 STY |
- PERIMETER BUFFER = 20 FEET
 - STORMWATER MANAGEMENT DESIGN WILL BE COMPLIANT WITH THE REGULATIONS SET FORTH IN NJAC 7 & THE TOWNSHIP OF GALLOWAY STORMWATER ORDINANCE, AND NEW JERSEY BEST MANAGEMENT PRACTICES. A MINIMUM OF THREE (3) STORMWATER BASINS ARE REQUIRED TO ATTENUATE RUNOFF FROM THE PROPOSED IMPROVEMENTS.
 - THE ENTIRETY OF THE SITE IS LOCATED WITHIN THE ACUA CITY ISLAND PLAN SEWER SERVICE AREA.

Carolyn A. Feigin
CAROLYN A. FEIGIN
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE0427200

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NJ no. 24CA29797300, DE no. 2167

revisions

CONCEPT PLAN
FOR
LENNAR
BLOCK 1064.01, LOT 6.07
VENUE AT SEAVIEW - PHASE 3
GALLOWAY TOWNSHIP, ATLANTIC COUNTY, NEW JERSEY

DATE: JANUARY 2026	SCALE: As Shown	DRAWN BY: P.T.	CHECKED: C.M.	PROJ. NO.: P2026.0038
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Exhibit IV – Architectural Plans

Richmond Model, Plan #N104



Elevation 'B'



Elevation 'C'



Elevation 'A'

NOTE:
THESE DRAWINGS ARE NOT FOR CONSTRUCTION. THESE PLANS ARE FOR SITE
PLAN REVIEW AND ARE SUBJECT TO CHANGE. THE BUILDER RESERVES THE RIGHT
TO MAKE CHANGES AS NEEDED TO THE FLOOR PLANS, ELEVATIONS AND BUILDING
MATERIALS, INCLUDING ROOM SIZES AND LOCATION OF ROOMS.

CLIENT:

LENNAR

PROJECT NAME:

Venue at Seaview

Township of Galloway
Atlantic County, New Jersey

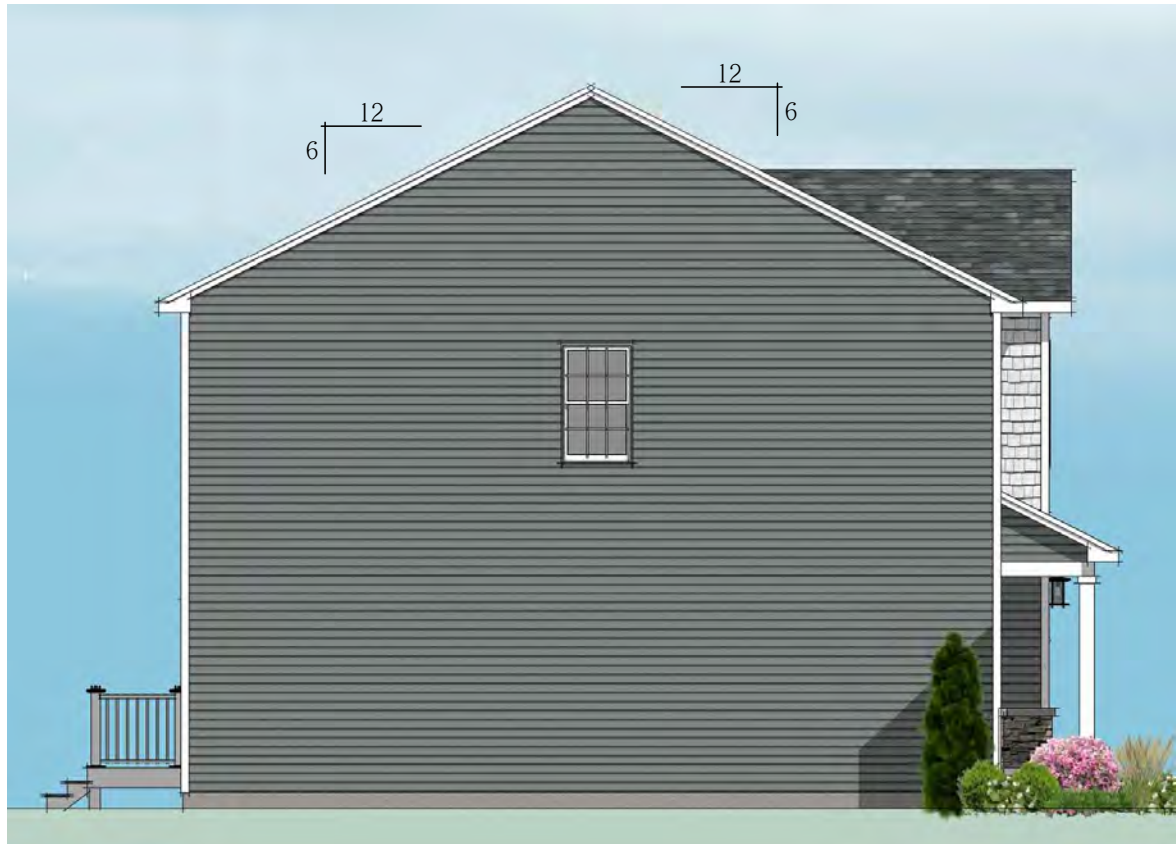


HOLLIDAY ARCHITECTS, Inc.
JACKSON COMMONS SUITE A4
30 JACKSON ROAD
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609.953.5373
FAX: 609.953.5737



REVISIONS:			SHEET TITLE:		SHEET NO.
			Richmond Model, Plan #N104 Exterior Renderings		
			SCALE:	AS NOTED	SK-1
			PROJ. NO.:	LEN-25015	
			DATE:	March 26, 2025	

Richmond Model, Plan #N104



Left Side Elevation

Scale: 1/8" = 1'-0"



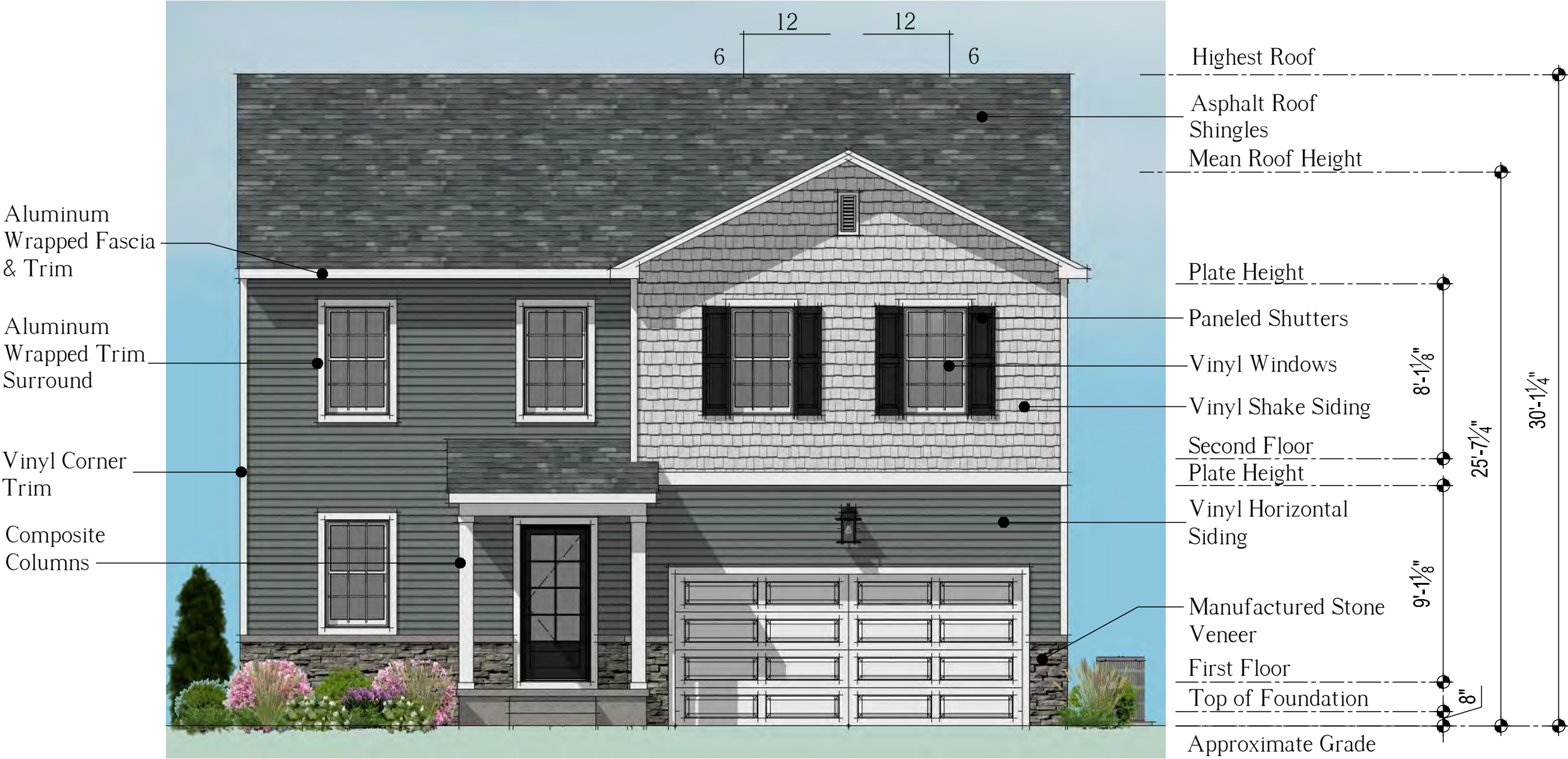
Rear Elevation

Scale: 1/8" = 1'-0"



Right Side Elevation

Scale: 1/8" = 1'-0"



Elevation A
Front Elevation

Scale: 3/16" = 1'-0"

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CLIENT:

LENNAR®

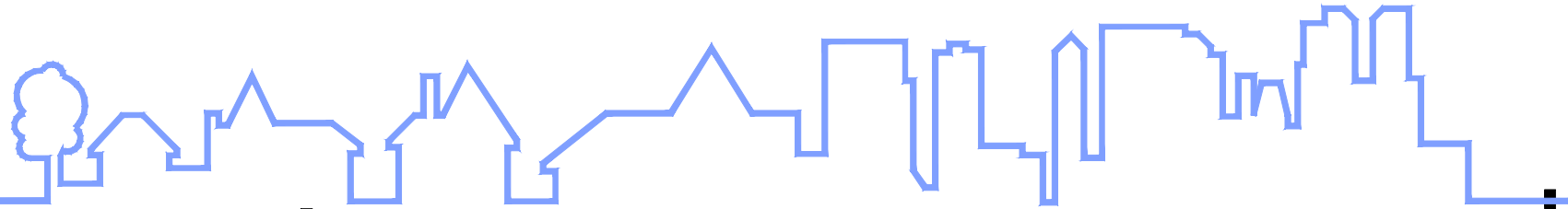
PROJECT NAME:

Venue at Seaview

Township of Galloway
Atlantic County, New Jersey

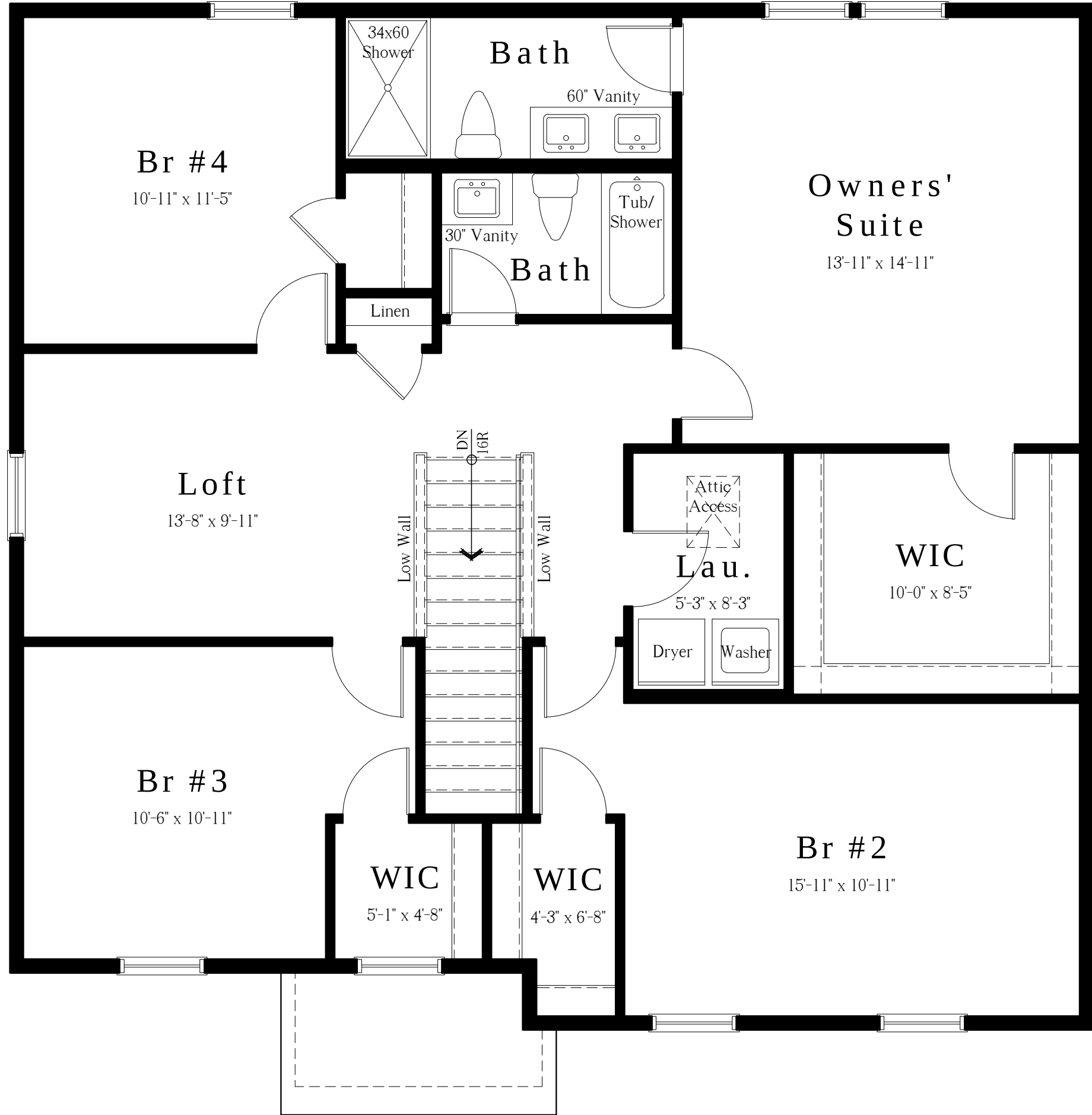


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609.953.5373
FAX: 609.953.5737



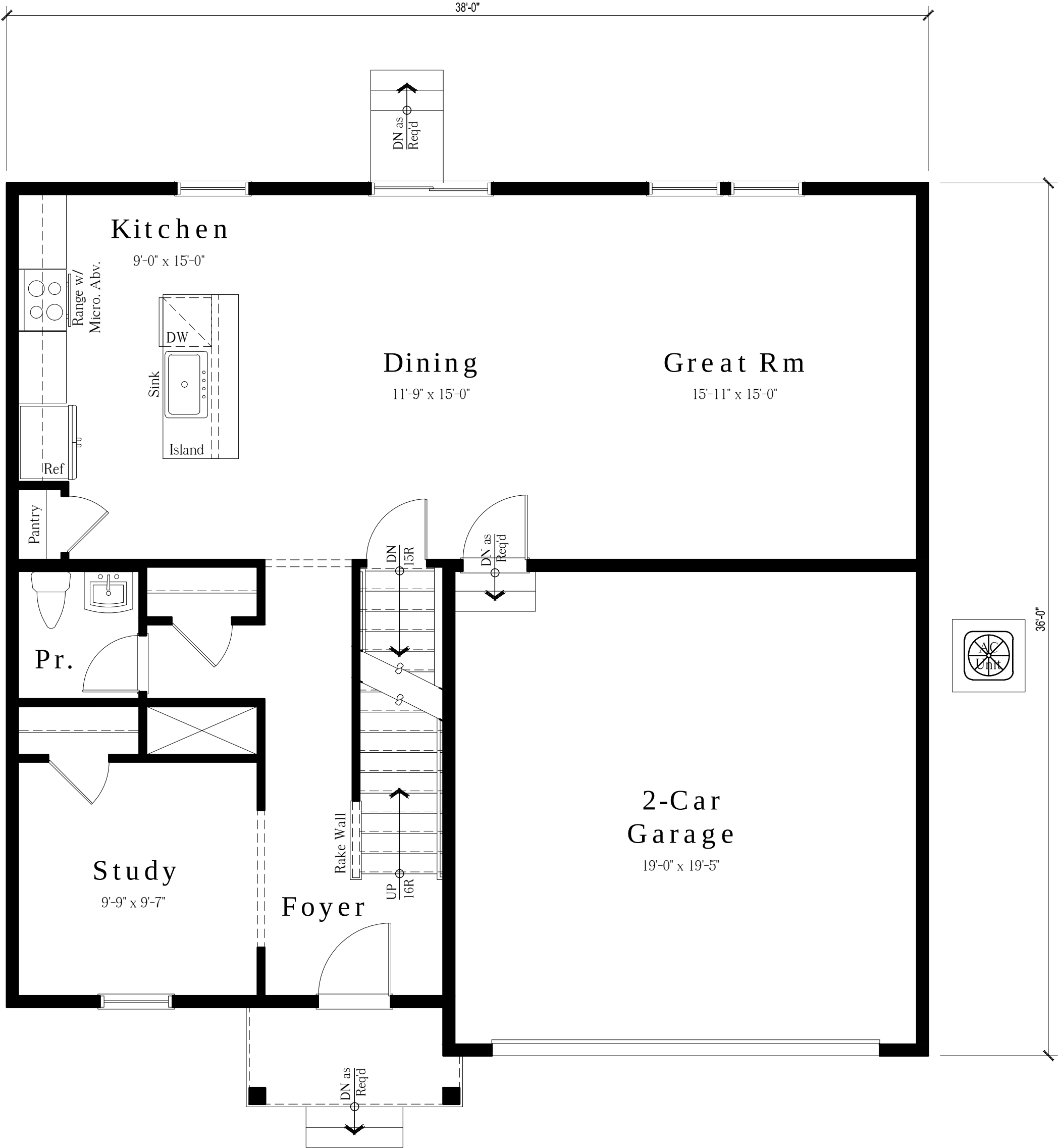
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			Richmond Model, Plan #N104 Elevations	
			SCALE:	AS NOTED
			PROJ. NO.:	LEN-25015
			DATE:	March 26, 2025
			SHEET NO.	
			SK-1.1	

Richmond Model, Plan #N104



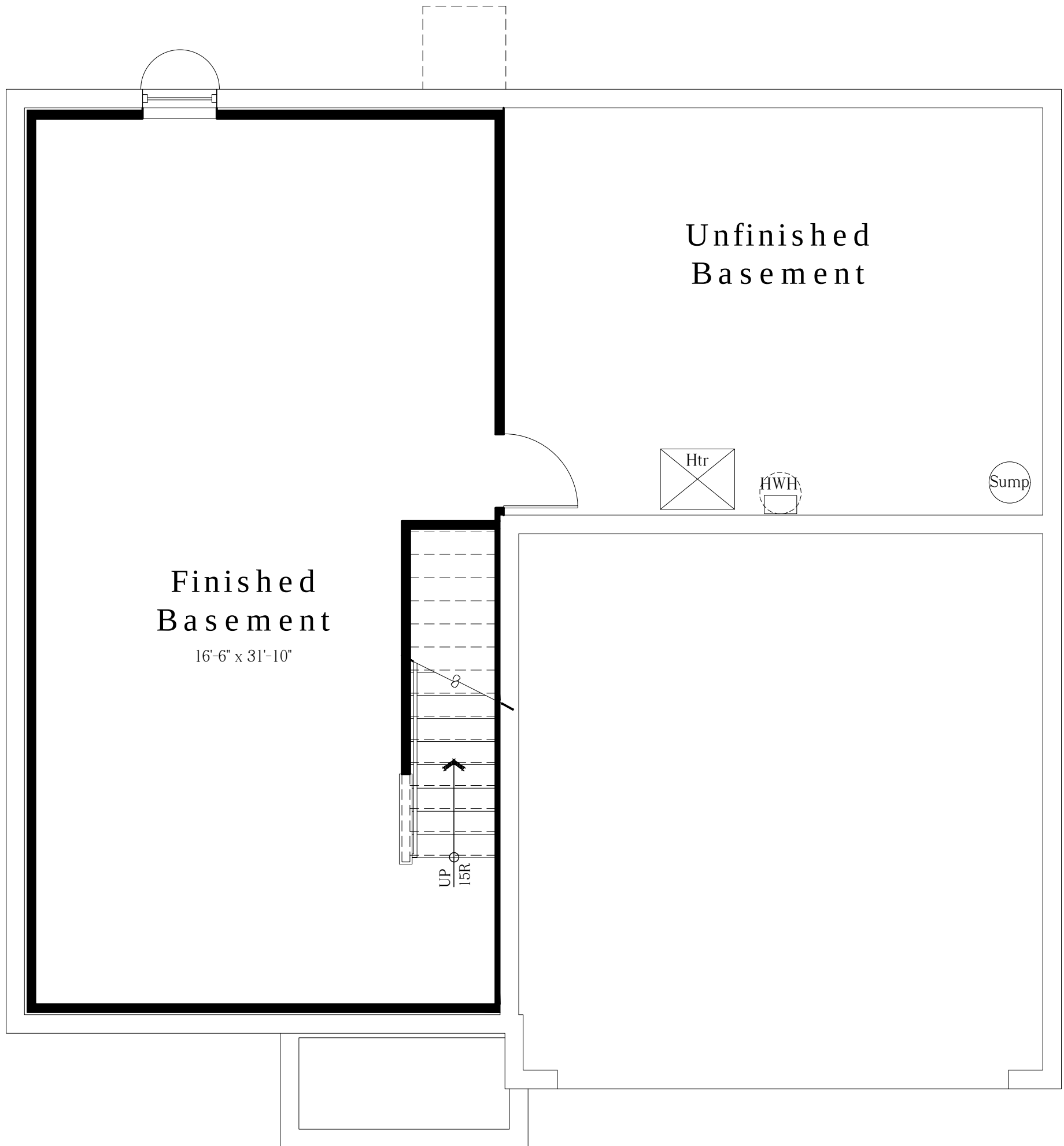
Elevation A
Second Floor Plan

Scale: 1/4" = 1'-0"



Elevation A
First Floor Plan

Scale: 1/4" = 1'-0"



Optional Finished
Basement

Scale: 1/4" = 1'-0"

Area Calculations	
First Floor Living:	940 sq ft
Second Floor Living:	1,293 sq ft
Total Living Space:	2,233 sq ft
Garage:	392 sq ft
Optional Finished Basement:	447 sq ft

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PROJECT NAME:

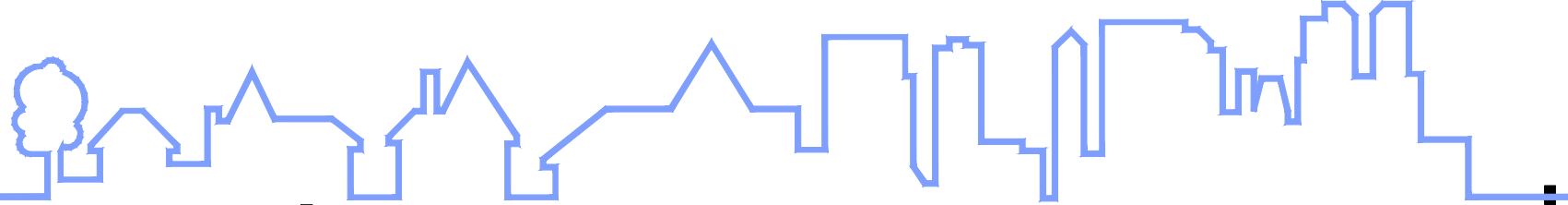
Venue at Seaview

Township of Galloway
Atlantic County, New Jersey



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REVISIONS:			SHEET TITLE:		SHEET NO. SK-2
			Richmond Model, Plan #N104 Floor Plans		
			SCALE:	AS NOTED	
			PROJ. NO.:	LEN-25015	
			DATE:	March 26, 2025	

Providence Model, Plan #N105



Elevation 'B'



Elevation 'C'



Elevation 'A'

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CLIENT:

LENNAR®

PROJECT NAME:

Venue at Seaview
Township of Galloway
Atlantic County, New Jersey

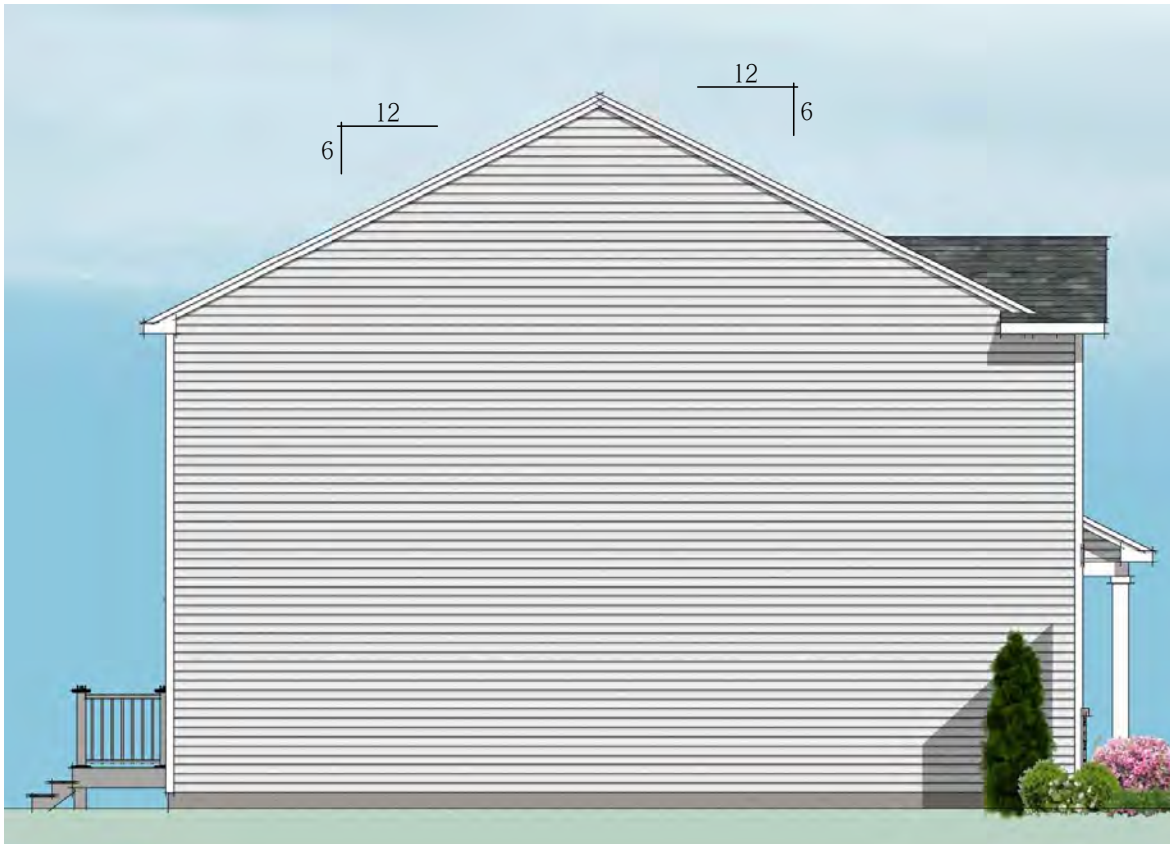


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REVISIONS:			SHEET TITLE:		SHEET NO.
			Providence Model, Plan #N105 Exterior Renderings		
			SCALE:	AS NOTED	SK-3
			PROJ. NO.:	LEN-25015	
			DATE:	March 26, 2025	

Providence Model, Plan #N105



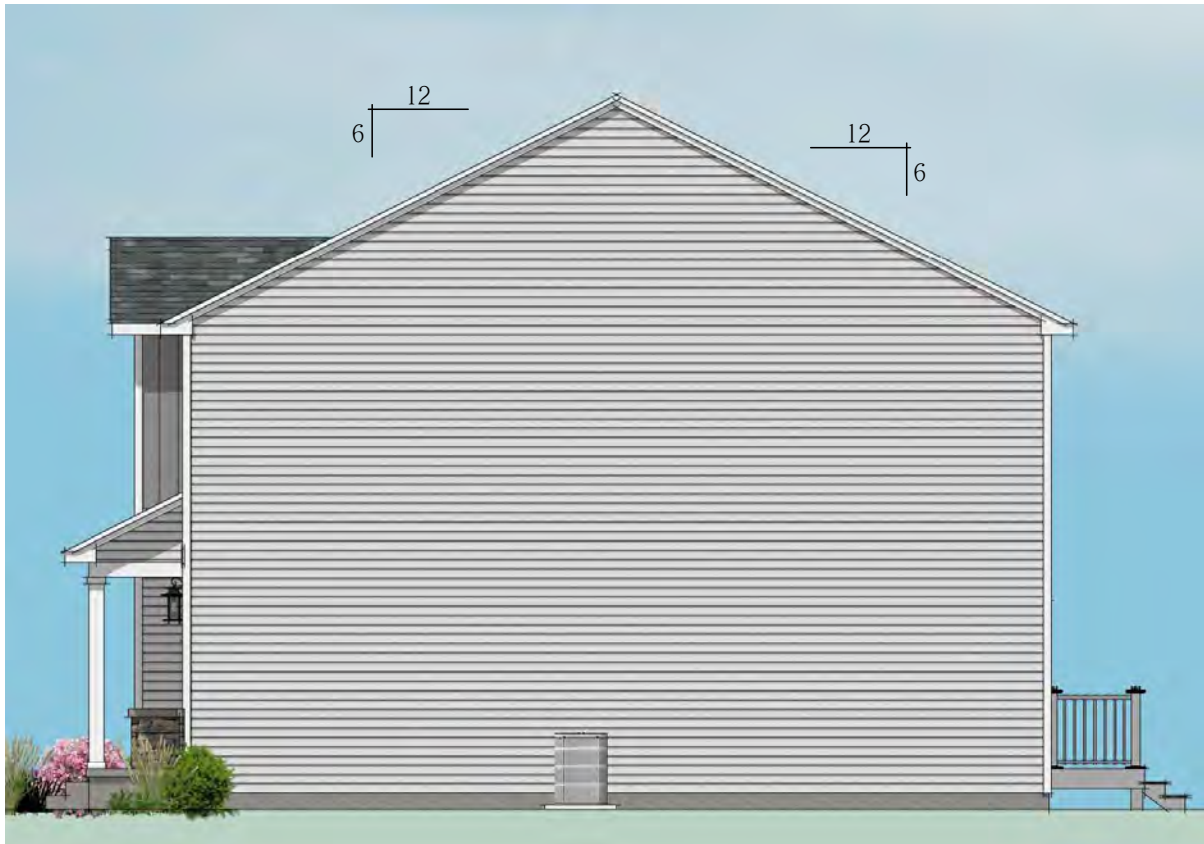
Left Side Elevation

Scale: 1/8" = 1'-0"



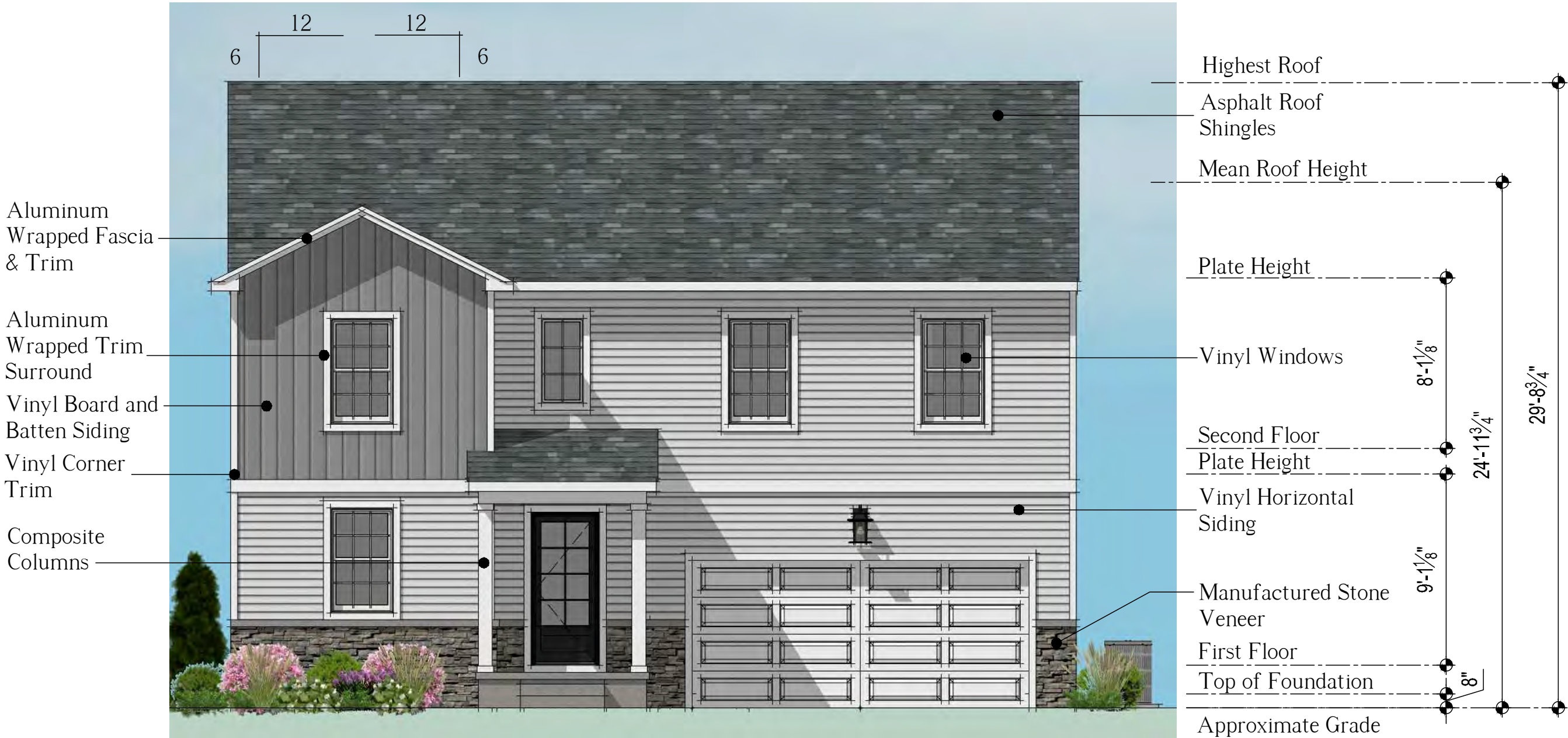
Rear Elevation

Scale: 1/8" = 1'-0"



Right Side Elevation

Scale: 1/8" = 1'-0"



Elevation A
Front Elevation

Scale: 3/16" = 1'-0"

NOTE:
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CLIENT:

LENNAR®

PROJECT NAME:

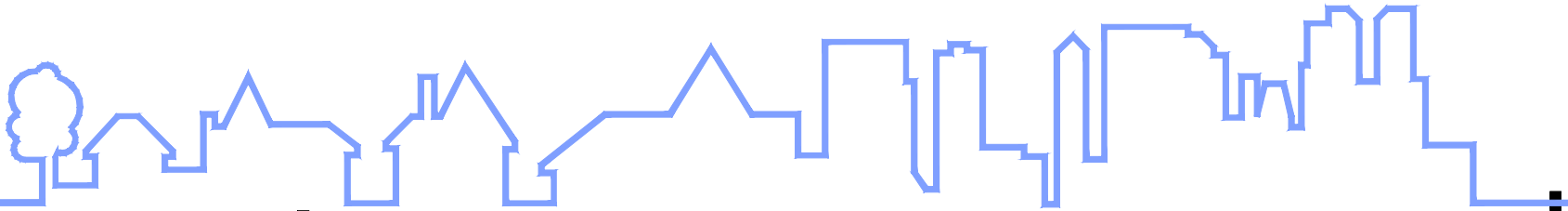
Venue at Seaview

Township of Galloway
Atlantic County, New Jersey



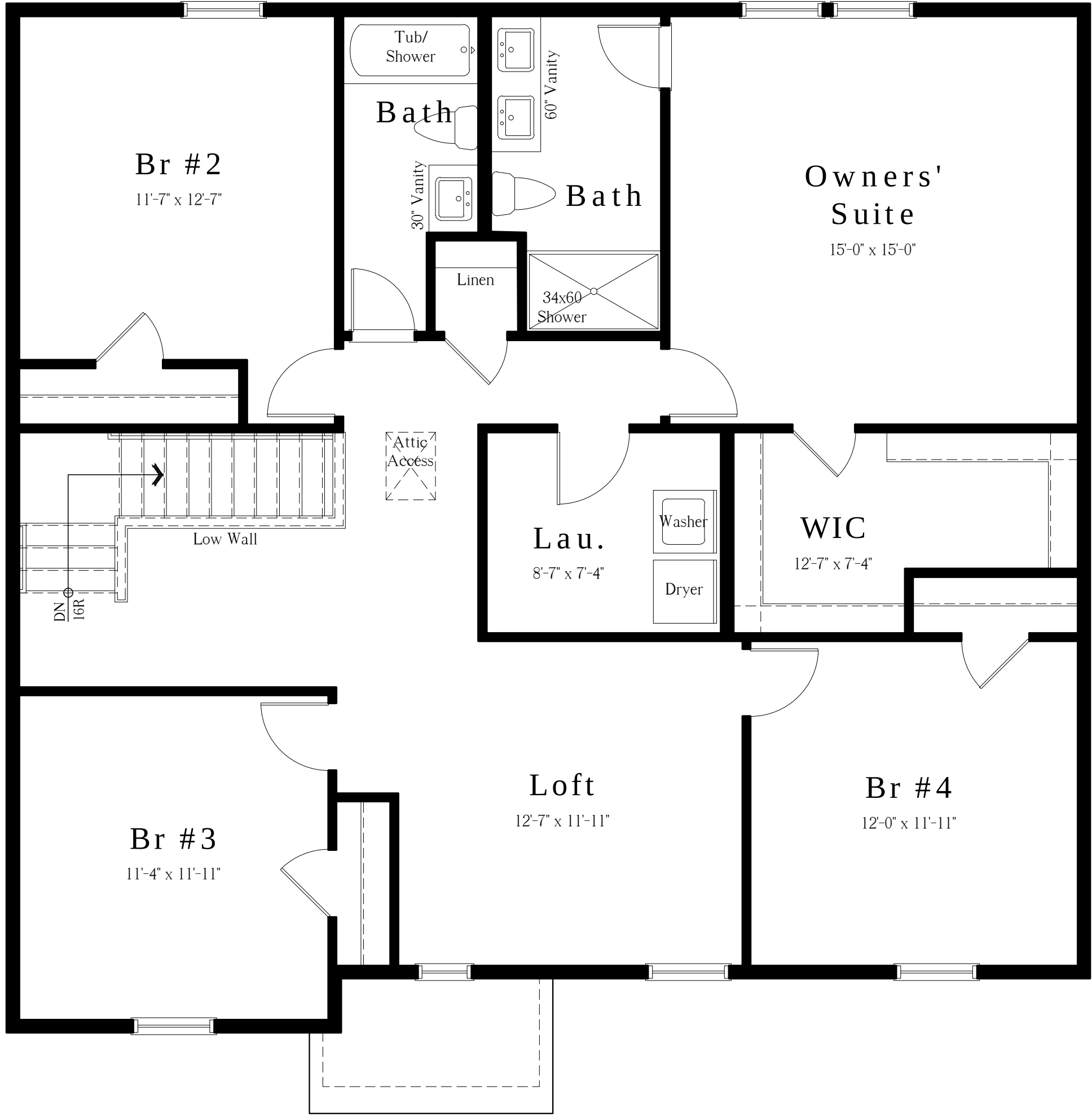
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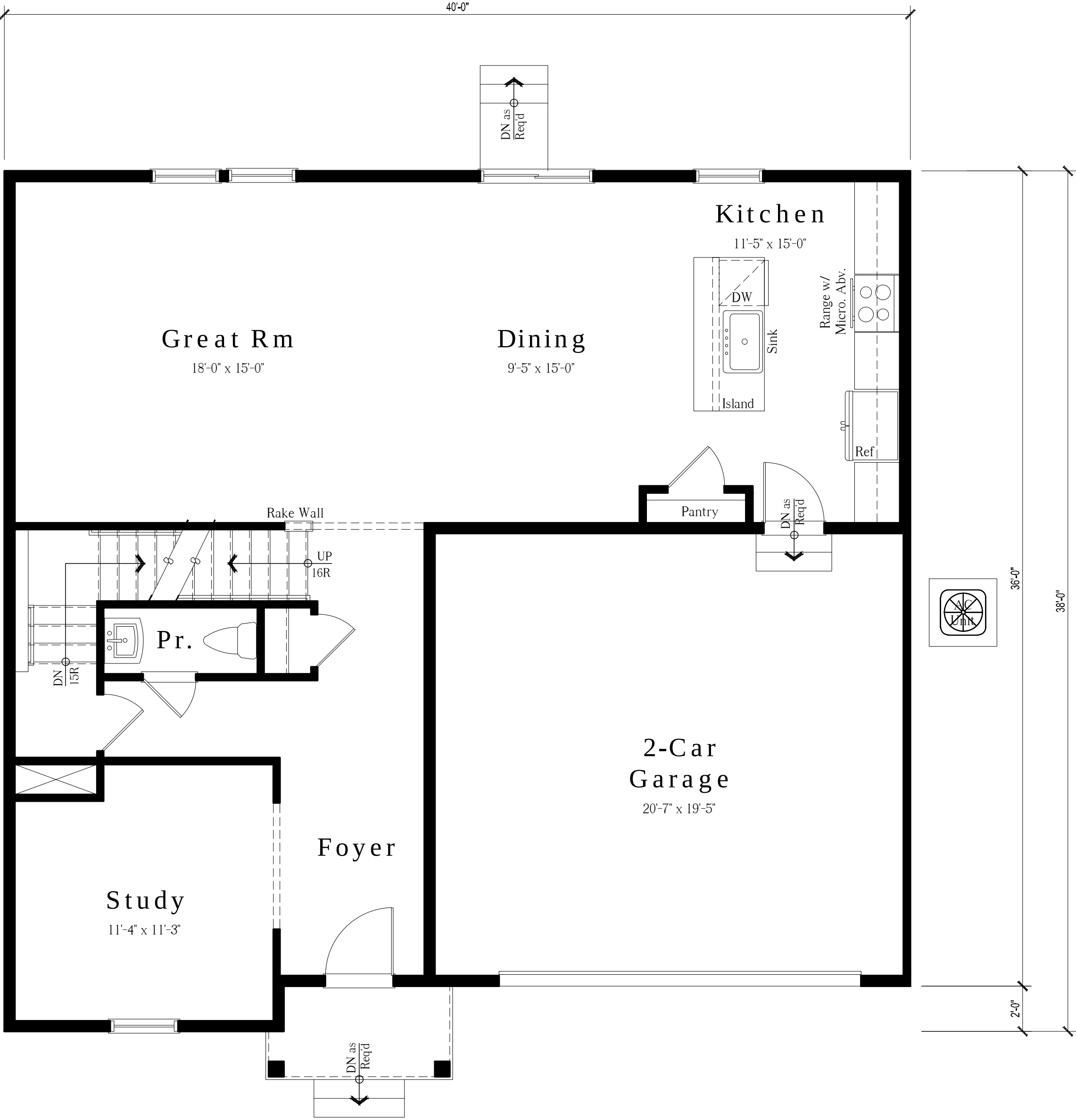


REVISIONS:			SHEET TITLE:	
			Providence Model, Plan #N105 Elevations	
			SCALE:	AS NOTED
			PROJ. NO.:	LEN-25015
			DATE:	March 26, 2025
			SHEET NO.	
			SK-3.1	

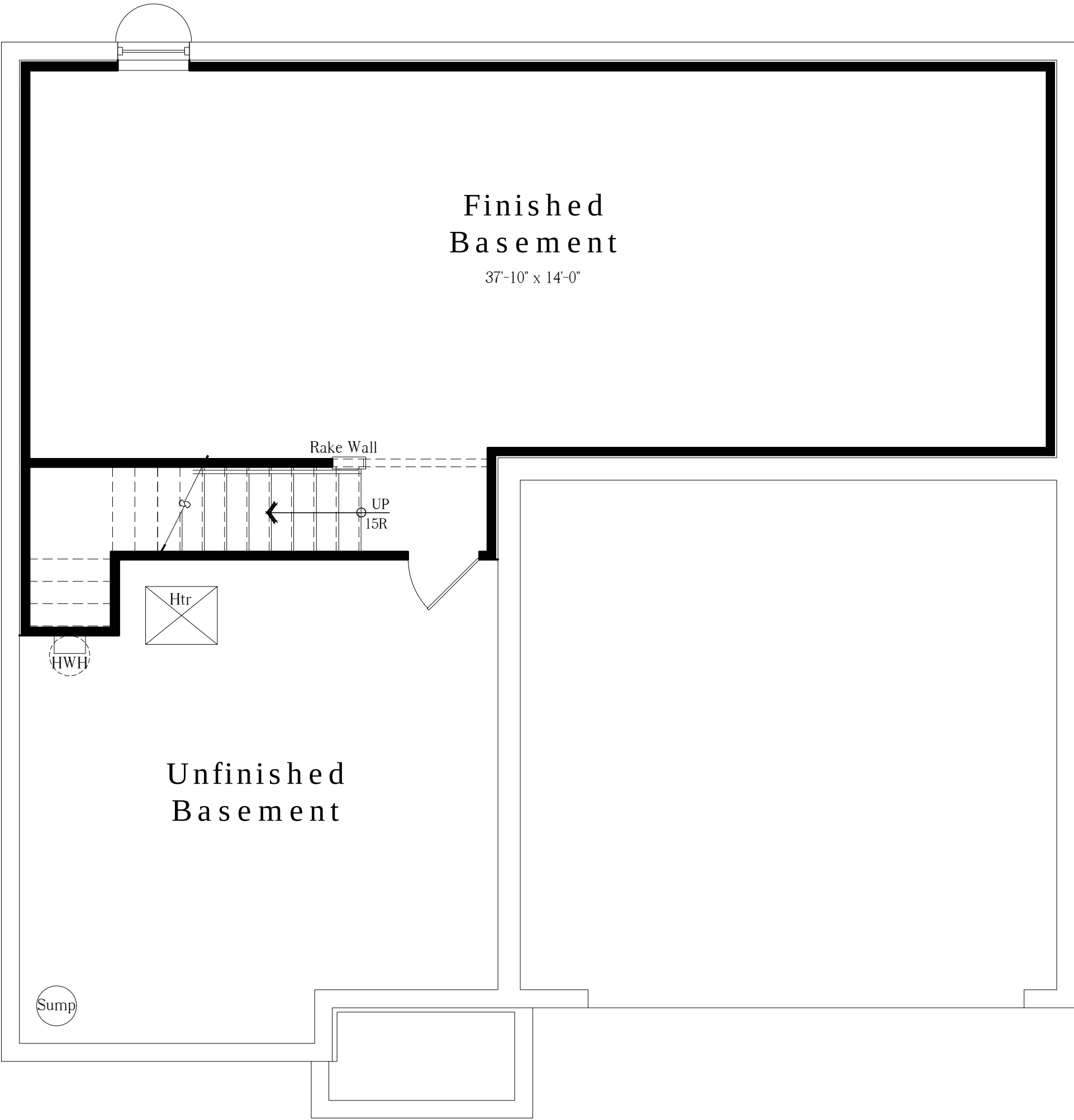
Providence Model, Plan #N105



Elevation A
Second Floor Plan
Scale: 1/4" = 1'-0"



Elevation A
First Floor Plan
Scale: 1/4" = 1'-0"



Optional Finished Basement
Scale: 1/4" = 1'-0"

Area Calculations	
First Floor Living:	1,045 sq ft
Second Floor Living:	1,418 sq ft
Total Living Space:	2,463 sq ft
Garage:	420 sq ft
Optional Finished Basement:	733 sq ft

NOTE:
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CLIENT:

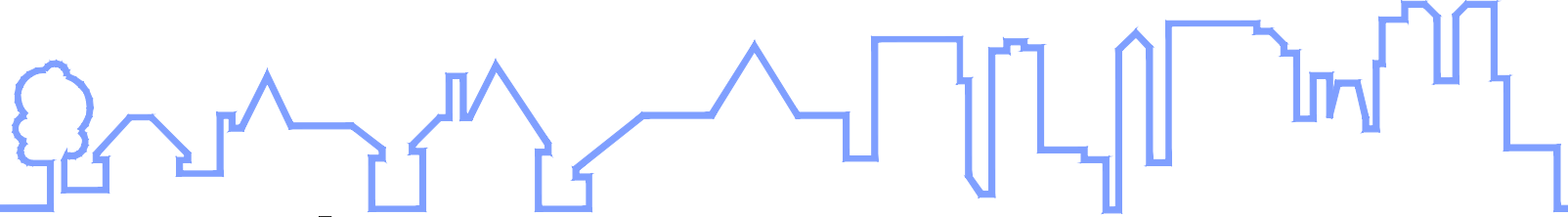
LENNAR®

PROJECT NAME:

Venue at Seaview
Township of Galloway
Atlantic County, New Jersey



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609.953.5373
FAX: 609.953.5737



REVISIONS:			SHEET TITLE:		SHEET NO. SK-4
			Providence Model, Plan #N105 Floor Plans		
			SCALE:	AS NOTED	
			PROJ. NO.:	LEN-25015	
			DATE:	March 26, 2025	

Belmont Model



Elevation 'B'



Elevation 'C'



Elevation 'A'

NOTE:
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CLIENT:

LENNAR®

PROJECT NAME:

Venue at Seaview
Township of Galloway
Atlantic County, New Jersey

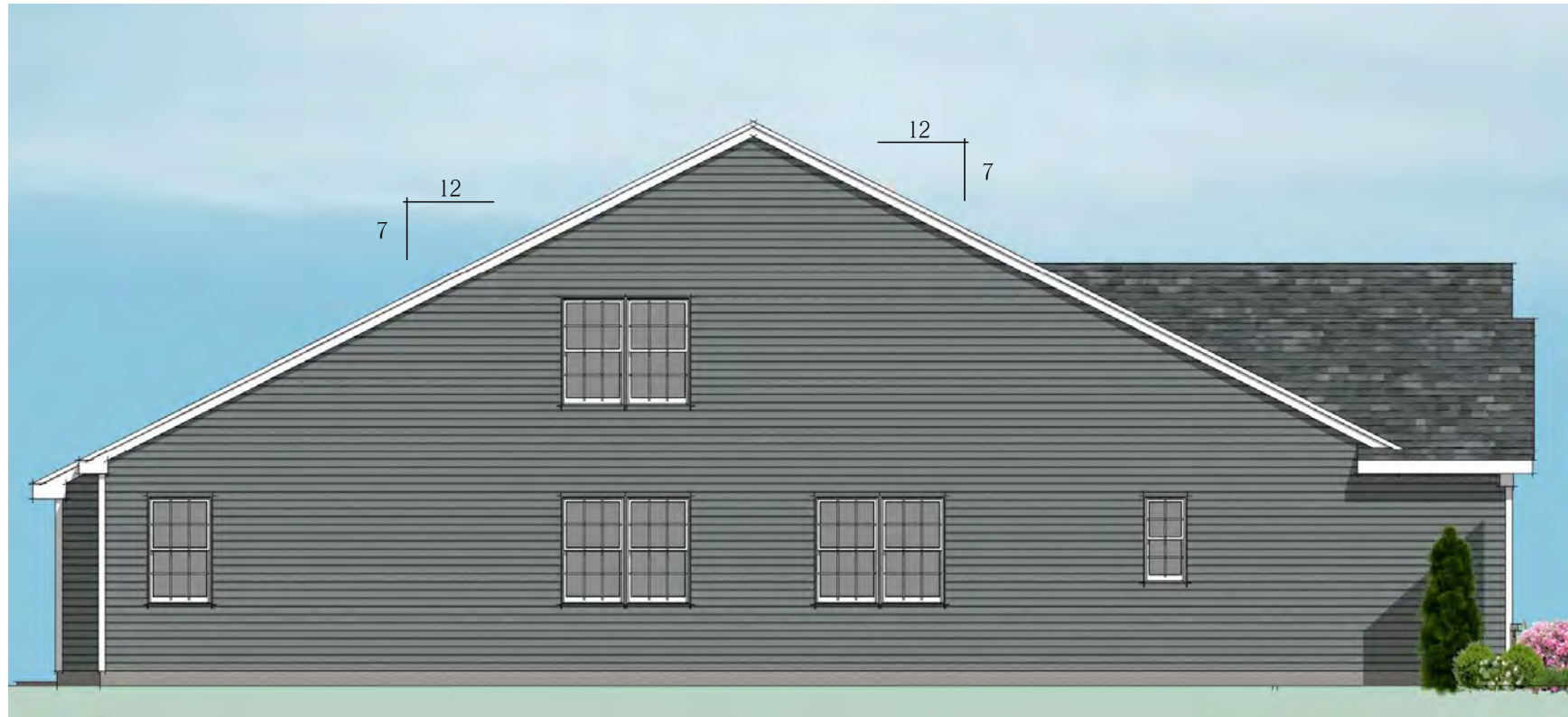


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REVISIONS:			SHEET TITLE:		SHEET NO.
			Belmont Model Exterior Renderings		
			SCALE:	AS NOTED	SK-5
			PROJ. NO.:	LEN-25015	
			DATE:	March 26, 2025	

Belmont Model



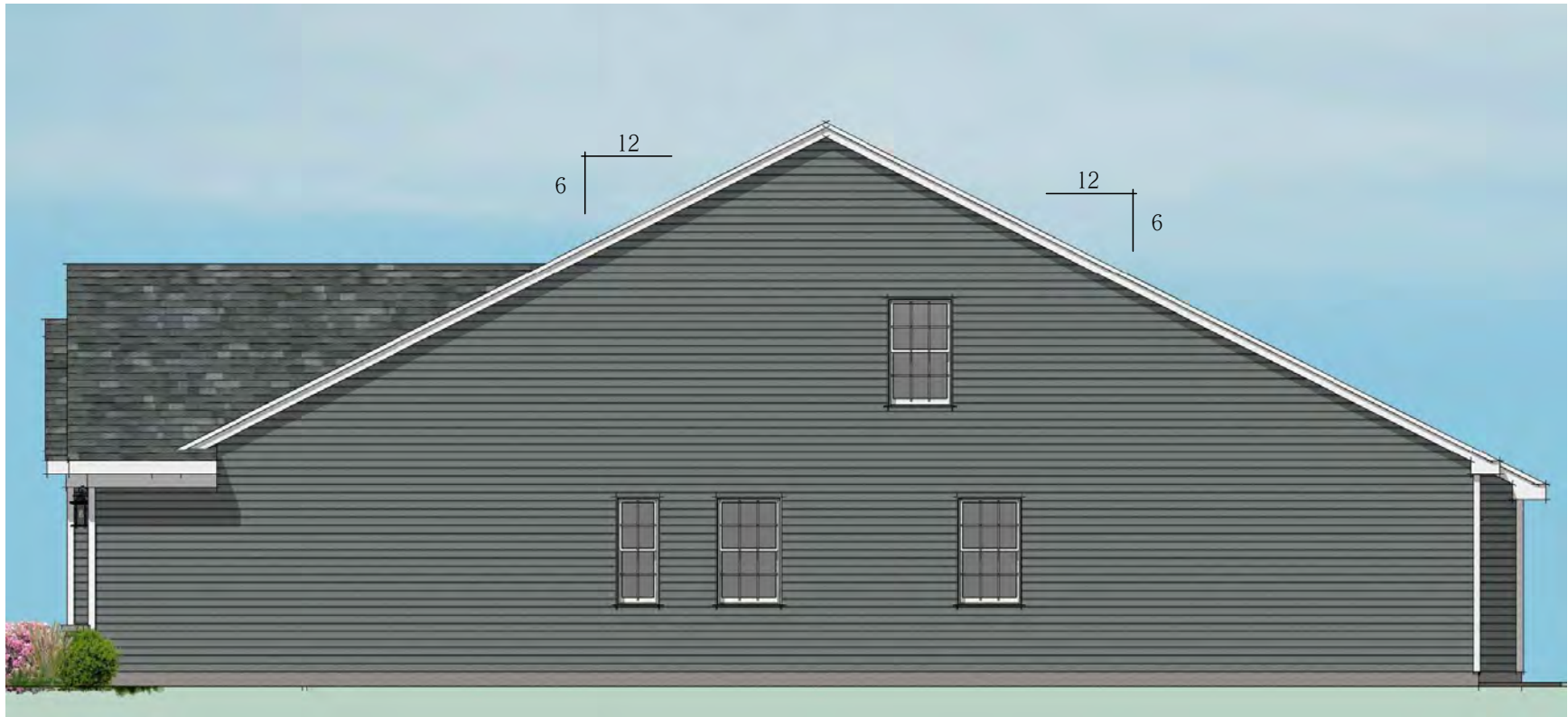
Left Side Elevation

Scale: 1/8" = 1'-0"



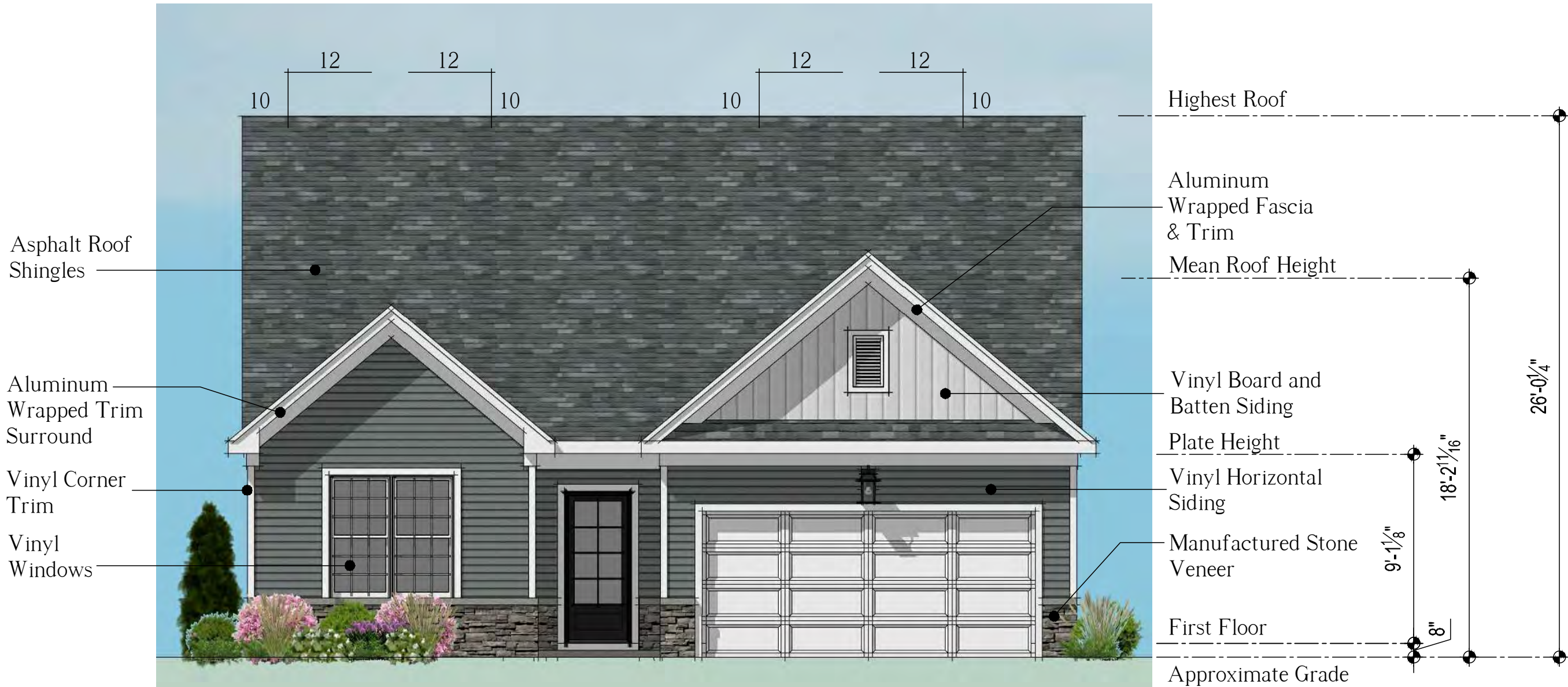
Rear Elevation

Scale: 1/8" = 1'-0"



Right Side Elevation

Scale: 1/8" = 1'-0"



Elevation A
Front Elevation

Scale: 3/16" = 1'-0"

NOTE:
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PROJECT NAME:

Venue at Seaview
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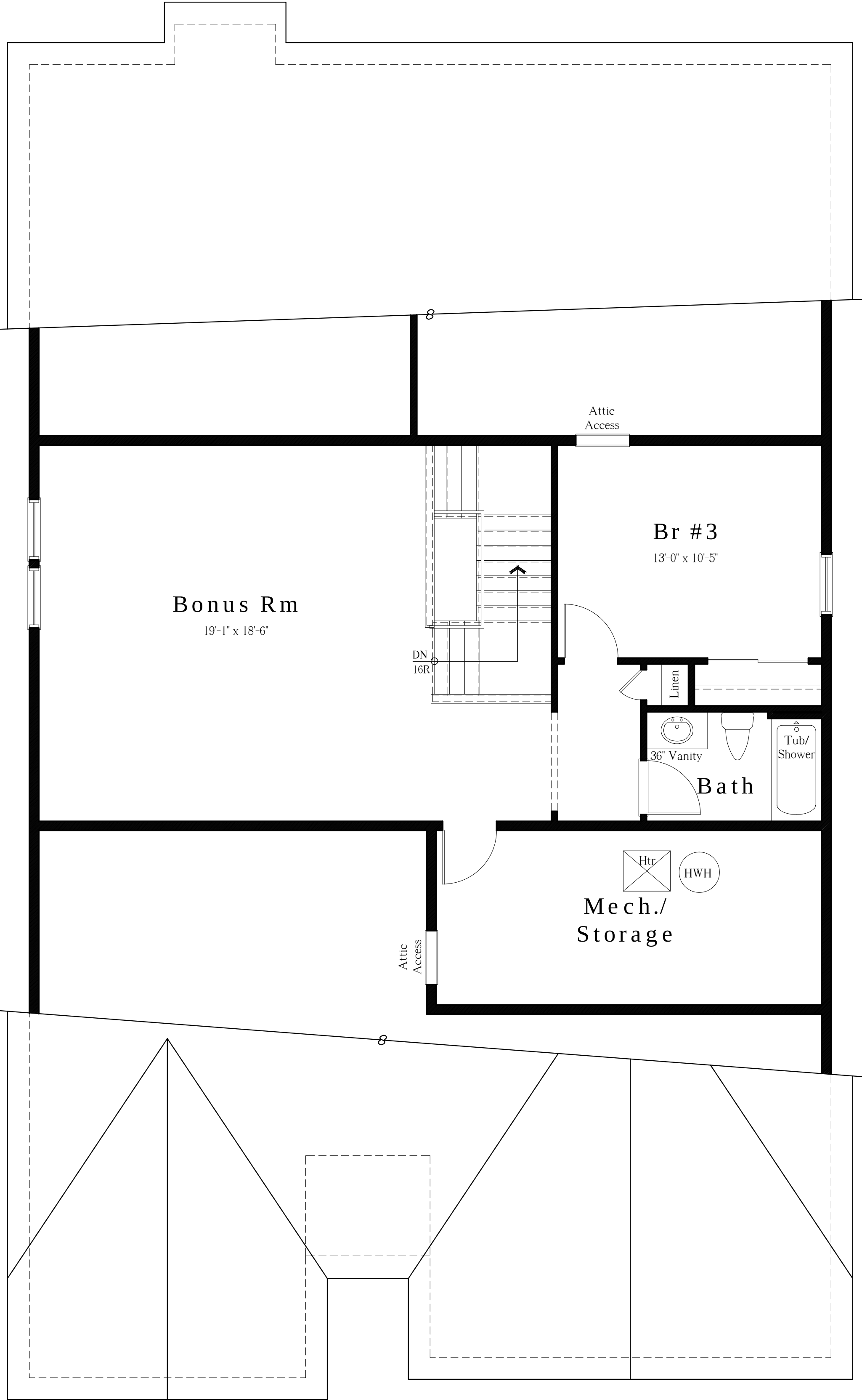


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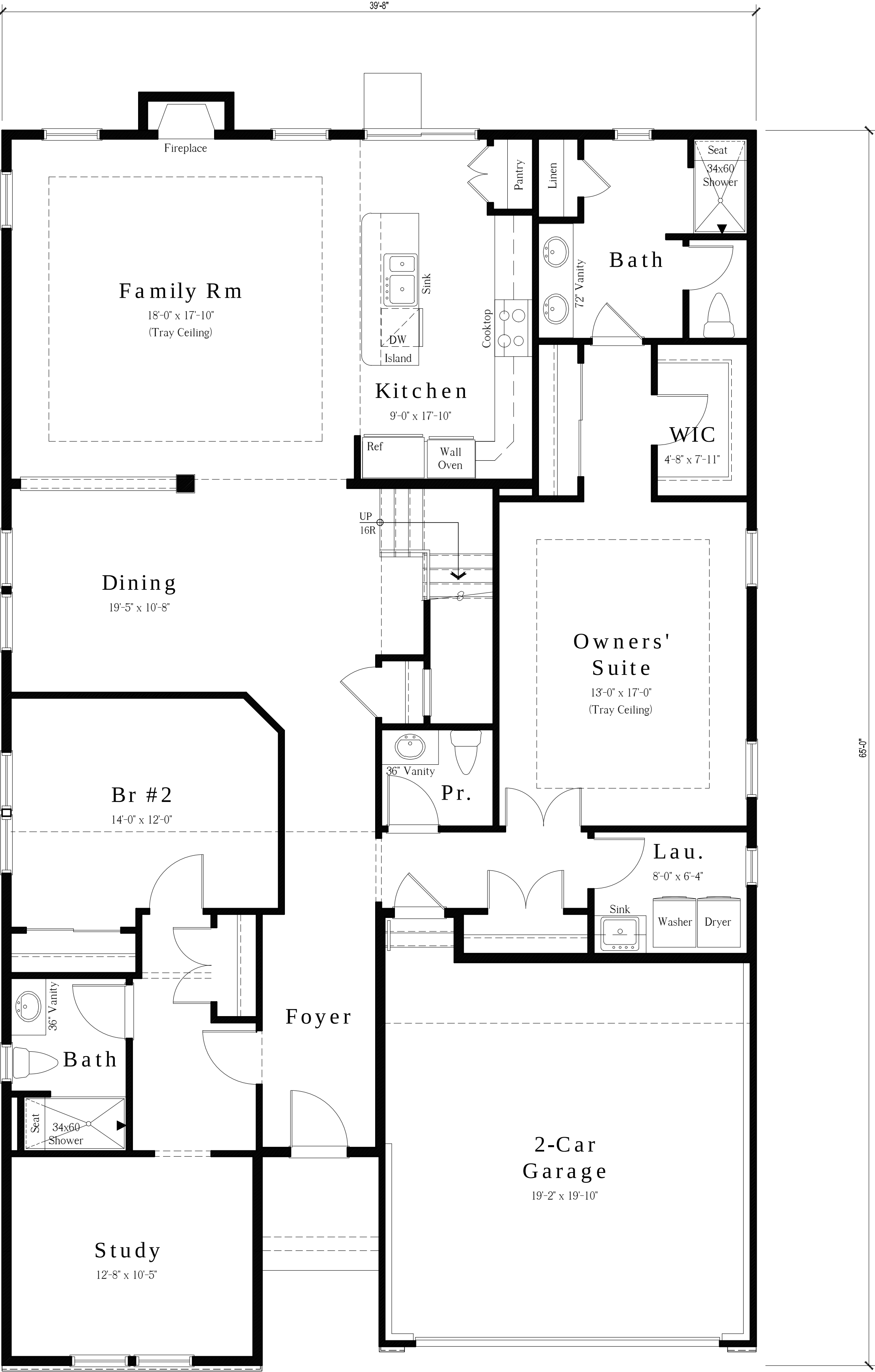
REVISIONS:			SHEET TITLE:	
			Belmont Model Elevations	
			SCALE:	AS NOTED
			PROJ. NO.:	LEN-25015
			DATE:	March 26, 2025
			SHEET NO. SK-5.1	

Belmont Model



Elevation A
Second Floor Plan

Scale: 1/4" = 1'-0"



Elevation A
First Floor Plan

Scale: 1/4" = 1'-0"

Area Calculations	
First Floor Living Space:	2,138 sq ft
Second Floor Living Space:	775 sq ft
Total Living Space:	2,913 sq ft
Garage:	407 sq ft

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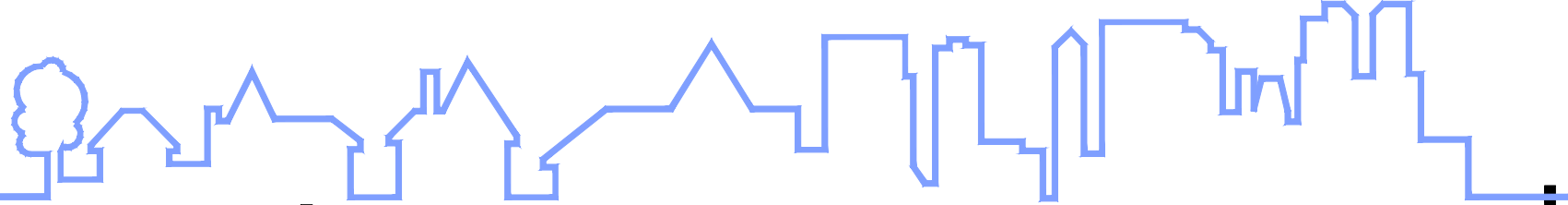
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REVISIONS:			SHEET TITLE:	
			Belmont Model Floor Plans	
			SCALE:	AS NOTED
			PROJ. NO.:	LEN-25015
			DATE:	March 26, 2025
			SHEET NO. SK-6	

Active Adult Single-Family, Montauk Model



Elevation 'B'



Elevation 'C'



Elevation 'A'

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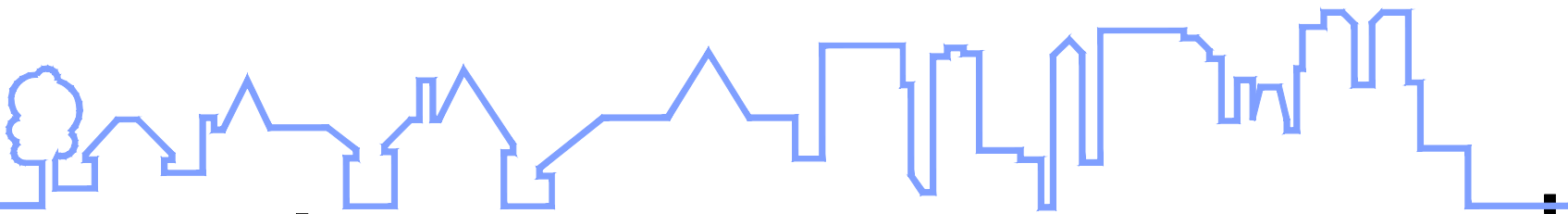
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Venue at Seaview

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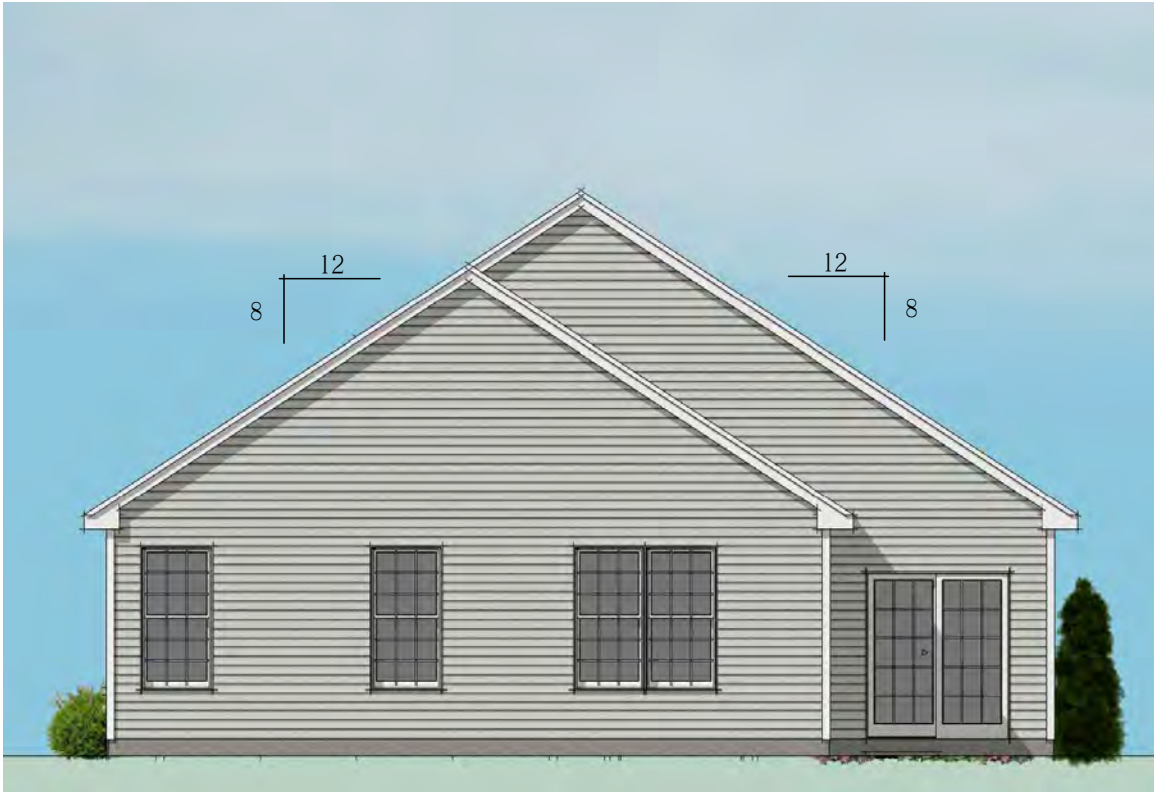
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			Active Adult SF, Montauk Model Exterior Renderings	
			SCALE:	AS NOTED
			PROJ. NO.:	LEN-25015
			DATE:	March 26, 2025

Active Adult Single-Family, Montauk Model



Left Side Elevation

Scale: 1/8" = 1'-0"



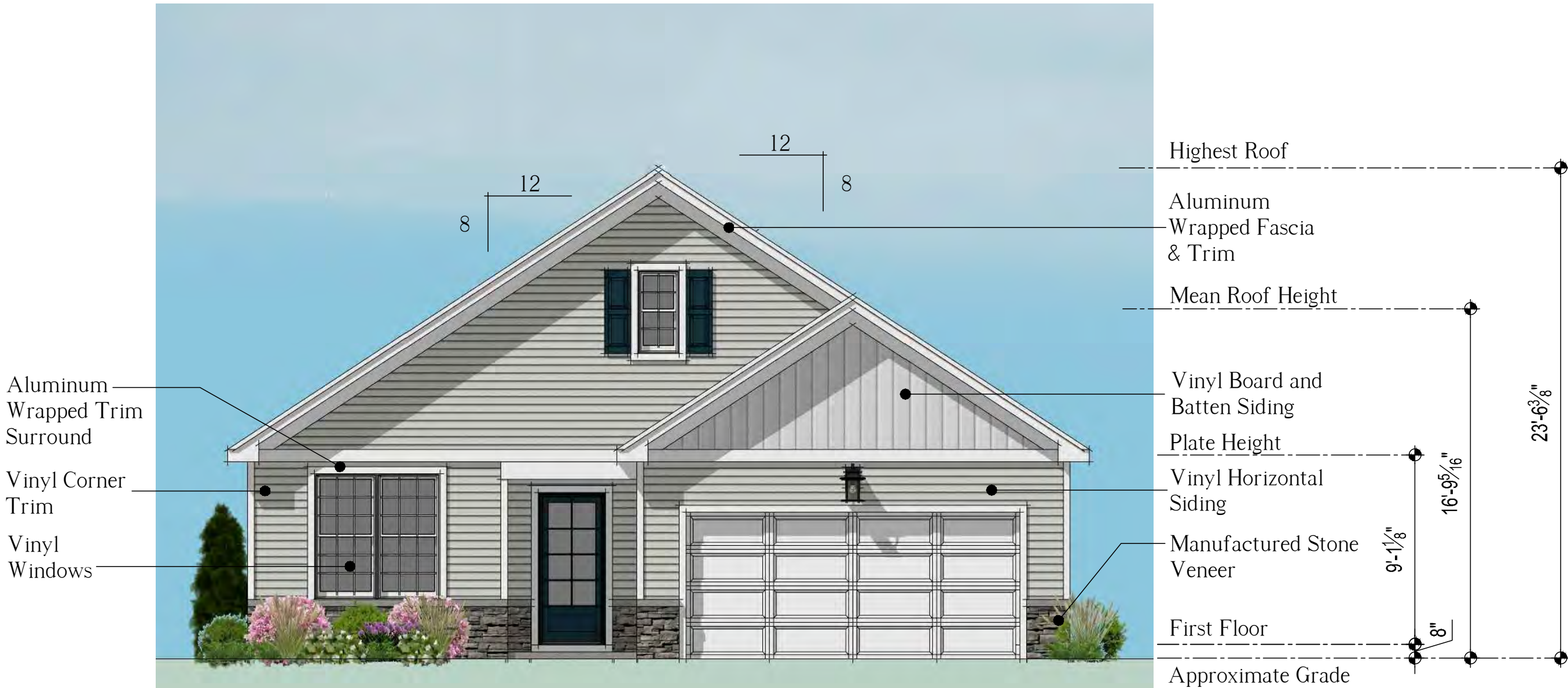
Rear Elevation

Scale: 1/8" = 1'-0"



Right Side Elevation

Scale: 1/8" = 1'-0"



Elevation A
Front Elevation

Scale: 3/16" = 1'-0"

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			Active Adult SF, Montauk Model Elevations	
			SCALE:	AS NOTED
			PROJ. NO.:	LEN-25015
			DATE:	March 26, 2025
			SHEET NO.	
			SK-7.1	

Active Adult Single-Family, Montauk Model



Elevation A
First Floor Plan

Scale: 1/4" = 1'-0"

Area Calculations	
Total First Floor Living Space:	1,718 sq ft
Garage:	489 sq ft

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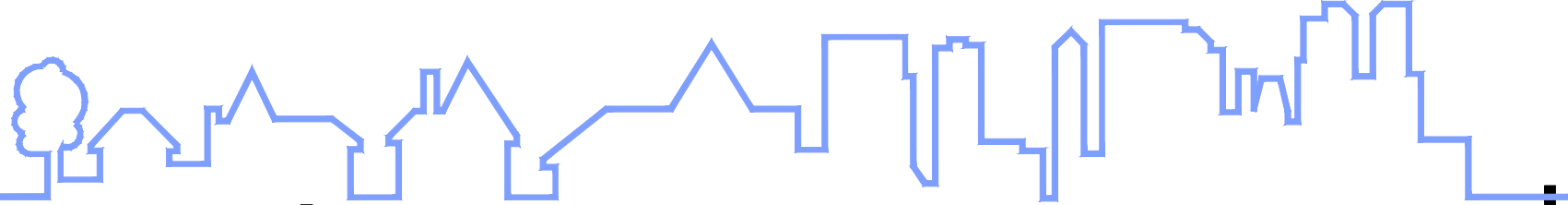
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			Active Adult SF, Montauk Model Floor Plans	
			SCALE:	AS NOTED
			PROJ. NO.:	LEN-25015
			DATE:	March 26, 2025
			SHEET NO. SK-8	

Active Adult Single-Family, Saratoga Model



Elevation 'B'



Elevation 'C'



Elevation 'A'

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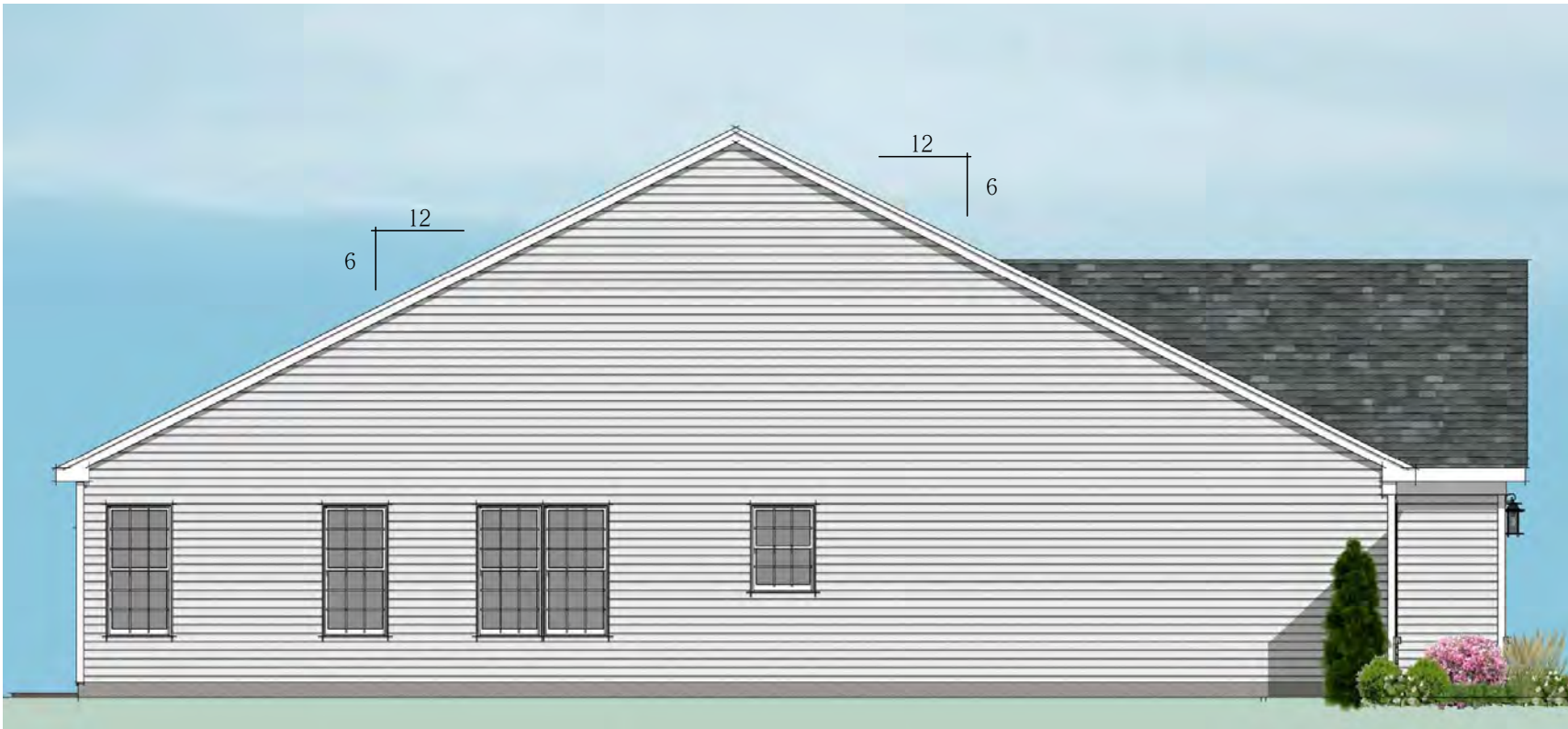
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			Active Adult SF, Saratoga Model Exterior Renderings		
			SCALE:	AS NOTED	SK-9
			PROJ. NO.:	LEN-25015	
			DATE:	March 26, 2025	

Active Adult Single-Family, Saratoga Model



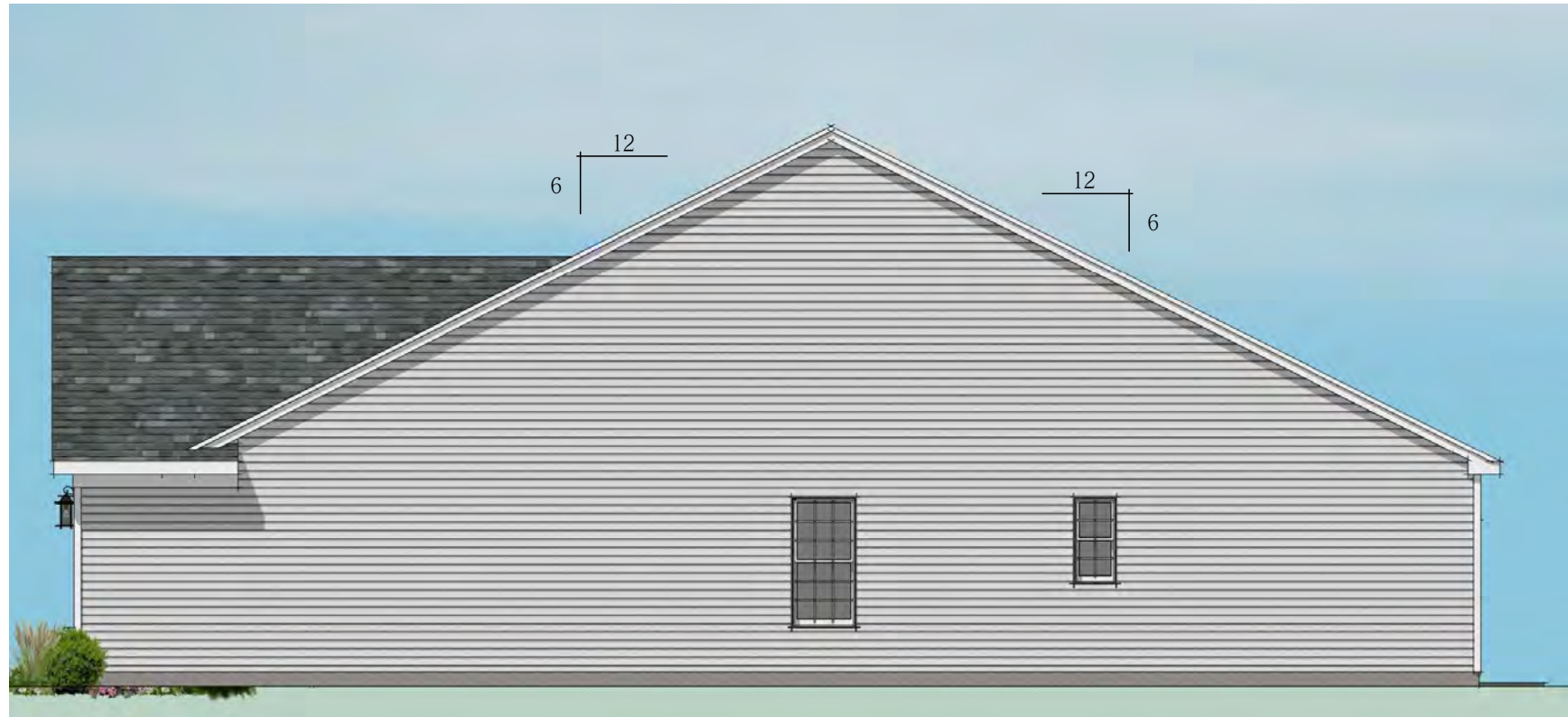
Left Side Elevation

Scale: 1/8" = 1'-0"



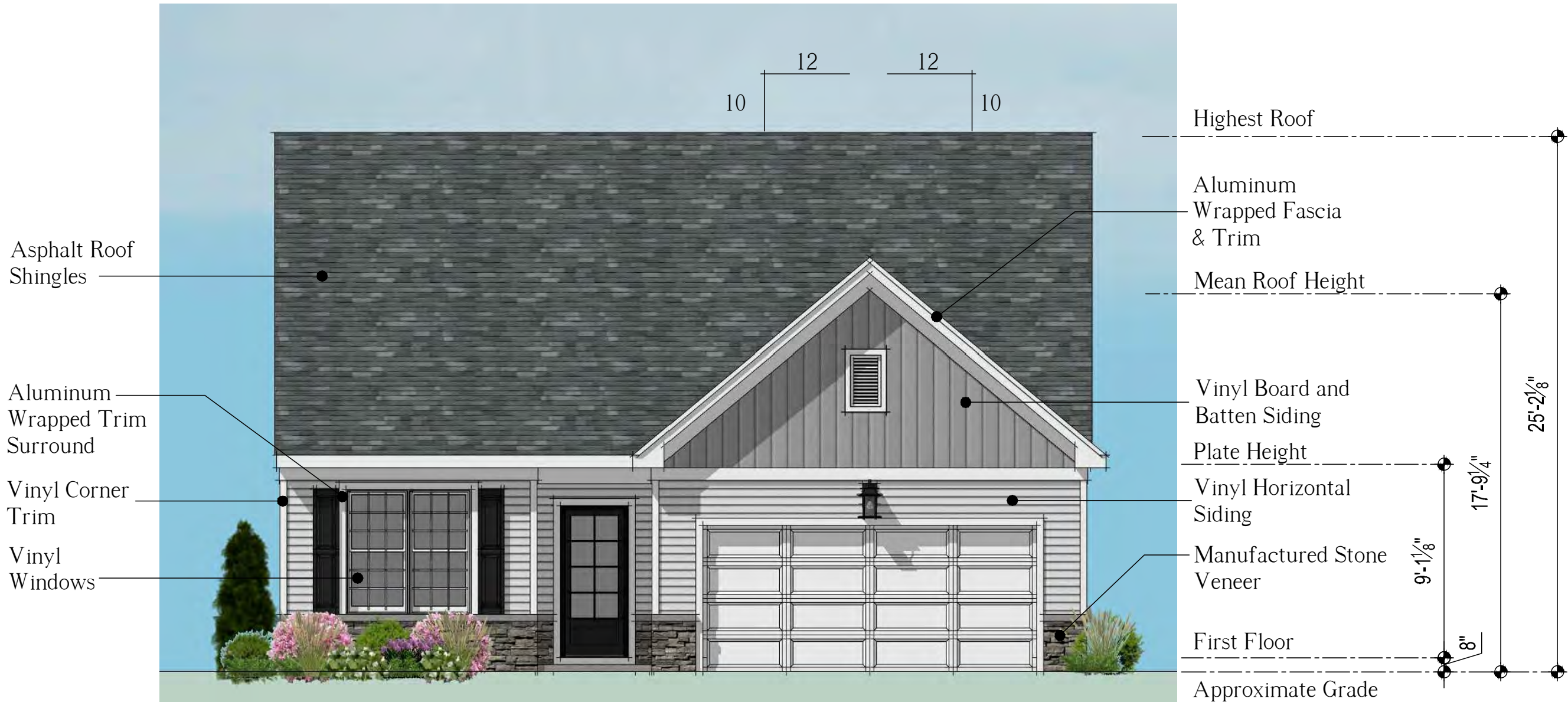
Rear Elevation

Scale: 1/8" = 1'-0"



Right Side Elevation

Scale: 1/8" = 1'-0"



Elevation A
Front Elevation

Scale: 3/16" = 1'-0"

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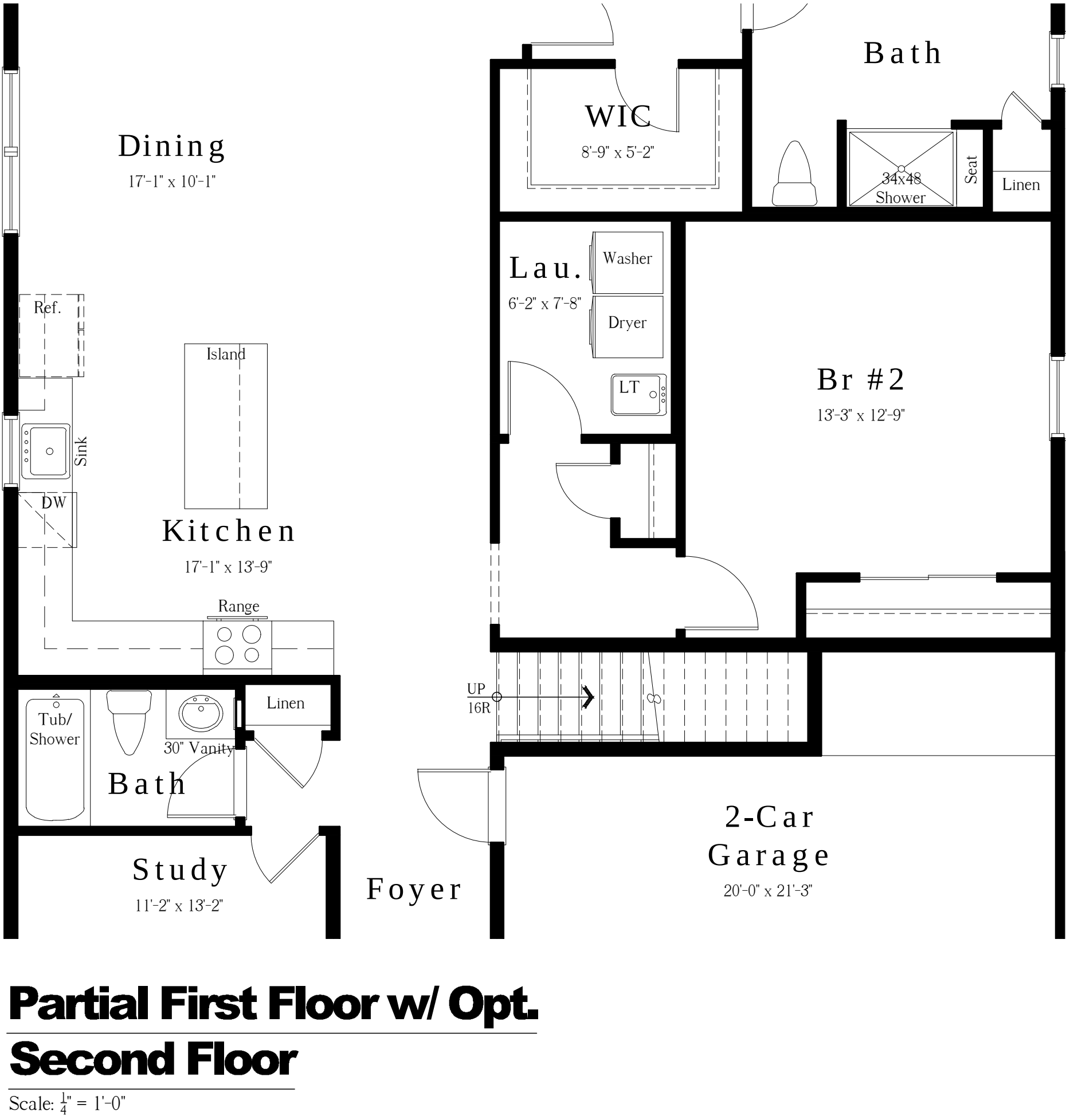
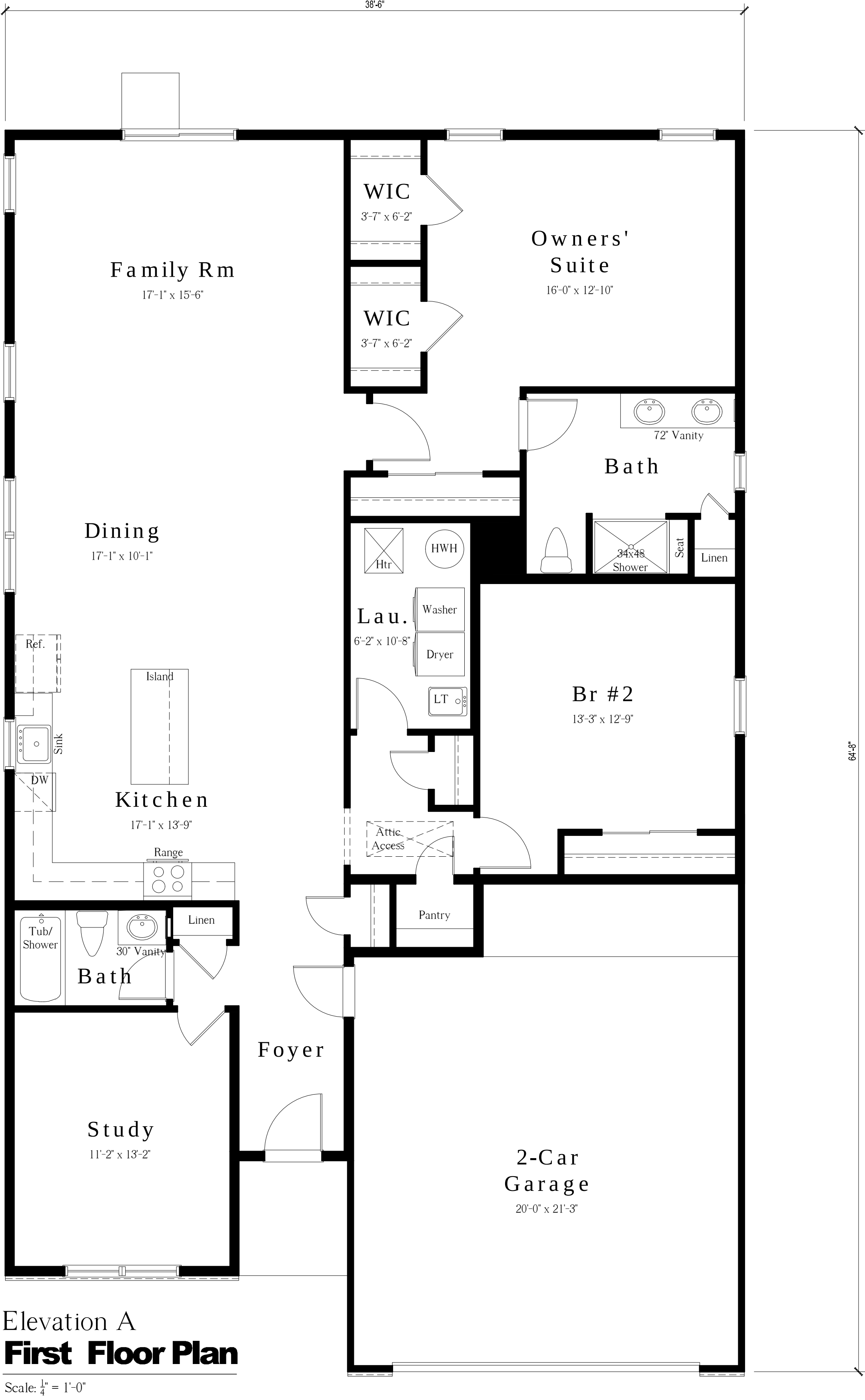
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REVISIONS:			SHEET TITLE:	
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			SCALE:	AS NOTED
			PROJ. NO.:	LEN-25015
			DATE:	March 26, 2025
			SHEET NO.	
			SK-9.1	

Active Adult Single-Family, Saratoga Model



Area Calculations	
Total First Floor Living Space:	1,871 sq ft
Garage:	495 sq ft
Optional Second Floor:	613 sq ft

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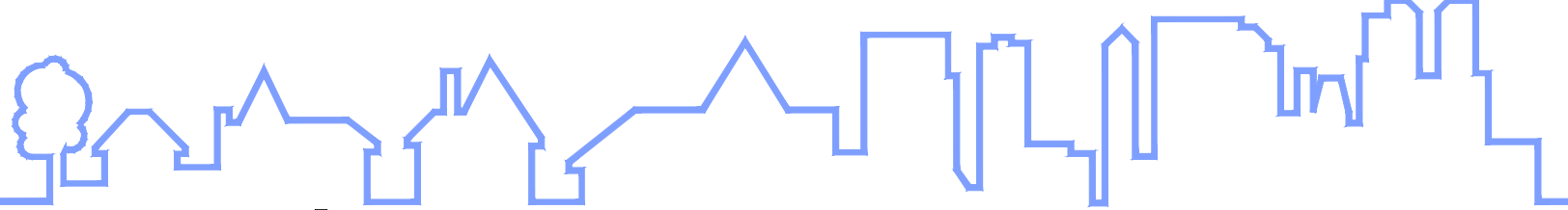
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REVISIONS:			SHEET TITLE:	
			Active Adult SF, Saratoga Model Floor Plans	
			SCALE:	AS NOTED
			PROJ. NO.:	LEN-25015
			DATE:	March 26, 2025
			SHEET NO. SK-10	

Active Adult Single-Family, Merion Model



Elevation 'B'



Elevation 'C'



Elevation 'A'

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Venue at Seaview

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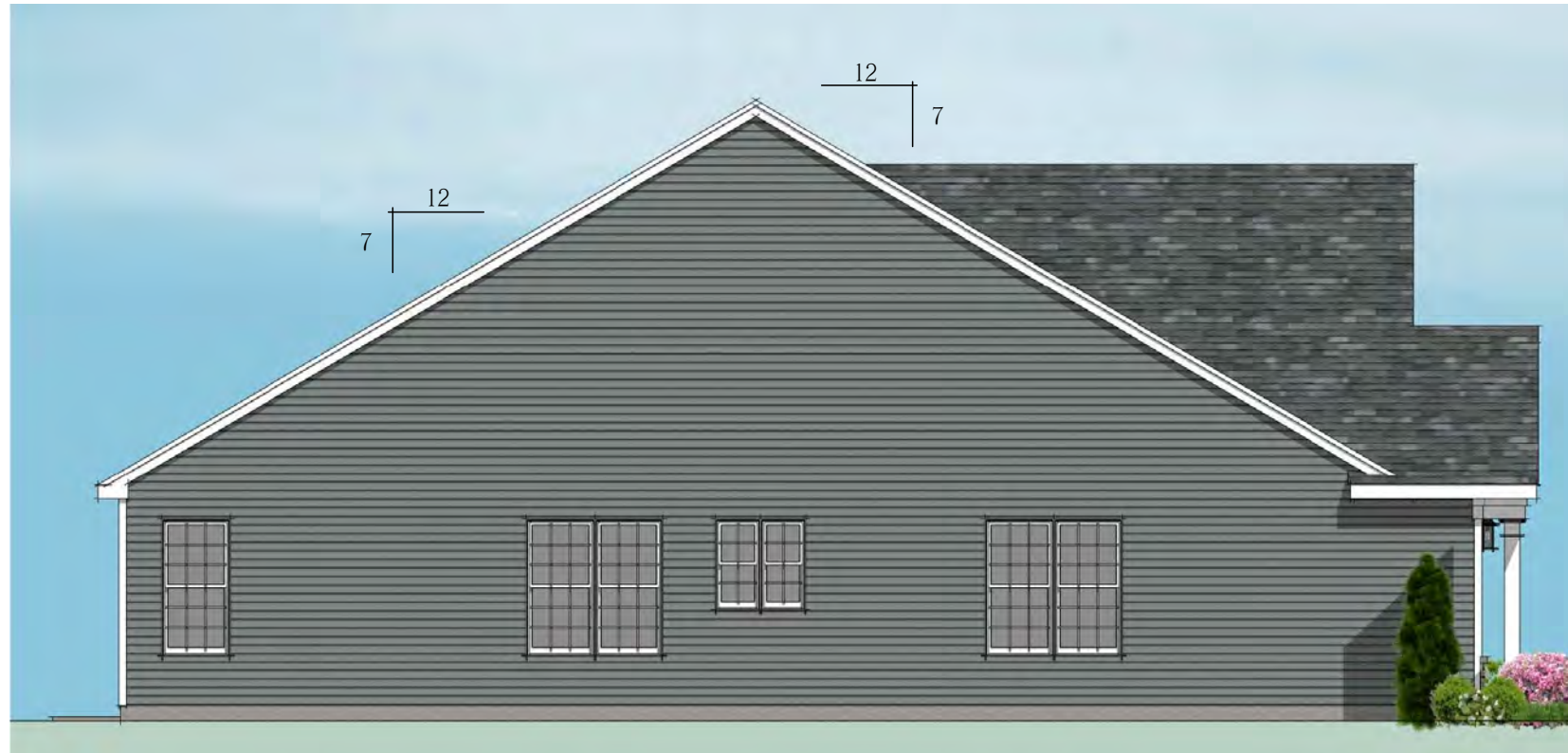
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			Active Adult SF, Merion Model Exterior Renderings		
			SCALE:	AS NOTED	SK-11
			PROJ. NO.:	LEN-25015	
			DATE:	March 26, 2025	

Active Adult Single-Family, Merion Model



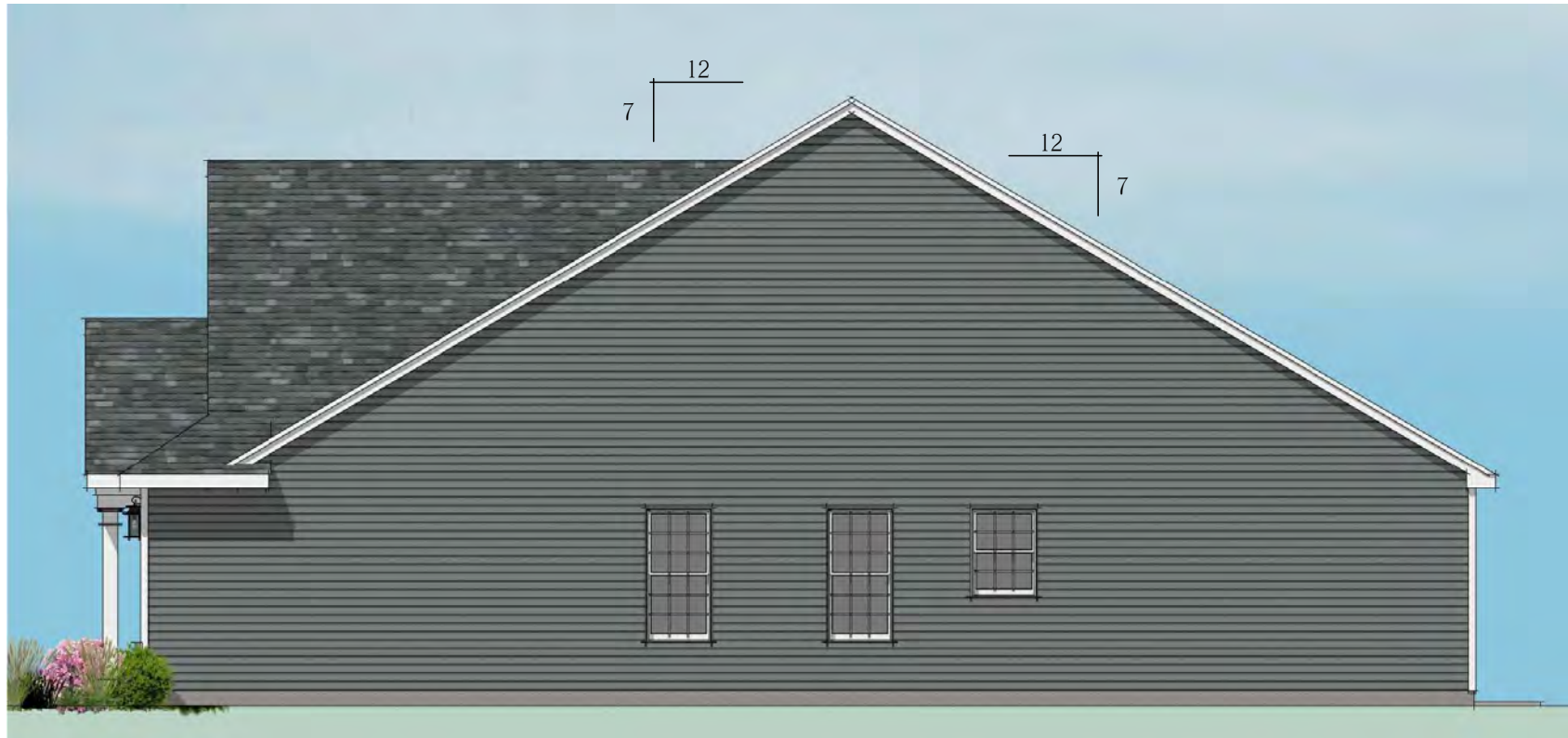
Left Side Elevation

Scale: $\frac{1}{8}" = 1'-0"$



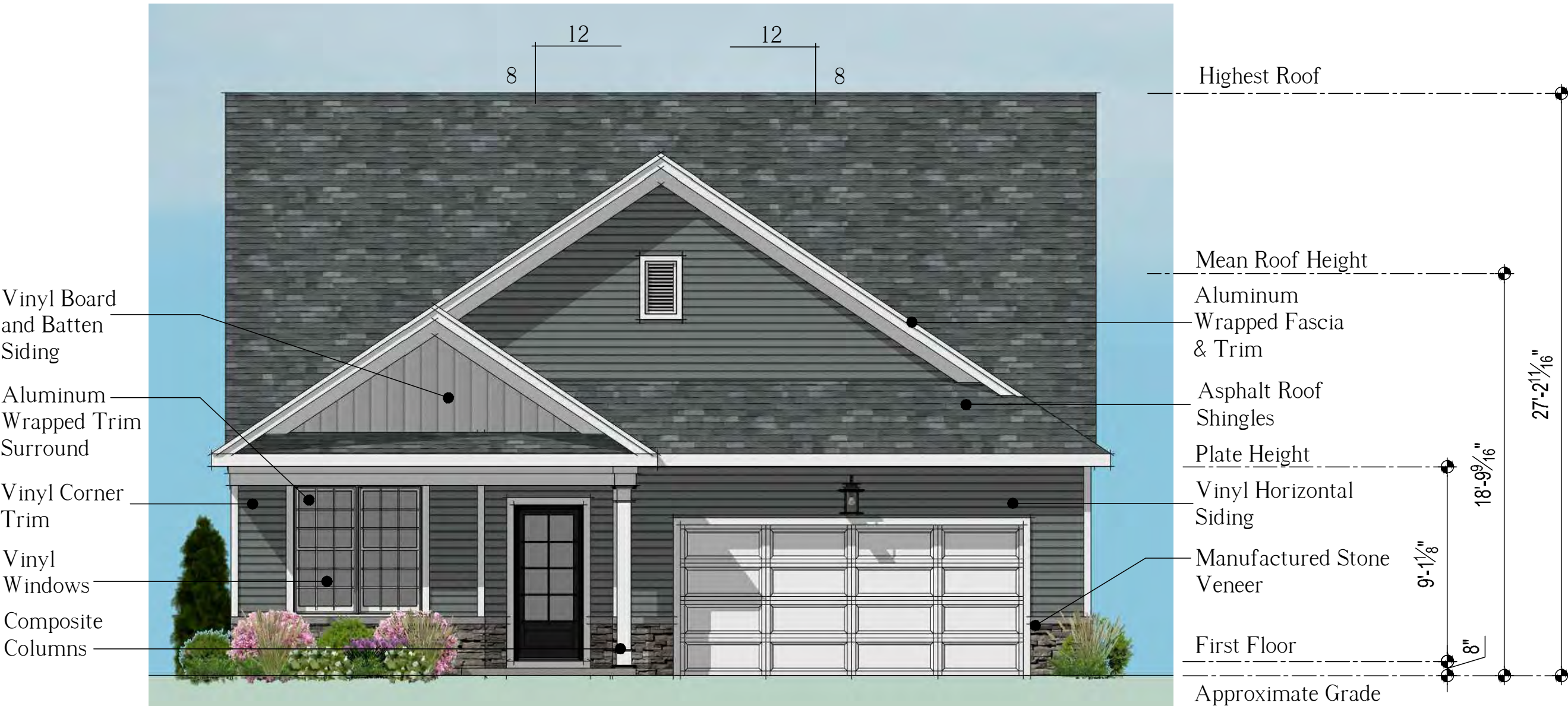
Rear Elevation

Scale: $\frac{1}{8}" = 1'-0"$



Right Side Elevation

Scale: $\frac{1}{8}" = 1'-0"$



Elevation A
Front Elevation

Scale: $\frac{3}{16}" = 1'-0"$

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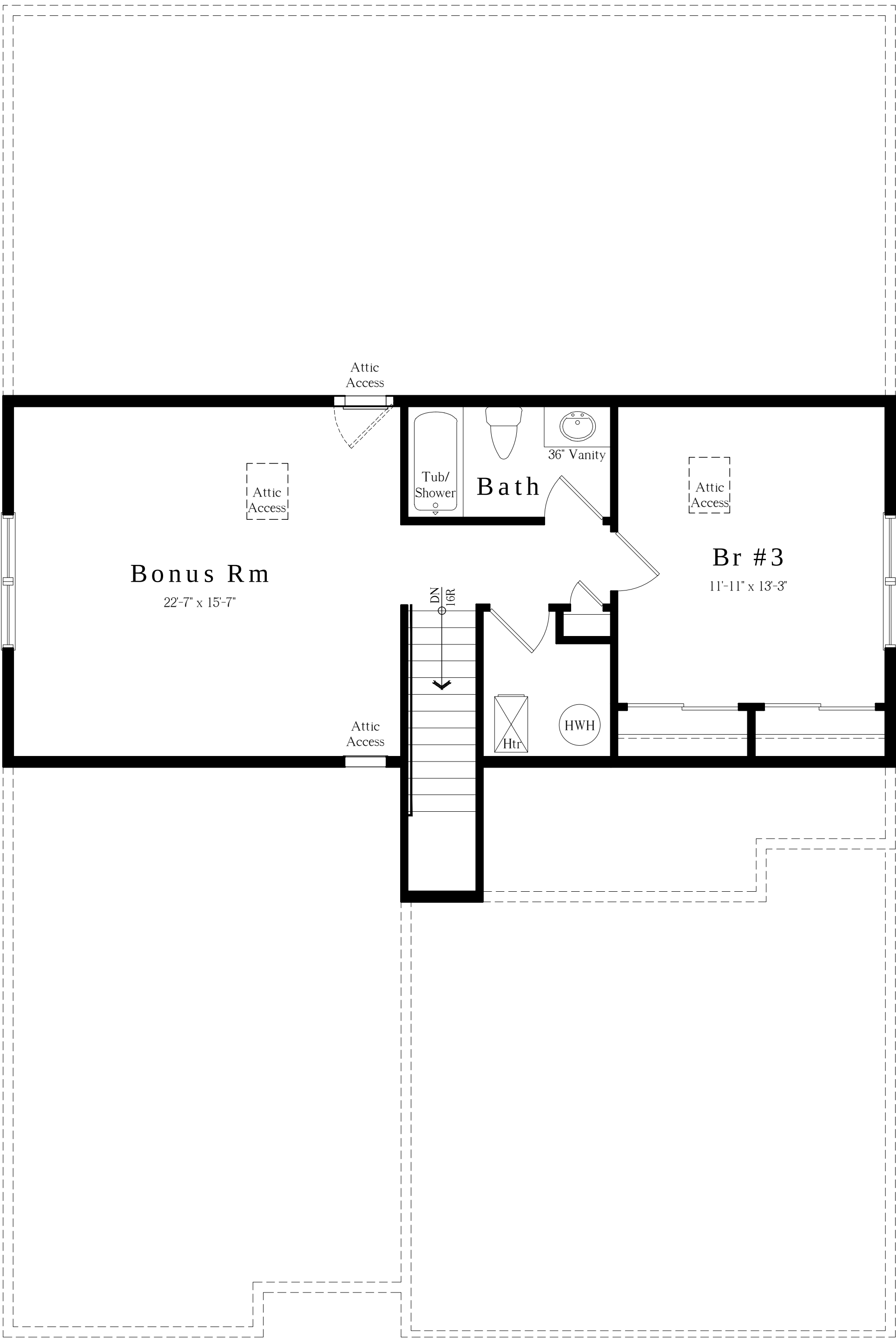
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REVISIONS:			SHEET TITLE:	
			Active Adult SF, Merion Model Elevations	
			SCALE:	AS NOTED
			PROJ. NO.:	LEN-25015
			DATE:	March 26, 2025
			SHEET NO.	
			SK-11.1	

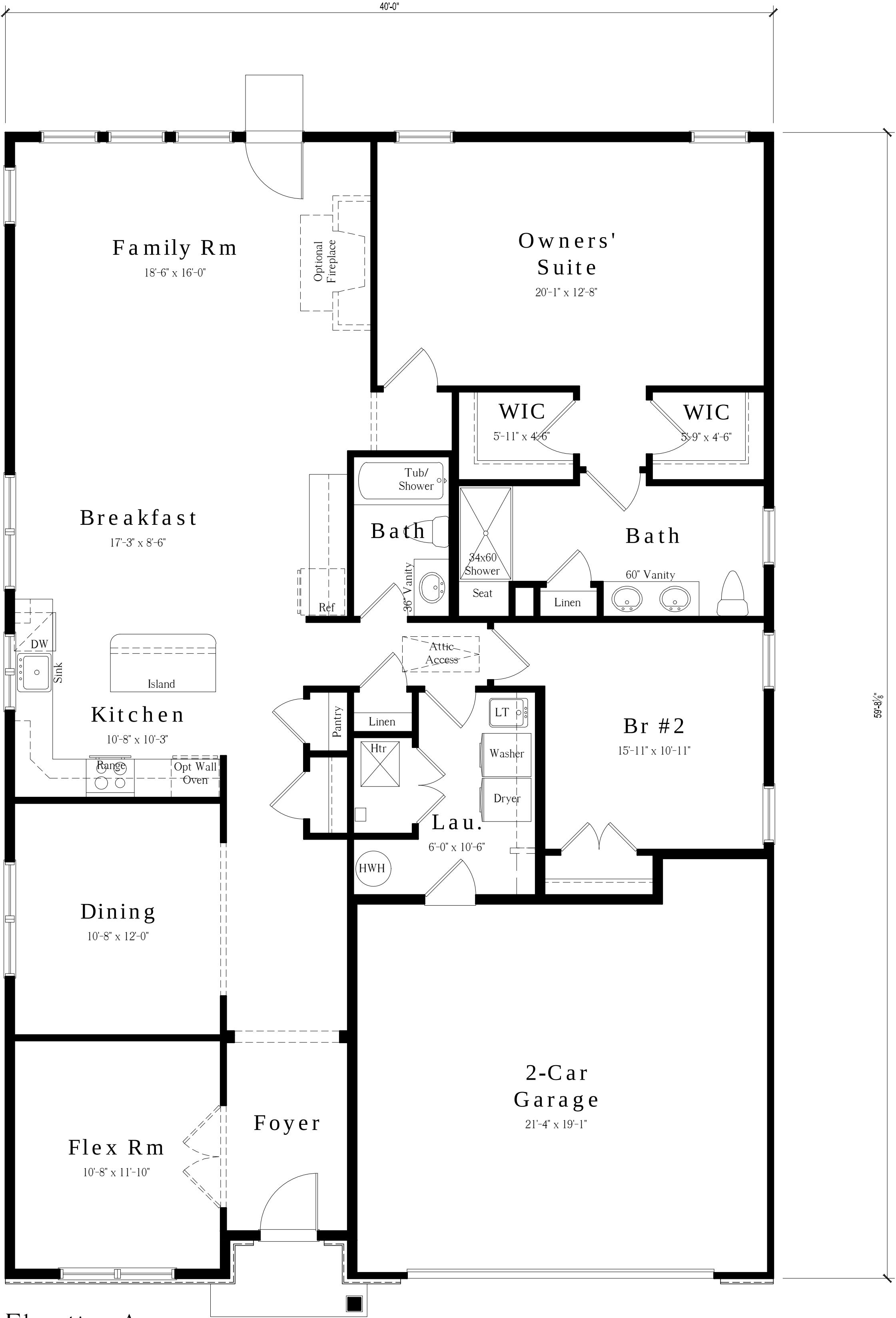
Active Adult Single-Family, Merion Model



Opt. Second Floor Plan

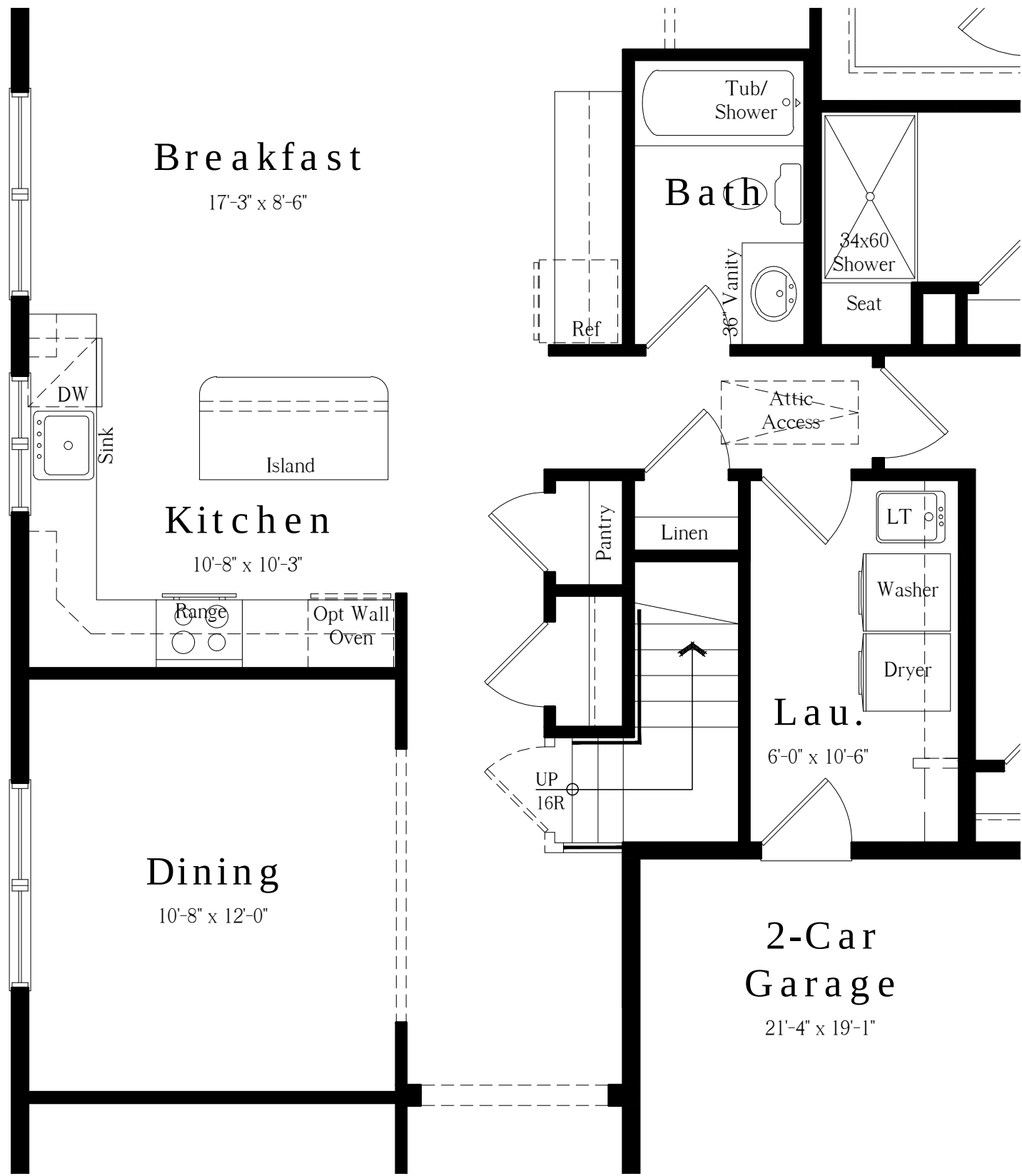
Scale: 1/4" = 1'-0"

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Elevation A
First Floor Plan

Scale: 1/4" = 1'-0"



Partial First Floor w/ Opt.
Second Floor

Scale: 1/4" = 1'-0"

Area Calculations

Total First Floor Living Space:	1,936 sq ft
Garage:	438 sq ft
Optional Second Floor:	643 sq ft

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REVISIONS:			SHEET TITLE:		
			Active Adult SF, Merion Model		
			Floor Plans		
			SCALE: AS NOTED		SHEET NO.
			PROJ. NO.: LEN-25015		SK-12
			DATE: March 26, 2025		

20-ft Wide, 3-Story Townhomes



6-Unit Building

NOTE:
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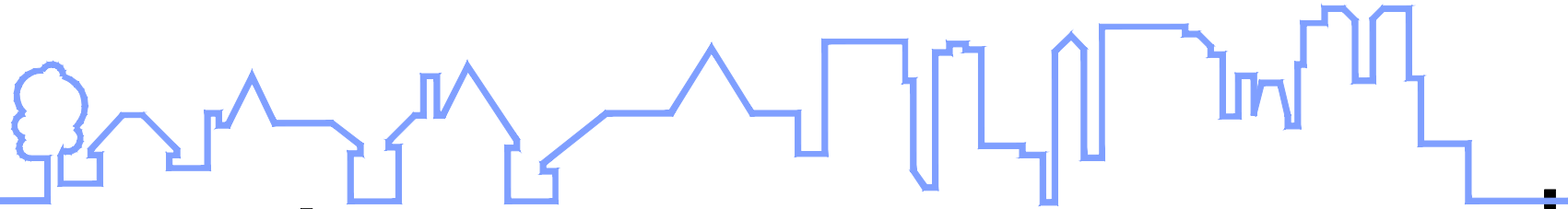
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REVISIONS:			SHEET TITLE:		SHEET NO.
			20-ft, 3-Story Towns Exterior Renderings		
			SCALE:	AS NOTED	SK-13
			PROJ. NO.:	LEN-25015	
			DATE:	March 26, 2025	

20-ft Wide, 3-Story Townhomes



Typ. Side Elevation

Scale: 1/8" = 1'-0"



Rear Elevation, 6-Unit Building

Scale: 1/8" = 1'-0"



Front Elevation, 6-Unit Building

Scale: 3/16" = 1'-0"

- Asphalt Roof Shingles
- Highest Roof
- Vinyl Board and Batten Siding
- Mean Roof Height
- Aluminum Wrapped Fascia & Trim
- Plate Height
- Aluminum Wrapped Trim Surround
- Vinyl Horizontal Siding
- Third Floor
- Plate Height
- Paneled Shutters
- Vinyl Windows
- Second Floor
- Plate Height
- Manufactured Stone Veneer
- Stone soldier Course & Sills
- First Floor
- Approximate Grade

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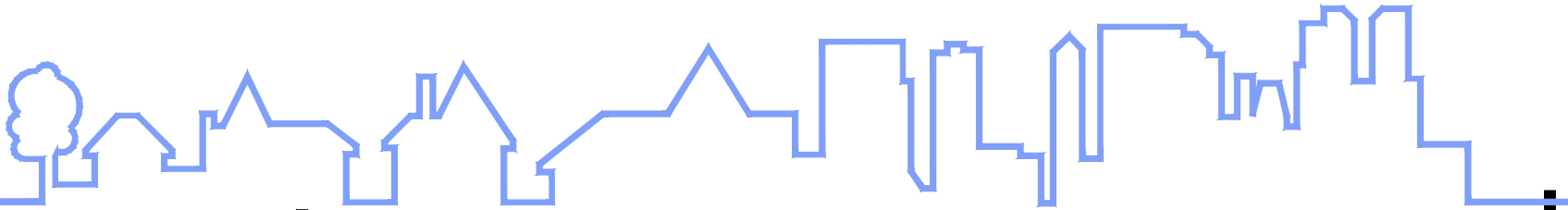
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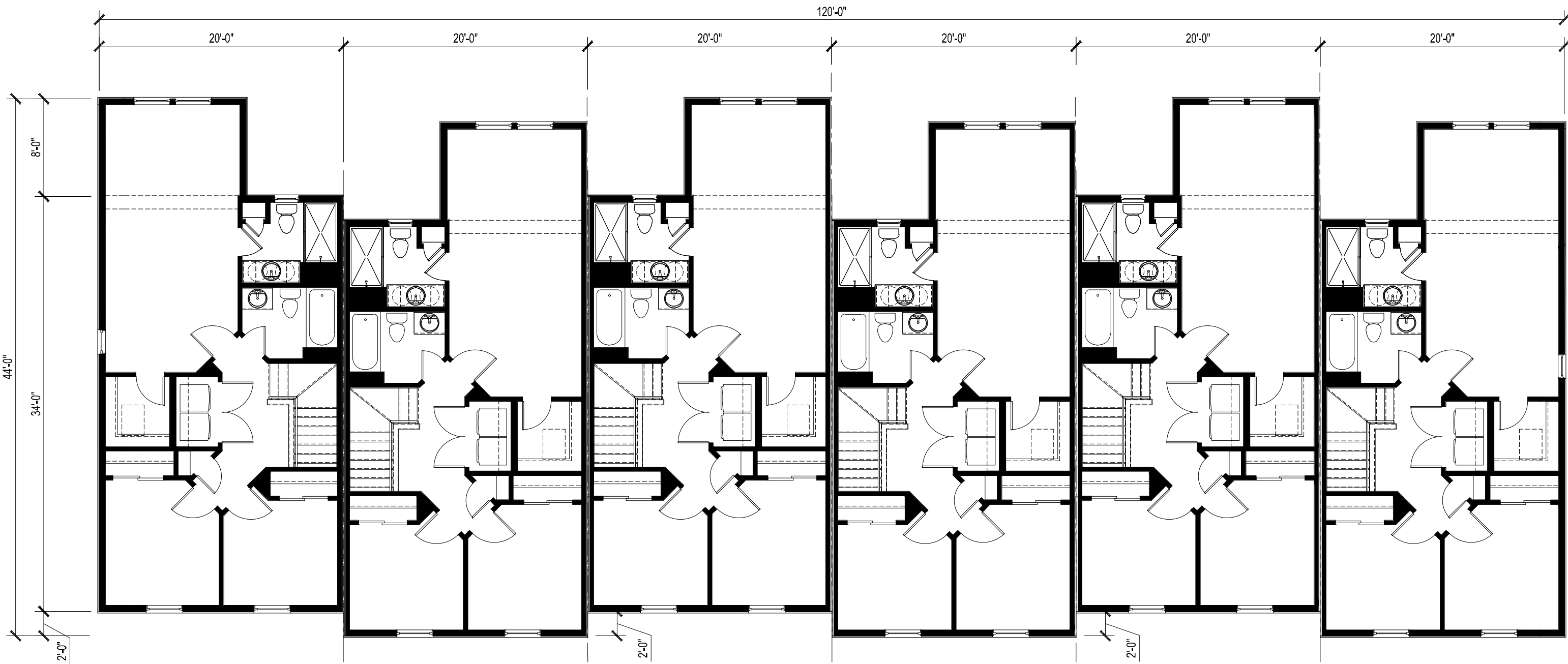
REVISIONS:			SHEET TITLE:		SHEET NO.
			20-ft, 3-Story Towns 6-Unit Building Elev's		
			SCALE:	AS NOTED	SK-13.1
			PROJ. NO.:	LEN-25015	
			DATE:	March 26, 2025	

20-ft Wide, 3-Story Townhomes



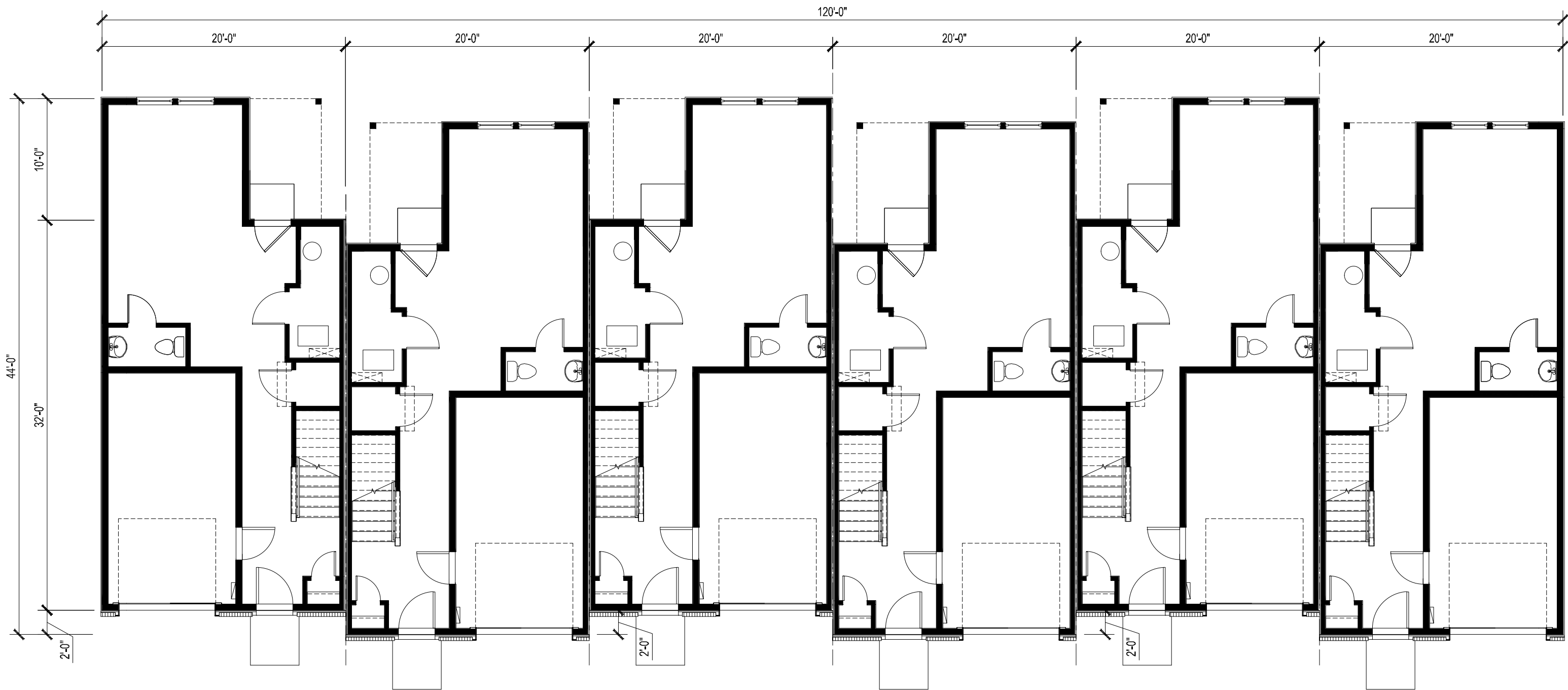
Second Floor Plan, 6-Unit Building

Scale: $\frac{1}{8}" = 1'-0"$



Third Floor Plan, 6-Unit Building

Scale: $\frac{1}{8}" = 1'-0"$



First Floor Plan, 6-Unit Building

Scale: $\frac{1}{8}" = 1'-0"$

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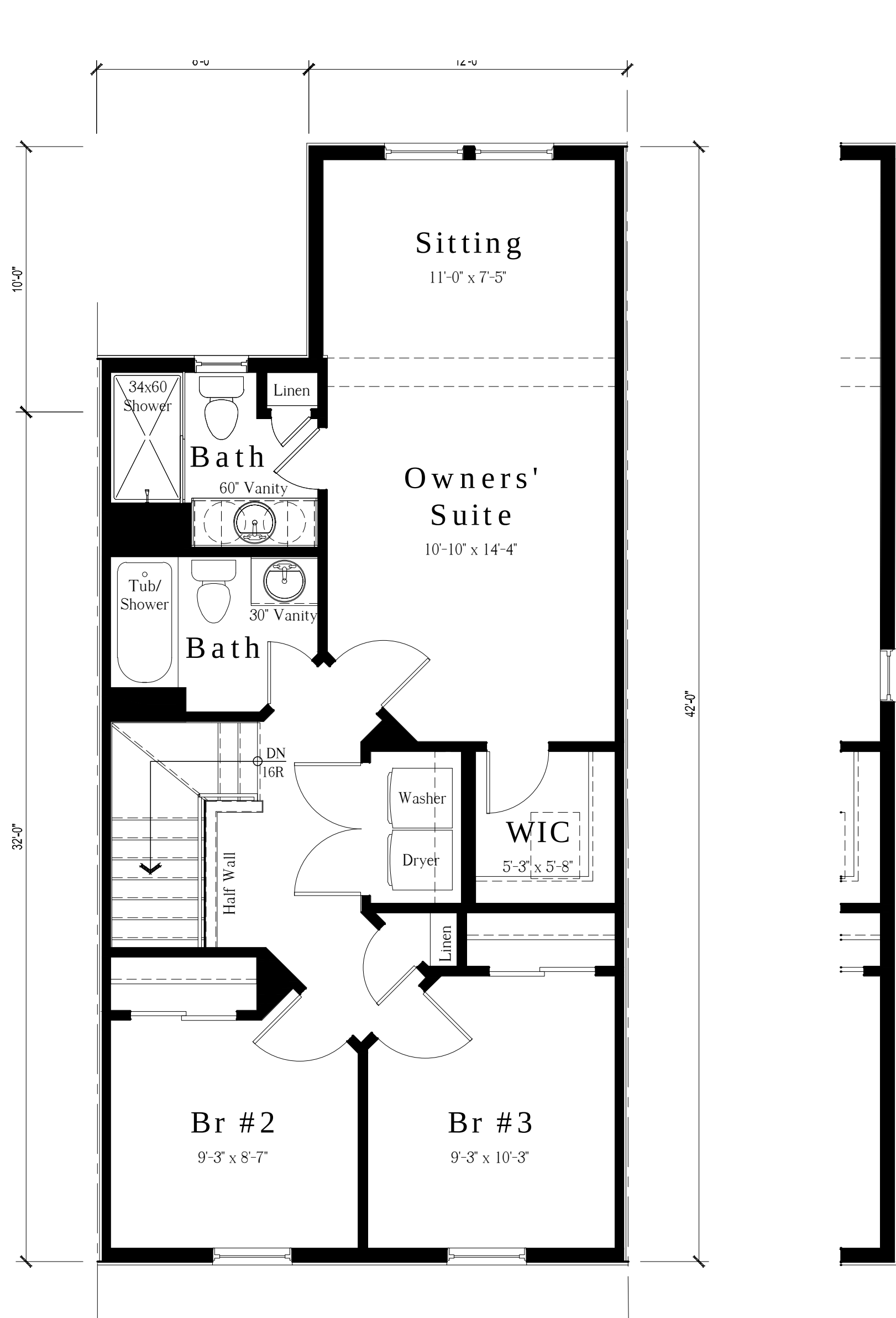
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REVISIONS:			SHEET TITLE:		SHEET NO.
			20-ft, 3-Story Towns 6-Unit Building Plans		
			SCALE:	AS NOTED	SK-13.2
			PROJ. NO.:	LEN-25015	
			DATE:	March 26, 2025	

20-ft Wide, 3-Story Townhomes

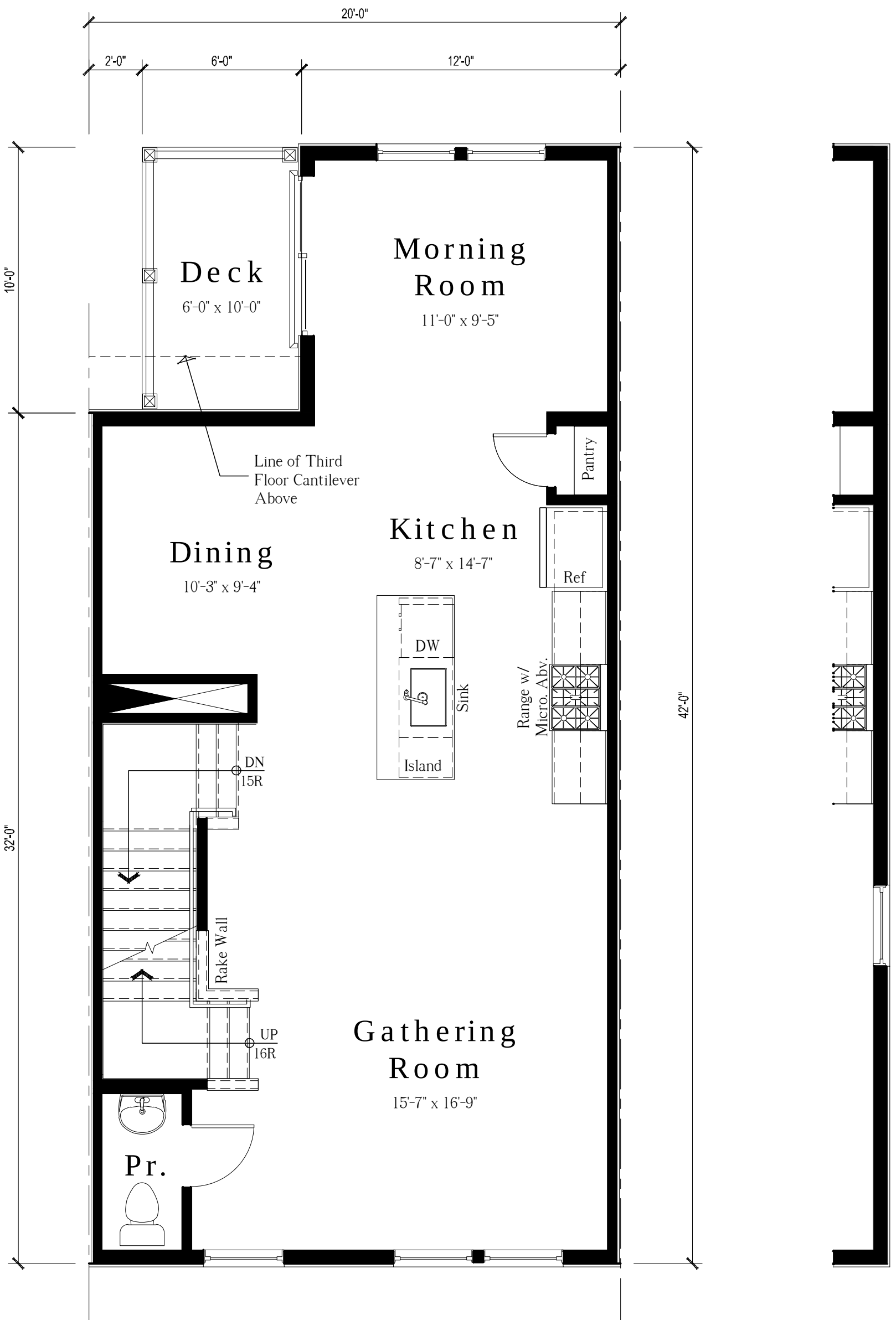


Interior Unit
Third Floor Plan

Scale: 1/4" = 1'-0"

End Unit
Partial Third
Floor Plan

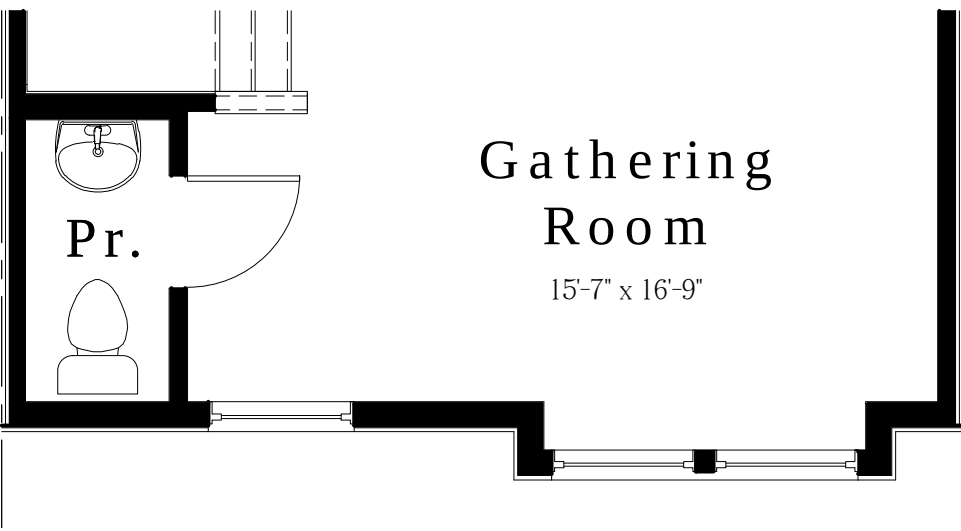
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Elevation B & C

End Unit
Partial Second
Floor Plan

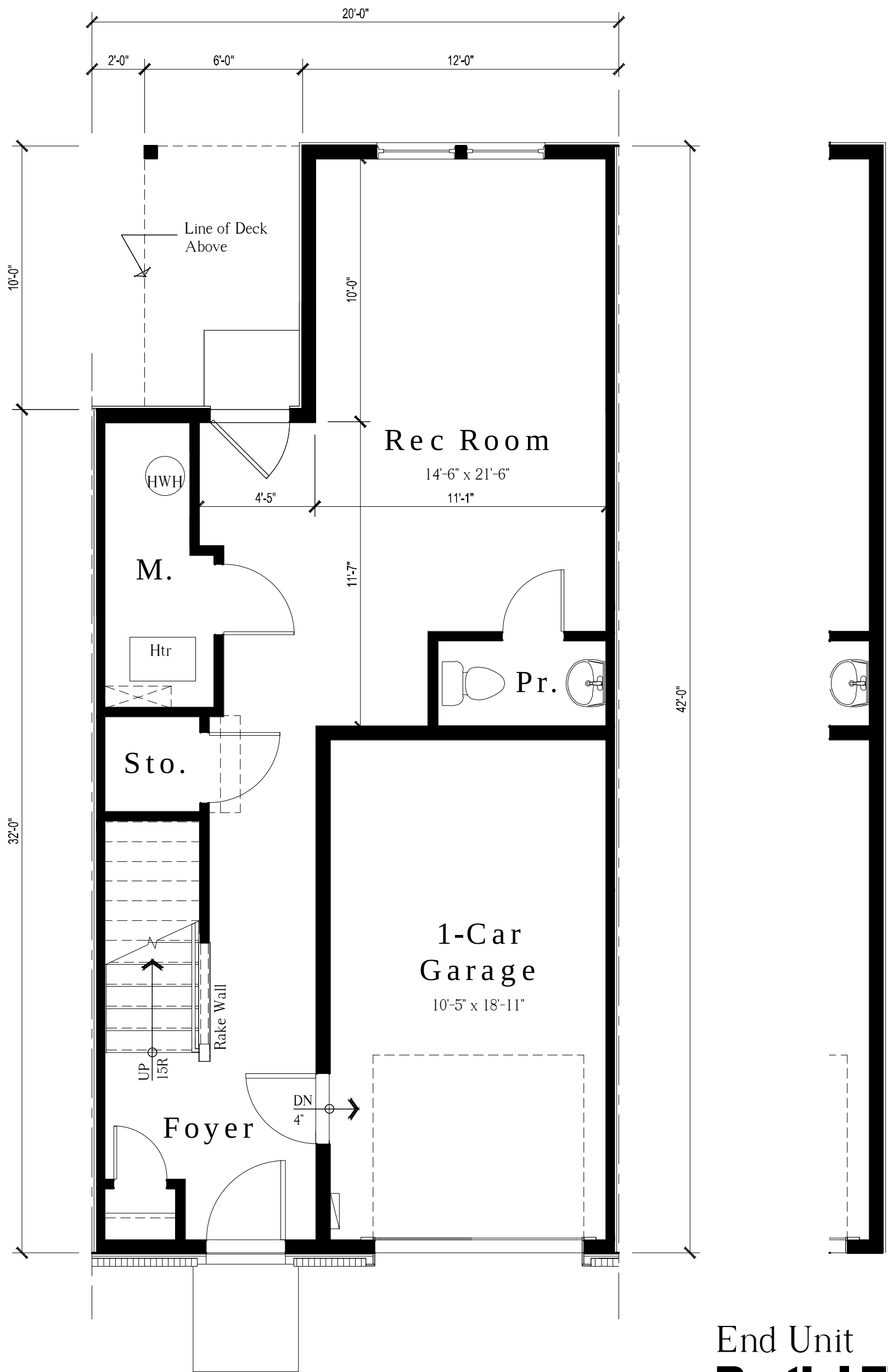
Scale: 1/4" = 1'-0"



Elevation A

Interior Unit
Second Floor Plan

Scale: 1/4" = 1'-0"



Interior Unit
First Floor Plan

Scale: 1/4" = 1'-0"

End Unit
Partial First
Floor Plan

Scale: 1/4" = 1'-0"

Area Calculations	
First Floor Living:	388 sq ft
Second Floor Living:	633 sq ft
Third Floor Living:	654 sq ft
Total Living Space:	1,675 sq ft
Garage:	215 sq ft

NOTE:
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PLAN REVIEW AND ARE SUBJECT TO CHANGE. THE BUILDER RESERVES THE RIGHT
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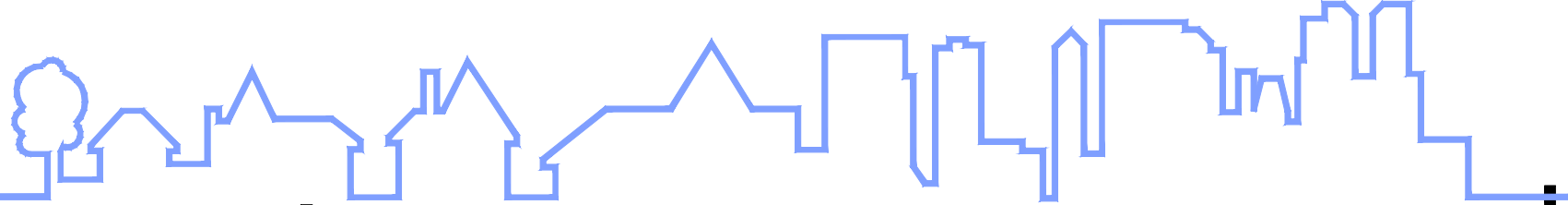
Venue at Seaview

Township of Galloway
Atlantic County, New Jersey



HOLLIDAY ARCHITECTS, Inc.
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MEDFORD, NJ 08055
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REVISIONS:			SHEET TITLE:	
			20-ft, 3-Story Towns First & Second Flr Plans	
			SCALE:	AS NOTED
			PROJ. NO.:	LEN-25015
			DATE:	March 26, 2025
			SHEET NO. SK-14	

32-Plex Condo Building



32-Plex Building

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REVISIONS:			SHEET TITLE:		SHEET NO.
			32-Plex Condo Building Exterior Renderings		
			SCALE:	AS NOTED	SK-15
			PROJ. NO.:	LEN-25015	
			DATE:	March 26, 2025	

32-Plex Condo Building



Front Elevation, 32-Plex Building

Scale: $\frac{3}{16}" = 1'-0"$

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REVISIONS:			SHEET TITLE:		SHEET NO. SK-15.1
			32-Plex Condo Building Building Elevations		
			SCALE:	AS NOTED	
			PROJ. NO.:	LEN-25015	
			DATE:	March 26, 2025	

32-Plex Condo Building



Typ. Side Elevation

Scale: $\frac{1}{8}" = 1'-0"$



Rear Elevation, 32-Plex Building

Scale: $\frac{1}{8}" = 1'-0"$

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REVISIONS:			SHEET TITLE:		SHEET NO.
			32-Plex Condo Building Building Elevations		
			SCALE:	AS NOTED	SK-15.2
			PROJ. NO.:	LEN-25015	
			DATE:	March 26, 2025	

32-Plex Condo Building



First Floor Plan, 32-Plex Building

Scale: $\frac{1}{8}" = 1'-0"$

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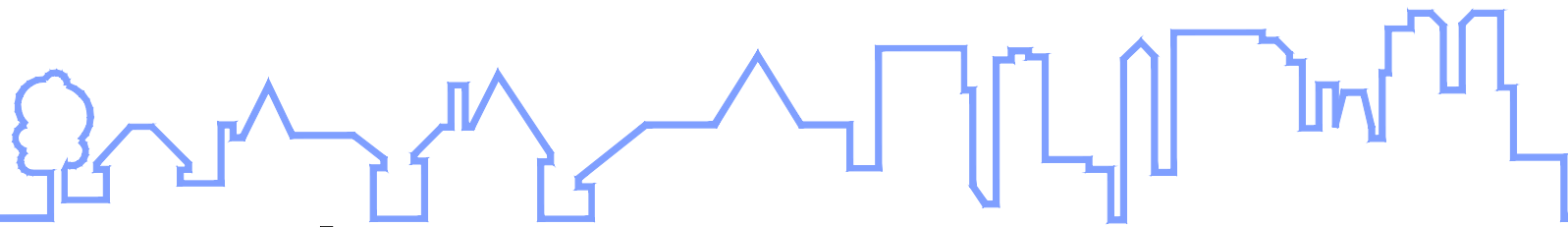
Township of Galloway
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			32-Plex Condo Building Building Plans		
			SCALE:	AS NOTED	SK-15.3
			PROJ. NO.:	LEN-25015	
			DATE:	March 26, 2025	

32-Plex Condo Building



Second Thru Fourth Floor Plans, 32-Plex Building

Scale: $\frac{1}{8}'' = 1'-0''$

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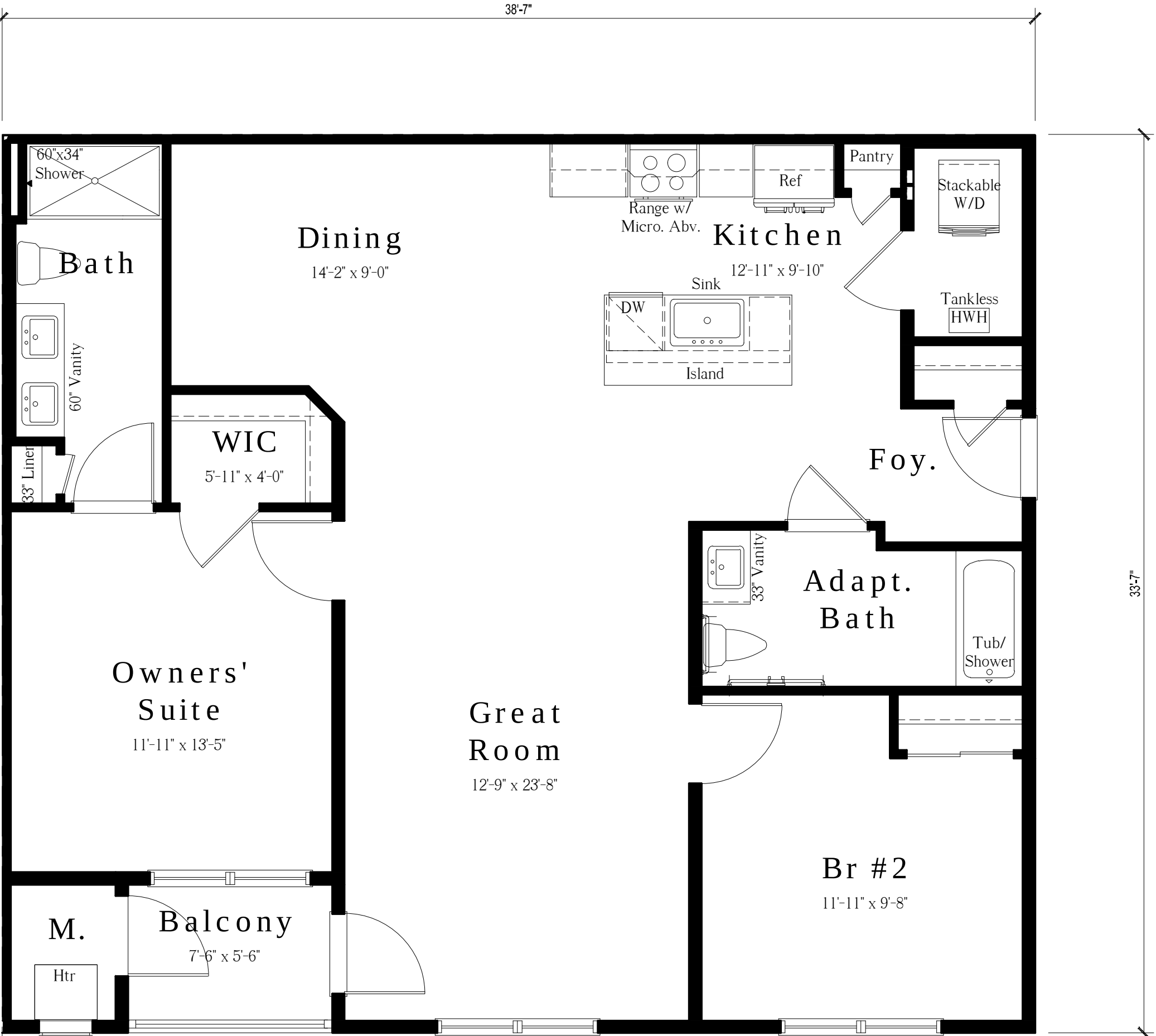
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			32-Plex Condo Building Building Plans		
			SCALE:	AS NOTED	SK-15.4
			PROJ. NO.:	LEN-25015	
			DATE:	March 26, 2025	

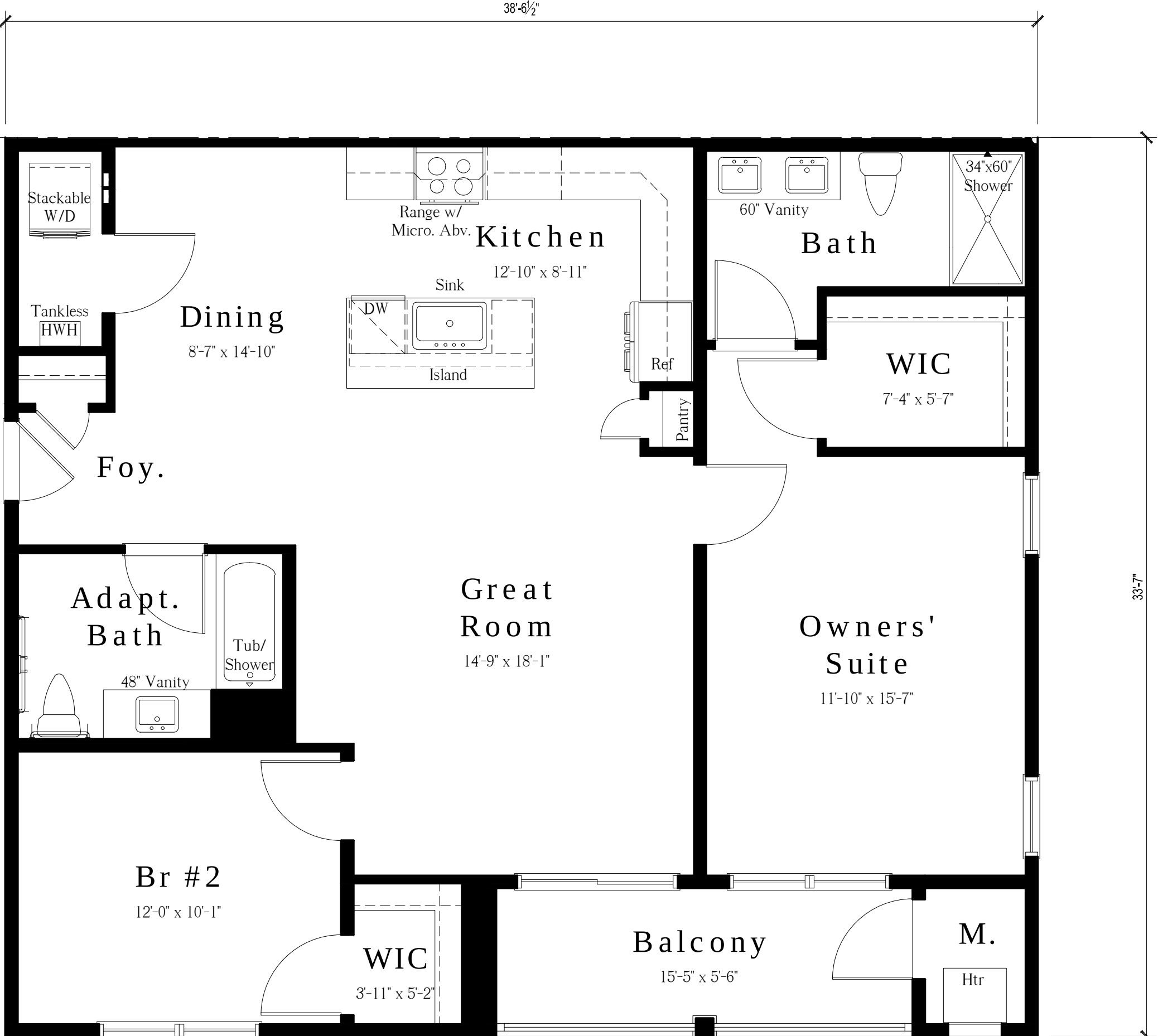
32-Plex Condo Building



Total Living: 1,227 sq ft
Balcony/ Mech.: 68 sq ft

Ashville II Unit Floor Plan

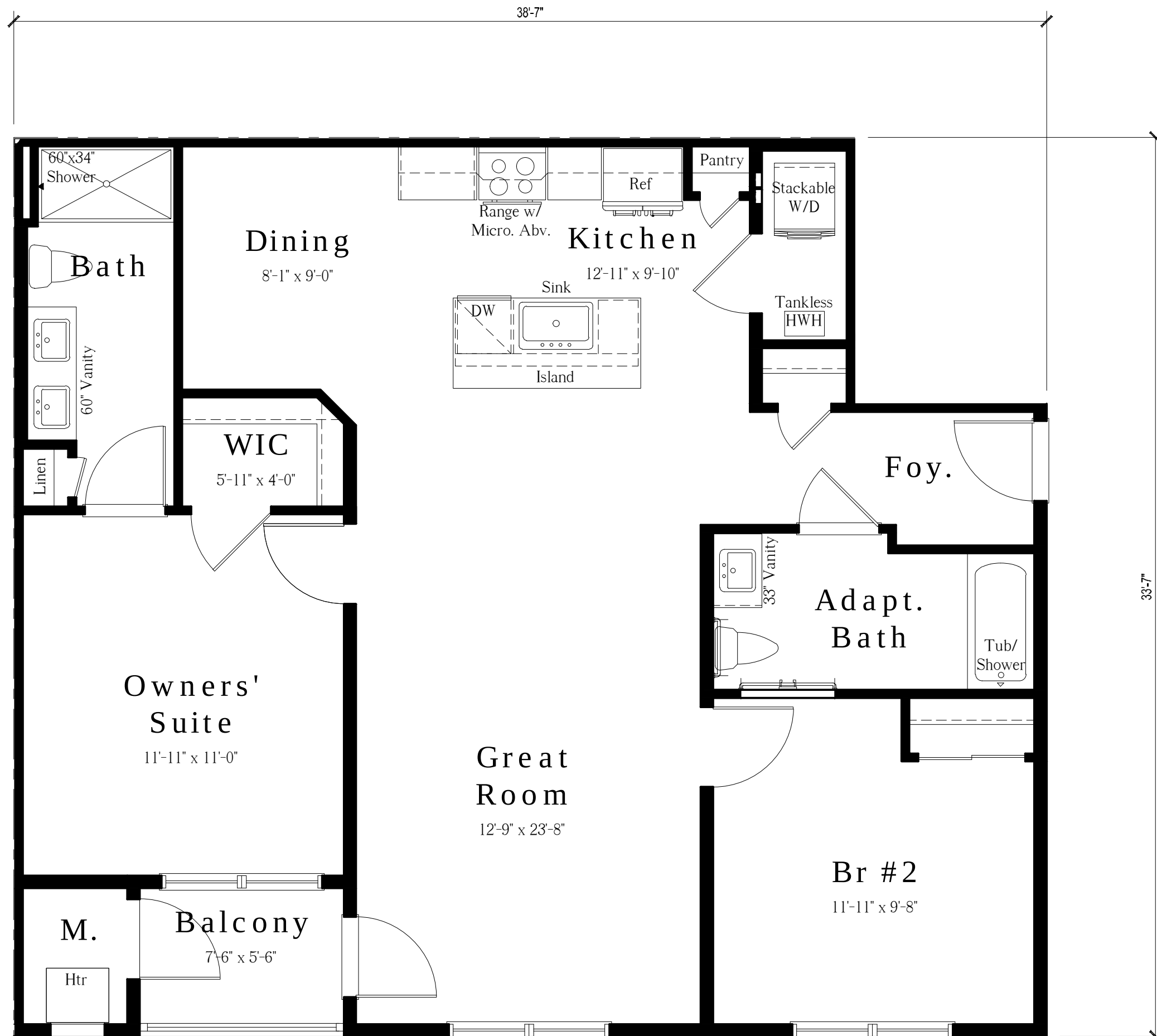
Scale: 1/4" = 1'-0"



Total Living: 1,182 sq ft
Balcony/ Mech.: 112 sq ft

Boise Unit Floor Plan

Scale: 1/4" = 1'-0"



Total Living: 1,156 sq ft
Balcony/ Mech.: 68 sq ft

Ashville Unit Floor Plan

Scale: 1/4" = 1'-0"

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REVISIONS:			SHEET TITLE:	
			32-Plex Condo Building Enlarged Unit Plans	
			SCALE:	AS NOTED
			PROJ. NO.:	LEN-25015
			DATE:	March 26, 2025
			SHEET NO. SK-16	