

**EXHIBIT B**

**TO SETTLEMENT AGREEMENT  
IN THE MATTER OF THE  
APPLICATION OF THE TOWNSHIP  
OF MANALAPAN  
DOCKET NO. MON-L-2518-15 (MOUNT LAUREL)**

Zoning and Bulk Standards for Inclusionary Residential Development on property designated on the Tax Map of the Township of Manalapan as Block 72, Lots 10.01, 11.06 and 11.07.

1. The overall Tract shall conform to the following schedule:

Maximum Density (overall tract)	6 units per acre
Minimum Perimeter Buffer (overall tract)	15-ft
Minimum Building Setback From Tract Boundary	30-ft
Minimum tract area	30 acres

**\*Residential standards applicable to attached townhouse dwellings on individual lots shall conform to the following schedule:**

Minimum lot area	2,200 SF
Minimum lot width	22-ft
Minimum lot depth	100-ft
Minimum front yard setback (as measured from private right-of-way)	20-ft (See Note 1)
Minimum side yard setback (end units only)	10-ft (See Note 1)
Minimum rear yard setback	15-ft (See Note 2)
Maximum building height	48-ft/3-stories
Minimum distance from any building face to guest parking	10-ft
Minimum distance from guest parking to unit served	400-ft
There shall be no more than eight (8) nor less than three (3) attached townhouses in any row. There shall not be more than two (2) contiguous units located in a row without a horizontal offset of at least one (1) foot.	

**\* Residential standards applicable to attached townhouse dwellings in condominium arrangement shall conform to the following schedule:**

Minimum building separation, front to front	65-ft
Minimum building separation, front to side	65-ft
Minimum building separation, side to side	20-ft (see Note 1)
Minimum building separation, side to rear	30-ft (See Note 2)
Minimum building separation, rear to rear	40-ft (See Note 2)
Minimum front of building setback from curb of interior road	20-ft
Maximum building height	48-ft/3-stories
Minimum distance from any building face to guest parking	10-ft
Minimum distance from guest parking to unit served	400-ft
There shall be no more than eight (8) nor less than three (3) attached townhouses in any row. There shall not be more than two (2) contiguous units located in a row without a horizontal offset of at least one (1) foot.	

**Note 1:** Except porches and stairs may encroach up to 5-ft and eaves, chimneys/fireplaces, bay windows and other ornamental architectural features can encroach up to 3-ft feet into the minimum setback or separation.

**Note 2:** Except decks and patios for interior lots may encroach up to 10-ft into the minimum setback and chimneys/fireplaces can encroach up to 2-ft into the minimum setback or separation.

**Affordable multifamily residential dwelling units shall conform to the following schedule:**

Minimum lot area (affordable housing parcel)	1 acre
Maximum building length	200-ft
Minimum front yard setback (as measured from private right-of-way)	20-ft
Minimum side yard setback	15-ft
Minimum rear yard setback	20-ft
Maximum building height	48-ft/3-stories
Minimum distance between buildings	20-ft
Minimum distance between building and parking space	10-ft
Minimum distance between parking space and property line	10-ft
Minimum building setback from Iron Ore Road	40-ft