

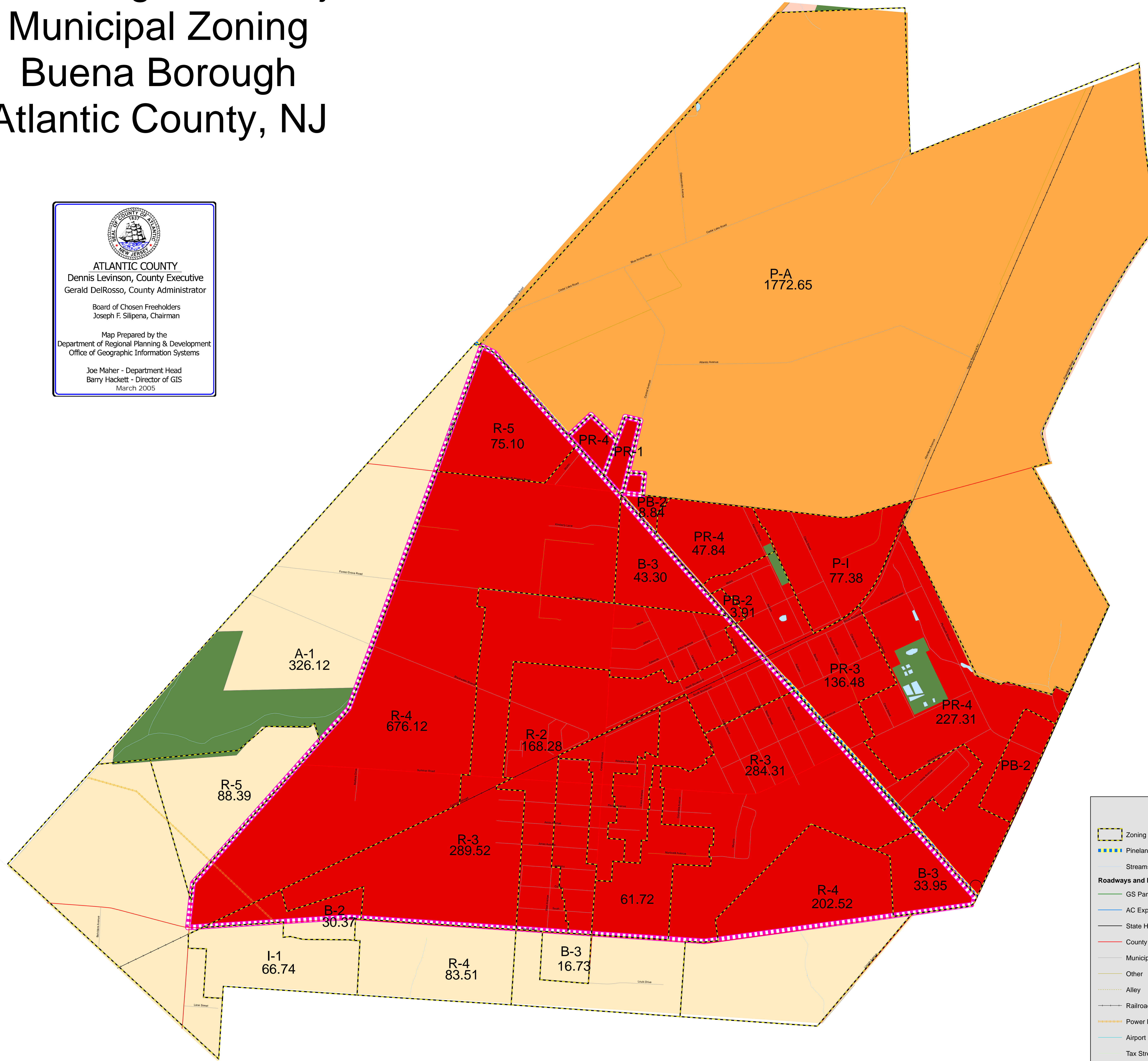
Requested Designation Adjustment Municipal Zoning Buena Borough Atlantic County, NJ

ATLANTIC COUNTY
Dennis Levinson, County Executive
Gerald DeRosso, County Administrator

Board of Chosen Freeholders
Joseph F. Silipena, Chairman

Map Prepared by the
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March 2005



Requested Designation Adjustment

Proposed Change Boundary

-Proposed Change in Designation From Agricultural Production Area to Pinelands Town
-Proposed Change in Designation For Area between Brewster Rd and Wheat Rd. Rural to Pinelands Town

Note: Some of the zoning boundaries depicted in this map composition have been adjusted to reflect 2005 zoning changes.

Legend

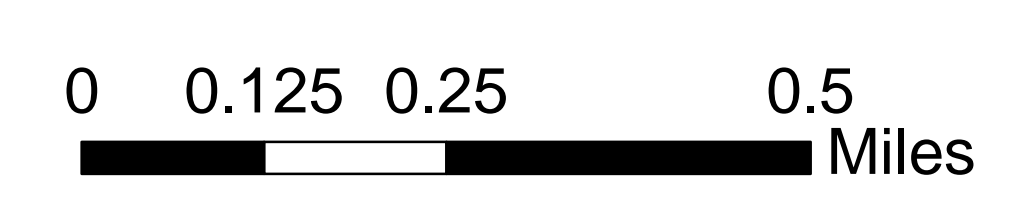
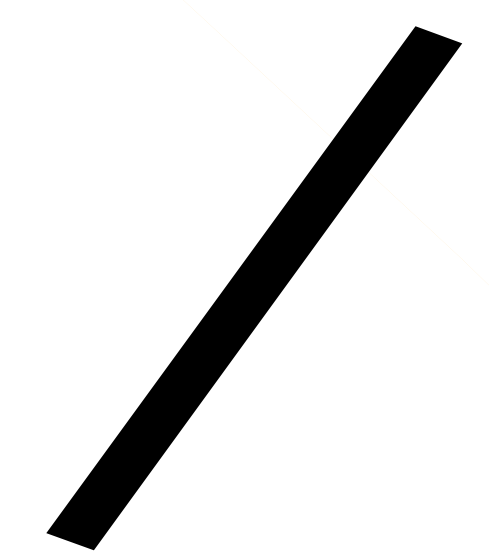
Zoning Boundary	State Planning Area	Pinelands Management Area
Pinelands/CAFRA Boundary	Parks and Natural Areas	Agricultural Production Area
Streams	Env. Sensitive Barrier Is	Federal or Military Facility
Roadways and Line Features	Environmentally Sensitive	Forest Area
GS Parkway	Fringe	Pinelands Town
AC Expressway	Metropolitan	Pinelands Village
State Highways	Military	Preservation Area
County Routes	Pinelands	Regional Growth Area
Municipal Streets	Rural	Rural Development Area
Other	Rural Env. Sensitive	Special AG Production Area
Alley	Suburban	
Railroad	Water	
Power Line		
Airport		
Tax Streets		

NOTE: THIS MAP SERIES IS AN EXCERPT OF A COUNTY-WIDE MAP COMPOSITION THAT WAS CREATED FOR MUNICIPAL CROSS ACCEPTANCE OF THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN. IN ORDER TO MAINTAIN CONSISTENCY WITH THE STATE MAP COMPOSITION, A STANDARD LEGEND WAS USED. SOME ITEMS IN THIS LEGEND MAY NOT APPEAR ON EVERY MAP IN THE SERIES.

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The geodetic accuracy and precision of the GIS data contained in this map has not been developed nor verified by a professional licensed land surveyor and shall not be nor is intended to be used in matters requiring delineation and location of true ground horizontal and/or vertical controls.

Map Document: bbo.mxd 4/1/2004



Zoning District Information

ZONE	ZONE DESCRIPTION	BASE LOT SIZE	MIN LOT SIZE	BASE DU/AC	MAX DU/AC	ACRES	AGAC	OPENAC	DEVAC	WATERAC	COMM	INDUSTAC	UNAVAC	AVAC
A-1	Agricultural*	20 acres		0.050	0.050	306.11694	167.2108	97.3839	28.7601	0.0000	0.0000	0.0000	296.1269	29.9901
B-1	Central Business	13,500 sf		0.000	0.000	42.75236	0.0721	0.0000	33.7640	0.0000	8.9163	0.0000	33.8381	8.9163
B-2	Highway Business	30,000 sf		0.000	0.000	30.27394	0.0660	0.0000	21.8915	0.0000	1.5135	0.0000	28.8605	1.5135
B-3	Planned Center Business	5 acres		0.000	0.000	93.97399	56.2641	0.0000	33.6991	0.0000	2.5330	0.0000	91.4409	2.5330
I-1	Industrial	5 acres		0.000	0.000	66.73790	39.3717	0.0000	13.9201	0.0000	0.0000	13.4461	53.2916	13.4461
P-A	Pinelands Agricultural	40 acres	3.2 acres	0.025	0.110	1772.65071	1026.6576	0.0000	112.1712	0.0000	0.0000	0.0000	1399.2722	373.3795
P-I	Pinelands Industrial	5 acres		0.000	0.000	77.37750	24.3225	0.0174	44.3618	0.0000	0.0000	0.0000	68.7017	8.6758
PB-2	Pinelands Highway Business	30,000 sf		0.000	0.000	12.75980	0.8473	0.0000	11.8036	0.0000	0.0000	0.0000	12.7598	0.0000
PR-3	Pinelands Residential Town 3 (Medium Density)**	1 acre	15,000 sf	1.000	2.900	136.47761	1.0997	1.8377	129.6034	0.0000	0.0000	0.0000	130.3951	6.0927
PR-4	Pinelands Residential Town 4 (Low Density & Farms)*	6 acres	22,500 sf	0.170	1.940	275.15511	113.3773	17.5343	78.6246	0.2801	0.0000	0.0000	230.5270	44.6281
R-1	High Density Residential	30,000 sf	11,250 sf	1.450	3.870	63.11446	10.4231	3.0001	66.1723	0.0000	0.0000	0.0000	79.5955	3.5169
R-2	Medium Density Residential	15,000 sf	11,250 sf	2.900	3.870	229.99495	24.6402	45.2089	134.2547	0.0000	0.0000	0.0000	207.1939	22.8010
R-3	Low Density Residential*	15,000 sf	2,900	2.900	2.900	573.83172	227.9269	1.9888	253.1379	0.0000	0.0000	0.0000	485.9277	77.9040
R-4	Lower Density Residential	6 acres	22,500 sf	0.170	1.940	962.14873	595.5743	3.4362	194.8360	0.5000	0.0000	0.0000	838.8426	153.3992
R-5	Lowest Density Residential	10 acres	40,000 sf	0.100	1.090	163.49800	113.4976	2.6021	34.9137	0.0000	0.0000	0.0000	151.5379	11.8601
TOTALS				0.000	0.000	4846.95493	2402.2542	173.0113	1170.0171	0.8301	12.9628	22.1219	4118.2897	728.6562

* Minimum lot size permitted to be reduced with public water and sewer. ** Minimum lot size required for a single-family dwelling unit as a part of a farm.