



LOCATION MAP
AS TAKEN FROM THE BEACH HAVEN USCG
QUAD SHEET.
SCALE 1"=2000'±

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE MUNICIPAL LAND USE LAW, "P.L. 1975, C291 (C.40.55D-1 ET SEQ.) OR LOCAL ORDINANCE.

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

THE MUNICIPAL BODY HAS APPROVED THE HIGHWAY, STREETS, LANES & ALLYS.

DATE _____ MUNICIPAL CLERK _____

IT IS HEREBY CERTIFIED THAT THIS MAP COMPLIES WITH THE "MAP RECORDATION ACT" AND WAS DULY APPROVED BY RESOLUTIONS OF THE LAND USE BOARD OF THE TOWNSHIP OF LONG BEACH AT AN OFFICIAL MEETING, HELD ON _____. IT IS FURTHER CERTIFIED THAT THE LAND USE BOARD IS THE CONSTITUTED PROPER AUTHORITY. THIS MAP SHALL BE FILED WITH THE OCEAN COUNTY RECORDING OFFICER ON OR BEFORE _____.

DATE _____ CHAIRPERSON _____

DATE _____ SECRETARY _____

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS TO THE PROVISIONS OF THE "MAP RECORDATION ACT", RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

DATE _____ MUNICIPAL ENGINEER - TOWNSHIP OF LONG BEACH _____

I HEREBY CERTIFY TO BE THE OWNER OF THE LAND DELINEATED ON THIS MAP AND CONSENT TO THE FILING OF THE APPROVED MAP IN THE OCEAN COUNTY CLERK'S OFFICE.

DATE _____ OWNER: BI 8200 LLC
8200 LONG BEACH BOULEVARD
LONG BEACH TOWNSHIP, NEW JERSEY 08008

THIS PLAN IS HEREBY APPROVED BY THE OCEAN COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE OCEAN COUNTY PLANNING BOARD.

DATE _____ CHAIRMAN _____

I CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP AND LAND SURVEY UPON WHICH THIS SUBDIVISION IS BASED, DATED FEBRUARY 25, 2021, HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

2/25/2021
DATE _____
JOSEPH F. BARBIERI, JR.
N.J. LICENSED LAND SURVEYOR, NO. 24GS03535000
N.J. LICENSED PLANNER NO. 33LI00500000



- NOTES:
- OWNER/APPLICANT: BI 8200 LLC
8200 LONG BEACH BOULEVARD
LONG BEACH TOWNSHIP, NJ 08008
 - EXISTING LOT AND BLOCK NUMBERS TAKEN FROM THE OFFICIAL TAX MAPS OF LONG BEACH TOWNSHIP, SHEET #16.
 - OUTBOUNDS AND PLANIMETRIC FEATURES SHOWN ARE TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS SURVEY 8200 LLC, BLOCK 13.16 LOTS 9.01 AND 9.02, BLOCK 13.19 LOT 12.01, TOWNSHIP OF LONG BEACH, OCEAN COUNTY, NEW JERSEY, PREPARED BY JOSEPH F. BARBIERI & ASSOCIATES, INC., DATED 2/22/2021.
 - HORIZONTAL DATUM: NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 PER NOTE 1 ON SAID SURVEY. NOTE THAT BEARING LABELS ON SAID SURVEY ARE PER MAJOR SUBDIVISION OF LOTS 4,5,6,7,8,9&10 OF BLOCK M13 LOT 9 OF BLOCK M16, BRIGHTON BEACH LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY, FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON 05/20/1985 AS MAP I-1519. COORDINATES SHOWN ARE IN NJSPOS.
 - ZONING DISTRICT C (COMMERCIAL) / R-50 (RESIDENTIAL).
 - INDICATES MONUMENT TO BE SET.

- LEGEND
- ELECTRIC
 - TELECOM
 - SCO SANITARY CLEAN OUT
 - +WBX WATER SHUT OFF
 - +GM GAS METER
 - +EM ELECTRIC METER
 - LP STREET LIGHT
 - ⊙ SANITARY MANHOLE
 - ⊙ DRAINAGE MANHOLE
 - DRAINAGE INLET
 - CONCRETE
 - ASPHALT
 - WALL
 - BOL BOLLARD
 - DROP CURB
 - AIR CONDITIONER
 - +X+X EXISTING GRADE
 - BOUNDARY / ROW LINE
 - ADJACENT BOUNDARY LINE
 - CONTOUR LINE
 - MONUMENT FOUND
 - I/PIN / PIPE FOUND
 - NAIL FOUND
 - FENCE LINE
 - I/PIN / PIPE SET
 - MONUMENT SET
 - MONUMENT TO BE SET
 - EDGE OF PAVEMENT
 - CURB LINE
 - HYDRANT
 - WATER VALVE

ZONING SCHEDULE:

C ZONE DISTRICT:
(R-50 GENERAL RESIDENTIAL ZONE):

REQUIRED	EXISTING	PROPOSED	9.01	9.04	9.05	9.06	9.07	9.08
MINIMUM LOT AREA (SF):	4500	28,275	4500	4500	5250	5015	4505	4505
MINIMUM LOT WIDTH (FT):	50	160	60	60	70	59	53	53
MINIMUM FRONT YARD (FT):	20	70.7	≥20	≥20	≥20	≥20	≥20	≥20
MINIMUM FRONT YARD - CORNER (FT):	15	NA	NA	NA	≥15	≥15	NA	NA
MINIMUM SIDE YARD - ONE SIDE (FT):	4	11.2	≥4	≥4	≥4	≥4	≥4	≥4
MINIMUM SIDE YARD - COMBINED (FT):	15	34.8	≥15	≥15	≥15	≥15	≥15	≥15
MINIMUM REAR YARD:	10	21.3	≥10	≥10	≥10	≥10	≥10	≥10
MINIMUM FIRST FLOOR AREA:	712.5	NA	≥712.5	≥712.5	≥712.5	≥712.5	≥712.5	≥712.5
MAXIMUM BUILDING HEIGHT:	34	<34	<34	<34	<34	<34	<34	<34
PARKING RESIDENTIAL (2 PER DU):	2	NA	2	2	2	2	2	2
MAXIMUM LOT COVERAGE (%)	33.33	27.17	≤33.33	≤33.33	≤33.33	≤33.33	≤33.33	≤33.33
MAXIMUM IMPERVIOUS COVERAGE (%)	75	73.37	≤75	≤75	≤75	≤75	≤75	≤75

(E) DENOTES EXISTING NON-CONFORMITY
(V) DENOTES VARIANCE REQUESTED
NA DENOTES NOT APPLICABLE

JOSEPH F. BARBIERI & ASSOCIATES, INC.
JOSEPH F. BARBIERI, Jr.
SURVEYORS - PLANNERS
PROFESSIONAL PLANNER, N.J. Lic. No. 5000
LAND SURVEYOR, N.J. Lic. No. 35350
11 FURLER STREET
TOTOWA, NEW JERSEY 07512
(973) 256-6950
Certificate of Authorization: 24GA28009700

REVISIONS

DRAWN BY:	RCB	CHECKED BY:	JFB
DATE:	2/25/2021		
SCALE:	1"=30'		
PROJECT NUMBER:	13337		
SHEET NUMBER:	1 of 1		

SUBDIVISION PLAT FOR:
BI 8200 LLC
BLOCK 13.16 LOTS 9.01 - BLOCK 13.19 LOT 12.01
TOWNSHIP OF LONG BEACH, OCEAN COUNTY, NEW JERSEY

Scale in Feet