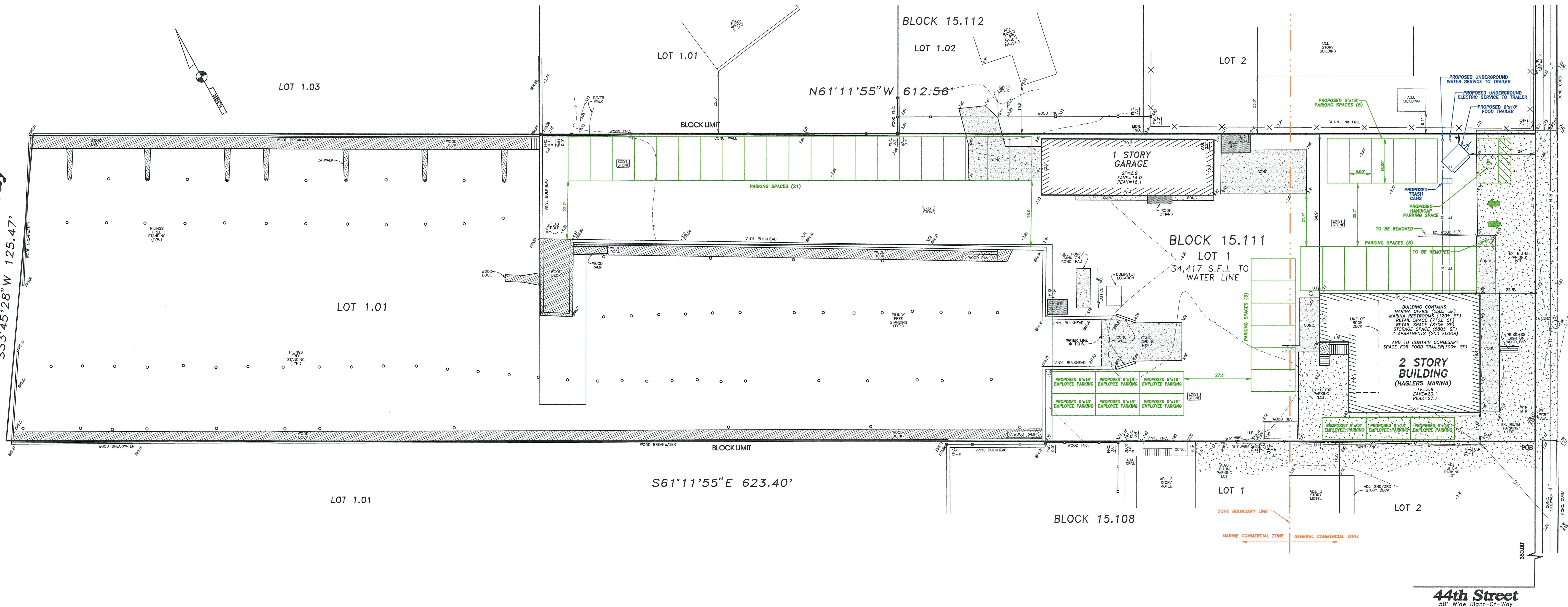


Little Egg Harbor Bay  
S33°45'28" W 125.47'

LONG BEACH BOULEVARD  
N28°48'05" E 125.00'  
170' Wide Right-Of-Way



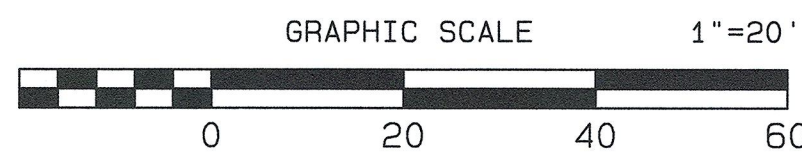
44th Street  
50' Wide Right-Of-Way

APPROVED AS A PRELIMINARY AND FINAL SITE PLAN  
BY THE LONG BEACH TOWNSHIP LAND USE BOARD  
ON JANUARY 29, 2019.

CHAIRMAN	DATE
ENGINEER	DATE
SECRETARY	DATE

LEGEND:  
- - - EXISTING ELEVATION  
- - - EXISTING CONTOUR  
- - - PROPOSED CONTOUR  
- - - PROPOSED ELEVATION  
- - - DRAINAGE FLOW ARROW

SITE ADDRESS:  
4114 LONG BEACH BOULEVARD



AREA & YARD REQUIREMENTS:	MC ZONE- (MARINE COMMERCIAL) REQUIRED:	C ZONE- (GENERAL COMMERCIAL) REQUIRED:	EXISTING	PROPOSED
MINIMUM LOT AREA:	20,000 S.F.	6,000 S.F.	34,417 S.F.(1)	N/C
MINIMUM LOT WIDTH:	60 FT.	60 FT.	125.00 FT.	N/C
MINIMUM FRONT SETBACK(EAST):	20 FT.	0 FT.	22.5 FT.	N/C
MINIMUM SIDE SETBACK(NORTH):	10 FT.	3 FT.	64.9 FT.	N/C
MINIMUM SIDE SETBACK(SOUTH):	10 FT.	3 FT.	11.8 FT.	N/C
MINIMUM COMBINED SIDE SETBACK:	37.5 FT.	37.5 FT.	76.7 FT.	N/C
MINIMUM REAR SETBACK(WEST):	20 FT.	20 FT.	88.6 FT.(1)	N/C
MINIMUM FLOOR AREA(14 S.F./100 S.F. area)	1,400 S.F.	1,400 S.F.	4,933 S.F.±	N/C
MAXIMUM LOT COVERAGES:	33.3 %	33.3 %	13.3 %	13.5 %
MAXIMUM IMPERVIOUS LOT COVERAGE:	75 %	75 %	31.8 %	32.0 %
MAXIMUM BUILDING HEIGHT:	34 FT.	34 FT.	24.9 FT.	N/C
MINIMUM PARKING SPACES:	SEE NOTES BELOW			
ACCESSORY STRUCTURES:			SHED#1 51.7 FT. 2.1 FT.(ENC)(1)	4.0 FT. (FOOD TRAILER)
MINIMUM SIDE SETBACK:	10 FT.	3 FT.		368.0 FT. (FOOD TRAILER)
MINIMUM REAR SETBACK:	10 FT.	10 FT.	SHED#2 0.0 FT.(ENC) 277 FT.	
			GARAGE 2.2 FT.(ENC) 204 FT.	

N/C = NO CHANGE  
N/A = NOT APPLICABLE  
(ENC) = EXISTING NON-CONFORMING CONDITION  
(1) MEASURED TO WATER LINE

- NOTES:
- THE PROPERTY (4114 LONG BEACH BOULEVARD) IS CURRENTLY A MARINA. THE FRONT BUILDING CONTAINS RETAIL SPACE, MARINA OFFICE, RESTROOMS AND 2 APARTMENTS ON THE 2ND FLOOR. THE APPLICANT PROPOSES TO SERVE FOOD SEASONALLY FROM A FOOD TRAILER.
  - ELEVATIONS BASED ON 1988 VERTICAL DATUM.
  - PLOT PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC., DATED 01/11/2021.
  - PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (ELEV. 9.0) AS PER FLOOD INSURANCE RATE MAP PANEL 514 OF 611, COMMUNITY NUMBER 345301 0514 F, MAP NUMBER 34029C0514F, EFFECTIVE SEPTEMBER 29, 2006.  
\*\*AS PER FEMA PRELIMINARY FIRM MAP RELEASED 01/30/2015 THIS SITE IS LOCATED IN FLOOD ZONE "AE" ELEV. 9.
  - WATER AND ELECTRIC SERVICE IS TO BE EXTENDED FOR FOOD TRAILER LOCATION. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED PRIOR TO ANY SITE PREPARATION, DEMOLITION OR CONSTRUCTION.
  - SOLID WASTE DISPOSAL TO BE PROVIDED BY COMMERCIAL CARTING SERVICE BETWEEN 7AM-9AM.
  - NO NEW SIGNAGE PROPOSED.
  - FOOD TRAILER HOURS OF OPERATION ARE APPROXIMATELY 11 A.M. TO 8 P.M., 7 DAYS PER WEEK FOR SUMMER SEASON.
  - PARKING CALCULATION:  
MARINA: 1 SPACE PER 2 SLIPS. 61 SLIPS REQUIRE 31 SPACES.  
RETAIL STORE: 5.5 SPACE PER 1,000 SF. 1,580 SF REQUIRES 9 SPACES.  
APARTMENTS: 2 SPACES PER APARTMENT. 2 APARTMENTS REQUIRE 4 SPACES.  
PROPOSED FOOD TRAILER REQUIRES 4 SPACES.  
TOTAL REQUIRED = 48  
PROVIDED PARKING SPACES = 50

<b>MINOR SITE PLAN</b>	
PREPARED FOR <b>STEVEN HAGGART &amp; DANIELLE HAGLER</b>	
BLOCK 15.111 LOTS 1 & 1.01 LONG BEACH TOWNSHIP OCEAN COUNTY, NEW JERSEY	
JOB No.: 2020-0537 DRAWN BY: JMM CHECKED BY: JMM	TAX MAP SHEET No.: 20 SCALE: 1"=20" DATE PREPARED: 03/19/2021
JAY F. PIERSON, P.L.S., P.E. NEW JERSEY PROFESSIONAL LAND SURVEYOR - 27492 NEW JERSEY PROFESSIONAL PLANNER - 02053	
JASON M. MARCIANO, P.E., P.P. NEW JERSEY PROFESSIONAL ENGINEER - 44814 NEW JERSEY PROFESSIONAL PLANNER - 05040	

