

AREA MAP
SCALE: 1"=200'

- NOTES**
- 1) THE APPLICANT PLANS TO SUBDIVIDE EXISTING LOT 5 INTO TWO NEW LOTS, NEW LOT 5.01 CONTAINING 3,750.00 SQUARE FEET & NEW LOT 5.02 CONTAINING 3,750.00 SQUARE FEET. ALL EXISTING IMPROVEMENTS SHALL BE REMOVED FROM THE SITE. BOTH NEW LOTS SHALL BE RESERVED FOR FUTURE CONSTRUCTION OF SINGLE FAMILY DWELLINGS.
 - 2) SUBMISSION BASED ON SURVEY PREPARED BY EAST COAST ENGINEERING, INC. SHOWING CONDITIONS OF 08/13/2021.
 - 3) NEW LOT NUMBERS SHALL BE APPROVED BY THE LONG BEACH TOWNSHIP ENGINEER.
 - 4) THERE ARE NO WETLANDS ON OR WITHIN 200 FEET OF THIS PROPERTY.
 - 5) PROPERTY LOCATED IN FLOOD HAZARD ZONE "AE" EL.8 AS PER FIRM MAP PANEL 518 OF 611, COMMUNITY PANEL NUMBER 345301C 0518 F, EFFECTIVE SEPTEMBER 29, 2006.
* PRELIMINARY FIRM MAP 34029C05186 DATED 1/30/2015 SITE IS IN ZONE "AE" EL. 8 & ZONE "X".
 - 6) THE PROPERTY IN QUESTION IS IN THE R-50 ZONING DISTRICT.
 - 7) ERROR OF CLOSURE IS LESS THAN 1:10,000.
 - 8) EXISTING LOT 5 UTILIZES MUNICIPAL WATER AND MUNICIPAL SEWER SERVICES. NEW LOT 5.02 SHALL REQUIRE NEW CONNECTIONS.
 - 9) PROPOSED PROPERTY SHALL HAVE OFF-STREET PARKING SPACES IN CONFORMANCE WITH TOWNSHIP ORDINANCES.
 - 10) SUBMISSION TO BE PERFECTED BY FILING OF THE MAP IN THE OFFICE OF THE COUNTY CLERK.

ZONING TABLE--

R-50 GENERAL RESIDENCE ZONE:	REQUIRED	EXISTING LOT 5	PROPOSED LOT 5.01	PROPOSED LOT 5.02
MINIMUM LOT AREA:	6,000 S.F.	7,500.00 S.F.	3,750.00 S.F.(5)	3,750.00 S.F.(5)
MINIMUM LOT FRONTAGE:	60 FT.	100.00 FT.	50.00 FT.(5)	50.00 FT.(5)
MINIMUM LOT WIDTH:	50 FT.	100.00 FT.	50.00 FT.	50.00 FT.
MINIMUM LOT DEPTH(1/2 BLOCK WIDTH):	75 FT.	75.00 FT.	75.00 FT.	75.00 FT.
MINIMUM FRONT SETBACK:	SEE NOTE (1)	9.8 FT.(ENC)	11.9 FT.	11.9 FT.
MINIMUM REAR SETBACK:	10 FT.	15.9 FT.	11.9 FT.	11.9 FT.
MINIMUM SIDE SETBACK:	4 FT.(2)	17.2 FT.	11.9 FT.	11.9 FT.
MINIMUM COMB. SIDE SETBACK:	15 FT.(2)	35.1 FT.	11.9 FT.	11.9 FT.
MINIMUM DISTANCE FROM ADJOINING DWELLING:	15 FT.(WEST)(2)	25.3 FT.	11.9 FT.	11.9 FT.
MINIMUM SIDE SETBACK FOR DRIVEWAY:	9 FT.(2)	17.2 FT.	11.9 FT.	11.9 FT.
MINIMUM FLOOR AREA(14 S.F./100 S.F. area)	525 S.F.(3)	1,733 S.F.	1,125 S.F.	1,125 S.F.
MAXIMUM LOT COVERAGE:	33.3 %	25.7 %	31.3 %	31.3 %
MAXIMUM IMPERVIOUS LOT COVERAGE:	75 %	38.0 %	38.0 %	38.0 %
MINIMUM OFF STREET PARKING:	2 SPACES	2 SPACES	2 SPACES	2 SPACES
MAXIMUM BUILDING HEIGHT:	34 FT.(4)	16.2 FT.	16.2 FT.	16.2 FT.
ACCESSORY STRUCTURES & POOLS:				
MINIMUM SIDE SETBACK:	4 FT.	N/A	11.9 FT.	11.9 FT.
MINIMUM REAR SETBACK:	4 FT.	N/A	11.9 FT.	11.9 FT.

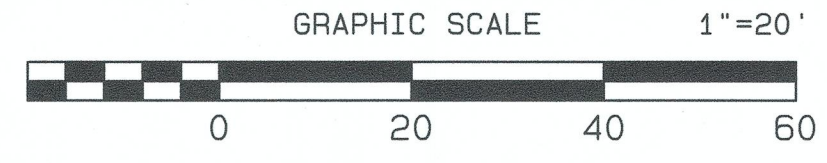
N/C = NO CHANGE
N/A = NOT APPLICABLE
(ENC) = EXISTING NON-CONFORMING CONDITION
(PV) = PROPOSED VARIANCE CONDITION

- (1) = MINIMUM FRONT SETBACK SHOWN IS 20 FEET AT TIME OF APPLICATION FOR ZONING APPROVAL THE CURRENT SETBACK ORDINANCES SHALL APPLY, INCLUDING ORDINANCE 205-11.E.(2) OR SIMILAR.
- (2) = MINIMUM SIDE SETBACK SHOWN IS 4 FEET AT TIME OF APPLICATION FOR ZONING APPROVAL THE PROPOSED SIDE SETBACKS SHALL COMPLY WITH ALL SIDE SETBACK REQUIREMENTS INCLUDING COMBINED SIDE YARDS OF 15 FEET, 15 FEET TO ADJOINING BUILDINGS AND 9 FOOT SIDE YARD FOR PARKING.
- (3) = MINIMUM FLOOR AREA IS A FUNCTION OF LOT AREA (14 S.F./100 S.F. OF LOT AREA) PROPOSED LOTS ARE 3,750 SF. REQUIRES 525 SF MIN. FLOOR AREA. EXISTING LOT IS 7,500 SF. REQUIRES 1050 SF MIN. FLOOR AREA.
- (4) = 34 FT. MAX. HEIGHT LIMIT MEASURED FROM CROWN OF ROAD
- (5) = CONFORMS AS PER 176-27 A.(1).

LOTS FRONTING 37TH STREET WITHIN 200 FEET

BLOCK	LOT	FRONTAGE	LOT AREA
BLOCK 15.130	LOT 2.01	40.00 FT.	3,000 S.F.(1)
	LOT 2.02	40.00 FT.	3,000 S.F.(1)
	LOT 2.03	40.00 FT.	3,000 S.F.(1)
	LOT 3	40.00 FT.	3,000 S.F.(1)
	LOT 4	60.00 FT.	4,500 S.F.(2)
	LOT 5(PQ)	(PQ)	(PQ)
	LOT 7	75.00 FT.	5,625 S.F.(2)
BLOCK 15.131	LOT 1	75.00 FT.	7,500 S.F.(2)
	LOT 18	90.00 FT.	6,750 S.F.(2)
BLOCK 15.126	LOT 17	40.00 FT.	3,000 S.F.(1)
	LOT 16	40.00 FT.	3,000 S.F.(1)
	LOTS 14 & 15	90.00 FT.	6,750 S.F.(2)
	LOT 13	50.00 FT.	3,750 S.F.(1)
	LOT 12	60.00 FT.	4,500 S.F.(2)
BLOCK 15.127	LOT 3	50.00 FT.	5,000 S.F.(2)
	LOT 11	50.00 FT.	3,750 S.F.(1)

(1) LOTS EQUAL TO OR SMALL THAN PROPOSED LOTS. (8)
(2) LOTS LARGER THAN PROPOSED LOTS. (7)



I HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF. (LOT 5)

VINCENT E. RETTEW, TRUSTEE OF THE VINCENT E. AND BONNIE A. RETTEW DECLARATION OF TRUST DATED SEPTEMBER 15, 1986

BONNIE A. RETTEW, TRUSTEE OF THE VINCENT E. AND BONNIE A. RETTEW DECLARATION OF TRUST DATED SEPTEMBER 15, 1986

SWORN AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC OF NEW JERSEY DATE _____ MY COMMISSION EXPIRES: _____

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED AUGUST 13, 2021 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW AND THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

JAY F. PIERSON, P.L.S., P.P. NJ Lic. 27492

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW, RESOLUTION OF APPROVAL, AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERE TO.

MUNICIPAL ENGINEER DATE _____

THIS PLAN DESCRIBING THIS SUBDIVISION MUST BE FILED IN THE OFFICE OF THE CLERK OF OCEAN COUNTY ON OR BEFORE WHICH IS ONE HUNDRED AND NINETY (90) DAYS AFTER APPROVAL AS A MINOR SUBDIVISION BY THE LONG BEACH TOWNSHIP LAND USE BOARD.

MUNICIPAL CLERK/MUNICIPAL LAND USE CLERK DATE _____

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRPERSON DATE _____

SECRETARY DATE _____

ENGINEER DATE _____

- LEGEND**
- = MONUMENT FOUND
 - = MONUMENT SET
 - = CAPPED PIN FOUND
 - = CAPPED PIN SET
 - = IRON PIPE FOUND
 - = IRON PIPE SET
 - ✱ = STONE FOUND
 - ✱ = NAIL FOUND
 - ✱ = NAIL SET
 - ✱ = OVERHEAD WIRES
 - = UTILITY POLE
 - = FIRE HYDRANT
 - = POINT OF BEGINNING
 - ▣ = SUBDIVISION MONUMENT TO BE SET
 - = SUBDIVISION MONUMENT SET

APPLICANTS:
IRA J. KAPNICK & SETH GLASSER
5501 OCEAN BLVD.
BRANT BEACH, NJ 08008

OWNERS:
VINCENT E. RETTEW, TRUSTEE OF THE VINCENT E. AND BONNIE A. RETTEW DECLARATION OF TRUST DATED SEPTEMBER 15, 1986 AND
BONNIE A. RETTEW, TRUSTEE OF THE VINCENT E. AND BONNIE A. RETTEW DECLARATION OF TRUST DATED SEPTEMBER 15, 1986
290 DOVER DRIVE
WALNUT CREEK, CA 94598

SITE ADDRESS:
27 37TH STREET

META DATA
UNITS: USFT
HORIZONTAL DATUM: NAD83(2011)2010.00
VERTICAL DATUM: NAVD83(GEOD12B)

MINOR SUBDIVISION MAP

PREPARED FOR
IRA J. KAPNICK & SETH GLASSER

BLOCK 15.130 LOT 5
R-50 ZONE
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

East Coast Engineering, Inc.
JAY F. PIERSON, P.L.S., P.P.
ROBERT J. HARRINGTON, P.E.
JASON M. MARCIANO, P.E., P.P.

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CERTIFICATE OF AUTHORIZATION No. 2462725502

JOB No.: 2021-0393 TAX MAP SHEET No.: 21
DRAWN BY: DLG SCALE: 1"=20'
CHECKED BY: JJP DATE PREPARED: 09/30/2021

JAY F. PIERSON, P.L.S., P.P. NEW JERSEY PROFESSIONAL ENGINEER 44892
JASON M. MARCIANO, P.E., P.P. NEW JERSEY PROFESSIONAL PLANNER 02525

REVISIONS Project Desc.: Path: J:\2021\20210393\20210393.pro Plot Date/Time: Thu Sep 30, 2021 / 12:39:52