

- NOTES:**
- DEED REFERENCE: BOOK 11276, PAGE 495
  - A.K.A. LOT 19, BLOCK 25, FILED MAP A-288, FILED 7/23/1923 "REVISED PLAN OF NORTH BEACH HAVEN SHOWING PROPERTY OF SEASIDE REALTY AND IMPROVEMENT CO."
  - FLOOD ZONE AE, BASE FLOOD ELEVATION 8 AS SHOWN ON FIRM #34029C0603F
  - BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0603G THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8. THE PROPERTY IS LOCATED OUTSIDE THE "COASTAL A" ZONE
  - ELEVATIONS NAVD (1988)
  - TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSON & YODER, INC., SIGNED BY LEDN J. TYSZKA, PLS 35888 TITLED "MAP SHOWING SURVEY OF LOT 14, BLOCK 4.07 TAX MAP SHEET # 8 LONG BEACH TOWNSHIP OCEAN COUNTY, NEW JERSEY", DATED 3/1/2022
  - THE LOCATION, SIZE, AND TYPE OF MATERIAL OF UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE NOT GUARANTEED, BUT ARE BASED UPON THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND TYPE OF MATERIAL OF ALL UNDERGROUND UTILITIES THROUGH MARK-OUTS DONE BY THE OWNER OF THE UTILITY AND IF NECESSARY BY TEST PIT AND ADVISE THE ENGINEER OF ANY CONFLICTS SO THAT APPROPRIATE REVISIONS CAN BE MADE TO THE PLANS TO CARRY OUT THE INTENT OF THE DESIGN ALL AT NO COST TO THE ENGINEER.
  - EXISTING CURB AND SIDEWALK SHALL BE REMOVED AND REPLACED AS NECESSARY TO INSURE COMPLIANCE WITH CURRENT DESIGN STANDARDS AS DIRECTED BY THE BOROUGH ENGINEER.
  - ALIGNMENT AND GRADE FOR CURB AND ROAD IMPROVEMENTS ALONG LONG BEACH BOULEVARD SHALL BE ESTABLISHED BY THE DEVELOPER'S ENGINEER AS APPROVED BY THE OCEAN COUNTY ENGINEER. STAKEOUT OF ALL CURB AND ROAD IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE EXECUTED BY A LICENSED NEW JERSEY PROFESSIONAL LAND SURVEYOR. CURB AS-BUILTS SHALL BE SUBMITTED TO THE OCEAN COUNTY ENGINEER PRIOR TO ANY PAVING OPERATIONS. FINAL AS-BUILT INFORMATION SHALL BE SUPPLIED ON A REPRODUCIBLE MEDIUM, WILL INCLUDE TOP AND BOTTOM OF CURB, CENTERLINE AND QUARTER CROWN GRADES, MONUMENTS WHERE APPLICABLE, SHALL BE SIGNED AND SEALED BY A LICENSED NEW JERSEY PROFESSIONAL LAND SURVEYOR AND ACCOMPANIED BY A MONUMENT CERTIFICATION WHERE APPLICABLE.
  - THE DEVELOPER SHALL OBTAIN A LETTER OF FINAL ACCEPTANCE FROM THE OCEAN COUNTY ENGINEERING DEPARTMENT FOR ALL ROAD IMPROVEMENTS ALONG LONG BEACH BOULEVARD PRIOR TO THE RELEASE OF ANY BOND OR OTHER FINANCIAL SURETY POSTED WITH THE MUNICIPALITY FOR THE COMPLETION OF SAID IMPROVEMENTS.
  - THE DEVELOPER IS REQUIRED TO OBTAIN A PERMIT FROM THE OCEAN COUNTY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OF LONG BEACH BOULEVARD

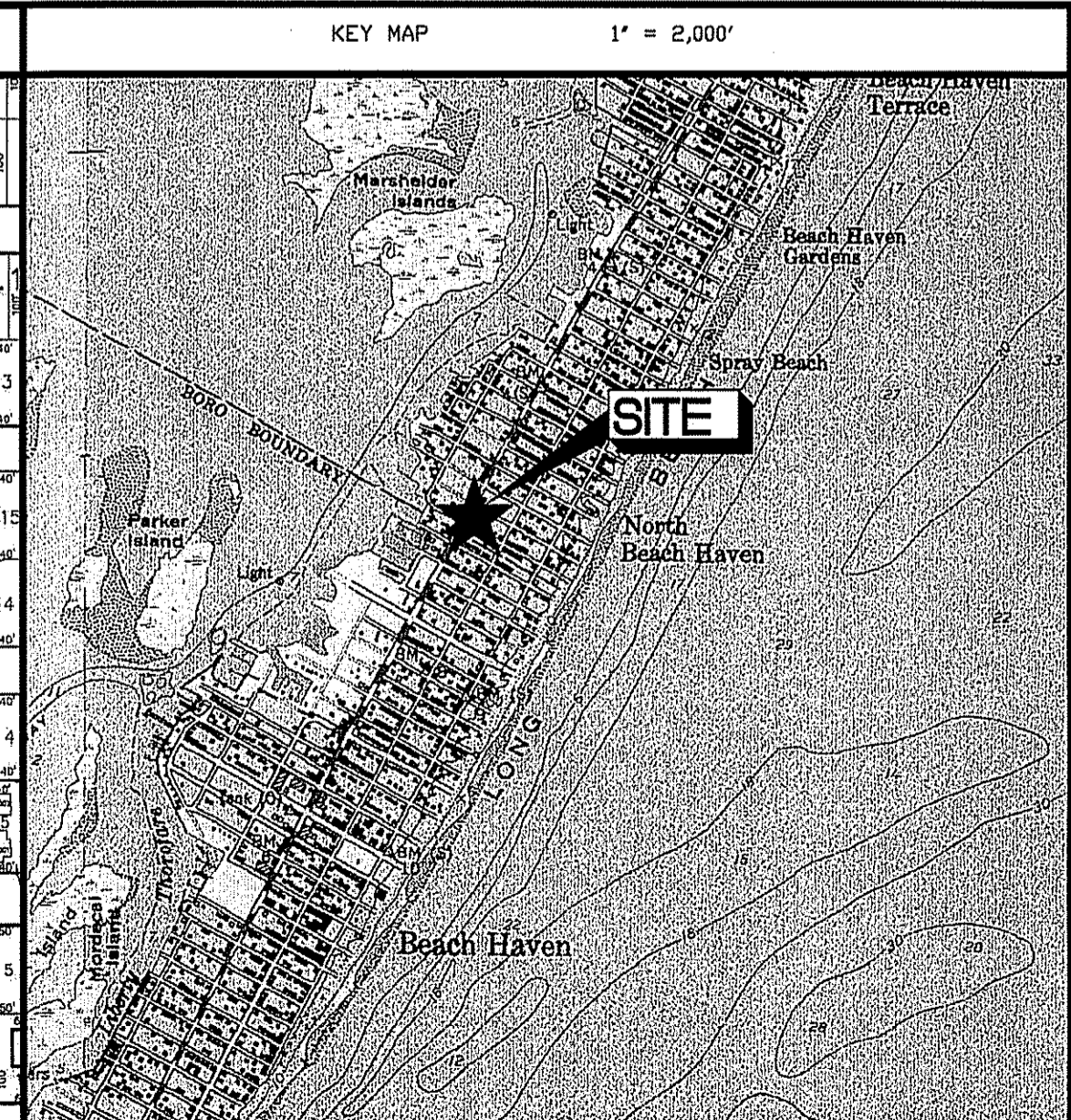
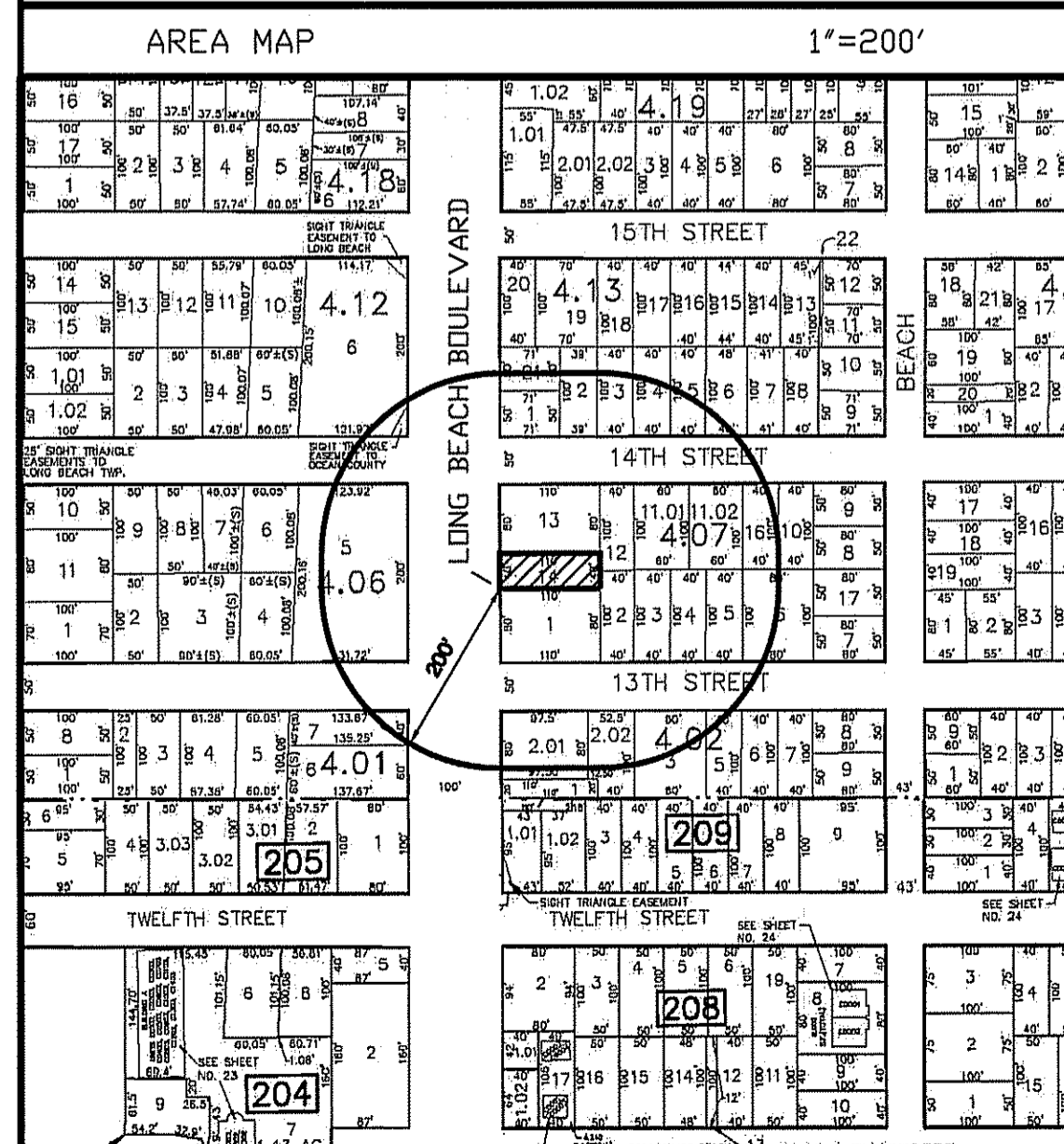
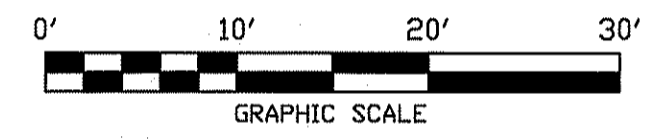
- LEGEND:**
- = IRON PIN FOUND
  - POB = POINT OF BEGINNING
  - AC = AIR CONDITIONER
  - ⊕ = CENTERLINE
  - 6.02 = SPOT ELEVATION
  - ⊙ = LIGHT
  - ⊕ = UTILITY POLE
  - ⊙ = WATER METER
  - ⊙ = SEWER CLEANDOUT

APPROVED BY THE LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

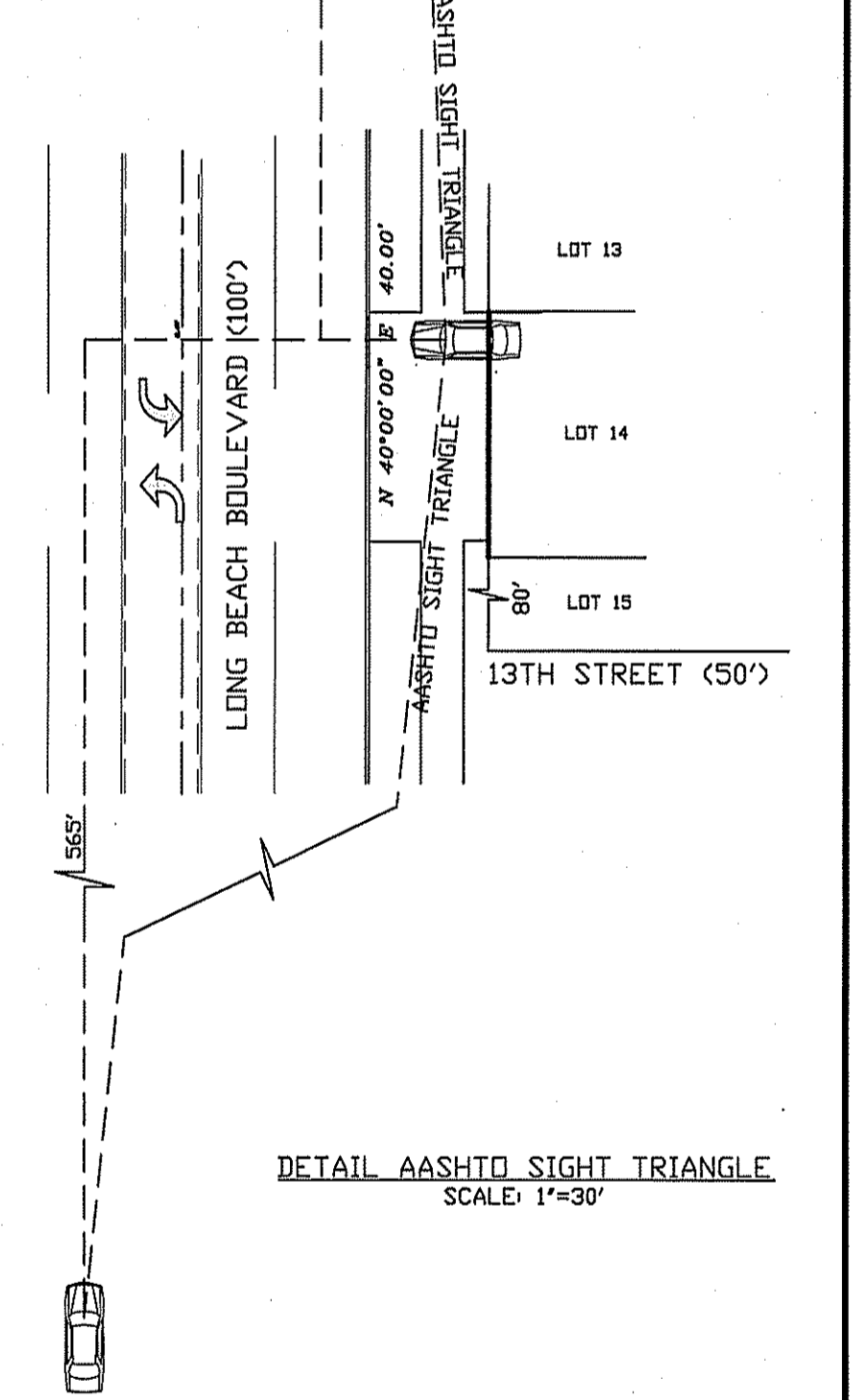
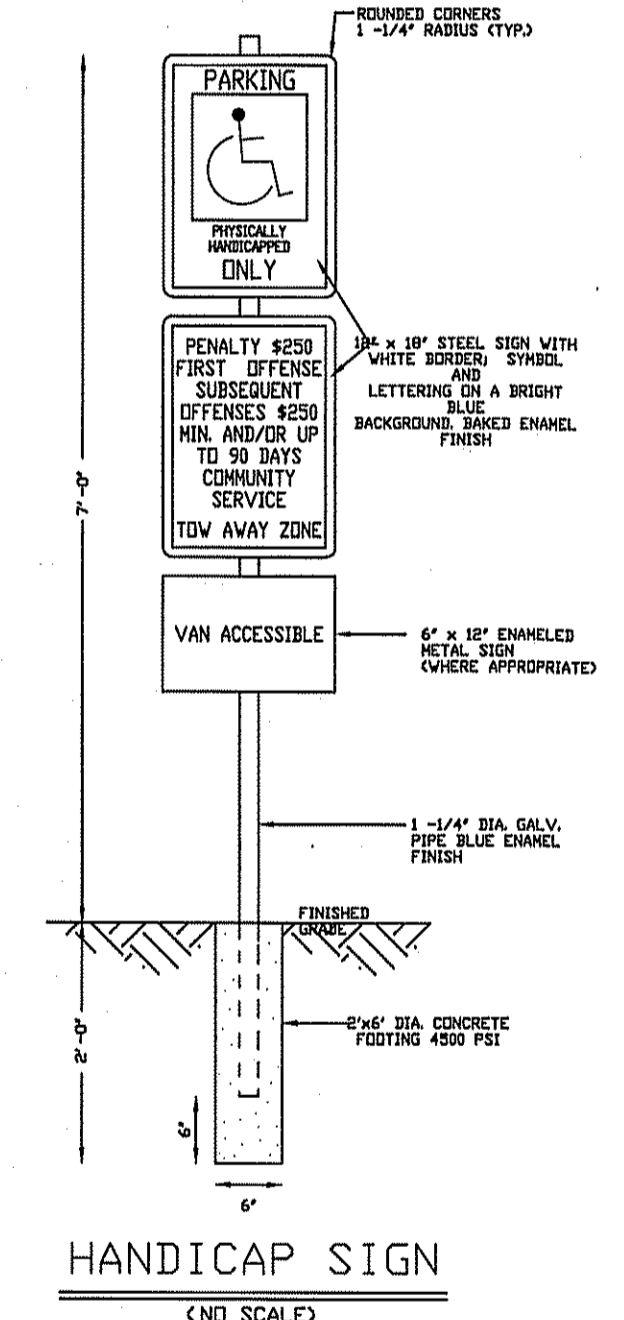
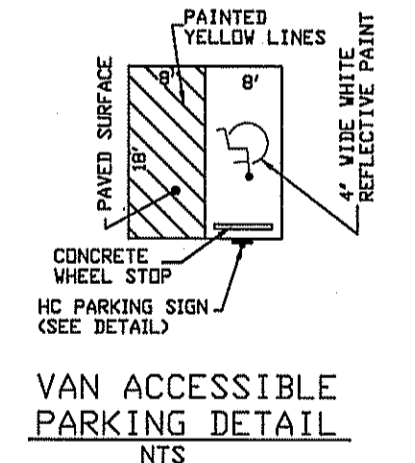
ENGINEER \_\_\_\_\_



**ZONING SCHEDULE**  
C- GENERAL COMMERCIAL ZONE

	CODE	REQUIRED	EXISTING	PROVIDED
LOT AREA	205-59.C(1)	6,000 S.F.	4,400 S.F.**	NO CHANGE
LOT WIDTH	205-59.C(1)	60 FT.	40 FT.**	NO CHANGE
SETBACKS:				
FRONT	205-59.C(2)	NO REQUIREMENT	10 FT.	0.6 FT.
SIDE	205-12.B	4 FT.	10 FT./2.9 FT.**	10 FT./2.9 FT.**
REAR	205-59.C(4)	10 FT.	41.5 FT.	NO CHANGE
COMBINED SIDE	205-12.B	15 FT.	12.9 FT.**	12.9**
BUILDING COVERAGE	205-59	NO REQUIREMENT	33.3%	36.9%
IMPERVIOUS COVERAGE (%)	205-33.B.(3)(a)	75%	91.7%**	91.5%**
IMPERVIOUS IN FRONT YARD	205-33.B.(3)(a)	0%	0%	NO CHANGE
SETBACK TO IMPERVIOUS SURFACES <sup>1</sup>	205-33.B.(4)	1.5 FT.	0 FT.**	NO CHANGE
HEIGHT	205-10.A	34 FT.	30.1 FT.	NO CHANGE
PARKING				
RETAIL/COMMERCIAL 1 SPACE/1,000 S.F.	205-59.E.(1)	5 SPACES	3 SPACES**	3 SPACES**
2,174 S.F. PROPOSED				

<sup>1</sup> VARIANCE REQUESTED IF REQUIRED  
THE EXISTING USES CONTAINED WITHIN THE BUILDING REQUIRE A TOTAL OF 5 PARKING SPACES  
3 SPACES ARE REQUIRED FOR THE 1,066.7 S.F. COMMERCIAL ON THE FIRST FLOOR  
AND 2 PARKING SPACES REQUIRED FOR THE APARTMENT ON THE SECOND FLOOR



OWNER/APPLICANT:  
KJ REAL ESTATE LIMITED LIABILITY CORPORATION  
11302 BEACH AVENUE  
HAVEN BEACH, NJ 08008

4/4/2022 SITE PLAN (S)

**HORN, TYSON & YODER, INC.**  
CONSULTING ENGINEERS, SURVEYORS-PLANNERS  
CERTIFICATE 24GA27951700 - ISSUED JULY 27, 2020  
8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424  
PHONE (609) 492-5050 FAX (609) 492-4163

*James D. Brodzinski*  
JAMES D. BRODZINSKI, P.E., P.P.  
Professional Engineer, N.J. License Number GE44223  
Professional Planner, N.J. License Number 33L100606400

**SITE PLAN**  
LOT 14, BLOCK 4.07  
TAX MAP SHEET # 8  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

SCALE: 1"=10'	DRAWN BY: RLF	SHEET 1 OF 1
JOB NO. 183-323	DATE: 3/1/2022	