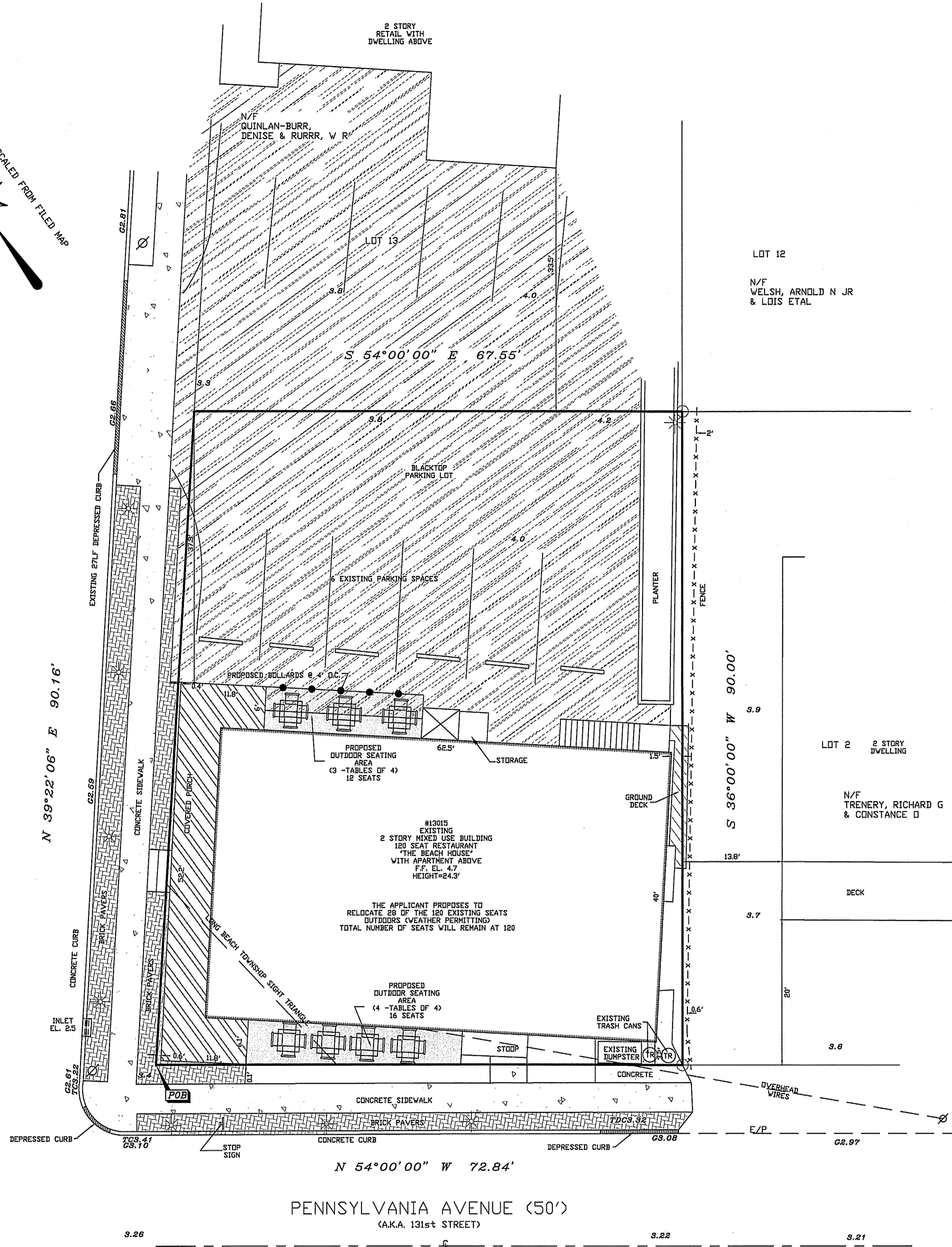
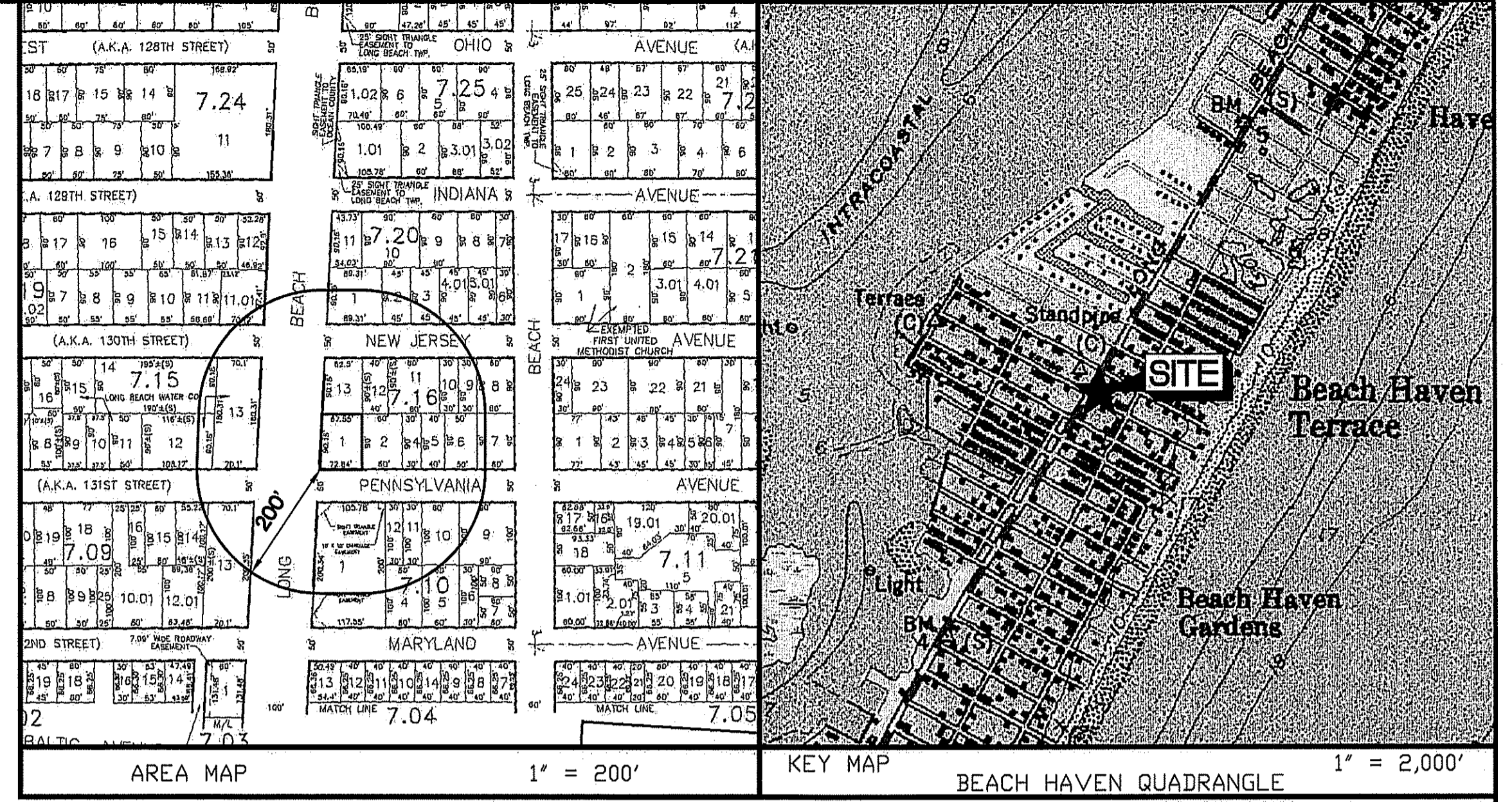
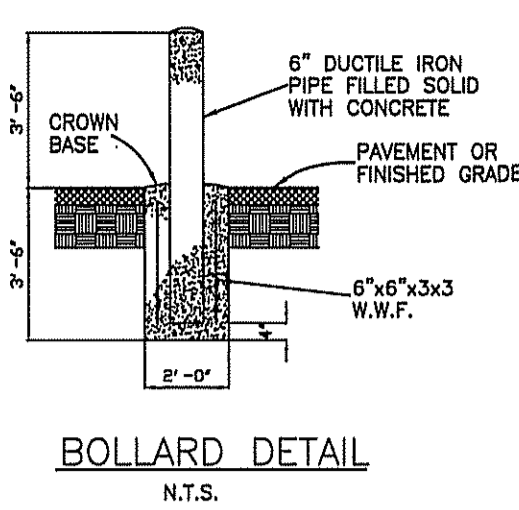
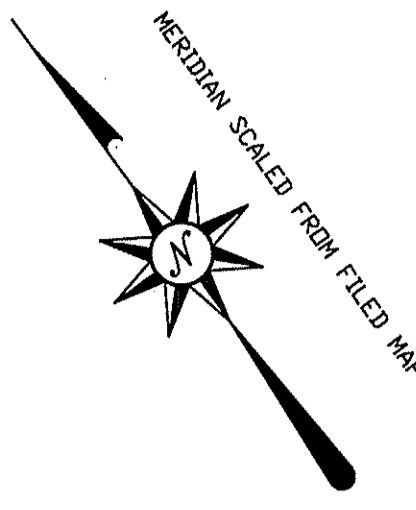


- LEGEND**
 O = IRON PIN FOUND
 P.O.B. = POINT OF BEGINNING
 C = CENTERLINE
 E/P = EDGE OF PAVEMENT
 6.02 = SPOT ELEVATION
 U = UTILITY POLE
 * = LIGHT POLE



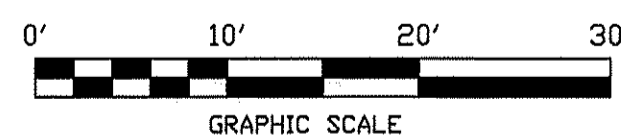
LONG BEACH BOULEVARD (100')

ZONING SCHEDULE
C- GENERAL COMMERCIAL ZONE

LOT AREA	CODE	REQUIRED	EXISTING	PROPOSED
LOT AREA	205-59.C(1)	6,000 S.F.	6,617.98 S.F.	NO CHANGE
LOT WIDTH	205-59.C(1)	60 FT.	90.16 FT.	NO CHANGE
SETBACKS				
FRONT	205-59.C(3)	NO REQUIREMENT	0.4 FT.	NO CHANGE
SIDE	205-12.B	4 FT.	37.3 FT./01 FT.**	NO CHANGE
REAR	205-59.C(4)	10 FT.	1.5 FT.**	NO CHANGE
COMBINED SIDE	205-12.B	27 FT.	37.4 FT.	NO CHANGE
BUILDING COVERAGE	205-59	NO REQUIREMENT	45.5%	NO CHANGE
IMPERVIOUS COVERAGE (%)	205-33.B.(3)(a)	75%	87.12%**	NO CHANGE
IMPERVIOUS IN FRONT YARD	205-33.B.(3)(a)	0%	0%	NO CHANGE
SETBACK TO IMPERVIOUS SURFACES ¹	205-33.B.(4)	1.5 FT.	0 FT.**	NO CHANGE
HEIGHT	205-10.A	34 FT.	24.3 FT.	NO CHANGE
PARKING				
120 SEAT RESTAURANT 1 SPACE/6 SEATS	205-59.E.(2)	20 SPACES	2 SPACES	
APARTMENT				
TOTAL		22 SPACES	6 SPACES**	NO CHANGE

- * VARIANCE REQUESTED
 EXISTING 120 SEAT RESTAURANT REQUIRES 20 PARKING SPACES
 PROPOSED ADDITIONAL 24 SEATS REQUIRES AN ADDITIONAL 4 PARKING SPACES
- NOTES:**
- AKA. LOTS 65 & 66, SECTION 'B', TRACT NO. 1, FILED MAP B-160, FILED 2/14/1914
 'PLAN OF LOTS MADE FOR THE FIDELITY LAND CO. INC. SITUATED AT BEACH HAVEN TERRACE'
 - 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 OF 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 LEON J. TYSZKA, PLS 35889 TITLED 'BOUNDARY AND TOPOGRAPHIC SURVEY OF LOT 1, BLOCK 7.16
 TAX MAP SHEET # 11 LONG BEACH TOWNSHIP OCEAN COUNTY, NEW JERSEY', DATED 4/26/2022.

PENNSYLVANIA AVENUE (50')
(A.K.A. 131st STREET)



EFFECTS AS SHOWN HEREIN ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
 THIS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE. NO RESPONSIBILITY OR LIABILITY IS ASSUMED FOR USE OF SURVEY FOR ANY OTHER PURPOSE.
 THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW JERSEY TIE LINES CLAIMS EXCEPT AS SPECIFICALLY SHOWN HEREON.
 THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GRADE, IF ANY, EXCEPT AS SHOWN HEREON.
 THIS SURVEY IS SUBJECT TO SUCH FACTS AS A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

OWNER/APPLICANT
 CC MCGLYNN'S, LLC
 1315 WEST AVENUE
 BEACH HAVEN, N.J. 08008

6/6/2022 NO INCREASE TO THE TOTAL EXISTING SEATS

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) 492-8050 FAX (609) 492-4163

James D. Brzozowski
JAMES D. BRZOZOWSKI, P.E., P.P.
 Professional Engineer, N.J. License Number: GE44223
 Professional Planner, N.J. License Number: 33L10606400

SITE PLAN
 LOT 1, BLOCK 7.16
 TAX MAP SHEET # 11
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10'	DRAWN BY: RLF	SHEET 1 OF 1
JOB NO.: 17-200	DATE: 4/26/2022	