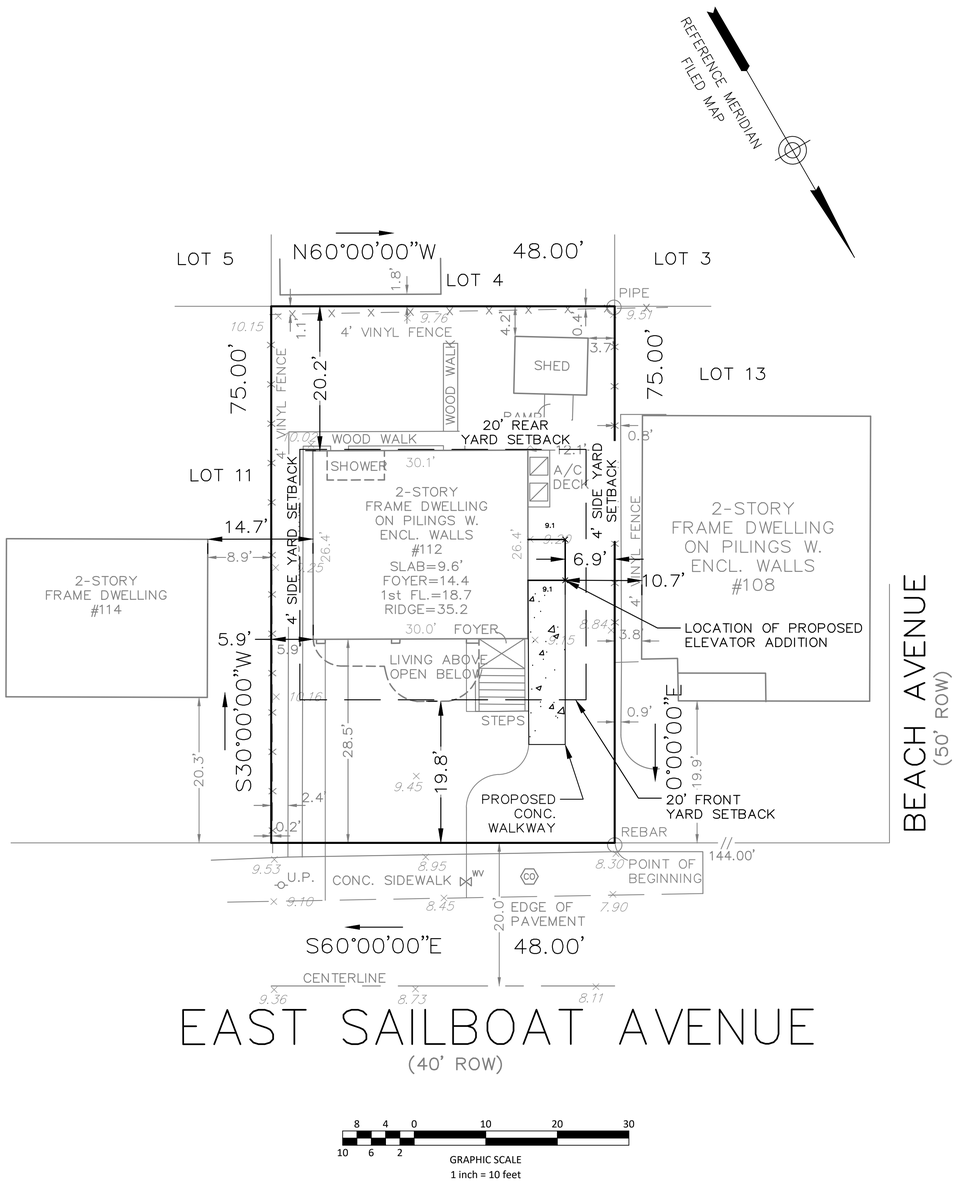


NOTES

1. APPLICANT
   ROBERT BELL
   112 E. SAILBOAT DRIVE
   LONG BEACH TOWNSHIP, NJ 08008
2. PROJECT SITE KNOWN AND DESIGNATED AS BLOCK 12.21; LOT 12, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF LONG BEACH, NEW JERSEY (SHEET 15).
3. LOT INFORMATION & TOPOGRAPHY BASED UPON SURVEY ENTITLED "SURVEY OF PROPERTY, LOT 12 BLOCK 12.21, SITUATED IN TOWNSHIP OF LONG BEACH, OCEAN COUNTY, NEW JERSEY" DATED FEBRUARY 25, 2021, PREPARED BY FRD SURVEYING, LLC.
4. VERTICAL DATUM: NAVD 88.
5. PROPERTY IS LOCATED IN FLOOD ZONE AO (DEPTH 1 FEET) ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP 34029C0602F HAVING AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
6. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (1-800-272-1000) TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DEMOLITION, CONSTRUCTION, ABANDONMENT, SOILS INVESTIGATION, AND/OR EXCAVATIONS.
7. SHOULD ANY PORTION OF THE EXISTING CURB BE DETERIORATED OR BELOW DESIGN STANDARDS, IT SHALL BE REMOVED AND REPLACED AT THE DIRECTION OF THE TOWNSHIP ENGINEER.
8. TWO (2) OFF-STREET PARKING SPACES PROVIDED. ONE (1) UNDERNEATH THE HOUSE IN THE GARAGE AND ONE (1) DRIVEWAY SPACE IN THE FRONT YARD.
9. ALL ROOF LEADERS TO DIRECT FLOW TO RIGHT-OF-WAY. NO ROOF LEADERS ARE TO DIRECT FLOW TOWARDS ADJACENT PROPERTIES.

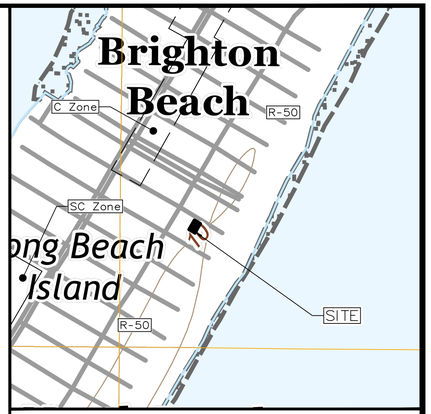
Single Family Residential (R-50) Zoning Schedule
112 E. Sailboat Drive – Block 12.21, Lot 12

	Required	Existing	Proposed	Complies
Min. Lot Area	4,500 SF	3,600 SF	No Change	No**
Min. Lot Width	50 Ft	48 Ft	No Change	No**
Min. Lot Depth	½ Block Width	75 Ft	No Change	Yes
Min. Front Yard Setback	20 Ft	19.8 Ft	No Change	No**
Min. Rear Yard Setback	15 Ft	20.2 Ft	No Change	Yes
Min. Side Yard Setback				
One Side	4 Ft	5.9 Ft	No Change	Yes
Both	15 Ft	18.0 Ft	12.8 Ft	No***
Min. Building Separation				
East Side	15 Ft	14.7 Ft	No Change	No**
West Side	15 Ft	15.9 Ft	10.7 Ft	No***
Max. Building Height*	34 Ft	26.47 Ft	30.75 Ft	Yes
Max. Building Coverage	33.33 %	25.8 %	26.4 %	Yes
Max. Impervious Coverage	75 %	51.1 %	55.2 %	Yes
Min. Floor Area	448 SF	792 SF	No Change	Yes

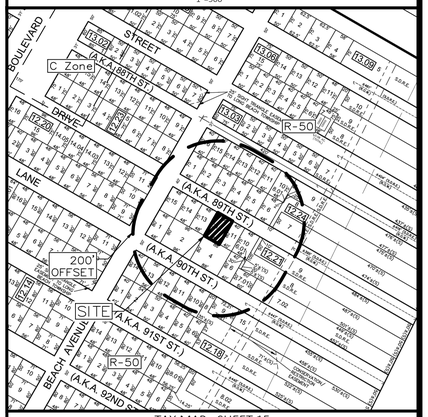
** Per Ordinance Section 205-10A and measured from centerline of the road to ridge of roof*
*** Existing non-conformity measured to front box bay window*
**** Variance requested*

200' PROPERTY OWNERS LIST:

BLOCK	LOT	ADDRESS
12.18	8	HOFFMAN, BARNETT E & DIANE 58 HARRISON DRIVE HIGHLAND PARK, NJ 08904
12.18	9	BECK, DANIEL & LAURA 1 BUCKEYE LANE FLEMINGTON, NJ 08822
12.18	10	BOND, PATRICIA 5022 BELLA TERRA DRIVE VENICE, FL 34293
12.18	11	KOEBEL, TERESA M 935 MAIN STREET FORDS, NJ 08863
12.18	12	SCIALABBA, RICHARD 737 COOLIDGE ST WESTFIELD, NJ 07090
12.18	13	DAVIS, STEPHEN O & RANDY JEAN 223 CAROL JEAN WAY BRANCHBURG, NJ 08876
12.18	14	DALEDDA, KENNETH J & MARILYN 57 HIGGINS ROAD OLD BRIDGE, NJ 08857
12.20	9	BIGG, RICHARD & PHYLLIS 31 E SAND DUNE LANE LONG BEACH, NJ 08008
12.20	10	OPILLA, DOROTHY 311 SUNNYSIDE TERRACE BRIDGEWATER, NJ 08807
12.20	11	PEACEPHIL, INC C/O BARKAN, ARI PO BOX 56178 PHILADELPHIA, PA 19130
12.21	1	STUPAY, MICHAEL E & SHELLEY H 2 FERNWOOD ROAD WARREN, NJ 07059
12.21	2	SMITH, GEORGE S JR & PAMELA J 52 DEVONSHIRE DR MORGANVILLE, NJ 07751
12.21	4	111 SANDUNE LLC 527 HIGHLAND AVE WESTFIELD, NJ 07090
12.21	6	PTLBI LLC 1024 ELSTON DRIVE MOUNTAINSIDE, NJ 07092
12.21	7.01	CROWN JEWEL ESTATES INC 3911 AMBOY RD STE H STATEN ISLAND, NY 10308
12.21	7.02	MADRES, LARRY & LINDA 1150 FORGE ROAD CHERRY HILL, NJ 08034
12.21	8	122 SAILBOAT AVE LLC 38 BLUEBERRY CT MAHWAH, NJ 07430
12.21	9	FORMAN, ANDREW & REYES, ANA R 3255 PONY RIDGE WAY OAKTON, VA 22124
12.21	10	SCHLUTER, STEPHEN & CYNTHIA 30 VALLEY VIEW AVENUE SUMMIT, NJ 07901
12.21	11	KAUFMAN PHILIP F & PATRICIA J 1333 MICHAEL ROAD MEADOWBROOK, PA 19046
12.21	13	GARB LAWERNECE D 5 CHAPEL COURT TOWACO, NJ 07082
12.21	14	SAILBOAT ENTERPRISES LLC 26 HOMEWOOD DRIVE MORRISTOWN, NJ 07960
12.21	15	NIZOLEK, MICHAEL J & SHARON B 8901 BEACH AVENUE LONG BEACH, NJ 08008
12.24	1	HENNINGSEN, GARY A JR 8811 BEACH AVE LONG BEACH, NJ 08008
12.24	2	D'SOUZA, WARREN & JAYME 11 STONEHENGE CT JACKSON, NJ 08527
12.24	3	KENNEDY, MARTIN J & BERNADETTE TRST 618 LINCOLN AVE HAWTHORNE, NJ 07506
12.24	4	RODANO, PHILLIP G & DIANA 700 SUMMIT AVE HACKENSACK, NJ 07601
12.24	5	KELLY, JANET E 603 EMERALD TRL MARTINSVILLE, NJ 08836
12.24	6	KOLODZIEJ, MICHAEL & CYNTHIA 203 WASHINGTON AVE BERLIN, NJ 08009
12.24	7	MCMINN, GERALD A & JOAN 116 HAMBURG TURNPIKE POMPTON LAKES, NJ 07442
12.24	8	LUNDY FAMILY TRUST 121 E SAILBOAT LN LONG BEACH, NJ 08008
12.24	9	120 88TH ST LLC 788 SCHIRRA DRIVE ORADELL, NJ 07649
12.24	10	STEFANCIN, STEPHEN J III 6 HARRIETT CT ROBBINSVILLE, NJ 08691
12.24	11	KNUDSON, RICHARD A JR & ANGELA 527 FARMERVILLE RD FLEMINGTON, NJ 08822
12.24	12	GIDEON, R MATTHEW & KAREN L 114 E MERMAID LANE LONG BEACH, NJ 08008
12.24	13	GALLI, JAMES 4 CLIFFSIDE DRIVE LIVINGSTON, NJ 07039
12.24	14	HEANEY, GRETCHEN A 282 AIMONT AVE MAHWAH, NJ 07430
12.24	15	BOYLE, JOHN C JR. & PATRICIA 322 MINUTE ARMS RD UNION, NJ 07083
12.24	16	DONOVAN, GEORGE J & TIMOTHY 321 E JOHNSON AVE BERGENFIELD, NJ 07621



KEY MAP
BEACH HAVEN QUADRANGLE MAP
1"=500'



TAX MAP - SHEET 15
1"=200'

DATE	REVISIONS	BY

SHORE POINT ENGINEERING
Certificate of Authorization No. 24GA28317800
Kevin E. Shelly P.E. PE No. GE05031300
PO Box 257, Manasquan, NJ 08736
T: 732-924-8100 | F: 732-924-8110
www.shorepointengineering.com

Date: 7/8/21
Kevin E. Shelly, P.E.
PROFESSIONAL ENGINEER
N.J. Lic. No. GE05031300

112 E. SAILBOAT DRIVE
BLOCK 12.21; LOT 12

SITUATED IN
TOWNSHIP OF LONG BEACH, OCEAN COUNTY, NEW JERSEY

VARIANCE PLAN

SCALE: 1"=10'	PROJECT No.: SFH-222
RELEASED BY: KES	DATE: 07/08/22
CHECKED BY: KES	Sheet Number 1 OF 1
DRAWN BY: KES	

File Name: C:\Users\keshe\OneDrive - Shore Point Engineering\Shore Point Engineering\Clients\Single Family Homes\Jobs\SFH-222 - E Sailboat Ave - Long Beach\DWG\Plot Plan.dwg
Plot time: Jul 21, 2022 - 11:15am