



**ZONING SCHEDULE**  
 C- GENERAL COMMERCIAL ZONE

	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(1)	NO REQUIREMENT	0.4 FT.	NO CHANGE
SETBACKS SIDE	205-59.C(1)	NO REQUIREMENT	37.3 FT./0.1 FT.**	NO CHANGE
SETBACKS REAR	205-59.C(1)	10 FT.	1.5 FT.**	NO CHANGE
SETBACKS COMBINED SIDE	205-59.C(1)	27 FT.	37.4 FT.	NO CHANGE
BUILDING COVERAGE	205-59	NO REQUIREMENT	45.5%	NO CHANGE
IMPERVIOUS COVERAGE (2)	205-33.B(3)(a)	75%	87.12%**	NO CHANGE
IMPERVIOUS IN FRONT YARD	205-33.B(3)(a)	60%	0%	NO CHANGE
SETBACK TO IMPERVIOUS SURFACES	205-33.B(4)	15 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	NO CHANGE
APARTMENT TOTAL		22 SPACES	6 SPACES**	NO CHANGE

\* VARIANCE REQUESTED

- 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 35888 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.

OFFSETS AS SHOWN HEREON 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 ASSURED FOR USE OF SURVEY FOR ANY OTHER PURPOSE.

THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW JERSEY TIDELANDS PLATS EXCEPT AS SPECIFICALLY SHOWN HEREON.

THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND, 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

9/26/2022 PROVIDE PARKING AREA DIMENSIONS  
 7/19/2022 REMOVE SEATING FROM THE SOUTH SIDE OF THE BUILDING PROVIDE 16 SEATS ON THE NORTH SIDE OF THE BUILDING  
 6/2/2022 NO INCREASE TO THE TOTAL EXISTING SEATS

**HORN, TYSON & YODER, INC.**  
 CONSULTING ENGINEERS, SURVEYORS-PLANNERS  
 CERTIFICATE 24GA27951700 - ISSUED SEPTEMBER 1, 2022  
 8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424  
 PHONE (609) 492-5050 FAX (609) 492-4163

**JAMES D. BRZDOWSKI, P.E., P.P.**  
 Professional Engineer, N.J. License Number: GE44223  
 Professional Planner, N.J. License Number: 33L100605400

**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	