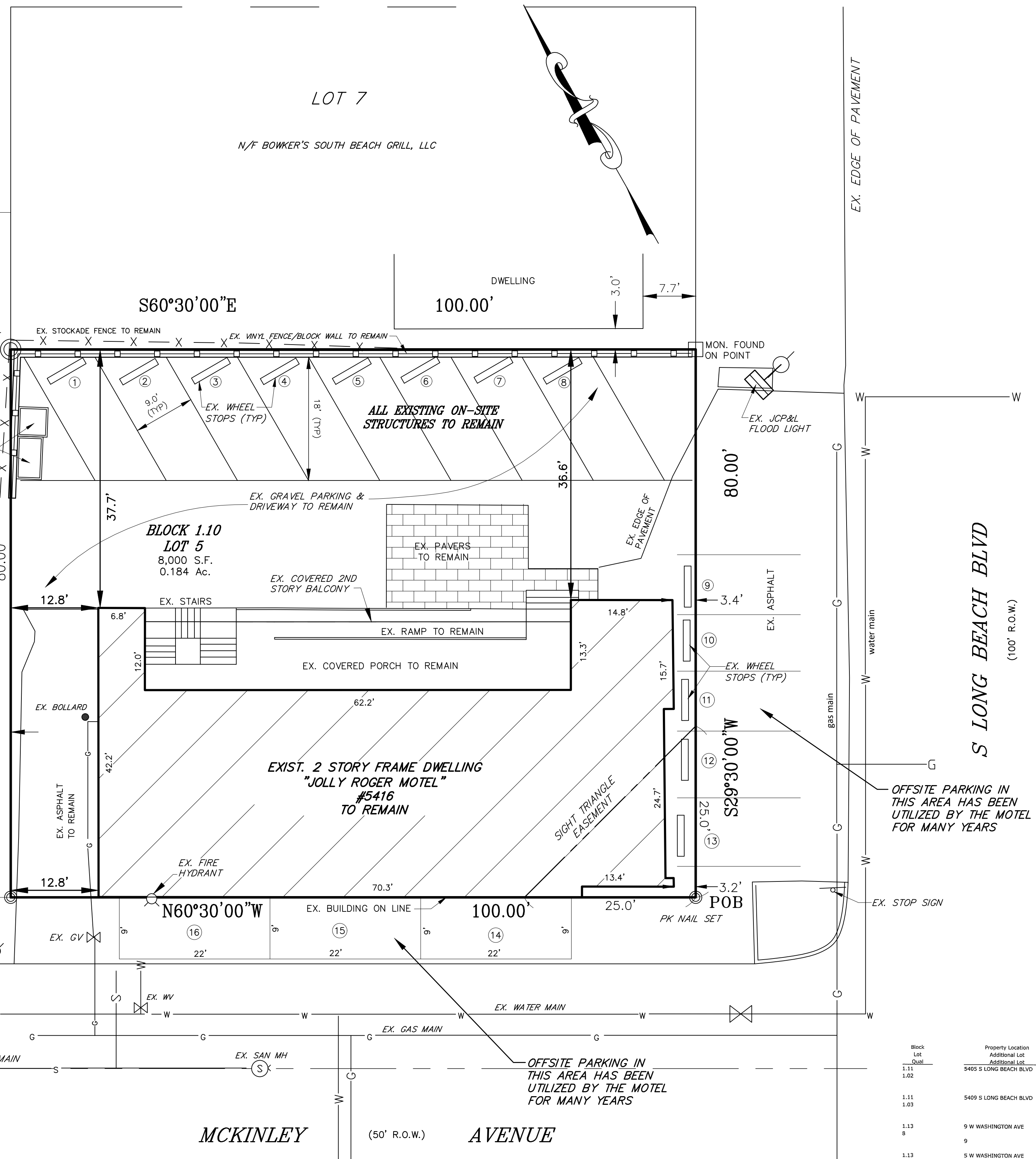


LOT 9  
N/F ALLIERI, CARL M. & ONNOLEE

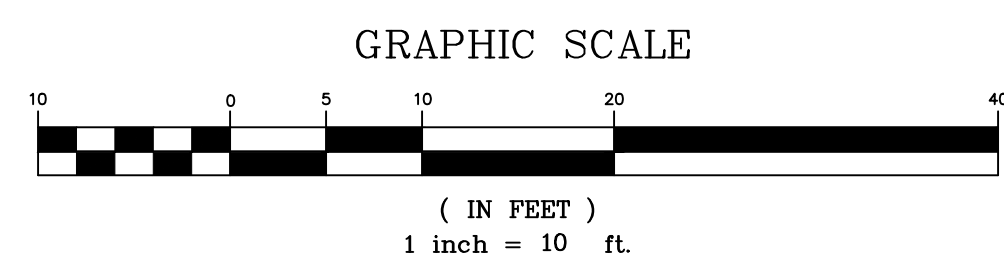
LOT 7  
N/F BOWKER'S SOUTH BEACH GRILL, LLC

LOT 4  
N/F BOEHSE, GERARD

80.00'  
N29°30'00"E  
3.2'



- GENERAL NOTES:**
- OWNER/APPLICANT: 5416 S.L.B.B. LLC, 5416 S LONG BEACH BLVD., LONG BEACH TOWNSHIP, NJ 08005
  - PROPERTY KNOWN AS TAX LOT 5 IN BLOCK 1.10 ON SHEET No. 4 OF THE OFFICIAL TAX MAP OF LONG BEACH TOWNSHIP, COUNTY OF OCEAN, STATE OF NEW JERSEY.
  - TOTAL TRACT AREA IS 0.184 ACRES, 8,000 SQUARE FEET.
  - BOUNDARY INFORMATION SHOWN HEREON BASED UPON "BOUNDARY SURVEY" PREPARED BY PAX SURVEYING & ENVIRONMENTAL CONSULTANTS, LLC, WILLIAM T. MANNING, PLS., NJ LICENSE No. NJ24650408000, DATED 11/18/2021.
  - EXISTING 2 STORY MOTEL "JOLLY ROGER MOTEL", CURRENTLY EXISTS ON THE PROPERTY. THE APPLICANT PROPOSES TO RE-CONSTRUCT A PORTION OF THE FIRST FLOOR INTERIOR TO INCLUDE THE ADDITION OF A COFFEE SHOP IN THE LOBBY AREA AND AN ADDITIONAL ROOM (UTILITY ROOM TO BE CONVERTED TO MOTEL ROOM). THERE ARE NO EXTERIOR RENOVATIONS OR IMPROVEMENTS PROPOSED.
  - THERE ARE NO COVENANTS OR DEED RESTRICTIONS ASSOCIATED WITH THIS TRACT OF LAND.
  - PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION=8.0, PER MAP NUMBER #34029C0592F, COMMUNITY PANEL #345301-0592-F, EFFECTIVE SEPTEMBER 29, 2006, NAVD 88'.
  - PROPOSED BFE: ZONE = AE, ELEV = 8.0', AS PER OCEAN COUNTY, NJ PRELIMINARY F.I.R.M. #34029C0592G, COMMUNITY PANEL #345301-0592-G, EFFECTIVE MARCH 28, 2014.
  - THERE ARE NO CONSERVATION EASEMENTS OR FRESHWATER WETLANDS ON SITE.
  - DEVELOPMENT IS LOCATED WITHIN THE GENERAL COMMERCIAL (C) ZONE.
- ZONING REQUIREMENTS FOR ZONE C:**
- | DESCRIPTION             | REQUIRED   | EXISTING   | PROPOSED   |
|-------------------------|------------|------------|------------|
| MINIMUM LOT AREA        | 6,000 S.F. | 8,000 S.F. | 8,000 S.F. |
| MINIMUM LOT WIDTH       | 60 FEET    | 80 FEET    | 80 FEET    |
| MINIMUM FRONT SETBACK   | 25 FEET    | 3.2 FEET*  | 3.2 FEET*  |
| MINIMUM SIDE SETBACK    | 20 FEET    | 0 FEET*    | 0 FEET*    |
| MINIMUM REAR SETBACK    | 20 FEET    | 12.8 FEET* | 12.8 FEET* |
| MAXIMUM LOT COVERAGE    | 33-1/3%    | 42.3%*     | 42.3%*     |
| MAXIMUM BUILDING HEIGHT | 34 FEET    | <34 FEET   | <34 FEET   |
- \*EXISTING NON-COMFORMANCE.
- OFF-STREET PARKING REQUIREMENTS:  
HOTELS and MOTELS:  
ONE (1) SPACE PER MOTEL OR HOTEL UNIT. FOURTEEN (14) TOTAL UNITS/ROOMS: 14 SPACES REQUIRED.  
ONE (1) SPACE PER FIVE (5) MOTEL OR HOTEL UNITS FOR EMPLOYEES: 3 SPACES REQUIRED.  
RETAIL:  
TWO (2) SPACES PER 1,000 SF. (2 x 445 SF = 0.89): 1 SPACE REQUIRED.  
TOTAL SPACES PROVIDED = EIGHT (8) SPACES. \*VARIANCE IS REQUIRED.
  - HOURS OF OPERATION: MONDAY - SUNDAY: 8:00 AM - 6:00 PM
  - SIGHT LIGHTING: DUSK - 9:00 PM (SECURITY LIGHTING TO REMAIN ON)
  - SIGHT TRIANGLE EASEMENTS SHALL BE SUBJECT TO GRADING, PLANTING AND CONSTRUCTION RESTRICTIONS AS PROVIDED FOR IN THE TOWNSHIP DEVELOPMENT REVIEW ORDINANCE.
  - THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS.
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  - THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON AND/OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION WOULD OR COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
  - EXISTING UTILITIES:  
A. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION.  
B. THE CONTRACTOR SHALL VERIFY AND COORDINATE WITH ALL UTILITIES ALONG THE LINE OF PROPOSED WORK THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, CONTRACTORS SHALL NOT PROCEED WITH WORK IN STREETS WHERE UTILITIES HAVE NOT BEEN LOCATED AND MARKED BY UTILITY COMPANIES. CONTRACTOR MUST CALL THE UTILITY MARK-OUT AGENCY.  
C. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION TEST PITS SHALL BE DUG BY CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZE SO THAT CONFLICTS MAY BE AVOIDED.
  - TRASH PICKUP SHALL BE PROVIDED BY TOWNSHIP. TRASH CANS TO BE PLACED AT CURB FOR PICKUP.



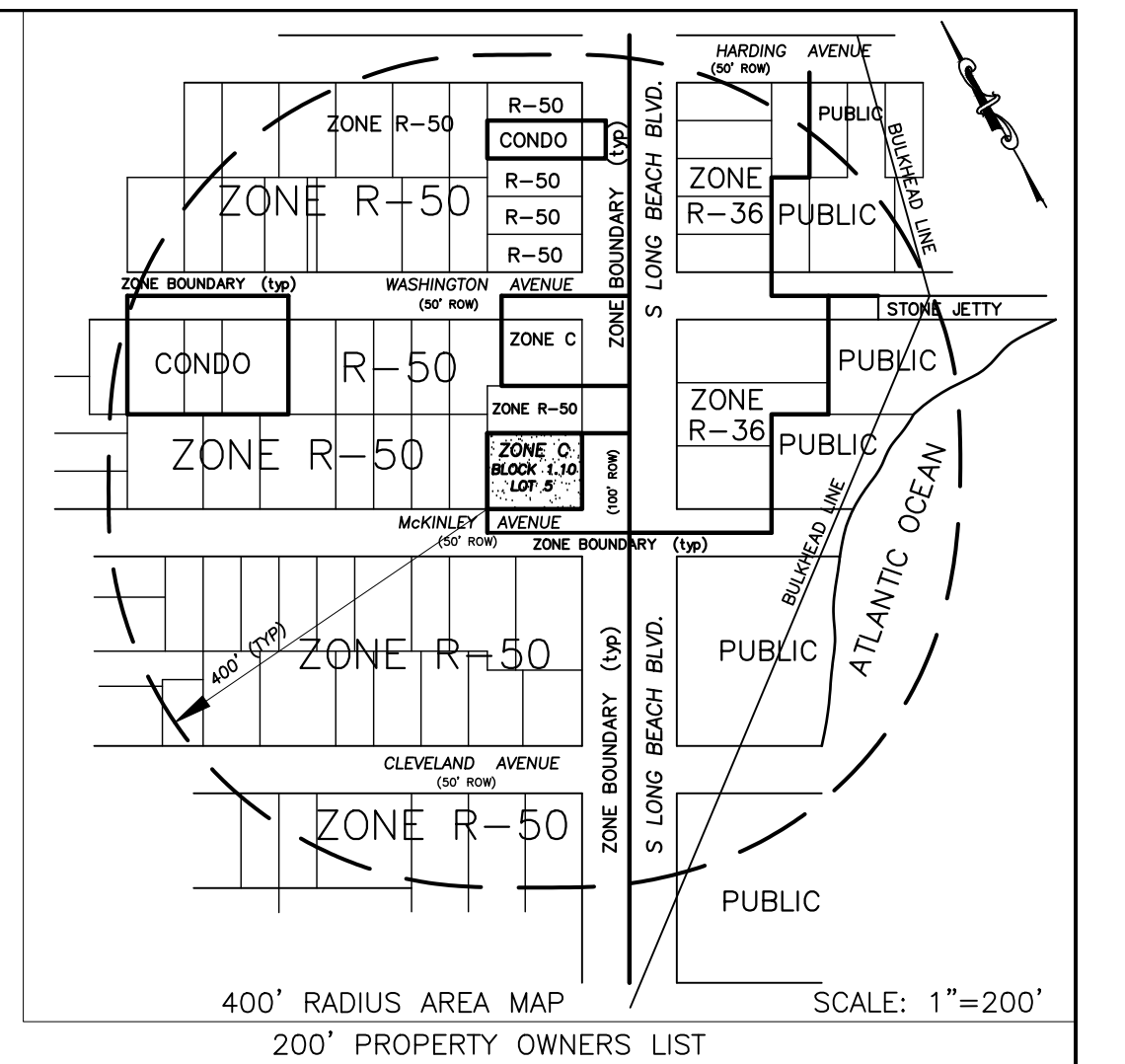
APPROVED AS A MINOR SITE PLAN BY THE LONG BEACH TOWNSHIP PLANNING BOARD.

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**ROBERT A. WOODCOCK**  
Professional Engineer No. Lic. No. 10040  
Professional Planner N.J. Lic. No. 100890



200' PROPERTY OWNERS LIST

Block Lot	Property Location	Property Class	Owner Address	City, State	Zip Code
1.07 4	9 W CLEVELAND AVE	2	RAYNER, P & M A & OTTESEN, O C & CH	ROCKY HILL NJ	08553
1.07 5	7 W CLEVELAND AVE	2	CANKON, WILLIAM D & MINTZ, CAROL S	18 TAYLOR ROAD	MOUNT KISCO NY 10549
1.07 6	5 W CLEVELAND AVE	2	BRENNAN, JOHN R & ROBYN L	2 CARMEN LANE	PLAINFIELD NJ 08872
1.07 7.01	24 W MCKINLEY AVE	2	FRAY, FRANKLIN L	121 OLD BRIDGELIFF ROAD	BRIDGELIFF HANOR NY 10510
1.07 7.02	28 W MCKINLEY AVE	2	DORE, THOMAS B & ROSALEE J	28 W MCKINLEY AVENUE	HOLGATE NJ 08008
1.07 8	4 W MCKINLEY AVE	2	WEST MCKINLEY LLC	55 SAINT MARY AVENUE	MANAHAWEN NJ 08070
1.07 17	1 W CLEVELAND AVE	2	CITARELLA, ALBERT F & JENNIFER A	28 KING RIDGE ROAD	MANATEE, FL 34460
1.07 17.01	3 W CLEVELAND AVE	2	WALL, ARTHUR W & BARBARA L	95 ADAMS DRIVE	CHURCHVILLE PA 18956
1.07 19	10 W MCKINLEY AVE	1	SEPERACK, A & ROACH, K	235 GROVER AVE	BRIDGEPORT CT 06405
1.07 20	8 W MCKINLEY AVE	2	MCKESSICK FAMILY TRUST	15013 LAKE WINDERMERE DR	GREAT FALLS VA 22066
1.07 21	6 W MCKINLEY AVE	2	SILVA, JOHN & DONNA ERNEST	26 THURBRIK DRIVE	PLAINFIELD NJ 08822
1.08 1	5501 S LONG BEACH BLVD	15C	TOWNSHIP OF LONG BEACH	6805 LONG BEACH BLVD	BEAHT BEACH, NJ 08008
1.10 4	3 W MCKINLEY AVE	2	BOEHSE, GERARD	235 W CENTRAL ROAD #431	FORT LEE NJ 07024
1.10 5	5416 S LONG BEACH BLVD	4A	5416 S.L.B.B. LLC	PO BOX 76	COLUMBIA NJ 07832
1.10 7	5404 S LONG BEACH BLVD	4A	BOWKER'S SOUTH BEACH GRILL LLC	5404 S LONG BEACH BLVD	HOLGATE NJ 08008
1.10 8	5400 S LONG BEACH BLVD	2	LOWRY, FRANK R & PAMELA E	5400 S LONG BEACH BLVD.	HOLGATE NJ 08008
1.10 9	2 W WASHINGTON AVE	2	ALLIERI, CARL M & ONNOLEE % DAVID	P.O. BOX 1191	BEACH HAVEN NJ 08008
1.10 10	4 W WASHINGTON AVE	2	MERLINO, JOHN SR & CATHERINE V	8 HILARY CT	STOCKHOLM NJ 07460
1.10 11	6 W WASHINGTON AVE	2	MEDRA, PAUL W & SUZETTE M	138 PANTIDGE AVE	HAMILTON NJ 08610
1.10 12	8 W WASHINGTON AVE	2	SEAMAN, JAMES M & CAROL K	32 LINDEN AVENUE	GREENWOOD LAKE NJ 08025
1.10 13	10 W WASHINGTON AVE	2	KOPIC, DONALD J	318 MONTANA AVE	TRENTON NJ 08619
1.10 22	11 W MCKINLEY AVE	2	BRUCK, CHRISTOPHER A	4572 RIVERSIDE WAY	PHILADELPHIA PA 19127
1.10 23	9 W MCKINLEY AVE	2	SPRAGUE, ANTHONY R & VIRGINIA G	189 CENTER AVE	LITTLE FALLS NJ 07424
1.10 24	7 W MCKINLEY AVE	2	LASAPARMA, ANTONIO D & MICHELE	39 EVERETT ROAD	CAMPBELL NJ 07016
1.10 25	5 W MCKINLEY AVE	2	HILLIS, ELLEN W & HOLLY J M	28 CALVERT PLACE	SELENSGROVE PA 17870
1.11 1.01	5403 S LONG BEACH BLVD	2	RUWINSKY, LEE & BANCY	215 E HICKORY RD	HILLSBOROUGH, NJ 08844

NO.	REVISION DESCRIPTION	DATE
<b>MINOR SITE PLAN</b> <b>JOLLY ROGER MOTEL</b> <b>BLOCK 1.10 LOT 5</b> <b>LONG BEACH TOWNSHIP</b> <b>OCEAN COUNTY NEW JERSEY</b>		
<b>JCR ENGINEERING, LLC</b> Civil, Structural, Environmental and Consulting Engineers Certificate of Authorization Number 24GA28158400 915 Lacey Road Forked River, New Jersey 08731 (609) 971-0745		
DRAWN BY:	CPW	DATE: 09/08/22
CHECKED BY:	RAW	SCALE: 1" = 10'
SHEETS:	1 OF 1	JOB NO.: 22138