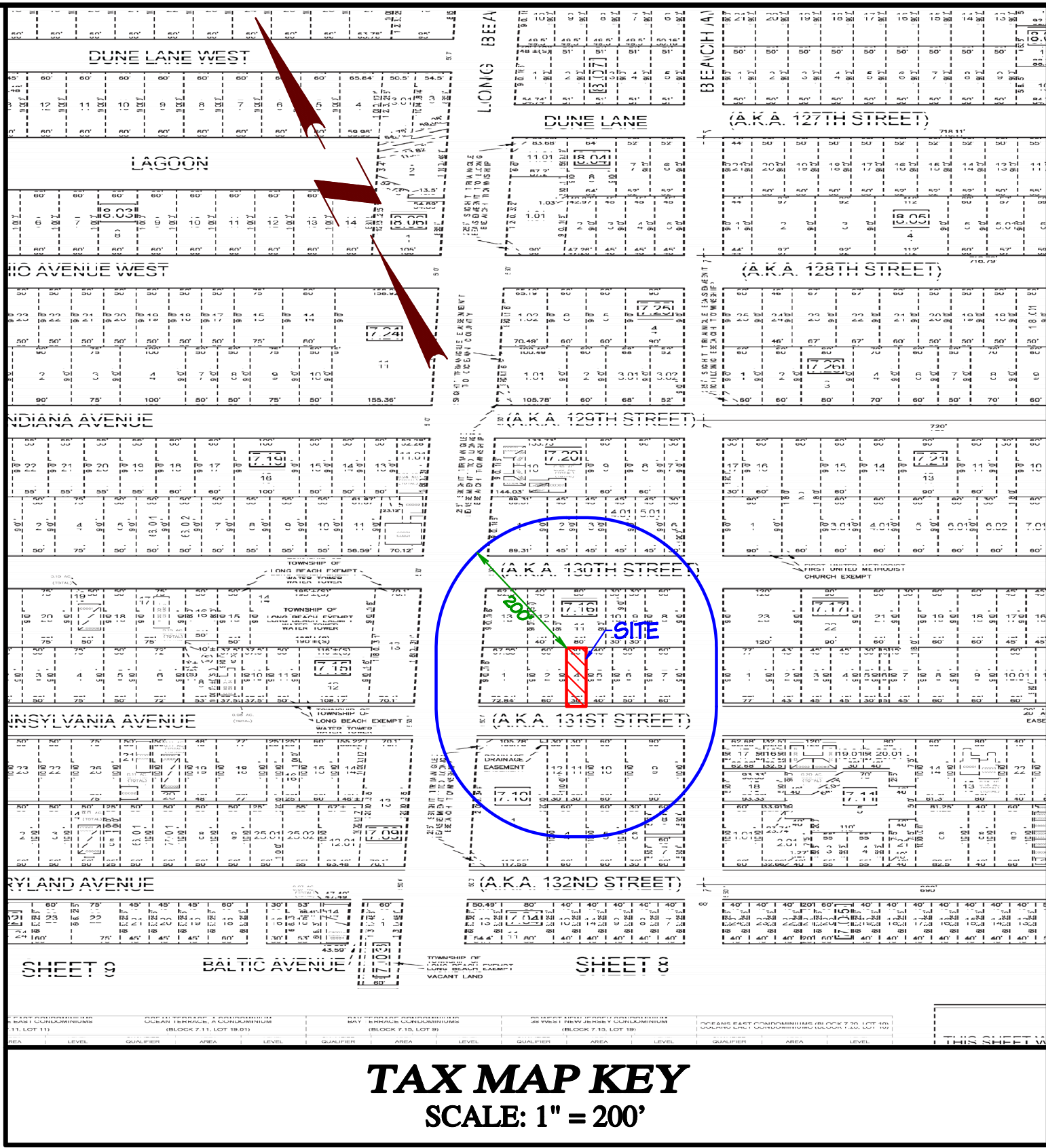
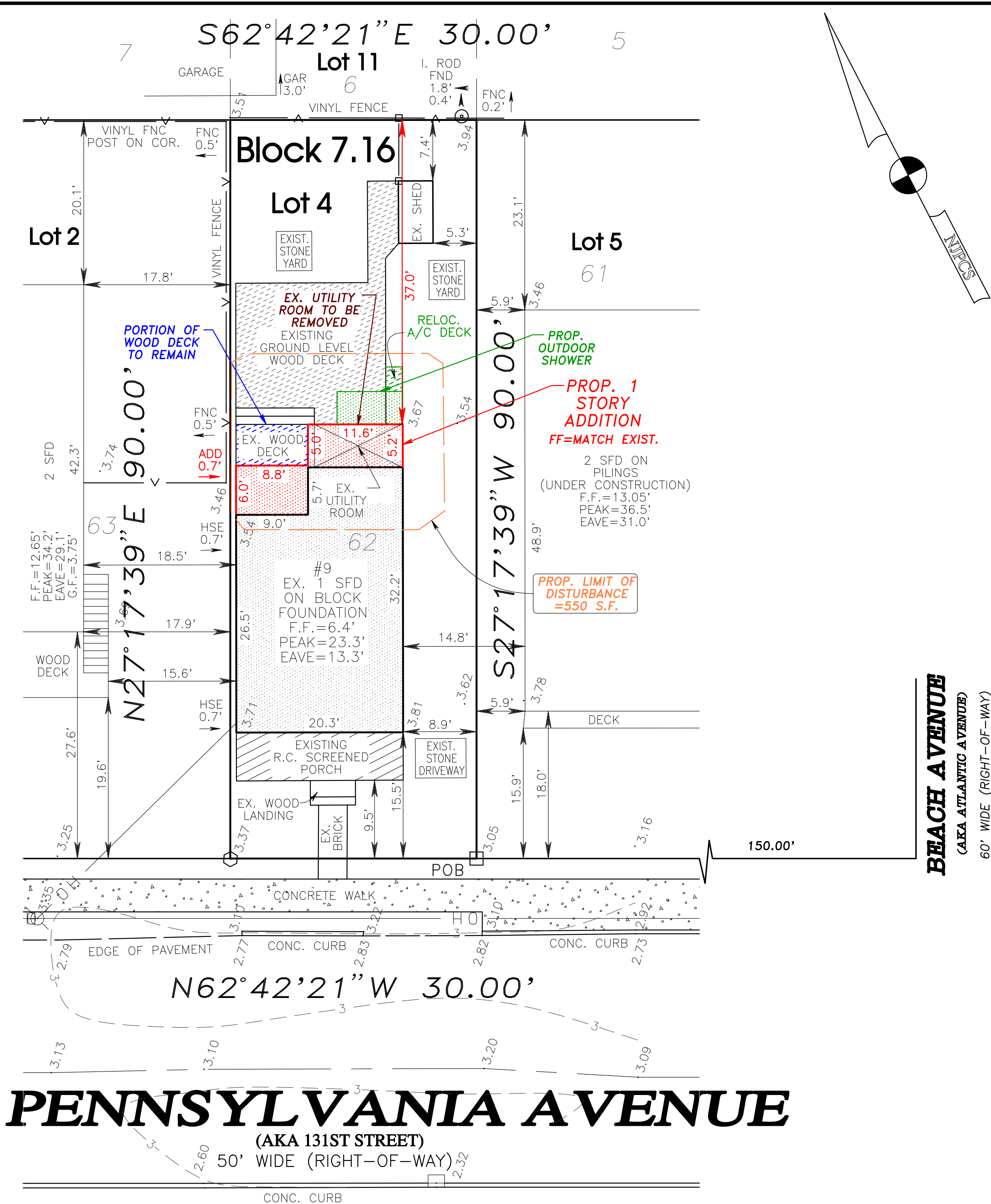


**PENNSYLVANIA AVENUE**  
(AKA 131ST STREET)  
50' WIDE (RIGHT-OF-WAY)

**EXISTING CONDITIONS**  
SCALE 1"=10'



**TAX MAP KEY**  
SCALE: 1" = 200'



**PENNSYLVANIA AVENUE**  
(AKA 131ST STREET)  
50' WIDE (RIGHT-OF-WAY)

**PROPOSED CONDITIONS**  
SCALE 1"=10'

- NOTES:
- THE PROPERTY IS CURRENTLY OCCUPIED BY A 1 STORY DWELLING (9 E PENNSYLVANIA AVE). THE APPLICANT PROPOSES TO CONSTRUCT A 1-STORY ADDITION OFF OF THE REAR OF THE EXISTING DWELLING, MODIFY THE REAR DECK & CONSTRUCT A OUTSIDE SHOWER.
  - PROPOSED FIRST FLOOR ELEVATION = 6.4±(MATCH EXIST.)
  - ELEVATIONS BASED ON 1988 VERTICAL DATUM.
  - PLOT PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC., SHOWING CONDITIONS AS OF 02/16/2022.
  - PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (EL. 8) AS PER FLOOD INSURANCE RATE MAP PANEL 603 OF 611, COMMUNITY NUMBER 345301 0603 F, MAP NUMBER 34029C0603F, EFFECTIVE SEPTEMBER 29, 2006.
  - AS PER FEMA PRELIMINARY FIRM MAPS ISSUED 01/30/2015 THIS SITE IS LOCATED IN FLOOD ZONE AE (EL. 8).
  - WATER AND SEWER SERVICE SHALL UTILIZE EXISTING MUNICIPAL UTILITY CONNECTIONS. EXISTING UTILITY LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO ANY SITE PREPARATION, DEMOLITION OR CONSTRUCTION.
  - PROPOSED DWELLING DIMENSIONS OBTAINED FROM PLANS BY CRAIG W. BREARLEY, A.I.A., ARCHITECT DATED 06/30/2022.
  - ALL STORM WATER RUNOFF IS TO BE DIRECTED TOWARD E PENNSYLVANIA AVE OR PERMEABLE SURFACES.
  - BUILDER TO VERIFY THAT THE VERTICAL DISTANCE OF THE BUILDING MEASURED FROM A LINE PERPENDICULAR TO THE CROWN OF THE ROAD WHERE THE VERTICAL FACE OF BUILDING INTERSECTS WITH THE FINISHED GRADE AT THE POINT FURTHEST FROM THE BUILDING LINE TO THE HIGHEST POINT OF THE ROOF IS NOT TO EXCEED 34 FEET.
  - BUILDER SHALL VERIFY THAT DWELLING IS CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING REQUIREMENTS FOR FLOOD ZONES, SUCH AS FLOOD VENTING, FREEBOARD, GRADING, UTILITIES, ETC...
  - NO PLASTIC SHALL BE INSTALLED UNDER LANDSCAPING. LANDSCAPE FABRIC SHALL BE USED, IF NEEDED.
  - THERE ARE NO WETLANDS DISTURBED BY THE PROPOSED DEVELOPMENT.

R-50 GENERAL RESIDENCE ZONE:		REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA(1/2 BLOCK WIDTH* X 50):	4,500.00 S.F.	2,700 S.F.(ENC)(3)	N/C	N/C
MINIMUM LOT WIDTH:	50 FT.	30.00 FT.(ENC)(3)	N/C	N/C
MINIMUM LOT DEPTH(1/2 BLOCK WIDTH+):	90 FT.	90.00 FT.(3)	N/C	N/C
MINIMUM FRONT SETBACK:	17.75 FT.(1)	9.5 FT.(ENC)	N/C	N/C
MINIMUM REAR SETBACK:	15 FT.	37.0 FT.	N/C	N/C
MINIMUM SIDE SETBACK:	4 FT.	0.7 FT.(ENC)	N/C	N/C
MINIMUM COMB. SIDE SETBACK:	15 FT.	9.6 FT.(ENC)	N/C	N/C
MINIMUM DISTANCE FROM ADJOINING DWELLING:	15 FT.(WEST)	15.6 FT.	N/C	N/C
	15 FT.(EAST)	14.8 FT.(ENC)	N/C	N/C
MINIMUM SIDE SETBACK FOR DRIVEWAY:	9 FT.	8.9 FT.(ENC)	N/C	N/C
MINIMUM FLOOR AREA(14 S.F./100 S.F. area)	378 S.F.	720 S.F.	N/C	N/C
MAXIMUM LOT COVERAGE:	33.3 %	33.9 % (ENC)(4)	N/C	N/C
MAXIMUM IMPERVIOUS LOT COVERAGE:	75 %	48.5 %	N/C	N/C
MINIMUM OFF STREET PARKING:	2 SPACES	0 SPACE	N/C	N/C
MAXIMUM BUILDING HEIGHT:	34 FT.(2)	20.15 FT.	N/C	N/C
ACCESSORY STRUCTURES:				
MINIMUM SIDE SETBACK:	4 FT.	5.3 FT.	N/C	N/C
MINIMUM REAR SETBACK:	4 FT.	7.4 FT.	N/C	N/C

N/C = NO CHANGE  
N/A = NOT APPLICABLE  
(EX) = EXISTING NON-CONFORMING CONDITION  
(PV) = PROPOSED VARIANCE CONDITION  
(1) = BLOCK WIDTH DETERMINED AT 180 FT.  
(2) = AVERAGE OF ADJOINING FRONT YARDS: 17.75 FT. REQUIRED.  
(3) = 34 FT. MAX. HEIGHT LIMIT MEASURED FROM CROWN OF ROAD (EL.3.15).  
(4) = LOT SUBDIVIDED AS PER FILED MAP B-160, RECORDED 02/14/1914.  
(5) = SEE COVERAGE BREAKDOWN TABLE.

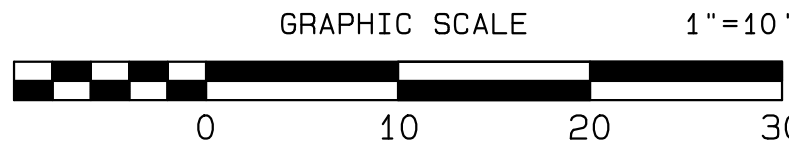
EXIST. LOT COVERAGE BREAKDOWN (SF)		
	BUILDING	IMPERVIOUS
HOUSE	606	606
SCREEN PORCH	119	119
SHED	32	32
REAR DECK	101	101
UTIL. ROOM	57	57
G.L. DECK	—	355
FRONT STEPS	—	16
FRONT WALK	—	23
TOTAL	915=33.9%	1,309=48.5%

NOTE: AC DECK & SHOWER EXCLUDED, LESS THAN 32 SF.

PROP. LOT COVERAGE BREAKDOWN (SF)		
	BUILDING	IMPERVIOUS
HOUSE	606	606
ADDITION	114	114
SCREEN PORCH	119	119
SHED	32	32
REAR DECK	44	44
SHOWER	32*	32
G.L. DECK	—	331
FRONT STEPS	—	16
FRONT WALK	—	23
TOTAL	915=33.9%	1,285=47.6%

NOTE: AC DECK & SHOWER EXCLUDED, BOTH LESS THAN 32 SF.

SITE ADDRESS:  
9 E. PENNSYLVANIA AVENUE  
LONG BEACH, NJ 08008



**PLOT PLAN**

PREPARED FOR  
**ALBERT & LISA VALENZUELA**

**BLOCK 7.16 LOT 4**  
TOWNSHIP OF LONG BEACH  
OCEAN COUNTY, NEW JERSEY

**East Coast Engineering, Inc.**  
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CERTIFICATE OF AUTHORIZATION No. 240427935000

**PROGRESS PRINT Sep 19, 2022**  
JAY F. PIERSON, P.L.S., P.E. JASON M. MARCIANO, P.E., P.P.

REVISIONS  
Project Desc.: Path: J:\2022\20220143\20220143.prp Plot Date/Time: Mon Sep 19, 2022 / 13:57:58