

I HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE PLANS THEREON.

LONG BEACH TOWNSHIP

PROVIDENZA IMUNNO

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF NEW JERSEY DATE _____ MY COMMISSION EXPIRES _____

THIS PLAT DESCRIBING THIS SUBDIVISION MUST BE FILED IN THE OFFICE OF THE CLERK OF OCEAN COUNTY ON OR BEFORE WHICH IS ONE HUNDRED AND NINETY (190) DAYS AFTER APPROVAL AS A MINOR SUBDIVISION BY THE LONG BEACH TOWNSHIP LAND USE BOARD.

MUNICIPAL CLERK/MUNICIPAL LAND USE CLERK DATE _____

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRPERSON DATE _____

SECRETARY DATE _____

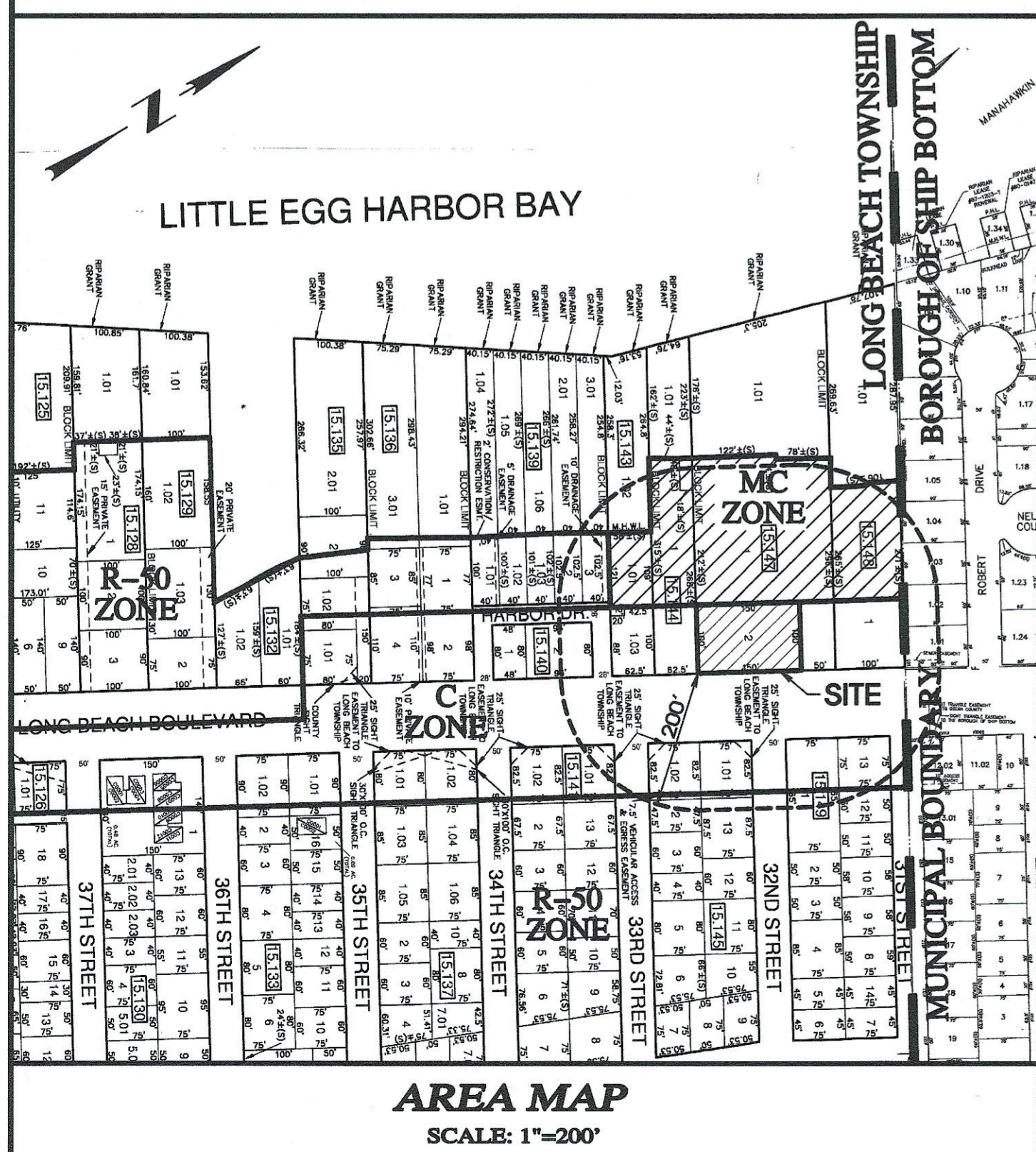
ENGINEER DATE _____

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW, RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THEREON.

MUNICIPAL ENGINEER DATE _____

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED JUNE 07, 2023 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS WITH OUTSTANDING CORNERS MARKED, PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION AND COMPLES WITH THE PROVISIONS OF THE MAP FILING LAW AND THAT THE OUTSTANDING MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

Jay F. Pierson 7/17/2023 DATE
JAY F. PIERSON, L.S., P.P. N.J. LIC. 27492



- NOTES
- 1.) THE APPLICANT PLANS TO SUBDIVIDE EXISTING LOT 2 INTO TWO NEW LOTS, NEW LOT 2.01 AND NEW LOT 2.02 CONTAINING 7,500 SQUARE FEET. ALL EXISTING IMPROVEMENTS SHALL BE REMOVED FROM THE SITE. BOTH NEW LOTS SHALL BE RESERVED FOR FUTURE CONSTRUCTION AND SHALL REQUIRE SITE PLAN APPROVAL.
 - 2.) SUBDIVISION BASED ON SURVEY PREPARED BY EAST COAST ENGINEERING, INC. SHOWING CONDITIONS OF 06/07/2023.
 - 3.) NEW LOT NUMBERS SHALL BE APPROVED BY THE LONG BEACH TOWNSHIP ENGINEER.
 - 4.) THERE ARE NO WETLANDS ON OR WITHIN 200 FEET OF THIS PROPERTY.
 - 5.) PROPERTY LOCATED IN FLOOD HAZARD ZONE "AE" EL.9 AS PER FIRM MAP PANEL 518 OF 660, COMMUNITY PANEL NUMBER 345301C 0518 G, MAP REVISED DECEMBER 16, 2021.
 - 6.) THE PROPERTY IN QUESTION IS IN THE C-GENERAL COMMERCIAL ZONING DISTRICT.
 - 7.) ERROR OF CLOSURE IS LESS THAN 1:10,000.
 - 8.) EXISTING LOT 2 UTILIZES MUNICIPAL WATER AND MUNICIPAL SEWER SERVICES. NEW LOTS SHALL REQUIRE NEW CONNECTIONS WHERE APPLICABLE.
 - 9.) PROPOSED PROPERTY SHALL HAVE OFF-STREET PARKING SPACES IN CONFORMANCE WITH TOWNSHIP ORDINANCES.
 - 10.) SUBDIVISION TO BE PERFECTED BY FILING OF THE MAP IN THE OFFICE OF THE COUNTY CLERK.
 - 11.) CURB AND SIDEWALKS SHALL BE REPLACED, AS NEEDED, BY PROPERTY OWNER AT TIME OF CONSTRUCTION.

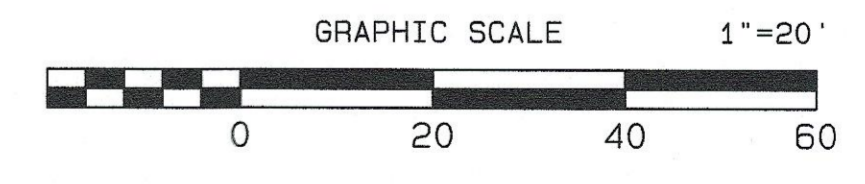
ZONING TABLE-

C- GENERAL COMMERCIAL ZONE:	REQUIRED	EXISTING LOT 2	LOT 2.01	LOT 2.02
MINIMUM LOT AREA:	6,000 S.F.	15,000.00 S.F.	7,500 S.F.	7,500 S.F.
MINIMUM LOT WIDTH:	60 FT.	150.00 FT.	75.00 FT.	75.00 FT.
MINIMUM FRONT SETBACK:	N/A	14.7 FT.	48.67 FT.	48.67 FT.
MINIMUM REAR SETBACK:	10 FT.	46.8 FT.	12.00 FT.	12.00 FT.
MINIMUM SIDE SETBACK(NORTH):	3 FT.	50.8 FT.	4.34 FT.	4.34 FT.
MINIMUM SIDE SETBACK(SOUTH):	3 FT.	50.8 FT.	4.34 FT.	4.34 FT.
MAXIMUM BUILDING LOT COVERAGE:	33.33%	11.9 %	33.2%	33.2%
MAXIMUM IMPERVIOUS LOT COVERAGE:	75%	95.5 (ENC)	75.0%	75.0%
SETBACK TO IMPERVIOUS SURFACE:	1.5 FT.(1)	1.1 FT.(ENC)	5.5 FT.	5.5 FT.
MAXIMUM BUILDING HEIGHT:	34 FT.(2)	28.1 FT.	33.63 T.	33.83 FT.

N/C = NO CHANGE
 N/A = NOT APPLICABLE
 (ENC) = EXISTING NON-CONFORMING CONDITION
 (FV) = PROPOSED VARIANCE CONDITION

(1) = AS PER 205-33.3(4)-1.5 FT. SETBACK NOT REQUIRED FOR DRIVEWAYS WITH A 6-INCH HIGH CURBLINE.
 (2) = 34 FT. MAX. HEIGHT LIMIT MEASURED FROM CROWN OF ROAD.

SEE SITE PLAN



APPLICANT:
 MEYER SHORE LLC
 150 HIMMELIN ROAD
 MEDFORD, NJ 08055

OWNERS:
 LUIGI IMUNNO & PROVIDENZA IMUNNO
 1423 CROCKED PINE DRIVE
 MYRTLE BEACH, SC 29575

SITE ADDRESS:
 3200 LONG BEACH BOULEVARD

META DATA
 UNITS: USFT
 HORIZONTAL DATUM: NAD 1983
 VERTICAL DATUM: NAVD 1988

MINOR SUBDIVISION MAP

PREPARED FOR
MEYER SHORE LLC

BLOCK 15.147 LOT 2
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

East Coast Engineering, Inc.
 JAY F. PIERSON, PLS., PP
 ROBERT J. HARRINGTON, PE
 JASON M. MARCIANO, PLS., PP
 JOSEPH L. LAZOK, PLS.

ENGINEERING LAND SURVEYING PLANNING GPS
 (732) 244-3030 VOICE 508 MAIN STREET
 (908) 683-8600 VOICE TOMES RIVER, NJ 08758
 (732) 244-3044 FAX www.ecalnc.net
 CERTIFICATE OF REGISTRATION NO. 3402010060

JOB No.: 2023-0224 TAX MAP SHEET No.: 21
 DRAWN BY: CLG SCALE: 1"=20'
 CHECKED BY: JFP DATE PREPARED: 07/17/2023

Jay F. Pierson
JAY F. PIERSON, L.S., P.P. **JASON M. MARCIANO, P.E., P.P.**

NEW JERSEY PROFESSIONAL LAND SURVEYOR 27492
 NEW JERSEY PROFESSIONAL PLANNER 0365
 NEW JERSEY PROFESSIONAL ENGINEER 44814
 NEW JERSEY PROFESSIONAL PLANNER 0364

REVISIONS Project Desc.: Path: J:\2023\20230224\20230224_Subdivision.pro Plot Date/Time: Mon Jul 17, 2023 7:40:53

- LEGEND
- = MONUMENT FOUND
 - = MONUMENT SET
 - = CAPPED PIN FOUND
 - = CAPPED PIN SET
 - = IRON PIPE FOUND
 - ⊗ = STONE FOUND
 - ⊕ = NAIL FOUND
 - ⊖ = NAIL SET
 - = OVERHEAD WIRES
 - = UTILITY POLE
 - ⊕ = FIRE HYDRANT
 - ⊖ = POINT OF BEGINNING
 - = SUBDIVISION MONUMENT TO BE SET