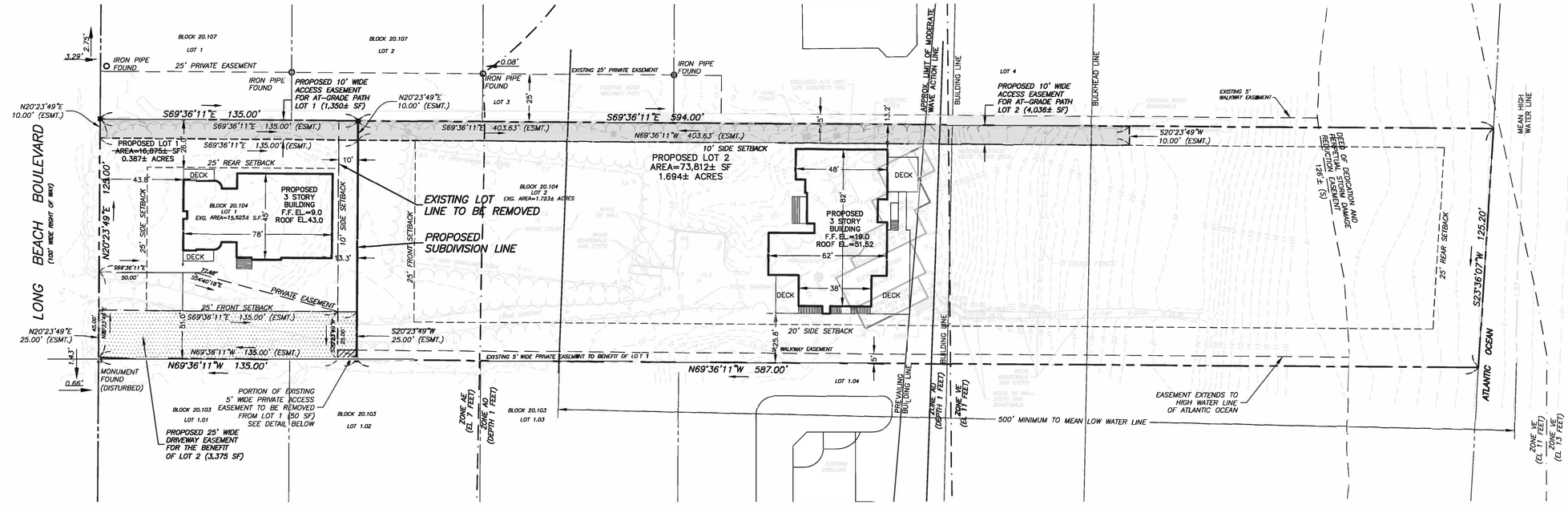
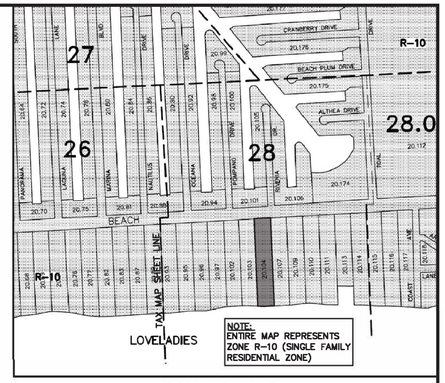


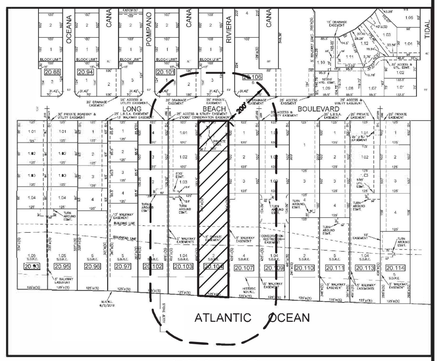




## ZONING MAP

SCALE: NOT TO SCALE

**ZONE**

R-10 RESIDENTIAL




## TAX MAP

SCALE: 1"=300'

## PROPERTY OWNERS LIST

CERTIFIED LIST AS PROVIDED BY TOWNSHIP OF LONG BEACH DATED 5/31/23.

| BLOCK | LOT | PROPERTY ADDRESS: | OWNER ADDRESS: | NOTIFICATION REQUIRED FOR: |
|---|---|---|---|---|
| 20.01 | 1 | 276 POMPANO DRIVE | MOLLO PARTNERS<br>103 EDENTON DRIVE<br>BARNEGAT, NJ 08005 | ATLANTIC CITY ELECTRIC<br>REAL ESTATE OFFICE<br>5100 HARDING AVENUE, SUITE 399<br>MAYS LANDING, NJ 08330 |
| 20.101 | 2 | 90 LONG BEACH BLVD. | KAPLAN, JOEL & LORI<br>600 SOUTH AVENUE WEST<br>WESTFIELD, NJ 07090 | VERIZON ENGINEERING<br>ENGINEERING DEPARTMENT<br>423 W WASHINGTON AVENUE, FLOOR 2<br>PLEASANTVILLE, NEW JERSEY 08232 |
| 20.101 | 3 | 278 RIVIERA DRIVE | TREATMAN, HOWARD & AHARONA<br>1525 LOCUST STREET #1301<br>PHILADEPHIA, PA 19102 | COMCAST<br>JOSH COSULICH<br>1202 LONG BEACH BOULEVARD<br>SHIP BOTTOM, NEW JERSEY 08008 |
| 20.102 | 1 | 89D LONG BEACH BLVD. | ANSELL, JEFFREY D & JACQUELINE M<br>513 KING RICHARDS COURT<br>FRANKLIN, TENNESSEE 37067 | |
| 20.102 | 2 | 89C LONG BEACH BLVD. | KANTER, ALLEN & VALENTINA<br>127 JAFFREY ROAD<br>MALVERN, PA 19355 | NEW JERSEY NATURAL GAS COMPANY<br>RIGHT OF WAY DEPARTMENT<br>1415 WYCKOFF ROAD<br>WALL, NEW JERSEY 07719 |
| 20.102 | 3 | 89B LONG BEACH BLVD. | SIEGEL, MARC L<br>171 MATAWAN AVENUE<br>MATAWAN, NJ 07747 | |
| 20.102 | 4 | 89A LONG BEACH BLVD. | CLARKE, DIANE<br>13 BERKSHIRE PL.<br>ENGELWOOD CLIFFS, NJ 07631 | OCEAN COUNTY PLANNING BOARD<br>PO BOX 2191<br>TOMS RIVER, NEW JERSEY 08754-2191 |
| 20.103 | 1.01 | 91A LONG BEACH BLVD. | CHANOFF, LIISA H 2014 TRUST<br>36 LOWDEN AVENUE #1<br>SOMERVILLE, MA 02144 | |
| 20.103 | 1.02 | 91B LONG BEACH BLVD. | LOGAN, YOLANDA L<br>106 WALTHERY AVE<br>RIDGEWOOD, NJ 07450 | |
| 20.103 | 1.03 | 91C LONG BEACH BLVD. | CONDON, JOHN & PATRICIA<br>456 BAYSHORE DRIVE<br>VENICE, FL 34285 | |
| 20.103 | 1.04 | 91D LONG BEACH BLVD. | DEBRIL REALTY LBI LLC<br>150 HALIFAX ROAD<br>MAHWAH, NJ 07430 | |
| 20.104 | 1 | 93A LONG BEACH BLVD. | ROSS, TRACY C & ROBERT<br>1535 WRIGHTSTOWN RD<br>NEWTOWN, PA 18940 | |
| 20.106 | 6 | 291 RIVIERA DRIVE | LOVELADIES TENNIS CLUB & M MAGID<br>PO BOX 3183<br>HARVEY CEDARS, NJ 08008 | |
| 20.107 | 1 | 95A LONG BEACH BLVD. | VELTEN, HELEN JEAN<br>95A LONG BEACH BLVD<br>LONG BEACH TWP, NJ 08008 | |
| 20.107 | 2 | 95B LONG BEACH BLVD. | TOMASI, LISA A TRUST<br>PO BOX 202<br>MANHAM, NJ 07945 | |
| 20.107 | 3 | 95C LONG BEACH BLVD. | HANSON, CHRISTINE<br>39 OAK RIDGE AVENUE<br>SUMMIT, NJ 07901 | |
| 20.107 | 4 | 95D LONG BEACH BLVD. | MINKE FAMILY TRUST & MINKEM EILEEN<br>36 GLEN LAKE DR<br>MEDFORD, NJ 08055 | |
| 20.109 | 1.01 | 97A LONG BEACH BLVD. | SMERO, JOHN J & MARY LOU<br>97A LONG BEACH BLVD.<br>LOVELADIES, NJ 08008 | |
| 20.109 | 1.02 | 97B LONG BEACH BLVD. | ALLEN, TERRANCE & JANET<br>7 TOBOGGAN RIDGE ROAD<br>SADDLE RIVER, NJ 07458 | |
| 20.109 | 1.03 | 97C LONG BEACH BLVD. | EVERT, TRACY<br>97C LONG BEACH BLVD<br>LOVELADIES, NJ 08008 | |
| 20.109 | 1.04 | 97D LONG BEACH BLVD. | SILVI, LAURENCE J II & MARY JO<br>19 VINTAGE FARM LANE<br>NEWTOWN, PA 18940 | |

## ZONING AND DESIGN STANDARDS

R-10 SINGLE FAMILY RESIDENTIAL ZONE

| PRINCIPAL BUILDING | REQUIRED | EXISTING LOT 1 | EXISTING LOT 2 | PROPOSED LOT 1 | PROPOSED LOT 2 |
|---|---|---|---|---|---|
| MIN. LOT AREA: | 10,000 S.F. | 15,625±S.F. | 75,062±S.F. | 16,875±S.F. | 73,812±S.F. |
| MIN. LOT WIDTH: | 75 FT | 125 FT | 125 FT | 125 FT | 125 FT |
| MIN. LOT DEPTH: | 75 FT | 125 FT | 597 FT | 135 FT | 587 FT |
| MIN. FRONT YARD: | 25 FT | 25 FT | 25 FT | >25 FT | >25 FT |
| MIN. SIDE YARD: | 10 FT | 10 FT | 10 FT | >10 FT | >10 FT |
| MIN. AGGREGATE SIDE TOTAL: | 30 FT | 30 FT | 30 FT | >30 FT | >30 FT |
| MIN. REAR YARD: | 25 FT | 25 FT | 25 FT | >25 FT | >25 FT |
| MIN. FLOOR AREA: ONE STORY-- TWO STORY-- | 9 SF/100 SF<br>14 SF/100 SF | >1,407 SF<br>>2,188 SF | >6,756 SF<br>>10,509 SF | >1,518 SF<br>>2,362 SF | >6,643 SF<br>>10,335 SF |
| MIN. ACCESSORY USE: SIDE/REAR YARD: ADJACENT BLDG: | 8 FT<br>5 FT | >8 FT<br>>5 FT | >8 FT<br>>5 FT | >8 FT<br>>5 FT | >8 FT<br>>5 FT |
| MAX. LOT COVERAGE: | 25% | <25% | <25% | <25% | <25% |

MAP REFERENCE NOTES:

1. A PLAN ENTITLED "TOPOGRAPHIC SURVEY PLAN FOR ROBERT ROSS AND TRACEY C. ROSS, 93A LONG BEACH BOULEVARD, LOT 1 BLOCK 20.104, SITUATED IN LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY" PREPARED BY ACT ENGINEERS, INC., PLAN DATED 8/23/22, SHEET 1 OF 1.
2. A PLAN ENTITLED "TOPOGRAPHIC SURVEY PLAN FOR ROBERT ROSS AND TRACEY C. ROSS, 93B LONG BEACH BOULEVARD, LOT 2 BLOCK 20.104, SITUATED IN LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY" PREPARED BY ACT ENGINEERS, INC., PLAN DATED 8/23/22, SHEET 1 OF 1.
3. TOWNSHIP OF LONG BEACH, TAX MAP SHEET #28.

APPROVED BY THE OCEAN COUNTY PLANNING BOARD

PLANNING DIRECTOR — DATE

PLANNING BOARD SECRETARY — DATE

THE UNDERSIGNED, HEREBY DECLARE THAT I AM THE OWNERS REPRESENTATIVE OF THE LANDS DELINEATED HEREON AND I HEREBY CONSENT TO THE FILING OF THIS SUBDIVISION WITH THE PLANNING BOARD OF LONG BEACH TOWNSHIP AND TO THE FILING OF THIS MAP IN THE OFFICE OF THE CLERK OF OCEAN COUNTY.
LOT 1

ROBERT & TRACY C. ROSS — DATE
1535 WRIGHTSTOWN ROAD
NEWTOWN, PA 18940

THE UNDERSIGNED, HEREBY DECLARE THAT I AM THE OWNER/APPLICANT REPRESENTATIVE OF THE LANDS DELINEATED HEREON AND I HEREBY CONSENT TO THE FILING OF THIS SUBDIVISION WITH THE PLANNING BOARD OF EWING TOWNSHIP AND TO THE FILING OF THIS MAP IN THE OFFICE OF THE CLERK OF MERCER COUNTY.
LOT 2

ROBERT & TRACY C. ROSS — DATE
1535 WRIGHTSTOWN ROAD
NEWTOWN, PA 18940

SWORN AND SUBSCRIBED BEFORE ME THIS ____DAY OF _____ 20 ___.

NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____

## PLANNING BOARD OF LONG BEACH TOWNSHIP APPROVAL CERTIFICATION

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF THE TOWNSHIP OF LONG BEACH IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED THIS MAP.

PLANNING BOARD ENGINEER — DATE

PLANNING BOARD PLANNER — DATE

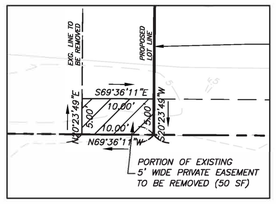
PLANNING BOARD CHAIRMAN — DATE

PLANNING BOARD SECRETARY — DATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS LAND SURVEY DATED 8/23/22 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

Scott F. Lopert — 8/09/23 — DATE

SCOTT F. LOPERT
NEW JERSEY PROFESSIONAL
LAND SURVEYOR LIC. NO. 24GS03537900




## EASEMENT DETAIL

SCALE: 1"=10'

## LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- R.O.W. LINE
- EASEMENT LINE
- CENTER LINE
- TREE LINE
- EDGE OF PAVEMENT LINE
- FENCE LINE
- ELECTRIC LINE
- GAS LINE
- WATER LINE
- TELEPHONE LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- CONTOUR LINE
- MONUMENT FND.
- IRON PIPE FND.
- CAPPED PIN FND.
- REBAR FND.
- P.K. FND.
- DRILL HOLE FND.
- STONE FND
- CORNER TO BE SET
- CAPPED PIN SET
- P.K. SET
- X-CUT FND
- UTILITY POLE
- UTILITY POLE W/LIGHT
- FIRE HYDRANT
- WATER VALVE
- WELL
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- SIGN
- LIGHT
- CONCRETE

NOTE: IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED

| NO. | DATE | REVISION | DRAWN | CHK | REL |
|---|---|---|---|---|---|

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30 0 30 60
HORIZONTAL SCALE IN FEET

Scott F. Lopert
SCOTT F. LOPERT
NEW JERSEY PROFESSIONAL LAND SURVEYOR LIC. No. 24GS03537900

1 WASHINGTON BOULEVARD
SUITE 3
ROBBINSVILLE, NJ 08691
Voice (609) 918-0200
www.actengineers.com
ACT ENGINEERS, INC.
A SMALL BUSINESS ENTERPRISE
CIVIL ENGINEERING ◻ LAND SURVEYING ◻ ENVIRONMENTAL PERMITTING
NEW JERSEY CERTIFICATE of AUTHORIZATION No. 24GA27936900

# MINOR SUBDIVISION PLAN
## FOR
## BENEE SCOLA & COMPANY, REALTORS
LOT 1 & 2 BLOCK 20.104
SITUATED IN
LONG BEACH TOWNSHIP — OCEAN COUNTY — NEW JERSEY

| | |
|---|---|
| CADD FILE | F-SUBDIVISION |
| PROJECT NO. | 220106-00 |
| DRAWN BY | JR |
| CHECKED BY | SL |
| SCALE | 1"=30' |
| DATE | 8/9/23 |

ACT ENGINEERS, INC.

SHEET 1 OF 1

Xrefs: R-SUBDIVISION.dwg; R-BASE.dwg
S:\2022\220106-00\Dwg\Boro Township (Zones) - Sheet 28.dwg; ZONE MAP.dwg; Boro Township (Zones) - Sheet 28.dwg; TAX MAP.dwg; S:\2022\220106-00\Dwg\L-SUBDIVISION.dwg Last Saved By:scott, 8/25/2023 8:40 AM Plotted By:Scott Lopert Plotted:8/25/2023 8:48 AM