

TAX MAP
SCALE: 1"=200'
TAX MAP INFORMATION TAKEN FROM "TAX MAP" TOWNSHIP OF LONG BEACH, OCEAN COUNTY, NEW JERSEY SHEET NUMBER #14

ZONING MAP
N.T.S.

LOCATION MAP
N.T.S.

Block	Lot	Property Location	Property Class	Owner	Assessed Value	Sp. Code
11.29	1	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	2	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	3	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	4	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	5	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	6	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	7	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	8	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	9	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	10	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	11	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	12	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	13	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	14	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	15	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	16	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	17	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	18	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	19	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	20	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	21	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	22	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	23	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	24	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	25	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	26	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	27	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	28	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	29	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	30	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	31	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	32	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	33	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	34	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	35	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	36	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	37	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	38	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	39	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	40	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	41	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	42	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	43	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	44	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	45	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	46	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	47	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	48	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	49	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	
11.29	50	18 E JEROME AVE	2	MORACCI, RICHARD P & A ETAL	08008	

ZONE R-50 REQUIREMENTS

MIN. LOT AREA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	4,000 S.F.	3,200 S.F.*	N.C.*
MIN. LOT DEPTH	80 FT.	80 FT.	N.C.
MIN. LOT WIDTH	50 FT.	40 FT.*	N.C.*
MIN. FRONT SETBACK	14.7 FT.	15.3 FT.	15.2 FT.
MIN. SIDE SETBACKS:			
ONE SIDE	4 FT.	3.6 FT.*	N.C.*
COMBINED	15 FT.	8.2 FT.*	N.C.*
MIN. REAR SETBACK	15 FT.	30 FT.	N.C.
MAX. FRONT YARD IMPERVIOUS COVERAGE	60%	55.9%	45.1%
MAX. LOT COVERAGE	33.3%	27.3%	31.7%
MAX. TOTAL IMPERVIOUS COVERAGE	75%	58.6%	58.6%

* - EXISTING NON-COMFORMING
N.C. - NO CHANGE

FRONT YARD IMPERVIOUS COVERAGE

DESCRIPTION	EXISTING	PROPOSED*
WOOD DECK	127 S.F.	-
PAVERS	319 S.F.	245 S.F.
STEPS	30 S.F.	30 S.F.
IMPERVIOUS COVERAGE	476 S.F.	275 S.F.
FRONT YARD AREA	852 S.F.	610 S.F.
TOTAL IMPERVIOUS COVERAGE	55.9%	45.1%

* - MEASURED FROM THE PROPOSED ADDITION

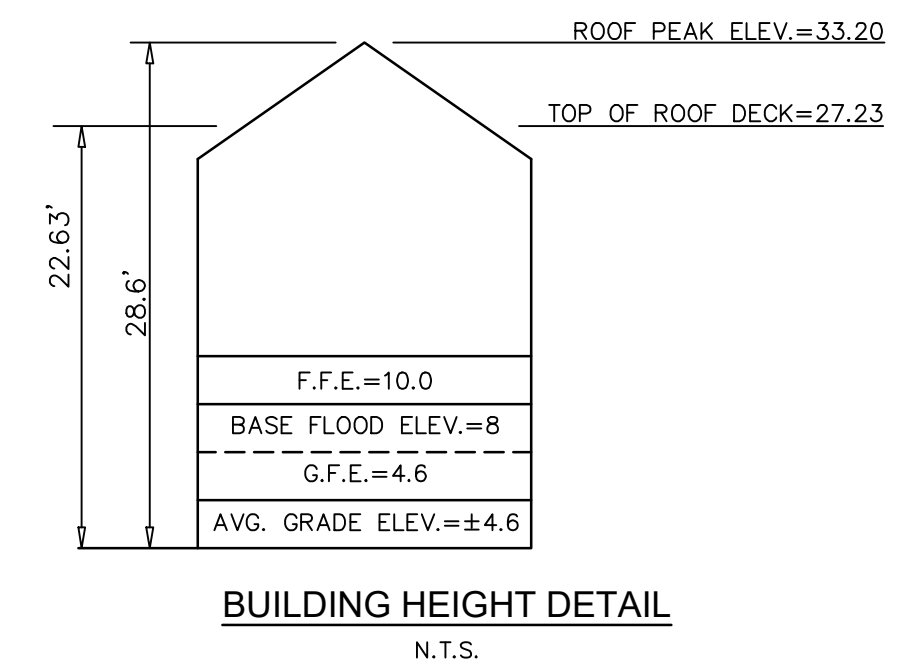
LOT COVERAGE (BUILDING)

DESCRIPTION	EXISTING	PROPOSED
DWELLING	817 S.F.	817 S.F.
GARAGE	-	142 S.F.
SHED	55 S.F.	55 S.F.
BUILDING LOT COVERAGE	872 S.F.	1,014 S.F.
LOT AREA	-	3,200 S.F.
TOTAL BUILDING LOT COVERAGE	27.3%	31.7%

IMPERVIOUS COVERAGE

DESCRIPTION	EXISTING	PROPOSED
LOT COVERAGE (BUILDING)	817 S.F.	959 S.F.
SHED	55 S.F.	55 S.F.
PAVER DRIVEWAY & WALK	411 S.F.	269 S.F.
WOOD DECK & STEPS (FRONT)	158 S.F.	158 S.F.
REAR DECK	395 S.F.	395 S.F.
SHOWER	38 S.F.	38 S.F.
IMPERVIOUS LOT COVERAGE	1,874 S.F.	1,874 S.F.
LOT AREA	-	3,200 S.F.
TOTAL IMPERVIOUS LOT COVERAGE	58.6%	58.6%

- NOTES:**
- THIS MAP IS NOT A SURVEY.
 - THE PURPOSE OF THIS MAP IS FOR OBTAINING A PERMIT FROM THE TOWNSHIP OF LONG BEACH FOR THE CONSTRUCTION OF FIRST AND SECOND FLOOR ADDITIONS AND A NEW STORAGE GARAGE.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT 18, BLOCK 11.29, TOWNSHIP OF LONG BEACH, COUNTY OF OCEAN, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 08/14/2023.
 - PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
 - PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 8 AS SHOWN ON CURRENT FIRM MAP #34029C0602F, DATED 09/29/2006.
 - PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 8 AS SHOWN ON PRELIMINARY FIRM MAP #34029C0602G, DATED 03/28/2014.
 - EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
 - ALL ELEVATIONS ARE IN NAVD 1988 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.
 - THIS PROPERTY LOCATED WITHIN THE R-50 ZONE. ZONE CONFIRMED BY THE ZONING OFFICE ON 08/25/2023.
 - ALL ROOF LEADERS SHALL BE DIRECTED TOWARDS EAST JEROME AVENUE.
 - NO ROOF DRAIN RUNOFF SHALL BE DIRECTED TO ADJACENT PROPERTIES.
 - THE LIMIT OF DISTURBANCE IS 1,230 S.F. (0.03 AC.)
 - PER 205-51.D (ORDINANCE 23-16C) OF THE TOWNSHIP ZONING ORDINANCE, THREE OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT IN THE R-50 ZONE. THE DEVELOPMENT IS SEEKING A VARIANCE FOR PROVIDING ZERO (0) OFF-STREET PARKING SPACES. WHILE SPACE IS AVAILABLE FOR CARS TO PARK, SPACES ARE REQUIRED TO BE 11 FEET WIDE AND 18 FEET DEEP AND THEREFORE, THE APPLICANT IS SEEKING VARIANCE RELIEF TO PROVIDE ZERO (0) OFF-STREET PARKING SPACES.



MINIMUM FRONT YARD SETBACK CALCULATION
PER TOWNSHIP OF LONG BEACH ZONING ORDINANCE 205.11

ADJACENT DWELLING FRONT YARD SETBACKS:
LEFT: 21.7 FT.
RIGHT: 7.7 FT.

AVERAGE = $\frac{21.7 + 7.7}{2} = 14.7$ FT. = MINIMUM FRONT YARD SETBACK REQUIREMENT

LEGEND

EXISTING FEATURES	PROPOSED FEATURES
EXIST. TREE LINE	PROP. TREE LINE
EXIST. FENCE	PROP. FENCE
EXIST. UTILITY POLE	PROP. WATER LATERAL
EXIST. GUY	PROP. WATER VALVE
EXIST. FIRE HYDRANT	PROP. SANITARY SEWER LATERAL
EXIST. INLET	PROP. SANITARY CLEANKOUT
EXIST. SIGN	PROP. GAS LINE
EXIST. SANITARY MANHOLE	PROP. LIMIT OF DISTURBANCE
EXIST. WATER LINE	PROP. SILT FENCE
EXIST. SANITARY LINE	PROP. CONTOUR
EXIST. SPOT ELEVATION	PROP. SPOT ELEVATION
EXIST. TOP/BOTTOM CURB GRADE	PROP. SURFACE FLOW DIRECTION
F.F.E. - FIRST FLOOR ELEVATION	PROP. TOP/BOTTOM CURB GRADE
B.F.E. - BASEMENT FLOOR ELEVATION	PROP. GARAGE FLOOR ELEVATION
T.B.R. - TO BE REMOVED	N.T.S. - NOT TO SCALE

200' PROPERTY OWNER'S LIST

PREPARED FOR: **SAMUEL GIORDANO**

CERTIFICATE OF AUTHORIZATION: 24GA28229800

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VARIANCE PLAN FOR BUILDING ADDITION
#4 EAST JEROME AVENUE
LOT 18 BLOCK 11.29
TOWNSHIP OF LONG BEACH

COUNTY OF OCEAN NEW JERSEY

Scale: 1"=10' Drawn By: Date: JOB # CAD File # Sheet #
MD 08/25/23 E23-00569 PLOT PLAN 1 OF 1