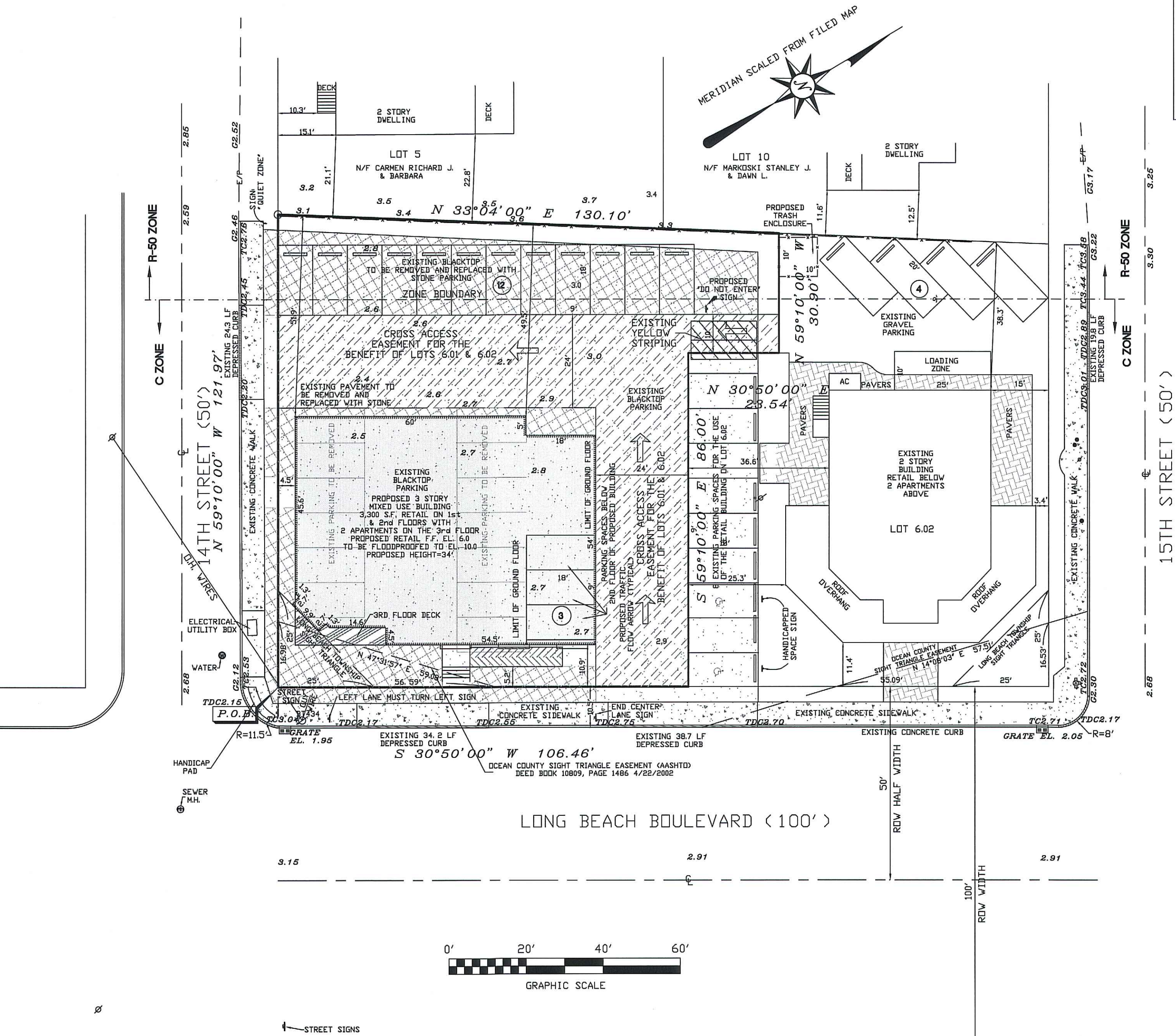


-LEGEND-  
O = IRON PIN FOUND  
P.O.B. = POINT OF BEGINNING  
AC = AIR CONDITIONER  
C = CENTERLINE  
E/P = EDGE OF PAVEMENT  
S.O. = SPOT ELEVATION  
Ø = UTILITY POLE  
⊗ = GAS VALVE  
⊕ = WATER VALVE  
⊖ = SEWER MARK

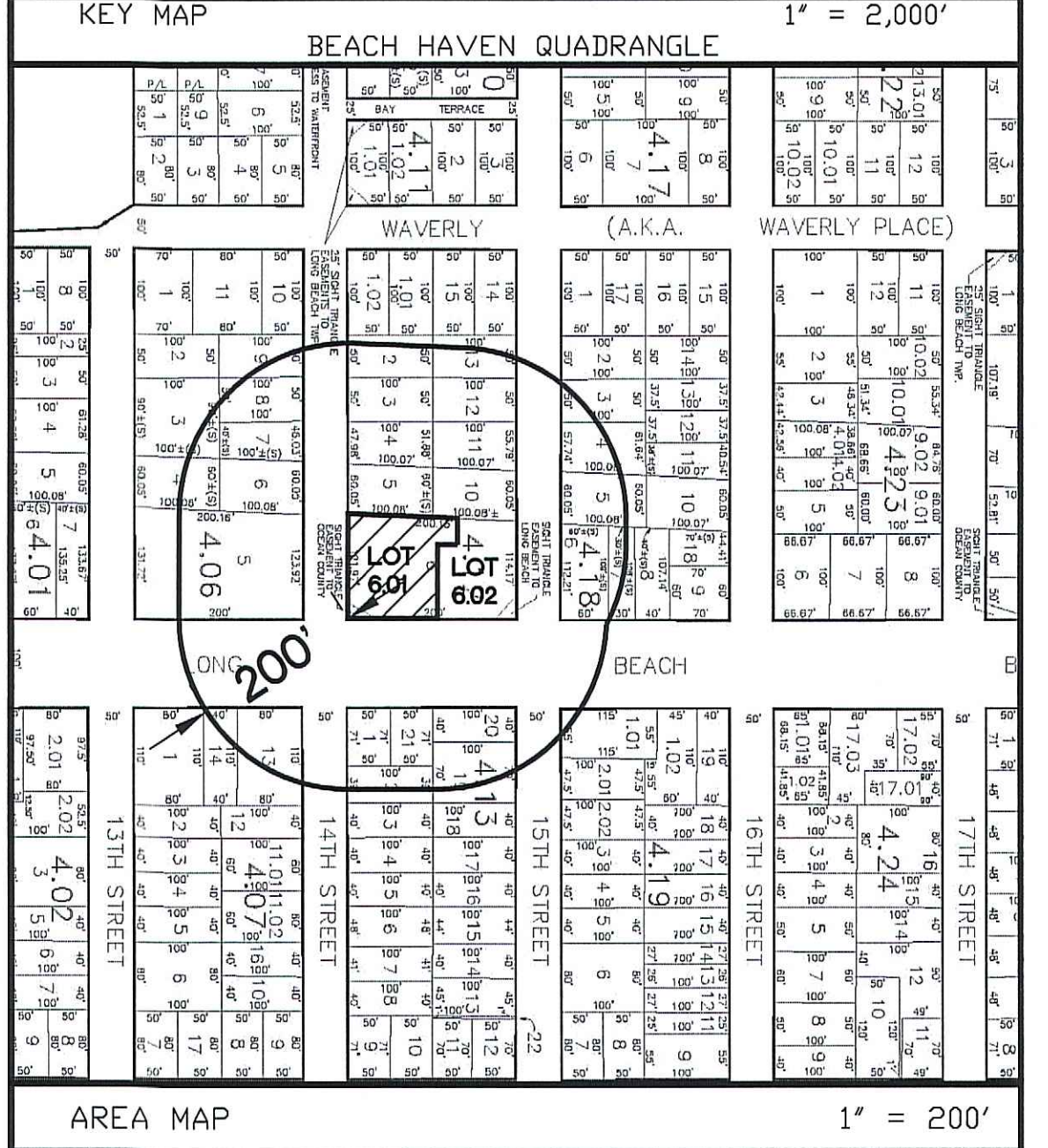
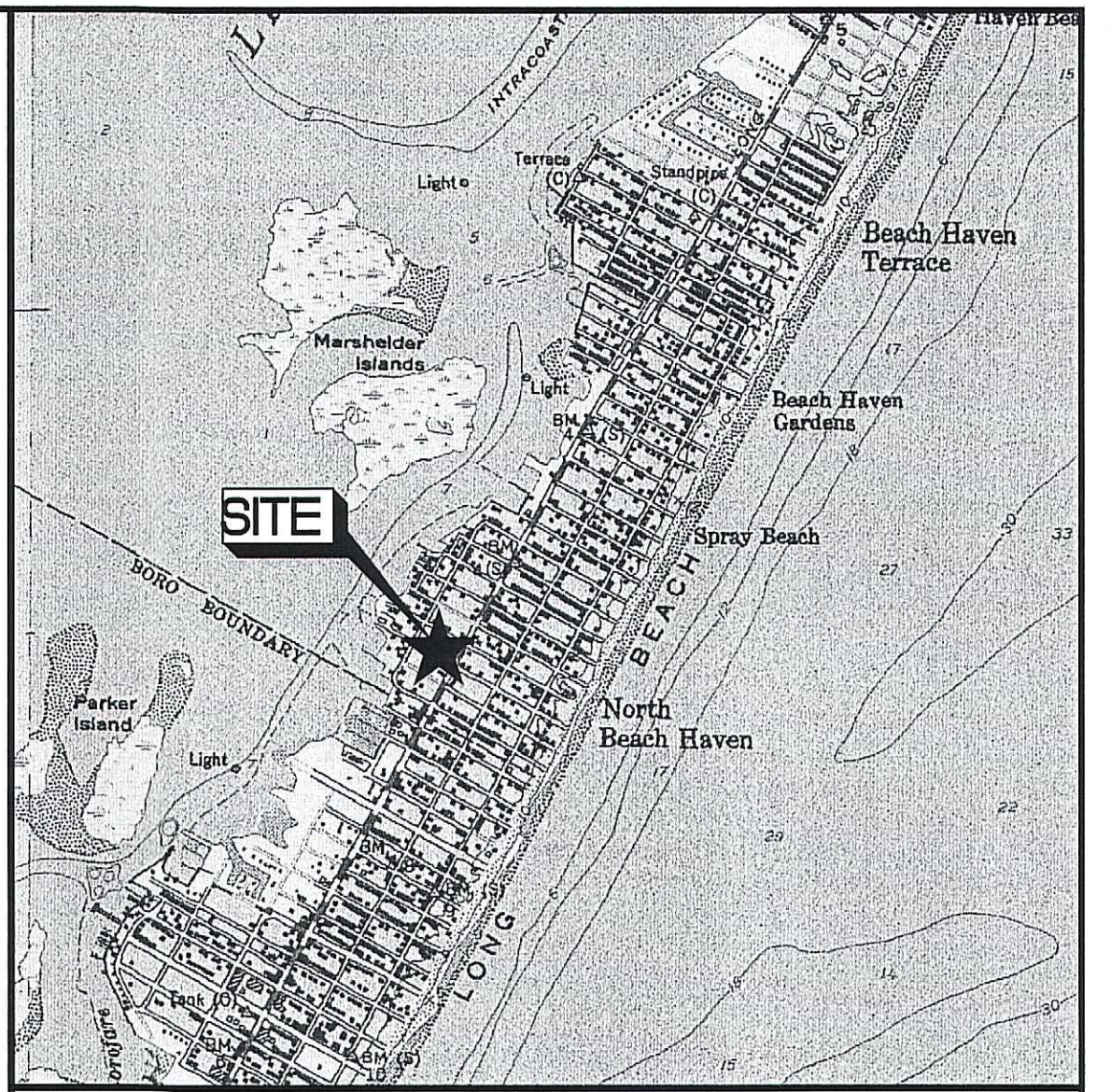


| ZONING SCHEDULE<br>C- GENERAL COMMERCIAL ZONE                                                         |                                                                                  |                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                       | CODE                                                                             | REQUIRED                                                                                                                                                                                                                                                        | PROVIDED                                                                                                                                                                                                                                       |
| LOT AREA:<br>LOT WIDTH                                                                                | 205-59.C(1)<br>205-59.C(1)                                                       | 6,000 S.F.<br>60 FT.                                                                                                                                                                                                                                            | 13,502.1 S.F.<br>106.46 FT.                                                                                                                                                                                                                    |
| SETBACKS:<br>FRONT<br>SIDE<br>REAR<br>COMBINED SIDE                                                   | 205-59.C(2)<br>205-12.B<br>205-55.C(5)<br>205-12.B                               | NO REQUIREMENT<br>4 FT.<br>10 FT.<br>31.9 FT.                                                                                                                                                                                                                   | 5.2 FT.<br>24 FT./4.5 FT.<br>49.5 FT.<br>28.5 FT.*                                                                                                                                                                                             |
| IMPERVIOUS COVERAGE (%)<br>IMPERVIOUS IN YARD ADJACENT<br>TO STREET<br>SETBACK TO IMPERVIOUS SURFACES | 205-33.B.(3).(a)<br>205-33.B.(3).(a)<br>205-33.B.(4)                             | 75%<br>60%<br>1.5 FT.                                                                                                                                                                                                                                           | 69.1% (95% EXISTING)<br>26.3% - 14TH ST. (100% EXISTING)<br>29.4% - LB BLVD (100% EXISTING)<br>0 FT.**                                                                                                                                         |
| HEIGHT                                                                                                | 205-10.A                                                                         | 34 FT.                                                                                                                                                                                                                                                          | 34 FT.                                                                                                                                                                                                                                         |
| SIGHT TRIANGLE                                                                                        | 205-6                                                                            | NO STRUCTURE ABOVE<br>2.5' ABOVE GRADE TO BE<br>WITHIN SIGHT TRIANGLE                                                                                                                                                                                           | 3RD FLOOR DECK ENCROACHES*                                                                                                                                                                                                                     |
| PARKING<br>2 APARTMENTS (1,940 S.F. & 1,780 S.F.)<br>RETAIL 2 SPACES/1,000 S.F. (3,300 S.F.)          | 205-55.E.(1)<br>205-59.E.(3)                                                     | 6 SPACES<br>7 SPACES                                                                                                                                                                                                                                            | 6 SPACES<br>9 SPACES                                                                                                                                                                                                                           |
| TOTAL                                                                                                 |                                                                                  | 13 SPACES                                                                                                                                                                                                                                                       | 15 SPACES                                                                                                                                                                                                                                      |
| CONDITIONS FOR A MIXED USE BLDG                                                                       | 205-59.A.(18).(a)<br>205-59.A.(18).(b)<br>205-59.A.(18).(b)<br>205-59.A.(18).(c) | NO RESIDENTIAL<br>USE ON 1ST FLOOR<br>AREA OF 2ND FLOOR<br>RESIDENTIAL & AREA OF<br>1ST FLOOR COMMERCIAL<br>AREA OF 3RD FLOOR<br>RESIDENTIAL & AREA OF<br>2ND FLOOR RESIDENTIAL<br># OF RESIDENTIAL PARKING<br>SPACES TO BE ≤ # OF<br>COMMERCIAL PARKING SPACES | NO RESIDENTIAL<br>USE ON 1ST FLOOR<br>NO RESIDENTIAL USE ON<br>THE 2ND FLOOR<br>3RD FLOOR RESIDENTIAL<br>LESS THAN COMMERCIAL ON 1st &<br>2nd FLOORS<br>13 GREATER THAN<br># COMMERCIAL PARKING (9 SPACES)<br># RESIDENTIAL PARKING (6 SPACES) |

\* VARIANCE REQUESTED

NOTES:

1. AKA: LOTS 3, 4, 5, & 6, BLOCK 35  
FILED MAP #00-225, FILED 9/29/1926  
'PLAN OF LOTS AT NORTH BEACH HAVEN'
2. FLOOD ZONE AE, BASE FLOOD ELEVATION 9  
AS SHOWN ON FIRM #34029C603F
3. BASED UPON PRELIMINARY FIRM #34029C603G  
THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8  
THE PROPERTY IS LOCATED OUTSIDE THE 'COASTAL A' ZONE.
4. ELEVATIONS NAVD (1988)
5. TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSON & YODER, INC.,  
SIGNED BY ROBERT G. DEBLOIS, PLS 35357 TITLED 'MINOR SUBDIVISION, LOT 6, BLOCK 4.12, TAX MAP SHEET # 8  
LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY', DATED 6/3/2020 AND LAST REVISED 2/26/2021.



APPROVED  
BY THE LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRMAN

SECRETARY

ENGINEER

OWNER/APPLICANT:  
ELM H HOLDINGS LLC  
490 ROUTE 33 WEST UNIT 1  
MILLSTONE TOWNSHIP, NJ 08535

**HORN, TYSON & YODER, INC.**  
CONSULTING ENGINEERS, SURVEYORS-PLANNERS  
CERTIFICATE 24GA27951700 - ISSUED SEPTEMBER 1, 2022  
8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424  
PHONE (609) 492-5050

*James D. Brzozowski*  
**JAMES D. BRZOZOWSKI, P.E., P.P.**  
Professional Engineer, N.J. License Number: GE442823  
Professional Planner, N.J. License Number: 33.100606400

SITE PLAN  
LOT 6.01, BLOCK 4.12  
TAX MAP SHEET # 8  
LONG BEACH TOWNSHIP  
OCEAN COUNTY, NEW JERSEY

|                 |                |                 |
|-----------------|----------------|-----------------|
| SCALE: 1" = 20' | DRAWN BY: MAX  | SHEET 1<br>OF 1 |
| JOB NO. 23-060  | DATE: 6/3/2025 |                 |