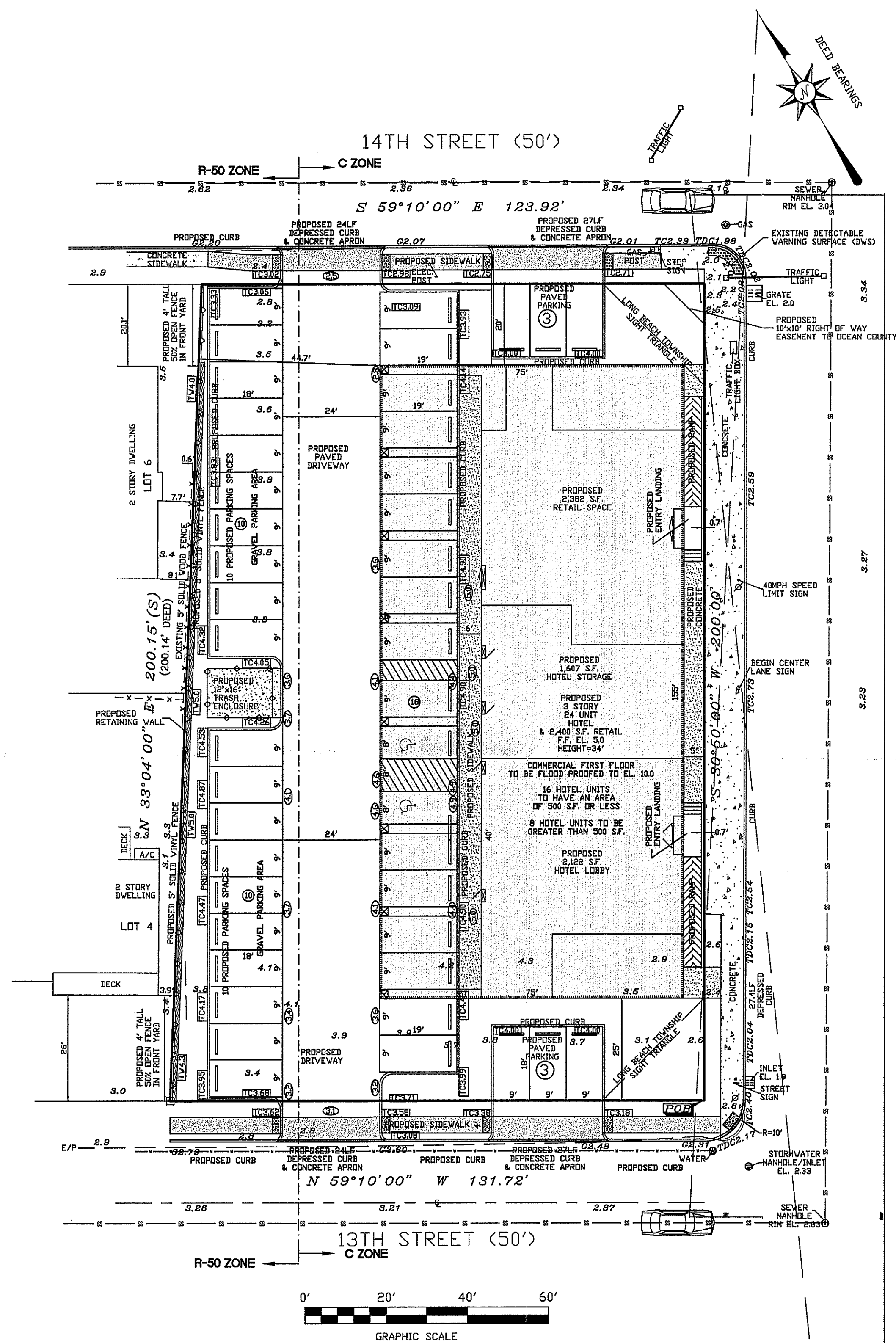


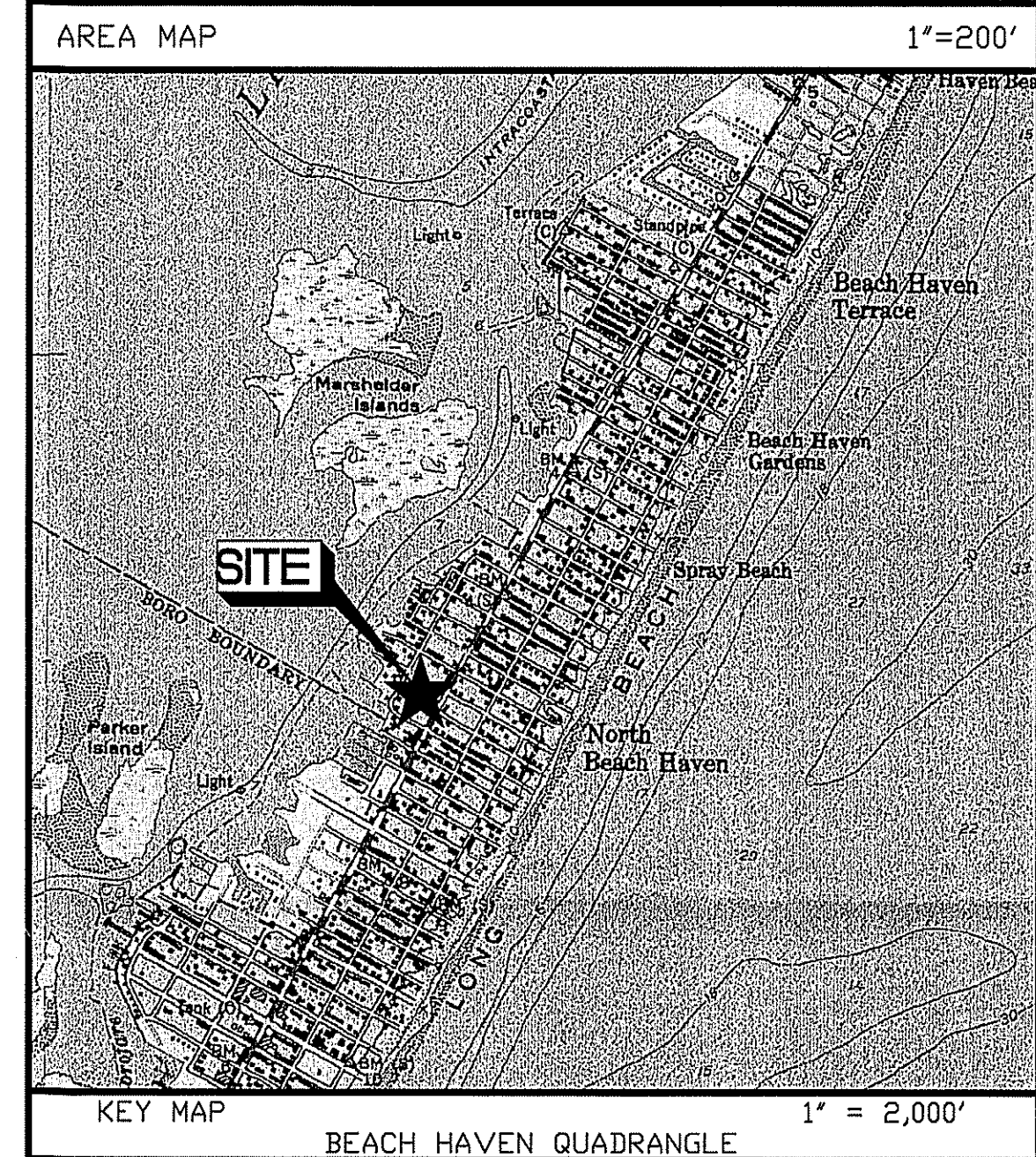
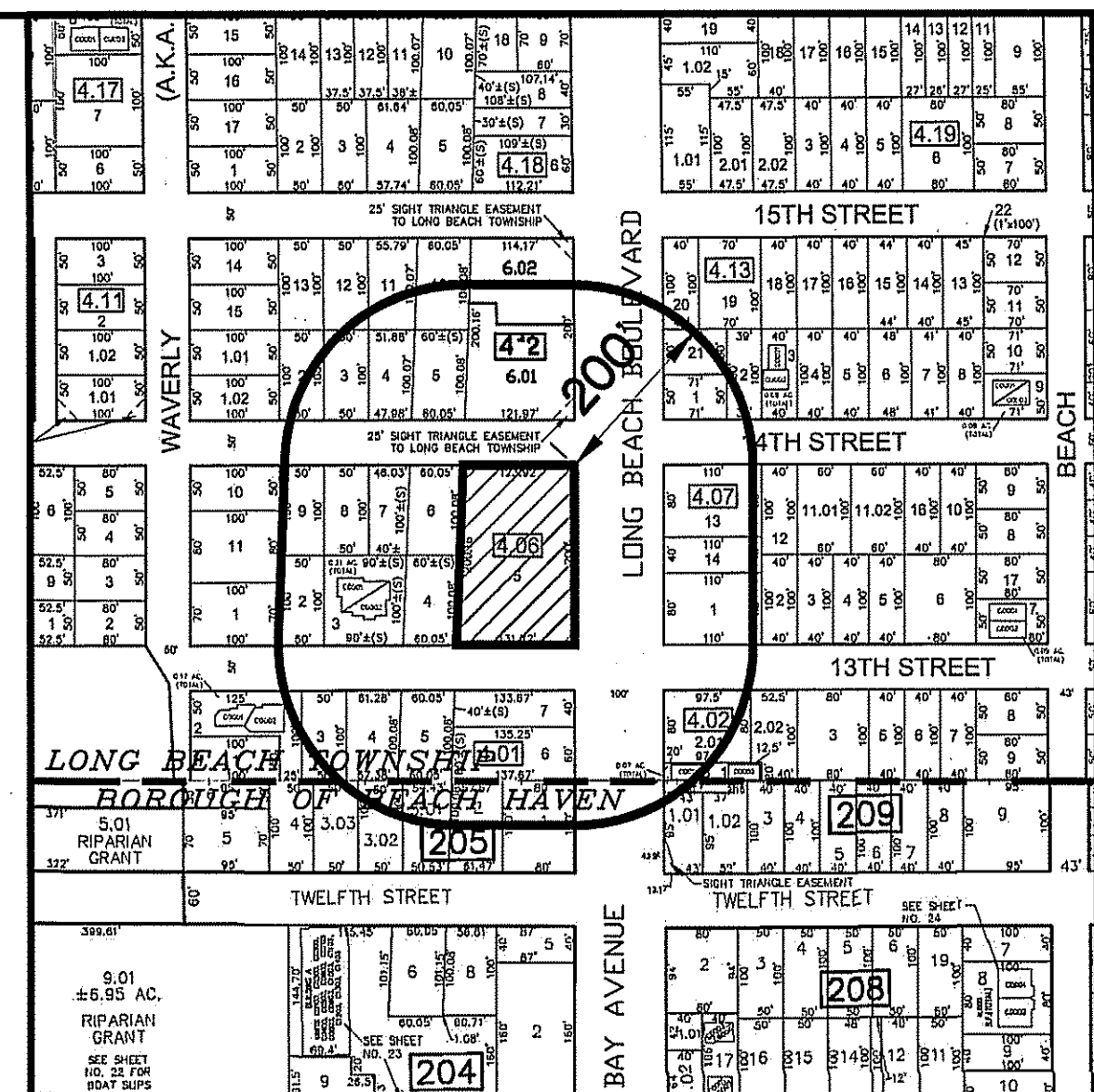


ZONING SCHEDULE C- GENERAL COMMERCIAL ZONE			
	CODE	REQUIRED	PROVIDED
LOT AREA LOT WIDTH	205-59.C(1) 205-59.C(1)	6,000 S.F. 60 FT.	25,563.98 S.F. 200 FT.
SETBACKS FRONT REAR SIDE	205-59.A.(17).a).L2) 205-59.A.(17).a).L3) 205-59.A.(17).a).L3)	25 FT. 20 FT. 20 FT.	25 FT. (13th STREET) 20 FT. (14th STREET) 44.7 FT./0.7*LONG BEACH BLVD)
BUILDING COVERAGE	205-59.A.(17).a).L1)	33%	46.8%
IMPERVIOUS COVERAGE (%) IMPERVIOUS IN YARD ADJACENT TO STREET	205-33.B.(3).a). 205-33.B.(3).a).	75% 75%	74.7% 43.6% (13th STREET) 54.7% (14th STREET) 37.3% (LONG BEACH BLVD) 1.5 FT.
SETBACK TO IMPERVIOUS SURFACES	205-33.B.(4)	1.5 FT.	
HEIGHT	205-10.A	34 FT.	34 FT.
PARKING HOTEL (24 UNITS TOTAL) 8 PROPOSED UNITS ≥500 S.F. @ 2 SPACES PER UNIT 16 PROPOSED UNITS ≤500 S.F. @ 1 SPACE PER UNIT 1 EMPLOYEE SPACE PER 5 UNITS	205-59.A.(17).b). 205-59.A.(17).c). 205-59.A.(17).d).	16 SPACES 16 SPACES 5 SPACES	16 SPACES 16 SPACES 5 SPACES
RETAIL 2 SPACES PER 1,000 S.F.	205-59.F	5 SPACES	7
TOTAL		42 SPACES	44 SPACES
TRASH ENCLOSURE	205-59.A.(17).d).	DUMPSTER TO BE ENCLOSED	TRASH ENCLOSURE PROVIDED
MINIMUM FLOOR AREA OF EACH UNIT	205-59.D	288 S.F.	

* VARIANCE REQUESTED

NOTES:

- AKA. LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 36, FILED MAP A-99, FILED 9/25/1914, 'PLAN OF NORTH BEACH HAVEN'
- DEED REFERENCE: BOOK 18315, PAGE 957
- FLOOD ZONE AE, BASE FLOOD ELEVATION 9 AS SHOWN ON FIRM #34029C0603G
- BASED UPON THE OCEAN COUNTY PRELIMINARY FIRM #34029C0603G, THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 9. THE PROPERTY IS NOT LOCATED WITHIN THE 'COASTAL A' ZONE
- ELEVATIONS NAVD (1988)
- TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSON & YODER, INC., SIGNED BY LEON J. TYSZKA, PLS GS35888 TITLED 'BOUNDARY & TOPOGRAPHIC SURVEY OF: LOT 5, BLOCK 4.06 TAX MAP SHEET # 8 LONG BEACH TOWNSHIP OCEAN COUNTY, NEW JERSEY', DATED 1/8/2024
- THE LOCATION SIZE AND TYPE OF MATERIAL OF UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE NOT GUARANTEED, BUT ARE BASED UPON THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND TYPE OF MATERIAL OF ALL UNDERGROUND UTILITIES THROUGH MARK-OUTS DONE BY THE OWNER OF THE UTILITY AND IF NECESSARY BY TEST PIT AND ADVISE THE ENGINEER OF ANY CONFLICTS SO THAT APPROPRIATE REVISIONS CAN BE MADE TO THE PLANS TO CARRY OUT THE INTENT OF THE DESIGN. ALL AT NO COST TO THE ENGINEER.
- THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE OCEAN COUNTY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OF LONG BEACH BOULEVARD.
- ALIGNMENT AND GRADE FOR CURB AND ROAD IMPROVEMENTS ALONG LONG BEACH BOULEVARD SHALL BE ESTABLISHED BY THE DEVELOPER'S ENGINEER AS APPROVED BY THE OCEAN COUNTY ENGINEER. STAKEOUT OF ALL CURB AND ROAD IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE EXECUTED BY A LICENSED NEW JERSEY PROFESSIONAL LAND SURVEYOR. CURB AS-BUILTS SHALL BE SUBMITTED TO THE OCEAN COUNTY ENGINEER PRIOR TO ANY PAVING OPERATIONS. FINAL AS-BUILT INFORMATION SHALL BE SUPPLIED ON A REPRODUCIBLE MEDIUM, WILL INCLUDE TOP AND BOTTOM OF CURB, CENTERLINE AND QUARTER CROWN GRADES, MONUMENTS WHERE APPLICABLE, SHALL BE SIGNED AND SEALED BY A LICENSED NEW JERSEY PROFESSIONAL LAND SURVEYOR AND ACCOMPANIED BY A MONUMENT CERTIFICATION WHERE APPLICABLE.
- THE DEVELOPER SHALL OBTAIN A LETTER OF FINAL ACCEPTANCE FROM THE OCEAN COUNTY ENGINEERING DEPARTMENT FOR ALL ROAD IMPROVEMENTS ALONG LONG BEACH BOULEVARD PRIOR TO THE RELEASE OF ANY BOND OR OTHER FINANCIAL SURETY POSTED WITH THE MUNICIPALITY FOR THE COMPLETION OF SAID IMPROVEMENTS.



APPROVED
BY THE LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRMAN

SECRETARY

ENGINEER

-LEGEND-
 □ = MONUMENT FOUND
 POB = POINT OF BEGINNING
 AC = AIR CONDITIONER
 C = CENTERLINE
 E/P = EDGE OF PAVEMENT
 6.08 = SPOT ELEVATION
 Ø = UTILITY POLE

OWNER/APPLICANT

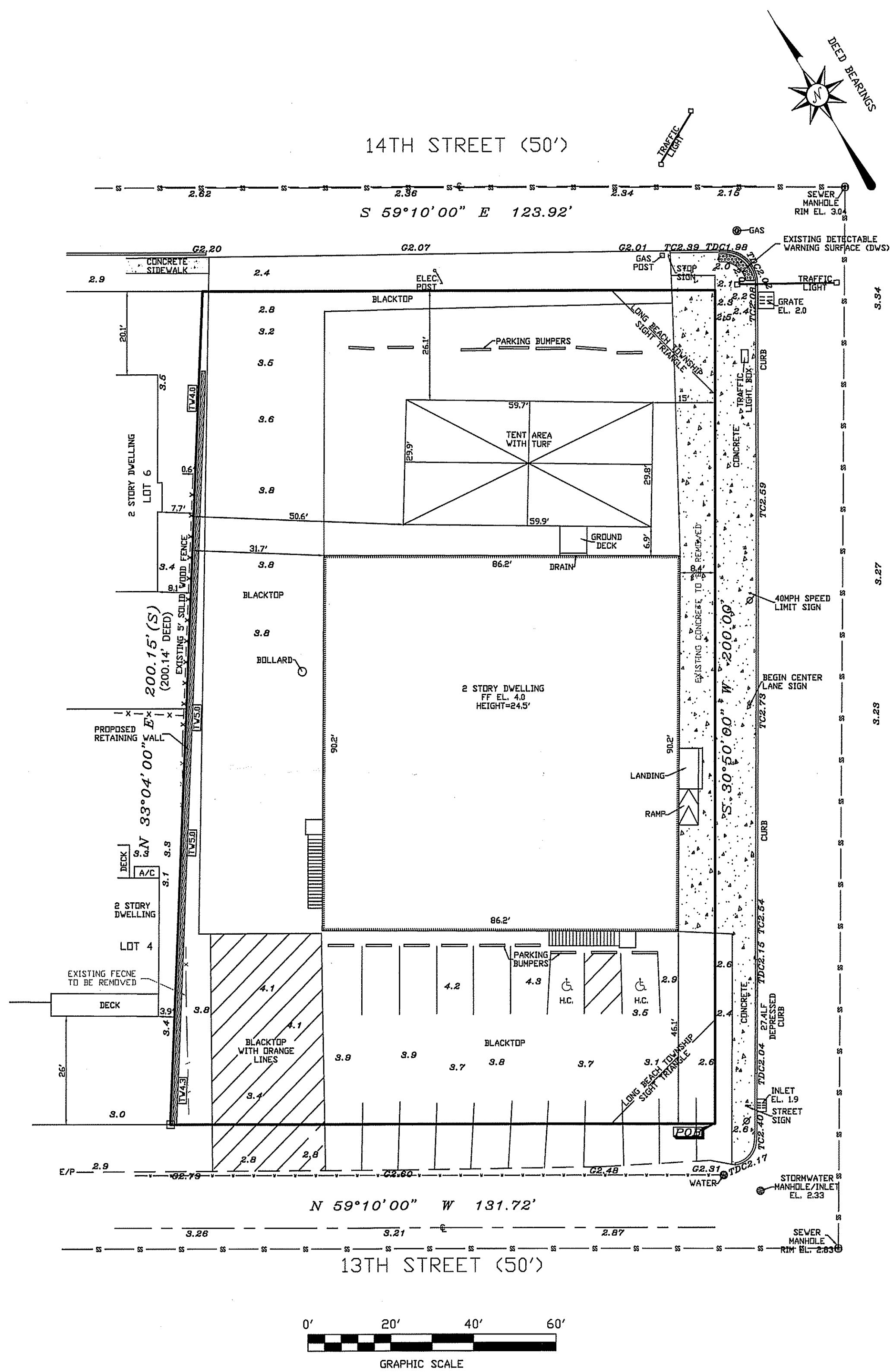
ELM H HOLDINGS LLC
 490 ROUTE 29 WEST UNIT 1
 MILLSTONE TOWNSHIP, NJ 08535

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, License Number: GE44283
 Professional Planner, License Number: 33L10068400

SITE PLAN
 LOT 5, BLOCK 4.06
 TAX MAP SHEET # 8
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 20'
 DRAWN BY: AMC
 SHEET 1 OF 3
 JOB NO. 23-089
 DATE: 6/24/2025



NOTES:

1. AKA. LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 36, FILED MAP A-99, FILED 3/23/1914, "PLAN OF NORTH BEACH HAVEN"
2. DEED REFERENCE: BOOK 18315, PAGE 957
3. FLOOD ZONE AE, BASE FLOOD ELEVATION 9 AS SHOWN ON FIRM #34029C0603F
4. BASED UPON THE OCEAN COUNTY PRELIMINARY FIRM #34029C0603G, THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8 THE PROPERTY IS NOT LOCATED WITHIN THE "COASTAL A" ZONE
5. ELEVATIONS NAVD (1988)

-LEGEND-

□ = MONUMENT FOUND

PDB = POINT OF BEGINNING

AC = AIR CONDITIONER

⊙ = CENTERLINE

E/P = EDGE OF PAVEMENT

6.02 = SPOT ELEVATION

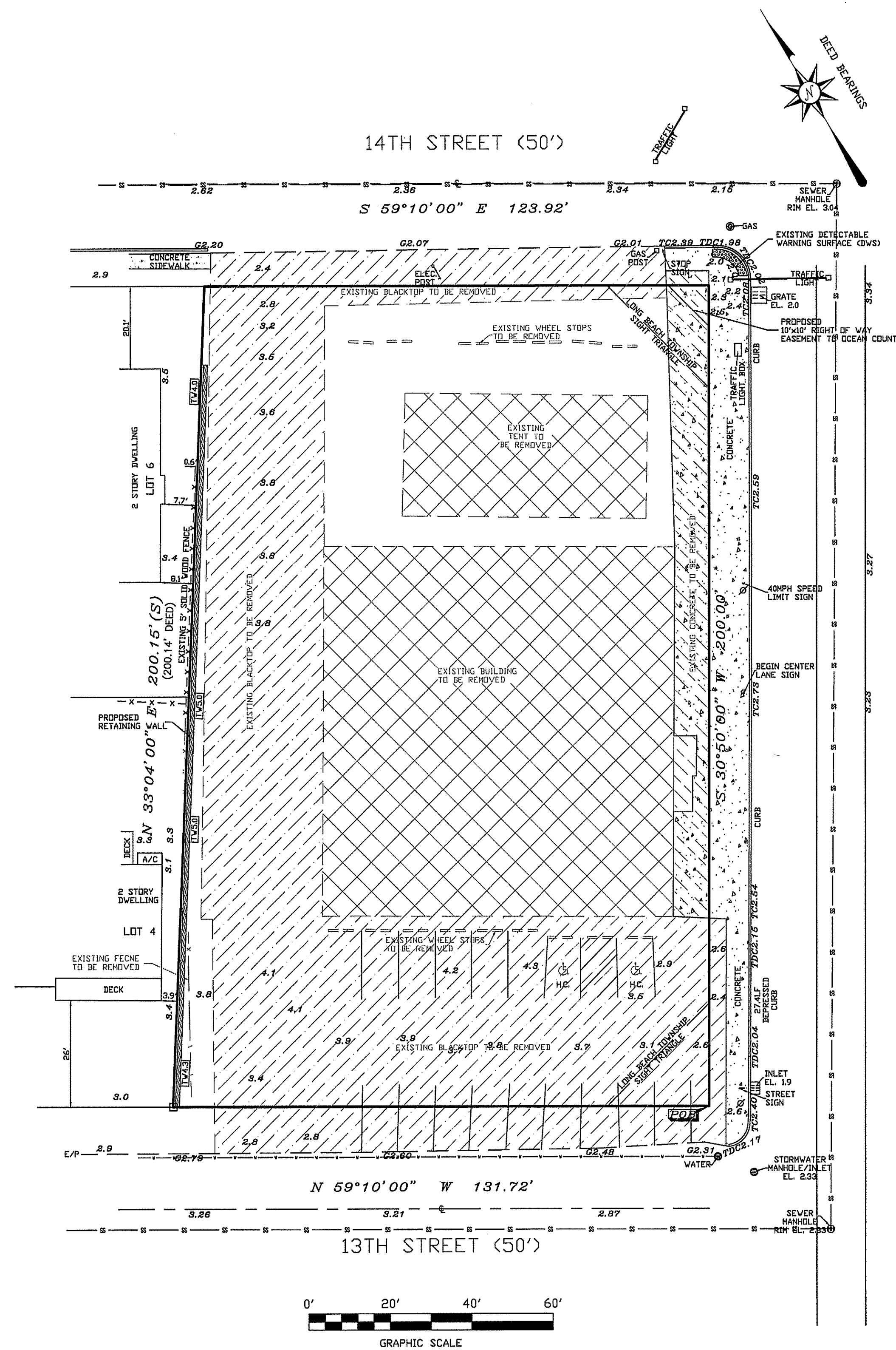
⊘ = UTILITY POLE

REVISIONS

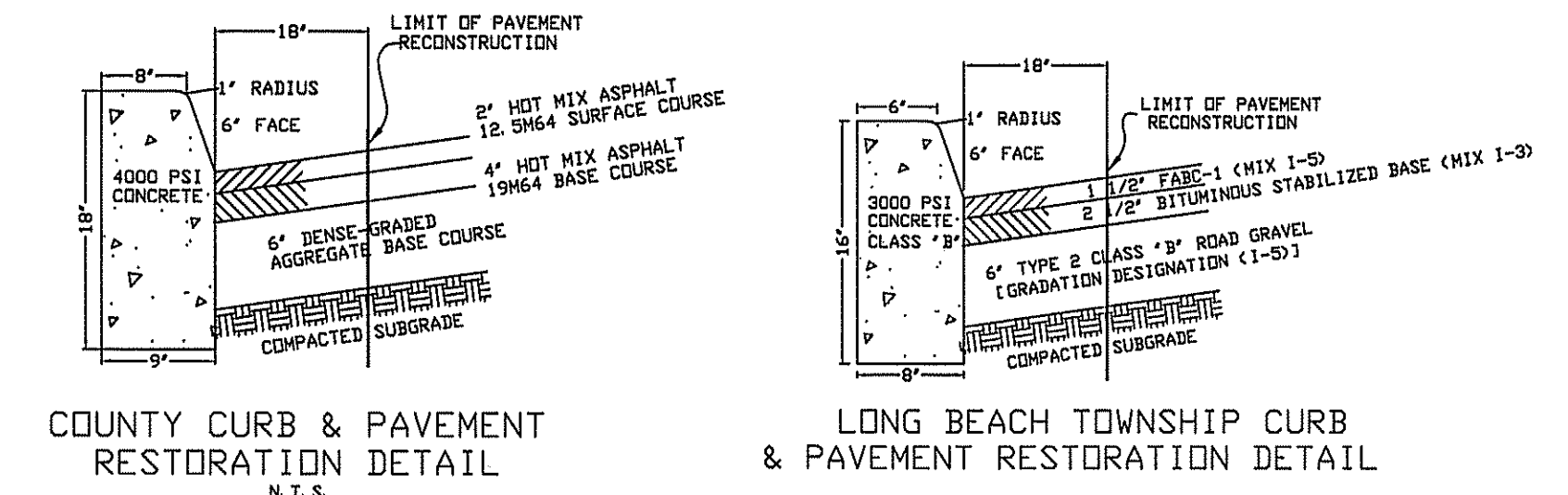
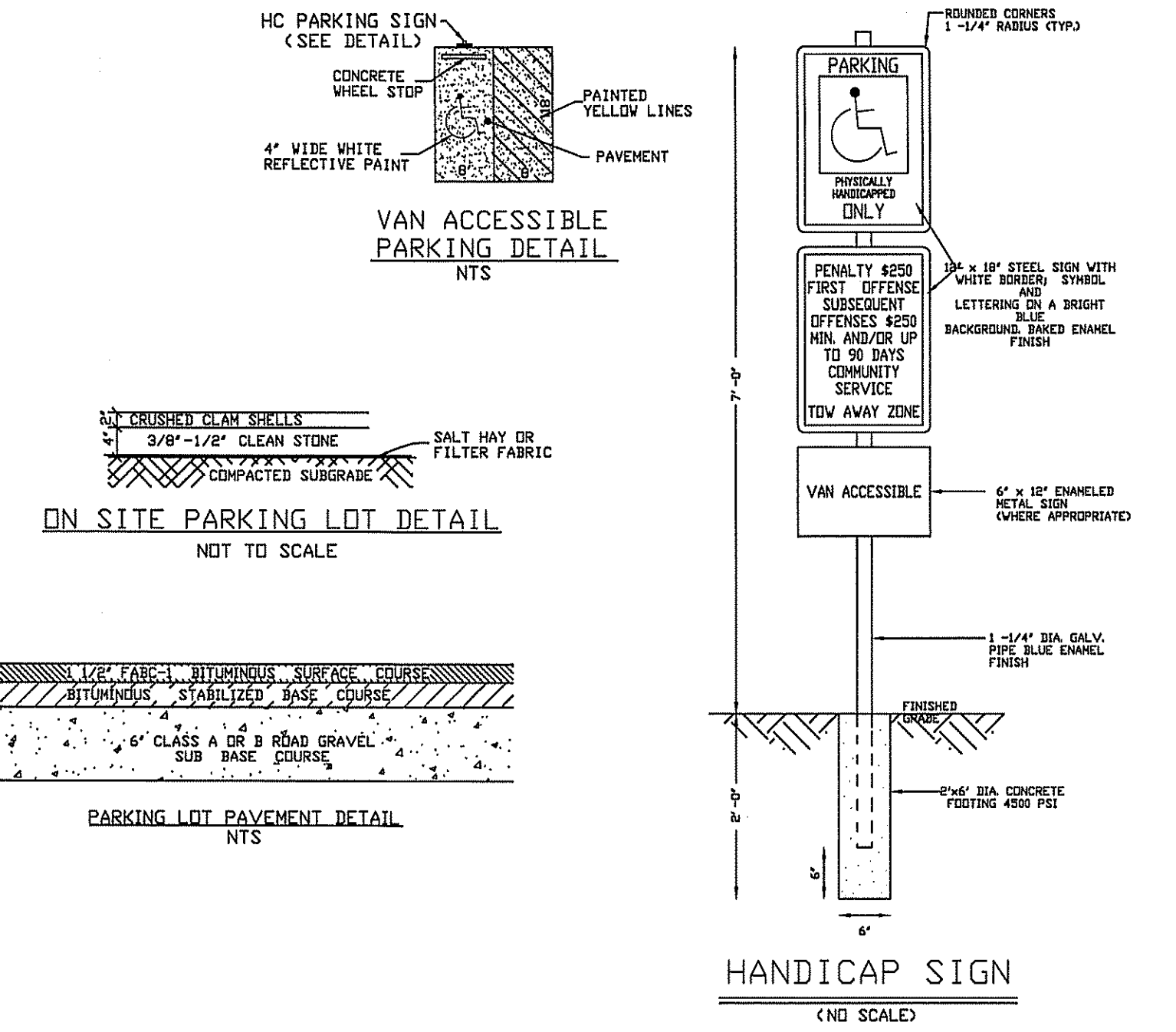
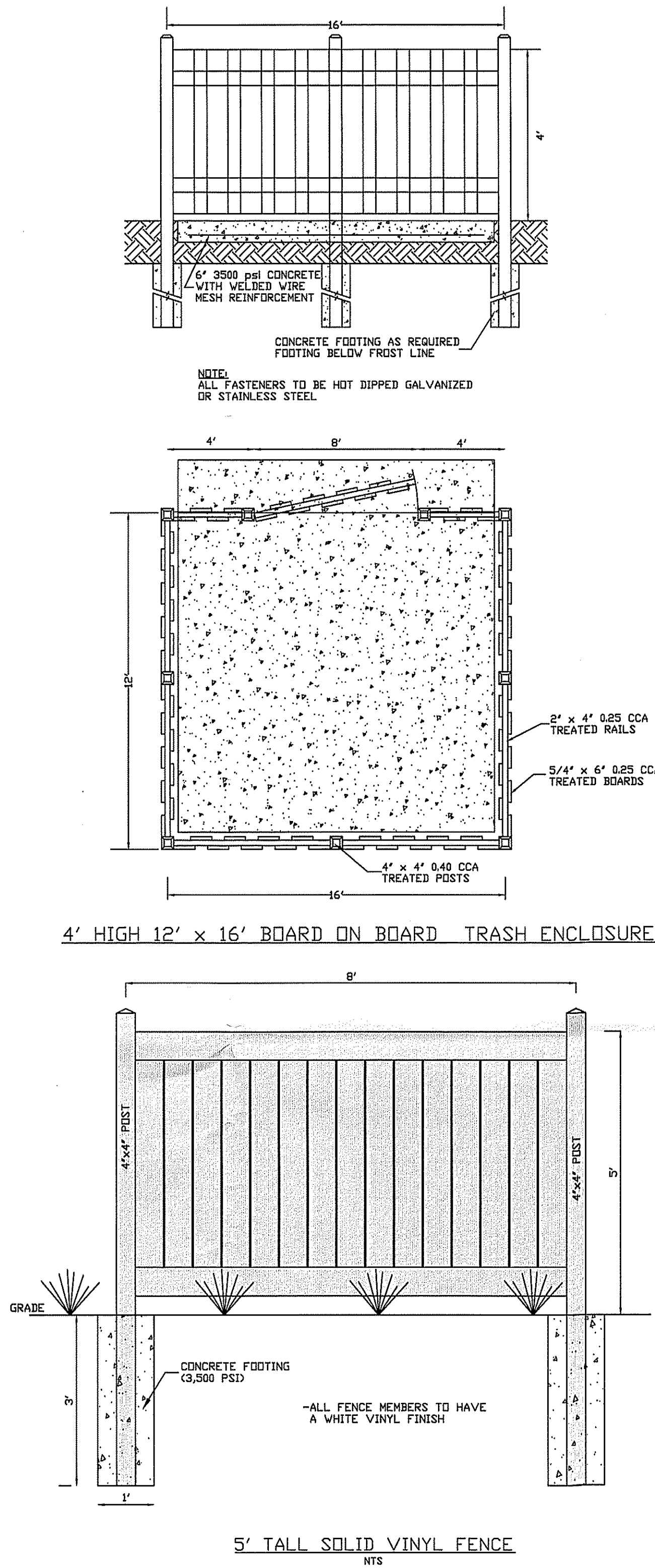
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 8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
 PHONE (609) 492-5050

EXISTING CONDITIONS SURVEY

 LEON J. TYSON, PLS. Professional Land Surveyor, N.J. License Number GS35988	SITE PLAN LOT 5, BLOCK 4.06 TAX MAP SHEET # 8 LONG BEACH TOWNSHIP OCEAN COUNTY, NEW JERSEY		
	SCALE: 1" = 20'	DRAWN BY: AMC	SHEET 2 OF 3
	JOB NO. 23-089	DATE: 5/6/2025	



LONG BEACH BOULEVARD (100')



LEGEND

□ = MONUMENT FOUND

P.O.B. = POINT OF BEGINNING

AC = AIR CONDITIONER

CL = CENTERLINE

E/P = EDGE OF PAVEMENT

6.02 = SPOT ELEVATION

Ø = UTILITY POLE

REVISIONS

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

DEMOLITION PLAN AND DETAILS

SITE PLAN
LOT 5, BLOCK 4.06
TAX MAP SHEET # 8
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

James D. Brzozowski, P.E., P.P.
Professional Engineer, N.J. License Number: GE44823
Professional Planner, N.J. License Number: 33L100656400

SCALE: 1" = 20'	DRAWN BY: AMC	SHEET 3 OF 3
JOB NO. 23-089	DATE: 5/6/2025	