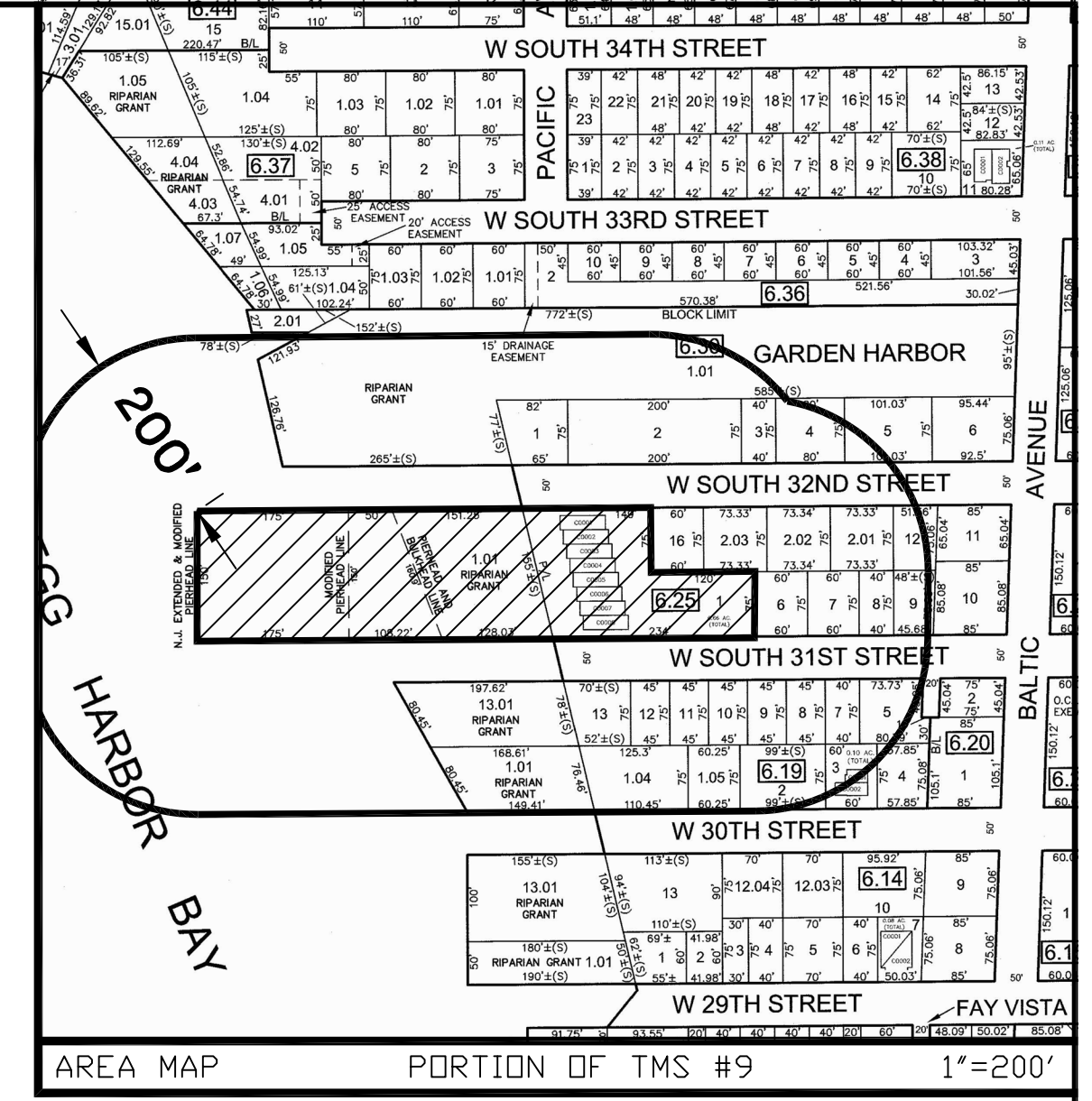
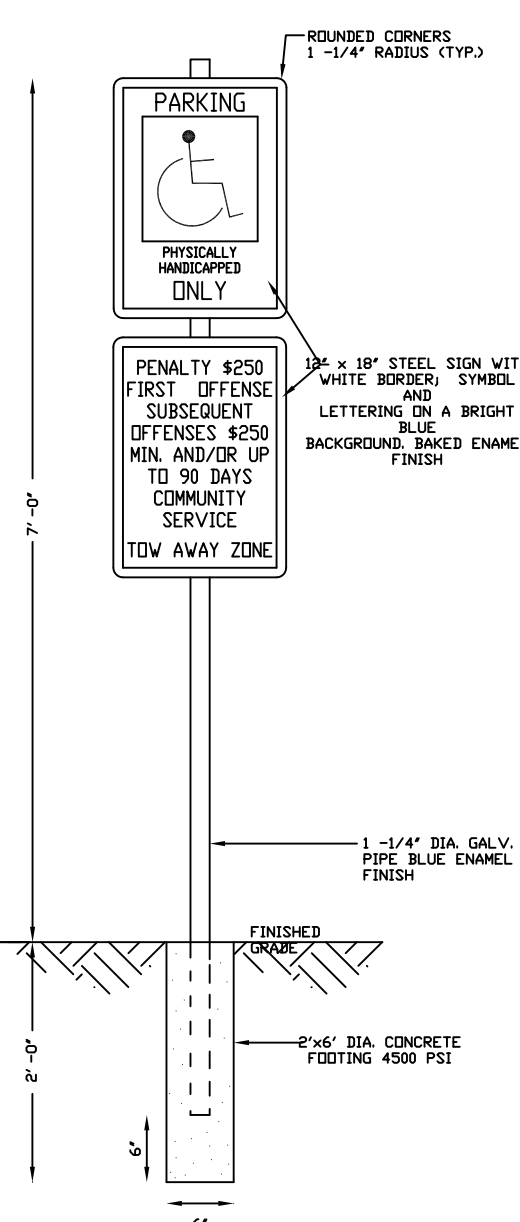
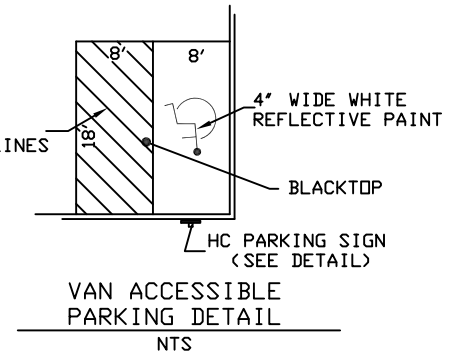
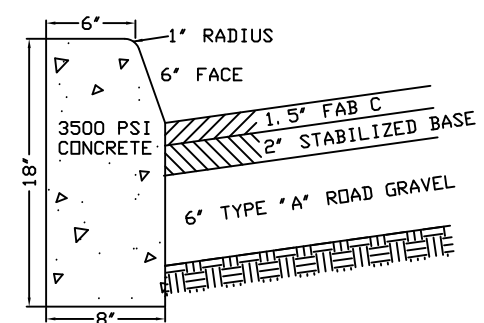


OTHER TRACT IMPROVEMENTS
& UNITS NOT SHOWN



(ND SCALE)

- NOTES:

3. AKA: LOTS 1-14 AND LOT 25 IN BLOCK E, & THE RIPARIAN GRANT WESTERLY THEREOF, FILED MAP #C-289, FILED 7/23/1930, "BEACH HAVEN GRANT VAYA BISTA"
2. DEED REFERENCE:
BOOK 4334, PAGE 653
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 PARTIALLY LOCATED IN THE "COASTAL A" ZONE
5. ELEVATIONS NAVD (1988)
6. TOPOGRAPHY AND SURVEY INFORMATION FOR THE UPLAND PORTION OF UNIT 9
IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSIDN & YODER, INC.,
SIGNED BY LEON J. TYSIDN, P.L.S. 0335868 TITLED "BOUNDARY AND TOPOGRAPHIC
SURVEY OF THE UPLAND PORTION OF UNIT 9 LOTS 1 & 1.01, BLOCK 6.25, TAX MAP SHEET # 9,
LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY", DATED 3/17/2025
7. A SURVEY, PREPARED BY FRD SURVEYING, LLC DATED 1/31/2024 TITLED "SURVEY OF PROPERTY
LOTS 1 AND 1.01 BLOCK 6.25 - UNIT 9 SITUATED IN TOWNSHIP OF LONG BEACH OCEAN COUNTY, NEW JERSEY",
WAS UTILIZED TO DETERMINE THE SETBACKS OF THE EXISTING MULTIFAMILY BUILDING AS WELL AS EXISTING BUILDING
AND IMPERVIOUS COVERAGE.
7. THE UPLAND PORTION OF THE PROPERTY (LOT 1) IS DEVELOPED WITH AN 8 UNIT MULTIFAMILY BUILDING (UNITS 1-8)
AND A PARKING LOT FOR THE MARINA USE (UNIT 9)
THE RIPARIAN PORTION OF THE PROPERTY (LOT 1.01) IS DEVELOPED WITH DOCKS TO SUPPORT THE MARINA (UNIT 9)
KNOWN AS ESCAPE HARBOR MARINA, A 56 SLIP MARINA. IN ADDITION TO THE 56 SLIPS WITHIN THE MARINA, EACH OF
THE 8 RESIDENTIAL UNITS HAS A SLIP WITHIN LOT 1.01.
8. 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
9. EXISTING CURB AND SIDEWALK SHALL BE REMOVED AND REPLACED AS NECESSARY TO INSURE COMPLIANCE WITH CURRENT DESIGN
STANDARDS AS DIRECTED BY THE TOWNSHIP ENGINEER

REVISIONS 6

6/16/2026	RELOCATE PROPOSED RESTROOM; PROVIDE PARKING BELOW; PROVIDE EV PARKING
1/14/2026	REDUCE THE SIZE OF THE PROPOSED BATHROOM PER ARCHITECT

HORN, TYSON & YODER, INC.
CONSULTING ENGINEERS, SURVEYORS-PLANNERS
CERTIFICATE 24GA27951700 - ISSUED SEPTEMBER 1, 2022
510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-342
PHONE (609) 492-5050

JAMES D. BRZOZOWSKI, P.E., P.P.
Professional Engineer, All License Number 65

Professional Engineer, N.J. License Number GE44223
Professional Planner, N.J. License Number 33LI00606400

SITE PLAN
LOTS 1 & 1.01, BLOCK 6.25
QUALIFIER C0009
TAX MAP SHEET # 9
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10'

DRAWN BY: AMC

TABLE 1

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SHEET 1 OF

APPROVED BY THE LONG BEACH TOWNSHIP
LAND USE BOARD

CHAIRMAN

SECRETARY

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ZONING SCHEDULE MC MARINE COMMERCIAL ZONE				
CODE		REQUIRED	EXISTING	PROPOSED
LOT AREA	205-61B(1)	20,000 S.F.	28,725 S.F. (UPLAND LOT 1)	No Change
LOT WIDTH	205-61B(2)	75 FT.	155 FT (UPLAND LOT 1)	No Change
SETBACKS:				
FRONT	205-61B(3)	20 FT.	20.8 FT. ¹ (BAY FRONT)	No Change
REAR	205-61B(4)	10 FT.	49.5 FT. ¹	18 FT.
SIDE	205-61B(4)	10 FT.	8.3 FT.** ¹ TO S. WEST 31st STREET 8.3 FT.** ¹ TO S. WEST 32nd STREET	No Change (10 FT. to PROPOSED BATHROOM) No Change
BETWEEN BUILDINGS	205-12C(2)	15 FT.	>>15 FT.	34.1 FT
HEIGHT	205-61H	34 FT.		20 FT. PROPOSED BATHROOM
BUILDING COVERAGE(%)	205-61.B(5)	33.3%	27.8% ²	29.3%
IMPERVIOUS COVERAGE	205-33B(3)(g)	75%	82%* ³	82.6%*
MARINA PARKING 56 SLIPS @ 1 SPACE/2 SLIPS EV PARKING CREDITS TOTAL PARKING	205-61.C(1)	28 SPACES	24 SPACES **	23 SPACES 2 SPACES 25 SPACES*

1 AS DETERMINED FROM A SURVEY PREPARED BY FRD SURVEYING, LLC DATED 1/31/2024 TITLED "SURVEY OF PROPERTY LOTS 1 AND 1.01 BLOCK 6.25 - UNIT 9 SITUATED IN TOWNSHIP OF LONG BEACH OCEAN COUNTY, NEW JERSEY"

OWNER/APPLICANT
ANDREW BIELECKI
21 RYERSON ROAD
FLEMINGTON, NJ 08822