

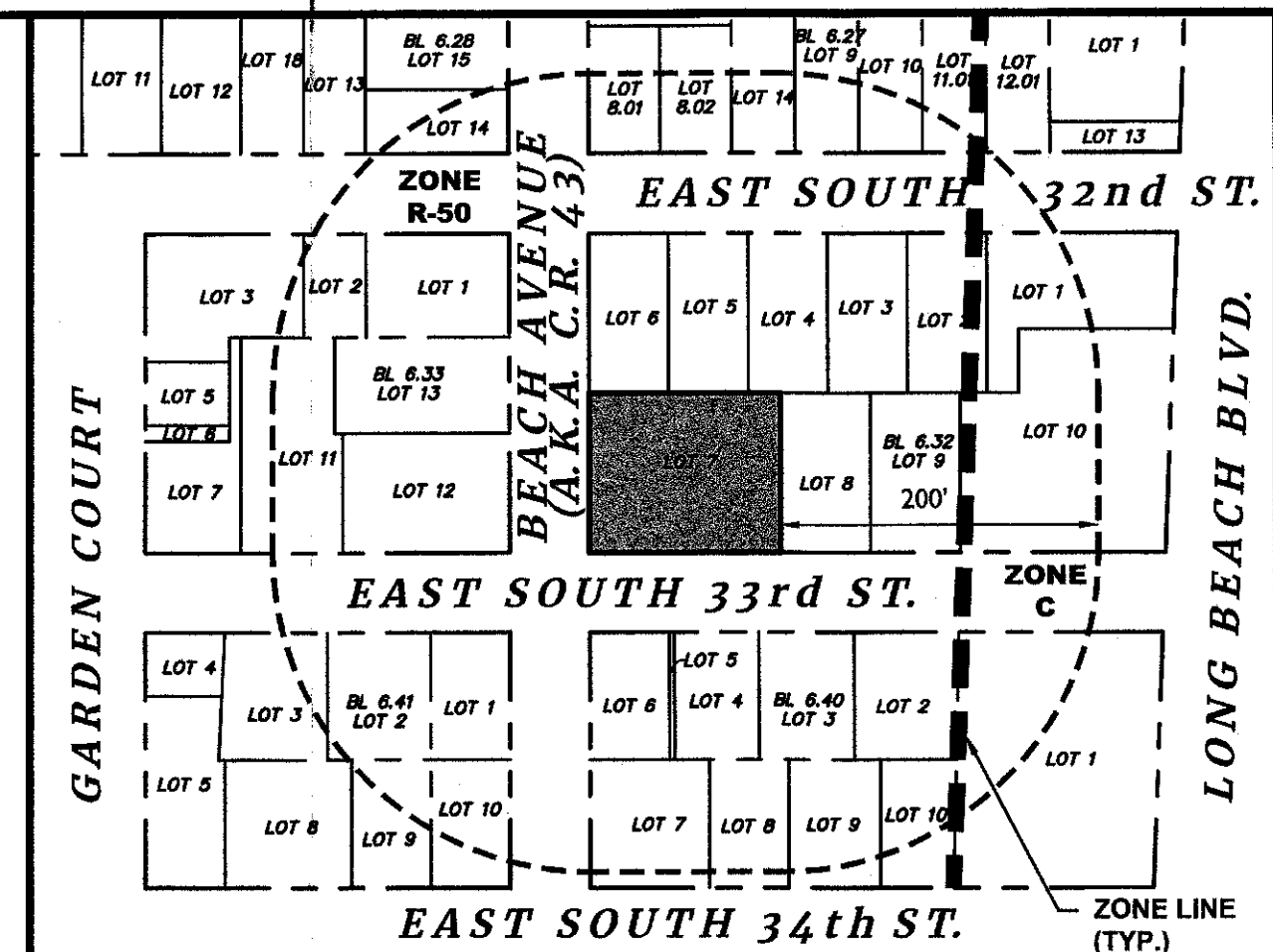
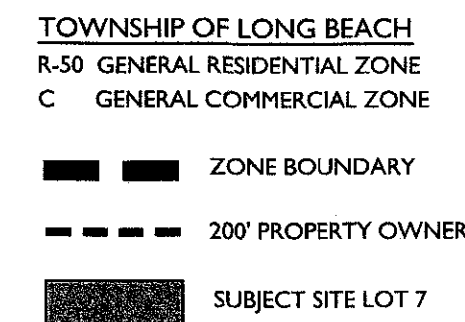
LOT SUMMARY TABLE		
LOT #	EXISTING AREA	PROPOSED AREA
LOT 1	12,000 S.F. / 0.275 Ac.	7,000 S.F. / 0.160 Ac
NEW LOT 7.01		5,000 S.F. / 0.115 Ac
NEW LOT 7.02		
TOTAL:	12,000 S.F. / 0.275 Ac.	12,000 S.F. / 0.275 Ac

NOTE:

- - DENOTES CAPPED REBAR TO BE SET BY LAND LINE SURVEYORS
- - DENOTES CAPPED REBAR TO BE SET BY COLLIERIES ENGINEERING & DESIGN

PROPOSED LOT NUMBERS HAVE BEEN ASSIGNED BY THE TOWNSHIP OF LONG BEACH TAX ASSESSOR.

1. PROPERTY KNOWN AS LOT 7, BLOCK 6.32, TAX MAP SHEET NO. 8 OF THE TOWNSHIP OF LONG BEACH, OCEAN COUNTY, NEW JERSEY.
2. MAP REFERENCE:
 - a. PLAN ENTITLED "PLAN OF SURVEY SITUATED IN LONG BEACH TOWNSHIP, OCEAN COUNTY, NEW JERSEY, BLOCK 6.32, LOT 7," DATED AUGUST 17, 2020, PREPARED BY LAND LINE SURVEYORS.
 - b. HORIZONTAL DATUM PER MAP REF. 2.A.
3. THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR TOXIC WASTES. THEREFORE IT SHOULD NOT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR TOXIC WASTES IS PORTRAYED HEREIN. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THESE MATTERS AS SEPARATE CONCERNS APART FROM THIS SURVEY.
5. ALSO BEING KNOWN AS LOT 38, BLOCK 19 AS SHOWN ON A MAP ENTITLED "RESUBDIVISION OF A PORTION OF BLOCK 19 FOR VERLEY GALE AND RUTH B. HWY IN BEACH HAVEN GARDENS - LONG BEACH TWP., OCEAN COUNTY, NEW JERSEY," DATED FEBRUARY 20, 1958" AND FILED IN THE OCEAN COUNTY CLERK'S OFFICE AS MAP NO. B-430, FILED ON FEBRUARY 5, 1958.



200' AREA MAP
SCALE: 1"=120'

ZONING ORDINANCE CRITIQUE						
PROJECT MUNICIPALITY LOT & BLOCK #5	DE BEAST SOUTH SIDE STREET LONG BEACH TOWNSHIP BLOCK 4.72, LOT 7					
ZONE	A-2 GENERAL RESIDENTIAL					
EXISTING USE	SINGLE-FAMILY DETACHED DWELLING					
PROPOSED USE	SINGLE-FAMILY DETACHED DWELLING					
PERMITTED USE	☒ YES	☐ NO	☐ CONDITIONAL			
DESCRIPTION	REQUIRE	EXISTING	PROPOSED (LOT 7.43)	PROPOSED (LOT 7.44)		
NW LOT AREA	5,000 SF	12,000 SF	5,000 SF	5,000 SF		
NW LOT WIDTH	30 FT	30 FT	30 FT	30 FT		
NW LOT DEPTH	160 FT	160 FT	160 FT	160 FT		
NW BERIC COVERAGE	33.33%	26.68%	N/A	N/A		
NW IMPERVIOUS COVERAGE	73%	31.93%	N/A	N/A		
PRINCIPAL BUILDING						
NW FRONT YARD SETBACK	22 FT ¹	6.2 FT	(3)	N/A		
NW SIDE YARD SETBACK (20%)	4 FT ²	15.9 FT	(3)	N/A		
NW SIDE YARD SETBACK (30%)	13 FT ³	23.2 FT	(3)	N/A		
NW SIDE YARD DISTANCE BETWEEN ADJACENT HOMES	15 FT	21.8 FT	N/A	N/A		
NW REAR YARD SETBACK	33 FT ⁴	31.8 FT	N/A	N/A		
NW FLOOR AREA (RPT. 7004)	7113.5 SF ⁵	5,158 SF	N/A	N/A		
NW FLOOR AREA (7074)	799.56 SQ. LOT 7.43 ⁶	2,338 SF	N/A	N/A		
NW BUILDING HEIGHT	34 FT ⁷	31 FT	N/A	N/A		
ACCESSORY STRUCTURE						
NW FRONT YARD SETBACK	33 FT ¹	73.9 FT	N/A	N/A		
NW SIDE YARD SETBACK	4 FT ²	73.9 FT	(3)	N/A		
NW SIDE YARD DISTANCE BETWEEN ADJACENT STRUCTURES	5 FT ³	54.7 FT	N/A	N/A		
NW STRUCTURE HEIGHT	15 FT (ROOSE TYPE ROOF)	17 FT	(3)	N/A		
FEET TYPICAL	16 FT (OTHER TYPE ROOF) 1 STORY	1 STORY				
OFF STREET PARKING⁸						
NUMBER OF - 2300 SF	3 SPACES	3 SPACES	N/A	N/A		
NUMBER 3000 - 4200 SF	4 SPACES		N/A	N/A		
NUMBER 4300 - 11000 SF	5 SPACES		N/A	N/A		
NUMBER 11000 OR MORE	6 SPACES		N/A	N/A		

[illegible]

AS OWNER OF THE LANDS SHOWN ON THIS MAP, I/WE HEREBY CONSENT TO THE PERFECTION OF THIS MINOR SUBDIVISION.

THE ESATATE OF HARRY GALE DATE

SWORN AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____ 2026

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES ON _____

AS APPLICANT OF THE LANDS SHOWN ON THIS MAP, I/WE HEREBY CONSENT TO THE PERFECTION OF THE MINOR SUBDIVISION.

BRIAN LOURENCO
92 RIDGE TERRACE
NEPTUNE CITY, NJ 07753

SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF 2026

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES ON _____

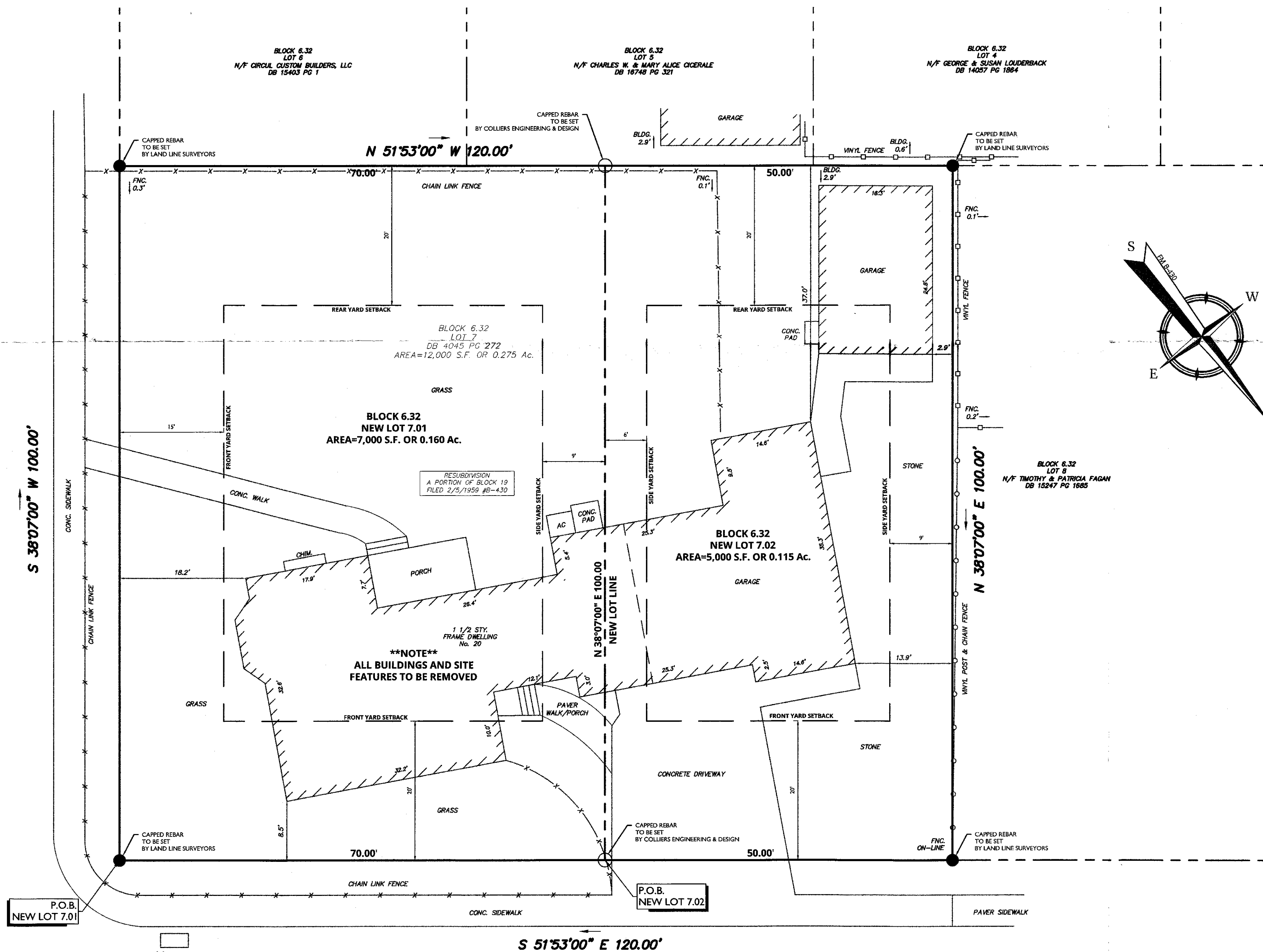
I CERTIFY TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF THAT THIS LAND SURVEY DATED AUGUST 19, 2026 HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

JOHN M. LIS NEW JERSEY P.L.S. NO. 35378 DATE

APPROVED AS A MINOR SUBDIVISION BY THE PLANNING BOARD OF THE
TOWNSHIP OF LONG BEACH, OCEAN COUNTY, NEW JERSEY.

CHAIRMAN _____ DATE _____

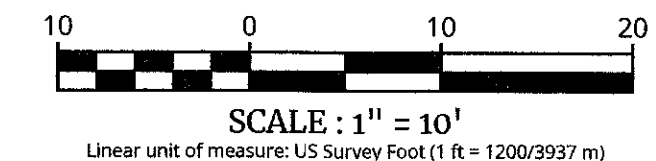
SECRETARY _____ DATE _____



RECEIVED

SEP 10 2026

LONG BEACH TOWNSHIP
LAND USE BOARD
LUB# 19-26.



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REV	DATE	DESCRIPTION
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BRIAN LOURENCO

MINOR SUBDIVISION PLAN

BLOCK 6.32
LOT 7
#20 EAST SOUTH 33RD ST.

TOWNSHIP OF LONG BEACH
OCEAN COUNTY, N.J.

I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER
MY SUPERVISION, AND COMPLIES WITH THE
"MAP FILING LAW".



Eric V. Wilde
NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: GS43279
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24GA27986500

Colliers
Engineering

HOLMDEL (Headquarters)
101 Crawfords Corner Road,
Suite 3400
Holmdel, NJ 07733
Phone: 732.383.1950
COLLIERS ENGINEERING & DESIGN, INC.

SCALE:	DRAWN BY:
AS SHOWN	HA
DESIGNED BY:	REVIEWED BY:
N/A	MRM
DATE ISSUED:	PROJECT NUMBER:
8/27/26	26011920A
SHEET NAME:	

SUBDIVISION PLAN

DRAWING NUMBER:
1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION