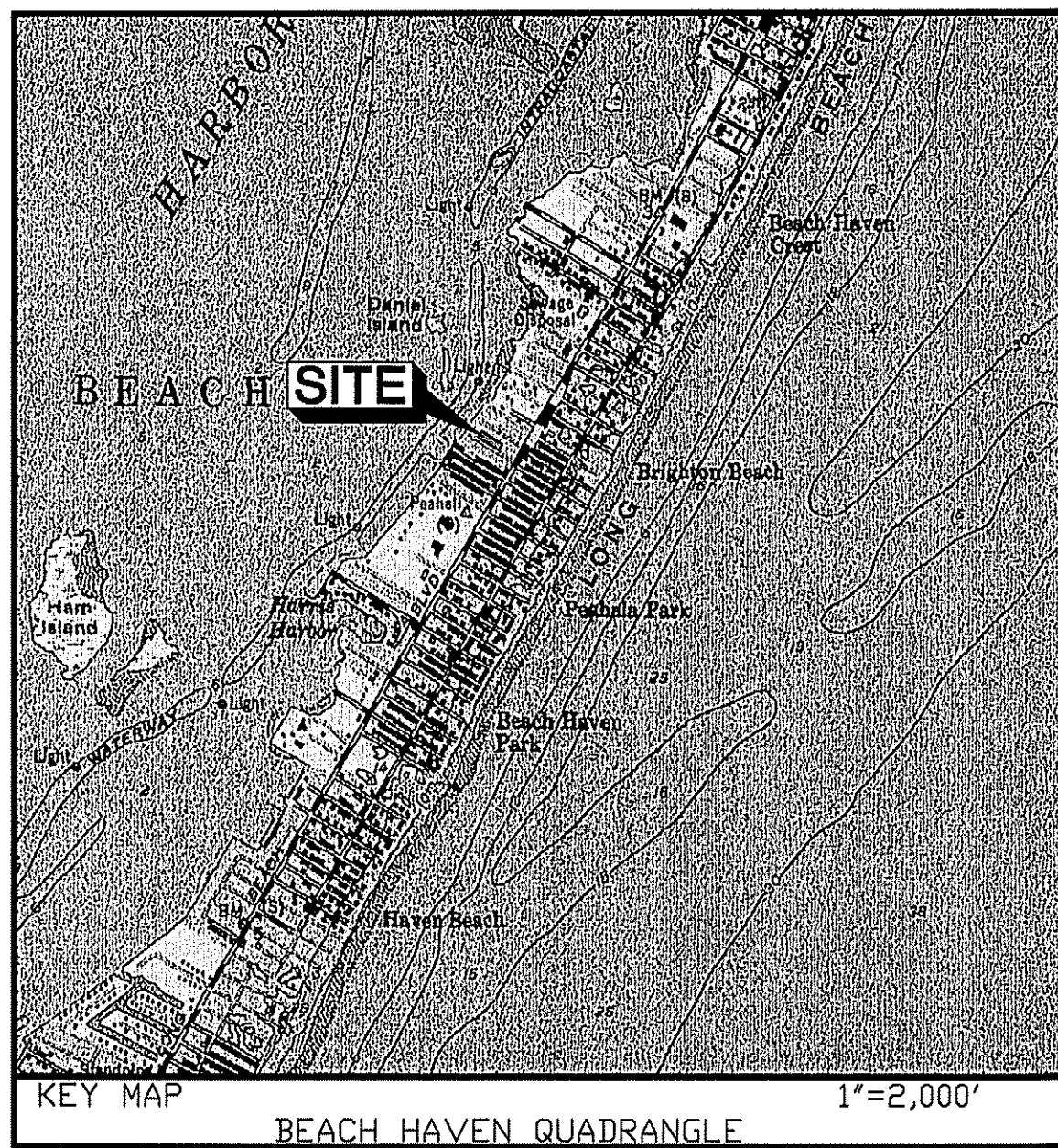




NOTES:

- DEEDS REFERENCE:
LOT 2 - BOOK 4431, PAGE 961
LOT 3 - BOOK 19429, PAGE 762
LOT 4 - BOOK 13692, PAGE 991
LOT 5 - BOOK 11760, PAGE 1615
LOT 6 - BOOK 19754, PAGE 1797
LOT 7 - BOOK 11250, PAGE 1643
- THE ENTIRE TRACT IS LOCATED WITHIN FLOOD ZONE AE, BASE FLOOD ELEVATION 9, AS SHOWN ON FIRM #34029C0602F, EFFECTIVE 9/29/2006
- BASED UPON THE OCEAN COUNTY PRELIMINARY FIRM #34029C0602G, ISSUED 1/30/2015 THE TRACT IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 9, THE TRACT IS LOCATED OUTSIDE OF THE "COASTAL A" ZONE
- ELEVATIONS NAVD (1988)
- ERROR IN CLOSURE NOT MORE THAN 1 PART IN 10,000
- ASSUMED HORIZONTAL COORDINATE BASE
- TOTAL TRACT AREA: 22,400 S.F.; 0.51 AC.
- THE PURPOSE OF THE SUBDIVISION IS TO REMOVE THE 5'x208' PORTION OF EXISTING LOT 2 AND ALLOCATE IT TO EXISTING LOTS 3, 4, 5, 6 & 7
- THERE IS NO DEVELOPMENT PROPOSED WITH THIS SUBDIVISION.

I HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

BARRY SCHIRO - LOT 2, BLOCK 12.19

MARK BLEMMINGS - LOT 3, BLOCK 12.19

MARI ANN BLEMMINGS - LOT 3, BLOCK 12.19

SUSAN KERWIN - LOT 4, BLOCK 12.19

LORI E. PROUT - LOT 4, BLOCK 12.19

MARK E. CASE - LOT 5, BLOCK 12.19

STEPHANIE M. CASE - LOT 5, BLOCK 12.19

KYLE MAGUIRE - LOT 6, BLOCK 12.19

DEAN GLASSER - LOT 7, BLOCK 12.19

COLEEN GLASSER - LOT 7, BLOCK 12.19

SWORN AND SUBSCRIBED TO ME THIS

DAY OF

NOTARY PUBLIC OF NEW JERSEY.

MY COMMISSION EXPIRES

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 7/9/2025 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF THE TITLE RECORDATION ACT AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

LEON J. TYSZKA, P.E. G635888

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "TITLE RECORDATION ACT", RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER

I HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE LONG BEACH TOWNSHIP LAND USE BOARD FOR FILING IN THE COUNTY COUNTY CLERKS OFFICE PROVIDED THAT THIS MAP IS FILED ON/ON BEFORE THE ____ DAY OF ____.

MUNICIPAL CLERK/MUNICIPAL LAND USE CLERK

APPROVED BY THE
LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRMAN

SECRETARY

ENGINEER

APPLICANT
BARRY SCHIRO, ADMINISTRATOR OF THE ESTATE OF KAREN NAPONDANO 1014 FOUR SEASONS DRIVE, WAYNE, NJ 07470

OWNER LOT 2
BARRY SCHIRO, ADMINISTRATOR OF THE ESTATE OF KAREN NAPONDANO 1014 FOUR SEASONS DRIVE, WAYNE, NJ 07470

OWNER LOT 3
MARK & MARI ANN BLEMMINGS TRUST 133 BATEMAN ROAD LANGHORNE, PA 19047

OWNER LOT 4
SUSAN KERWIN & LORI E. PROUT 37 V SAND DUNE LANE LONG BEACH TOWNSHIP, NJ 08008

OWNER LOT 5
MARK E. & STEPHANIE M. CASE 23436 SANABRIA CIRCLE BENITA SPRINGS, FL 34135

OWNER LOT 6
KYLE MAGUIRE 2 PEACOCK LANE MENDHAM, NJ 07945

OWNER LOT 7
DEAN & COLEEN GLASSER 12 HOLT COURT GLEN ROCK, NJ 07452

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

MINOR SUBDIVISION
LOTS 2, 3, 4, 5, 6 & 7, BLOCK 12.19
TAX MAP SHEET # 15
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: 1"=20'

DRAWN BY: AMC

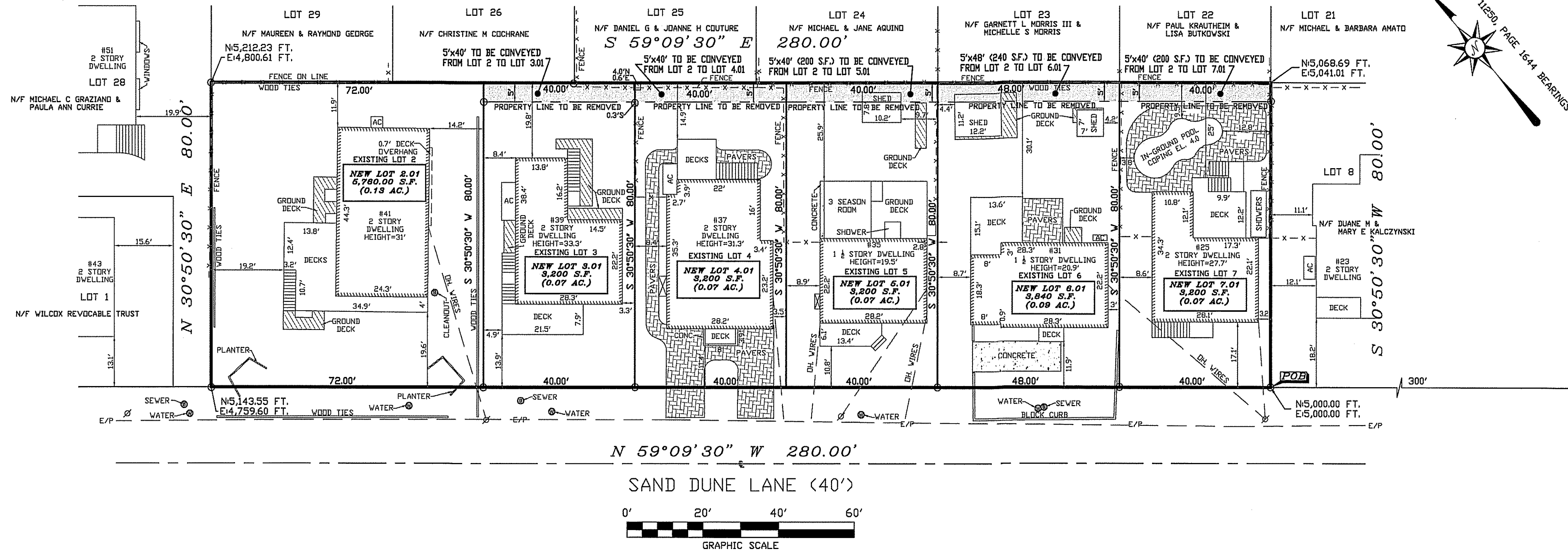
JOB NO. 125-049

DATE: 7/9/2025

SUBDIVISION 1

ZONING SCHEDULE R-50 RESIDENTIAL ZONE								
	CODE	REQUIRED	NEW LOT 2.01	NEW LOT 3.01	NEW LOT 4.01	NEW LOT 5.01	NEW LOT 6.01	NEW LOT 7.01
LOT AREA	205-55C(2)(b)	5,000 S.F.	5,760 S.F.	3,200 S.F.*	3,200 S.F.*	3,200 S.F.*	3,840 S.F.*	3,200 S.F.*
LOT WIDTH	205-55C(1)	50 FT.	72 FT.	40 FT.**	40 FT.**	40 FT.**	48 FT.**	40 FT.**
LOT DEPTH	205-55C(2)(a)	77.5 FT.	80 FT.	80 FT.	80 FT.	80 FT.	80 FT.	80 FT.
SETBACKS:								
FRONT	205-55C(3)	20 FT.(a)	19.6 FT.	13.9 FT.**	11.4 FT.**	10.8 FT.**	11.9 FT.**	17.1 FT.
FRONT SETBACK PER SIDE	205-11E(1)	(a)	(17 FT. REQ)	(15.5 FT. REQ)	(12.4 FT. REQ)	(11.7 REQ)	(14.0 REQ)	(15.1 REQ)
COMBINED SIDE	205-55C(4)	4 FT./9 FT.	19.2 FT./14.2 FT.	4.9 FT./3.3 FT.**	8.4 FT./3.5 FT.**	8.9 FT./2.8 FT.**	8.7 FT./3 FT.**	8.6 FT./3.2 FT.**
COMBINED SIDE	205-55C(4)	15 FT. MIN.	33.4 FT.	8.2 FT.**	11.9 FT.**	11.7 FT.**	11.7 FT.**	11.8 FT.**
COMBINED SIDE	205-12B	OR 30% OF FRONTAGE	(21.6 FT. REQ)	(15 FT. REQ)	(15 FT. REQ)	(15 FT. REQ)	(15 FT. REQ)	(15 FT. REQ)
BETWEEN BUILDINGS	205-55C(4)	15 FT.	44.8 FT./22.6 FT.	22.6 FT./11.7 FT.**	11.7 FT.**/12.4 FT.	12.4 FT.**/11.5 FT.**	11.5 FT.**/11.6 FT.**	11.6 FT.**/15.3 FT.
REAR	205-55C(5)(b)	15 FT.	11.9 FT.**	11.9 FT.**	14.9 FT.**	25.9 FT.	30.1 FT.	25 FT.
LOT COVERAGE(%)	205-55C(7)	33.3%	24.6%	32.7%	36%*	29.3%	28.7%	31.8%
IMPERVIOUS COVERAGE	205-33B(3)(g)	75%	28.1%	40.5%	60.3%	39.8%	40.9%	54.7%
HEIGHT	205-10A	34 FT.	31 FT.	33.3 FT.	31.3 FT.	19.5 FT.	20.9 FT.	27.7 FT.

- * - VARIANCE REQUESTED, HOWEVER THE LOT AREA IS BEING INCREASED BY 200 S.F.
* - VARIANCE REQUESTED, HOWEVER THE LOT AREA IS BEING INCREASED BY 240 S.F.
* - EXISTING NON-CONFORMING SETBACK THAT IS BEING INCREASED BY 5 FT.
* - EXISTING NON-CONFORMING BUILDING COVERAGE IS BEING DECREASED FROM 40.7% TO 36%
* - EXISTING NON-CONFORMING CONDITION NOT BEING AFFECTED BY THE SUBDIVISION
(a) 205-11E(1) WHERE A LOT IS SITUATED BETWEEN TWO LOTS EACH OF WHICH IS DEVELOPED WITH A MAIN BUILDING, THE MINIMUM FRONT-YARD SETBACK REQUIREMENT OF SUCH LOT MAY BE THE AVERAGE OF THE FRONT YARDS OF THE EXISTING BUILDINGS BUT NOT LESS THAN 10 FEET.



-LEGEND-
O=IRON PIN FOUND
POB=POINT OF BEGINNING
AC=AIR CONDITIONER
C=CENTERLINE
E/P=EDGE OF PAVEMENT
Ø=UTILITY POLE
□=MONUMENT FOUND

