



APPLICANT/OWNER:  
RFR HOLDING, LLC  
18 UPPERBROOK DRIVE  
NORTH BRUNSWICK, NJ 08902

ZONE REQUIREMENTS - "R-2"  
RESIDENTIAL DISTRICT

REQUIRED	EXISTING LOT 6.01	EXISTING LOT 6.02	PROPOSED LOT 6.03	PROPOSED LOT 6.04
MINIMUM LOT AREA	4,000 S.F.	8,750.0 S.F.	8,750.0 S.F.	7,462.0 S.F.
MINIMUM LOT WIDTH	50 FT.	62.5 FT.	62.5 FT.	53.3 FT.
MINIMUM LOT DEPTH	60 FT.	140.0 FT.	140.0 FT.	140.0 FT.
MINIMUM FRONT YARD SETBACK	25 FT.	N/A	N/A	N/A
MINIMUM REAR YARD SETBACK	15 FT.	N/A	N/A	N/A
MINIMUM SIDE YARD SETBACK (EITHER SIDE)	7 FT.	N/A	N/A	N/A
MINIMUM SIDE YARD SETBACK (BOTH SIDES)	15 FT.	N/A	N/A	N/A
TOTAL BUILDING COVERAGE	50.0%	N/A	N/A	N/A
TOTAL LOT COVERAGE	70.0%	N/A	N/A	N/A

**PROPERTY OWNERS  
WITHIN 200' CONT.  
BOROUGH OF SEA BRIGHT**

BLOCK	LOT	NAME & ADDRESS	BLOCK	LOT	NAME & ADDRESS
2	7.01	SHAW CONSTRUCTION COMPANY, LLC 32A BEACH ROAD MONMOUTH BEACH, NJ 07750	3	2	HOMER, ELIZABETH & KEVIN IMBRIE PLACE SEA BRIGHT, NJ 07760
2	7.02	SHAW CONSTRUCTION COMPANY, LLC 32A BEACH ROAD MONMOUTH BEACH, NJ 07750	3	3	IMBRIE PLACE PARTNERS, LLC 1410 OCEAN AVENUE SEA BRIGHT, NJ 07760
2	15.01	GWYDR, TOM 12 IMBRIE PLACE SEA BRIGHT, NJ 07760	3	4	STRAUB, DAVID L. P.O. BOX 18 RUMSON, NJ 07760
2	15.02	MILET, DENISE 10 IMBRIE PLACE SEA BRIGHT, NJ 07760	3	5	MEMOLI, MICHAEL & MARIANO, DANA 7 IMBRIE PLACE SEA BRIGHT, NJ 07760
2	16.01	RUBENSTEIN, FORREST S. & LISA R. 123 TIMBER RIDGE COURT NEPTUNE, NJ 07753	3	7	NAVESINK PARTNERS, LLC 1410 OCEAN AVENUE SEA BRIGHT, NJ 07760
2	16.02	WEBSTER, RONALD S. & ADRENNE D 18 IMBRIE PLACE SEA BRIGHT, NJ 07760	3	8	NAVESINK PARTNERS, LLC 1410 OCEAN AVENUE SEA BRIGHT, NJ 07760
2	21	BLODGETT, CURTIS & MADELINE 18 IMBRIE PLACE SEA BRIGHT, NJ 07760			

**ALSO NOTIFY**

- BOROUGH OF SEA BRIGHT  
1197 OCEAN AVENUE  
SEA BRIGHT, NJ 07760
- COASTAL  
408 SOUTH STREET  
EATONTOWN, NJ 07724
- NEW JERSEY AMERICAN WATER COMPANY  
601 SHREWSBURY AVENUE  
SHREWSBURY, NJ 07702
- NEW JERSEY NATURAL GAS COMPANY  
1415 WYCKOFF ROAD  
WALL, NJ 07719
- JERSEY CENTRAL POWER & LIGHT  
AREA MANAGER CENTRAL, NEW JERSEY  
1500 FLORANCE AVENUE  
UNION BEACH, NJ 07735
- STATE OF NEW JERSEY (FOR STATE HWY 36)  
COMMISSIONER, DEPARTMENT OF TRANSPORTATION  
1035 PARKWAY AVENUE  
TRENTON, NJ 08625
- STATE OF NEW JERSEY (FOR COASTAL WATERS)  
DIVISION OF COASTAL RESOURCES  
P.O. BOX 401  
TRENTON, NJ 08625
- TWO RIVER WATER RECLAMATION AUTHORITY  
1 HIGHLAND AVENUE  
MONMOUTH BEACH, NJ 07750
- VERIZON  
175 W. MAIN STREET  
FREDHOLD, NJ 07728
- ATTN: CORPORATE SECRETARY/RIGHT OF WAY AGENT
- MONMOUTH COUNTY PLANNING BOARD  
HALL OF RECORDS ANNEX - 2ND FLOOR  
1 EAST MAIN STREET  
FREDHOLD, NJ 07728

THIS MINOR SUBDIVISION SHALL BE PERFECTED BY FILING OF DEEDS.  
THIS IS TO CERTIFY THAT I AM THE OWNER OF RECORD OF THESE PREMISES AND AGREE TO THE FILING OF THIS MAP IN THE MONMOUTH COUNTY CLERK'S OFFICE.

DATE \_\_\_\_\_

DATE \_\_\_\_\_

CHAIRMAN, PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY, PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER, PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW.

VINCENT CREEVY, P.L.S. LIC. NO. 27799 \_\_\_\_\_ DATE \_\_\_\_\_ SEAL \_\_\_\_\_

**GENERAL NOTES:**

- OUTBOUND INFORMATION TAKEN FROM A PLAN ENTITLED, "OUTBOUND AND TOPOGRAPHIC SURVEY PREPARED FOR IMBRIE PLACE, BLOCK 3 LOTS 6.01 & 6.02" PREPARED BY ABBINGTON ENGINEERING, LLC AND DATED 07/06/2018 AND LAST REVISED 06/06/2019.

VINCENT CREEVY, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
NJ LICENSE No. 36716

CERTIFICATE OF AUTHORIZATION #246A28239800



**ABBINGTON ENGINEERING, LLC.**  
436 W. COMMODORE BLVD., SUITE #2  
JACKSON, NJ 08527  
TEL: (732) 431-1440 FAX: (732) 987-5078

**ENGINEERING  
SITE PLANNING  
ENVIRONMENTAL  
LANDSCAPE ARCHITECTURE**

www.abbingtonengineering.com

REVISIONS	DATE
DATE: 02/19/2020	RMP
SCALE: 1"=10'	VC
AE FILE NAME: IMBRIE PLACE - PLOT PLAN	DEGSD
AE FILE NUMBER: 227	HTW
	REASD

ATTENTION: ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS CERTIFIED.  
THIS DRAWING MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ABBINGTON ENGINEERING, LLC.

**MINOR SUBDIVISION**

PREPARED FOR  
**IMBRIE PLACE  
BLOCK 3  
LOT 6.01 & LOT 6.02**

SITUATED IN  
**TAX MAP SHEET 3  
BOROUGH OF SEA BRIGHT  
MONMOUTH COUNTY  
NEW JERSEY**