

AMENDED PRELIMINARY & FINAL SITE PLAN OF BLOCK 4, LOT 5 FOR 1485 OCEAN AVENUE REALTY, LLC BOROUGH OF SEA BRIGHT MONMOUTH COUNTY, NJ

200' ADJOINING OWNERS

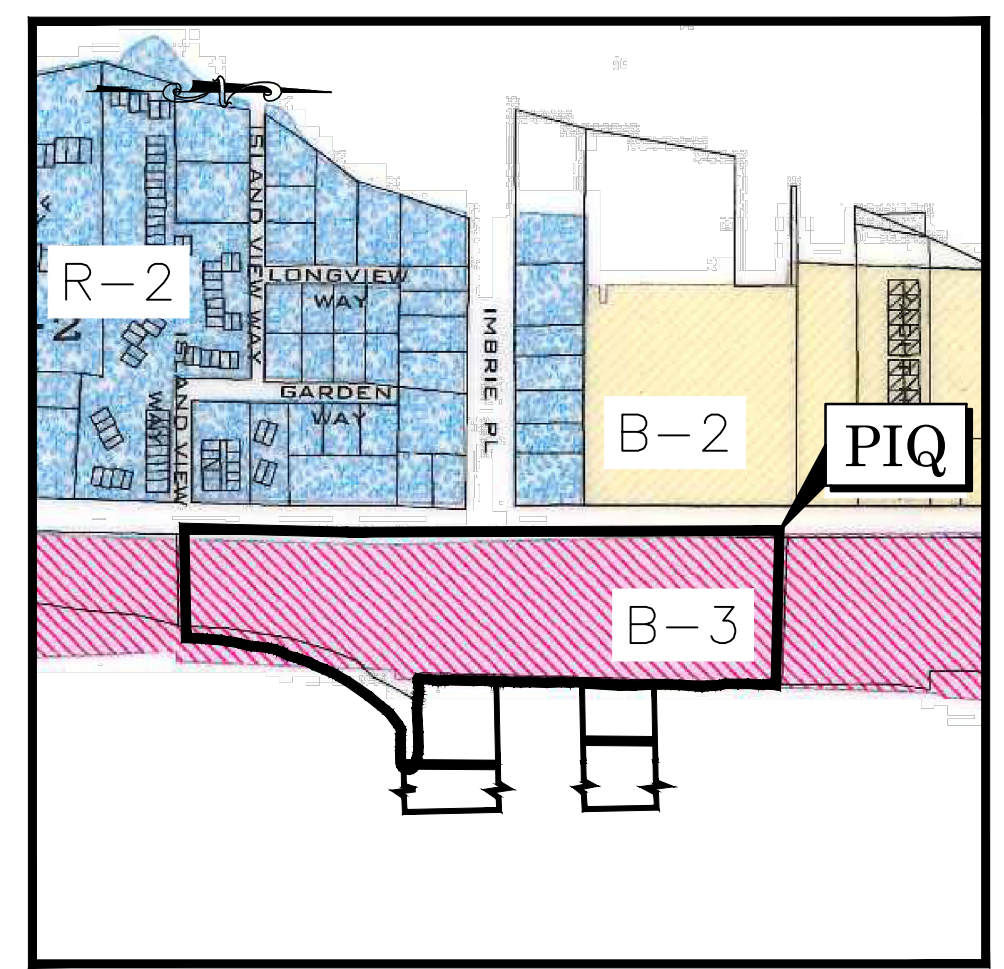
BLK	LOT	OWNER	PROPERTY LOCATION	BLK	LOT	OWNER	PROPERTY LOCATION
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GENERAL NOTES:

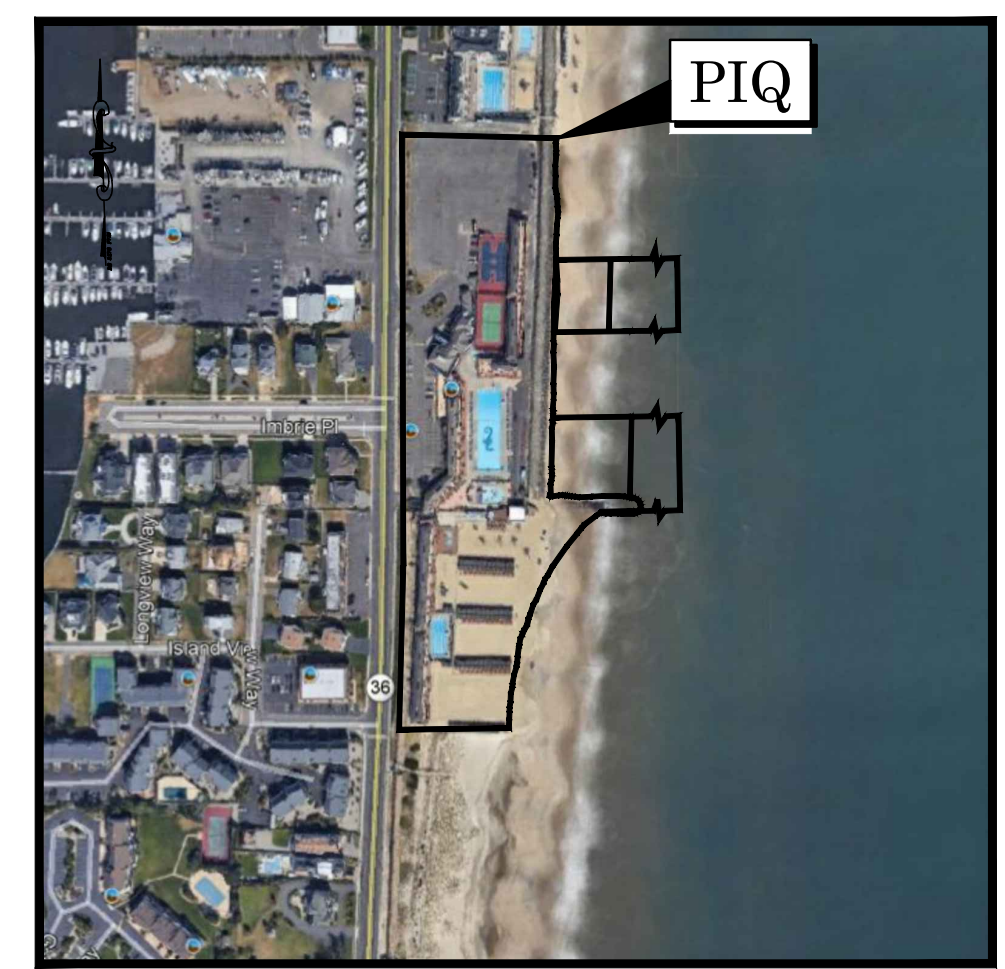
- OWNER/APPLICANT- 1485 OCEAN AVENUE REALTY, LLC
1485 OCEAN AVENUE
SEA BRIGHT, NJ 07760
(732) 741-3900
- THE PROPERTY IS KNOWN AS LOT 5, BLOCK 4 AS SHOWN ON THE OFFICIAL TAX MAP SHEETS 2 & 4 OF THE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED HEREON TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY MASER CONSULTING, P.A., DATED 12/6/19.
 - EXISTING USE: CABANA CLUB.
 - PROPOSED USE: CABANA CLUB.
 - DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THEREON.
 - THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL OF THE EXISTING DECK/FOOD CONCESSION ONLY. THESE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION."
 - EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION, AND NOTIFY NJ ONECALL AS REQUIRED BY LAW. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS. EX. UTILITY CONNECTIONS WILL BE UTILIZED, IF POSSIBLE.
 - ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - N.J. DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
 - CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - CURRENT, PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON AND/OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION WOULD OR COULD RENDER THE DESIGN SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
 - THIS PLAN IS SUBJECT TO ALL LOCAL AND STATE REGULATORY PERMITS, AGENCY REVIEW AND APPROVAL.
 - PROJECT PREVIOUSLY APPROVED BY NUDEP CAFRA INDIVIDUAL PERMIT #1343-01-1003.1 LUP190001.

THE FOLLOWING NOTICES TO THE UTILITIES AND APPROPRIATE GOVERNMENT AGENCIES NOTED BELOW:

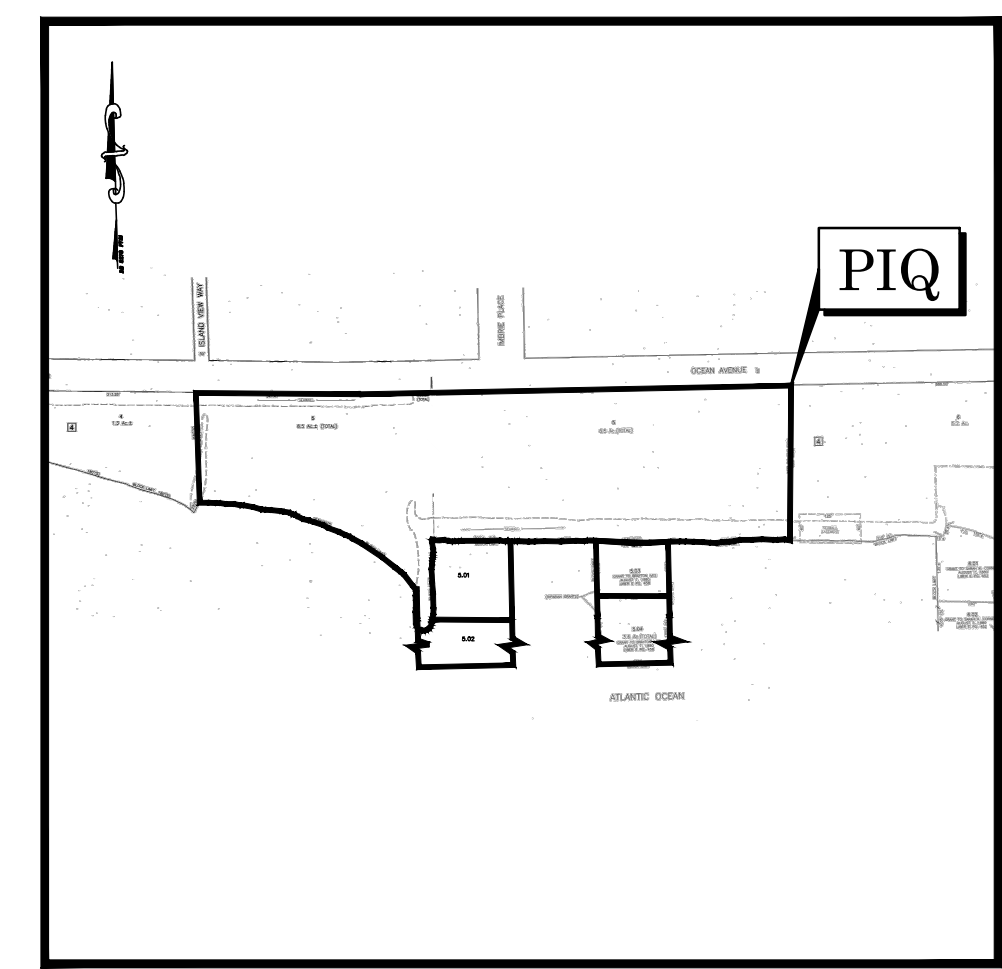
Borough of Sea Bright 1000 Ocean Avenue Sea Bright, NJ 07760	State of New Jersey (for State Hwy 36) Construction Department of Transportation P.O. Box 488 Trenton, NJ 08646
Coastal Consent Center 1200 John K. Kennedy Blvd. Philadelphia, PA 19102	State of New Jersey (for Coastal Waters) Division of Coastal Resources P.O. Box 602 Trenton, NJ 08646
New Jersey American Water Company 441 Stoneham Avenue Edgewater, NJ 07020	New Jersey Public Utilities Authority 1 Highland Avenue Morristown, NJ 07960
New Jersey Natural Gas Company 1000 Main Rd. Frankford, NJ 07724	Verizon 1000 Main Rd. Frankford, NJ 07724
Agency Central Power & Light Atlantic County Planning Board 1100 Franklin Avenue Linden Park, NJ 07736	Monmouth County Planning Board 1000 Ocean Avenue - 2nd Floor 1 East Main Street Freehold, NJ 07728



ZONE MAP
SCALE: 1"=400'



KEY MAP
SCALE: 1"=400'



TAX MAP
SCALE: 1"=400'

ZONING TABLE		
B-3 OCEANFRONT BUSINESS ZONE DISTRICT		
MIN. LOT AREA	REQUIRED 50,000 S.F.	PROVIDED 763,596 S.F.
MIN. LOT WIDTH	125 FT.	1236.8 FT.
MIN. LOT DEPTH	25 FT.	143.6 FT.
MIN. FRONT YARD SETBACK	25 FT.	32.3 FT.
MIN. REAR YARD SETBACK	10 FT.	59.3 FT.
MIN. SIDE YARD SETBACK (SINGLE / BOTH)	20 FT. / 40 FT.	23.1 FT. / 203.7 FT. (2-STORY FRAME / 2-STORY + 3-STORY FRAME BUILDINGS)
MIN. REAR YARD SETBACK (ACCESSORY BUILDING)	5 FT.	63.7 FT. (DECK/FOOD CONCESSION)
MIN. SIDE YARD SETBACK (ACCESSORY BUILDING)	5 FT.	412.9 FT. (DECK/FOOD CONCESSION)
MAX. BUILDING AREA (ACCESSORY BUILDING)	500 S.F.	2,793 S.F.* (DECK/FOOD CONCESSION)
MAXIMUM BUILDING HEIGHT	35 FT.	3 STORIES
MAX. BUILDING HEIGHT (ACCESSORY BUILDING)	15 FT.	14.8 FT. (DECK/FOOD CONCESSION)
MAXIMUM BUILDING COVERAGE	20%	6.2%
MAXIMUM LOT COVERAGE	40%	32.7%

* = EXISTING NON-CONFORMITY

SHEET INDEX			
SHEET NO.	SHEET TITLE	ORIG. ISSUE DATE	LATEST REV. DATE
1	COVER SHEET	2/22/21	-
2	EXISTING CONDITIONS / AMENDED SITE PLAN	2/22/21	-

MONMOUTH COUNTY PLANNING BOARD APPROVAL TO BE AFFIXED

THIS IS TO CERTIFY THAT WE ARE THE OWNERS OF RECORD OF THE PREMISES SHOWN HEREON AND AGREE TO THE FILING OF THIS MAP.

1485 OCEAN AVENUE REALTY, LLC _____ DATE _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2021
NOTARY _____ MY COMMISSION EXPIRES _____ SEAL _____

CERTIFICATION:
APPROVED BY THE UNIFIED PLANNING BOARD OF BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
MUNICIPAL ENGINEER _____ DATE _____

AMENDED PRELIMINARY & FINAL SITE PLAN FOR 1485 OCEAN AVENUE REALTY, LLC

BLOCK 4, LOT 5
BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NJ

JOB NUMBER 21116



CERT. OF AUTH. NO. 246A28117300
257 MONMOUTH ROAD, BLDG. A, STE. 7, OAKHURST, NJ 07755
PHONE- 732-223-1313

WALTER JOSEPH HOPKIN
N.J. PROFESSIONAL ENGINEER, LIC. No. 40673

Walter Joseph Hopkin