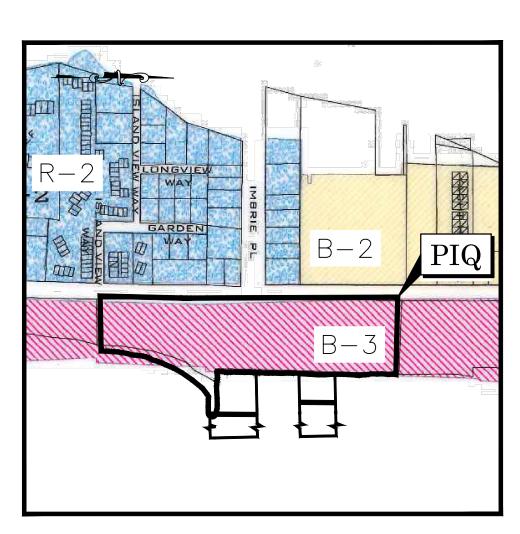
AMENDED PRELIMINARY & FINAL SITE PLAN

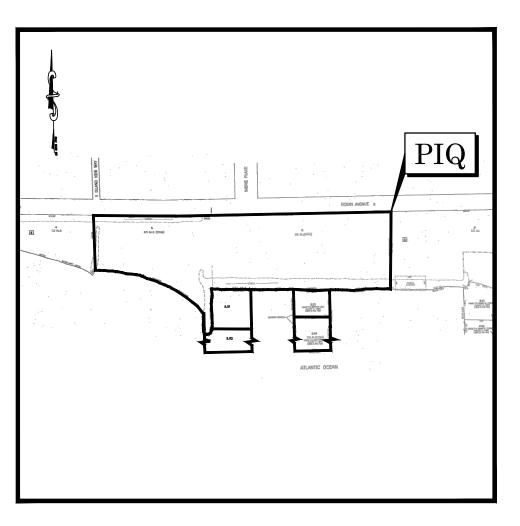
BLOCK 4, LOT 5 FOR 1485 OCEAN AVENUE REALTY, LLC

BOROUGH OF SEA BRIGHT MONMOUTH COUNTY, NJ



SCALE: 1"=400'





SCALE: 1"=400'

ZONING TABLE						
B-3 OCEANFRONT	BUSINESS ZONE DISTRICT					
	REQUIRED	PROVIDED				
MIN. LOT AREA	50,000 S.F.	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-STOR BUILDING) 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	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 TAND AGREE TO THE FILING OF THIS		MISES SHOWN HEREON DATE	CERTIFICATION: APPROVED BY THE UNIFIED PLANNING B SEA BRIGHT, MONMOUTH COUNTY, NEW	
1465 OCEAN AVENUE REALIT, LLC		DATE	CHAIRMAN	DA
ACKNOWLEDGED BEFORE ME THIS	DAY OF	2021	SECRETARY	DA
NOTARY	MY COMMISSION EXPIRES	SEAL	MUNICIPAL ENGINEER	DA

COOL AR ICINING OWNERS

		20	00' ADJOIN	IING	OV	WNE	R	S		
´LOT QUAL	CLA 1	PROPERTY OWNER ASSESSED WITH BLOCK 1.05 THRU 1.14	PROPERTY LOCATION Add'i Lots		LOCK	LOT QUAL	CLA 2	PROPERTY OWNER SOLOMON, ALBERT & DOUGLAS PO BOX, 1188	PROPERTY LOCATION 1492 OCEAN AVE UNIT B-9	Add'l Lots
	2	AS PART OF COMMON ELEMENTS 07760	5 ISLAND VIEW WAY UNIT 1			2.10	2	FREEHOLD, NJ 07728	1492 OCEAN AVE UNIT B-10	
	2	DERMER, ALYSE L. 165 LEWIS LANE FAIR HAVEN, NJ 07704 CHANLAM, ANDREW & YOUNGN	5 ISLAND VIEW WAY UNIT 2	_		3.01	2	KIRSH, MICHAEL F. 12 COLONIA DRIVE LONG BRANCH, NJ 07740 MURATORE DAVID C. & PAULA C. 10 SANDE IPPER LANE	1492 OCEAN AVE UNIT C-1	
	2		5 ISLAND VIEW WAY UNIT 3			3.02		SEA BRIGHT, NJ 07760	1492 OCEAN AVE UNIT G-2	
	2	264 OXFORD COURT MADISON, NJ 07940 LEVINE, HOWARD J & JUDITH I, TRUSTE 13147 SORRENTO WAY BRADENTON, FL 34211	5 ISLAND VIEW WAY UNIT 4	2	.03	3.03	2	BOULOUS, TIMOTHY 1492 OCEAN AVE UNIT C-2 25EA BRIGHT, N J 07760 ABOOD, VICTORIA 1492 OCEAN AVE UNIT C-3 25EA BRIGHT, N J 07760	1492 OCEAN AVE UNIT C-3	
;	2	KRIEGER, PEGGY	5 ISLAND VIEW WAY UNIT 5	2	.03	3.04	2	VERBA, ADRIANNE N.	1492 OCEAN AVE UNIT C-4	
	2	FANUCCI DEAN A.	5 ISLAND VIEW WAY UNIT 6	2	.03	3.05	2	HOBOKEN, NJ 07030 HORNCHAK BERNICE 1492 OCEAN AVE UNIT C-5 SEA BRIGHT, NJ 07760	1492 OCEAN AVE UNIT C-5	
,	2	SEA BRIGHT, NJ 07760 HARRINGTON, THOMAS J & LAURIE M 64 FITZRANDOLPH ROAD WEST ORANGE, NJ 07052	5 ISLAND VIEW WAY UNIT 7	2	,03	3.06	2	LAMANA, ROBERT PO BOX A KENVIL, NJ 07847	1492 OCEAN AVE UNIT C-6	
•	2	WARNOCK, CLAIRE & SUSAN 50 62ND STREET WEST NEW YORK, NJ 07093	5 ISLAND VIEW WAY UNIT 8	2	.03	3.07	2	BAILEY, GEOFFREY & ZBRANAK, JOANA 2620 RIO TIBER DRIVE PUNTA GORDA, FL 33950	1492 OCEAN AVE UNIT C-7	
,	2	APPLEGATE, KAREN 5 ISLAND VIEW WAY UNIT 9 SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 9	2	.03	3.08	2	HOFFMAN, TARA 30 BRIGHTON AVENUE RED BANK, NJ 07701	1492 OCEAN AVE UNIT C-8	
10	2	DEBSKI, RYAN & GLICK, JULIE 5 ISLAND VIEW WAY UNIT 10 SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 10	2	.03	3.09	2	QUINN, JOAN 1492 CCEAN AVE UNIT C-9 SEA BRIGHT, NJ 07760	1492 OCEAN AVE UNIT C-9	
11	2	ESPOSITO, JOSEPH & EMILY 5 ISLAND VIEW WAY UNIT 11 SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 11	2	.03	3,10	2	JANKOWSKI, SUSAN 22 CONNECTICUT STREET CRANFORD, NJ 07016	1492 OCEAN AVE UNIT C-10	
12	2	8 DARKWOOD COURT WARREN, NJ 07059	5 ISLAND VIEW WAY UNIT 12	3		1	4A	IMBRIE PLACE PARTNERS, L.L.C. 1410 OCEAN AVENUE SEA BRIGHT, NJ 07760	1480 OCEAN AVENUE	
13	2	5 ISLAND VIEW WAY UNIT 14 SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 14 5 ISLAND VIEW WAY UNIT 15	3		2	2	DALEY, ERIC H & EILEEN G 1 IMBRIE PLACE SEA BRIGHT, NJ 07760	1 IMBRIE PLACE 1410 OCEAN AVENUE	8.01, 8.02 & 8.04
14	2	5 ISLAND VIEW WAY UNIT 15 SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 16	3		8	4A 2	NAVESINK PARTMERS, LLC 1410 OCEAN AVENUE SEA BRIGHT, NJ 07760	1390 OCEAN AVENUE	
15	2	ROMANO, JONATHAN & LISA 5 ISLAND VIEW WAY UNIT 16 SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 17	3		10.04	1	BPC, MARINA, LLC 1410 OCEAN AVENUE SEA BRIGHT, NJ 07760 VACHT HARBOR HOMEOWNERS ASSOCIATION	N 1382 OCEAN AVENUE	10.01,10.02 & 10.03
16	2	5 ISLAND VIEW WAY UNIT 17 SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 18		i. 12	1	2	YACHT HARBOR HOMEOWNERS ASSOCIATED 1382 OCEAN AVENUE SEA BRIGHT, NJ 07760 DE PALMA, JANET	1382 OCEAN AVENUE UNIT 1A	•
18	2	WEINSTEIN, DONALD & LAUREN 7 EDITH STREET OLD TAPPEN, NJ 07675 SINNOTT, KEVIN & GAIL	5 ISLAND VIEW WAY UNIT 19		1.12	2	2	DE PALMA, JANET 1382 OCEAN AVENUE UNIT 1A SEA BRIGHT, NJ 07760 FARD, DEAN & PALERMO, LISA 103 REGAL BLVD. 107035	1382 OCEAN AVENUE UNIT 2A	
	2	SINNOTT KEVIN & GAIL 108 CIRCLE DRIVE MILLINGTON, NJ 07946 PEREZ, KIERA	5 ISLAND VIEW WAY UNIT 20		5. 12	3	2	103 REGAL BLUD. LIVINGSTON, NJ 07035 CONDURSO, CHRISTOPHER 1187 OCEAN AVENUE UNIT 11 SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 3A	
19	2	PEREZ ATEND AVE #7W 10023 270 WESTEND AVE #7W 10023 HOLLANDER, JEREMY & SLEGAR, MONICA 5 ISLAND VIEW WAY UNIT 21 SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 21	3	5.12	4	2	DIGIORGIO, VINCENT & DIANE	1382 OCEAN AVENUE UNIT 4A	
21	2	MURPHY JOHN E. 111	5 ISLAND VIEW WAY UNIT 22	:	3.12	5	2	TORRIONI, ANTHONY	1382 OCEAN AVENUE UNIT 5A	
22	2	POLLARA, MARIA ROSE	5 ISLAND VIEW WAY UNIT 23	7	3,12	6	2	TORRICNI, PHYLLIS	1382 OCEAN AVENUE UNIT 6A	
23	2	CHOROROS, SAMUEL & LINDA B.	5 ISLANO VIEW WAY UNIT 24	;	3.12	7	2	WEST CALDWELL, NJ 07006 QUINN, THOMAS 1382 OCEAN AVENUE UNIT 7A SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 7A	
24	2	PRIEDMAN, NJ 07747 FRIEDMAN, JEFFREY & LEONHARD, DENI 5 ISLAND VIEW WAY UNIT 25 SEA BRIGHT, NJ 08750	\$ 5 ISLAND VIEW WAY UNIT 25	;	3.12	8	2	1382 OCEAN HOLDINGS, LLC 6 WALTHAM DRIVE TINTON FALLS, NJ 07724	1382 OCEAN AVENUE UNIT 8A	
25	2	PETROMER, STACEY 5 ISLAND VIEW WAY UNIT 26 SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 26	;	3.12	9	2	MIKHAIL, MAGDY 1382 OCEAN AVENUE UNIT 9A SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 9A	
26	2	BIGLEY, MEILING 157 STRAWBERY HILL AVENUE STAMPFORD, CT 06902	5 ISLAND VIEW WAY UNIT 27	;	3.12	10	2	IMBRIANO, JOSEPH & GINA 5 LOUISE COURT HAZLET, NJ 07730	1382 OCEAN AVE UNIT 10A	
27	2	MORRIS, LAURENCE S. & KATHLEEN T. 768 SW PELICAN COVE PORT ST LUCIE, FL 34986	5 ISLAND VIEW WAY UNIT 28		3.12	11	2	ARZADI, KARIM 163 MARKET STREET PERTH AMBOY, NJ 08861	1382 OCEAN AVE UNIT 11A	
28	2	MEO MANAGEMENT LLC 3 SUNSET TERRACE MAPLEWOOD, NJ 07040	5 ISLAND VIEW WAY UNIT 29	;	3.12	12	2	OCONNELL, LINDA K 1382 OCEÁN AVE,UNIT 12A SEÁ BRIGHT, NJ 07760	1382 OCEAN AVE UNIT 12A	
29	2	5 ISLAND VIEW WAY UNIT 30	5 ISLAND VIEW WAY UNIT 30	:	3.12	15	2	1382 OCEAN AVE UNIT 15A SEA BRIGHT, NJ 07760	A 1382 OCEAN AVE UNIT 15A 1382 OCEAN AVE UNIT 16A	
30	2	SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 32		3.12	16	2	VIALLET, JEAN & MARIE C. 16 THERESA DRIVE MALVERN, PA 19355	1382 OCEAN AVE UNIT 17A	
31	2	SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 33		3.12	17	2	CARLO, DENISE 1417 BERKSHIRE AVENUE JUPITER, FL 33469 ST. AMAND, ROBERT P. & JOANNE R. 20 SUTTON PLACE	1382 OCEAN AVE UNIT 18A	
32	2	50 LAURY DRIVE FAIR HAVEN, NJ 07704	5 ISLAND VIEW WAY UNIT 34		3.12	18	2	CRANFORD, NJ U7016	1382 OCEAN AVENUE UNIT 1B	
33	2	8135 KENNEDY BLVU NORTH BERGEN, NJ 07047 DEBORAH S & RAYMOND J	5 ISLAND VIEW WAY UNIT 35		3.13	2	2	CAMERON, HUGH D 1382 OCEAN AVENUE, UNIT 1B SEA BRIGHT, NJ 07760 POLEGA, MICHAEL & ANGELA 1382 OCEAN AVENUE SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 2B	
35		BOUND BROOK, NJ 08805	5 ISLAND VIEW WAY UNIT 36		3.13	3	2	SUNSETRIVERVIEW LLC	1382 OCEAN AVENUE UNIT 3B	
36	:	SEA BRIGHT, NJ 07700	E 5 ISLAND VIEW WAY UNIT 49		3,13	4	2	TEPER, RADISLAV & BROWN, ANNA	1382 OCEAN AVENUE UNIT 4B	
37		SISLAND VIEW WAY UNIT 49 SEA BRIGHT, NJ 07760 LAGERMASINI PAUL & NEARY, MARIA 222 E 80TH ST APT 58 NEW YORK, NY 10075	5 ISLAND VIEW WAY UNIT 38		3.13	5	2	SEA BRIGHT, NJ 07760 LASALLE, ROBERT R & JENNIFER 9 PATTERSON DRIVE FREEHOLD, NJ 07728	1382 OCEAN AVENUE UNIT 58	
38		NEW YORK, NY 100/5 DERMER, DANIEL A. & ALYSE L. 165 LEWIS LANE FAIR HAVEN, NJ 07704	5 ISLAND VIEW WAY UNIT 37		3.13	6	2	O'HARA, FRANCIS H 1382 OCEAN AVENUE UNIT 6B SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 6B	
39		2 DERMER, DANIEL & MICHAEL 10 EAST 40TH ST. S-1310 NEW YORK, NY 10016	5 ISLAND VIEW WAY UNIT 39		3.13	7	2	LIFETIME, LC 115 SCARBOROUGH WAY MARLBORO, NJ 07746	1382 OCEAN AVENUE UNIT 78	
40		2 BASILE, LINDA 5 ISLAND VIEW WAY, UNIT 40 SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 40		3.13	8	2	DENNEY, CHRISTOPHER & MC GANN, K 28 HOMESTEAD TERRACE SCOTCH PLAINS, NJ 07076	. 1382 OCEAN AVENUE UNIT 8B	
41		2 MC DONALD, KATHLEEN 5 ISLAND VIEW WAY UNIT 41 SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 41		3.13	9	2	PALLANTE, BARBARA C. 11 PROVIDENT COURT OCEAN, NJ 07712	1382 OCEAN AVENUE UNIT 1C	
42		2 GOLDSTEIN, KIM B. 5 ISLAND VIEW WAY UNIT 42 SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 42		3.13	10	2	DUFFY, DANIEL&DANNAMARIE& ZIEGENB. 1382 OCEAN AVENUE UNIT 2C SEA BRIGHT, NJ 07760	ALG 1382 OCEAN AVENUE UNIT 20	,
43		2 ANTINORI, JOHN & MOFFETT, LORI 5 ISLAND YIEW WAY UNIT 43 SEA BRIHGT, NJ 07760	5 ISLAND VIEW WAY UNIT 44		3.13	11	2	GONI, CLAUDIA 1382 OCEAN AVENUE, UNIT 3C SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 3C	•
44		2 WEISS WALTER & FRANCES L 5 ISLAND VIEW WAY UNIT 44 SEA BRIGHT, NA	5 ISLAND VIEW WAY UNIT 45		3, 13	12	2	DIGIORGIO, TERRI 1382 OCEAN AVENUE UNIT 4C SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 50	
45		2 MARSH, THOMAS 5 ISLAND VIEW WAY UNIT 45 SEA BRIGHT, NJ 07760 2 SCHITTONE, ANGELO	5 ISLAND VIEW WAY UNIT 46		3.13	16	2	TICHENOR, ERIC & MARIE 1382 OCEAN AVENUE UNIT 5C SEA BRIGHT, NJ 07760 APRAHAMIAN, MARK & LINDA	. 1382 OCEAN AVENUE UNIT 6C	
46 47		SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 47		3.13	17	2	APRAHAMIAN, MARK & LINDA 1382 OCEAN AVENUE UNIT 6C SEA BRIGHT, NJ 07760 JORDAN, CLIFFORD & CAROL	1382 OCEAN AVENUE UNIT 7C	
48		2 SBBH, LLC 11 5TH AVE - 8K NEW YORK, NY 10003 2 GETTINGS, WILLIAM M. & BARBARA 5 ISLAND YIEW WAY UNIT 49 7760	S. 5 ISLAND VIEW WAY UNIT 48		3.13	18	2	JORDAN, CLIFFORD & CAROL 1382 OCEAN AVENUE UNIT 7C SEARRIGHT, NJ 07760 KOREIVA, CATHERINE & LINAS 3 MOZART AVENUE LITTLE FALLS, NJ 07424	1382 OCEAN AVENUE UNIT 8C	
49		SEA BRIGHT, NJ 07760 2 FITZGERALD SUSAN 5 ISLAND VIEW WAY UNIT 50 SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 50		3.14	1	2	LITTLE FALLS, NJ 07424 MACCHIARELLI LOUIS & MARIANNE 1382 OCEAN AVENUE UNIT 9B SEA BRIGHT, NJ 07760	1382 OCEAN AVENUE UNIT 9B	
50		SEA BRIGHT, NJ 07760 CROMARTY, SEAN & NURKO, KELLIE 5 ISLAND VIEW WAY UNIT 51 SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 51		3.14	2	2	SENIUS, SKYLAR & KIMBERLY 1382 OCEAN AVE UNIT 10B	1382 OCEAN AVE UNIT 10B	
51		2 EASTWOOD, ANDREW 5 ISLAND VIEW WAY UNIT 52 SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 52		3.14	3	2	SEA BRIGHT, NJ 07760 DENT, ROBERT M. 8 PATRIOTS WAY MIDDLETOWN, NJ 07748	1382 OCEAN AVE UNIT 11B	
52		2 LAMAGRA, MARY 5 ISLAND VIEW WAY UNIT 53 SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 53		3.14	4	2	SMITH, SERENA PO BOX 3132 SEA BRIGHT, NJ 07760	1382 OCEAN AVE UNIT 12B	
53		2 HOLTZ, WILLIAM J 54 ISLAND VIEW WAY SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 54		3.14	5	2	PICONE, ERNESTINE & LAURA 22 DOROTHY DRIVE PINE BUSH, NY 12566	1382 OCEAN AVE UNIT 15B	
54		2 MOHAMADI, JOHN G 5 ISLAND VIEW WAY UNIT 55 SEA BRIGHT, NJ 07760	5 ISLAND VIEW WAY UNIT 55		3.14	6	2	DEPAOLA, VINCENT 36 GLENVILLE ROAD EDISON, NJ 08817	1382 OCEAN AVE UNIT 16B	
55		2 LEDERMAN, PETER H. & MARY BETH 405 TOPPING HILL ROAD WESTFIELD, NJ 07090	H. 5 ISLAND VIEW WAY UNIT 56		3.14	7	2	FEASER, FRANCIS 1382 OCEAN AVE UNIT 17B SEA BRIGHT, NJ 07760	1382 OCEAN AVE UNIT 17B	
56		2 GRILL LAWRENCE & DEBORAH 5 ISLAND VIEW WAY UNIT 57 SEA BRIGHT, NJ 07760			3.14	8	2	KIRSH, MICHAEL F. 1382 OCEAN AVE UNIT 18B SEA BRIGHT, NJ 07760	1382 OCEAN AVE UNIT 18B	
57		2 SUYDAM, JOHN J JR & KRAEUTER, 5044 CAMP MEETING ROAD CENTER VALLEY, PA 1803	NORA 5 ISLAND VIEW WAY UNIT 58		3.14	9	2	1382 OCEAN AVENUE, LLC 207 THROMBRIDGE DRIVE SCOTCH PLAINS, NJ 07076	1382 OCEAN AVE UNIT 198 1382 OCEAN AVE UNIT 208	
58		2 SULLIVAN, KIMBERLY 5 ISLAND VIEW WAY UNIT 59 SEA BRIGHT, NJ 0776	5 ISLAND VIEW WAY UNIT 59 0 5 ISLAND VIEW WAY UNIT 60		3.14	10	2	MG YACHT HARBOR, LLC 604 LAUREL AVENUE WEST ALLENHURST, NJ 07711 DEPALMA, JANET	1382 OCEAN AVENUE UNIT 9C	
59		2 GORMAN MICHAEL P & LISA 5 BOB-O-LINK LANE NORTHPORT, NY 1176			3.14	12	2	1382 OCEAN AVENUE, UNIT 9C SEA BRIGHT, NJ 07760 COCUZZA, SALVATORE A & NICHOLAS	1382 OCEAN AVE UNIT 10C	
60		2 BEST, DONALD & EILEEN 5 ISLAND VIEW WAY, #61 SEA BRIGHT, NJ 0776 2 BAGLINO, JAMES & ARLENE			3.14	15	2	COCUZZA, SALVATORE A & NICHOLAS 59B SANDRA CIRCLE, UNIT B3 WESTFIELD, NJ 07090 CAMBIA, ROBERT J. 1389 OCEAN AVE UNIT 11C	1382 OCEAN AVE UNIT 11C	
61		SEA BRIGHT, NJ 0776			3.14	16	2	CAMBRI A. ROBERT J. 1382 OCEAN AVE UNIT 11C SEA BRIGHT, NJ 07760 HUGHES, ROBERT 1382 OCEAN AVE UNIT 12C SEA BRIGHT, NJ 07760	1382 OCEAN AVE UNIT 12C	
62 63		SEA BRIGHT, NJ 0776			3.14	17	2	BRECKENRIDGE, KATHRYN P	1382 OCEAN AVE UNIT 15C	
64		SEA BRIGHT, NJ 0776	5 ISLAND VIEW WAY UNIT 65		3.14	18	2	GIGANTINO, CORI	1382 OCEAN AVE UNIT 16C	
65		SEA BRIGHT, NJ 2 KALLARGU, JOHN K & MARILYN A	5 ISLAND VIEW WAY UNIT '66		3.14	19	2	SEA BRIGHT, NJ 07760 MEOLA, JACK F. 888 ARDSLEY LANE BRIDGEWATER, NJ 08807	1382 OCEAN AVE UNIT 17C	
66		2 WEISS GEORGE & MUELLER, GALI			3,14	20	2	ZOTTO, DENEEN 1382 OCEAN AVE UNIT 18C SEA BRIGHT, NJ 07760	1382 OCEAN AVE UNIT 18C	
67		2 KAUFMAN, PATRICIA & HECK PATI 5 ISLAND VIEW WAY UNIT 68	SO SISLAND VIEW WAY UNIT 68		3.14	21	2	STEPHENS, RICHARD & LAURIE 22 MONMOUTH BLVD OCEANPORT, NJ 07757	1382 OCEAN AVE UNIT 19C	
68		SEA BRIGHT, NJ 077 2 WILKIE, LISA E 5 ISLAND VIEW WAY UNIT 69 SEA BRIGHT, NJ 077	5 ISLAND VIEW WAY UNIT 69		3.14	22	2	ROMANO, ANTHONY & ADLER MARTIN 46 KINGS ROAD LITTLE SILVER, NJ 07739	1382 OCEAN AVE UNIT 20C	
1		1 HARBOUR POINT HOMEOWNERS ASS 1492 OCEAN AVENUE SEA BRIGHT, NJ 077	OC. 1492 OCEAN AVENUE		4	4	1	ASSESSED WITH BLOCK 1.05 THRU 1.14 AS PART OF COMMON ELEMENTS 07760	1490 OCEAN AVENUE	
2		1 SANDPEBLE HOMEOMNERS ASSOC. 1490 OCEAN AVENUE SEA BRIGHT, NJ 077	1490 OCEAN AVENUE		4	6	4A	EDGEWATER BEACH INC. 620 TINTON AVE SUITE 2008 TINTON FALLS, NJ 07724	1465 OCEAN AVENUE	6.01 THRU 6.06
3		4C 1488 OCEAN INC.	1488 OCEAN AVENUE							

1492 OCEAN AVE UNIT B-8

GENERAL NOTES:

OWNER/APPLICANT- 1485 OCEAN AVENUE REALTY, LLC 1485 OCEAN AVENUE SEA BRIGHT, NJ 07760 (732) 741-3900

- 1. 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
- 2. BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED HEREON TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY MASER CONSULTING, P.A., DATED 12/6/19.
- 3. EXISTING USE: CABANA CLUB. 4. PROPOSED USE: CABANA CLUB.
- 5. 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 THERETO. 6. 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
- 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.
- 8. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - A. N.J. DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED. B. CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS. STANDARDS AND REQUIREMENTS.
 - C. CURRENT, PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
- 9. CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HERON AND/OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION WOULD OR COULD RENDER THE DESIGN SHOWN HEREON INAPPROPRIATE
- 10. THIS PLAN IS SUBJECT TO ALL LOCAL AND STATE REGULATORY PERMITS, AGENCY REVIEW AND APPROVAL.
- 11. PROEJCT PREVIOUSLY APPROVED BY NJDEP CAFRA INDIVIDUAL PERMIT #1343-01-1003.1 LUP190001.

Borough of Sea Bright 1099 Ocean Avenue Sea Bright, NJ 07760	State of New Jersey (for State Hwy 36) Commissioner, Department of Transportation 1035 Parkway Avenue P.O. Box 600 Trenton, NJ 08625
Comeast Comeast Center 1701 John F Kennedy Blvd. Philadelphia, PA 19103	State of New Jersey (for Coastal Waters) Division of Coastal Resources P.O. Box 401 Trenton, NJ 08625
New Jersey American Water Company 661 Shrewsbury Avenue Shrewsbury, NJ 07702	Two Rivers Water Reclamation Authority 1 Highland Avenue Monmouth Beach, NJ 07750
New Jersey Natural Gas Company 1415 Wyckoff Road Wall, NJ 07719	Verizon 175 W. Main St Freehold, NJ 07728 Attn: Corporate Secretary/Right of Way Agent
Jersey Central Power & Light Area Manager Central New Jersey 1500 Florance Avenue Union Beach, NJ 07735	Monmouth County Planning Board Hall of Records Annex – 2nd Floor 1 East Main Street Freehold, NJ 07728

AMENDED PRELIMINARY & FINAL SITE PLAN

1485 OCEAN AVENUE REALTY, LLC

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

JOB NUMBER 21116



257 MONMOUTH ROAD, BLDG. A, STE. 7, OAKHURST, NJ 07755 PHONE - 732-223-1313

WALTER JOSEPH HOPKIN

