



GENERAL NOTES

1. THE SUBJECT PROPERTY IS KNOWN AS LOT 14 IN BLOCK 16 AS SHOWN ON SHEET 10 OF THE CURRENT TAX MAP FOR SEA BRIGHT BOROUGH, MONMOUTH COUNTY, NEW JERSEY. LOT AREA= 2,350 SF= 0.054 Ac.
2. APPLICANT IS SEEKING USE VARIANCE APPROVAL TO UTILIZE THE EXISTING 1-STY BUILDING AND EXISTING SHED ON LOT 14 AS STORAGE OF DRY GOODS AND CHAIRS OR OTHER MISCELLANEOUS EQUIPMENT FOR USE BY ANJELICA'S RESTAURANT, WHICH OPERATES FROM THE FIRST FLOOR IN THE BUILDING AT #1070 OCEAN AVENUE (BLOCK 16 LOT 3). THE PROJECT WON'T INVOLVE REFRIGERATOR OR FREEZER STORAGE AND THE PROJECT WON'T ALLOW FOR OTHER MIXED USE OR PARTIAL USE AS RESIDENTIAL LIVING SPACE. IN ADDITION, A NEW CHAIN-LINK FENCED AREA WILL BE PROVIDED TO ALLOW FOR THE ORDERLY OUTDOOR STORAGE OF PROPANE SPACE HEATERS, WHEN NOT IN USE BY THE RESTAURANT AND THE REMAINDER OF THE PROJECT SITE SHALL BE KEPT NEAT.
3. PROPERTY SURVEY REFERENCES: "SURVEY OF PROPERTY, 3 BADMINTON COURT LOT 14 BLOCK 16..." PREPARED FOR IVAN WANAT MARTIN BY CHARLES SURMONTE PE & PLS DATED 9-24-18; AND "SURVEY OF PROPERTY, LOT 15.02 BLOCK 16..." PREPARED FOR MONMOUTH SQUASH CLUB, LLC BY MORGAN ENGINEERING & SURVEYING, DATED 9-28-17.
4. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY, INCLUDING PROVISIONS FOR APPROPRIATE SAFETY DEVICES AND REQUIRED TRAINING.
5. ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN OR ADJACENT TO THE SUBJECT PROPERTY OR LIMITS OF WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER. CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION AND GRADE OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES THAT MAY AFFECT THE PROJECT DESIGN.
6. ANY EXISTING CURB, SIDEWALK, PATHWAYS, PAVEMENT, UTILITY LINES AND/OR STORM DRAINAGE INFRASTRUCTURE DAMAGED AS A RESULT OF THIS PROJECT SHALL BE REPAIRED OR REPLACED AT THE DIRECTION OF THE MUNICIPAL ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

ZONE DATA
R-3 RESIDENTIAL ZONE DISTRICT REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED	
MINIMUM LOT AREA	1,800 SF	2,350 SF		NO CHANGE
MINIMUM LOT WIDTH	25 FT	47.0 FT		NO CHANGE
MINIMUM LOT DEPTH	80 FT	50.0 FT		NO CHANGE
PRINCIPAL BUILDING				
MINIMUM FRONT YARD SETBACK	5 FT	10.0 FT		NO CHANGE
MINIMUM SIDE YARD SETBACK	3 FT	2.8 FT(E)		NO CHANGE
TOTAL TWO SIDE YARD SETBACKS	6 FT	5.8 FT(E)		NO CHANGE
MINIMUM REAR YARD SETBACK	15 FT	0 FT(E)		NO CHANGE
MAXIMUM BUILDING HEIGHT	2.5 STY	1 STY		NO CHANGE
	35 FT	<35.0 FT		NO CHANGE
BULK REQUIREMENTS				
MAXIMUM BUILDING COVERAGE	50 %	28.3 %		NO CHANGE
MAXIMUM LOT COVERAGE	70 %	90.26(E)		NO CHANGE
MINIMUM GROSS FLOOR AREA	880 SF	664 SF(E)		NO CHANGE

(E) = PRE-EXISTING NON-CONFORMING CONDITION
(V) = REQUIRED VARIANCE

No.	DATE	REVISION	BY

EASTERN CIVIL ENGINEERING, LLC
CIVIL ENGINEERING - SURVEYING & MAPPING - LAND USE PLANNING - SITE DESIGN
31 GRAND TOUR , HIGHLANDS NJ 07732 PHONE: 732.872.7736

MINOR SITE PLAN FOR
IVAN WANAT MARTIN
BLOCK 16 LOT 14
TAX MAP SHEET No. 10

ANDREW R. STOCKTON
PROFESSIONAL ENGINEER & LAND SURVEYOR
NEW JERSEY LIC. NO. 35405

SEA BRIGHT BOROUGH, MONMOUTH COUNTY, NEW JERSEY

DATE: 11-11-21	SCALE: 1" = 10'	DESIGN BY: ARS	PROJECT NO.:	SHEET NO.:
			2101966	1 of 1