

**Sea Bright Utilities**

COMCAST  
 COMCAST CENTER  
 1701 JOHN F KENNEDY BLVD.  
 PHILADELPHIA, PA 19103

NEW JERSEY AMERICAN WATER COMPANY  
 661 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 UNION BEACH, NJ 07735

VERIZON  
 175 W. MAIN ST  
 FREEHOLD, NJ 07728

AT&T CORPORATE SECRETARY/RIGHT OF WAY AGENT  
 TWO RIVERS WATER RECLAMATION AUTHORITY  
 1 HIGHLAND AVENUE  
 MONMOUTH BEACH, NJ 07750

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

STATE OF NEW JERSEY (FOR COASTAL WATERS)  
 DIVISION OF COASTAL RESOURCES  
 BOX 401  
 TRENTON, NJ 08625

MONMOUTH COUNTY PLANNING BOARD  
 HALL OF RECORDS ANNEX - 2ND FLOOR  
 1 EAST MAIN STREET  
 FREEHOLD, NJ 07728

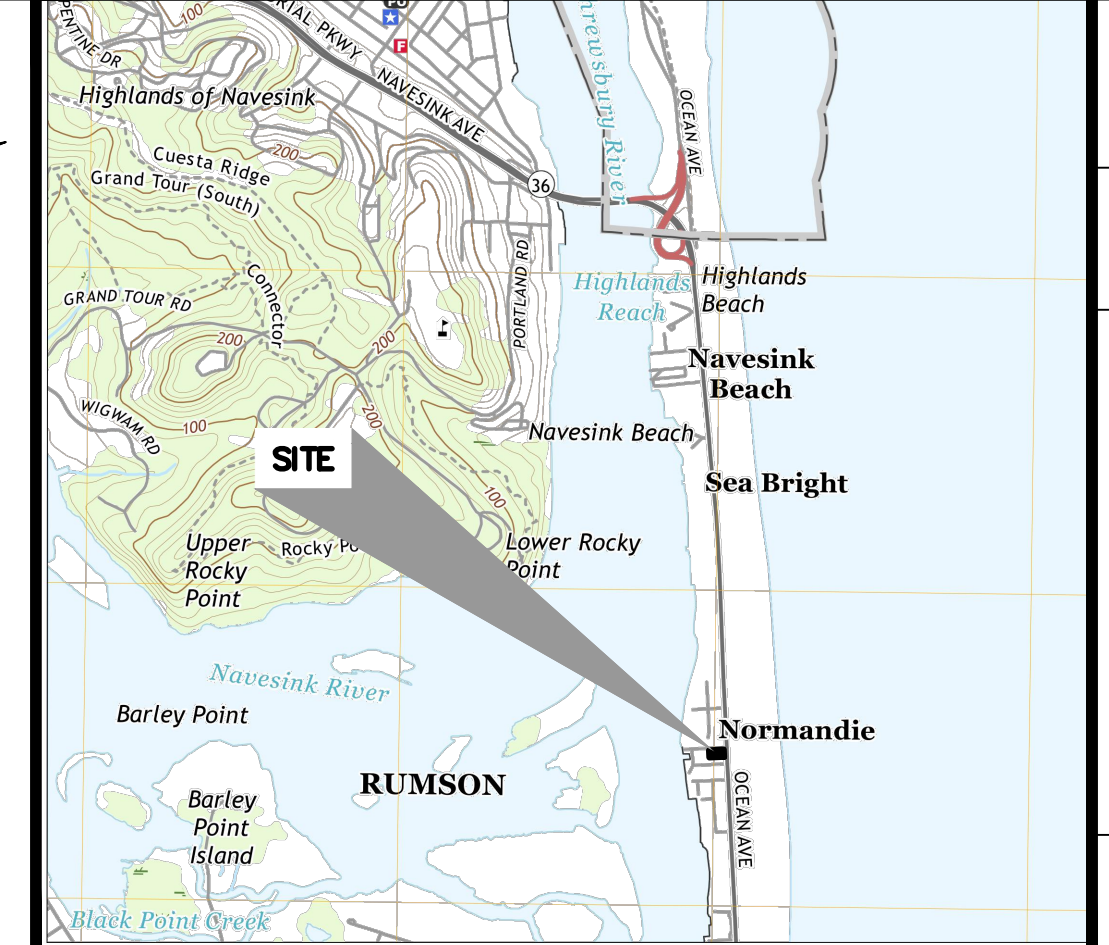
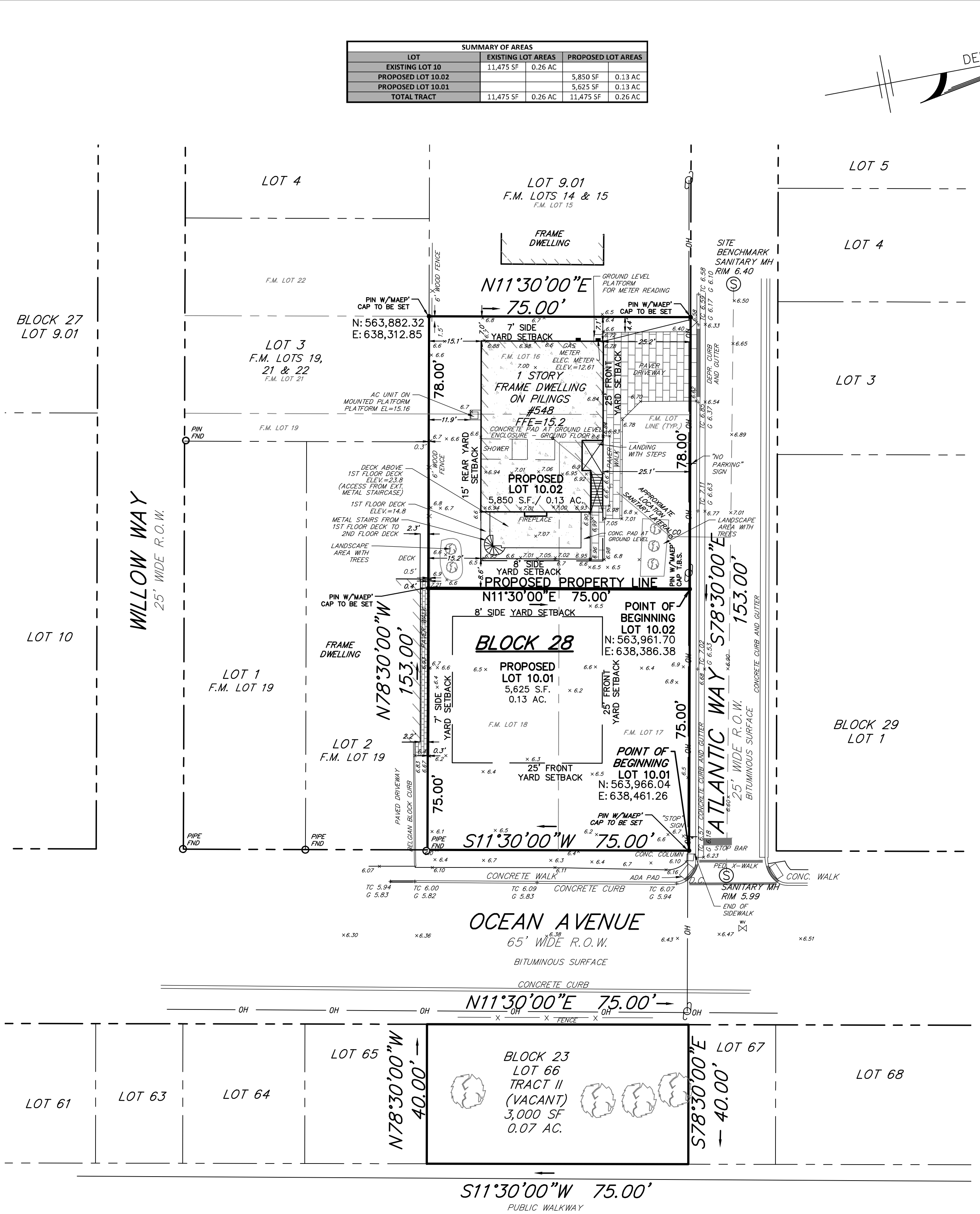
LOT	SUMMARY OF AREAS	EXISTING LOT AREAS	PROPOSED LOT AREAS
EXISTING LOT 10		11,475 SF	0.26 AC
PROPOSED LOT 10.02		5,850 SF	0.13 AC
PROPOSED LOT 10.01		5,625 SF	0.13 AC
TOTAL TRACT		11,475 SF	0.26 AC

**Certified Property Owners List**  
 (Provided By Borough Of Sea Bright)  
 On 12-28-2020

Block	Lot	Owner
23	61	CHARLES W JESSUP JR & MARYANN SCACCA
23	62	ROLAND STOEVER
23	63	JOHN L JR & MELISSA BONELLO
23	64	PHILIP H MARY K & JANET G HENLE
23	65	552 OCEAN AVENUE
23	66	DAVID MEYERS & CHRISTINA WALKER
23	67	THOMAS VOGGIANO & LAURA HARKINS
23	68	RICHARD E & MARGARET A BRIGGS
23	69	RICHARD E & MARGARET A BRIGGS
23	70	JOSEPH JR & SARAH LEPS
23	71	SAMUEL MYERS
27	1	CHARLES W JESSUP JR & MARYANN SCACCA
27	2	MICHAEL & MARYANN CHAMBERS
27	3	DENNIS RAUCHET & S SHREWSBURY WAY
27	4	WENDY KAPLAN

Block	Lot	Owner
27	6	THOMAS P & JOAN C LARNEY
27	7.01	MICHAEL S & VICKI A TATELMAN
27	9.01	JOHN L BONELLO JR
27	10	ROLAND STOEVER & JENNIFER HERRER
28	1	PHILIP H MARY K & JANET G HENLE
28	2	552 OCEAN AVENUE
28	3	DAVID & SUSAN JANAZZO
28	4	RICHARD E & MARGARET A BRIGGS
28	5	JOHN L JR & MELISSA BONELLO
28	7	MICHAEL D & SARAH A LOVECENNES
28	8	JOSEPH ALLOCCA
28	9.01	DAVID MEYERS & CHRISTINA WALKER
29	1	DENNIS RAUCHET & S SHREWSBURY WAY
29	3	JOHN M & PATRICIA A FARRELL

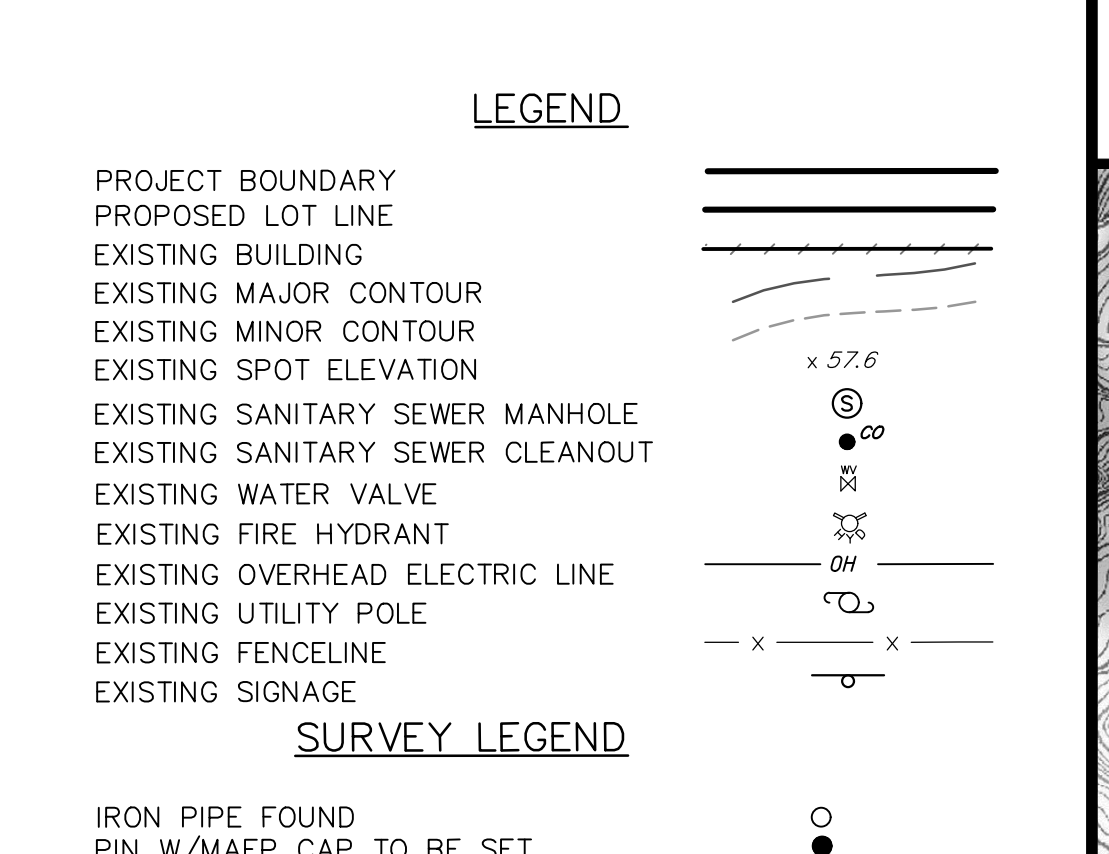
Block	Lot	Owner
29	4	THOMAS M & LAURA VOGGIANO
29	5	THERESA & JOHN F MC CAULEY
29	6	CHAD ALAN EARNEST
29	7	KAROLYN WRAY
29	8	LOUIS & CRISTIN LIBERATORE
29	9	DANON ROBINSON & HEATHER HANSEN
29	10	TIMOTHY J & NICOLA JANAZZO
29	11	RICHARD E & MARGARET A BRIGGS
29	12	JOSEPH JR & SARAH LEPS
29	13	SAMUEL MYERS
29	14	CATHERINE P BARBER
29	26	BARRY & SAUNDRA MOHR
29	27	BRIAN & VICKI HART
29	28	MARTIN V & LINDA SMITH



**LOCATION MAP**  
 SANDY HOOK EAST, NJ, NJ USGS QUAD MAP  
 SCALE: 1"=2000'

- MAP & DEED REFERENCES**
- THE BOUNDARY SHOWN IS REFERENCED FROM MAP OF LOTS AT NORMANDIE BY THE SEA MONMOUTH COUNTY, PREPARED BY HERBERT O. TODD, SURVEYOR, DATED DECEMBER 15, 1919, AND FILED IN THE MONMOUTH COUNTY CLERKS OFFICE ON MAY 9, 1921 AS CASE #40-6.
  - PLAN ENTITLED TYPAL CONSTRUCTION AS-BUILT, LOT 10, BLOCK 28, PLATE 15, 548 OCEAN AVENUE, BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY, PREPARED BY MIDATLANTIC ENGINEERING PARTNERS, LLC, DATED SEPTEMBER 22, 2020 AND REVISED OCTOBER 26, 2020.
  - VESTING DEED, DEED BOOK OR-8393, PAGE 737.

- GENERAL NOTES**
- PROPERTY BEING CURRENTLY KNOWN AND DESIGNATED AS BLOCK 28, LOT 10 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY (SHEET 13), CONTAINING A TOTAL OF 0.26 ACRES.
  - PROPERTY IS LOCATED IN ZONE AE (EL 9), ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERED 3402SC0088H HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009, MAP REVISED JUNE 20, 2018.
  - ANY UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF VISIBLE SURFACE UTILITIES AND UTILITY MARK-OUTS FOUND IN THE FIELD. THE EXISTENCE AND/OR EXTENT OF THE UTILITIES CANNOT BE VERIFIED. OTHER UTILITIES MAY EXIST. ANY PERSON RELYING ON THIS INFORMATION MUST VERIFY INDEPENDENTLY THE LOCATION AND/OR EXISTENCE OF ANY AND ALL UTILITIES AFFECTING THE AREAS SHOWN HEREON. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-7000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY.
  - SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED. IN ADDITION, IN SOME JURISDICTIONS, THE NEW JERSEY ONE CALL SYSTEM OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
  - ALL BEARINGS SHOWN HEREON ARE PER THE VESTING DEED.
  - THE VERTICAL DATUM AND THE BENCHMARK SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988), AND IS BASED ON GPS OBSERVATIONS UTILIZING LEICA SMARTNET VRS NETWORK.
  - BUILDING TIES ARE TO THE RAISED TIMBER FOUNDATION.
  - THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO UNRECORDED EASEMENTS, VALIDITY OF CHAIN OF TITLE, TIDELANDS CLAIMS AND ANY OTHER PERTINENT FACTS THAT A CURRENT AND ACCURATE SEARCH MAY DISCLOSE.
  - IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.
  - THE INFORMATION SHOWN HEREON DEPICTS THE CONDITIONS AS FOUND IN THE FIELD ON OCTOBER 22, 2020.



Proposed Uses	Block 28, Lot 10				Complies
	Requirements	Existing	Proposed Lot 10.02	Proposed Lot 10.01	
Minimum Lot Area	4,000 SF	11,475 SF	5,850 SF	5,625 SF	Yes
Minimum Lot Width	50 FT	75 FT	75 FT	75 FT	Yes
Minimum Lot Depth	60 FT	133 FT	75 FT	75 FT	Yes
Minimum Front Yard Setback	25 FT	25 FT	25 FT	25 FT	Yes
Minimum Side Yard Setback One/Both Sides	7 FT/15 FT	7 FT/15 FT	7 FT/15 FT	7 FT & 8 FT/NA	Yes
Minimum Rear Yard Setback	15 FT	N/A*	15.1 FT	N/A*	Yes
Maximum Building Height	2.5 S17/35 FT	1 S17/20.6 FT	1 S17/20.6 FT	N/A	Yes
Maximum Building Coverage	50%	24%	28%	N/A	Yes
Maximum Lot Coverage	70%	25%	50%	N/A	Yes

**CERTIFICATIONS**

THIS PLAN IS HEREBY APPROVED BY THE MONMOUTH COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE MONMOUTH COUNTY PLANNING BOARD.

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

THIS PLAN IS HEREBY APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF SEA BRIGHT

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

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

I CERTIFY THAT I AM THE OWNER/APPLICANT OF RECORD OF THE SITE DEPICTED HEREIN AND THAT I CONCUR WITH THE PLAN

OWNER/APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_  
 DAVID MEYERS & CHRISTINA WALKER  
 548 OCEAN AVENUE  
 SEA BRIGHT, NJ

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

MUNICIPAL ENGINEER (AFFIX SEAL) \_\_\_\_\_ DATE \_\_\_\_\_

**SUBDIVISION TO BE FILED BY DEED**

I HEREBY CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS MAP AND LAND SURVEY DATED DECEMBER 21, 2020 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 DIRECT SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKS AS SHOWN HAVE BEEN FOUND, OR SET.

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN "THE MUNICIPAL LAND USE LAW," P.L.1975, c.291 (C.19:55-1 ET SEQ.) OR LOCAL ORDINANCE.

Suzanne E. Warren \_\_\_\_\_ DATE 1/11/2024  
 PROFESSIONAL LAND SURVEYOR  
 NJ LICENSE NUMBER GS03897900

RELEASED BY: SEW  
 CHECKED BY: SEW  
 DRAWN BY: BAS  
 DATE: 01/11/21  
 PROJECT No.: DMY-201  
 DRAWING NAME: 00-Minor Subdivision.dwg  
 DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

**SURVEY & MINOR SUBDIVISION**  
 LOT 10, BLOCK 28, PLATE 15

SITUATED IN \_\_\_\_\_  
 BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY

**MidAtlantic Engineering Partners, LLC**  
 Suzanne E. Warren, P.L.S.  
 PROFESSIONAL LAND SURVEYOR  
 NJ Lic. No. GS03897900

9/2 Residential  
 Single-Family Residential

Sheet Number **1** OF **1**