0.510 AC. (S) 15' WEE SAMITARY DESCRIPTION OF SAMITAR

1084 OCEAN AVENUE SITE PLAN BLOCK 15, LOT 2 BOROUGH OF SEA BRIGHT MONMOUTH COUNTY, NEW JERSEY

TAX MAP SHEET No. 8 SCALE: 1" = 100' ±

LIST OF UTILITY COMPANIES

BOROUGH OF SEA BRIGHT
STATE OF NEW JERSEY (FOR HWY. 36)
COMMISSIONER, DEPARTMENT OF TRANSPORTATION
SEA BRIGHT, NJ 07760
1035 PARKWAY AVENUE
P.O. BOX 600
TRENTON, NJ 08625
(732) 625-4340

COMCAST STATE OF NEW JERSEY (FOR COASTAL WATERS)
403 SOUTH STREET DIVISION OF COASTAL RESOURCES
EATONTOWN, NJ 07724 P.O. BOX 401
(732) 217-6251 TRENTON, NJ 08625

NEW JERSEY AMERICAN WATER COMPANY
DONNA SHORT, GIS SUPERVISOR
1025 LAUREL OAK ROAD
1008043
(856) 346-8200

TWO RIVERS WATER RECLAMATION AUTHORITY
DENNIS GALVIN, P.E.
1 HIGHLAND AVENUE
MONMOUTH BEACH, NJ 07750
(732) 229-8578

NEW JERSEY NATURAL GAS COMPANY
16 WEST HIGHLAND AVENUE
ATLANTIC HIGHLANDS, NJ 07716
(732) 919-8000

ATLANTIC HIGHLANDS, NJ 07716
FREEHOLD, NJ 07728
(800) 837-4966

FIRSTENERGY CORP.

76 SOUTH MAIN STREET

A-RPC

AKRON, OH 44308

MONMOUTH COUNTY PLANNING BOARD

HALL OF RECORDS ANNEX

1 EAST MAIN STREET

FREEHOLD, NJ 07728

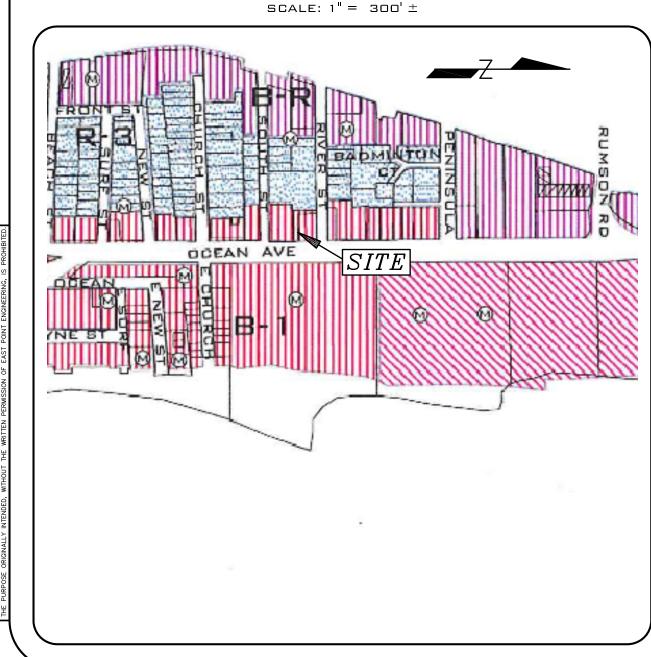
(733) 431, 7460

POLICE DEPARTMENT
BOROUGH OF SEA BRIGHT
1099 OCEAN AVENUE

NEW JERSEY ONE-CALL
(800) 272-1000

(732) 842-0010

ZONING MAP



				OWNER & ADDRESS	REPORT	
SEA	BRIGHT	20	0 F00T	OWNERS LIST FOR BLOCK 15, LOT 2		04/30/16 Page 1 of 3
BLOCK 14	LOT 1	QUAL	CLA 15D	PROPERTY OWNER FIRST UNITED METH. CHURCH 1104 OCEAN AVENUE SEA BRIGHT, NJ 07760	PROPERTY LOCATION 1104 OCEAN AVENUE	Add'l Lots
14	1	x	4A	FIRST UNITED METHODIST CHURCH 1101 OCEAN AVENUE	1101 OCEAN AVENUE	
14	2		2	RAKUGO REALTY, LLC 2 LAURA LANE	1 CHURCH STREET	
14	3		2	OAKLAND, NJ 07435 MC GINLEY, KEVIN & ANOREA & SEAN 3 CHURCH STREET SEA BRIGHT, NJ 07760	3 CHURCH STREET	
14	4 .		2	MC GINLEY, KEVIN & ANDREA & SEAN 5 CHURCH STREET SEA BRIGHT, NJ 07760	5 CHURCH STREET	
14	5		2	GARELLI, STEPHEN A. PO BOX 207	7 CHURCH STREET	•
14	17		2	LOBIONDO, JAMES A 931 OCEAN AVENUE	8 SOUTH STREET	
14	18		2	JOHNSON, SEAN A.	6 SOUTH STREET	
14	19		2	FOX. DAVID & PRIYA 4 SOUTH STREET	4 SOUTH STREET	
14	20		2	NOTT, ROBERT K. II & SANDRA C. 3 SOUTH STREET	3 SOUTH STREET	
14	21		48	1096 OCEAN LLC 1410 OCEAN AVENUE	1096 OCEAN AVENUE	
15	1		4A	MARIANNE & KRISTIN, LLC 3 MARA VISTA DRIVE	1092 OCEAN AVENUE	
15	3		1.	MONNOUTH BEACH, NJ 07750 WONYOUNG, LLC 2 RIVER STREET #3	1080 OCEAN AVENUE	
15	4		4A	RIVER STREET REALTY, LLC 165 27TH STREET	4 RIVER STREET	
15	5		4A	BROOKLÝN, NY 11232 C. J. & M. ASSOC OF SEA BRIGHT, L PO BOX 419 KINGSTON, NJ 08528	LC 6 RIVER STREET	6 & 7
15	8	:	2	JESSIE A. HOWLAND & SONS INC PO BOX 419	9 SOUTH STREET	
15	9		150	BORO OF SEA BRIGHT 1899 OCEAN AVENUE	POPPINGER PLACE	
16	1		4A	SEA BRIGHT, NJ 07760 OCEAN PROPERTY ASSOCIATES %H GORD 1410 OCEAN AVENUE SEA BRIGHT, NJ 07760	ON 1076 OCEAN AVENUE	
16	2		4A	SEA BRIGHT, NJ 07760 THE CHILL GROUP, LLC 1072 OCEAN AVENUE	1072 OCEAN AVENUE	
				SEA BRIGHT, NJ 07760		
SEA BE	RIGHT	200	FOOT ON	OWNER & ADDRESS	REPORT	04/30/16 Page 2 of 3
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add Lots
16	3			ENA, RAYMOND G. & PHYLLIS N. 70 MONMOUTH PLACE ONG BRANCH, NJ 07740	1070 OCEAN AVENUE	
16	4		1 A	MCK, LLC 11 CREST DRIVE SOUTH RESSKILL, NJ 07624		
			ć	RESSKILL, NJ 07624	1066 OCEAN AVENUE	
16	4.01		4A T	REZZA REALTY HOLDING LLC. 83 BERNARD DRIVE ED BANK, NJ 07701	1068 OCEAN AVENUE	
16	4.01		4A T			
			4A G	REZZA REALTY HOLDING LLC. 83 BERNARD DRIVE B BAWK, NJ 07701 IDW REALTY, LLC 6 MONNOUTH BLYD. 0CAMPORT, NJ 07757 SSESSED WITH BLOCK 16 LOTS 15.03 HBU 15: 10. AS PART OF ONMON ELEMENTS 07760	1068 OCEAN AVENUE 1062 OCEAN AVENUE 2 BADMINTON COURT	
16	5		4A G	REZZA REALTY HOLDING LLC. 83 BERHARD DRIVE BANK, NJ 07701 BW REALTY LLC 6 MONMOUTH BLVD. 0EANFORT, NJ 07757	1068 OCEAN AVENUE	
16 16	15.01		4A G 4A	REZZA REALTY HOLDING LLC. 83 BERNARD DRIVE B BAWK, NJ 07701 IDW REALTY, LLC 6 MONNOUTH BLYD. 0CAMPORT, NJ 07757 SSESSED WITH BLOCK 16 LOTS 15.03 HBU 15: 10. AS PART OF ONMON ELEMENTS 07760	1068 OCEAN AVENUE 1062 OCEAN AVENUE 2 BADMINTON COURT	
16	5 15.01 15.02		4A 94 94 95 96 96 96 96 96 96 96 96 96 96 96 96 96	REZZA REALTY HOLDING LLC. 85 SERNARD DRIVE 85 SENTAND TO 07701 80W REALTY LLC 6 MONMOUTH BLVD. 97757 9787	1068 OCEAN AVENUE 1062 OCEAN AVENUE 2 BADMINTON COURT 1071 OCEAN AVENUE	
16 16 16	15.01 15.02 15.03		4A 94 4A 94 4A 95	REZZA REALTY HOLDING LLC. BERNARD DRIVE ED BANK, NJ 07701 BBW REALTY, LLC 6. MONNOUTH BLVD. CEAMPORT, NJ 07757 SCHAPORT, NJ 07760 ULLIVAN, RICHARD G. 671 COCEAN AVENUE EA BRIGHIT, NJ URRO, ROBERT P. JR. 66 ST. GLOUD DAVINE EST ORANGE, NJ 07052	1068 OCEAN AVENUE 1062 OCEAN AVENUE 2 BADMINTON COURT 1071 OCEAN AVENUE 2 BADMINTON COURT UNIT 1	
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16 16 16 16 16 16	15.01 15.02 15.03 15.04		4A 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	REZZA REALTY HOLDING LLC. BEBRANARD DRIVE ED BANK, NJ 07701 BBW REALTY, LLC 6 MONNOUTH BLUD. CEANPORT, NJ 07757 SSESSED WITH BLOCK 16 LOTS 15.03 HRU 15.10 AS PART OF OWNOON BLEMENTS 07760 ULLIVAN, RICHARD G. 071 OCEAN AVENUE EA BRIGHT, NJ 07760 ULBRO, ROBERT P. JR. 06 ST. GLOUD AVENUE EST ORANGE, NJ 07052 URRO, ROBERT P. JR. 06 ST. GLOUD AVENUE 65 ST. CAUGH A	1068 OCEAN AVENUE 1062 OCEAN AVENUE 2 BADMINTON COURT 1071 OCEAN AVENUE 2 BADMINTON COURT UNIT 1 2 BADMINTON COURT UNIT 2 2 BADMINTON COURT UNIT 3	
16 16 16 16 16 16	15.01 15.02 15.03 15.04 15.05		4A 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	REZZA REALTY HOLDING LLC. BERNARD DIVE ED BANK, NJ 07701 BBW REALTY, LLC 6 MONNOUTH BLVD. 07757 OCEANPORT, NJ SSESSED WITH BLOCK 16 LOTS 15.03 HRU 15.10.AS FART OF OWNON BLEMENTS 07760 ULLIVAN, RICHARD G. EA BRIGHT, NJ URRO, ROBERT P. JR. 06 ST, CLOUD AVENUE EST ORANGE, NJ URRO, ROBERT P. JR. 05 ST, CLOUD AVENUE EST ORANGE, NJ URRO, ROBERT P. JR. 06 ST, CLOUD AVENUE EST ORANGE, NJ URRO, ROBERT P. JR. 06 ST, CLOUD AVENUE EST ORANGE, NJ URRO, ROBERT P. JR. 06 ST, CLOUD AVENUE EST ORANGE, NJ URRO, ROBERT P. JR. 06 ST, CLOUD AVENUE EST ORANGE, NJ URRO, ROBERT P. JR. 06 ST, CLOUD AVENUE EST ORANGE, NJ URRO, ROBERT P. JR. 06 ST, CLOUD AVENUE EST ORANGE, NJ URRO, ROBERT P. JR. 06 ST, CLOUD AVENUE EST ORANGE, NJ O7052	1068 OCEAN AVENUE 2 BADMINTON COURT 1071 OCEAN AVENUE 2 BADMINTON COURT UNIT 1 2 BADMINTON COURT UNIT 2 2 BADMINTON COURT UNIT 3 2 BADMINTON COURT UNIT 4	
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16 16 16 16 16 16 16 16 16 16 16 16 16 1	5 15.01 15.02 15.03 15.04 15.05 15.06 15.07 15.08 15.09 15.10 15.11 15.12		4A 1 1	REZZA REALTY HOLDING LLC. 83 BERNARD DRIVE BANK, NJ 07701 BWR BEALTY, LLC 64 MONMOUTH BLVD. 07757 CEANPORT, NJ 07760 HILLIVAN, RICHARD G. 071 OCEAN AVENUE CEAT ORANGE, NJ UURRO, ROBERT P. JR. 06 ST. OLOUD AVENUE EST ORANGE, NJ URRO, ROBERT P. JR. 06 ST. OLOUD AVENUE EST ORANGE, NJ URRO, ROBERT P. JR. 06 ST. OLOUD AVENUE EST ORANGE, NJ URRO, ROBERT P. JR. 06 ST. OLOUD AVENUE EST ORANGE, NJ URRO, ROBERT P. JR. 06 ST. OLOUD AVENUE EST ORANGE, NJ URRO, ROBERT P. JR. 06 ST. OLOUD AVENUE EST ORANGE, NJ URRO, ROBERT P. JR. 06 ST. OLOUD AVENUE EST ORANGE, NJ URRO, ROBERT P. JR. 06 ST. OLOUD AVENUE EST ORANGE, NJ URRO, ROBERT P. JR. 06 ST. OLOUD AVENUE EST ORANGE, NJ URRO, ROBERT P. JR. 07052	1068 OCEAN AVENUE 2 BADMINTON COURT 1071 OCEAN AVENUE 2 BADMINTON COURT UNIT 1 2 BADMINTON COURT UNIT 2 2 BADMINTON COURT UNIT 3 2 BADMINTON COURT UNIT 4 2 BADMINTON COURT UNIT 5 2 BADMINTON COURT UNIT 6 2 BADMINTON COURT UNIT 7 2 SADMINTON COURT UNIT 7 2 SADMINTON COURT UNIT 8 2 SADMINTON COURT UNIT 9 2 BADMINTON COURT UNIT 9 2 BADMINTON COURT UNIT 10 8 BADMINTON COURT UNIT 10	

200 FOOT OWNERS LIST FOR BLOCK 15, LOT 2

PROPERTY OWNER

FORSMAN, JOHN ROBERT ETAL 1202 EAST LOMITA AVENUE ORANGE, CA 92867

GOTTI, JOHN G. 11 RIVER STREET SEA BRIGHT, NJ 07760

5 RIVER 5, LLC 585 SECONÓ AVENUE LONG BRANCH, NJ 07740

FORSMAN, THOMAS & STEPHANIE & ET AL 10 EAST CHURCH STREET 10 EAST CHURCH STREET SEA BRIGHT, NJ 07760 04/30/16 Page 3 of 3

PROPERTY LOCATION

9 RIVER STREET

11 RIVER STREET

9 EAST CHURCH STREE

1099 OCEAN AVENUE

OFF STREET PARKING REQUIREMENTS

USE	REQUIREMENT	NUMBER	SPACES REQUIRED
RESIDENTIAL	1.8 (1BR UNIT)	1.8	1.8 SPACES
CAFE	1 PER OCC. PLUS 1 PER EMPL.	25	25 SPACES
		TOTAL REQUIRED	27 SPACES
		TOTAL PROVIDED	0 SPACES

(27 SPACE VARIANCE REQUESTED)

B-1 CENTRAL BUSINESS ZONE DISTRICT REQUIREMENTS (CH. 130-50C)

	REQUIRED	EXISTING	<u>PROPOSED</u>	VARIANCE REQ.
MINIMUM LOT AREA	3,000 S.F.	1,076.40 S.F.	1,076.40 S.F.	*
MINIMUM LOT WIDTH	50 FT	15 FT	15 FT	*
MINIMUM LOT DEPTH	60 FT	71.76 FT	71.76 FT	NO
BUILDING SETBACKS				
FRONT YARD	0 FT (WEST)	0 FT	O FT	NO
	25 FT (EAST)	N/A	N/A	_
EITHER SIDE	0 FT	0 FT	0 FT	NO
BOTH SIDES	0 FT	0 FT	0 FT	NO
REAR YARD	15 FT	0 FT	O FT	YES
BUILDING COVERAGE				
MAXIMUM PERMITTED	50%	100%	100%	YES
		(1,076 S.F.)	(1,076 S.F.)	
<u>LOT COVERAGE</u>				
MAXIMUM PERMITTED	75%	100% (1,076 S.F.)	100% (1,076 S.F.)	YES
HEIGHT LIMITATIONS				
MAX. BLDG. HEIGHT	42 FT	18 FT	45.2 FT	YES
	3 STORIES	1 STORY	3.5 STORIES	YES
MINI ODOGO FLOOD ADEA	200 0 5	0.010.05	0.040.05	NO.
MIN. GROSS FLOOR AREA	880 S.F.	2,610 S.F.	2,610 S.F.	NO

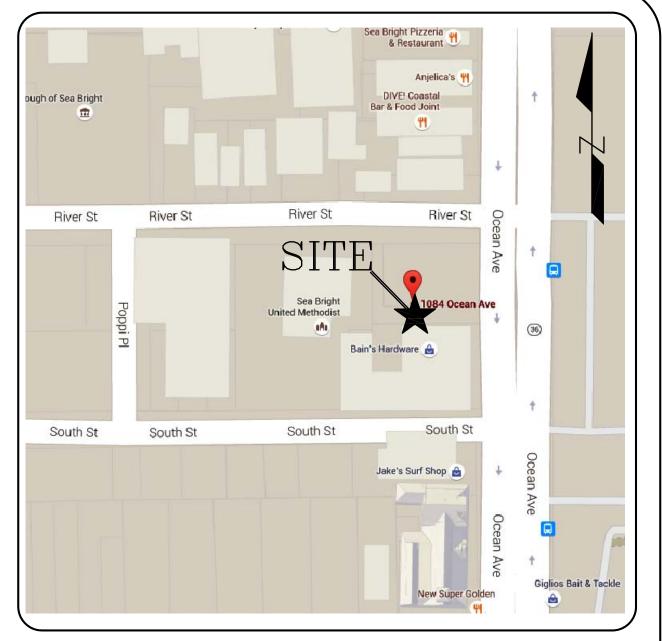
* EXISTING NON-CONFORMITY TO REMAIN

INDEX OF SHEETS

SHEET NO.	DESCRIPTION	DATE	LAST REVISED
1	COVER SHEET	05-20-16	12-11-17
2	VARIANCE PLAN	05-20-16	12-11-17

UTILITY NOTES

- 1. EXISTING UTILITY INFORMATION IS BASED ON INFORMATION OF RECORD AND HAS BEEN GATHERED FROM NUMEROUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION AND REQUEST A MARKOUT BY CONTACTING N.J. ONE—CALL AT (800) 272—1000. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
- 2. WATER & SEWER SHALL BE INSTALLED UNDERGROUND. ELECTRIC, CATV, AND TELEPHONE SHALL BE OVERHEAD.
- 3. A ROAD OPENING PERMIT MAY BE REQUIRED TO CONNECT CERTAIN UTILITIES TO OFF-SITE FACILITIES. THE CONTRACTOR SHALL OBTAIN THIS PERMIT BY CONTACTING THE MUNICIPAL OR COUNTY ROAD DEPARTMENT.



KEY MAP

SCALE: $1'' = 85' \pm$

GENERAL NOTE

1. SITE IS KNOWN AS BLOCK 15, LOT 2 AS DEPICTED ON SHEET 8 OF THE BOROUGH OF SEA BRIGHT TAX MAPS. TOTAL LOT AREA IS 0.023± AC.

2. <u>OWNER/APPLICANT:</u> BEACHFRONT JOE, LLC 1084 OCEAN AVENUE

SEA BRIGHT, NJ 07760

- 3. OUTBOUND & TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM A PLAN ENTITLED, "SURVEY OF PROPERTY SITUATED AT #1084 OCEAN AVENUE IN THE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY P2 LAND SURVEYING, INC., DATED JANUARY 2, 2015 AND REVISED THROUGH APRIL 28, 2016.
- 4. HORIZONTAL CONTROL BASED ON ASSUMED (PROJECT) DATUM. VERTICAL DATUM BASED ON NAVD 1988.
- 5. THE SITE IS LOCATED WITHIN A REGULATED FLOOD HAZARD AREA (ZONE AE). F.E.M.A. ADVISORY BASE FLOOD ELEVATION IS 8. PROPOSED BUILDING F.F. IS FI FVATION 11.0.
- 6. THE PROPERTY IS LOCATED WITHIN THE B-1 "CENTRAL BUSINESS ZONE" DISTRICT.
- 7. APPLICANT PROPOSES TO CONSTRUCT A MIXED USE BUILDING. REFER TO ARCHITECTURAL PLANS PREPARED BY ALLENDE MATOS, ARCHITECT FOR BUILDING INFORMATION
- 8. DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTIN FEATURES. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- 9. THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.
- 10. CONSTRUCTION OF SITE IMPROVEMENTS AND BUILDINGS SHALL BE IN COMPLIANCE WITH SEA BRIGHT BUILDING CODES, FEDERAL AND STATE BARRIER FREE AND A.D.A. REQUIREMENTS, BOROUGH DESIGN STANDARDS, AND NOISE CODE.
- 11. SOLID WASTE PICKUP SHALL BE BY PRIVATE HAULER.
- 12. BUILDING TO BE SERVED BY PUBLIC WATER & SEWER.
- 13. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIAL'S AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
- 14. STRUCTURAL / GEOTECHNICAL ENGINEER TO PROVIDE PLANS AND CALCULATIONS FOR ALL STRUCTURES AND FOUNDATIONS AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT INCLUDE BUILDING CALCULATIONS EITHER STRUCTURAL OR GEOTECHNICAL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR SAME.
- 15. THE OWNER IS RESPONSIBLE FOR SITE SAFETY. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(F) (OSHA COMPETENT PERSON).
- 16. UPON ISSUANCE OF CONSTRUCTION DOCUMENTS, IT IS EXPLICITLY UNDERSTOOD THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE PROSECUTION OF THE WORK, THE MEANS AND METHODS OF CONSTRUCTION, PROTECTION OF ADJACENT STRUCTURES OR PROPERTY, AND IS NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE WHATSOEVER TO ANY PROPERTY, INCLUDING OFFSITE LANDS, ASSOCIATED WITH CONSTRUCTION OF THE PROJECT.

SIGNATURE BLOCKS

APPLICATION NO. _____ APPROVED

BY THE BOROUGH OF SEA BRIGHT PLANNING/

ZONING BOARD AS A MAJOR SITE PLAN

DATE

BOARD CHAIRMAN

BOARD SECRETARY

BOARD ENGINEER

"BEACHFRONT JOE, LLC" 1084 OCEAN AVENUE COVER SHEET BLOCK 15, LOT 2 BOROUGH OF SEA BRIGHT MONMOUTH COUNTY, NEW JERSEY 22 Meridian Road, Suite 3 Eatontown, NJ 07724 Tel: 732.544.4565 ENGINEERING, LLC Fax: 732.544.4555 NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA28169800 16-065 MARC S. LEBER SHEET NO. 1 OF 2 N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24GE04452400 N.J. PROFESSIONAL PLANNER, LICENSE NO. 33L100589800