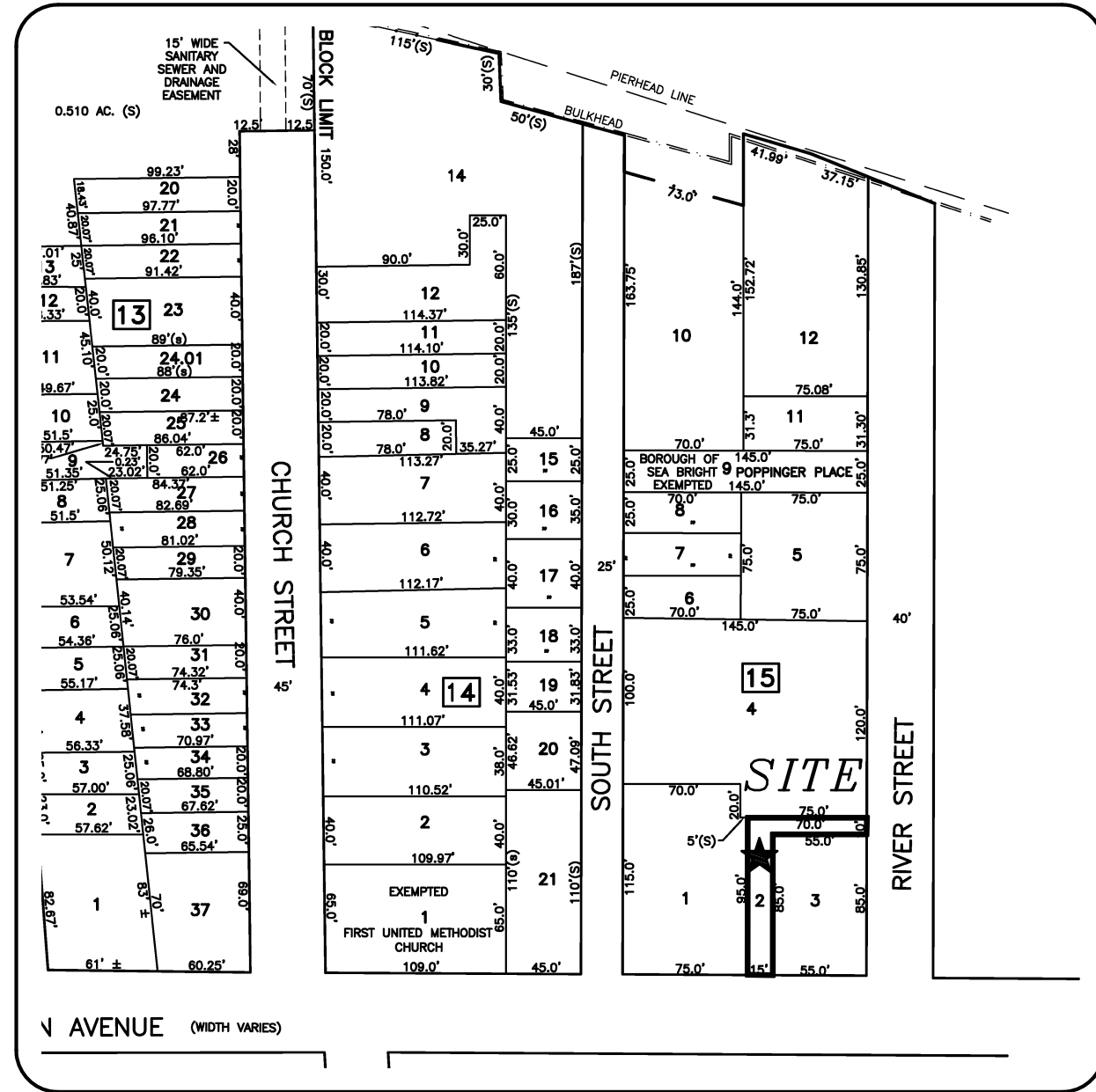


1084 OCEAN AVENUE SITE PLAN BLOCK 15, LOT 2 BOROUGH OF SEA BRIGHT MONMOUTH COUNTY, NEW JERSEY



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



KEY MAP
SCALE: 1" = 85' ±

LIST OF UTILITY COMPANIES

BOROUGH OF SEA BRIGHT 1167 OCEAN AVENUE SEA BRIGHT, NJ 07760 (732) 842-0099	STATE OF NEW JERSEY (FOR HWY. 36) COMMISSIONER, DEPARTMENT OF TRANSPORTATION 1035 PARKWAY AVENUE TRENTON, NJ 08625 (732) 625-4340
COMCAST 403 SOUTH STREET EATONTOWN, NJ 07724 (732) 217-6251	STATE OF NEW JERSEY (FOR COASTAL WATERS) DIVISION OF COASTAL RESOURCES P.O. BOX 401 TRENTON, NJ 08625
NEW JERSEY AMERICAN WATER COMPANY DONNA SHORT, GIS SUPERVISOR 1025 LAUREL DAWK ROAD MOOREHEADS, NJ 08043 (856) 348-8200	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) 918-8000	ATIN: CORP. SECRETARY/ROW AGENT 175 W. MAIN STREET FRENCHTOWN, NJ 07728 (732) 431-4966
FIRSTENERGY CORP. 76 SOUTH MAIN STREET A-RFC AKRON, OH 44308	MONMOUTH COUNTY PLANNING BOARD HALL OF RECORDS ANNEX 1 EAST MAIN STREET FRENCHTOWN, NJ 07728 (732) 431-7460
POLICE DEPARTMENT BOROUGH OF SEA BRIGHT 1099 OCEAN AVENUE SEA BRIGHT, NJ 07760 (732) 842-0010	NEW JERSEY ONE-CALL (800) 272-1000

PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	OWNER	PROPERTY LOCATION
14	1	150 FIRST UNITED METHODIST CHURCH SEA BRIGHT, NJ 07760	150 OCEAN AVENUE
14	2	2 SEA BRIGHT UNIFIED METHODIST CHURCH 131 OCEAN AVENUE SEA BRIGHT, NJ 07760	1 CHURCH STREET
14	3	3 MC CONLEY, STEVEN A. AND ANNE A. SEAN SEA BRIGHT, NJ 07760	3 CHURCH STREET
14	4	4 MC CONLEY, STEVEN A. AND ANNE A. SEAN SEA BRIGHT, NJ 07760	5 CHURCH STREET
14	5	5 DONNELLY, STEPHEN A. MONMOUTH BEACH, NJ 07750	7 CHURCH STREET
14	17	17 LINDEN, JESSICA A. SEA BRIGHT, NJ 07760	8 SOUTH STREET
14	18	18 JENNIFER, JAMES JERSEY CITY, NJ 07307	4 SOUTH STREET
14	19	19 KYLE, JAMES SEA BRIGHT, NJ 07760	4 SOUTH STREET
14	20	20 WELLS, JAMES E. II & SARAH C. SEA BRIGHT, NJ 07760	3 SOUTH STREET
14	21	21 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	1	1 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	2	2 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	3	3 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	4	4 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	5	5 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	6	6 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	7	7 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	8	8 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	9	9 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	10	10 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	11	11 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	12	12 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	13	13 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	14	14 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	15	15 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	16	16 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	17	17 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	18	18 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	19	19 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	20	20 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	21	21 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	22	22 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	23	23 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	24	24 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	25	25 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	26	26 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	27	27 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	28	28 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	29	29 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	30	30 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	31	31 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	32	32 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	33	33 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
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15	41	41 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	42	42 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	43	43 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
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15	45	45 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	46	46 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
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15	99	99 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 OCEAN AVENUE
15	100	100 1004 OCEAN LLC SEA BRIGHT, NJ 07760	1004 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)

UTILITY NOTES

- 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.
- WATER & SEWER SHALL BE INSTALLED UNDERGROUND. ELECTRIC, CATV, AND TELEPHONE SHALL BE OVERHEAD.
- 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.

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

	REQUIRED	EXISTING	PROPOSED	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	0 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	0 FT	YES
BUILDING COVERAGE				
MAXIMUM PERMITTED	50%	100% (1,076 S.F.)	100% (1,076 S.F.)	YES
LOT COVERAGE				
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
MIN. GROSS FLOOR AREA	880 S.F.	2,610 S.F.	2,610 S.F.	NO

* EXISTING NON-COMFORMITY 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

SIGNATURE BLOCKS

APPLICATION NO. _____ APPROVED
BY THE BOROUGH OF SEA BRIGHT PLANNING/
ZONING BOARD AS A MAJOR SITE PLAN
ON _____ DATE _____

BOARD CHAIRMAN _____

BOARD SECRETARY _____

BOARD ENGINEER _____

1	12-11-17	REVISED BUILDING DESCRIPTION
NO.	DATE	DESCRIPTION
"BEACHFRONT JOE, LLC"		
1084 OCEAN AVENUE		
COVER SHEET		
BLOCK 15, LOT 2		
BOROUGH OF SEA BRIGHT MONMOUTH COUNTY, NEW JERSEY		
EAST POINT ENGINEERING, LLC		22 Meridian Road, Suite 3 Eatontown, NJ 07724 Tel: 732.544.4565 Fax: 732.544.4555
NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 240A28169800		
MARD S. LEBER N.J. PROFESSIONAL ENGINEER, LICENSE NO. 24904452400 N.J. PROFESSIONAL PLANNER, LICENSE NO. 33100598900		DATE: 05-20-16 SCALE: N/A PROJECT NUMBER: 16-065 CHECKED BY: BNP
12-11-17		SHEET NO. 1 OF 2

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 THE COVERING OF THIS SHEET BY ANY OTHER SHEET SHALL BE THE RESPONSIBILITY OF THE USER.