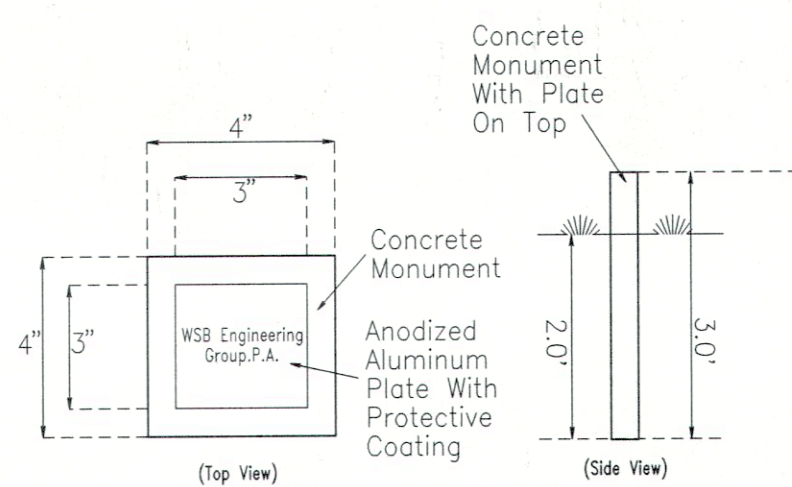


IN GENERAL, WRITTEN FIGURES SHALL BE USED AS A PREFERENCE TO SCALING PLAN.
C = COMMERCIAL
R = RESIDENTIAL



HD-B-1 Zone Requirements			
Parameter:	Required:	New Lot 7.01	
Min. Lot Area (Sq Ft)	3,600	9,412	
Min. Lot Width (Ft)	30	94.04	
Min. Lot Frontage (Ft)	30	94.04	
Min. Lot Depth (Ft)	60	100.09	
Min. Front Setback (Ft)	0	0	
Min. Side Setback (Ft)	0	0	
Min. Side Comb. Setback (Ft)	0	0	
Min. Rear Setback (Ft)	3.1	3.1	
Max. Bldg Coverage (%)	90	90	
Max. Lot Coverage (%)	95	95	
Max. Stories	3	3	
Max. Building Height (Ft)	35	35	
Min. Improvable Area (Sq Ft)	2,100	9,120.9	
Max. F.A.R.	2.8	2.8	
Min. Circle Diameter (Ft)	30	94.04	

WE HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND CONSENT TO THE FILING THEREOF.

120 South Main Realty, LLC

SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DATE OF _____

NOTARY PUBLIC OF NEW JERSEY

THIS PLAT MUST BE FILED IN THE OFFICE OF THE MONMOUTH COUNTY CLERK ON OR BEFORE _____ WHICH DATE IS NINETY FIVE (95) DAYS FROM THE DATE UPON WHICH THIS PLAT WAS SIGNED BY THE TOWNSHIP OF NEPTUNE PLANNING BOARD.

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

THIS PLAT MUST BE FILED IN THE OFFICE OF THE CLERK OF MONMOUTH COUNTY ON OR BEFORE _____ WHICH DATE IS ONE HUNDRED NINETY (190) DAYS AFTER THE DATE UPON WHICH THIS PLAT WAS APPROVED BY THE NEPTUNE TOWNSHIP PLANNING BOARD.

I HEREBY CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET.

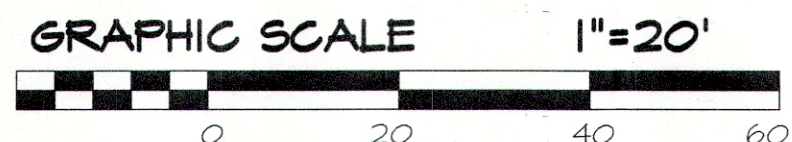
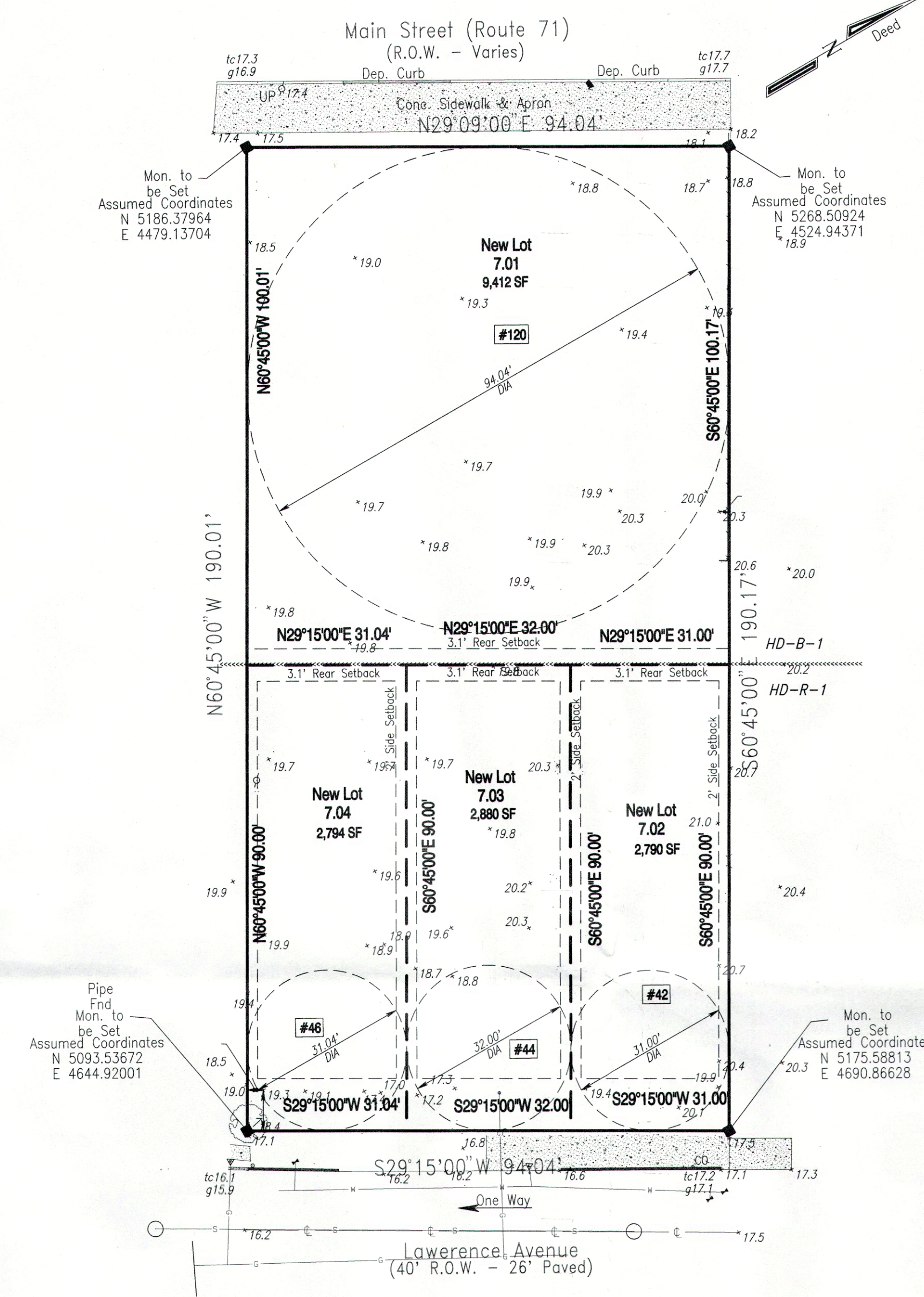
MY COMMISSION EXPIRES _____

PLANNING BOARD SECRETARY _____ DATE _____

MUNICIPAL SECRETARY _____

SECRETARY _____

EDWARD M. WEINERT N.J.S. 31284 DATE _____



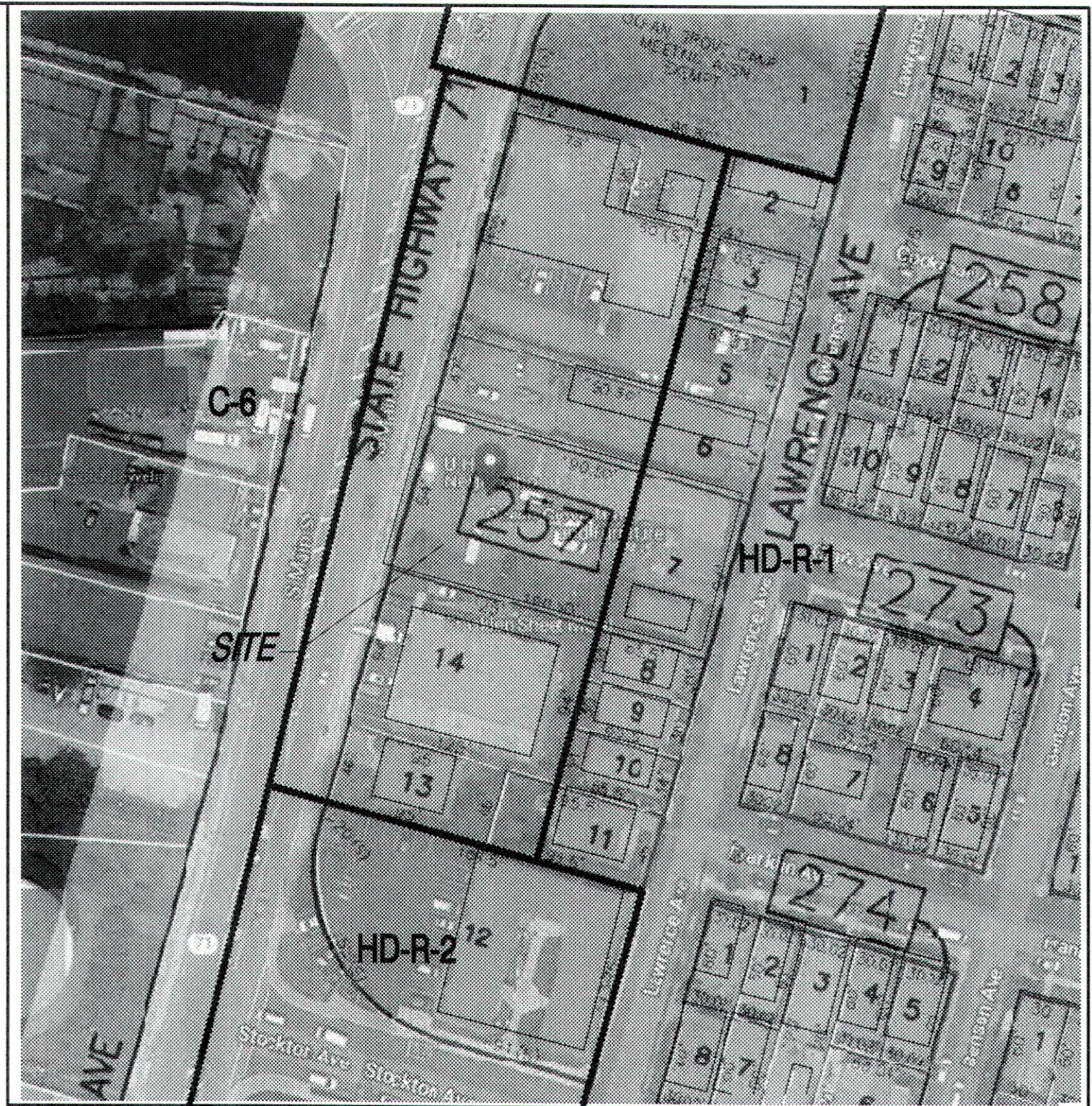
IN GENERAL, WRITTEN FIGURES SHALL BE USED AS A PREFERENCE TO SCALING PLAN.

200' Property Owners



A. Bernart, F.C.A., Attorney of the Township of Neptune, do hereby certify that this is a true and correct copy of the plat of the proposed subdivision of the property known as Block 257 in accordance with the resolution of the Board of Township Commissioners on March 27, 2020.

Block (Lot)	Owner	Address
257-1	THOMAS M.
257-2
257-3
257-4
257-5
257-6
257-7
257-8
257-9
257-10
257-11
257-12
257-13
257-14
257-15
257-16
257-17
257-18
257-19
257-20
257-21
257-22
257-23
257-24
257-25
257-26
257-27
257-28
257-29
257-30



Key Map NTS

- Owner,
Mair Arram
120 S. Main Street
Ocean Grove NJ 07756
Phone (732) 245-6786
1. Survey Reference: Information Taken from a Drawing Entitled "Location Survey Tax Lot 7 Block 257" Dated 04-07-20 by WSB Engineering Group P.A. dwg#63372
 2. All Dimensions Both Linear and Angular of the Exterior Boundary & All Interior Lots Close Within One Ten Thousand Feet (1/10,000)
 3. Zoning Requirements are for the HD-B-1 & HD-R-1 Zones. See Schedule for Yard, Area and Building Requirements.
 4. Dwellings are to be Connected to Public Sanitary Sewer and Water.
 5. Benchmark; Datum is NAVD 88
 6. Prior to Construction, Applicant/Property Owner Shall Coordinate With Utilities (Water, Sewer, Gas & Elec.) Relative to Location Of Existing & Proposed Connections
 7. There Are no Wetlands or Wetlands Buffers Within 150 Feet of the Property
 8. This is a Subdivision to Create 3 Conforming Single Family Residential Lots and a Remainder Commercial Lot
 9. Lot Numbers & Street Addresses Assigned by Borough Assessing Clerk 04/02/20.

CLASSIFIED AND APPROVED AS A PRELIMINARY & FINAL MAJOR SUBDIVISION BY THE NEPTUNE TOWNSHIP PLANNING BOARD ON _____

CHAIRMAN	DATE
ADMINISTRATIVE OFFICER	DATE
PLANNING BOARD ENGINEER	DATE

MAR - 5 2021

date	revision	by	ck.
03-02-21	Revised Title Block	BAD	
10-23-20	Revise Zoning Table	BAD	
10-05-20	Revise Per Attorney Comments	BAD	

Preliminary & Final Major Subdivision Tax Lot 7 Block 257

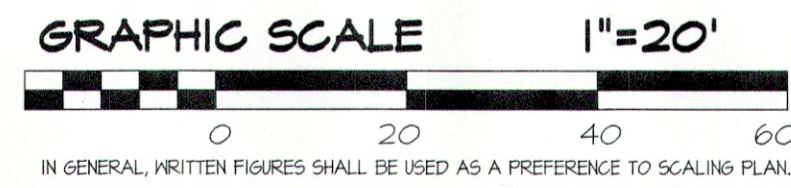
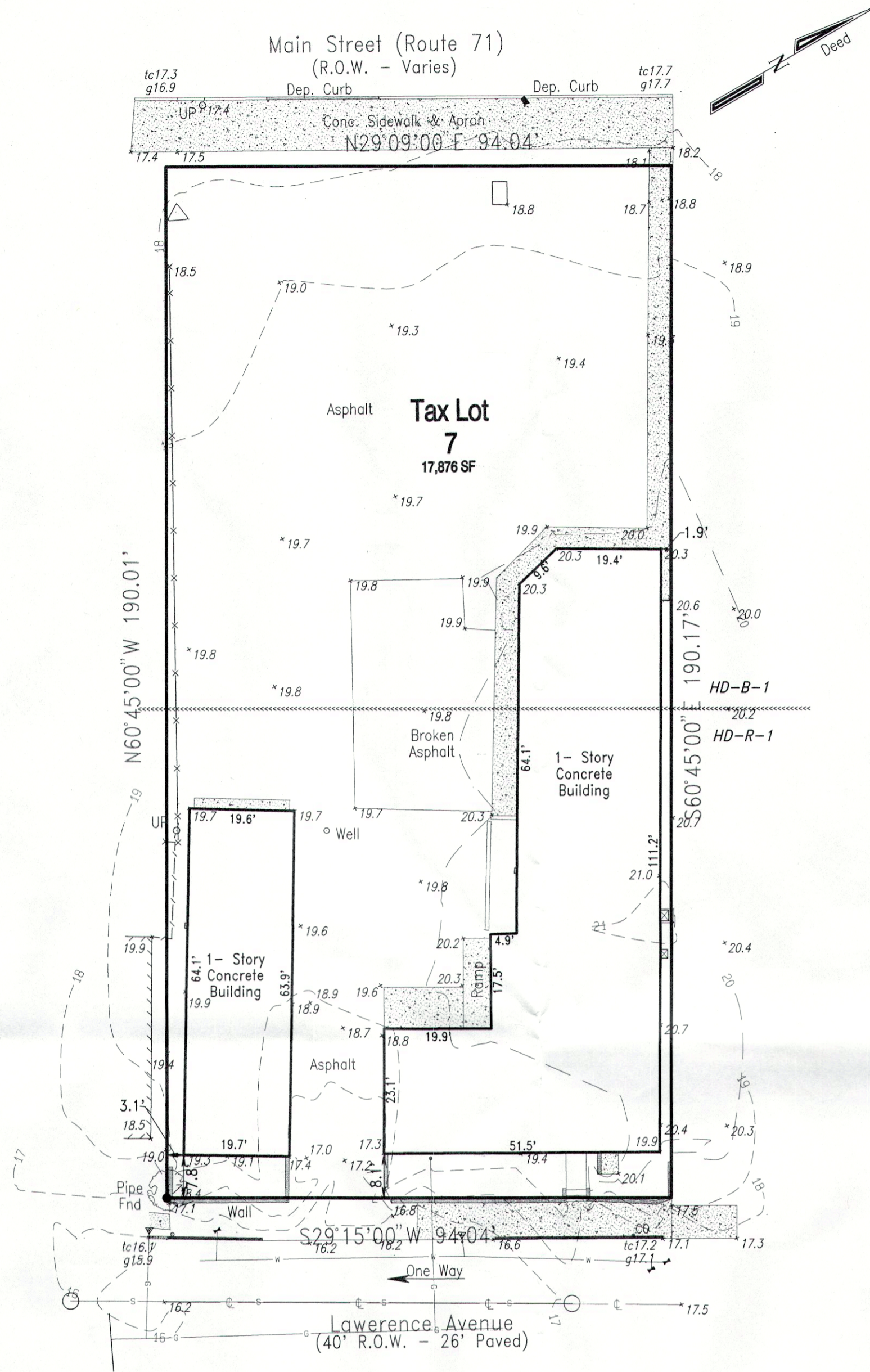
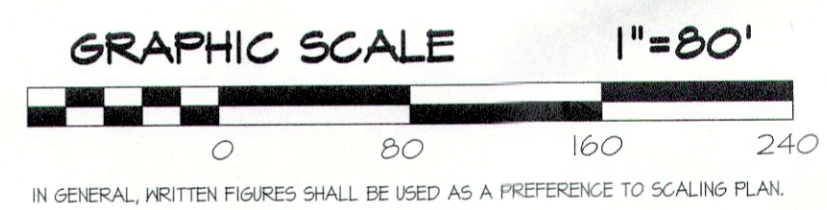
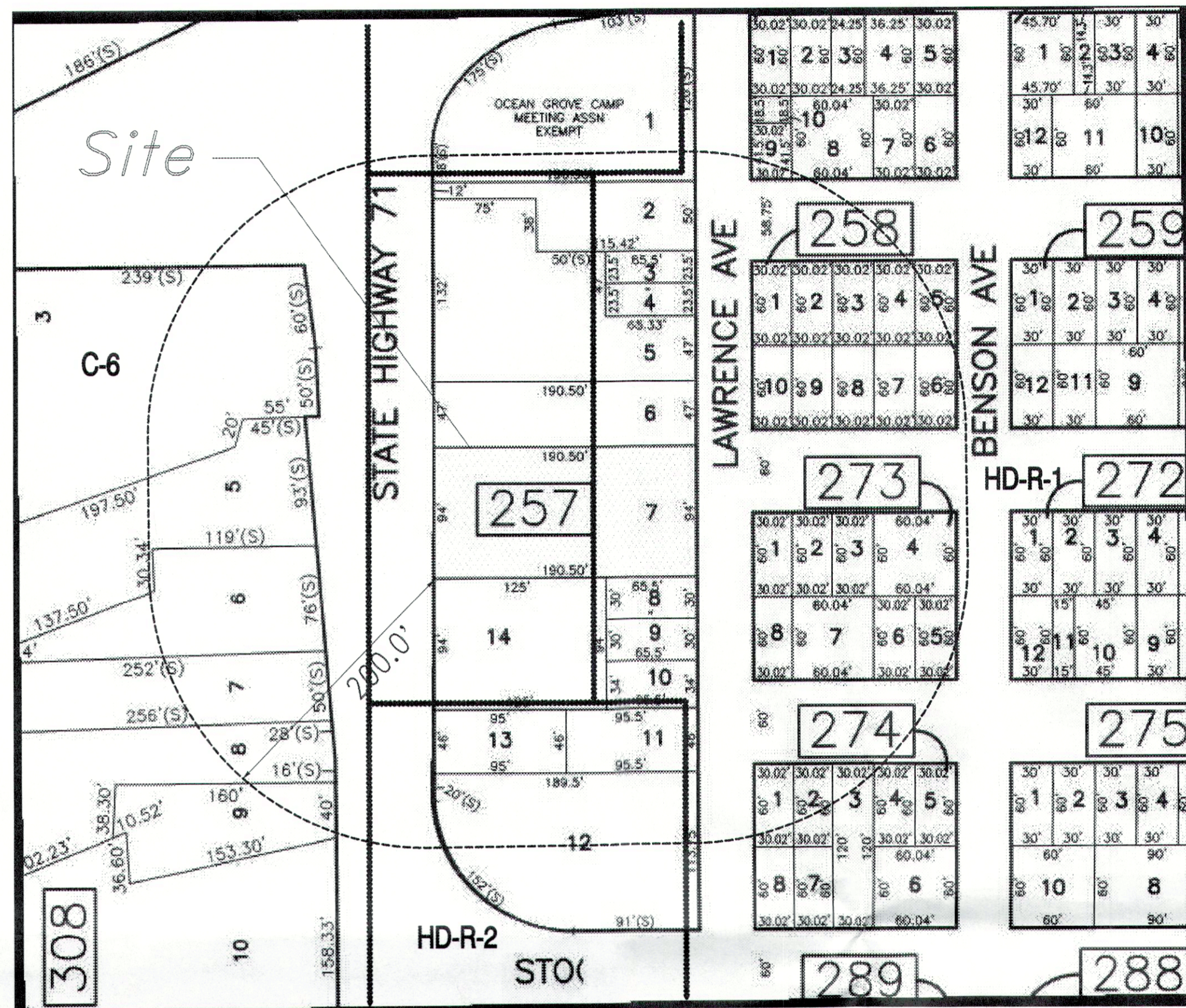
As Shown on the Neptune Township Tax Map Sheet #2
Tracts Containing: 17,876 SF
Street Address: #120 South Main Street

FILED MAP # _____ RECORDED _____

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 04-07-20 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET, I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

WSB engineering group, p.a.
Weinert * Smilzins * Baer
engineering * environmental planning * surveying * landscape architecture
1018 Shenck's Mill Lane Road, Tom's River, New Jersey 08753 (732) 244-1221 Fax (732) 505-8440
Prepared under the supervision of: *Edward M. Weinert*
EDWARD M. WEINERT
NJ Professional Land Surveyor #465312940 NJ Professional Planner #311037500 DATE: 4/19/21

des.	date	scale
des.	04-07-20	As Noted
chn.	BAD	job no. 2210-309
chk.	sheet 1 of 3	dwg. no. 63372



Key Map
NTS

DEED REFERENCE:
Deed Book: 8410 Page: 8401
Benchmark - Survey Marker DM7192
Ei = 12.52 All Datum NAVD88

The Certification of this Survey on the Date Shown is Limited to the Named Parties for the Purchase, Mortgage and/or the Issuance of Title Insurance on each Transaction of the Herein Delineated Property. No Responsibility or Liability is Assumed by the Certifying Surveyor and/or Firm for Use of the Survey for any Other Purpose Including, But not Limited to, Use of the Survey for Survey Affidavit, Resale of Property, and Direct or Indirect Use by Any Party Now Shown in the Certification.

Certified To:
120 South Main Realty, LLC.

- LEGEND
- EXISTING CONTOUR
 - EXISTING SPOT GRADE
 - DIRECTION OF SLOPE
 - SURFACE DRAINAGE
 - LIMIT OF TREE REMOVAL
 - 1" SOLE DISTURBANCE
 - PIN SET (3)
 - Street Address

03-02-21	Revised Title Block	BAD
date	revision	by ck.

Location Survey		
Tax Lot 7 Block 257		
As Shown on the Neptune Township Tax Map Sheet #2		
Tracts Containing: 17,876 SF		
Street Address: #120 South Main Street		
Neptune Township New Jersey		
des.	date 04-07-20	scale As Noted
dwg.	BAD	job no. 2210-309
chk.	sheet 2 of 3	dwg. no. 63372

FILED MAP # _____ RECORDED _____

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 03-27-16 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNERS MARKERS AS SHOWN HAVE BEEN FOUND, OR SET, I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

WSB engineering group, p.a.
Weinert * Smildzins * Baer
engineering * environmental planning * surveying * landscape architecture
1018 Schenck's Mill Line Road, Toms River, New Jersey 08753 (182) 244-1221 Fax (182) 505-0440
Prepared under the supervision of:
EDWARD M. WEINERT
NJ Professional Land Surveyor 24650032840 NJ Professional Planner 33L0037690 DATE: 9/4/20

STANDARD FOR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

DEFINITION
ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER FOR SOILS EXPOSED FOR PERIODS OF TWO TO FIVE YEARS...

STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

DEFINITION
ESTABLISHMENT OF PERMANENT VEGETATIVE COVER ON EXPOSED SOILS WHERE PERMANENT VEGETATION IS REQUIRED FOR LONG TERM PROTECTION...

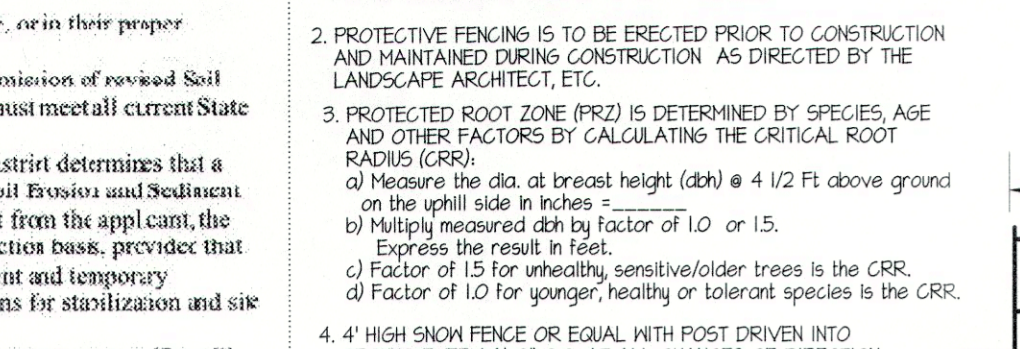
STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

DEFINITION
MULCHING
MULCHING IS REQUIRED ON ALL SEEDING. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT...

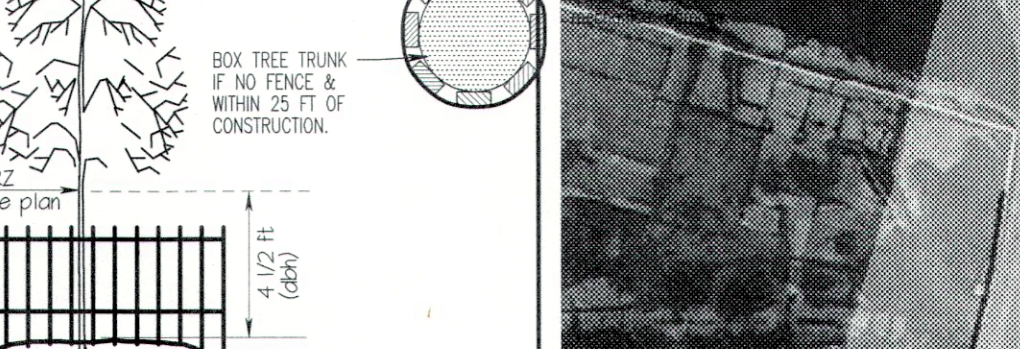
SOIL EROSION AND SEDIMENT CONTROL NOTES

1. The Freehold Soil Conservation District shall be notified forty-eight (48) hours in advance of any soil disturbing activity.
2. All Soil Erosion and Sediment Control practices are to be installed prior to and distribution, or in their proper sequence, and maintained until permanent protection is established.

TEMPORARY TREE PROTECTION DETAIL



INDIVIDUAL LOT CONSTRUCTION ENTRY



STANDARD FOR TOPSOILING

DEFINITION
Topsoiling entails the distribution of suitable quality soil on areas to be vegetated. Purpose: To improve the soil medium for plant establishment and maintenance.

METHODS AND MATERIALS

- 1. SITE PREPARATION
A. GRASS AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDING PREPARATION, SEE MULCH APPLICATION AND MULCH ANCHORING...
2. SEEDING PREPARATION
A. APPLY 1/2" OF TOPSOIL...

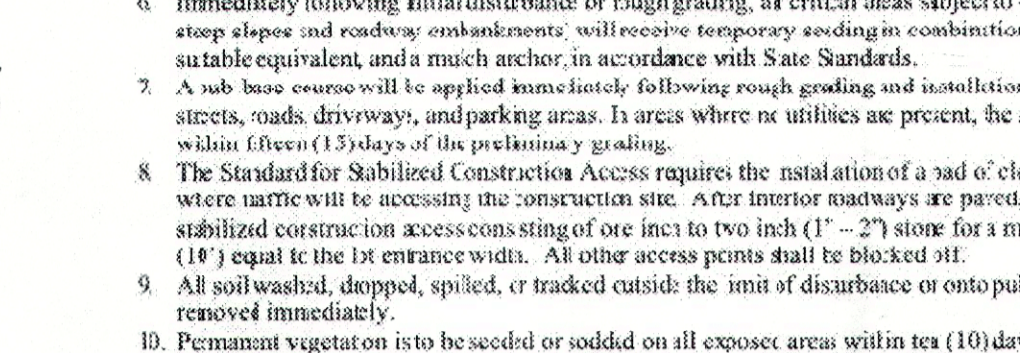
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2. SEEDING PREPARATION
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METHODS AND MATERIALS

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TEMPORARY TREE PROTECTION DETAIL



INDIVIDUAL LOT CONSTRUCTION ENTRY

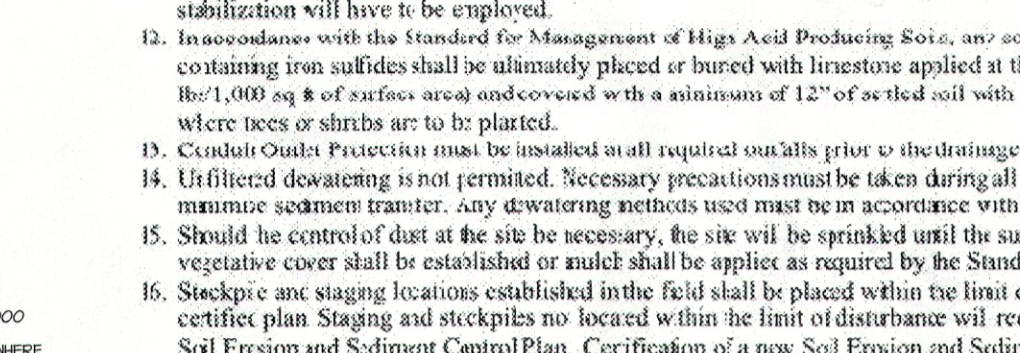


TABLE T-2 (REVISED JANUARY 2015)

Table with columns: SEED SELECTION, SEEDING RATES PER ACRE, PERIOD, ZONE, DATE RANGE, PLANTING DATES, PLANTING RATES PER ACRE.

TABLE T-3 (PARTIAL REVISED JULY 2017)

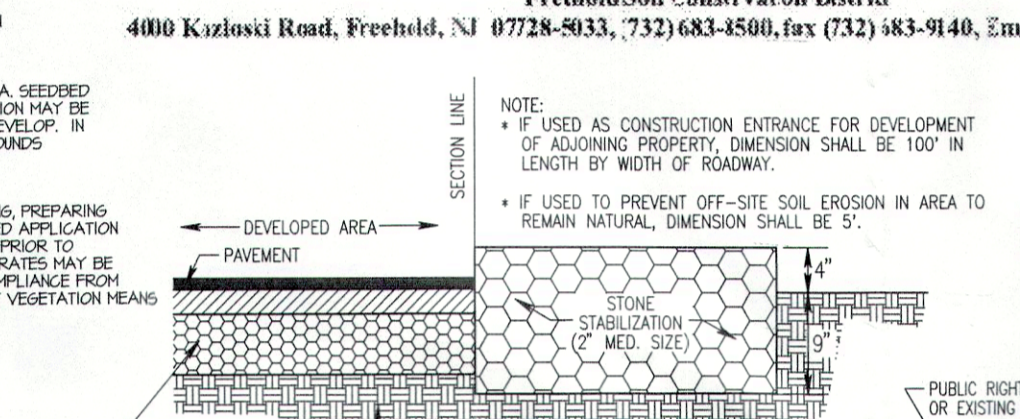
Table with columns: PERMANENT VEGETATIVE MIXTURES, PLANTING RATES PER ACRE, PLANTING DATES, PLANTING RATES PER ACRE.

TABLE T-4 (PARTIAL REVISED JULY 2017)

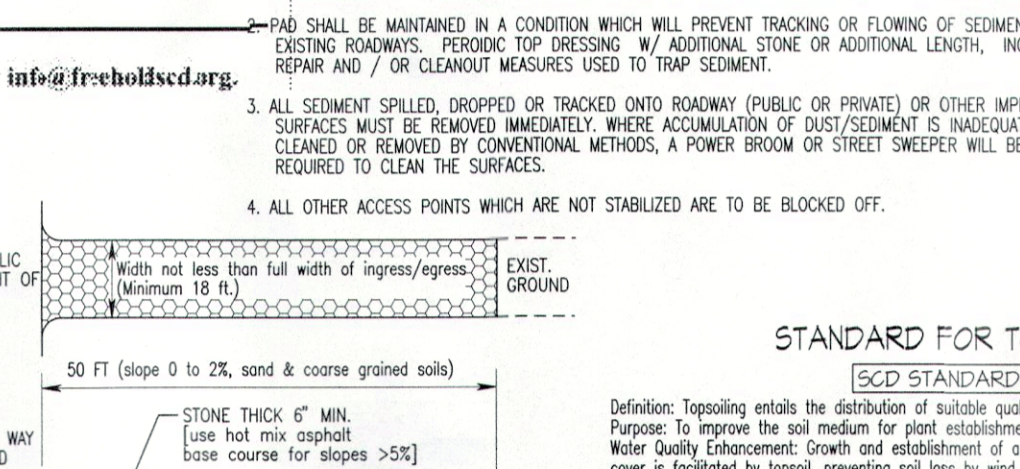
Table with columns: PLANTING DATES, PLANTING RATES PER ACRE, PLANTING DATES, PLANTING RATES PER ACRE.

FREEHOLD SOIL CONSERVATION DISTRICT

4001 Kizoski Road, Freehold, NJ 07738-3303, (732) 643-4568, Fax (732) 843-4490, Email: info@freeholdscd.org



CONSTRUCTION TRACKING PAD



STANDARD FOR TOPSOILING

DEFINITION
Topsoiling entails the distribution of suitable quality soil on areas to be vegetated. Purpose: To improve the soil medium for plant establishment and maintenance.

CONSTRUCTION SEQUENCE

- 1. PRE-CONSTRUCTION MEETING WITH APPLICANT & CONTRACTOR PRIOR TO ANY SITE ACTIVITY
1.1. INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE PAD 1 DAY
1.2. REMOVE EXISTING DWELLING & CLEAR SITE 2 DAYS
1.3. STRIP & STOCKPILE TOPSOIL. PROVIDE EROSION CONTROLS FOR SOIL STOCKPILE. 1 DAY

SOIL TYPE/SERIES

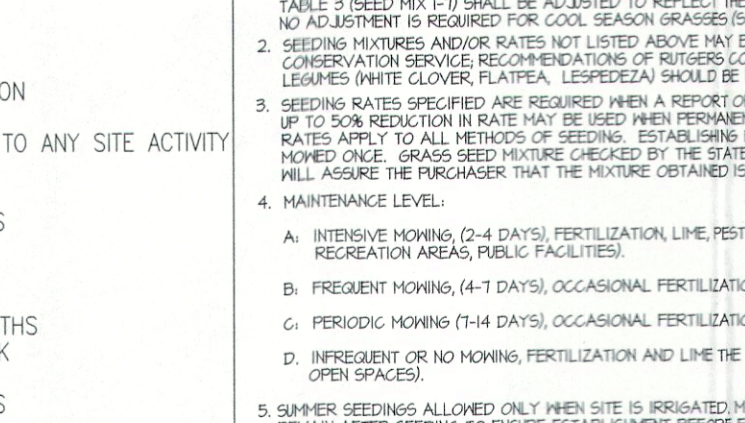
UR Urban land

CONSTRUCTION SEQUENCE

- 1. PRE-CONSTRUCTION MEETING WITH APPLICANT & CONTRACTOR PRIOR TO ANY SITE ACTIVITY
1.1. INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE PAD 1 DAY
1.2. REMOVE EXISTING DWELLING & CLEAR SITE 2 DAYS

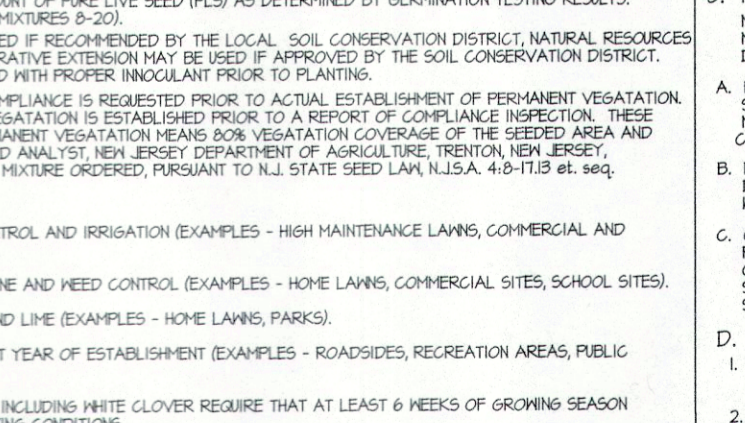
STANDARD FOR SEDIMENT BARRIER

DEFINITION
A barrier that is constructed to control erosion and sedimentation from construction activities.



STANDARD FOR SEDIMENT BARRIER

DEFINITION
A barrier that is constructed to control erosion and sedimentation from construction activities.



STANDARD FOR STABILIZATION WITH MULCH ONLY

DEFINITION
STABILIZING EXPOSED SOILS WITH NON-VEGETATIVE MATERIALS EXPOSED FOR PERIODS LONGER THAN 14 DAYS.

- 1. SITE PREPARATION
A. GRASS AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDING PREPARATION, SEE MULCH APPLICATION AND MULCH ANCHORING...
2. MULCHING
MULCHING IS REQUIRED ON ALL SEEDING. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT...

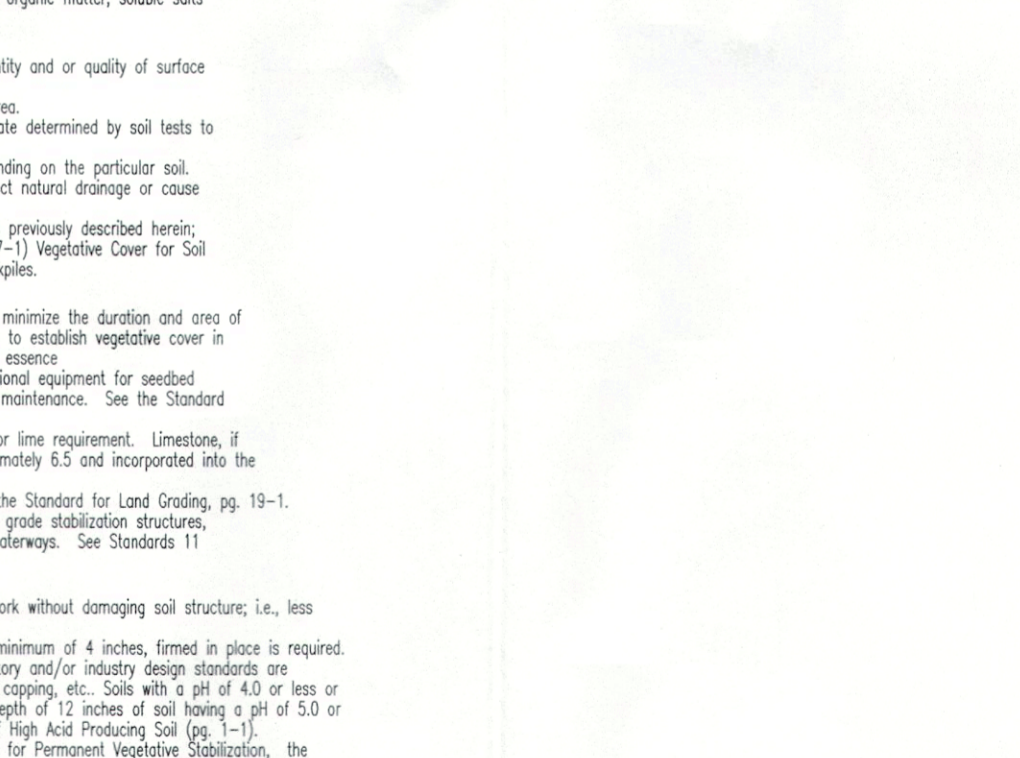
SOIL COMPACTION/RESTORATION NOTES

DEFINITION
This plan is to show soil restoration or testing of contiguous areas of 500 sq. ft. or greater that may have been compacted and not in a natural condition.

- 1. SOIL RESTORATION IS REQUIRED. Soil compaction mitigation shall be restored. To determine which areas are compacted see note #3. Prior to topsoiling and after grading subsurface to line and level (minus the topsoil), the subsurface soils shall be tested to a minimum of 6 inches depth in the compacted soil.
2. SOIL COMPACTION MITIGATION VERIFICATION
This shall be completed by a copy of the testing location plan when testing is specified. It is recommended the contractor submit an inspection report to topsoiling to avoid subsequent remedial work in the compacted soil.

INLET PROTECTION DETAIL

DEFINITION
This detail is to show the inlet protection details for non-paved areas.



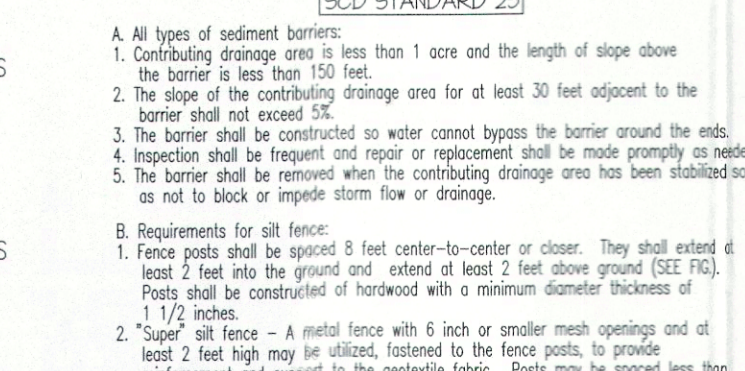
MONMOUTH COUNTY SCD SUPPLEMENTAL NOTES

- 1. SOIL COMPACTION MITIGATION NOTES
1.1. A uniform application to an average depth of 5" formed in place is required.
1.2. Remediation of compacted soils shall be through deep scarification (1/2" minimum depth) where there is no danger to underground utilities electric, gas, irrigation, etc., in the alternative, another method as specified by a LIFE may be substituted subject to District approval.
2. SOIL COMPACTION MITIGATION VERIFICATION
This shall be completed by a copy of the testing location plan when testing is specified. It is recommended the contractor submit an inspection report to topsoiling to avoid subsequent remedial work in the compacted soil.

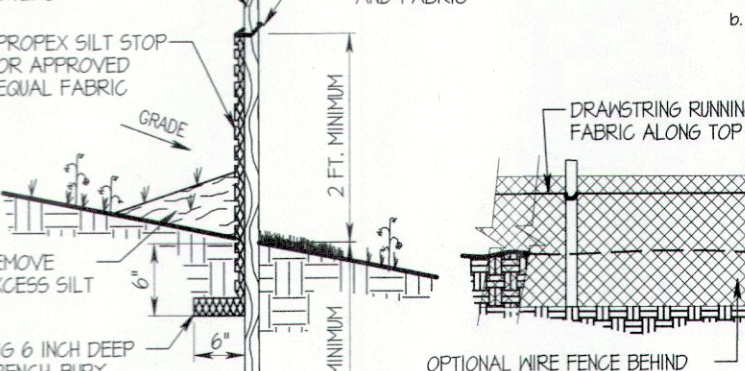
CONSTRUCTION SEQUENCE

- 1. PRE-CONSTRUCTION MEETING WITH APPLICANT & CONTRACTOR PRIOR TO ANY SITE ACTIVITY
1.1. INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE PAD 1 DAY
1.2. REMOVE EXISTING DWELLING & CLEAR SITE 2 DAYS

STANDARD FOR SEDIMENT BARRIER



STANDARD FOR SEDIMENT BARRIER



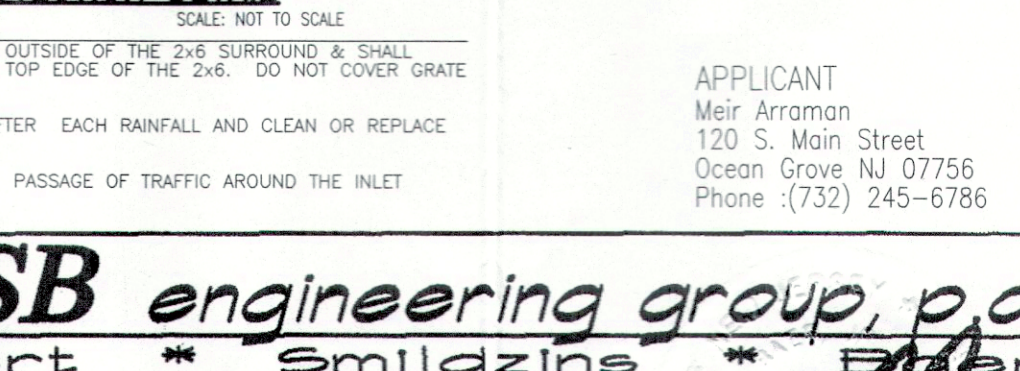
STANDARD FOR STABILIZATION WITH MULCH ONLY

- 1. SITE PREPARATION
A. GRASS AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDING PREPARATION, SEE MULCH APPLICATION AND MULCH ANCHORING...
2. MULCHING
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SOIL COMPACTION/RESTORATION NOTES

- 1. SOIL RESTORATION IS REQUIRED. Soil compaction mitigation shall be restored. To determine which areas are compacted see note #3. Prior to topsoiling and after grading subsurface to line and level (minus the topsoil), the subsurface soils shall be tested to a minimum of 6 inches depth in the compacted soil.
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INLET PROTECTION DETAIL



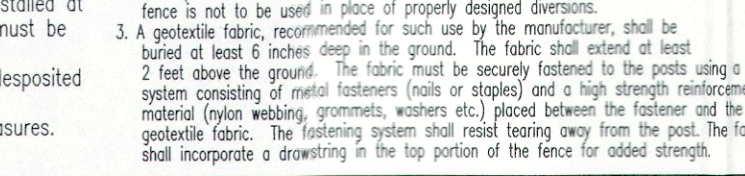
MONMOUTH COUNTY SCD SUPPLEMENTAL NOTES

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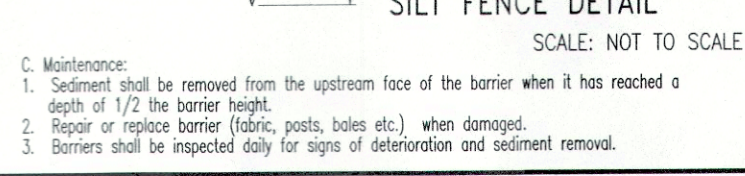
CONSTRUCTION SEQUENCE

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STANDARD FOR SEDIMENT BARRIER



STANDARD FOR SEDIMENT BARRIER



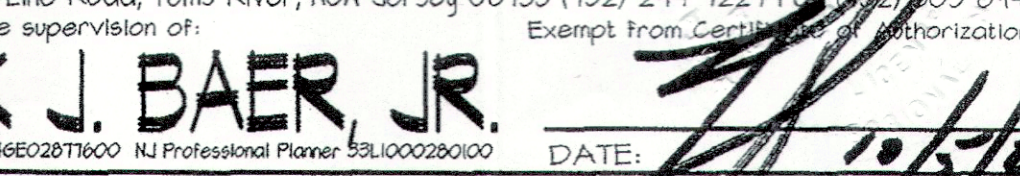
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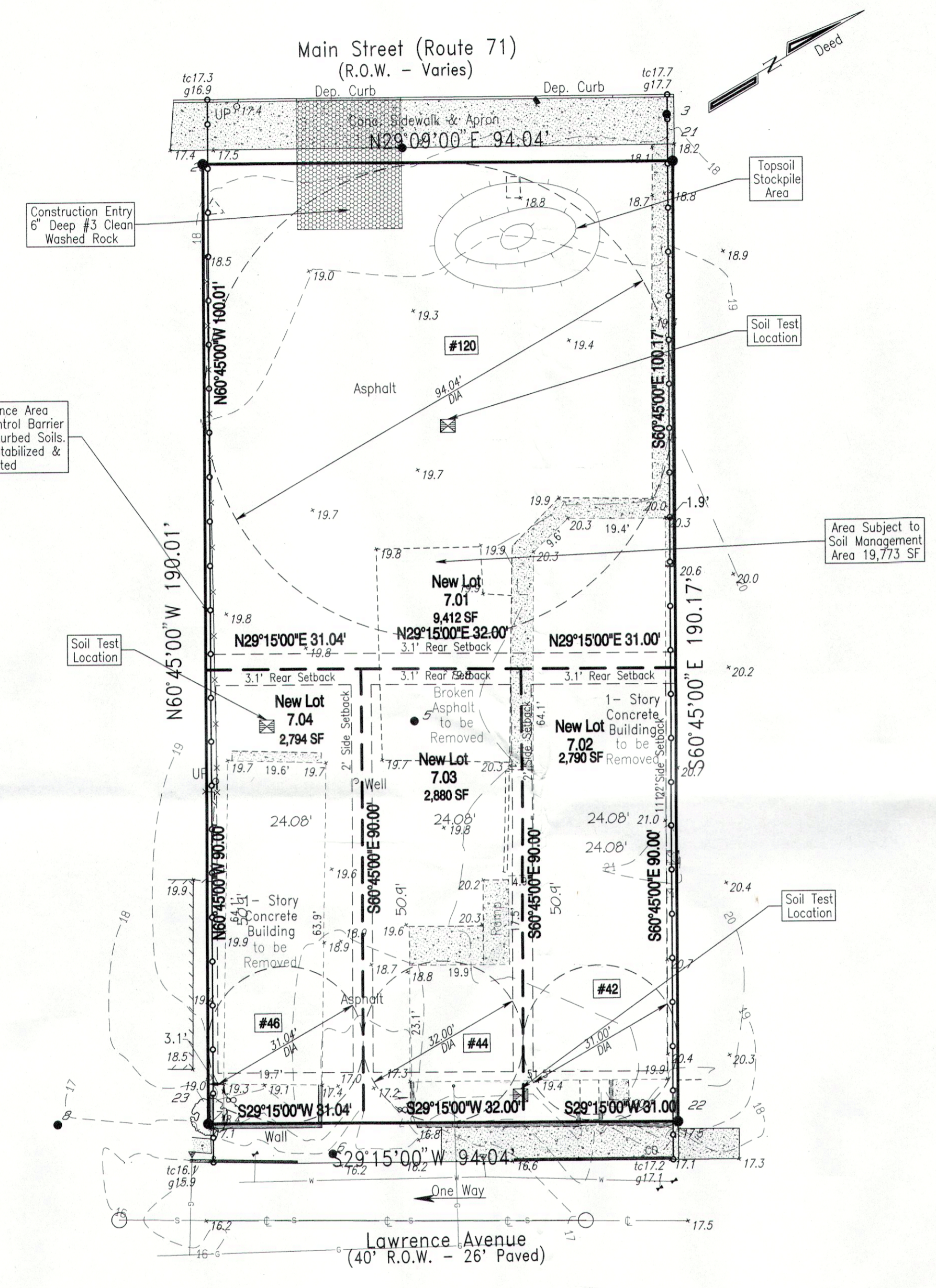
INLET PROTECTION DETAIL



MONMOUTH COUNTY SCD SUPPLEMENTAL NOTES

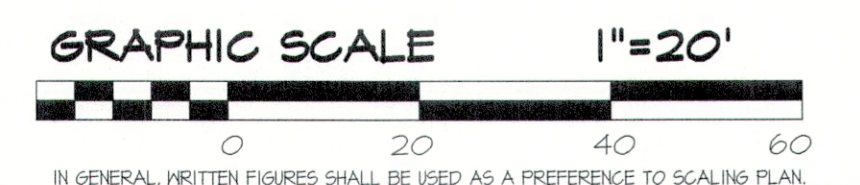
- 1. SOIL COMPACTION MITIGATION NOTES
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2. SOIL COMPACTION MITIGATION VERIFICATION
This shall be completed by a copy of the testing location plan when testing is specified. It is recommended the contractor submit an inspection report to topsoiling to avoid subsequent remedial work in the compacted soil.

WSB engineering group, p.a. logo and contact information for Frank J. Baer, Jr., including address at 1018 Schenck's Mill Lane, Toms River, NJ, and phone number (732) 245-6840.



Limit of Clearing & Disturbance Area
Provide Silt / Sedimentation Control Barrier
Around Perimeter of Lot & Disturbed Soils.
Remove Only After Soils Are Stabilized &
Construction is Completed

Disturbed Area
19,773 SF



IN GENERAL, WRITTEN FIGURES SHALL BE USED AS A PREFERENCE TO SCALING PLAN.

03-02-21	Revised Title Block	BAD
date	revision	by

Soil Erosion & Sedimentation Control Plan
& Demolition Plan
Tax Lot 7 Block 257
As Shown on the Neptune Township Tax Map Sheet #2
Last Revised 11/2014
Tracts Containing : 17,876 SF
Street Address: #120 South Main Street
Neptune Township
Monmouth County New Jersey

APPLICANT
Meir Aramian
120 S. Main Street
Ocean Grove, NJ 07756
Phone: (732) 245-6786

WSB engineering group, p.a.
Weinert * Smildzins * Baer
engineering * environmental planning * surveying * landscape architecture
1018 Schenck's Mill Line Road, Toms River, New Jersey 08153 (732) 244-7277 Fax: (732) 505-8940
Prepared under the supervision of: Exempt from Code of Authorization
FRANK J. BAER, JR.
NJ Professional Engineer 246502971600 NJ Professional Planner 59L1000280100 DATE: 1/5/20

des. BAD	date 10-05-20	scale 1" = 20'
dwn. BAD		job no. 2210-309
chk.	sheet 3A of 3	dwg. no. 63372 A