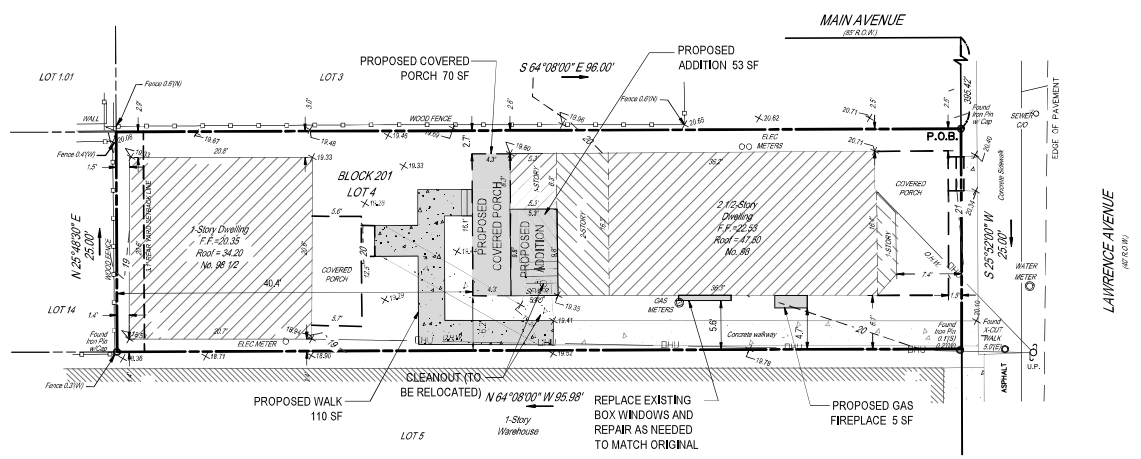


SURVEY & EXISTING CONDITIONS



PROPOSED CONDITIONS

NEPTUNE TOWNSHIP ZONING DISTRICT "HD-B-1"			
BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	3,600 S.F.	2,399.7 S.F. (E)	2,399.7 S.F. (E)
MAX DENSITY	24.2 DU/AC	36.3 DU/AC (E)	36.3 DU/AC (E)
MAX FLOOR AREA RATIO	2.8	0.88	0.93
MIN LOT WIDTH	30 FT.	25 FT. (E)	25 FT. (E)
MIN LOT DEPTH	30 FT.	25 FT. (E)	25 FT. (E)
MIN LOT FRONTAGE	60 FT.	96 FT.	96 FT.
MIN FRONT YARD SETBACK	0 FT.	1.5 FT.	1.5 FT.
MIN SIDE YARD SETBACK	0 FT.	1.4 FT.	1.4 FT.
MIN COMBINED SIDE YARDS	0 FT.	3.9 FT.	3.9 FT.
MIN REAR YARD SETBACK	3.1 FT.	1.4 FT. (E)	1.4 FT. (E)
MAX BUILDING COVERAGE	90 %	52.6 %	57.6 %
MAX LOT COVERAGE	95 %	63.2 %	68.0 %
MAX NUMBER OF STORIES	3	2-1/2	2-1/2
MIN IMPROVABLE AREA (M.I.A.)	35 FT.	27.07 FT.	27.07 FT.
MIN IMPROVABLE AREA (M.I.A.)	2,100 SF.	2,322.2 SF.	2,322.2 SF.
N.I.A. DIAMETER OF CIRCLE	30 FT.	25 FT. (E)	25 FT. (E)

REFERENCES:

- DEED BOOK 9662, PAGE 1468 SUBJECT PROPERTY RECORDED 10/04/2023.
- MAP ENTITLED, "SURVEY OF PROPERTY, 98 LAWRENCE AVENUE, LOT 4, BLOCK 201, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY CHARLES SURMONTE, PE & PLS, DATED 8-24-23.

BUILDING HEIGHT CALCULATION:

- BUILDING HEIGHT IS MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE AT THE FRONT OF THE BUILDING TO THE MEAN HEIGHT OF THE ROOF:

PRIMARY 2-1/2 STORY DWELLING:

47.50 + 20.43 (AVG.) = 27.07 FT.

ACCESSORY 1-STORY DWELLING:

34.20 + 19.13 (AVG.) = 15.07 FT.

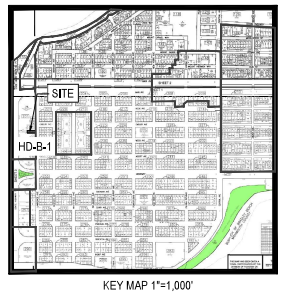
EXISTING IMPERVIOUS CALCULATIONS:	
BUILDING COVERAGE: PRIMARY DWELLING	757.6 SF
ACCESSORY DWELLING	503.8 SF
TOTAL	1,261.4 SF
COVERAGE	1,261.4 SF
	2,399.7 SF = 52.6%
IMPERVIOUS COVERAGE: DWELLINGS	1,261.4 SF
WALKWAY/STEPS	225.8 SF
TOTAL	1,517.2 SF
COVERAGE	1,517.2 SF
	2,399.7 SF = 63.2%

PROPOSED IMPERVIOUS CALCULATIONS:	
BUILDING COVERAGE: PRIMARY DWELLING	870.2 SF
ACCESSORY DWELLING	503.8 SF
TOTAL	1,383.0 SF
COVERAGE	1,383.0 SF
	2,399.7 SF = 57.6%
IMPERVIOUS COVERAGE: DWELLINGS	1,383.0 SF
WALKWAY/STEPS	249.8 SF
TOTAL	1,632.8 SF
COVERAGE	1,632.8 SF
	2,399.7 SF = 68.0%

MUNICIPAL APPROVAL BLOCK

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER THIS JURISDICTION.

DATE	BOARD ENGINEER
DATE	CHAIRPERSON
DATE	ADMINISTRATIVE OFFICER



**Najarian Associates**  
Professional Engineers, Land Surveyors & Planners • Scientists  
One Industrial Way West, Eatontown, New Jersey 07724  
(732) 389-0220 • Facsimile No. (732) 389-5546  
Certificate of Authorization Certificate # 24GCA27993300

**THOMAS P. MENDOLA, P.E.**  
NJ PROFESSIONAL ENGINEER No. 46486800  
NJ PLS Lic. No. 4396500

REVISIONS	
NO.	DESCRIPTION
1	11/01/2024 REV. PER ARCH. COORD.

USE VARIANCE PLAN  
98 LAWRENCE AVENUE  
LOT 4, BLOCK 201  
TAX MAP #2  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY

JOB NO.	8398
FILE NAME	2024.0514 Variance 98 Lawrence Ave
DRAWN	Neptune.dwg
KJA	DESIGNED TPM
DATE	5/16/24
SCALE	1"=10'
SHEET NO.	1
OF 2	

GENERAL NOTES:

1. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A MAP DESCRIBED IN REFERENCE NO.2.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY CONDUCTED BY NAJARIAN ASSOCIATED, INC., ON MARCH 20, 2024.
3. ELEVATIONS ARE BASED UPON NAVD88 DATUM (NORTH AMERICAN VERTICAL DATUM 1988).
4. SUBJECT PROPERTY IS KNOWN AND DESIGNATED AS LOT 4, BLOCK 201 SITUATE IN THE TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY AS ILLUSTRATED ON THE CURRENT TAX MAP OF THE TOWNSHIP OF NEPTUNE SHEET NUMBER 22.
5. OFFSET DIMENSIONS SHOWN HEREON ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES, OR AS THE BASIS FOR THE CONSTRUCTION, INSTALLATION, OR PLACEMENT OF FENCES, WALLS, HARDSCAPE FEATURES, UTILITY SERVICES, OR ANY OTHER PERMANENT STRUCTURES AND SITE IMPROVEMENTS.
6. THERE HAS BEEN NO INVESTIGATION AS TO THE EXISTENCE OF WETLANDS OR ANY ENVIRONMENTALLY UNSAFE CONDITIONS.
7. THERE HAS BEEN NO INVESTIGATION AS TO THE RIGHTS OR CLAIMS OF THE STATE OF NEW JERSEY PERTAINING TO TIDELANDS.
8. POSTAL ADDRESS IS COMMONLY KNOWN AS 98 LAWRENCE AVENUE, OCEAN GROVE, N.J. 07756.
9. SUBJECT PROPERTY CURRENTLY SITUATED IN FEMA FIRM FLOOD ZONE: X. (PANEL 34025C0334G, ISSUED 6/15/2022)
10. LOCATIONS OF EXISTING ABOVEGROUND AND UNDERGROUND UTILITIES ARE BASED ON FIELD OBSERVATIONS AND ARE NOT CERTIFIED. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO START OF ANY DEMOLITION OR CONSTRUCTION OF INCLUDING EXCAVATION OF TEST PITS IF NECESSARY.
11. CONTRACTOR SHALL CALL 1-800-272-1000 FOR UTILITY MARKOUT PRIOR ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.
12. THIS PROJECT IS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EXISTING PROTECTIVE COVENANTS, DEED RESTRICTIONS, EASEMENTS, AND RIGHTS-OF-WAY AFFECTING THE USE OF THE PROPERTY, SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE.

CHECKLIST/SUBMISSION WAIVERS FOR ORDINANCE LDO-812.04

- §LDO-812.04.B.4

REQUIRED: THE TOPS OF THE BANKS AND BOUNDARIES OF THE FLOODWAYS AND FLOOD HAZARD AREAS OF ALL EXISTING WATER COURSES, WHERE SUCH HAVE BEEN DELINEATED OR THE LIMITS OF ALLUVIAL SOILS WHERE THE BOUNDARIES OF FLOODWAYS AND HAZARD AREAS HAVE NOT BEEN DETERMINED, AND/OR SUCH OTHER INFORMATION AS MAY ASSIST THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT IN THE DETERMINATION OF FLOODWAY AND FLOOD HAZARD AREA LIMITS.

RATIONALE: THERE ARE NO FLOODWAY BOUNDARIES OR FLOOD HAZARD ZONES RELEVANT FOR THIS PROPERTY. THE PROPERTY IS IN ZONE "HD-B-1".
- §LDO-812.04.B.6

REQUIRED: TREE REMOVAL PLAN IN ACCORDANCE WITH SECTION LDO-525.

RATIONALE: NO TREES ARE BEING REMOVED ON THIS PROPERTY.
- §LDO-812.04.B.7

REQUIRED: THE BOUNDARY, NATURE AND EXTENT OF WOODED AREAS, SWAMPS, BOGS AND PONDS WITHIN THE SITE AND WITHIN 200 FEET THEREOF AND DELINEATION OF ALL WETLAND SOILS AS DEFINED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE U.S. ARMY CORPS OF ENGINEERS.

RATIONALE: THERE ARE NO WOODED AREAS ON THE SITE AND NO NEW VARIANCES ARE BEING PROPOSED.
- §LDO-812.04.B.9

REQUIRED: ALL EXISTING STRUCTURES ON THE SITE AND WITHIN 200 FEET THEREOF, INCLUDING THEIR USE, INDICATING THOSE TO BE DESTROYED OR REMOVED AND THOSE TO REMAIN.

RATIONALE: NO STRUCTURES ARE BEING REMOVED ON THIS PROPERTY, AND THE IMPROVEMENTS ARE CONTAINED WITHIN THE PROPERTY LINES.
- §LDO-812.04.B.10

REQUIRED: EXISTING AND PROPOSED PUBLIC AND PRIVATE EASEMENTS OR RIGHT-OF-WAY AND THE PROPOSED THEREOF, INCLUDING CONSERVATION EASEMENT.

RATIONALE: NO EASEMENTS ARE PROPOSED OR ARE CURRENTLY PRESENT ON THE LOT.
- §LDO-812.04.B.11

REQUIRED: ZONE BOUNDARIES AND THE TAX MAP SHEET, LOT AND BLOCK NUMBERS AND THE NAMES OF OWNER OF ALL PROPERTIES WITHIN 200 FEET OF THE SITE.

RATIONALE: A WAIVER IS BEING REQUESTED TO PROVIDE ZONE BOUNDARIES ON THE SURVEY, THEY HAVE BEEN ADDED TO THE KEY MAP.
- §LDO-812.04.B.13

REQUIRED: THE CAPACITY OF OFF-STREET PARKING AREAS, AN THE LOCATION AND DIMENSIONS OF ALL ACCESS DRIVES, AISLES AND PARKING STALLS, THE LOCATION AND TREATMENT OF EXISTING AND PROPOSED ENTRANCES AND EXITS TO THE PUBLIC RIGHT-OF-WAY, INCLUDING THE POSSIBLE UTILIZATION OF TRAFFIC SIGNALS CHANNELIZATION, ACCELERATION AND DECELERATION LANES, ADDITIONAL WIDTH AND ANY OTHER DEVICE NECESSARY FOR TRAFFIC SAFETY AND/OR CONVENIENCE, AND THE ESTIMATED AVERAGE NUMBER OF PASSENGER VEHICLES, SINGLE UNIT TRUCKS OR BUSES AND SEMI-TRAILERS THAT WILL ENTER THE SITE EACH DAY.

RATIONALE: THERE IS NO OFF STREET PARKING, EXISTING OR PROPOSED.
- §LDO-812.04.B.15

REQUIRED: THE LOCATION AND SIZE OF PROPOSED AND EXISTING LOADING DOCKS.

RATIONALE: THERE ARE NO LOADING DOCKS ON THIS PROPERTY, THE PROPERTY IS A RESIDENTIAL LOT.
- §LDO-812.04.B.17

REQUIRED: A SIGNAGE PLAN INDICATING TYPE, SIZE LOCATION AND METHOD OF ALL ILLUMINATION OF SIGNS PROPOSED.

RATIONALE: THERE ARE NO SIGNS, EXISTING OR PROPOSED ON THIS PROPERTY.
- §LDO-812.04.B.18

REQUIRED: THE LOCATION OF ANY PROPOSED LANDSCAPING AND SCREENING.

RATIONALE: NO LANDSCAPING IS PROPOSED.

D VARIANCES:

- USE VARIANCE: PROPOSED TWO FAMILY RESIDENCE IS NOT A PERMITTED USE IN THE HD-B-1 ZONE (E)(V)
- §LDO-407.04.E SCHEDULE B MAXIMUM LOT DENSITY IS 24.2 DU/AC IN THE ZONE  
REQUIRED: 24.2 DU/AC  
PROVIDED: 36.3 DU/AC, WHICH IS AN EXISTING NON-CONFORMITY (E)

C VARIANCES:

- §LDO-407.04.E SCHEDULE B MINIMUM LOT AREA IS 3,600 SF IN THE ZONE  
REQUIRED: 3,600 SF  
PROVIDED: 2,399.7 SF, WHICH IS AN EXISTING NON-CONFORMITY (E)
- §LDO-407.04.E SCHEDULE B MINIMUM LOT WIDTH IS 30 FT IN THE ZONE  
REQUIRED: 30 FT  
PROVIDED: 25 FT, WHICH IS AN EXISTING NON-CONFORMITY (E)
- §LDO-407.04.E SCHEDULE B MINIMUM LOT FRONTAGE IS 30 FT IN THE ZONE  
REQUIRED: 30 FT  
PROVIDED: 25 FT, WHICH IS AN EXISTING NON-CONFORMITY (E)
- §LDO-407.04.E SCHEDULE B MINIMUM REAR YARD SETBACK IS 3.1 FT IN THE ZONE  
REQUIRED: 3.1 FT  
PROVIDED: 1.4 FT, WHICH IS AN EXISTING NON-CONFORMITY (E)
- §LDO-407.04.E SCHEDULE B MINIMUM M.I.A. DIAMETER OF CIRCLE IS 30 FT IN THE ZONE  
REQUIRED: 30 FT  
PROVIDED: 25 FT, WHICH IS AN EXISTING NON-CONFORMITY (E)

Najarian

Associates

Professional Engineers, Land Surveyors & Planners • Scientists

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(732) 389-0220 • Facsimile No. (732) 389-8546

Certificate of Authorization Certificate # 24GA27993100

THOMAS P. MENDOLA, P.E.

NJ PROFESSIONAL ENGINEER, No. 46165100

NJ P.E. Lic. No. 4636500

REVISIONS		NO.	DATE	DESCRIPTION
		1	11/01/2024	REV. PER ARCH. COORD.

USE VARIANCE PLAN  
98 LAWRENCE AVENUE  
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MONMOUTH COUNTY, NEW JERSEY

JOB NO. 8398

FILE NAME 2024.0514 Variance 98 Lawrence Ave

DRAWN KJA

DESIGNED TPM

DATE 5/16/24

SCALE

SHEET NO.

2

OF 2

OWNER: SR22 REALTY, LLC  
144 MANAQUA ROAD  
FREEHOLD, NJ 07728-0772

APPLICANT: ELIZABETH TICE  
98 LAWRENCE AVENUE  
OCEAN GROVE, NJ 07756