

LIST OF PROPERTY OWNERS WITHIN 200 FT.

Block	Lot	Owner Name	Owner Street	Owner City
1114	1	SOVERIGN BANK	75 STATE STREET	BOSTON, MA 02109
1114	24	PALACIOS, MARTHA E	138 HAWTHORNE AVE	NEPTUNE, NJ 07753
1114	25	CRUZ, RICHARD M & ROSALEA	138 HAWTHORNE AVE	NEPTUNE, NJ 07753
1114	26	CANE, FRANKLIN C & ROSALEA	138 HAWTHORNE AVE	NEPTUNE, NJ 07753
1114	28	ROEMAN, BATES L & JILL M	138 HAWTHORNE AVE	NEPTUNE, NJ 07753
1114	29	ROBERTSON, JOSE & VIRGINIA	138 HAWTHORNE AVE	NEPTUNE, NJ 07753
1115	1	ZOF, HERBERT PAW, LLC	170 CORLIES AVE	NEPTUNE, NJ 07754
1115	2	170 RT 33, LLC	170 CORLIES AVE	NEPTUNE, NJ 07753
1115	3	JAD GROUP, LLC	128 CORLIES AVE	NEPTUNE, NJ 07753
1115	4	DEBAILL, BRITTANY N & DOUGLAS N	105 HAWTHORNE AVE	NEPTUNE, NJ 07753
1115	5	HEWITSON, JOYCE C	107 HAWTHORNE AVE	NEPTUNE, NJ 07753
1115	6	HERNANDEZ, VICTOR A	109 HAWTHORNE AVE	NEPTUNE, NJ 07753
1115	7	CONDOLLO, ELLEN J	113 HAWTHORNE AVE	NEPTUNE, NJ 07753
1115	8	ARCENAL, ELVIN & YOLANDA	117 HAWTHORNE AVE	NEPTUNE, NJ 07753
1115	9	WIDY, ANNE & DESIREE	119 HAWTHORNE AVE	NEPTUNE, NJ 07753
1115	10	GARCIA, JASMINE	137 HAWTHORNE AVE	NEPTUNE, NJ 07753
1115	11	SACAN, ROBERT M JR	139 HAWTHORNE AVE	NEPTUNE, NJ 07753
1115	12	WARKINS, SEVIN L	143 HAWTHORNE AVE	NEPTUNE, NJ 07753
1115	25	RYDER, CARL	122 TAYLOR AVE	NEPTUNE, NJ 07753
1115	26	SAMBUKINER, MARGARET	120 TAYLOR AVE	NEPTUNE, NJ 07753
1115	27	TAYLOR, AVENUE, LLC	118 TAYLOR AVE	ALLENWOOD, NJ 08520
1115	28	CONZALEZ, MARY A	116 TAYLOR AVE	NEPTUNE, NJ 07753
1115	29	CASTRO-VELASQUEZ, JOSE F	114 TAYLOR AVE	NEPTUNE, NJ 07753
1115	30	LOPEZ, EDGAR PARRICO	131 EMERY AVE	NEPTUNE, NJ 07753
1115	31	LOPEZ, EDGAR PARRICO	131 EMERY AVE	NEPTUNE, NJ 07753
1121	3	NEPTUNE HOUSING AUTHORITY	180 ALBERTA AVE	NEPTUNE, NJ 07753
1121	4	CONOLSKA, MARGARET	117 TAYLOR AVE	NEPTUNE, NJ 07753
1121	5	STEPHAN, GINA & JOE H	180 LAKEVIEW AVE	NEPTUNE, NJ 07753
1121	6	WALLMAN, ANNE MARIA & DAVID JOSHUA	1803 LAKEVIEW AVE	NEPTUNE, NJ 07753
1122	3	SMOKEY REALTY, LLC	180 CORLIES AVE	NEPTUNE, NJ 07753
1122	4	NEPTUNE HOUSING AUTHORITY	180 ALBERTA AVE	NEPTUNE, NJ 07753

Below is a list of Public Utilities which provide this service to the Neptune Area:

New Jersey American Water
 Neptune Water
 1501 18th Avenue
 Wall Twp., NJ 07719

Verizon
 Legal Dept. 17th Floor
 700 Land Use Matters
 540 Broad Street
 Newark, NJ 07102

Jersey Central Power & Light Company
 Attn: Land Use Matters
 300 Madison Avenue
 Morristown, NJ 07960

I HEREBY CERTIFY THAT I AM THE OWNERS OF RECORD NEPTUNE PREMISES AND I HEREBY AGREE TO THE FILING OF THIS MAP

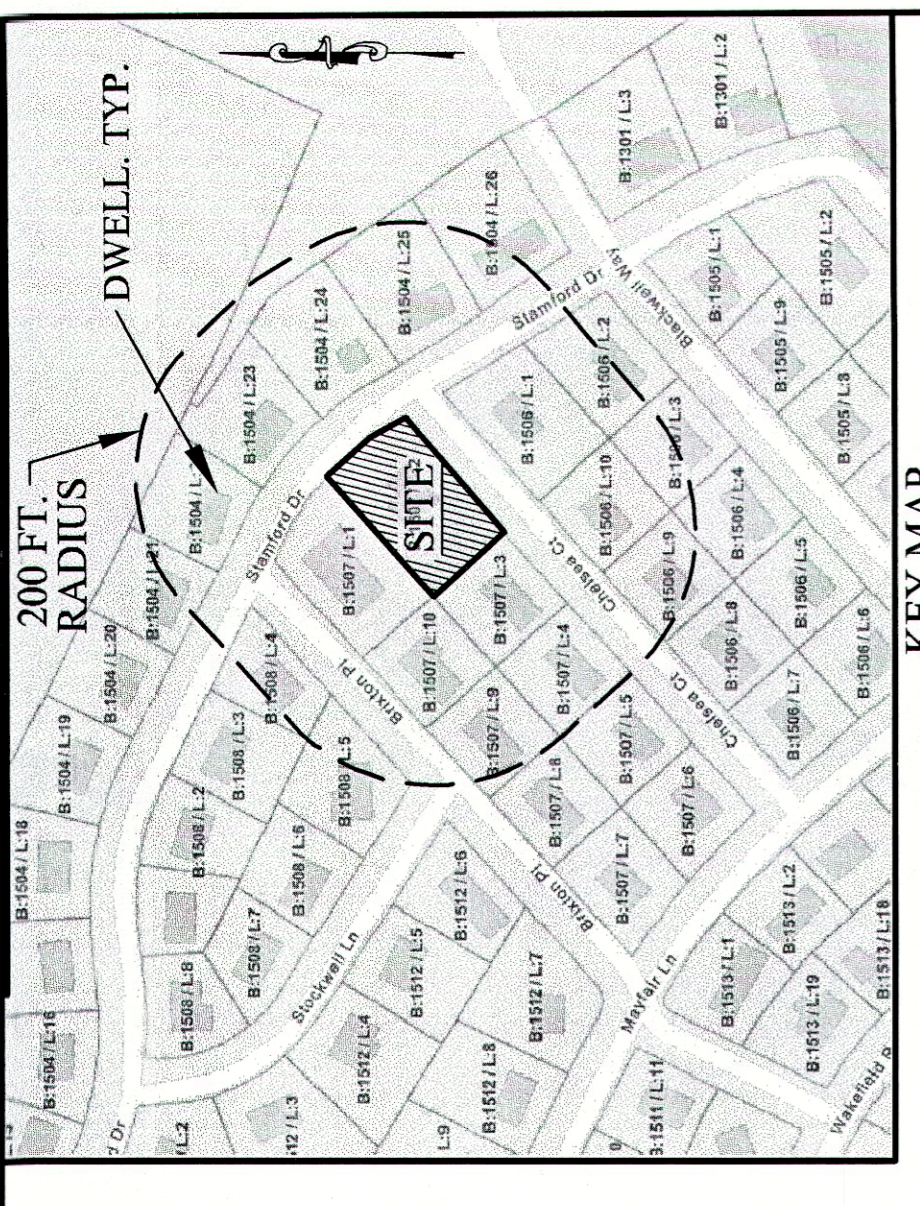
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCE AND REQUIREMENTS APPLICABLE THERE TO.

I HEREBY CERTIFY THAT I AM THE OWNERS OF RECORD NEPTUNE PREMISES AND I HEREBY AGREE TO THE FILING OF THIS MAP

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND THE SURVEY DATED 10-23-24 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PROMULGATED BY THE BOARD OF SURVEYING AND MAPPING AND COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW AND THAT THE MONUMENTS SHOWN HAVE BEEN FOUND, SET, OR WILL BE SET AS INDICATED.

APPROVED AS A MINOR SUBDIVISION BY THE NEPTUNE TOWNSHIP ZONING BOARD.

CHAIRPERSON _____ DATE _____
 BOARD ENGINEER _____ DATE _____
 ADMINISTRATIVE OFFICER _____ DATE _____
 MUNICIPAL CLERK _____ DATE _____
 MUNICIPAL ENGINEER _____ DATE _____



KEY MAP
1"=200'±

GENERAL NOTES:

1. BEING KNOWN AS, LOT 2, BLOCK 1507, AS SHOWN ON THE OFFICIAL TAX MAPS OF NEPTUNE TOWNSHIP, SHEET 15.
2. SUBSURFACE UTILITIES OR OTHER UNDERGROUND IMPROVEMENTS NOT SHOWN.
3. PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE, PER FEMA FIRM PANEL NUMBER 340280333F.
4. METERS ARE NOT LOCATED ON SUBJECT PROPERTY, PER REVIEW OF THE NATIONAL METERS INVENTORY MAPPING.
5. COORDINATES AS SHOWN, BASED ON AN ASSUMED DATUM.
6. THE PURPOSE OF THIS MINOR SUBDIVISION IS, TO CREATE, (2) RESIDENTIAL LOTS IN THE R-3 ZONING DISTRICT.
7. BASED ON A MAP ENTITLED, "MAP OF SURVEY, LOT 46, BLOCK 2201", PREPARED BY FP&L ASSOCIATES, JOHN W. LORD, P.E., P.L.S., 10-23-2024.
8. OWNER/APPLICANT: JAMES L. LAWSON
2 BRITTON PLACE
NEPTUNE, NJ 07753
732-914-8937
9. SURVEY ACCURACY GREATER THAN 1:15,000.
10. PROPOSED LOT NUMBERS HAVE BEEN PROVIDED APPROVED BY TOWNSHIP TAX ASSESSOR.
11. PRIOR TO ISSUANCE OF A ZONING PERMIT:
 - A. INDIVIDUAL LOT GRADING AND ELEVATION PLANS SHALL BE PROVIDED WITHIN 30 DAYS OF THE DATE OF PERMIT ISSUANCE.
 - B. DESIGN WITH CALCULATIONS, SHALL ALSO BE PROVIDED.
 - C. THE APPLICANT SHALL SUBMIT A TREE REMOVAL PERMIT APPLICATION AND PLAN FOR REVIEW AND APPROVAL BY THE TOWNSHIP CONSERVATION OFFICER, IN ACCORDANCE WITH ORDINANCE SECTION 523.D.
 - D. STREET TREES SHALL BE IN ACCORDANCE WITH ORDINANCE SECTION 523.
 - E. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH ORDINANCE SECTION 523.
 - F. NECESSARY CONSTRUCTION DETAILS SHALL BE PROVIDED PRIOR TO CONSTRUCTION.
 - G. PERMITS, AS REQUIRED BY THE TOWNSHIP.
12. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH ORDINANCE SECTION 523.
13. PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT, THE APPLICANT SHALL FURNISH, TO THE TOWNSHIP CLERK WITH CASH BOND AND PERFORMANCE GUARANTEE, IN AN AMOUNT TO BE DETERMINED BY THE TOWNSHIP ENGINEER.
14. THERE ARE NO STEEP OR CRITICAL SLOPES ON THE PROPERTY.
15. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH ORDINANCE SECTION 523.
16. NECESSARY CONSTRUCTION DETAILS SHALL BE PROVIDED PRIOR TO CONSTRUCTION.
17. ZONING PERMITS SHALL BE OBTAINED FOR ALL NEW CONSTRUCTION OUTSIDE THE SCOPE OF THIS APPLICATION.
18. ALL NECESSARY CONSTRUCTION PERMITS SHALL BE OBTAINED PRIOR TO START OF CONSTRUCTION.
19. APPLICANT REQUIRED TO OBTAIN ALL LOCAL, COUNTY, STATE AND FEDERAL PERMITS DEEMED NECESSARY AS A RESULT OF THIS DEVELOPMENT.
20. A TREE REMOVAL PERMIT IS REQUIRED FOR REMOVAL OF ALL TREES 4" CALIPER OR GREATER.
21. APPLICANT SHALL COMPLY WITH THE APPLICABLE NEPTUNE TOWNSHIP TREE PLANTING ORDINANCE.
22. APPLICANT SHALL COMPLY WITH THE NEPTUNE TOWNSHIP PROPERTY MAINTENANCE ORDINANCE.
23. ALL PARKING SHALL BE IN ACCORDANCE WITH RESIDENTIAL SITE IMPROVEMENTS STANDARDS (RSIS).
24. DRIVEWAY APRON AND CONCRETE CURB SHALL BE IN ACCORDANCE WITH RESIDENTIAL SITE IMPROVEMENTS STANDARDS (RSIS).
25. ONE VARIANCE HAS BEEN CREATED WITH THIS SUBDIVISION: SIDE YARD, LOT 2.01, 10 FT. REQUIRED, 4.8 FT. PROVIDED.

CONCRETE FOUNDATION TO BE SET

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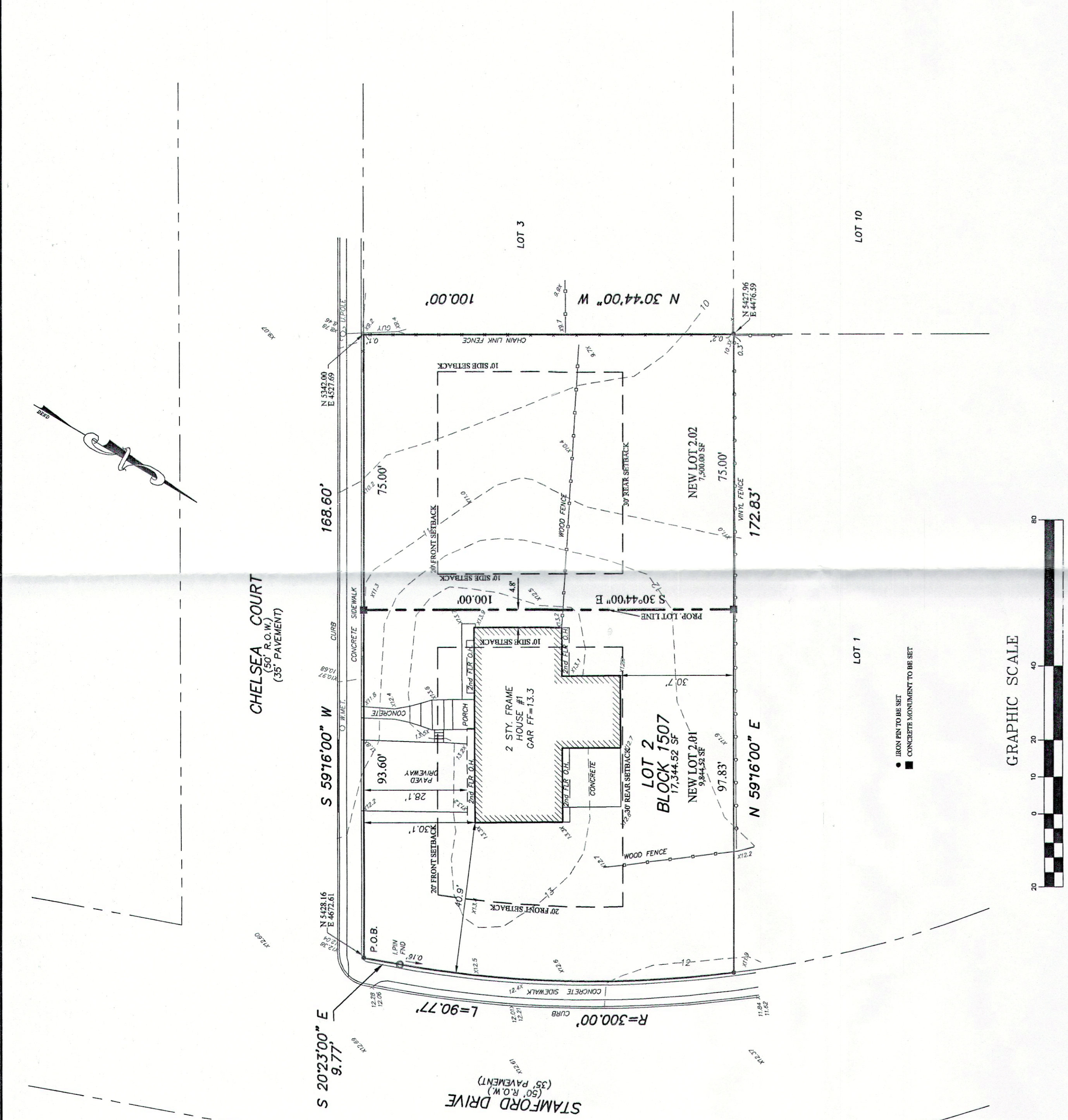
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GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

ZONE R-3 BULK REQUIREMENTS

REQUIRED	PROCESSED
MIN. LOT AREA	LOT 2.01: 7,500 SF
MAX. DENSITY	LOT 2.02: 9,844.52 SF
MIN. LOT WIDTH	5.80
MIN. FRONTAGE	97.02 FT.
MIN. LOT DEPTH	75.00 FT.
MIN. FRONT YARD	100.00 FT.
MIN. SIDE YARD	20 FT.
MIN. REAR YARD	20 FT.
MAX. BUILDING COVERAGE	48%
MAX. LOT COVERAGE	30%
MAX. STORIES	2.5
MAX. BUILDING HEIGHT	22.2 FT.
MIN. IMPROVABLE AREA (MIA)	2,000 SF.
MIA DIAMETER OF CIRCLE	29 FT.

** - INDICATES VARIANCE REQUIRED

I, JAMES L. LAWSON CERTIFY THAT I AM THE OWNERS OF RECORD NEPTUNE PREMISES AND I HEREBY AGREE TO THE FILING OF THIS MAP

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CHAIRPERSON _____ DATE _____
 BOARD ENGINEER _____ DATE _____
 ADMINISTRATIVE OFFICER _____ DATE _____
 MUNICIPAL CLERK _____ DATE _____
 MUNICIPAL ENGINEER _____ DATE _____

MINOR SUBDIVISION FOR LOT 2 - BLOCK 1507

(TAX MAP SHEET NO. 15)
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY NEW JERSEY

CERT. OF AUTH. # 24GA28343700
FP&L ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING AND ENGINEERING
263 BRICK BLVD., SUITE 3, BRICK NJ 08723
TEL. (732) 920-5100 FAX (732) 920-5199

JOHN W. LORD, P.E., P.L.S.
N.J. PROFESSIONAL LICENSE NO. 32455
DATE 9-26-23
SCALE: 1"=20'

PROJECT NO. 33663 DRAWN BY: KTP