

PROPERTY OWNERS WITHIN 200 FEET

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
5301	3	2	2	WALKER, JOSE L & TERRY W. 104 LAKWOOD RD NEPTUNE, NJ 07753	104 LAKWOOD RD
5301	5	2	2	SOUTHGATE, GRACE MARIE 3 S RIVERSIDE DR NEPTUNE, NJ 07753	3 S RIVERSIDE DR
5301	6	2	2	CLEARVIEW ESTATES LLC 1000 W PARK PL LAKWOOD, NJ 08701	5 PARK PLACE
5302	7	2	2	LUZZI, MICHAEL & WYANN 102 AUDREY PL NEPTUNE, NJ 07753	102 AUDREY PLACE
5302	8	2	2	HERRON, THOMAS P ET ALS 94 WEST FIRST STREET EDISON, NJ 08820	9 PARK PLACE
5302	9	2	2	BRADY, MICHAEL KF 21 PARK PLACE NEPTUNE, NJ 07753	21 PARK PLACE
5302	10	2	2	VAN DE BANCHE, JEROME C JR 309 VALLEY RD NEPTUNE, NJ 07753	309 VALLEY RD
5303	1	4A	1	MARTIN, JOHN LLC 1 S RIVERSIDE DR NEPTUNE, NJ 07753	1 S RIVERSIDE DR
5303	2	1	1	SHARK RIVER HILLS EST. C/O W. OLIVER 8 RIVERSIDE DR NEPTUNE, NJ 07753	8 RIVERSIDE DR
5303	3	1	1	SHARK RIVER HILLS ESTATE OLIVER & RIVERSIDE DR NEPTUNE, NJ 07753	OLIVER & RIVERSIDE DR
5303	4	1	1	SHARK RIVER HILLS EST. C/O W. OLIVER 11 S RIVERSIDE DR NEPTUNE, NJ 07753	11 S RIVERSIDE DR
5303	5, 01	2	2	WERNIK, ROBIN T & STANISLAW, D 17 S RIVERSIDE DR NEPTUNE, NJ 07753	17 S RIVERSIDE DR
5303	7, 01	2	2	STEVENS, LEIGH H 21 S RIVERSIDE DR NEPTUNE, NJ 07753	21 S RIVERSIDE DR
5303	13	1	1	OLIVER, CATHERINE C/O HOLLY BROOK L 107 HOBART PL NEPTUNE, NJ 07753	107 HOBART PL
5303	14	1	1	SHARK RIVER HILLS EST. C/O W. OLIVER 4 VALETTA PL NEPTUNE, NJ 07753	4 VALETTA PL
5303	17	2	2	LEGRON, ANTHONY ZOMY PIZZA 301 VALLEY RD NEPTUNE, NJ 07719	301 VALLEY RD
5303	18	2	2	CLERO, ROGER & SERENA 307 VALLEY RD NEPTUNE, NJ 07753	307 VALLEY RD
5304	1	1	1	OLIVER, L. & CATHERINE % HOLLY BROOK 108 HOBART PL NEPTUNE, NJ 07753	108 HOBART PL
5304	10	150	150	TOWNSHIP OF NEPTUNE PO BOX 1125 NEPTUNE, NJ 07753	125 BEVERLY WAY

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	ADD'L LOTS
5307	1	150	150	TOWNSHIP OF NEPTUNE PO BOX 1125 NEPTUNE, NJ 07753	BEVERLY WAY	
5307	2	2	2	SCHAEFER, BARRY S & PAULA A 306 VALLEY RD NEPTUNE, NJ 07753	306 VALLEY RD	
5307	3	2	2	SAPICANO, ROBERT & JUDI 302 VALLEY RD NEPTUNE, NJ 07753	302 VALLEY RD	
5307	4	2	2	JOHN, PETER & BARBARA, LAUREN 205 BEVERLY WAY NEPTUNE, NJ 07753	205 BEVERLY WAY	
5322	1	150	150	TOWNSHIP OF NEPTUNE PO BOX 1125 NEPTUNE, NJ 07753	140 S RIVERSIDE DR	2, 3

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

- New Jersey-American Water Company, Inc.
Attn: Donna Street GIS Supervisor
1025 Laurel Oak Road
Voorhees, N.J. 08043
- Verizon
Legal Department 17th Floor
City Land Use Matters
540 Broad Street
Newark, N.J. 07102
- New Jersey Natural Gas Company
Attn: Right of Way Department
1415 Wyckoff Road
Wall Twp, N.J. 07719
- Jersey Central Power & Light Company
Attn: Land Use Matters
300 Madison Avenue
Morristown, N.J. 07960
- Monmouth Cablevision
Attn: Land Use Matters
1503 18th Avenue
Wall Twp, N.J. 07719

REFERENCES:

- PROPERTY BEING DESIGNATED AS TAX BLOCK 5303, TAX LOTS 15, 16, 19 & 20 AS SHOWN ON THE OFFICIAL MAP OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY SHEET No. 53.
- BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY NELSON ENGINEERING ASSOCIATES, INC., DATED 09-12-2006.
- DEED REFERENCES:
DB 1264 PG 243, DB 2706 PG 408, DB 2540 PG 258, DB 2695 PG 417, DB 2540 PG 265, DB 2462 PG 318, DB 4288 PG 881, DB 5413 PG 58, DB 4967 PG 95, DB 4375 PG 797, DB 2551 PG 595, DB 3600 PG 357, DB 3786 PG 868, DB 3511 PG 649, DB 5936 PG 636, DB 8012 PG 1088, DB 8169 PG 8128, DB 8279 PG 4903, DB 8126 PG 8884
- "MAP OF SECTION B SHARK RIVER HILLS, PROPERTY OF THE SHARK RIVER HILLS Co., MONMOUTH COUNTY, NEW JERSEY" FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON JANUARY 31, 1928 AS CASE No. 21, SHEET No. 4.
- "SURVEY OF PROPERTY OWNED BY ELLIOTT ARTHUR REASON SITUATED IN SHARK RIVER HILLS, NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" PREPARED WILLIAM D. AYERS, DATED OCTOBER 25, 1954.

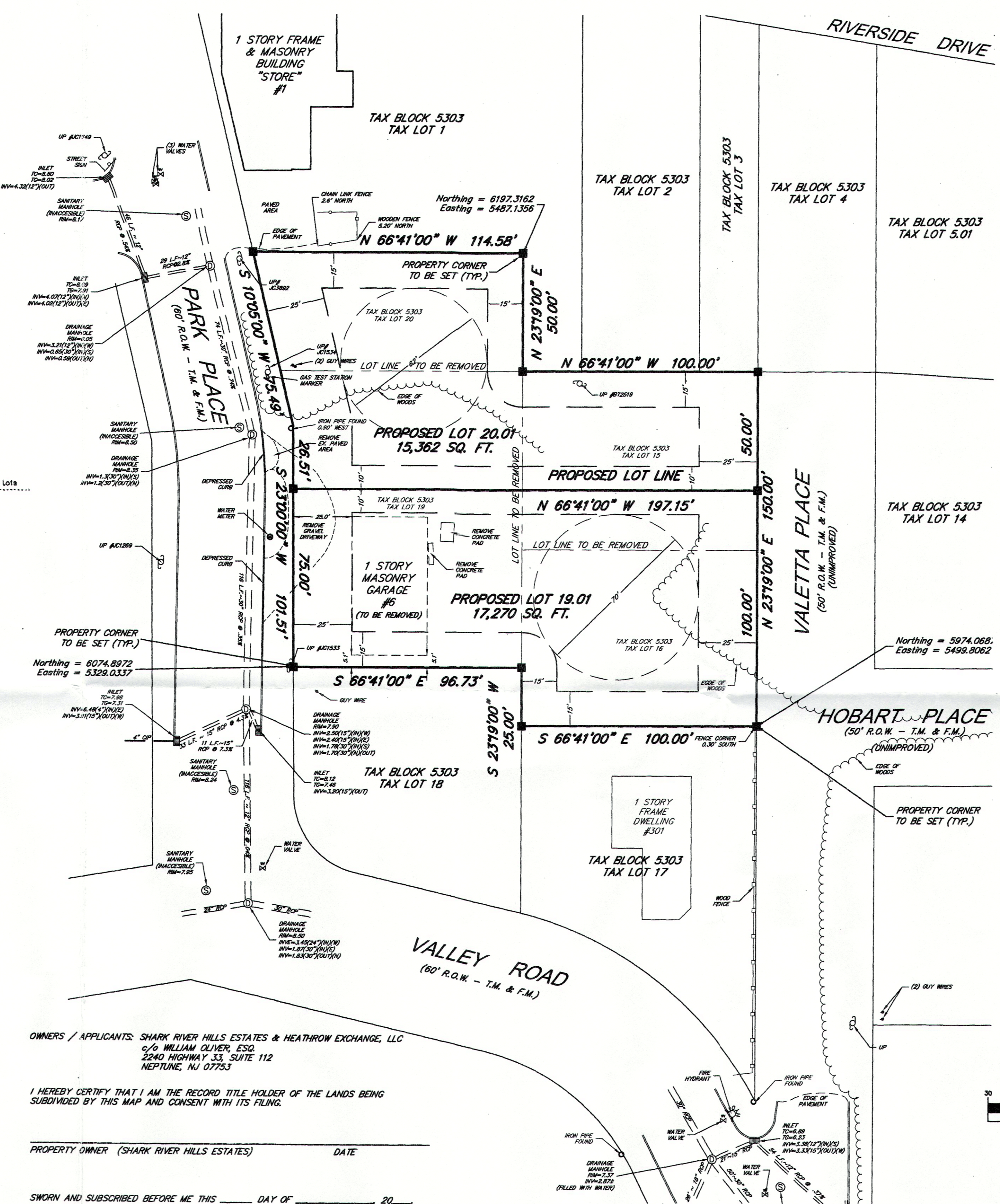
I HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF NEPTUNE, WHICH IS THE PROPER AUTHORITY TO APPROVE, AND COMPLIES WITH ALL THE PROVISIONS OF R.S. 40:23-91.4, KNOWN AS THE "MAP FILING LAW". THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE _____ DAY OF _____, 20____, WHICH DATE IS 150 DAYS FROM THE FINAL APPROVAL OF THIS MAP.

CHAIRMAN _____ DATE _____

ADMINISTRATIVE OFFICER _____ DATE _____

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 ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER _____ DATE _____



OWNERS / APPLICANTS: SHARK RIVER HILLS ESTATES & HEATHROW EXCHANGE, LLC
C/O WILLIAM OLIVER, ESQ.
2240 HIGHWAY 33, SUITE 112
NEPTUNE, NJ 07753

I HEREBY CERTIFY THAT I AM THE RECORD TITLE HOLDER OF THE LANDS BEING SUBDIVIDED BY THIS MAP AND CONSENT WITH ITS FILING.

PROPERTY OWNER (SHARK RIVER HILLS ESTATES) _____ DATE _____

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES _____

I HEREBY CERTIFY THAT I AM THE RECORD TITLE HOLDER OF THE LANDS BEING SUBDIVIDED BY THIS MAP AND CONSENT WITH ITS FILING.

PROPERTY OWNER (HEATHROW EXCHANGE, LLC) _____ DATE _____

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.

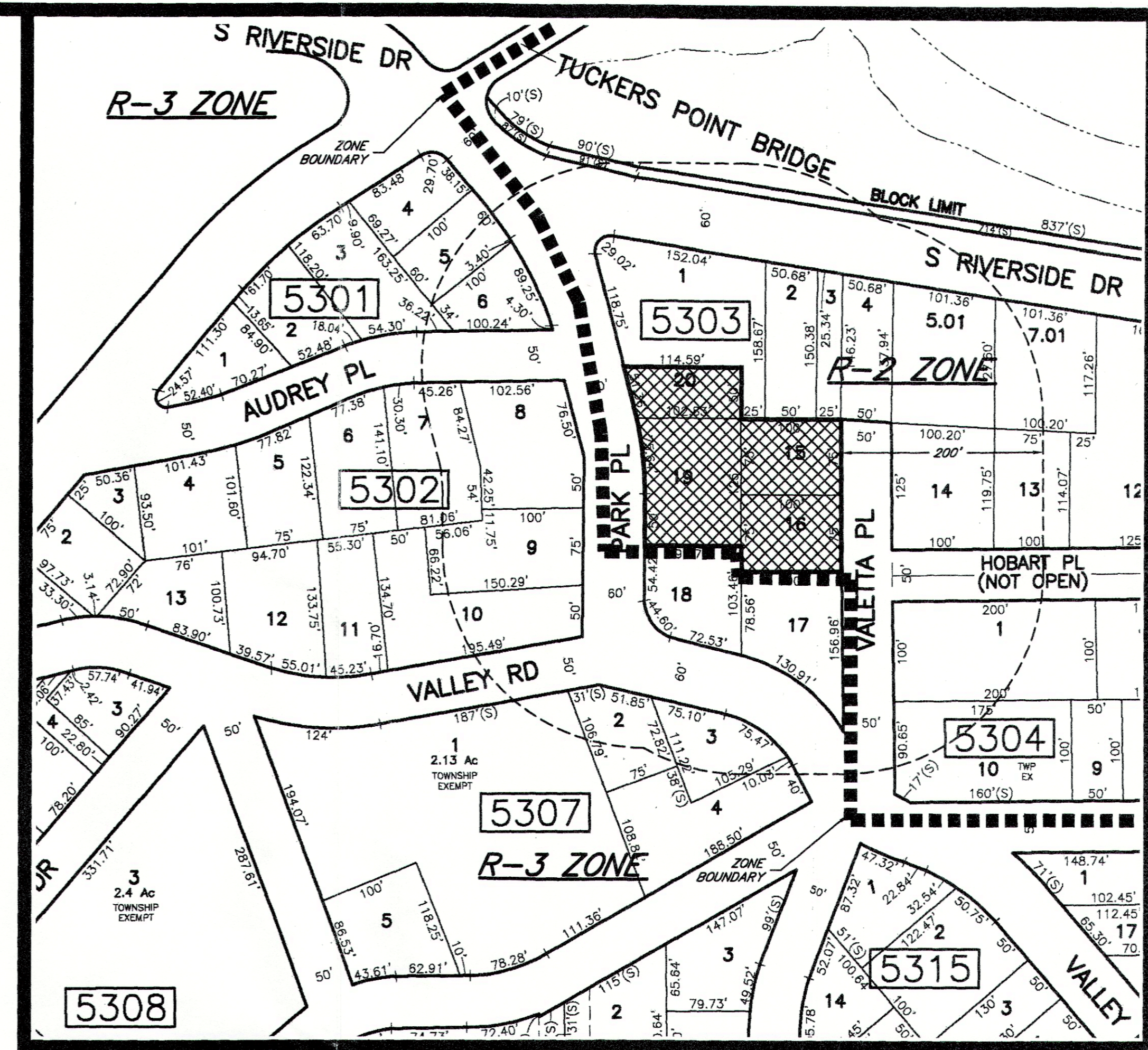
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES _____

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF NEPTUNE ON _____

BOARD CHAIRMAN _____ DATE _____

BOARD SECRETARY _____ DATE _____

BOARD ENGINEER _____ DATE _____



TAX MAP

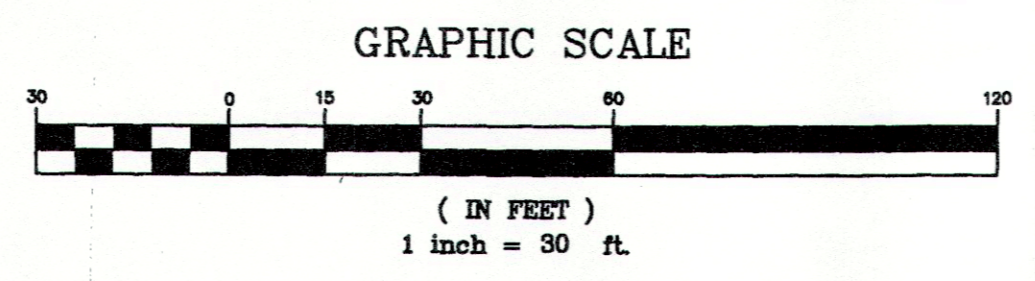
SCALE: 1"=100'

ZONING INFORMATION: R-2 RESIDENTIAL ZONE

ZONING CRITERIA:	REQUIRED	LOT 19.01	LOT 20.01
LOT AREA	10,000 SQ. FT.	17,270 SQ. FT.	15,362 SQ. FT.
LOT WIDTH	100 FT.	75 FT.	50 FT. **
LOT FRONTAGE	100 FT.	75 FT. **	50 FT. **
LOT DEPTH	100 FT.	197 FT.	197 FT.
FRONT SETBACK	25 FT.	25 FT.	25 FT.
SIDE SETBACK (ONE/BOTH)	10 FT. / 25 FT.	10 FT. / 25 FT.	10 FT. / 25 FT.
REAR SETBACK	30 FT.	30 FT.	30 FT.
BUILDING COVERAGE	30 %	30 %	30 %
LOT COVERAGE	40 %	40 %	40 %
BUILDING HEIGHT (FT.)	35 FT.	35 FT.	35 FT.
BUILDING HEIGHT (STORIES)	2.5 STORIES	2.5 STORIES	2.5 STORIES
MINIMUM IMPROVABLE AREA	2,400 SQ. FT.	8,896 SQ. FT.	6,958 SQ. FT.
DIAMETER OF M.I.A.	32 FT.	70 FT.	62 FT.
MAXIMUM DENSITY ##	4.3 DU/AC.	-----	2.67 DU/ AC. -----

** BOTH PROPOSED LOTS HAVE TWO FRONTS OPPOSITE EACH OTHER. BOTH LOTS HAVE ONE CONFORMING LOT WIDTH / FRONTAGE OF 100 FEET. THE NON-CONFORMING WIDTH / FRONTAGE HAS BEEN NOTED ABOVE.

ALL OF THE SUBJECT LOTS ARE WITHIN FLOOD ZONE AE, WITH A FLOOD ELEVATION OF 9.



I CERTIFY THAT A BOND HAS BEEN MADE TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

MUNICIPAL CLERK _____ DATE _____

THE MONUMENTS SHOWN ON THE MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW" P.L. 1975, c.291 (C.40:55-1 et. seq.) OR LOCAL ORDINANCE.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS FINAL SUBDIVISION PLAT DATED SEPTEMBER 10, 2016 HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

ROBERT H. MORRIS, P.L.S. N.J. LICENSE No. 30090
DATE 6/19/20

NO.	UPDATED OWNER / APPLICANT NAMES	REVISION DESCRIPTION	DATE	DHW	RHM

MINOR SUBDIVISION PLAT
FOR
SHARK RIVER HILLS ESTATES & EVERETT OLIVER
TAX BLOCK 5303, TAX LOTS 15, 16, 19 & 20
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY
(TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SEET No. 53 ~ DATED NOVEMBER 2014)

Nelson Engineering Associates, Inc.

1750 BLOOMSBURY AVENUE
OCEAN, NEW JERSEY 07712
TEL. (732)-918-2180 FAX (732)-918-0697
WWW.NELSONENG.NET
CERTIFICATE OF AUTHORIZATION # 246A28014800

SITE ENGINEERING
TRAFFIC ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES
LAND SURVEYING & MAPPING

FOR THE FIRM
ROBERT H. MORRIS, P.L.S.
PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE No. GS30090

SCALE: 1"=30'	DRAWN BY: DHB	CHKD. BY: RHM
FILE: 171101	DATE: 06-11-2020	SHEET 1 OF 1

FILE