

**PROPERTY OWNERS WITHIN 200 FEET**

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
5301	5	2	2	HALLIHO, JOE W. III & TERRY W. III 104 LAKEWOOD RD NEPTUNE, NJ 07753	3 S RIVERSIDE DR
5301	6	2	2	SOUTHORPE, GRACE MARIE 3 S RIVERSIDE DR NEPTUNE, NJ 07753	5 PARK PLACE
5302	7	2	2	CLEARVIEW EQUITIES LLC 1 NORTH APPLE STREET LAKEWOOD, NJ 08701	102 AUDREY PLACE
5302	8	2	2	HERRON, THOMAS P. ET ALS 241 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, ERMINE C. UBANAWOY 309 VALLEY ROAD NEPTUNE, NJ 07753	309 VALLEY RD
5303	1	4A	1	MARTIN, JOHN LLC 1 RIVERSIDE DRIVE NEPTUNE, NJ 07753	1 S RIVERSIDE DR
5303	2	1	1	SHARK RIVER HILLS EST. C/O W. OLIVER S 2240 HIGHWAY 33 STE 112 NEPTUNE, NJ 07753	8 RIVERSIDE DR
5303	3	1	1	SHARK RIVER HILLS EST. C/O W. OLIVER S 2240 HIGHWAY 33 STE 112 NEPTUNE, NJ 07753	11 S RIVERSIDE DR
5303	4	1	1	SHARK RIVER HILLS EST. C/O W. OLIVER S 2240 HIGHWAY 33 STE 112 NEPTUNE, NJ 07753	17 S RIVERSIDE DR
5303	5, 01	2	2	VERNI, W. T. & STANISLAW, D 21 S RIVERSIDE DR NEPTUNE, NJ 07753	21 S RIVERSIDE DR
5303	7, 01	2	2	STEVENS, LEIGH H 21 S RIVERSIDE DRIVE 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 S 2240 HIGHWAY 33 STE 112 NEPTUNE, NJ 07753	4 VALETTA PL
5303	17	2	2	LEBOWITZ, ANTHONY STONY PIZZA 2600 BRITTON AVENUE WALL, NJ 07719	301 VALLEY RD
5303	18	2	2	CLEGG, ROGER & SERENA 307 VALLEY ROAD NEPTUNE, NJ 07753	307 VALLEY RD
5304	1	1	1	OLIVER, E. & CATHERINE M. HOLLY BROOK 108 HOBART PL NEPTUNE, NJ 07753	108 HOBART PL
5304	10	15C	15C	TOWNSHIP OF NEPTUNE PO BOX 1125 NEPTUNE, NJ 07753	125 BEVERLY WAY
5307	2	2	2	SCHAEFER, DARY S & PAULA A 306 VALLEY RD NEPTUNE, NJ 07753	306 VALLEY RD
5307	3	2	2	RAPICANO, ROBERT & JUDI 302 VALLEY ROAD NEPTUNE, NJ 07753	302 VALLEY RD
5307	4	2	2	JANKS, FRANK & BARBARA, LAUREN 205 BEVERLY WAY NEPTUNE, NJ 07753	205 BEVERLY WAY
5322	1	15D	15D	TOWNSHIP OF NEPTUNE PO BOX 1125 NEPTUNE, NJ 07753	140 S RIVERSIDE DR

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

New Jersey-American Water Company, Inc.  
Attn: Donna Short GIS Supervisor  
1025 Laurel Oak Road  
Voorhees, NJ 08043

Verizon  
Legal Department 17th Floor  
C/o Land Use Matters  
540 Broad Street  
Newark, NJ 07102

New Jersey Natural Gas Company  
Attn: Right of Way Department  
1415 Wyckoff Road  
Wall Twp, NJ, 07719

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

Monmouth Cablevision  
Attn: Land Use Matters  
1300 18th Avenue  
Wall Twp, NJ, 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 4298 PG 881, DB 5413 PG 58, DB 4967 PG 95, DB 4375 PG 797, DB 2551 PG 595, DB 3800 PG 357, DB 3786 PG 868, DB 3511 PG 649, DB 5936 PG 636, DB 8012 PG 1088, DB 8189 PG 8128, DB 8279 PG 4903, DB 8126 PG 8864
- "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.

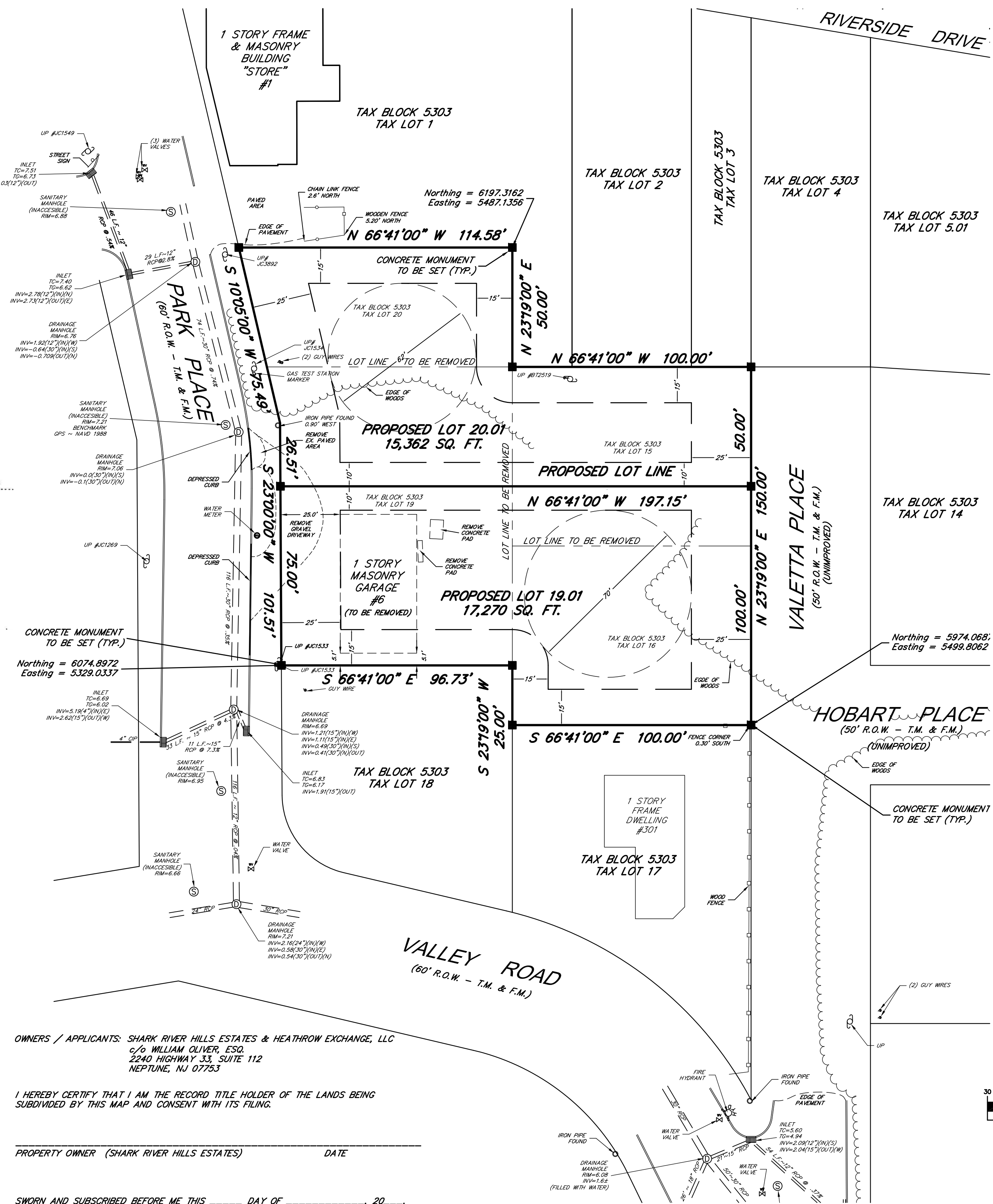
I HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF NEPTUNE, WHICH IS THE PROPER AUTHORITY TO APPROVE, AND COMPLES WITH ALL THE PROVISIONS OF R.S. 40:23-91.4, KNOWN AS THE "MAP FILING LAW". THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WHICH DATE IS 190 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\_\_\_\_.

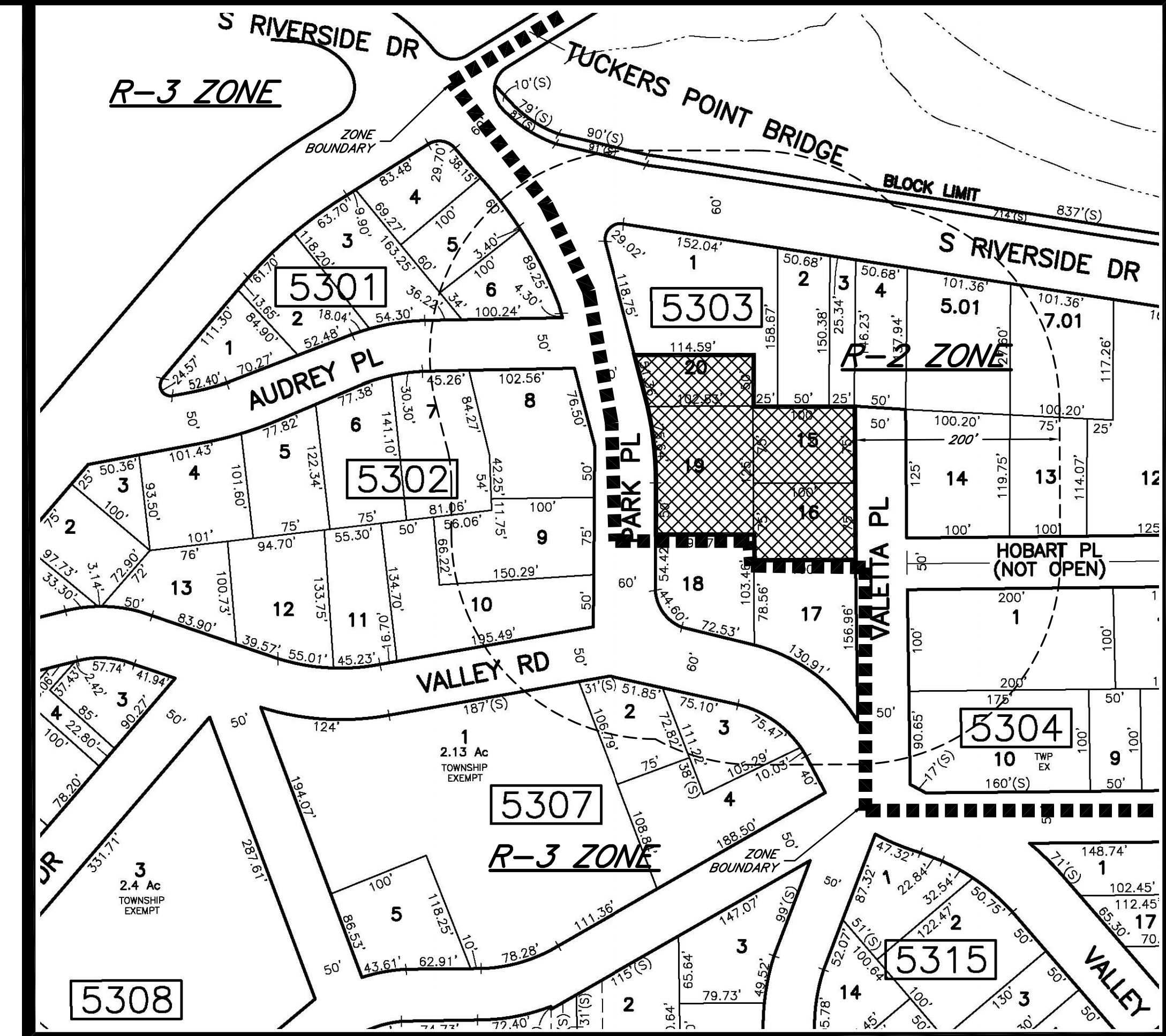
NOTARY PUBLIC OF NEW JERSEY \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF NEPTUNE ON \_\_\_\_\_

BOARD CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



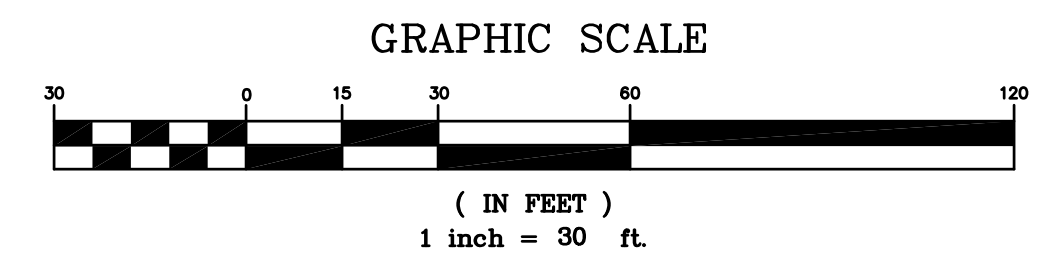
**TAX MAP**

SCALE: 1"=100'

ZONING INFORMATION:	REQUIRED	LOT 19.01	LOT 20.01
ZONING CRITERIA:			
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 FRONTAGES 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.



NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
2	UPDATED CORNERS TO BE SET TO MONUMENTS	9-25-20	DHB	RHM
1	UPDATED OWNER / APPLICANT NAMES	6-19-20	DHB	RHM

**MINOR SUBDIVISION PLAT**  
FOR  
**HEATHROW EXCHANGE LLC & SHARK RIVER HILLS ESTATES**  
TAX BLOCK 5303, TAX LOTS 15, 16, 19 & 20  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY  
(TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET 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 # 24GA28014900

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'  
FILE: 171101

DRAWN BY: DHB  
DATE: 06-11-2020

CHKD. BY: RHM  
SHEET 1 OF 1

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.40:55D-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, AND UPDATED SEPTEMBER 23, 2020, 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 \_\_\_\_\_