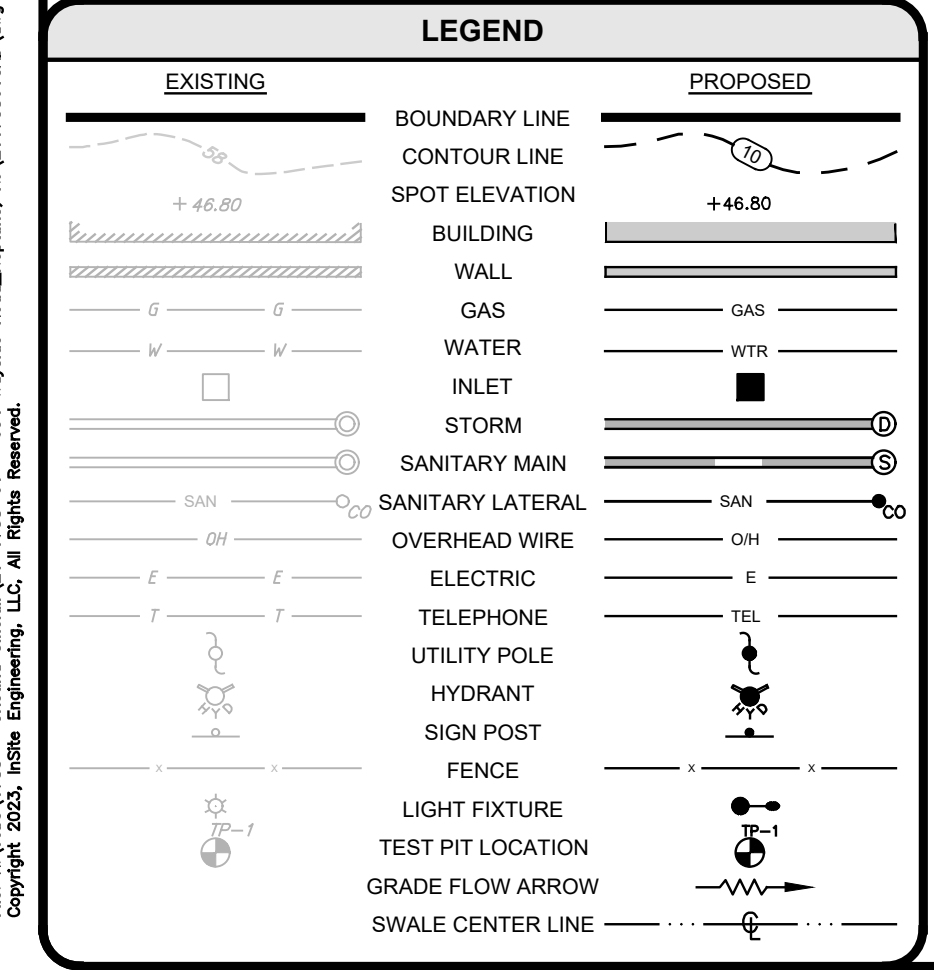
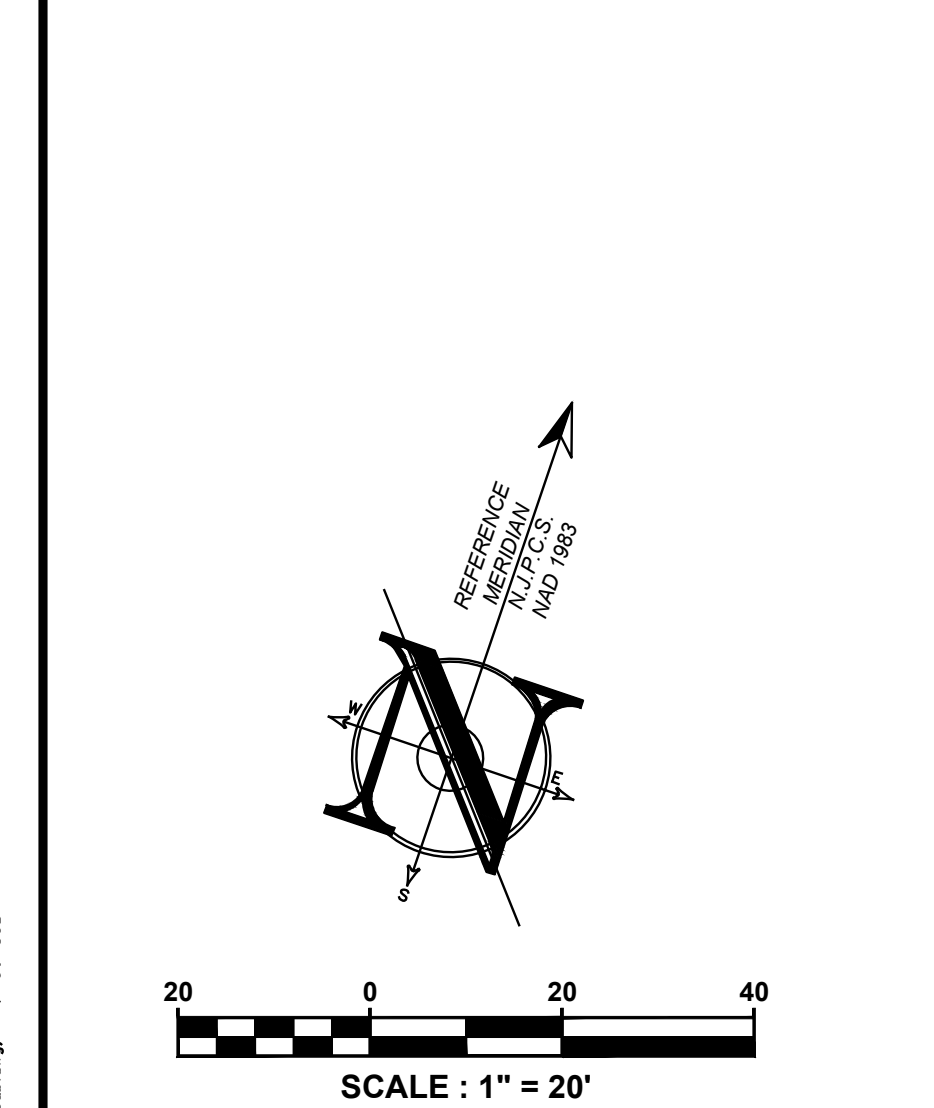
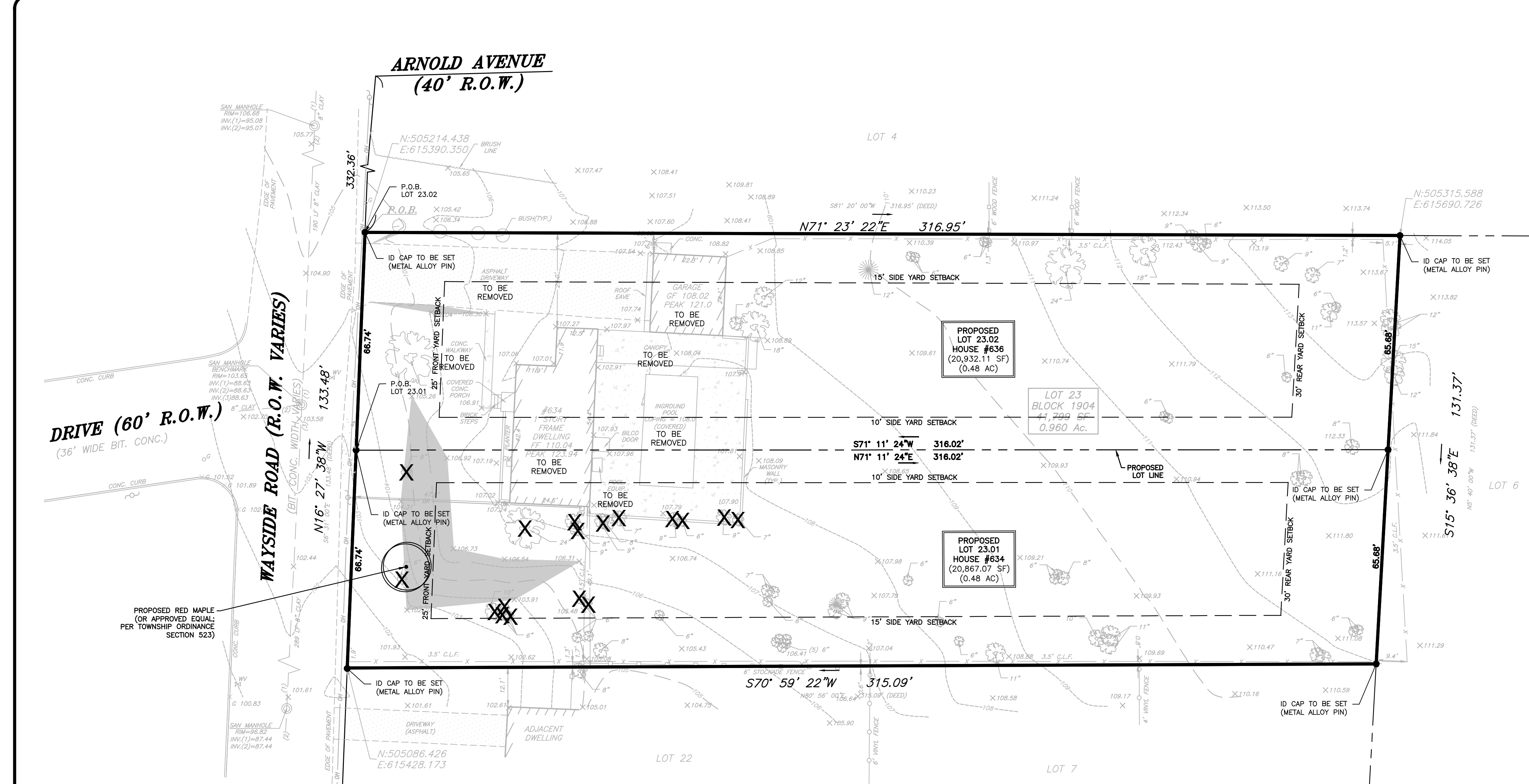


File: S:\Map\1788 - Cristina Sinclair\1788-01 - 634 Wayside Road\Map\01-Sub.dwg -> 01-Sub.dwg
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PROPERTY OWNERS WITHIN 200' (03/10/23)

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/Township	Additional Info
1903	6		4 KNOX BLVD	MORRIS, JOHN H & MATTIE	4 KNOX BOULEVARD	NEPTUNE, NJ 07753	
1903	7		2 KNOX BLVD	WHITE, SHANE RODNEY	2 KNOX BLVD	NEPTUNE TWP, NJ 07753	
1904	2		2740 W BANGS AVE	AGROZZO, CHRISTIAN K & ATTORNEYS	2740 W BANGS AVE	NEPTUNE, NJ 07753	
1904	3		180 JACKSON LANE	TORRES, EDUARDO & MIGUEL	180 JACKSON LANE	NEPTUNE, NJ 07753	
1904	4		400 WAYSIDE RD	PIERALLI, JAMES & MARIACONCHOLAS	400 WAYSIDE ROAD	NEPTUNE, NJ 07753	
1904	5		1 KNOX BLVD	THOMPSON, DOUGLAS & WANDA	1 KNOX BOULEVARD	NEPTUNE, NJ 07753	
1904	6		3 KNOX BLVD	LESTER, KEITH	3 KNOX BOULEVARD	NEPTUNE, NJ 07753	
1904	7		3 KNOX BLVD	RHOODE, DIANE	312 KNOX BLVD	NEPTUNE, NJ 07753	
1904	8		3 KNOX BLVD	JOHNSON, RALPH & LILLIE	3 KNOX BOULEVARD	NEPTUNE, NJ 07753	
1904	9		7 KNOX BLVD	TROUBLEFIELD, ANTHONY CARL	7 KNOX BLVD	NEPTUNE, NJ 07753	
1904	20		628 WAYSIDE RD	VELTZ, CAROLYN	628 WAYSIDE ROAD	NEPTUNE, NJ 07753	
1904	21		430 WAYSIDE RD	OSBORNE, ANKS	430 WAYSIDE RD	NEPTUNE, NJ 07753	
1904	22		482 WAYSIDE RD	BARLOW, LAURA	482 WAYSIDE ROAD	NEPTUNE, NJ 07753	
1904	23		434 WAYSIDE RD	WAYSIDE ROAD, LLC	88 WANAMAKER AVENUE	ORADELL, NJ 07649	
1904	25		187 JACKSON LANE	ZUNIGA, JUAN CARLOS RIBARO	36 STEINER AVENUE	NEPTUNE, NJ 07753	
1904	27		684 WAYSIDE RD	NETO PROPERTIES 27, LLC	1 MARLIN COURT	EASTONTOWN, NJ 07824	
1904	29		14 ARNOLD AVE	14 ARNOLD, LLC	PO BOX 779	ASBURY PARK, NJ 07712	
2001	33		2800 W BANGS AVE	WEST CONGREGATION OF NEPTUNE CH	307 MICHELLE COURT	NEPTUNE, NJ 07753	
2001	34		648 WAYSIDE RD	PIERSALL, JEFFREY A	648 WAYSIDE ROAD	NEPTUNE, NJ 07753	
2001	35		645 WAYSIDE RD	KENSHAW, SUSAN	645 WAYSIDE ROAD	NEPTUNE, NJ 07753	
2003	13		4 ASH DRIVE	RIVERA, ANTONIO & DIAZ, ALYSSA	4 ASH DRIVE	NEPTUNE, NJ 07753	
2003	14		639 WAYSIDE RD	SMITH, RAYMOND E & RUSSELL, JORBERTA	639 WAYSIDE ROAD	NEPTUNE, NJ 07753	
2003	15		637 WAYSIDE RD	BBBY, SHARON M	637 WAYSIDE ROAD	NEPTUNE, NJ 07753	

ZONING COMPLIANCE CHART
 R-2 (LOW DENSITY RESIDENTIAL) ZONE
 DETACHED SINGLE FAMILY HOME: PERMITTED

ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED LOT 23.01	COMPLIES	PROPOSED LOT 23.02	COMPLIES
SCHED B	MIN. LOT AREA (SF)	10,000	41,799 (0.96 AC)	20,867.07 (0.48 AC)	YES	20,932.11 (0.48 AC)	YES
SCHED B	MIN. IMPROVABLE AREA (SF)	2,400	28,000 (0.64 AC)	10,714.05	YES	10,755.59	YES
SCHED B	MIN. LOT WIDTH (FT)	100	133.3	66.74 (V)	NO	66.74 (V)	NO
SCHED B	MIN. LOT FRONTAGE (FT)	100	133.5	66.74 (V)	NO	66.74 (V)	NO
SCHED B	MIN. LOT DEPTH (FT)	100	316.0	316.09	YES	316.02	YES
SCHED B	MIN. CIRCLE DIAMETER (FT)	32	107.8	41.52	YES	41.53	YES
SCHED B	FRONTAL BUILDING MIN. FRONT YARD SETBACK (FT)	25	(1) 47.6	TO COMPLY	-	TO COMPLY	-
SCHED B	MIN. REAR YARD SETBACK (FT)	30	194.6	TO COMPLY	-	TO COMPLY	-
SCHED B	MIN. SIDE YARD SETBACK (FT)	10	6.1 (N)	TO COMPLY	-	TO COMPLY	-
SCHED B	BOTH SIDES (FT)	25	55.2	TO COMPLY	-	TO COMPLY	-
SCHED B	MAX. BUILDING HEIGHT (FT)	35	(9) 78.4	TO COMPLY	-	TO COMPLY	-
SCHED B	MAX. BUILDING HEIGHT (STORIES)	2.5	2	TO COMPLY	-	TO COMPLY	-
411.08C	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	TO COMPLY	-	TO COMPLY	-
411.08B	MAX. SIZE (2-CAR)(FT)	28 X 28	N/A	TO COMPLY	-	TO COMPLY	-
411.08B	MAX. SIZE (2-CAR)(SF)	784	N/A	TO COMPLY	-	TO COMPLY	-
411.08C	MIN. SIDE YARD SETBACK (FT)	5	N/A	TO COMPLY	-	TO COMPLY	-
411.08C	MIN. REAR YARD SETBACK (FT)	5	N/A	TO COMPLY	-	TO COMPLY	-
411.12A	ACCESSORY STRUCTURE - SWIMMING POOL	SIDE/REAR	REAR	TO COMPLY	-	TO COMPLY	-
411.12C	MIN. FRONT YARD SETBACK (COPING, PATIO, EQUIP. FT)	10	(2) 29.4	TO COMPLY	-	TO COMPLY	-
411.12C	MIN. REAR YARD SETBACK (COPING, PATIO, EQUIP. FT)	10	(2) 196.6	TO COMPLY	-	TO COMPLY	-
SCHED B	LOT COVERAGE	30	8.0	TO COMPLY	-	TO COMPLY	-
SCHED B	MAX. BUILDING COVERAGE (%)	40	22.9	TO COMPLY	-	TO COMPLY	-
SCHED B	MAX. DENSITY PER ACRE	4.30	1.04	2.98	YES	2.08	YES

(N) EXISTING NON-CONFORMITY (E) EXISTING VARIANCE (P) PROPOSED VARIANCE (A) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE (1) PER ORDINANCE SECTION 411.07C, FOR SINGLE FAMILY DWELLINGS, A PORCH MAY EXTEND NO MORE THAN EIGHT (8) FEET INTO THE REQUIRED FRONT AND/OR REAR SETBACK AREA. NO PORCH FOR A SINGLE-FAMILY DWELLING MAY EXTEND INTO A SIDE SETBACK AREA. NO PORCH ASSOCIATED WITH ANY MULTI-FAMILY RESIDENTIAL USE MAY EXTEND INTO ANY SETBACK AREA. THE FRONT YARD SETBACK OF A PORCH SHALL NOT BE CONSIDERED THE FRONT YARD SETBACK OF THE PRINCIPAL BUILDING TO WHICH IT IS ATTACHED. (2) PER ORDINANCE SECTION 411.12C, ANY IMPERVIOUS AREA WHICH FUNCTIONS AS A WALKWAY TO OR COMPLETELY SURROUNDS A SWIMMING POOL OR TENNIS COURT SHALL BE SETBACK A MINIMUM OF THREE (3) FEET FROM ANY LOT LINE.

(I) IMPROVED CONDITION (X) VARIANCE / NON-CONFORMITY ELIMINATED N/A - NOT APPLICABLE N/S - NOT SPECIFIED

SLOPE LEGEND

	LOT 23.01	LOT 23.02
15-25% STEEP SLOPES	1,091 SF	136 SF
25-100% CRITICAL SLOPES	0 SF	0 SF
AREA NOT SUBJECT TO TOWNSHIP SLOPE ORDINANCE	19,776 SF	20,796 SF

New Jersey - American Water Company, Inc.
 Attn: Donna Short GIS Supervisor
 1023 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: Night 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
 1501 18th Avenue
 Wall Twp, N.J. 07719

Monmouth County Planning Board
 Hall of Records Annex
 P.O. Box 1255
 Freehold, N.J. 07728-1125

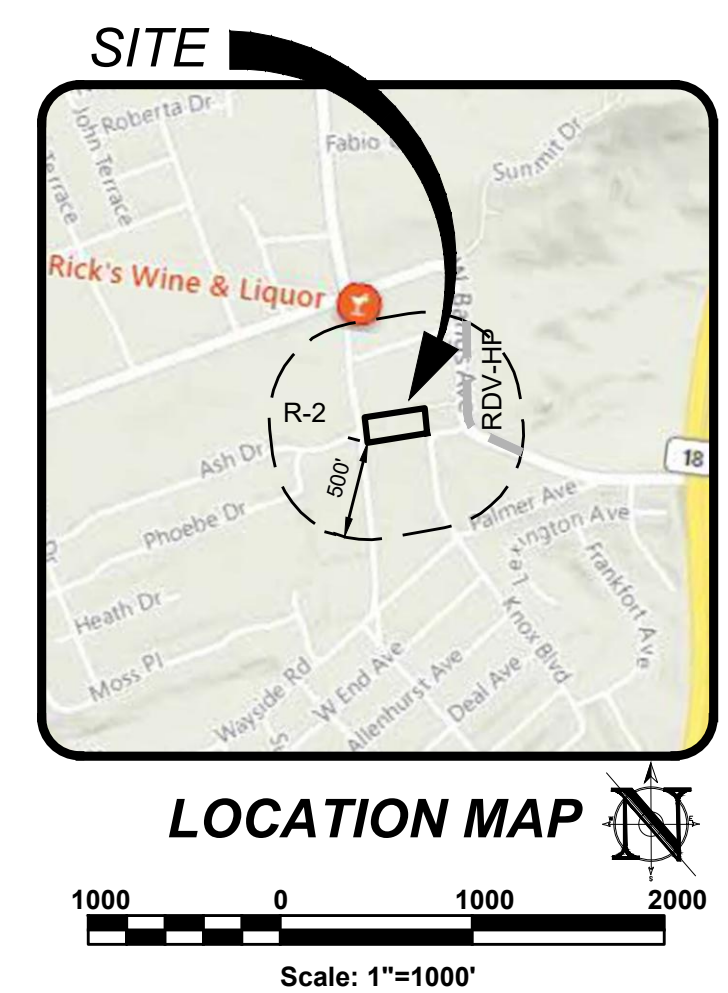
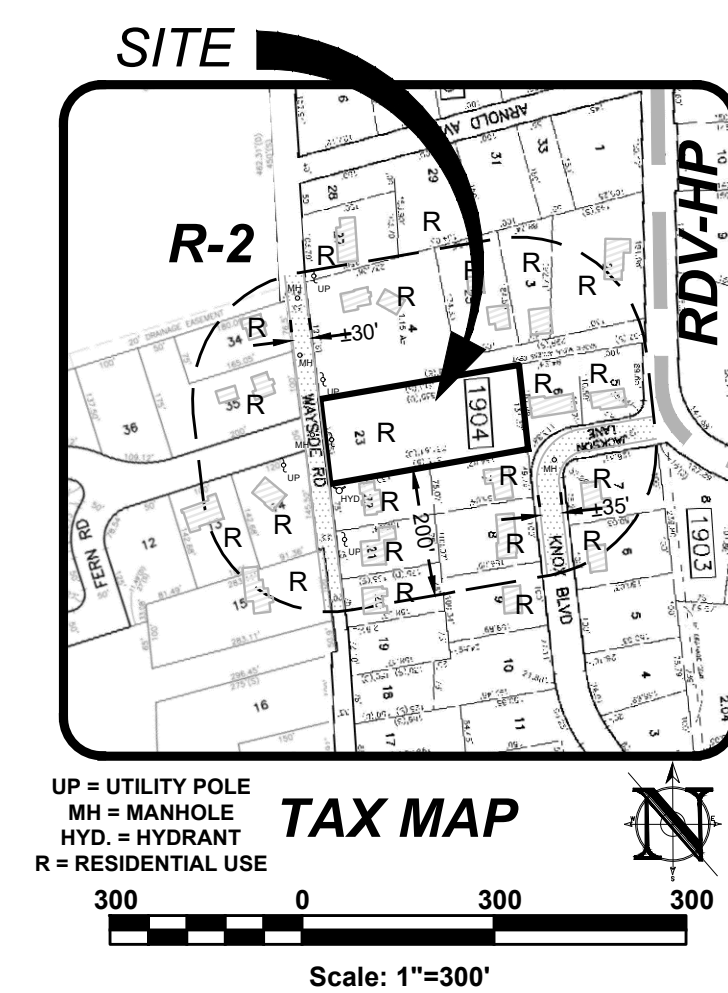
in accordance with the Land Use Law N.J.S.A. 40:55A-12 (g), Notice of Property within two hundred feet (200') of a County road or other County properties shall be given to:

GENERAL NOTES

- SUBJECT PROPERTY**
TAX MAP #19, BLOCK 1904, LOT 23, 634 WAYSIDE ROAD, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY
- OWNER / APPLICANT**
WAYSIDE ROAD, LLC
%CRISTINA SINCLAIR
88 WANAMAKER AVENUE
ORADELL, NJ 07649
- PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED FOR CONCEPTUAL PURPOSES ONLY.
- SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY", BEING DATED 04/11/23. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD88 VERTICAL DATUM.
- BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)," COMMUNITY PANEL: #402620331F, DATED 9/26/09, THE SITE IS NOT LOCATED IN A FLOOD ZONE. PRELIMINARY FLOOD DATA IS NOT AVAILABLE IN THIS AREA. THE FEMA MAP REFERENCES THE NAVD88 VERTICAL DATUM.
- UNDERGROUND UTILITIES**
ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH ORDINANCE 526.
- CONSTRUCTION DETAILS**
THE NECESSARY CONSTRUCTION DETAILS SHALL BE PROVIDED PRIOR TO CONSTRUCTION. INCLUDING BUT NOT LIMITED TO SEWER, GAS, ELECTRIC, AND OTHER APPLICABLE DETAILS.
- TREE REMOVAL PERMIT**
A TREE REMOVAL PERMIT REVIEW SHALL BE COMPLETED PRIOR TO PLOT PLAN APPROVAL.
- CONSTRUCTION PERMIT**
ALL NECESSARY CONSTRUCTION PERMITS SHALL BE OBTAINED PRIOR TO START OF CONSTRUCTION.
- OTHER PERMITS**
APPLICANT IS REQUIRED TO OBTAIN ALL LOCAL, STATE AND FEDERAL PERMITS DEEMED NECESSARY AS A RESULT OF THIS DEVELOPMENT.

SUBDIVISION NOTES

- SUBDIVISION FILING**
THIS SUBDIVISION SHALL BE FILED BY DEED IN ACCORDANCE WITH THE MAP FILING LAW.
- BEARING AND DISTANCE**
ERROR OF CLOSURE BEARINGS AND DISTANCES ARE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE (1) PART IN TEN THOUSAND (10,000).
- COORDINATES**
COORDINATES SHOWN SHALL NOT BE USED TO ESTABLISH PROPERTY CORNERS IN THE FIELD.
- TAX LOT NUMBERS**
THE PROPOSED TAX LOT NUMBERS HAVE BEEN APPROVED BY THE TOWNSHIP OF NEPTUNE TAX ASSESSOR PER LETTER DATED 03/10/23.
- FUTURE LOT IMPROVEMENTS**
THE FOLLOWING WILL BE REQUIRED AS PART OF FUTURE LOT IMPROVEMENTS:
 a. IMPORTED FILL AND/OR EXPORTED FILL MATERIAL REQUIREMENTS AND APPROVAL SHALL BE ADDRESSED AS PART OF ANY FUTURE INDIVIDUAL LOT IMPROVEMENT APPLICATION.
 b. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS) AS PART OF ANY FUTURE INDIVIDUAL LOT IMPROVEMENT APPLICATION.
 c. DRIVEWAY APRON AND CONCRETE CURB PROPOSED AS PART OF ANY FUTURE INDIVIDUAL LOT IMPROVEMENT APPLICATION SHALL BE IN ACCORDANCE WITH THE RSIS.
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 f. A TREE REMOVAL PERMIT IS REQUIRED FOR REMOVAL OF ALL TREES 4" CALIPER OR GREATER.
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 h. GRADING PLAN APPROVAL IS REQUIRED AS PART OF ANY FUTURE INDIVIDUAL LOT IMPROVEMENT APPLICATION.
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- JURISDICTIONAL APPROVALS**
THE APPLICANT IS REQUIRED TO OBTAIN ALL LOCAL, COUNTY, STATE AND FEDERAL PERMITS DEEMED NECESSARY AS A RESULT OF THIS APPLICATION, INCLUDING THE FOLLOWING APPROVALS:
 -MONMOUTH COUNTY PLANNING BOARD EXEMPTION
 -NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FLOOD HAZARD AREA INDIVIDUAL PERMIT
- NEPTUNE TOWNSHIP PROPERTY MAINTENANCE ORDINANCE**
THE APPLICANT SHALL COMPLY WITH THE NEPTUNE TOWNSHIP PROPERTY MAINTENANCE ORDINANCE.



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 -NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FLOOD HAZARD AREA INDIVIDUAL PERMIT
 - NEPTUNE TOWNSHIP PROPERTY MAINTENANCE ORDINANCE**
THE APPLICANT SHALL COMPLY WITH THE NEPTUNE TOWNSHIP PROPERTY MAINTENANCE ORDINANCE.

PLANNING BOARD

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE TOWNSHIP OF NEPTUNE PLANNING BOARD ON _____

BOARD CHAIRPERSON _____ DATE _____

ATTEST: _____

BOARD ENGINEER _____ DATE _____

THIS PLAN (OR A DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF MONMOUTH COUNTY ON OR BEFORE _____ WHICH DATE IS ONE HUNDRED NINETY (90) DAYS FROM THE DATE ON WHICH THE RESOLUTION OF MUNICIPAL APPROVAL IS ADOPTED.

BOARD SECRETARY _____ DATE _____

MONMOUTH COUNTY PLANNING BOARD (STAMP)

DATE: 03/15/23

JOB #: 21-1788-01

CAO ID: 21-1788-01r0

APPROVED BY: _____

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE: _____

SHEET TITLE: _____

SHEET NO: _____

OWNER

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT I CONSENT TO THE FILING OF THIS SUBDIVISION PLAN WITH THE TOWNSHIP OF NEPTUNE PLANNING BOARD.

OWNER _____ DATE _____

NOTARY PUBLIC

SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC _____ DATE _____

MUNICIPAL ENGINEER

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

MUNICIPAL ENGINEER (AFFIX SEAL) _____ DATE _____

MUNICIPAL CLERK

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE MUNICIPAL LAND USE LAW, P.L. 1975, C.291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE.

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

MUNICIPAL CLERK _____ DATE _____

PROJECT INFORMATION

MINOR SUBDIVISION

PROJECT LOCATION:
TAX MAP #19, DATED DEC. 2013
BLOCK 1904, LOT 23
634 WAYSIDE ROAD
TOWNSHIP OF NEPTUNE,
MONMOUTH COUNTY, NJ

OWNER:
WAYSIDE ROAD, LLC
%CRISTINA SINCLAIR
88 WANAMAKER AVENUE
ORADELL, NJ 07649

APPLICANT:
WAYSIDE ROAD, LLC
%CRISTINA SINCLAIR
88 WANAMAKER AVENUE
ORADELL, NJ 07649

APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 04/11/23 MEET THE MINIMUM SURVEYING DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN UNDER MY SUPERVISION AND COMPLES WITH THE PROVISIONS OF THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

JUSTIN HEDGES, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. GS43362

INSITE ENGINEERING, LLC
SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL 800-272-1000
(or dial 811 prior to excavation)

ELECTRIC	RED
GAS-OIL	YELLOW
COMMUNICATION TV	ORANGE
WATER	BLUE
SEWER	MAGENTA
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE ENGINEERING, LLC
Engineering • Surveying • Planning

CERTIFICATE OF AUTHORIZATION: 24CA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, DISTRICT OF COLUMBIA

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND HAS BEEN ALIENATED.

PATRICK R. WARD, PE, PP
PROFESSIONAL ENGINEER, PLANNER
NJPE 24GE05079000 NJPP 33LO0626800

REVISIONS

Rev. #	Date	Comment
0	03/15/23	INITIAL RELEASE

SCALE: AS SHOWN DESIGNED BY: PRW
 DATE: 03/15/23 DRAWN BY: TJJ
 JOB #: 21-1788-01 CHECKED BY: JJH

APPROVED BY: _____

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE: _____

SHEET TITLE: _____

SHEET NO: _____

MINOR SUBDIVISION

PLAT

C100

