

PROPERTY OWNERS WITHIN 200 FEET

TAX BLOCK 703

TAX LOT #	OWNER	PROPERTY ADDRESS
1	1828 ASBURY AVE KONVITZ LLC	1828 ASBURY AVENUE
3	FORTINATO, PATRICK & LINDA	1824 ASBURY AVENUE
5	TROUBLEFIELD, C.L. & MARCIA	136 LEONARD AVENUE
6	WINCKLER, CLARENCE	134 LEONARD AVENUE
7	WADDY, CRONDE	132 LEONARD AVENUE
8	REYES, JENNIFER & JAYDEE	130 LEONARD AVENUE
9	ANGELES, JOSE & LEHMAN, LILLIAN	128 LEONARD AVENUE
10	HALL, LUTHER & ANNIE	126 LEONARD AVENUE
33	CAPC AFFORDABLE RENTAL FUND II, LLC	125 ANELVE AVENUE
34	TAYLOR, ERNEST & PHYLLIS	127 ANELVE AVENUE
35	PRADO, JOSE	131 ANELVE AVENUE
36	MCGILLIS, JEANNIE & DAVID	135 ANELVE AVENUE
37	WEEDON, DAVID E., JR.	139 ANELVE AVENUE
38	ROBINSON, MELISSA	141 ANELVE AVENUE

TAX BLOCK 704

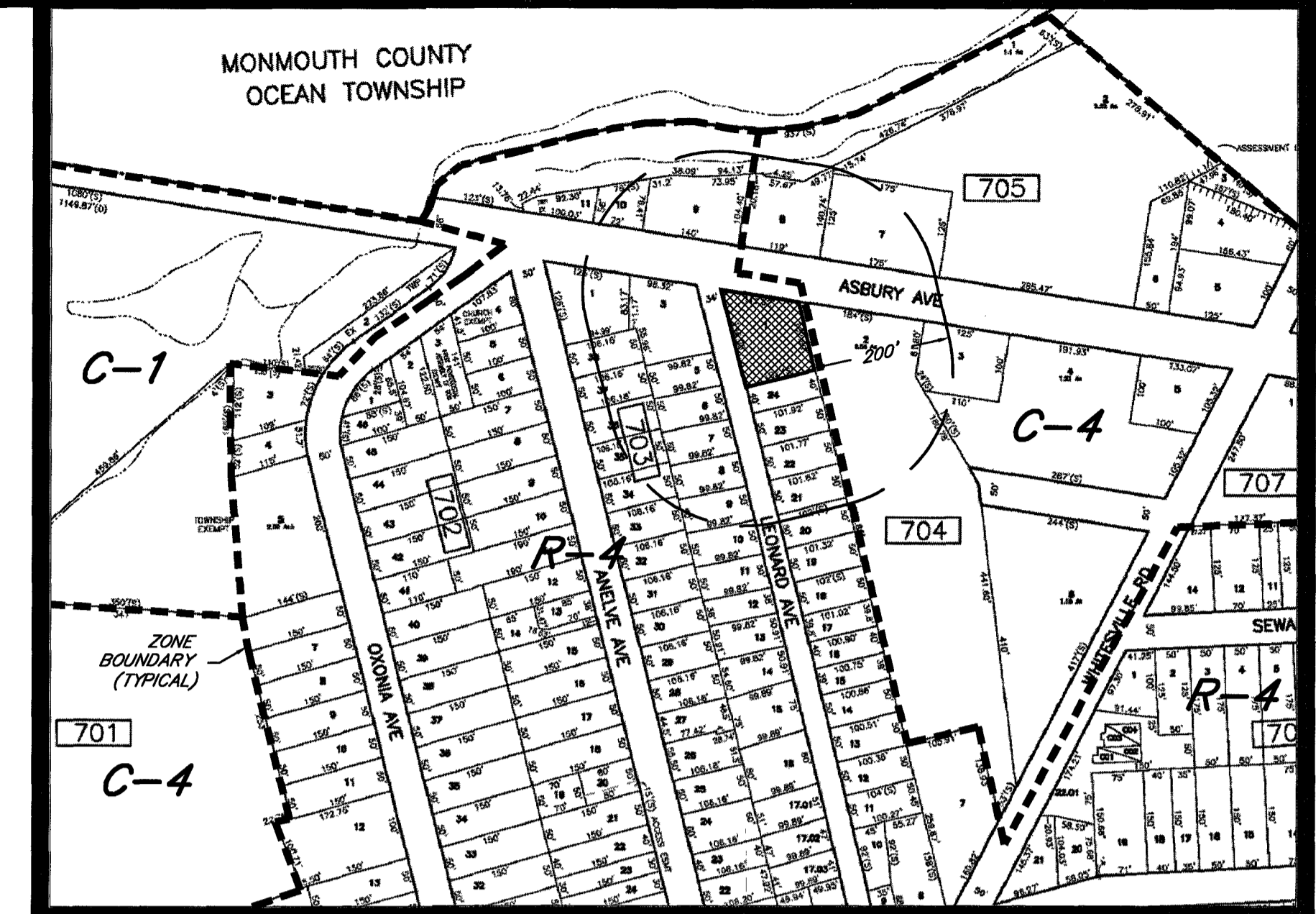
TAX LOT #	OWNER	PROPERTY ADDRESS
1 ~ P.Q.	135 LEONARD, LLC	135 LEONARD AVENUE
2	BLUEEDGE REALTY, LLC	1730 ASBURY AVENUE
3	TOM GLENN INC.	1718 ASBURY AVENUE
4	GPU ENERGY c/o FIRST ENERGY	150 WHITESVILLE ROAD
20	ROBERTSON, JAMES & MURIEL	125 LEONARD AVENUE
21	LEWIS, DONALD & CHRISTIE	127 LEONARD AVENUE
22	CAZEAU, JEAN & FRITZMEINE	129 LEONARD AVENUE
23	OLD, GERALD & LESLIE	131 LEONARD AVENUE
24	VANBENSCHOTEN, CHARLES & SANDRA	133 LEONARD AVENUE

TAX BLOCK 705

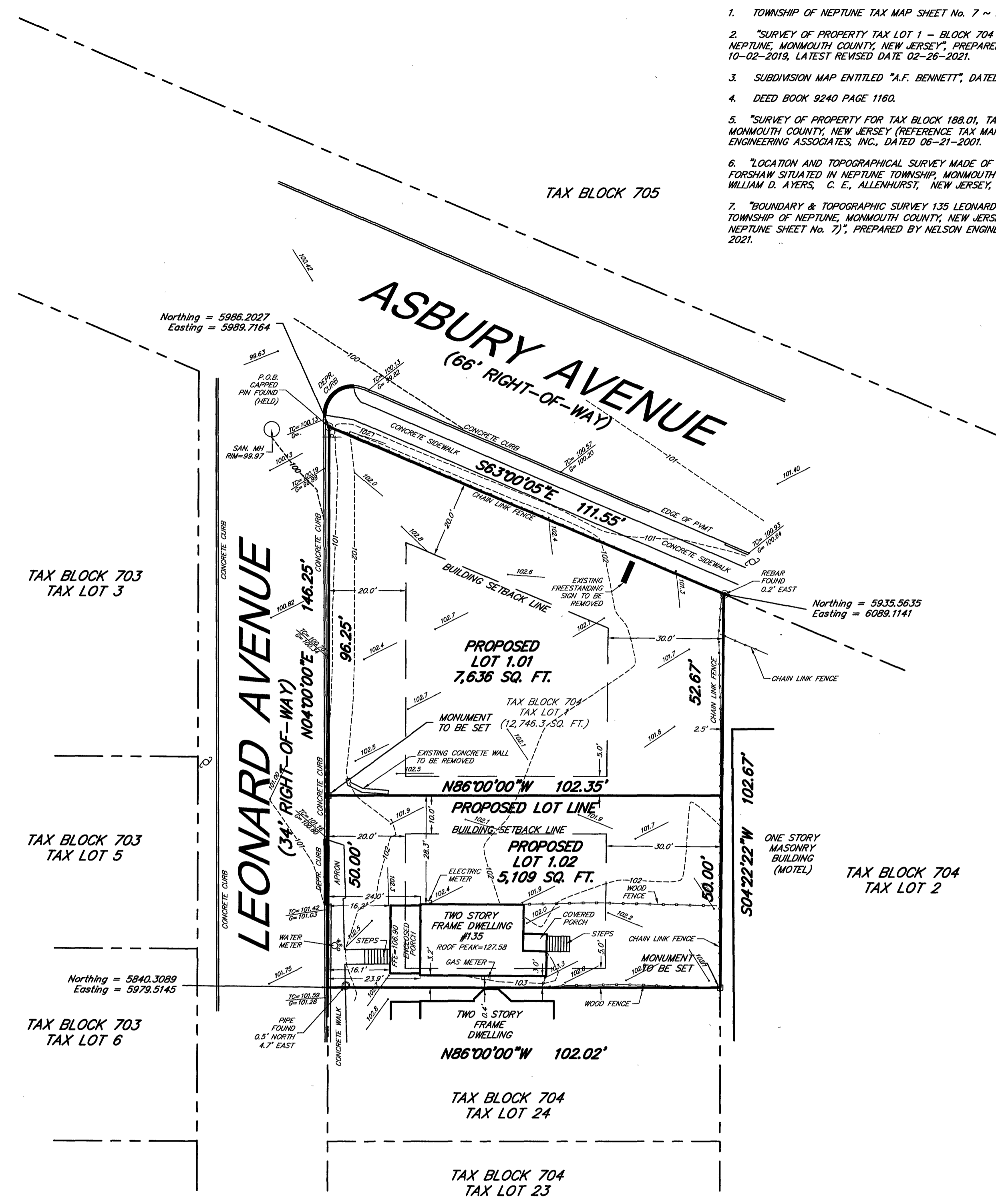
TAX LOT #	OWNER	PROPERTY ADDRESS
1	TOWNSHIP OF NEPTUNE	ASBURY AVENUE
2	CADILLAC REALTY, INC	1715 ASBURY AVENUE
7	RISHI REALTY c/o ASHOK NANDA	1729 ASBURY AVENUE
8	BRADLEY, HOLLY	1733 ASBURY AVENUE
9	AUERBACH, IAN	1739 ASBURY AVENUE
10	MANDALA, PAUL	1743 ASBURY AVENUE

REFERENCES:

- TOWNSHIP OF NEPTUNE TAX MAP SHEET No. 7 ~ LATEST REVISED DATE NOVEMBER 2014.
- "SURVEY OF PROPERTY TAX LOT 1 - BLOCK 704, 135 LEONARD AVENUE, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY LAKELAND SURVEYING, DATED 10-02-2019, LATEST REVISED DATE 02-26-2021.
- SUBDIVISION MAP ENTITLED "A.F. BENNETT", DATED NOVEMBER 24, 1922, UNFILED.
- DEED BOOK 9240 PAGE 1160.
- "SURVEY OF PROPERTY FOR TAX BLOCK 188.01, TAX LOT 2, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY (REFERENCE TAX MAP No. 21, 22)", PREPARED BY NELSON ENGINEERING ASSOCIATES, INC., DATED 06-21-2001.
- "LOCATION AND TOPOGRAPHICAL SURVEY MADE OF COLONIAL MOTEL OWNED BY AL FORSHAW SITUATED IN NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY WILLIAM D. AYERS, C. E., ALLENHURST, NEW JERSEY, DATED SEPTEMBER 21, 1955.
- "BOUNDARY & TOPOGRAPHICAL SURVEY 135 LEONARD AVENUE TAX BLOCK 704, TAX LOT 1 TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 7)", PREPARED BY NELSON ENGINEERING ASSOCIATES, INC., DATED APRIL 16, 2021.



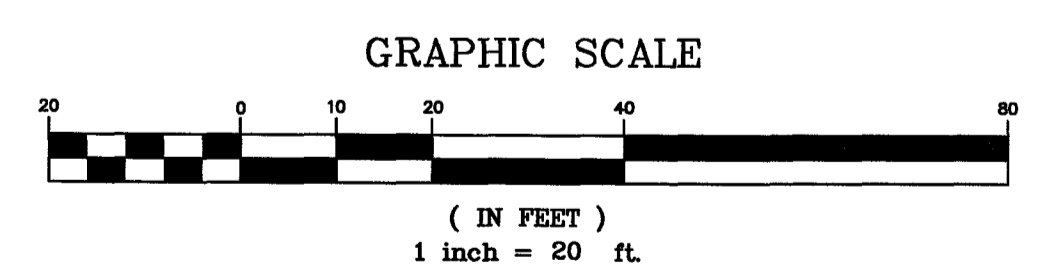
TAX MAP / ZONING MAP
SCALE: 1"=200'



ZONING INFORMATION: R-4 MEDIUM DENSITY RESIDENTIAL ZONE

ZONING CRITERIA:	REQUIRED	PROPOSED LOT 1.01	PROPOSED LOT 1.02
LOT AREA	5,000 SQ. FT.	7,636 SQ. FT.	5,109 SQ. FT.
LOT WIDTH	50 FT.	87.76 FT.	50 FT.
LOT FRONTAGE	50 FT.	96.25 FT.	50 FT.
LOT DEPTH	100 FT.	102.35 FT.	102.02 FT.
FRONT SETBACK	20 FT.	20 FT.	16.1 FT. **
SIDE SETBACK (ONE/BOTH)	5 FT. / 15 FT.	5 FT. / NA	3.0 FT. ** / 31.3 FT.
REAR SETBACK	30 FT.	30 FT.	45.3 FT.
BUILDING COVERAGE	50 %	50 %	13.7 % ~ 699 SQ. FT.
LOT COVERAGE	65 %	65 %	17.9 % ~ 912 SQ. FT.
BUILDING HEIGHT (FT.)	35 FT.	35 FT.	25.7 FT.
BUILDING HEIGHT (STORIES)	2.5 STORIES	2.5 STORIES	2 STORIES
MINIMUM IMPROVABLE AREA	1,200 SQ. FT.	1,829 SQ. FT.	1,825 SQ. FT.
DIAMETER OF M.I.A.	23 FT.	48 FT.	35 FT.
OFF-STREET PARKING	3 SPACES	3 SPACES	3 SPACES

** INDICATES AN EXISTING NON-CONFORMING CONDITION NOT IMPACTED BY THE PROPOSED APPLICATION.



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. 46:23-91.4, 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 180 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 _____

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

BOARD CHAIRMAN _____ DATE _____

BOARD SECRETARY _____ DATE _____

BOARD ENGINEER _____ DATE _____

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS FINAL SUBDIVISION PLAT DATED APRIL 16, 2021 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
ROBERT H. MORRIS, P.L.S. N.J. LICENSE No. 30090

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
MINOR SUBDIVISION PLAT 135 LEONARD AVENUE TAX BLOCK 704, TAX LOT 1 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 7)				
444 NEPTUNE BOULEVARD, SUITE 4 NEPTUNE, NEW JERSEY 07753 TEL. (732)-918-2180 WWW.NELSONENG.NET CERTIFICATE OF AUTHORIZATION # 28A28014900		SITE ENGINEERING TRAFFIC ENGINEERING LANDSCAPE ARCHITECTURE ENVIRONMENTAL STUDIES LAND SURVEYING & MAPPING		
FOR THE FIRM <i>Robert H. Morris</i> 8/16/21		FOR THE FIRM		
ROBERT H. MORRIS, P.L.S. PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE No. G530090				
SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: RHM		
FILE: 210313	DATE: 04-16-2021	SHEET 1	OF 1	

OWNER: 135 LEONARD, LLC
700 EMORT STREET
ASBURY PARK, NJ 07712

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 _____ DATE _____

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

NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES _____

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW," P.L. 1975, c. 291 (C.40:550-1 et seq.) OR LOCAL ORDINANCE.

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

MUNICIPAL CLERK _____ DATE _____