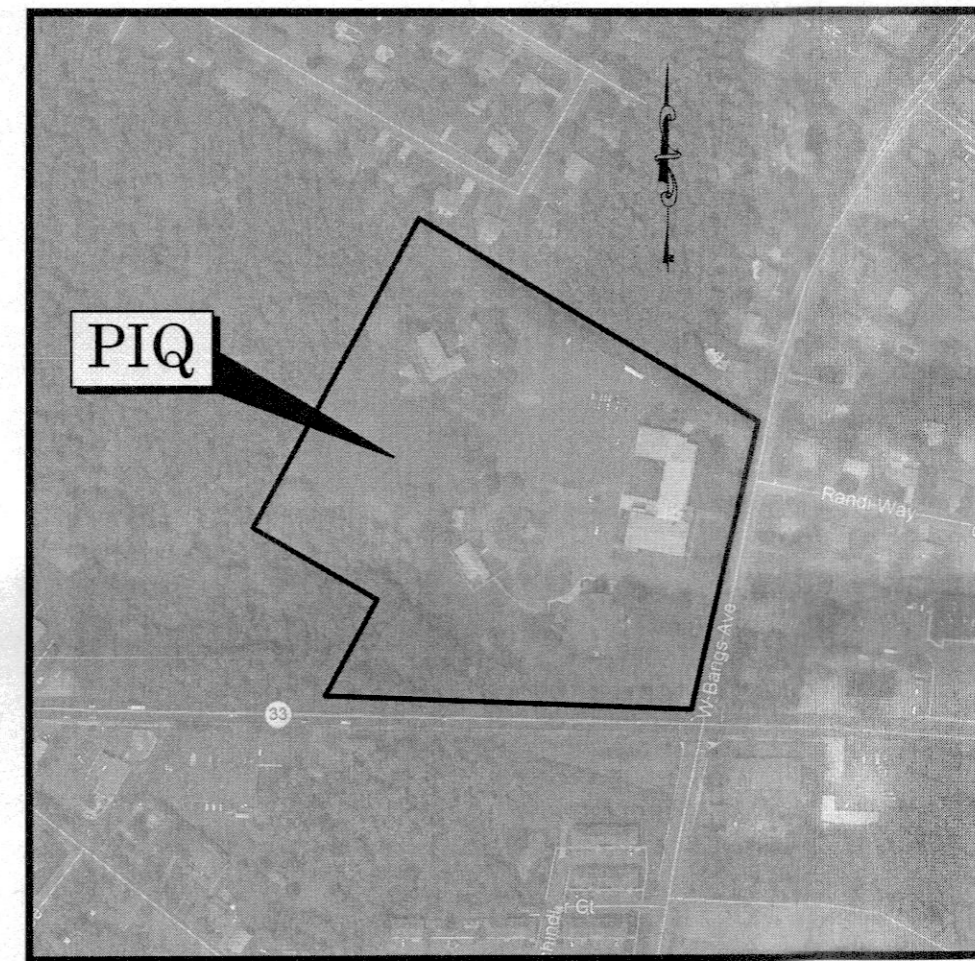
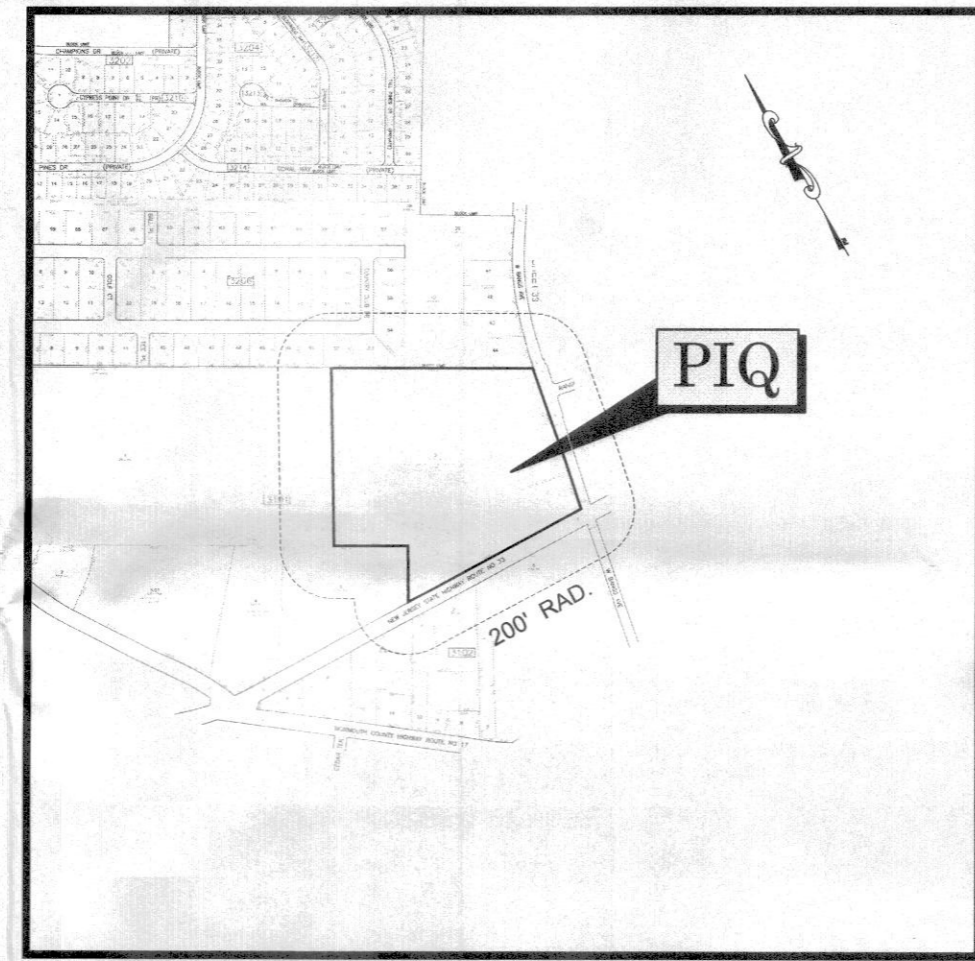


USE VARIANCE PLAN

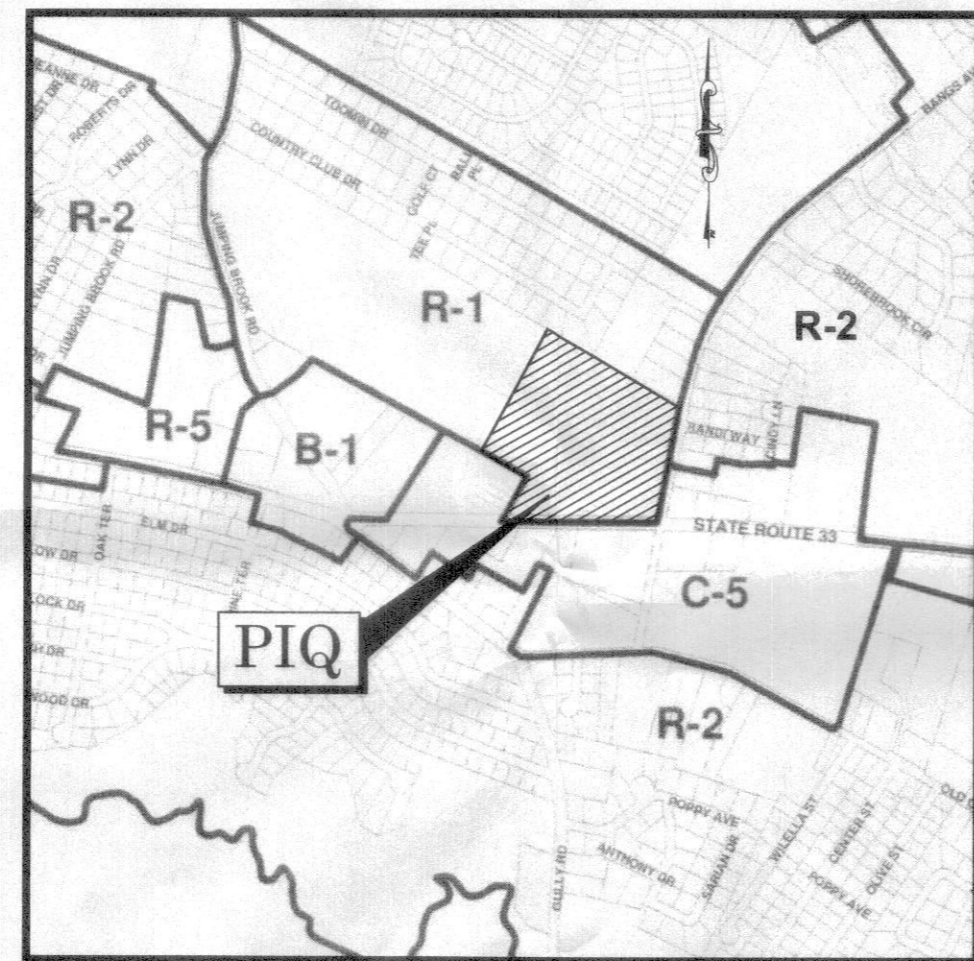
FOR HOLY INNOCENTS CHURCH OF LOT 2 BLOCK 3101 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NJ



KEY MAP
SCALE: 1"=400'±



TAX MAP
SCALE: 1"=150'±



ZONING MAP
SCALE: 1"=200'±

ZONING TABLE			
R-1: RESIDENTIAL ZONE DISTRICT			
MIN. & MAX. REQUIRED	REQUIRED	EXISTING	PROVIDED
MIN. LOT AREA	12,500 S.F.	701,610± S.F.	701,610± S.F.
MIN. LOT WIDTH	100 FT.	816.6 FT.	816.6 FT.
MIN. LOT FRONTAGE	100 FT.	619.67 FT.	619.67 FT.
MIN. LOT DEPTH	125 FT.	906 FT.	906 FT.
FRONT YARD SETBACK	35 FT.	89.9 FT.	89.9 FT.
REAR YARD SETBACK	35 FT.	109.2 FT.	109.2 FT.
SIDE YARD SETBACK	10 FT.	108.8 FT.	108.8 FT.
MAXIMUM BUILDING HEIGHT	35 FT. 2.5 STORIES	EXISTING	EXISTING
MAXIMUM BUILDING COVERAGE	25 %	6.4 % (45,128 S.F.)	6.4 % (45,128 S.F.)
MAXIMUM LOT COVERAGE	35 %	11.2 % (78,306 S.F.)	11.2 % (78,306 S.F.)
PARKING RECTORY	2 BR x 1.8=3.6 sp.		
SPIRITUAL CENTER	20 Max.Occupants=20.0 sp.		
PLACE OF WORSHIP	638 x 1/4 Seats=159.5 sp.		
SCHOOL	1 Classroom x 18=18 sp.		
	Total Required Spaces= 202	274 SPACES	274 SPACES

SHEET INDEX			
SHEET NO.	SHEET TITLE	ORIG. ISSUE DATE	LATEST REV. DATE
1	COVER SHEET	7/15/20	8/14/20
2	EXISTING CONDITIONS PLAN	7/15/20	8/14/20
3	USE VARIANCE PLAN	7/15/20	8/14/20

MONMOUTH COUNTY ZONING BOARD APPROVAL TO BE AFFIXED

CERTIFICATION:
APPROVED BY THE ZONING BOARD OF OCEAN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

MUNICIPAL ENGINEER _____ DATE _____

200' ADJOINING OWNERS

Block/Lot	Qualified	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lot
3001 1		3502 W BANGS AVE	MOLE HILL IND. LLC	3502 WEST BANGS AVENUE	NEPTUNE, NJ 07750	
3101 1		JUMPING BROOK RD	DIOCESE OF TRENTON	701 LAWRENCEVILLE RD	BRENTON, NJ 08629	
3101 2		3455 W BANGS AVE	HOLY INNOCENTS CHURCH	3455 W BANGS AVE	NEPTUNE, NJ 07753	
3101 3		3525 HIGHWAY 33	LIPSCHITZ, JACOB & MIRIAM D	1303 ALLEN AVE	OCEAN, NJ 07712	
3101 3		3520 HIGHWAY 33	PAT MAGGIO PLAZA LLC	3520 HIGHWAY 33	NEPTUNE TWP, NJ 07753	
3101 4		3514 HIGHWAY 33	HIGHWAY 33 COURT, LLC/THE ALPERT GRP	ONE PARKER PLAZA	FORT LEE, NJ 07024	
3101 5		3512 HIGHWAY 33	HIGHWAY 33 COURT, LLC/THE ALPERT GRP	ONE PARKER PLAZA	FORT LEE, NJ 07024	
3101 6		142 SCHINDLER COURT	WELLS BROOK LLC	50 EAST MOUNT PLEASANT AV	LIVINGSTON, NJ 07039	
3201 40		3441 W BANGS AVE	ZUKAS, NERJUS	2075 DUNBECK ROAD	BRICK, NJ 08724	
3201 43		3447 W BANGS AVE	BROOKS, RUBY VANN	3447 WEST BANGS AVE	NEPTUNE, NJ 07753	
3201 44		3449 W BANGS AVE	DISTASIO, JOEBE R	3449 W BANGS AVENUE	NEPTUNE, NJ 07753	
3201 50		34 COUNTRY CLUB DR	BADGER, ROBERT M. & SIBBLEY	34 COUNTRY CLUB DRIVE	NEPTUNE, NJ 07753	
3201 51		36 COUNTRY CLUB DR	CRAGG, THEODORE T. & ANNIE P.	36 COUNTRY CLUB DRIVE	NEPTUNE, NJ 07753	
3201 52		38 COUNTRY CLUB DR	MCHEE, MICHAEL J. & KRISTINA	38 COUNTRY CLUB DR	NEPTUNE TWP, NJ 07753	
3201 53		40 COUNTRY CLUB DR	LAKLAN, JAGDISH	556 MONMOUTH PLACE	LONG BRANCH, NJ 07740	
3201 54		42 COUNTRY CLUB DR	DICEGLANCO, SANTO W & COFONE, GEMMA	42 COUNTRY CLUB DRIVE	NEPTUNE, NJ 07753	
3201 55		44 COUNTRY CLUB DR	WILLIAMS, PHILLES L.	44 COUNTRY CLUB DRIVE	NEPTUNE, NJ 07753	
3206 11		39 COUNTRY CLUB DR	CARON, STEPHEN C JR & KRISTA	39 COUNTRY CLUB DR	NEPTUNE, NJ 07753	
3206 12		37 COUNTRY CLUB DR	SKWIGHARDT, PAUL JOHN JR	37 COUNTRY CLUB DR	NEPTUNE, NJ 07753	
3301 9		3425 HIGHWAY 33	ALLEYMAN, LLC	3425 HIGHWAY 33	NEPTUNE, NJ 07753	
3301 10		3458 W BANGS AVE	COYNE, GERALD T	3458 WEST BANGS AVENUE	NEPTUNE, NJ 07753	
3301 11		3455 W BANGS AVE	NEPTUNE INTERNAL MEDICINE	3455 W BANGS AVENUE	NEPTUNE, NJ 07753	
3301 12		3454 W BANGS AVE	3455 NEPTUNE ASSOC, LLC	788 SIBBESBURY AVE-BLDG 1	TINTON FALLS, NJ 07724	
3301 13		3452 W BANGS AVE	MORAN, MELESSA L	3452 W BANGS AVE	NEPTUNE, NJ 07753	
3301 14		4 RANDY WAY	POLK, ROBERT & DALENE	4 RANDY WAY	NEPTUNE, NJ 07753	
3301 24		3 RANDY WAY	MERTZ, BERTHOE	292 FOND ROAD	BREEHOLD, NJ 07729	
3301 25		1 RANDY WAY	VIRTGAYM, DANIEL & KELLY	1 RANDY WAY	NEPTUNE, NJ 07753	
3301 26		3448 W BANGS AVE	FRITZ, ALBERT A & LISA A	3448 W BANGS AVE	NEPTUNE, NJ 07753	
3301 27		3446 W BANGS AVE	BURNS, THOMAS J. & PATRICIA A	3446 W BANGS AVENUE	NEPTUNE, NJ 07753	

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, N.J. 08043

Verizon
Legal Department 17th Floor
C/o 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
1501 18th Avenue
Wall Twp, N.J. 07719

GENERAL NOTES:

OWNER/APPLICANT- HOLY INNOCENTS CHURCH
3455 W. BANGS AVENUE
NEPTUNE, NJ 07753

- THE PROPERTY IS KNOWN AS LOT 2, BLOCK 3101 AS SHOWN ON THE OFFICIAL TAX MAP SHEET 31 OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY.
- OUTBOUND AND EXISTING CONDITIONS INFORMATION DEPICTED HEREON BASED ON BOUNDARY SURVEY, PREPARED BY WJM ENGINEERING, DATED 7/6/20.
- EXISTING USE: CHURCH, SCHOOL, CONVENT & SPIRITUAL CENTER
- PROPOSED USE: CHURCH, SCHOOL, CONVENT & SPIRITUAL CENTER
- THE SITE WILL BE SERVED BY THE CURRENT WATER AND SEWER SYSTEM.
- DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
- THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THESE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION."
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION, AND NOTIFY NJ ONECALL AS REQUIRED BY LAW. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS. EX. UTILITY CONNECTIONS WILL BE UTILIZED, IF POSSIBLE.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - N.J. DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
 - CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - CURRENT, PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
- CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON AND/OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION WOULD OR COULD RENDER THE DESIGN SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- CONTRACTOR SHALL COORDINATE ANY UTILITY RELOCATIONS, IF REQUIRED.
- THIS PLAN IS SUBJECT TO ALL LOCAL AND STATE REGULATORY PERMITS, AGENCY REVIEW AND APPROVAL.
- IT IS THE INTENT OF THESE PLANS TO PROVIDE THE FOLLOWING GRADING CRITERIA:
 - 3:1 MAX.
 - 2% MIN. GRASS, 1% PAVEMENT
 - 5% MAX. WITHIN 10' OF PROPOSED BUILDINGS
- THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON).
- ALL SITE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE TOWNSHIP OF NEPTUNE CONSTRUCTION STANDARDS, WHERE APPLICABLE.
- REFUSE AND RECYCLING WILL BE REMOVED BY THE TOWNSHIP.

USE VARIANCE PLAN

FOR HOLY INNOCENTS CHURCH OF LOT 2 BLOCK 3101 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NJ

JOB NUMBER 20151

WH ENGINEERING

CERT. OF AUTH. NO. 24GA28117300

257 MONMOUTH ROAD, BLDG. A, SUITE 7, OAKHURST, NJ 07755
PHONE - 732-223-1313

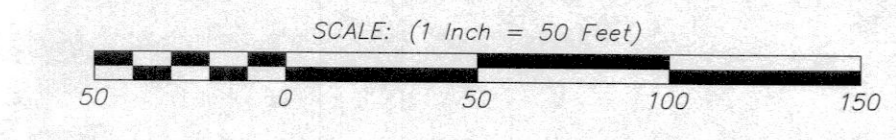
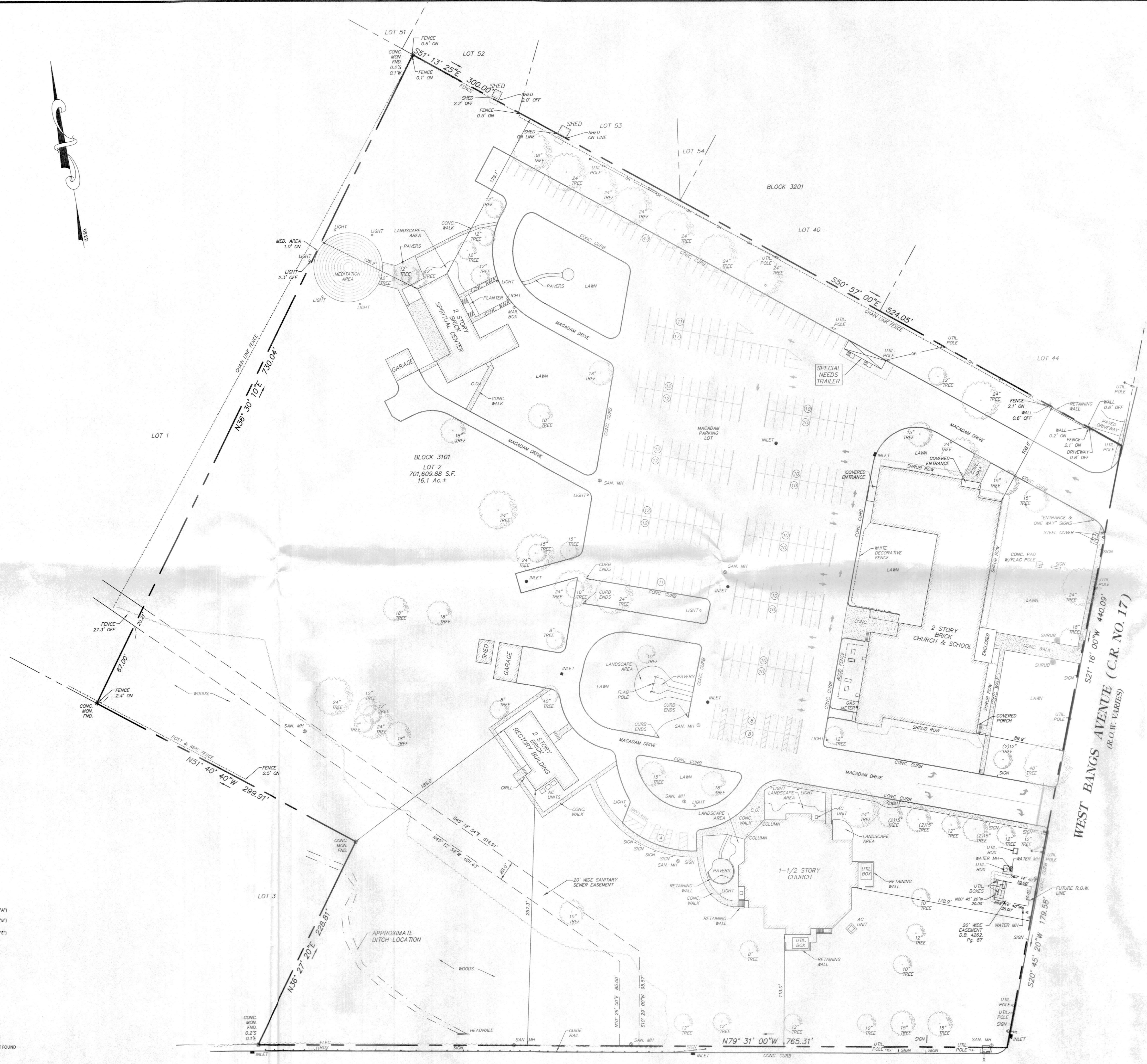
WALTER JOSEPH HOPKIN
N.J. PROFESSIONAL ENGINEER, LIC. No. 40673

Walter Joseph Hopkin

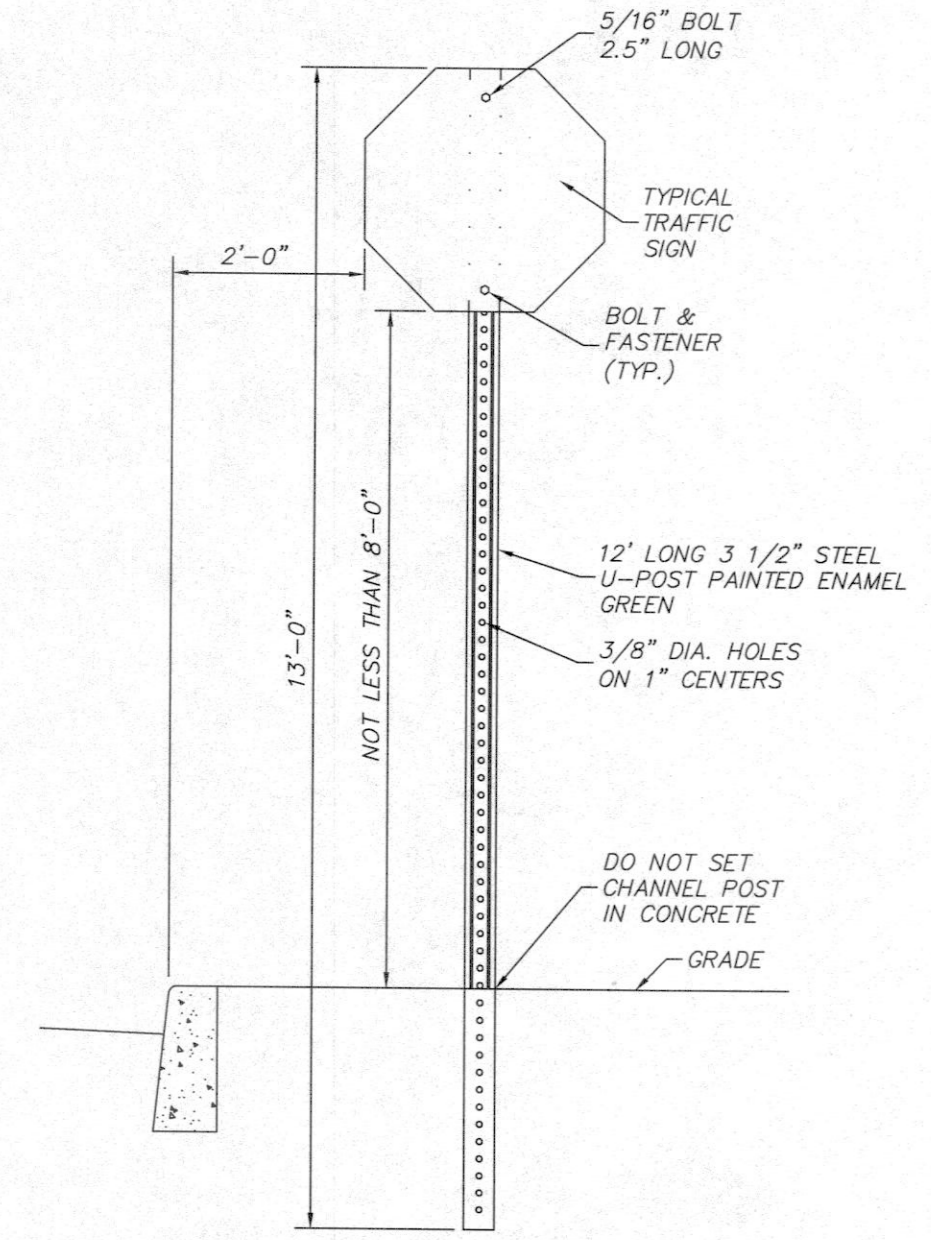
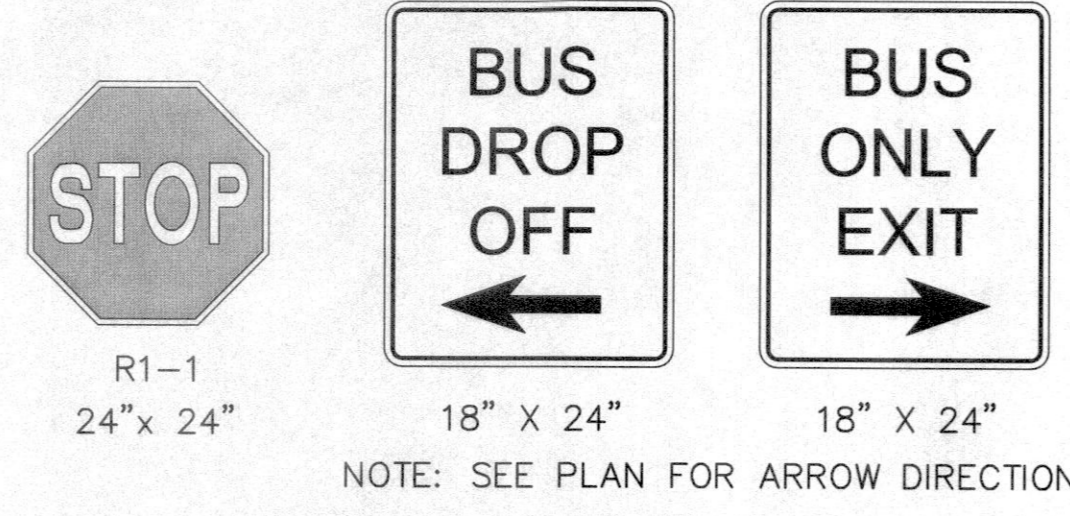


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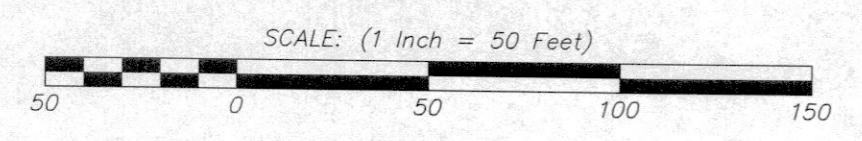
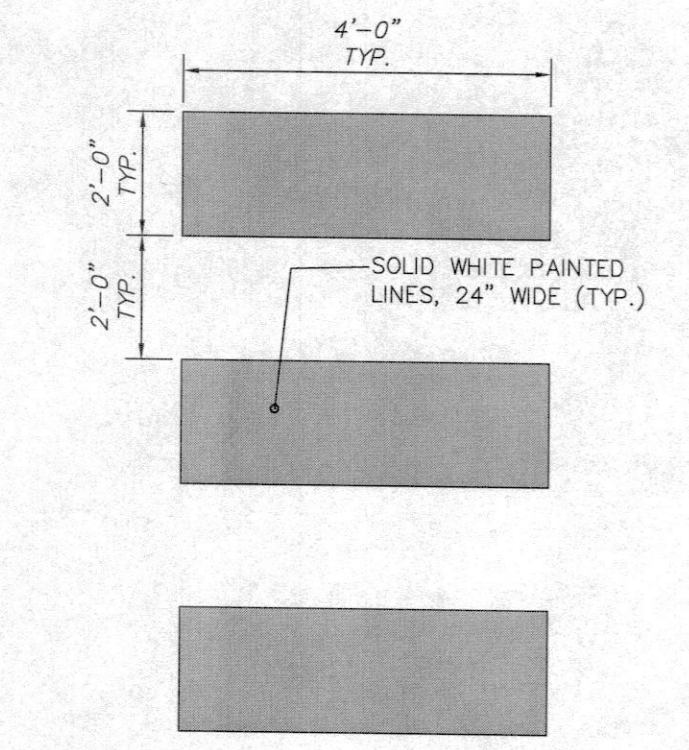
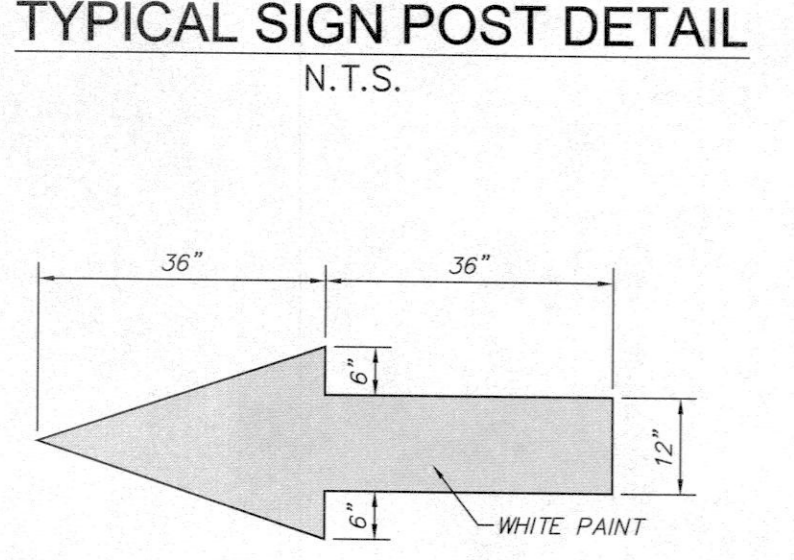
- LEGEND**
- GAS VALVE
 - WATER VALVE
 - WATER METER
 - UTILITY MANHOLE
 - DRAINAGE MANHOLE
 - ELECTRICAL MANHOLE
 - SANITARY MANHOLE
 - TELEPHONE MANHOLE
 - TRAFFIC SIGN
 - TRAFFIC SIGN (2 POST)
 - STREET SIGN
 - LIGHT POST
 - UTILITY POLE
 - FIRE HYDRANT
 - DRAINAGE INLET (TYPE "A")
 - DRAINAGE INLET (TYPE "B")
 - DRAINAGE INLET (TYPE "C")
 - DRAINAGE LINE
 - ELECTRIC LINE
 - GAS LINE
 - SANITARY SEWER LINE
 - TELEPHONE LINE
 - WATER LINE
 - OVERHEAD WIRES
 - MONITORING WELL
 - IRON PIPE FOUND
 - CAPPED REBAR FOUND
 - CONCRETE MONUMENT FOUND
 - SURVEY
 - FILE MAP
 - GAS METER
 - D.C. DEPRESSED CURB
 - FLUSH CURB



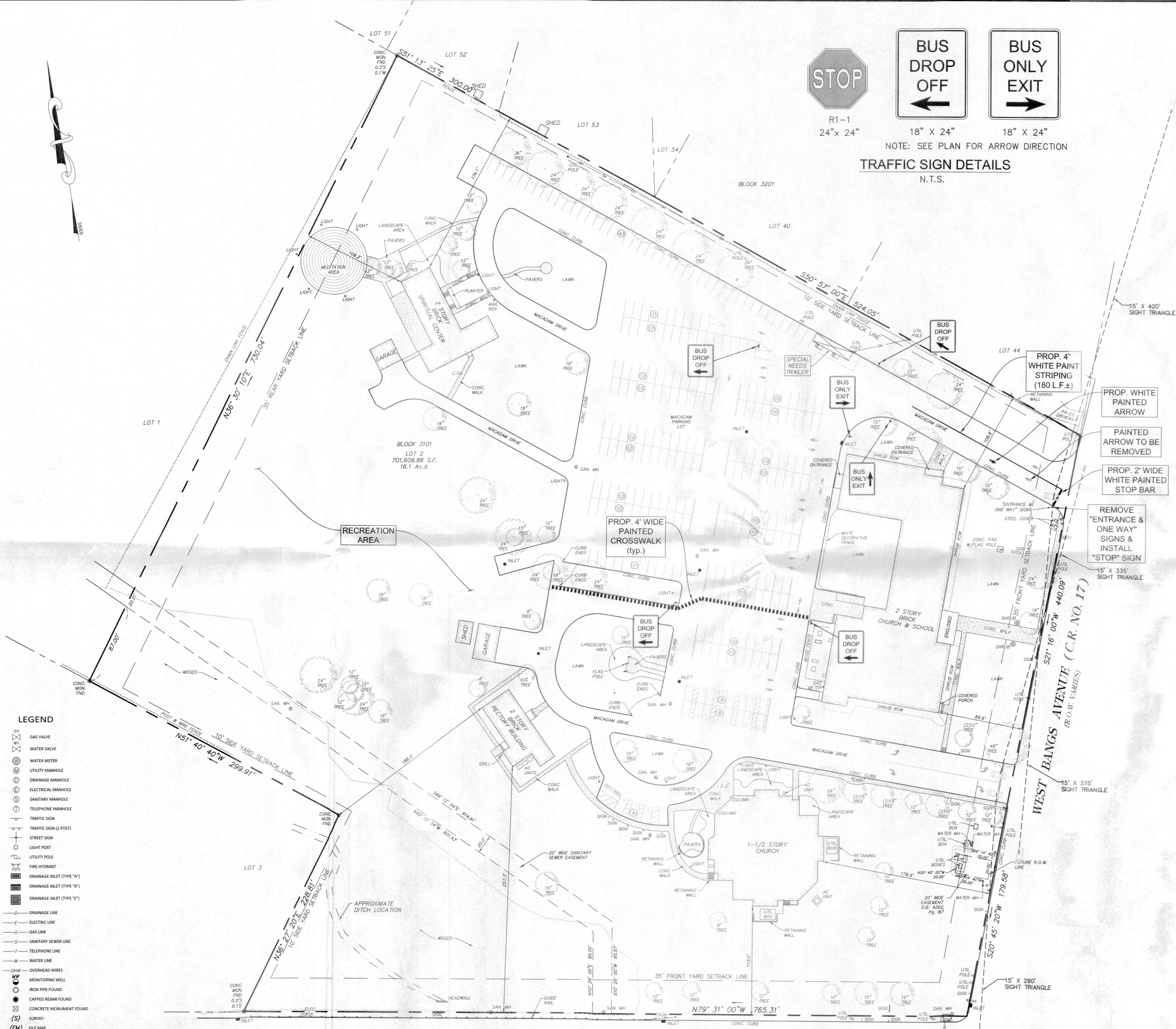
8/14/20	REVISED TO ADD SIGHT TRIANGLES	KMB
NO.	DESCRIPTION	DRAWN BY
USE VARIANCE PLAN		
OF		
LOT 2 BLOCK 3101		
TOWNSHIP OF NEPTUNE	MONMOUTH COUNTY	NEW JERSEY
WH ENGINEERS	CERT. OF AUTH. NO. 24GA28117300	EXISTING CONDITIONS PLAN
	257 MONMOUTH ROAD, BLDG. A, STE. 7 QUAKERTOWN, NJ 07775 PHONE: 732-223-1313	
WALTER JOSEPH HOPKIN		
N.J. PROFESSIONAL ENGINEER, LIC. NO. 40673		
SCALE: 1" = 50'	DRAWN BY: JLL	DATE: 7/15/20
	JOB No.: 20151	SHEET No.: 2 OF 3



- NOTES:
1. ALL REGULATORY & WARNING SIGNS SHALL BE HIGH INTENSITY REFLECTIVE SHEETING.
 2. ALL OTHER SIGNS SHALL BE ENGINEER GRADE SHEETING.
 3. ALL SIGNS AFFECTING COUNTY ROAD TRAFFIC SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
 4. SIGN POSTS SHALL BE 3LBS./FT.



- LEGEND**
- GAS VALVE
 - WATER VALVE
 - WATER METER
 - UTILITY MANHOLE
 - DRAINAGE MANHOLE
 - ELECTRICAL MANHOLE
 - SANITARY MANHOLE
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 - TELEPHONE LINE
 - WATER LINE
 - OVERHEAD WIRES
 - MONITORING WELL
 - IRON PIPE FOUND
 - CAPPED REBAR FOUND
 - CONCRETE MONUMENT FOUND
 - (S) SURVEY
 - (FM) FILE MAP
 - GAS METER
 - D.C. DEPRESSIONED CURB
 - F.C. FLUSH CURB



NO.	DATE	DESCRIPTION	DRAWN BY
1	8/14/20	REVISED TO ADD SIGHT TRIANGLES	KMB

USE VARIANCE PLAN
OF
LOT 2 BLOCK 3101
TOWNSHIP OF NEPTUNE MONMOUTH COUNTY NEW JERSEY

USE VARIANCE PLAN

WALTER JOSEPH HOPKIN
N.J. PROFESSIONAL ENGINEER, LIC. No. 40673

SCALE: 1" = 50' DRAWN BY: JUL DATE: 7/15/20 JOB No.: 20151 SHEET No.: 3 OF 3

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