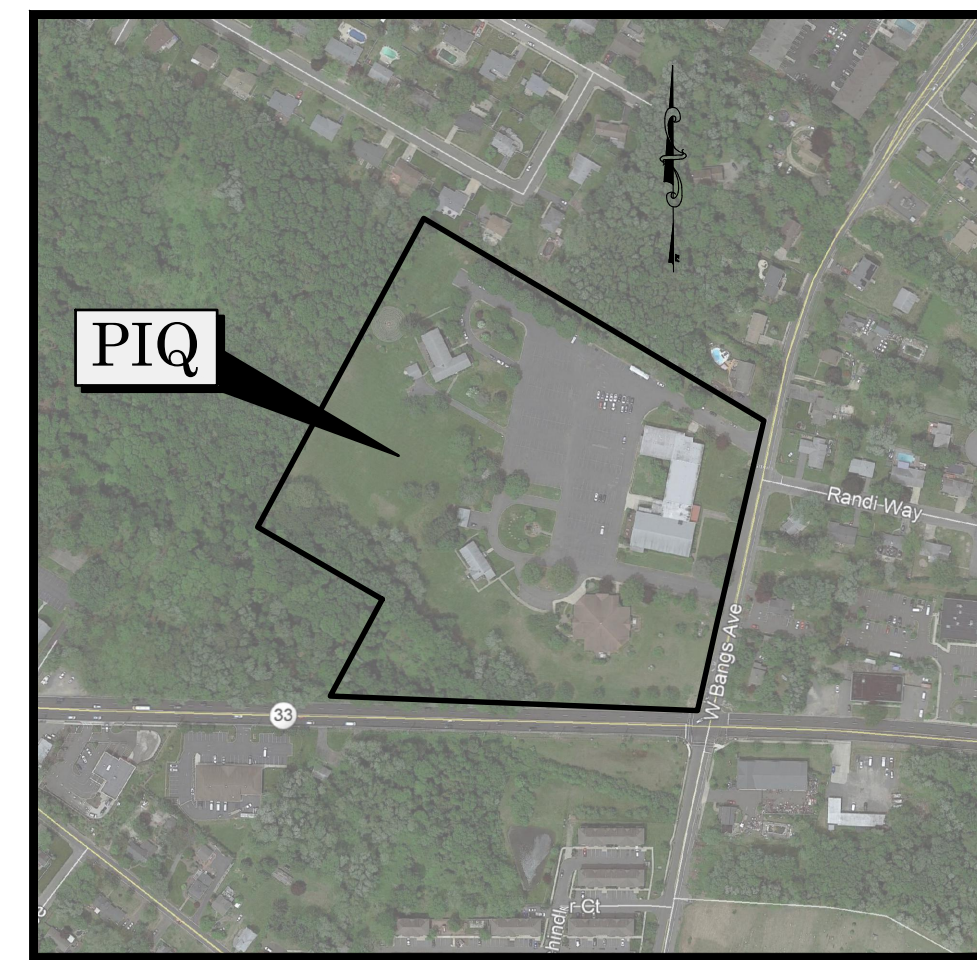
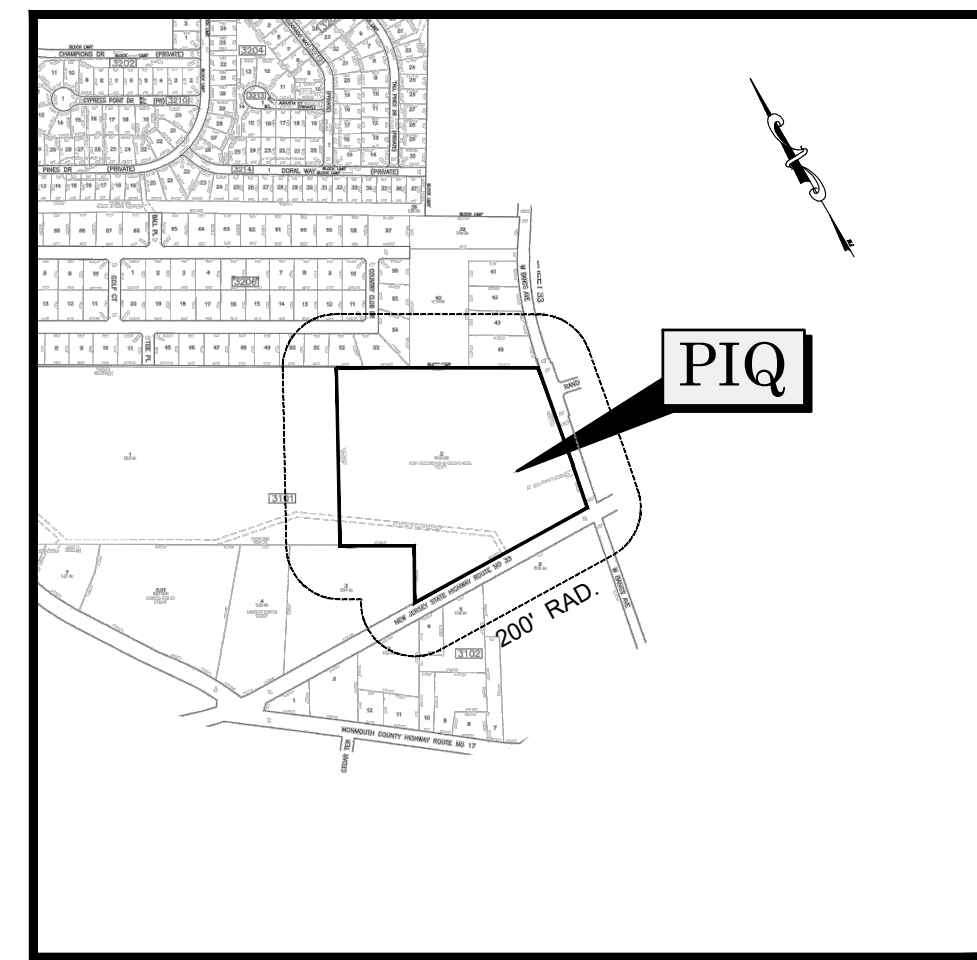


# SITE PLAN & USE VARIANCE PLAN

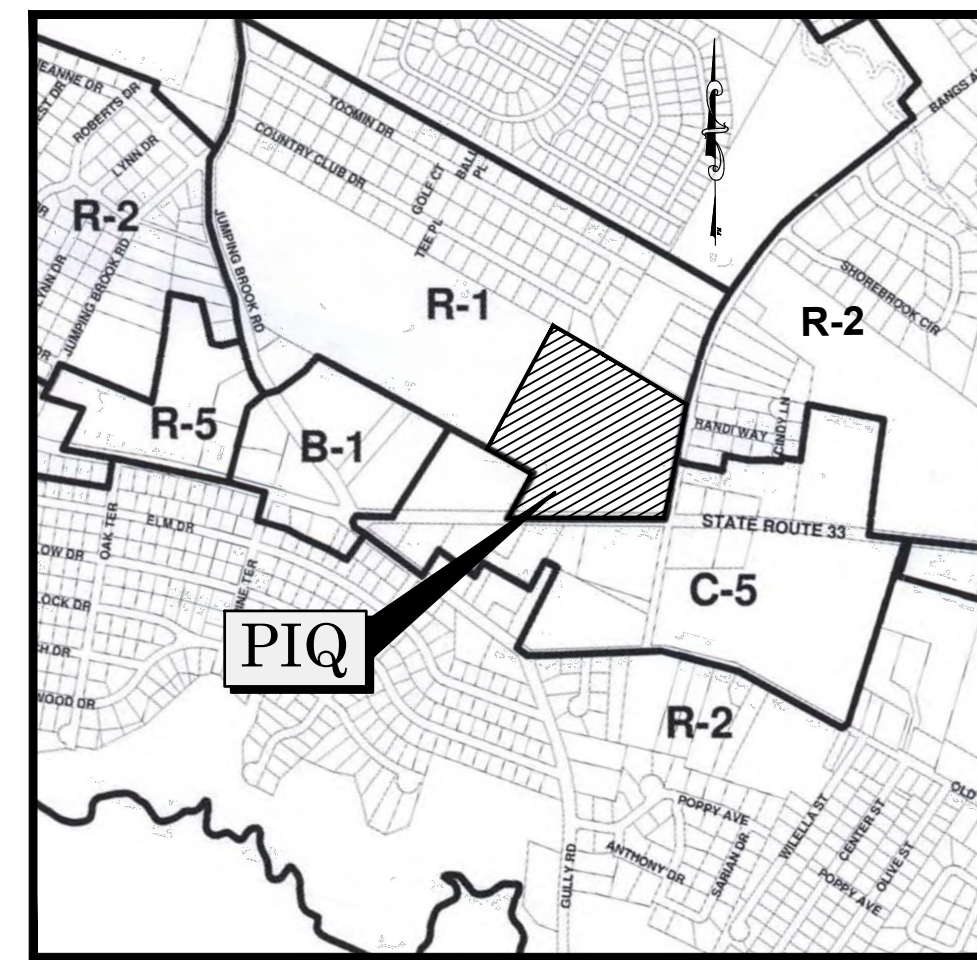
FOR  
COLLEGE ACHIEVE  
OF  
LOT 2 BLOCK 3101  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NJ



**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	2 BR x 1.8=3.6 sp. RECTORY 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. 0.25/ Driving Student 0.25 x 15 = 3.75 sp. Total Required Spaces= 205	272 SPACES	272 SPACES
A.D.A. SPACES	5 CAR 2 VAN	18 CAR 2 VAN	18 CAR 6 VAN

SHEET INDEX			
SHEET NO.	SHEET TITLE	ORIG. ISSUE DATE	LATEST REV. DATE
1	COVER SHEET	7/7/23	-
2	EXISTING CONDITIONS PLAN	7/7/23	-
3	USE VARIANCE / SITE PLAN	7/7/23	-

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

**ATTORNEY:**  
MICHAEL W. HERBERT, ESQ.  
3740 QUAKERBRIDGE ROAD  
SUITE 200  
HAMILTON, NJ 08619  
PH. # 609-620-7809

**200' ADJOINING OWNERS  
(TO BE UPDATED)**

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lots
3101	1		3522 W BANGS AVE	MOLE HILL INN, LLC	3522 WEST BANGS AVENUE	NEPTUNE, NJ 07753	
3101	1		JUMPING BROOK RD	DIOCESE OF TRENTON	701 LAWRENCEVILLE ROAD	TRENTON, NJ 08638	
3101	2		3455 W BANGS AVE	HOLY INNOCENTS CHURCH	3455 W BANGS AVE	NEPTUNE, NJ 07753	
3101	3		3523 HIGHWAY 33	LIPSCHITZ, JACOB & MIRIAM D	1503 ALLEN AVE	OCEAN, NJ 07712	
3102	3		3520 HIGHWAY 33	PAT MAGGIO PLAZA LLC	3520 HIGHWAY 33	NEPTUNE TWP, NJ 07753	
3102	4		3514 HIGHWAY 33	HIGHWAY 33 COURT, LLC THE ALPERT GRO	ONE PARKER PLAZA	FORT LEE, NJ 07024	
3102	5		3512 HIGHWAY 33	HIGHWAY 33 COURT, LLC THE ALPERT GRO	ONE PARKER PLAZA	FORT LEE, NJ 07024	
3102	6		1432 SCHOENLEIN COURT	WELLS BROOK LLC	50 EAST MOUNT PLEASANT AV	LIVINGSTON, NJ 07039	
3201	40		3441 W BANGS AVE	ZUKAS, NERJUS	2275 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, JOE E R	3449 W BANGS AVENUE	NEPTUNE, NJ 07753	
3201	50		34 COUNTRY CLUB DR	BADGER, ROBERT M & SHIRLEY	34 COUNTRY CLUB DRIVE	NEPTUNE, NJ 07753	
3201	51		36 COUNTRY CLUB DR	CRAIG, THEODORE T & ANNIE F	36 COUNTRY CLUB DRIVE	NEPTUNE, NJ 07753	
3201	52		38 COUNTRY CLUB DR	MCCOY, MICHAEL J & KRISTEN R	38 COUNTRY CLUB DR	NEPTUNE TWP, NJ 07753	
3201	53		40 COUNTRY CLUB DR	LAKHANI, JAGDISH	556 MONMOUTH PLACE	LONG BRANCH, NJ 07740	
3201	54		42 COUNTRY CLUB DR	DICERLANDO, SANTO & COFONE, GEMMA	42 COUNTRY CLUB DRIVE	NEPTUNE, NJ 07753	
3201	55		44 COUNTRY CLUB DR	WILLIAMS, PHYLLIS L	44 COUNTRY CLUB DRIVE	NEPTUNE, NJ 07753	
3206	11		39 COUNTRY CLUB DR	CARTON, STEPHEN C JR & KRISTA	39 COUNTRY CLUB DR	NEPTUNE, NJ 07753	
3206	12		37 COUNTRY CLUB DR	SCHWEIGHARDE, PAUL JOHN JR	37 COUNTRY CLUB DR	NEPTUNE, NJ 07753	
3301	9		3425 HIGHWAY 33	ALLIE JEAN 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		3456 W BANGS AVE	NEPTUNE INTERNAL MEDICINE	3456 W BANGS AVENUE	NEPTUNE, NJ 07753	
3301	12		3434 W BANGS AVE	345 NEPTUNE ASSOC, LLC	788 SHREWSBURY AVE-BLDG 1	TINTON FALLS, NJ 07724	
3301	13		3452 W BANGS AVE	MORAN, MELISSA L	3452 W BANGS AVE	NEPTUNE, NJ 07753	
3301	14		4 RANDE WAY	POLK, ROBERT & DARLENE	4 RANDE WAY	NEPTUNE, NJ 07753	
3301	24		3 RANDE WAY	MERTZ, BERTRICE	292 POND ROAD	FREEHOLD, NJ 07728	
3301	25		1 RANDE WAY	VERIGAY, DANIEL & KELLY	1 RANDE 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 I & 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 17<sup>th</sup> 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 - HOLY INNOCENTS CHURCH  
3455 W. BANGS AVENUE  
NEPTUNE, NJ 07753
- APPLICANT - COLLEGE ACHIEVE  
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 NJ ENGINEERING, DATED 7/5/23.
- 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 THEREON.
- 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 1926.321(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.

# SITE PLAN & USE VARIANCE PLAN

FOR  
COLLEGE ACHIEVE  
OF  
LOT 2 BLOCK 3101  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NJ

JOB NUMBER 20151A



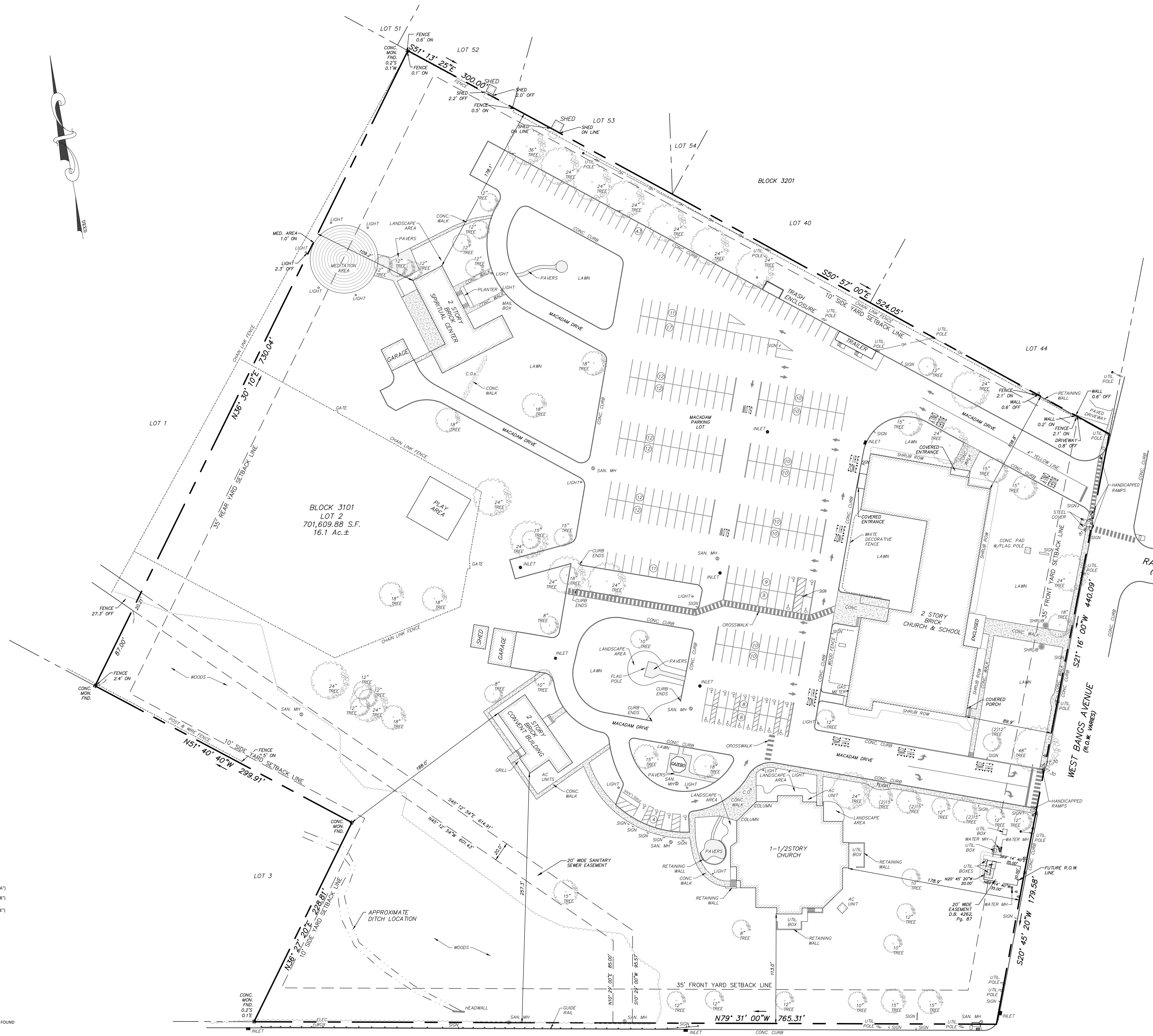
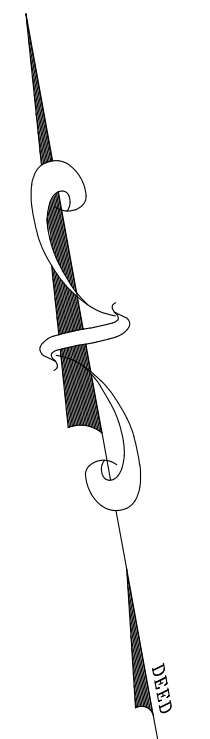
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257 MONMOUTH ROAD, BLDG. A, SUITE 7, OAKHURST, NJ 07755  
PHONE - 732-223-1313

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

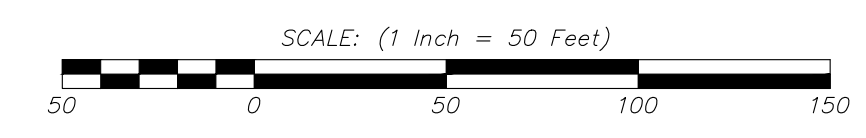
*Walter Joseph Hopkin*

CERTIFICATION: APPROVED BY THE ZONING BOARD OF TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY	
BOARD CHAIRMAN	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE



BLOCK 3101  
LOT 2  
701,609.88 S.F.  
16.1 Ac.±

NEW JERSEY STATE HWY. ROUTE NO. 33  
(66' R.O.W.)



**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
- (S) SURVEY
- (FM) FILE MAP
- ⊕ GAS METER
- D.C. DEPRESSED CURB
- F.C. FLUSH CURB

NO.	DATE	DESCRIPTION	DRAWN BY

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

**WH**  
ENGINEERING

CERT. OF AUTH. NO. 24GA28117300  
257 MONMOUTH ROAD,  
BLDG. A, STE. 7  
OAKHURST, NJ 07795  
PHONE: 732-223-1313  
WWW.WHENGINEERING.COM

**EXISTING CONDITIONS PLAN**

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

SCALE: 1" = 50'

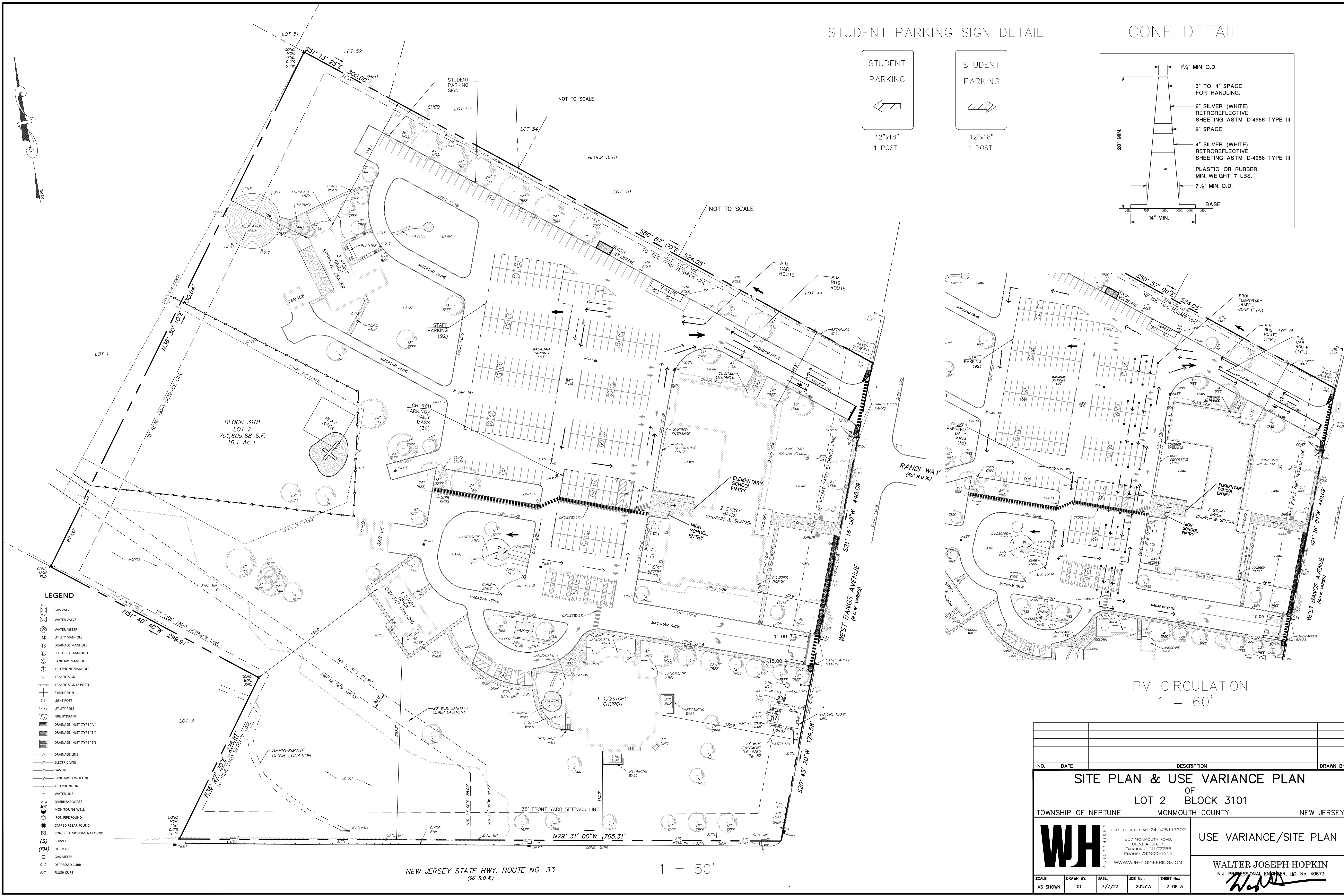
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DATE: 7/7/23

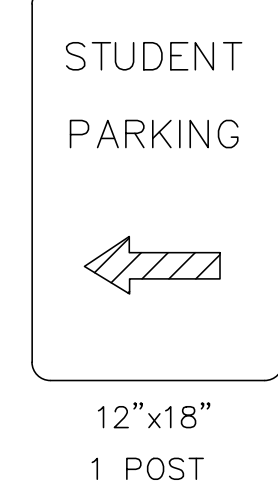
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SHEET No.: 2 OF 3

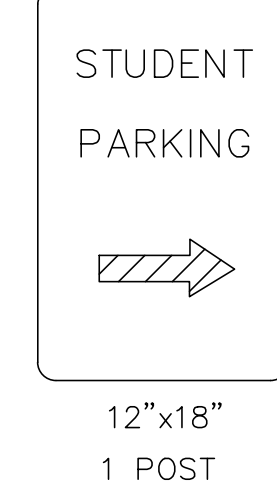
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STUDENT PARKING SIGN DETAIL

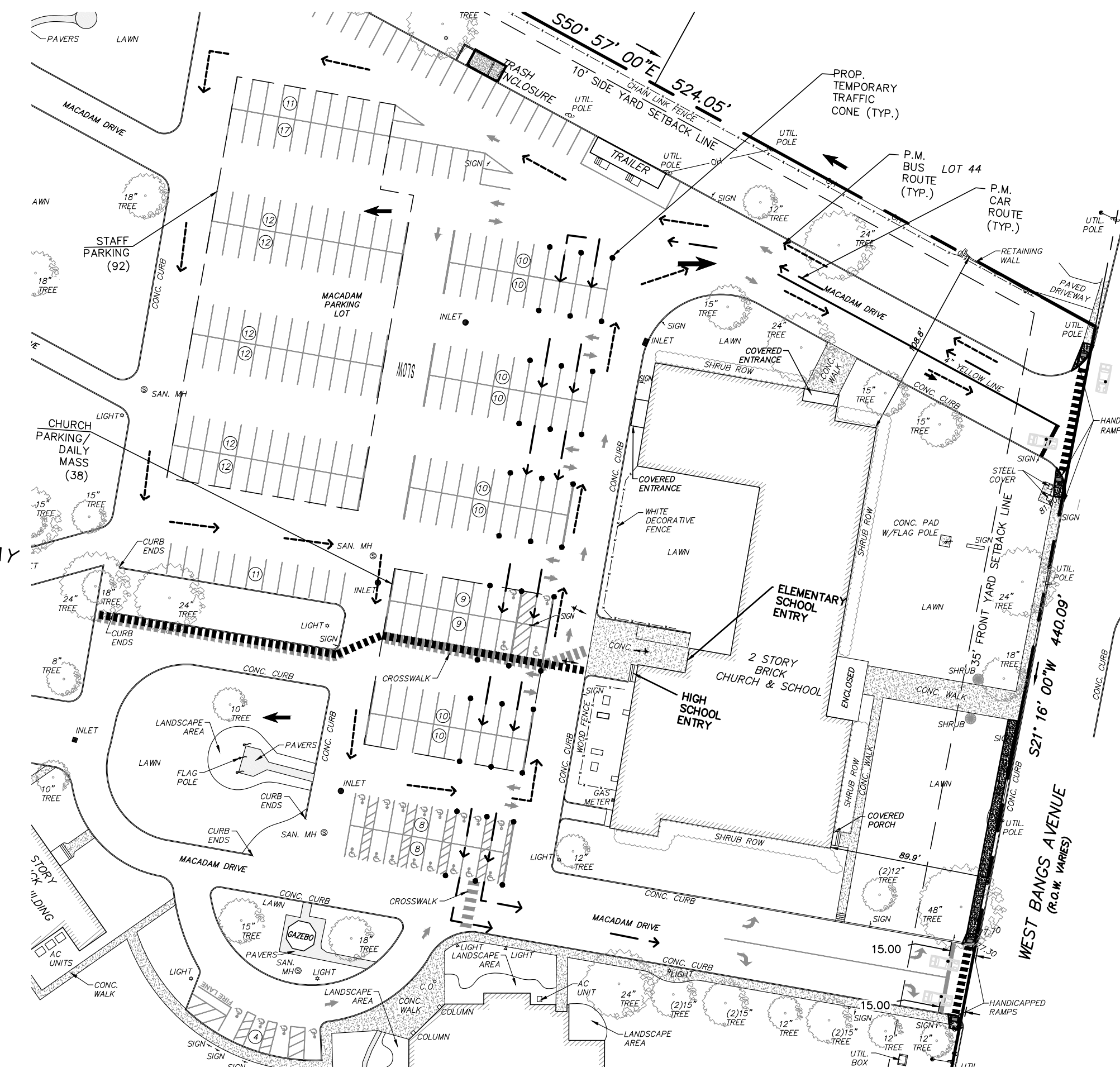
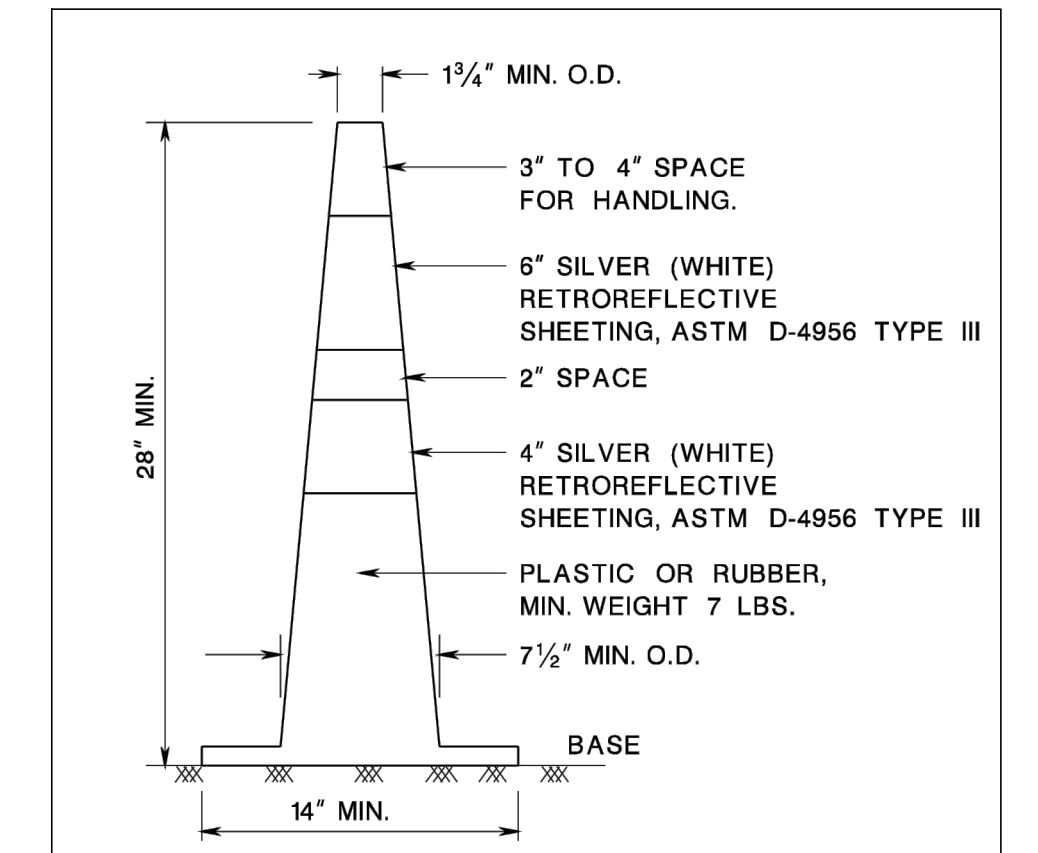


12"x18"  
1 POST



12"x18"  
1 POST

CONE DETAIL



PM CIRCULATION  
1 = 60'

NO.	DATE	DESCRIPTION	DRAWN BY
<b>SITE PLAN &amp; USE VARIANCE PLAN</b> OF <b>LOT 2 BLOCK 3101</b> TOWNSHIP OF NEPTUNE MONMOUTH COUNTY NEW JERSEY			
		<b>USE VARIANCE/SITE PLAN</b>	
WALTER JOSEPH HOPKIN N.J. PROFESSIONAL ENGINEER, LIC. NO. 40673			
SCALE:	DRAWN BY:	DATE:	JOB No.:
AS SHOWN	DD	7/7/23	20151A
			SHEET No.:
			3 OF 3

NEW JERSEY STATE HWY. ROUTE NO. 33  
(66' R.O.W.)

1 = 50'

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