

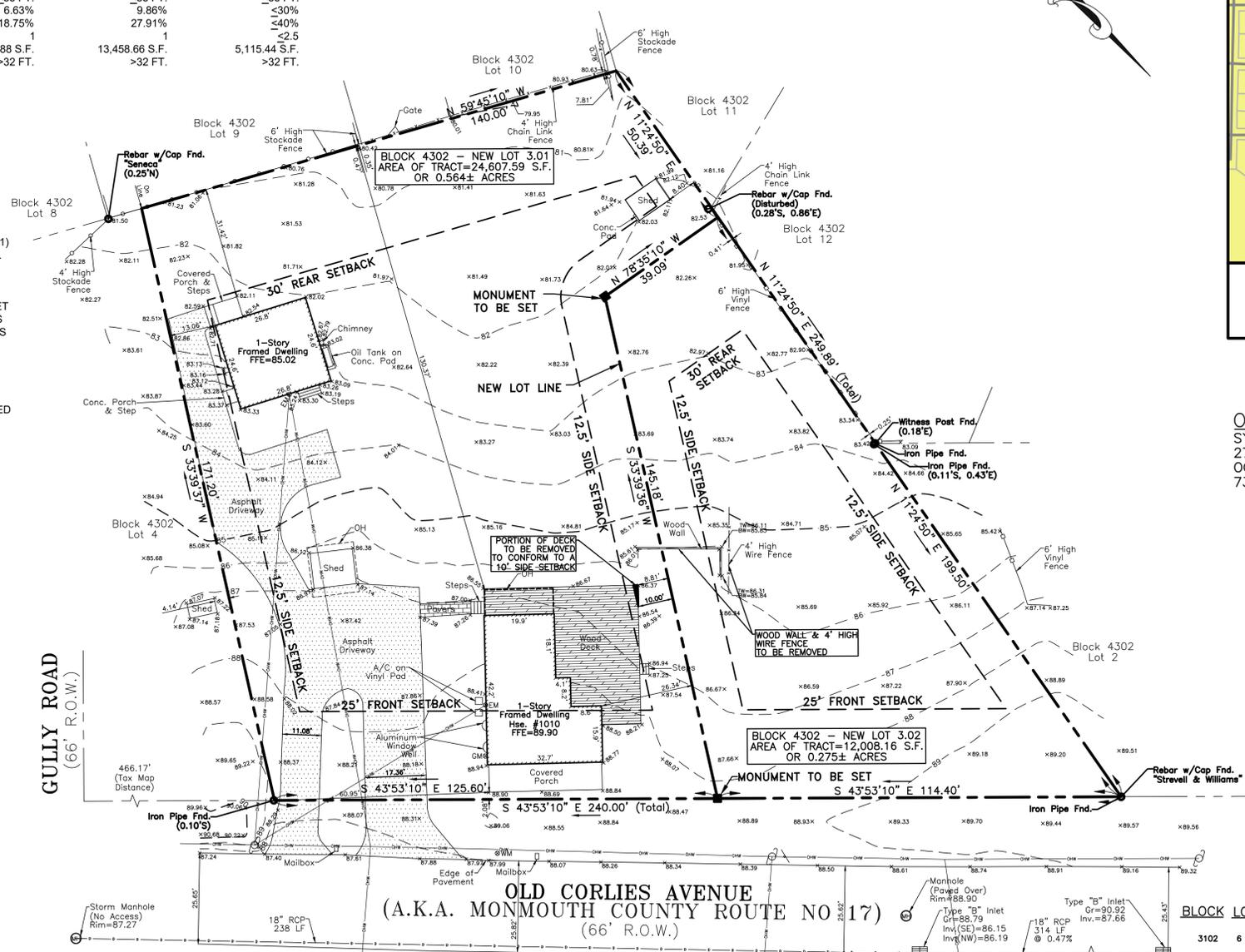
ZONE REQUIREMENTS - LOW DENSITY RESIDENTIAL DISTRICT (R-2)

PRINCIPAL BUILDING	REQUIRED	EXISTING (LOT 3)	NEW (LOT 3.01)	NEW (LOT 3.02)
MIN. LOT AREA	10,000 S.F.	36,615.75 S.F.	24,607.59 S.F.	12,008.18 S.F.
MIN. FRONT YARD SETBACK	25 FT.	2.08 FT.*	2.08 FT.*	>25 FT.
MIN. SIDE/COMBINED SETBACK	10 FT./25 FT.	13.06 FT./111.36 FT.	13.06 FT./39.40 FT.	≥10FT./≥25 FT.
MIN. REAR YARD SETBACK	30 FT.	31.42 FT.	31.42 FT.	≥30 FT.
MIN. LOT FRONTAGE	100 FT.	240.00 FT.	125.60 FT.	114.40 FT.
MIN. LOT WIDTH	100 FT.	228.21 FT.	125.60 FT.	102.61 FT.
MIN. LOT DEPTH	100 FT.	204.07 FT.	188.40 FT.	169.18 FT.
MAX. BUILDING HEIGHT	35 FT.	≤35 FT.	≤35 FT.	≤35 FT.
MAX. BUILDING COVERAGE	30%	6.63%	9.86%	≤30%
MAX. LOT COVERAGE	40%	18.75%	27.91%	≤40%
MAX. STORIES	2.5	1	1	≤2.5
MIN. IMPROVABLE AREA	2,400 S.F.	22,596.88 S.F.	13,458.66 S.F.	5,115.44 S.F.
MIN. IMPROVABLE DIAMETER	32 FT.	>32 FT.	>32 FT.	>32 FT.

* EXISTING NON-CONFORMITY

VARIANCES REQUIRED:

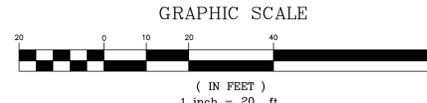
- PER SECTION 412.06.F, NO LOT CONTAINING A DETACHED SINGLE-FAMILY DWELLING SHALL CONTAIN MORE THAN ONE (1) PRINCIPAL DRIVEWAY, WHEREAS, TWO (2) DRIVEWAYS SHALL REMAIN FOR PROPOSED LOT 3.01.
- PER SECTION 505.A.2.(B), DRIVEWAYS FOR SINGLE-FAMILY DWELLINGS SHALL BE SET BACK A MINIMUM OF THREE (3) FEET FROM SIDE LOT LINES, WHEREAS, ONE (1) OF THE DRIVEWAYS ALONG THE EASTERLY PORTION OF PROPOSED LOT 3.01 RUNS DIRECTLY ALONG THE SHARED PROPERTY LINE WITH NO SETBACK.
- PER SECTION 505.A.4, THE MAXIMUM PERMITTED DRIVEWAY WIDTH FOR A SINGLE & TWO-FAMILY DWELLINGS IS 18 FEET, WHEREAS, THE EXISTING DRIVEWAY TO REMAIN ON PROPOSED LOT 3.01 IS GREATER THAN 18 FEET.



LEGEND

- WV Water Valve
- ⊙ GM Gas Meter
- ⊙ EM Electric Meter
- ⊙ CO Cleanout
- ⊙ Hydrant
- ⊙ Light Pole
- ⊙ Traffic Sign
- ⊙ Manhole
- ⊙ Type "B" Inlet
- ⊙ POB Point of Beginning
- ⊙ ROW Right-of-Way
- ⊙ Fnd. Found
- ⊙ Typ. Typical
- ⊙ Conc. Concrete
- ⊙ Hse. House
- ⊙ Ctr. Clear

GULLY ROAD
(66' R.O.W.)

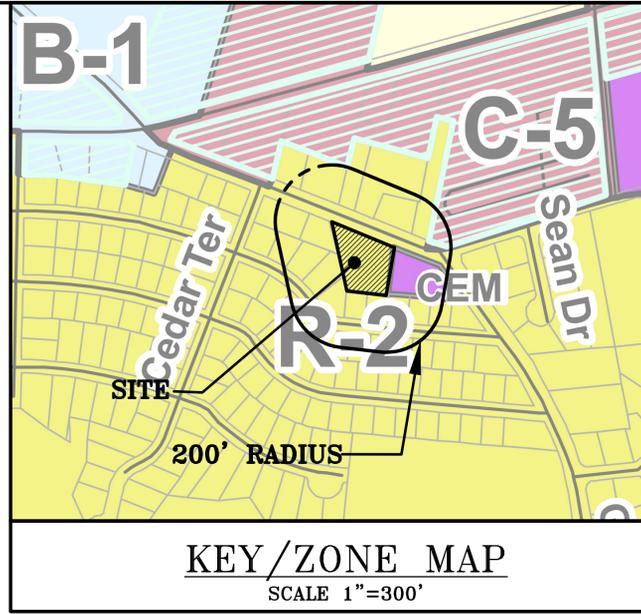


APPROVED AS A MINOR SUBDIVISION BY THE ZONING BOARD OF THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY.

CHAIRMAN _____ DATE _____
SECRETARY _____ 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 APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER (TOWNSHIP OF NEPTUNE) _____ DATE _____
THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES WITH THE APPLICABLE SECTIONS OF TITLE 46 OF THE REVISED STATUTES (N.J.S.A. 46:26A-1 THROUGH N.J.S.A. 46:26B-8 ET SEQ.). THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE _____ DAY OF _____ 2026, WHICH SAID DATE IS 95 DAYS FROM THE SIGNING OF THIS MAP.
SECRETARY OF ZONING BOARD _____ DATE _____



KEY/ZONE MAP
SCALE 1"=300'

OWNER/APPLICANT:
SYED MEHDI
27 COLD INDIAN SPRINGS ROAD
OCEAN, NJ 07712
732-558-8972

PROPERTY OWNERS WITHIN 200' NEPTUNE TOWNSHIP

BLOCK	LOT	NAME & ADDRESS	BLOCK	LOT	NAME & ADDRESS
3102	6	WELLS BROOK, LLC 1-82 SCHINDLER COURT NEPTUNE, NJ 07753	4302	10	GA NUN, BARBARA 15 ELM DR NEPTUNE, NJ 07753
3102	7	DIXON, KATHLEEN 1007 OLD CORLIES AVE NEPTUNE, NJ 07753	4302	11	OLD, GERALD P JR 17 ELM DR NEPTUNE, NJ 07753
3102	8	DAZ, GERSON & LUZ 1009 OLD CORLIES AVE NEPTUNE, NJ 07753	4302	12	MONTGOMERY, JAMES B & ANN MARIE 19 ELM DR NEPTUNE, NJ 07753
3102	9	WALL, ERICH 1011 OLD CORLIES AVE NEPTUNE, NJ 07753	4302	13	FREDA, THOMAS J & CLARE M 21 ELM DR NEPTUNE, NJ 07753
3102	10	1013 OLD CORLIES AVE, LLC 1013 OLD CORLIES AVE NEPTUNE, NJ 07753	4302	14	WOOD, DONALD & TERESA ONIMUS 23 ELM DR NEPTUNE, NJ 07753
3102	11	BOWER, MARCUS J & ZALINGER, MANDI J 1015 OLD CORLIES AVE NEPTUNE, NJ 07753	4302	15	SULLIVAN, JUDITH 25 ELM DR NEPTUNE, NJ 07753
3102	12	PYLE, DONALD & JOYCE 1017 OLD CORLIES AVE NEPTUNE, NJ 07753	4303	2	KIERMAN, SUSAN J 22 ELM DR NEPTUNE, NJ 07753
4302	1	LUDVIGSEN, MURIEL H 1016 OLD CORLIES AVE NEPTUNE, NJ 07753	4303	3	SLATE, STEVEN W 20 ELM DR NEPTUNE, NJ 07753
4302	2	ELDRIDGE, KEVIN E & JENNIFER 1012 OLD CORLIES AVE NEPTUNE, NJ 07753	4303	4	MAHER, TODD & TIFFANY 18 ELM DR NEPTUNE, NJ 07753
4302	3	MEHDI, SYED 1010 OLD CORLIES AVE NEPTUNE, NJ 07753	4303	5	REAL, REYNA 16 ELM DR NEPTUNE, NJ 07753
4302	4	TOWNSHIP OF NEPTUNE 1009 OLD CORLIES AVE NEPTUNE, NJ 07753	4303	6	AHEARN, BRIAN & STALL, MORGAN 14 ELM DR NEPTUNE, NJ 07753
4302	6	LALANAS, JOHN G & SUSAN M 7 ELM DR NEPTUNE, NJ 07753	4303	7	SHERRY, RYAN M & VERHOVEN, CATHERIN 12 ELM DR NEPTUNE, NJ 07753
4302	7	BARTLETT, ANDREW & JAMIE 9 ELM DRIVE NEPTUNE, NJ 07753	4303	8	BERKOWITZ, ROBERT & DIANE 10 ELM DR NEPTUNE, NJ 07753
4302	8	MATTHEWS, DEIRDRE A 11 ELM DR NEPTUNE, NJ 07753	4303	9	ANZVINO, JOSEPH & LISA 9 ELM DR NEPTUNE, NJ 07753
4302	9	CUSACK, SHAWN 13 ELM DR NEPTUNE, NJ 07753			

DESCRIPTION:
BEING KNOWN AS LOT 3 BLOCK 4302 AS SHOWN ON SHEET NUMBER 43 OF THE OFFICIAL TAX MAP OF TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY.

GENERAL NOTES

- EXISTING CONDITIONS TAKE FROM A CERTAIN MAP ENTITLED, "BOUNDARY TOPOGRAPHIC SURVEY, PREPARED FOR BLOCK 4302 - LOT 3, 1010 OLD CORLIES AVENUE, SITUATED IN TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY, LAST DATED MAY 16, 2024" PREPARED BY AMERICAN LAYOUT & LAND SURVEYING, LLC.
- HEARING BASIS IS RELATIVE TO THE SOUTHERLY LINE OF OLD CORLIES AVENUE (A.K.A. MONMOUTH COUNTY HIGHWAY ROUTE #17), BEING SOUTH 43°53'10" EAST, (DEED BOOK 5836 PAGE 798) TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY.
- ELEVATIONS IF ANY ARE BASED ON NAVD83.
- EVIDENCE OF ANY COVENANTS AND/OR DEED RESTRICTIONS HAVE NOT BEEN FOUND OR SUPPLIED.
- THIS PROPERTY IS SUBJECT TO ANY DOCUMENTS OF RECORD.
- PROPERTY SUBJECT TO CHANGES ACCORDING TO THE FACTS A CURRENT TITLE REPORT MAY DISCLOSE.
- OFFSETS SHOWN HEREIN ARE NOT TO BE USED AS A BASIS FOR THE CONSTRUCTION OF FENCES, PERMANENT STRUCTURES, AND/OR HARDSCAPES OF ANY KIND.
- UNDERGROUND IMPROVEMENT AND/OR ENCROACHMENTS IF ANY, ARE NOT SHOWN HEREIN UNLESS INDICATED.
- NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, THE USE OF THE SURVEY FOR AN AFFIDAVIT OF SURVEY, RESALE OF THE PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE ORIGINAL CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
- ONLY COPIES OF THE ORIGINAL OF THE SURVEY MARKED WITH THE SURVEYOR'S SIGNATURE AND THE SURVEYOR'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE AN ORIGINAL.
- FIELD WORK DEPICTED HEREIN WAS PERFORMED ON 04/10/2024. THIS PLAN DOES NOT ATTEST TO ANY FIELD ADDITIONS, SUBTRACTIONS, OR ANY OTHER CHANGE AFTER OUR FIELD WORK HAS BEEN PERFORMED.
- ANY DWELLING CONSTRUCTION ON LOT 3.02 SHALL CONFORM WITH ALL BULK STANDARDS.

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 07/08/2024 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW OR ABOVE GROUND ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREIN ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES. THIS SURVEY IS SUBJECT TO A FULL AND ACCURATE TITLE SEARCH, SUBJECT TO RESTRICTIONS AND EASEMENT RECORD AND/OR UNRECORDED, PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT (N.J.A.C. 17:46-51(d)).

ANTHONY MALTESE, P.E., P.L.S., P.S.M., P.F., C.M.E.
PROFESSIONAL LAND SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
NJ LICENSE No. 42579 - PA LICENSE# SU-679308 - FL LICENSE LS7020
CERTIFICATE OF AUTHORIZATION #24GA281530
CERTIFICATE OF AUTHORIZATION #L88131

AMERICAN LAYOUT
AMERICAN LAYOUT & LAND SURVEYING
922 NJ-33, SUITE 3
FREEHOLD, NJ 07728
TEL: (848) 787-8399

**LAND SURVEYING
CONSTRUCTION SURVEYING**
www.americansurveyors.us

REVISED PER TOWNSHIP ENGINEERING REVIEW LETTER DATED 09/10/2025	01/26/2026	07/16/2024	DATE
REVISED TO INCLUDE 200' OWNERS LIST			
DATE: 07/08/2024	AM	AM	AM
SCALE: 1"=20'	AM	AM	AM
FILE NAME: 4288 Minor Sub.dwg	AM	AM	AM
FILE NUMBER: 4288	AM	AM	AM

MINOR SUBDIVISION PLAN
PREPARED FOR
BLOCK 4302 - LOT 3
1010 OLD CORLIES AVENUE
TAX MAP SHEET #43
SITUATED IN
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY