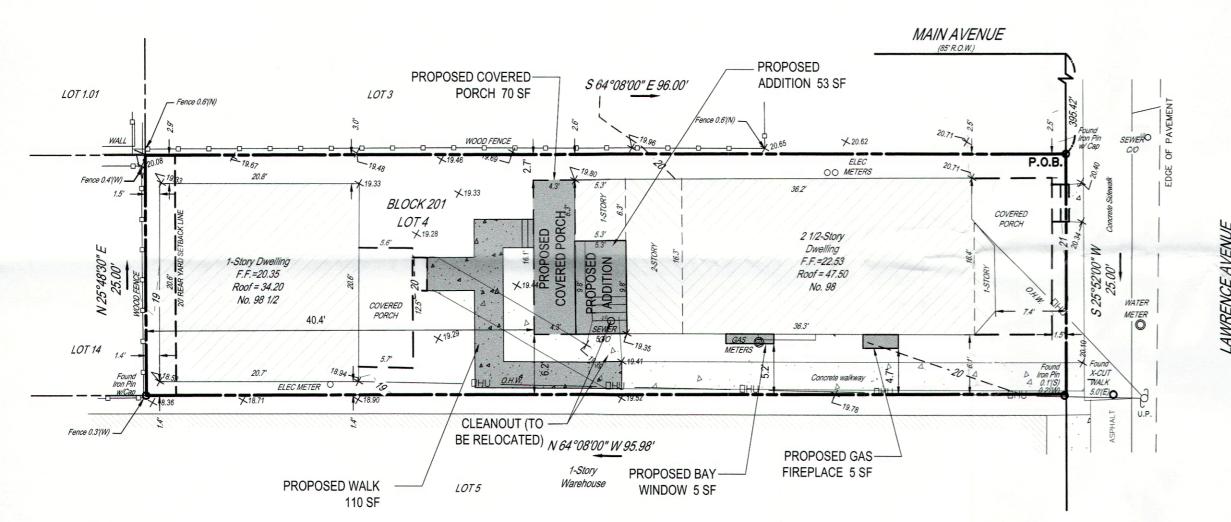


SURVEY & EXISTING CONDITIONS



PROPOSED CONDITIONS

1	NEPTUNE TOWNSHIP ZONING DIS	TRICT "HD-B-1"		
	BULK REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
	MIN LOT AREA	3,600 S.F.	2,400 S.F.(E)	2,400 S.F.(E)
	MAX DENSITY	24.2 DU/AC	36.3 DU/AC(E)	36.3 DU/AC(E)
	MAX FLOOR AREA RATIO	2.8	0.71	0.71
	MIN LOT WIDTH	30 FT.	25 FT.(E)	25 FT.(E)
	MIN LOT FRONTAGE	30 FT.	25 FT.(E)	25 FT.(E)
	MIN LOT DEPTH	60 FT.	96 FT.	96 FT.
	MIN FRONT YARD SETBACK:	0 FT.	7.4 FT.	7.4 FT.
	MIN SIDE YARD SETBACK:	0 FT.	1.4 FT.	1.4 FT.
	MIN COMBINED SIDE YARDS:	0 FT.	4.4 FT.	4.4 FT.
	MIN REAR YARD SETBACK:	3.1 FT.	1.4 FT.(E)	1.4 FT.(E)
	MAX BUILDING COVERAGE	90 %	53.4 %	57.4 %
	MAX LOT COVERAGE	95 %	63.0 %	68.1 %
	MAX NUMBER OF STORIES:	3	2-1/2	2-1/2
	MAX BUILDING HEIGHT:	35 FT.	27.55 FT.	27.55 FT.
	MIN IMPROVABLE AREA(M.I.A)	,	2,322.5 SF.	,
	M.I.A. DIAMETER OF CIRCLE	30 FT	25 FT.(E)	25 FT.(E)

(E) Existing Non Conforming

R	EF	EF	E	VC	ES

- 1. DEED BOOK 9662, PAGE 1468 SUBJECT PROPERTY RECORDED 10/04/2023.
- 2. MAP ENTITLED, "SURVEY OF PROPERTY, 98 LAWRENCE AVENUE, LOT 4, BLOCK 201, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY CHARLES SURMONTE, PE & PLS, DATED 8-24-23.

- BUILDING HEIGHT CALCULATION:

 1. BUILDING HEIGHT IS MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE AT THE FRONT OF THE BUILDING TO THE MEAN HEIGHT OF THE ROOF:
 - PRIMARY 2-1/2 STORY DWELLNG: 47.50 - 19.95 (AVG.) = 27.55 FT. ACCESSORY 1-STORY DWELLNG: 34.20 - 19.03 (AVG.) =15.17 FT.

PROPOSED IMPERVIOUS C	ALCULATIONS:	
BUILDING COVERAGE: PR AC	CESSORY DWELLING	
	COVERAGE	$\frac{1,381 \text{ SF}}{2,400 \text{ SF}} = 57.5\%$
IMPERVIOUS COVERAGE:	WALKWAY/STEPS CHIMNEY BAY WINDOW	1,381 SF 256 SF 4 SF 4 SF 1,645 SF
	COVERAGE	1,645 SF 2,400 SF = 68.5%

BAY WINDOW

ACCESSORY DWELLING 500 SF TOTAL 1,258 SF

WALKWAY/STEPS 225 SF

COVERAGE $\frac{1,258 \text{ SF}}{2,400 \text{ SF}} = 52.4\%$

1,258 SF

COVERAGE $\frac{1,487 \text{ SF}}{2,400 \text{ SF}} = 62.0\%$

TOTAL 1,487 SF

EXISTING IMPERVIOUS CALCULATIONS:

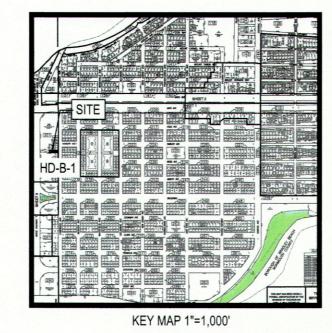
IMPERVIOUS COVERAGE: DWELLINGS

BUILDING COVERAGE: PRIMARY DWELLING

MUNICIPAL APPROVAL BLOCK

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER THIS JURISDICTION.

DATE	BOARD ENGINEER
DATE	CHAIRPERSON
DATE	ADMINISTRATIVE OFFICER



THOMAS P. MENDOLA, P. NJ PROFESSIONAL ENGINEER LIG. NO. 4818

JERSEY USE VARIANCE PLAN 98 LAWRENCE AVENUE LOT 4, BLOCK 201 TAX MAP # 2 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JE

JOB NO.	
8	398
FILE NAME	The state of the s
2024.0514 Variar	nce 98 Lawrence Ave
DRAWN Nept	une.dwg DESIGNED
KJL	TPM
DATE	SCALE
5/16/24	1"=10'
SHEET NO.	N/ Heling Windows College
	1
	1
OF 2	•

GENERAL NOTES:

- 1. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A MAP DESCRIBED IN REFERENCE NO.2.
- 2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY CONDUCTED BY NAJARIAN ASSOCIATED, INC., ON MARCH 20, 2024.
- 3. ELEVATIONS ARE BASED UPON NAVD88 DATUM (NORTH AMERICAN VERTICAL DATUM 1988).
- 4. SUBJECT PROPERTY IS KNOWN AND DESIGNATED AS LOT 4, BLOCK 201 SITUATE IN THE TOWNSHIP OF NEPTUNE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY AS ILLUSTRATED ON THE CURRENT TAX MAP OF THE TOWNSHIP OF NEPTUNE SHEET NUMBER 22.
- OFFSET DIMENSIONS SHOWN HEREON ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES, OR AS THE BASIS FOR THE CONSTRUCTION, INSTALLATION, OR PLACEMENT OF FENCES, WALLS, HARDSCAPE FEATURES, UTILITY SERVICES, OR ANY OTHER PERMANENT STRUCTURES AND SITE IMPROVEMENTS.
- 6. THERE HAS BEEN NO INVESTIGATION AS TO THE EXISTENCE OF WETLANDS OR ANY ENVIRONMENTALLY UNSAFE CONDITIONS.
- 7. THERE HAS BEEN NO INVESTIGATION AS TO THE RIGHTS OR CLAIMS OF THE STATE OF NEW JERSEY PERTAINING TO TIDELANDS.
- 8. POSTAL ADDRESS IS COMMONLY KNOWN AS 98 LAWRENCE AVENUE, NEPTUNE, N.J. 07756.
- 9. SUBJECT PROPERTY CURRENTLY SITUATED IN FEMA FIRM FLOOD ZONE: X. (PANEL 34025C0334G, ISSUED 6/15/2022)
- 10. LOCATIONS OF EXISTING ABOVEGROUND AND UNDERGROUND UTILITIES ARE BASED ON FIELD OBSERVATIONS AND ARE NOT CERTIFIED. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO START OF ANY DEMOLITION OR CONSTRUCTION OF INCLUDING EXCAVATION OF TEST PITS IF NECESSARY.
- 11. CONTRACTOR SHALL CALL 1-800-272-1000 FOR UTILITY MARKOUT PRIOR ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.
- 12. THIS PROJECT IS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EXISTING PROTECTIVE COVENANTS, DEED RESTRICTIONS, EASEMENTS, AND RIGHTS-OF-WAY AFFECTING THE USE OF THE PROPERTY. SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE.

CHECKLIST/SUBMISSION WAIVERS FOR ORDINANCE LDO-812.04

§LDO-812.04.B.4 REQUIRED: THE TOPS OF THE BANKS AND BOUNDARIES OF THE FLOODWAYS AND FLOOD HAZARD AREAS OF ALL EXISTING WATER COURSES, WHERE SUCH HAVE BEEN DELINEATED OR THE LIMITS OF ALLUVIAL SOILS WHERE THE BOUNDARIES OF FLOODWAYS AND HAZARD AREAS HAVE NOT BEEN DETERMINED, AND/OR SUCH OTHER INFORMATION AS MAY ASSIST THE PLANNING BOARD OF ZONING BOARD OF ADJUSTMENT IN THE DETERMINATION OF FLOODWAY AND FLOOD HAZARD AREA LIMITS.

RATIONALE: THERE ARE NO FLOODWAY BOUNDARIES OR FLOOD HAZARD ZONES RELEVANT FOR THIS PROPERTY. THE PROPERTY IS IN ZONE

§LDO-812.04.B.6 REQUIRED: TREE REMOVAL PLAN IN ACCORDANCE WITH SECTION LDO-525. RATIONALE: NO TREES ARE BEING REMOVED ON THIS PROPERTY.

VARIANCES ARE BEING PROPOSED.

§LDO-812.04.B.7 REQUIRED: THE BOUNDARY, NATURE AND EXTENT OF WOODED AREAS, SWAMPS, BOGS AND PONDS WITHIN THE SITE AND WITHIN 200 FEET THEREOF AND DELINEATION OF ALL WETLAND SOILS AS DEFINED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE U.S. ARMY CORPS OF ENGINEERS. RATIONALE: THERE ARE NO WOODED AREAS ON THE SITE AND NO NEW

§LDO-812.04.B.9 REQUIRED: ALL EXISTING STRUCTURES ON THE SITE AND WITHIN 200 FEET THEREOF, INCLUDING THEIR USE, INDICATING THOSE TO BE DESTROYED OR REMOVED AND THOSE TO REMAIN.

RATIONALE: NO STRUCTURES ARE BEING REMOVED ON THIS PROPERTY, AND THE IMPROVEMENTS ARE CONTAINED WITHIN THE PROPERTY LINES.

§LDO-812.04.B.10 REQUIRED: EXISTING AND PROPOSED PUBLIC AND PRIVATE EASEMENTS OR RIGHT-OF-WAY AND THE PROPOSES THEREOF, INCLUDING CONSERVATION EASEMENT. RATIONALE: NO EASEMENTS ARE PROPOSED OR ARE CURRENTLY PRESENT

ON THE LOT.

§LDO-812.04.B.11 REQUIRED: ZONE BOUNDARIES AND THE TAX MAP SHEET, LOT AND BLOCK NUMBERS AND THE NAMES OF OWNER OF ALL PROPERTIES WITHIN 200 FEET OF THE SITE.

RATIONALE: A WAVER IS BEING REQUESTED TO PROVIDE ZONE BOUNDARIES ON THE SURVEY. THEY HAVE BEEN ADDED TO THE KEY MAP.

§LDO-812.04.B.13 REQUIRED:THE CAPACITY OF OFF-STREET PARKING AREAS, AN THE LOCATION AND DIMENSIONS OF ALL ACCESS DRIVES, AISLES AND PARKING STALLS. THE LOCATION AND TREATMENT OF EXISTING AND PROPOSED ENTRANCES AND EXISTS TO THE PUBLIC RIGHT-OF-WAY, INCLUDING THE POSSIBLE UTILIZATION OF TRAFFIC SIGNALS CHANNELIZATION, ACCELERATION AND DECELERATION LANES, ADDITIONAL WIDTH AND ANY OTHER DEVICE NECESSARY FOR TRAFFIC SAFETY AND/OR CONVENIENCE, AND THE ESTIMATED AVERAGE NUMBER OF PASSENGER VEHICLES, SINGLE UNIT TRUCKS OR BUSES AND SEMI-TRAILERS THAT WILL ENTER THE SITE EACH DAY.

RATIONALE: THERE IS NO OFF STREET PARKING, EXISTING OR PROPOSED.

§LDO-812.04.B.15 REQUIRED: THE LOCATION AND SIZE OF PROPOSED AND EXISTING LOADING DOCKS.

RATIONALE: THERE ARE NO LOADING DOCKS ON THIS PROPERTY. THE PROPERTY IS A RESIDENTIAL LOT.

§LDO-812.04.B.17 REQUIRED: A SIGNAGE PLAN INDICATING TYPE, SIZE LOCATION AND METHOD OF ALL ILLUMINATION OF SIGNS PROPOSED. RATIONALE: THERE ARE NO SIGNS, EXISTING OR PROPOSED ON THIS PROPERTY.

§LDO-812.04.B.18 REQUIRED: THE LOCATION OF ANY PROPOSED LANDSCAPING AND SCREENING. RATIONALE: NO LANDSCAPING IS PROPOSED

D VARIANCES:

PROPOSED TWO FAMILY RESIDENCE IS NOT A PERMITTED USE IN THE HD-B-1 ZONE (E)(V) **USE VARIANCE:**

MAXIMUM LOT DENSITY IS 24.2 DU/AC IN THE ZONE §LDO-407.04.E

SCHEDULE B REQUIRED: 24.2 DU/AC

36.3 DU/AC, WHICH IS AN EXISTING NON-CONFORMITY (E) PROVIDED:

C VARIANCES:

§LDO-407.04.E

SCHEDULE B

§LDO-407.04.E

MINIMUM LOT AREA IS 3,600 SF IN THE ZONE

REQUIRED: 3,600 SF

2,400 SF, WHICH IS AN EXISTING NON-CONFORMITY (E) PROVIDED:

§LDO-407.04.E MINIMUM LOT WIDTH IS 30 FT IN THE ZONE

PROVIDED:

SCHEDULE B REQUIRED: 30 FT

25 FT, WHICH IS AN EXISTING NON-CONFORMITY (E)

§LDO-407.04.E MINIMUM LOT FRONTAGE IS 30 FT IN THE ZONE SCHEDULE B REQUIRED: 30 FT

> 25 FT, WHICH IS AN EXISTING NON-CONFORMITY (E) PROVIDED:

MINIMUM REAR YARD SETBACK IS 3.1 FT IN THE ZONE §LDO-407.04.E SCHEDULE B

REQUIRED: 30 FT PROVIDED:

25 FT, WHICH IS AN EXISTING NON-CONFORMITY (E)

MINIMUM M.I.A. DIAMETER OF CIRCLE IS 30 FT IN THE ZONE SCHEDULE B REQUIRED: 30 FT

> PROVIDED: 25 FT, WHICH IS AN EXISTING NON-CONFORMITY (E)

S S

THOMAS

JERSEY USE VARIANCE PLAN 98 LAWRENCE AVENUE LOT 4, BLOCK 201 TAX MAP #2 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW J

JOB NO. 8398 2024.0514 Variance 98 Lawrence Ave 5/16/24 1"=10' SHEET NO.

OF 2

OWNER:

SRT2 REALTY,LLC **ELIZABETH TICE** 144 MANAQUA ROAD 98 LAWRENCE AVENUE FREEHOLD, NJ 07728-0772 OCEAN GROVE, NJ 07756

APPLICANT: