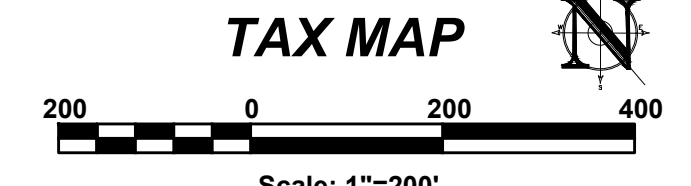
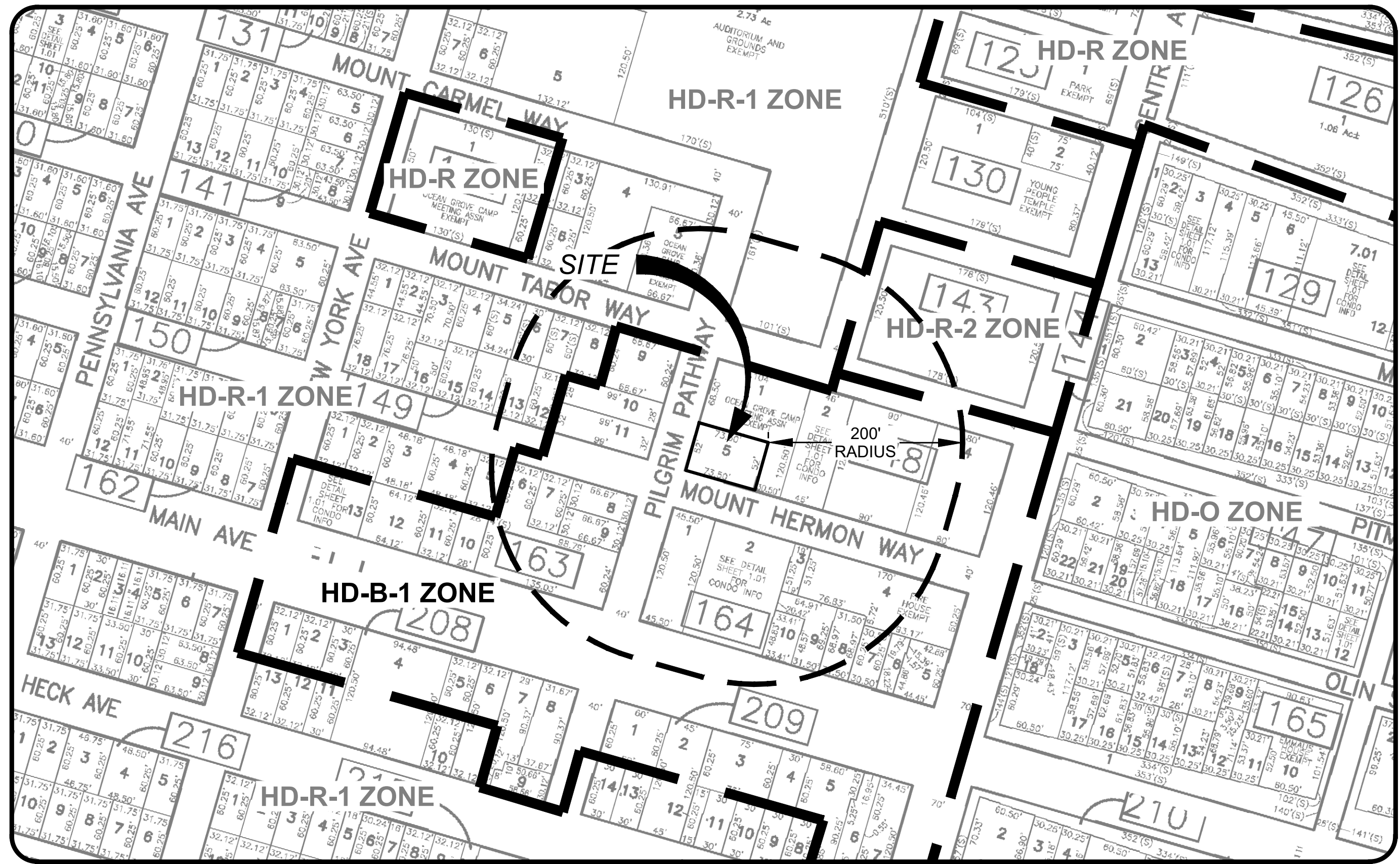


# MINOR SITE PLAN & USE VARIANCE PLAN FOR 42 PILGRIM PATHWAY BLOCK 148, LOT 5 TAX MAP SHEET #1 42 PILGRIM PATHWAY OCEAN GROVE, MONMOUTH COUNTY, NJ

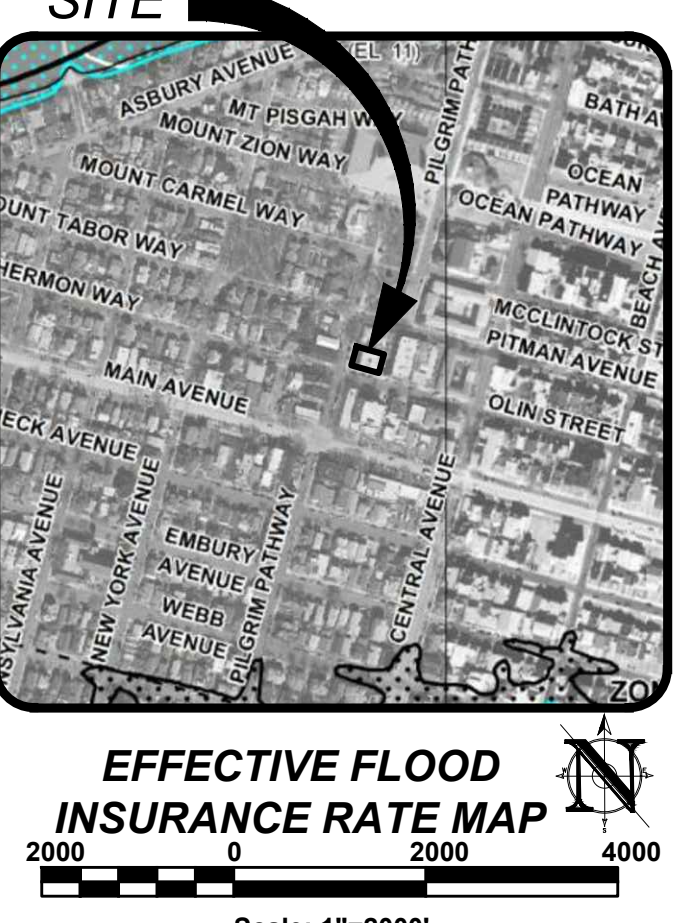
### PROPERTY OWNERS WITHIN 200' (DATED 07/23/24)

BLK	LOT	OWNER	ADDRESS	CITY/TWP
118	4	OCEAN GROVE CAMP MEETING ASSN	PO BOX 248	OCEAN GROVE, NJ 07756
142	4	OCEAN GROVE CAMP MEETING ASSN	54 PITMAN AVENUE	OCEAN GROVE, NJ 07756
142	5	OCEAN GROVE CAMP MEETING ASSN	PO BOX 248	OCEAN GROVE, NJ 07756
143	1	ARLINGTON COURT, LLC	9 VILLAGE COURT	HAZLET, NJ 07730
148	1	OCEAN GROVE CAMP MEETING ASSN	PO BOX 248	OCEAN GROVE, NJ 07756
148	2	PARKVIEW AT OCEAN GROVE CONDO	25 NEPTUNE BLVD	NEPTUNE TWP, NJ 07756
148	2	HISTORICAL SOCIETY OF OCEAN GROVE	PO BOX 446	OCEAN GROVE, NJ 07756
148	2	MEMBER, JAMES J & CATHERINE M	19 CEDAR AVENUE	ALLENBURST, NJ 07711
148	2	HISTORICAL SOCIETY OF OCEAN GROVE	5052 PITMAN AVENUE	OCEAN GROVE, NJ 07756
148	2	MEMBER, JAMES J & CATHERINE M	19 CEDAR AVENUE	ALLENBURST, NJ 07711
148	2	TYLER, COLLEEN & DAVID	52 PITMAN AVENUE	OCEAN GROVE, NJ 07756
148	2	POPP, WILLIAM HAROLD & BERNEICE A	37 PARK ROAD	MAPLEWOOD, NJ 07040
148	2	OCEAN GROVE CAMP MEETING ASSN	52 PITMAN AVENUE	OCEAN GROVE, NJ 07756
148	2	COLE, CHARLES DJR	52 PITMAN AVENUE	OCEAN GROVE, NJ 07756
148	2	MIGILL, DOUGLAS & LAURA	19 MAPLE STREET	PRINCETON, NJ 08542
148	2	PASHKOVSKY, LAURA	94 YORK STREET	EAST RUTHERFORD, NJ 07073
148	2	EVANGELIST, MARGARET	502 HILARY ROAD	DAVIDS, PA 19087
148	2	KELLER, JASON & NCI, YVETTE	52 PITMAN AVENUE	OCEAN GROVE, NJ 07756
148	2	DECKWACH, TROY & TRIBBSA	52 PITMAN AVENUE	OCEAN GROVE, NJ 07756
148	3	HERB, PHILIP C II & KARLA R	PO BOX 578	OCEAN GROVE, NJ 07756
148	4	VILLAGE SQUARE OF OCEAN GROVE LLC	PO BOX 475	OCEAN GROVE, NJ 07756
148	5	TRIDENT PATHWAY, LLC	101 JERSEY AVENUE	SPRING LAKE, NJ 07762
149	6	MC CORMICK, CHRISTOPHER & STEPHANIE	64 MT TABOR WAY	OCEAN GROVE, NJ 07756
149	7	SIMCOX, HOWARD W & JUDITH L	131 LITTLE QUARRY RD	GAITHERSBURG, MD 20878
149	8	DEBBICK, RICHARD & KEALY MARY HEIDI	470 BURBURY	FAYETTEVILLE, GA 30833
149	9	88 5TH AVENUE REALTY CORP	20 ALSTIN AVENUE	OLD BRIDGE, NJ 08857
149	10	39 PILGRIM PATHWAY OF OCEAN GROVE, LLC	72 MAIN AVENUE	OCEAN GROVE, NJ 07756
149	11	HANDFORD ENTERPRISES 41	118 PINE NEEDLE LANE	ALTA MONTE SPAINES, FL 32714
149	12	43 MT HERMON WAY	31 BROOKWAY	OCEAN GROVE, NJ 07756
149	13	GORDON, KATHRYN M & JEFF, JESSIE E	50 74TH STREET	BROOKLYN, NY 11239
149	14	46 MT HERMON WAY	46 MT HERMON WAY	OCEAN GROVE, NJ 07756
149	15	STANG, SANDRA E	46 MT HERMON WAY	OCEAN GROVE, NJ 07756
149	16	OCEAN GROVE CAMP MEETING ASSN	54 PITMAN AVENUE	OCEAN GROVE, NJ 07756
149	17	44 MT HERMON WAY	44 MT HERMON WAY	OCEAN GROVE, NJ 07756
149	18	43 PILGRIM PATHWAY	118 PINE NEEDLE LANE	ALTA MONTE SPAINES, FL 32714
149	19	43 PILGRIM PATHWAY	PO BOX 572	OCEAN GROVE, NJ 07756
149	20	OCEAN GROVE CAMP MEETING ASSN	54 PITMAN AVENUE	OCEAN GROVE, NJ 07756
149	21	OCEAN GROVE LANDMARK CONDOMINIUM	25 NEPTUNE BLVD	NEPTUNE TWP, NJ 07756
149	22	HAAS, ROBERT & EUGENIA	57 MAIN AVENUE UNIT 1	OCEAN GROVE, NJ 07756
149	23	57 MAIN AVENUE UNIT B	57 MAIN AVENUE UNIT 2	OCEAN GROVE, NJ 07756
149	24	LEWIS, JOHN B & JOANNE G	57 MAIN AVENUE UNIT 2	OCEAN GROVE, NJ 07756
149	25	SPELMAN, DAVID	57 MAIN AVENUE UNIT 4	OCEAN GROVE, NJ 07756
149	26	57 MAIN AVENUE UNIT C	57 MAIN AVENUE APT 5	OCEAN GROVE, NJ 07756
149	27	57 MAIN AVENUE UNIT E	57 MAIN AVENUE UNIT 5	OCEAN GROVE, NJ 07756
149	28	57 MAIN AVENUE UNIT F	57 MAIN AVENUE UNIT 7	OCEAN GROVE, NJ 07756
149	29	57 MAIN AVENUE UNIT G	57 MAIN AVENUE UNIT 9	OCEAN GROVE, NJ 07756
149	30	57 MAIN AVENUE UNIT H	57 MAIN AVENUE UNIT 1	OCEAN GROVE, NJ 07756
149	31	SILBERSTEIN, DAVID & MAUREEN C	57 MAIN AVENUE #11	OCEAN GROVE, NJ 07756
149	32	57 MAIN AVENUE UNIT I	75 COLUMBIA AVE	CEDARBURST, NJ 07711
149	33	THE SCHNEIDER PARTNERSHIP	% MARZULLI 244 BELLEVILLE	BLOOMFIELD, NJ 08003
149	34	MAN 55, LLC	14 CHARLES STREET	METUCHEN, NJ 08854
149	35	R & N, LLC	6885 SE PACIFIC DRIVE	STUART, FL 34997
149	36	BOARD OF FIRE COMMISSIONERS	50 OLIN STREET	OCEAN GROVE, NJ 07756
149	37	BEERMAN, LINDA	26 CLEFFWOOD DRIVE	NEPTUNE, NJ 07753
149	38	HAGE DEVELOPMENT, LLC	10 AVALON LAKES COURT	SHELLMAN, NJ 08059
149	39	51 MAIN AVENUE LLC	51 MAIN AVENUE	OCEAN GROVE, NJ 07756
149	40	51 MAIN AVENUE ASSOCIATES LLC	216 GRASSMERE AVENUE	INTERLAKEN, NJ 07122



**ZONE**

HD-B-1 ZONE: HISTORIC DISTRICT MIXED-USE ZONE  
 HD-R-1 ZONE: HISTORIC DISTRICT MIXED-USE SINGLE-FAMILY RESIDENTIAL  
 HD-R-2 ZONE: HISTORIC DISTRICT MIXED-USE MULTI-FAMILY RESIDENTIAL  
 HD-O ZONE: HISTORIC DISTRICT OCEANFRONT  
 HD-R ZONE: HISTORIC DISTRICT RECREATION



### UTILITY CONTACTS (DATED 07/23/24)

Supplement to 200 Foot List Requests

Please be advised that pursuant to Chapter 240, P.L. 1991, as of August 7<sup>th</sup>, 1991, any Applicant seeking a major subdivision or site plan approval, is required to provide a "Notice of Public Hearing" to all Public Utilities and C&T companies that own land or possess any easement that is within 200 feet of the proposed development.

Below is a list of Public Utilities which provide this service to the Neptune Area:

New Jersey American Water Company, Inc. Attn: Donna Short GIS Superior 1025 Laurel Oak Road Voorhees, NJ 08043	Verizon Legal Department, 17 <sup>th</sup> Floor C/O Land Use Matters 840 Broad Street Newark, NJ 07102	Monmouth Cablevision Attn: Land Use Matters 1501 18 <sup>th</sup> Avenue Wall Twp., NJ 07719
New Jersey Natural Gas Company Attn: Right of Way Department 1413 Wyckoff Road Wall Twp., NJ 07719	Jersey Central Power & Light Company Attn: Land Use Matters 300 Madison Avenue Morristown, NJ 07960	

In accordance with the Land Use Law N.J.S.A. 40:554-17(a)-2, Notice of Property, within two hundred feet (200') of a County, Road or Other County properties shall be given to:

Monmouth County Planning Board  
Hall of Records Annex  
PO Box 1252  
Freehold, NJ 07728-1125

In accordance with the same Land Use Law, Notice of Property adjacent to a State Highway shall be given to:

Department of Transportation  
C/O Commissioner of Transportation  
PO Box 600  
Trenton, NJ 08625

Notice including maps or documents of an application which involves more than 100 acres or 500 dwelling units shall be given to the State Planning Commission.

Please address mail to:  
New Jersey Business Action Center  
Office of Planning and Advisory Services  
Department of State  
P.O. Box 820  
Trenton, New Jersey 08625-0820

On all applications where property is located in Ocean Grove, notice must be sent to:

Ocean Grove Camp Meeting Association Attn: Finance Department 54 Pitman Avenue P.O. Box 248 Ocean Grove, NJ 07756	Department of the Interior, National Trust for Historic Preservation 1441 C Street Washington, DC 20040	Historical Society of Ocean Grove 50 Pitman Avenue PO Box 446 Ocean Grove, NJ 07756
Neptune Township Historical Society C/O Neptune Township 25 Neptune Boulevard Neptune, NJ 07753 NJ Historical Commission P.O. Box 300 Trenton, New Jersey 08625	NJDEP - Historic Preservation Office Mail Code: 501-048 Post Office Box 420 Trenton, New Jersey 08625-0420	New Jersey Historic Trust Department of Community Affairs Post Office Box 457 Trenton, New Jersey 08625-0212

### PROJECT INFORMATION

PROJECT NAME:  
**42 PILGRIM PATHWAY**

PROJECT LOCATION:  
BLOCK 148, LOT 5  
42 PILGRIM PATHWAY  
TOWNSHIP OF NEPTUNE,  
MONMOUTH COUNTY, NJ

OWNER:  
**TRIDENT PATHWAY, LLC**  
42 PILGRIM PATHWAY  
OCEAN GROVE, NJ 07756

APPLICANT:  
**TRIDENT PATHWAY, LLC**  
42 PILGRIM PATHWAY  
OCEAN GROVE, NJ 07756

### APPLICANT'S PROFESSIONALS

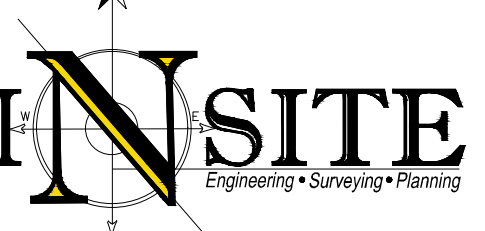
**SURVEYOR:**  
INSITE SURVEYING, LLC  
1955 ROUTE 34, SUITE 1A  
WALL, NJ 07719

**ARCHITECT:**  
BARLO GORNALE & ASSOCIATES  
92 MANTOLOKING ROAD  
BRICK, NJ 08723

**ATTORNEY:**  
MARK R AIKINS, LLC  
3350 HIGHWAY 138, BLDG 1, SUITE 113  
WALL, NJ 07719



CALL BEFORE YOU DIG!  
NJ ONE CALL: 800-272-1900  
NJ 811: 800-487-2262



InSite Engineering, LLC  
CERTIFICATE OF AUTHORIZATION: 24GA26083200  
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719  
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401  
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050  
732-531-7100 (Ph) 732-531-7344 (Fax)  
InSite@InSiteEng.net www.InSiteEng.net

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED.

*Jason L. Fichter, PE, PP, CFM, CME*  
PROFESSIONAL ENGINEER, PLANNER  
NJPE 43118 NJPP 5726 PAPE 61968  
DEPE 2613 NYPE 802295 CPE 22291  
NCPCE 33336 DCPE 900682 CQPE 36605

### REVISIONS

REV #	DATE	DESCRIPTION
1	02/25/25	REV PER BOARD COMMENTS
2	08/15/24	INITIAL RELEASE

SCALE: AS SHOWN DESIGNED BY: SGM  
DATE: 08/15/24 DRAWN BY: JAR  
JOB #: 24-2363-01 CHECKED BY: JLF

NOT FOR CONSTRUCTION

APPROVED BY:  
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:  
**MINOR SITE PLAN & USE VARIANCE PLAN**

SHEET TITLE:  
**TITLE SHEET**

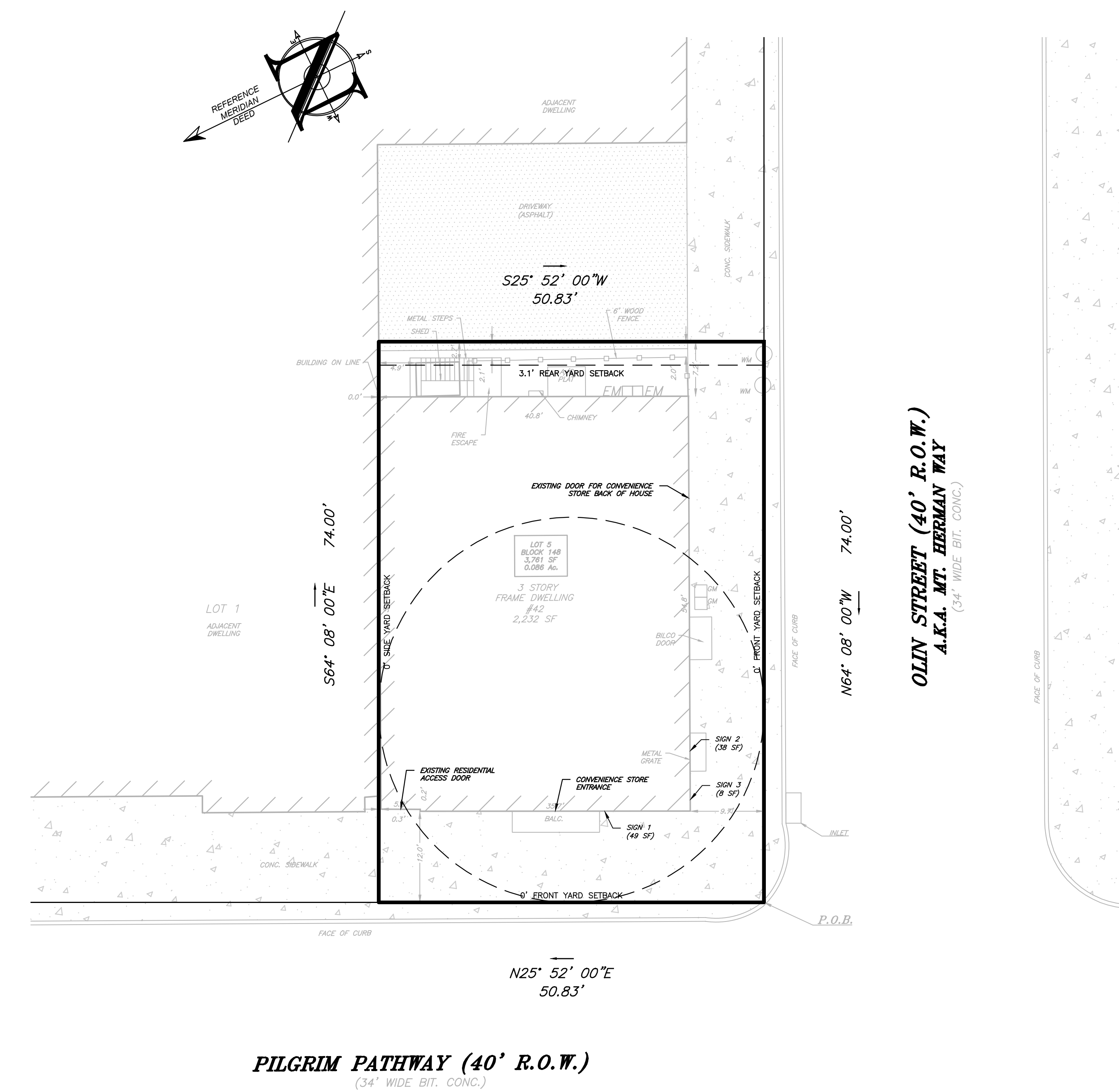
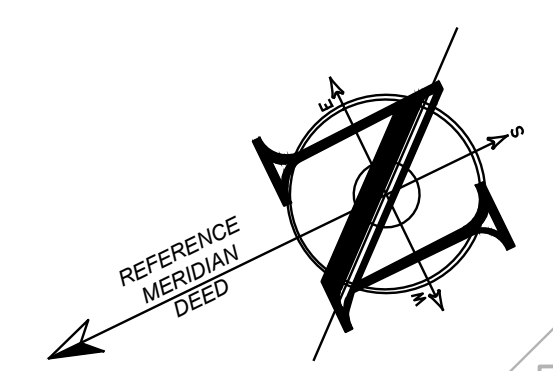
SHEET NO.:  
**C100**

SHEET #	TITLE SHEET	INITIAL RELEASE	REV. DATE
C100	TITLE SHEET	08/15/24	02/25/25
C300	SITE LAYOUT PLAN	08/15/24	02/25/25

File: X:\Vista\2403 - Trident Pathway\34-2363-01 - 42 Pilgrim Pathway\_Down\_Drawn\_NA\34236301\001\Map\04-Block\Revised.dwg -> C100 Title Sheet  
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**GENERAL NOTES**

- SUBJECT PROPERTY**  
TAX MAP #1: BLOCK 148, LOT 5, OCEAN GROVE, MONMOUTH COUNTY, NEW JERSEY
- OWNER / APPLICANT**  
TRIDENT PATHWAY, LLC  
42 PILGRIM PATHWAY  
OCEAN GROVE, NJ 07756
- PURPOSE OF THIS PLAN SET**  
THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO TOWNSHIP OF NEPTUNE FOR ZONING BOARD APPROVAL. THE PLAN PROPOSES INTERIOR IMPROVEMENTS TO THE GROUND FLOOR AND SECOND STORY. SECOND STORY ACCESSORY AREA FOR CONVENIENCE STORE IS TO BE CONVERTED TO A 2 BEDROOM APARTMENT.
- PERMITS & APPROVALS**  
CONTRACTOR IS RESPONSIBLE TO ENSURE COPIES OF ALL AGENCY PERMITS AND APPROVALS ARE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. ANY CHANGES MADE TO THE APPROVED DESIGN DOCUMENTS AFTER MUNICIPAL PERMITS ARE ISSUED SHALL BE SUBMITTED TO THE MUNICIPALITY BY THE CONTRACTOR FOR REVIEW AND APPROVAL.
- SURVEY DATA**  
SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "BOUNDARY SURVEY", WITH THE LATEST REVISION BEING DATED 04/28/22. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD88 VERTICAL DATUM.
- ARCHITECTURAL INFORMATION**  
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY BARLO GOVERNALE & ASSOCIATES, LLC, INC, ENTITLED "PROPOSED ALTERATIONS", WITH THE LATEST REVISION BEING DATED 03/18/24.
- BASE FLOOD ELEVATION**  
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)", COMMUNITY PANEL #340205033MG, DATED 08/15/22, THE SITE IS NOT LOCATED IN A FLOOD ZONE. THE FEMA MAP REFERENCES THE NAVD88 VERTICAL DATUM.
- UNDERGROUND UTILITIES NOTIFICATION**  
FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
- VERIFICATION OF UTILITIES**  
EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS.
- EXISTING UTILITIES**  
ALL EXISTING UTILITIES TO REMAIN AND BE UTILIZED. THE CONTRACTOR SHALL CONFIRM ADEQUACY AND CONDITION OF ALL EXISTING UTILITIES.
- LIMIT OF DISTURBANCE**  
PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS. SOIL DISTURBANCE IS LESS THAN 5,000 SF, THEREFORE PLAN CERTIFICATION IS FROM THE SOIL CONSERVATION DISTRICT IS NOT REQUIRED.
- RESTORATION**  
ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "IN-KIND" AS NEARLY AS PRACTICAL TO THEIR ORIGINAL STATE. AREAS WHERE SOIL IS LEFT EXPOSED SHALL BE GRADED, RAKED SMOOTH AND SEEDED IMMEDIATELY UPON COMPLETION OF SOIL DISTURBANCE.
- STRUCTURAL ENGINEERING**  
THIS PLAN DOES NOT INCLUDE OR IMPLY STRUCTURAL ENGINEERING DETAILS OR PROVISIONS, INCLUDING FOUNDATIONS, BULKHEADS, AND RETAINING WALLS.
- CONSTRUCTION REQUIREMENTS**
  - ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY WAYS, MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
  - THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
  - ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.

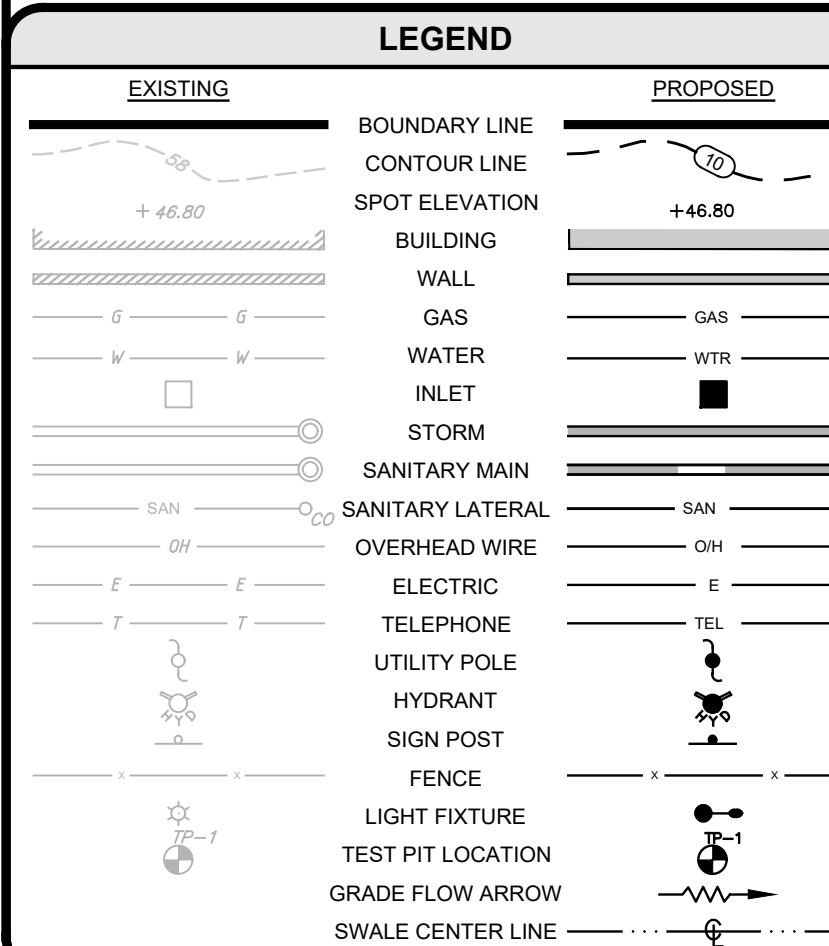


**OLIN STREET (40' R.O.W.)**  
A.K.A. MT. HERMAN WAY  
(34' WIDE BIT. CONC.)

**PILGRIM PATHWAY (40' R.O.W.)**  
(34' WIDE BIT. CONC.)

ZONING COMPLIANCE CHART					
HISTORIC DISTRICT MIXED USE (HD-B-1) ZONE (§ 407.04)					
ORD SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
MIXED-USE (CONVENIENCE STORE W/ ACCESSORY APARTMENTS): PERMITTED (2)					
SCHEDULE B	MIN. LOT AREA (SF)	3,600	3,761 (0.086 AC)	NO CHANGE	YES
SCHEDULE B	MIN. LOT WIDTH (FT)	30	50.8	NO CHANGE	YES
SCHEDULE B	MIN. LOT FRONTAGE (FT)	30	50.8	NO CHANGE	YES
SCHEDULE B	MIN. LOT DEPTH (FT)	60	74.0	NO CHANGE	YES
PRINCIPAL BUILDING					
SCHEDULE B	MIN. FRONT YARD SETBACK (FT)	0	9.7	NO CHANGE	YES
SCHEDULE B	MIN. REAR YARD SETBACK (FT)	3.1	7.2	NO CHANGE	YES
SCHEDULE B	MIN. SIDE YARD SETBACK	0	0.0	NO CHANGE	YES
	ONE SIDE (FT)	0	N/A	N/A	YES
	BOTH SIDES (FT)	0	N/A	N/A	YES
SCHEDULE B	MAX. BUILDING HEIGHT (FT)	35	38.7 (N)	NO CHANGE (N)	NO (N)
SCHEDULE B	MAX. BUILDING HEIGHT (STORIES)	3	3	NO CHANGE	YES
ACCESSORY USE (RESIDENTIAL APARTMENTS)					
\$415.12.A	ALLOWABLE LOCATION	2ND & 3RD FLOORS	2ND & 3RD FLOOR	NO CHANGE	YES
\$415.12.A	NUMBER OF DWELLING UNITS	N/A	2	3	YES
SCHEDULE B	MAX. DENSITY (D.U. PER ACRE)	24.2	23.3 (2-UNITS)	34.9 (3-UNITS) (V)	NO (V)
SCHEDULE B	MAX. FLOOR AREA RATIO (%)	2.8	1.8	NO CHANGE	YES
\$415.12.C	MIN. FLOOR AREA (2-BR) (SF)	1,000	1,002	1,001	YES
ACCESSORY BUILDING (SHED)					
SCHEDULE B	MIN. REAR YARD SETBACK (FT)	3.1	2.7 (N)	NO CHANGE (N)	NO (N)
SCHEDULE B	MIN. SIDE YARD SETBACK (FT)	0	4.9	NO CHANGE	YES
SCHEDULE B	MAX. BUILDING HEIGHT (FT)	35	(a)	NO CHANGE	YES
LOT COVERAGE					
SCHEDULE B	MAX. BUILDING COVERAGE (%)	90	61.1	NO CHANGE	YES
SCHEDULE B	MAX. IMPERVIOUS COVERAGE (%)	95	100 (N)	NO CHANGE (N)	NO (N)
SCHEDULE B	MIN. IMPROVABLE AREA (SF)	2,100	3,604	NO CHANGE	YES
SCHEDULE B	MIN. IMPROVABLE AREA DIAMETER (FT)	30	50.8	NO CHANGE	YES
PARKING					
\$412.17-4.2	MIN. REQUIRED PARKING SPACES	NONE (1)	0	NO CHANGE	YES
(N) EXISTING NON-COMFORMITY	(I) IMPROVED CONDITION	N/A - NOT APPLICABLE			
(E) EXISTING VARIANCE	(X) VARIANCE / NON-COMFORMITY ELIMINATED	N/S - NOT SPECIFIED			
(V) PROPOSED VARIANCE	(W) PROPOSED WAIVER				
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE					
(1) PER TOWNSHIP ORDINANCE §412.17 TABLE 42, NO OFF-STREET PARKING SPACES ARE PERMITTED OR REQUIRED, EXCEPT FOR NEW HISTORIC HOTELS.					
(2) EXISTING USES: PROPOSED USES:					
GROUND FLOOR: COMMERCIAL		GROUND FLOOR: COMMERCIAL & (1) 2-BEDROOM APARTMENT			
SECOND FLOOR: COMMERCIAL & (1) 2-BEDROOM APARTMENT		SECOND FLOOR: COMMERCIAL & (2) 2-BEDROOM APARTMENTS			
THIRD FLOOR: (1) 4-BEDROOM APARTMENT		THIRD FLOOR: (1) 4-BEDROOM APARTMENT			

HISTORIC DISTRICT SIGNAGE COMPLIANCE CHART (§416.08)				
ORD SECTION	STANDARD	REQUIRED	EXISTING	COMPLIES
416.08(D)(3)(a)	WALL MOUNTED SIGNS			
	MAX. AMOUNT	4 (2 PER FRONTAGE) (1)	1 (PILGRIM PATHWAY) 2 (OLIN STREET)	YES
	MAX. AREA (SF)	1 SIGN @ 15 SF & 1 SIGN @ 6 SF (1)	SIGN 1: 49 (N) SIGN 2: 38 (N) SIGN 3: 8 (N)	NO (N) NO (N) NO (N)
	MAX. HEIGHT (FT)	15 OR SILL LEVEL @ SECOND STORY (14.58) (1)	SIGN 1: 15.6 (N) SIGN 2: 16.6 (N) SIGN 3: 10.0 (N)	NO (N) NO (N) YES
(N) EXISTING NON-COMFORMITY	(I) IMPROVED CONDITION	N/A - NOT APPLICABLE		
(E) EXISTING VARIANCE	(X) VARIANCE / NON-COMFORMITY ELIMINATED	N/S - NOT SPECIFIED		
(V) PROPOSED VARIANCE	(W) PROPOSED WAIVER			
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE				
(1) 416.08(D)(A) - WALL MOUNTED SIGNS. ONE (1) WALL-MOUNTED SIGN HAVING A MAXIMUM AREA NOT TO EXCEED FIFTEEN (15) SQUARE FEET AND ONE (1) WALL-MOUNTED SIGN HAVING A MAXIMUM AREA NOT TO EXCEED SIX (6) SQUARE FEET. WHERE THE BUSINESS IS LOCATED AT A CORNER LOT, FOUR (4) SIGNS ARE PERMITTED; TWO (2) ON EACH ROAD FRONTAGE MEETING THE ABOVE SPECIFIED AREA REQUIREMENTS. THE MAXIMUM HEIGHT OF SUCH SIGNS SHALL BE FIFTEEN (15) FEET OR THE SILL LEVEL OF THE SECOND (2ND) STORY, WHICHEVER IS LESS. THE SIGNS SHALL BE APPLIED FLAT AGAINST THE WALL AND SHALL CONFORM TO ALL OTHER APPLICABLE REQUIREMENTS CONTAINED HEREIN.				



**PROJECT INFORMATION**

PROJECT NAME:  
**42 PILGRIM PATHWAY**

PROJECT LOCATION:  
BLOCK 148, LOT 5  
42 PILGRIM PATHWAY  
TOWNSHIP OF NEPTUNE,  
MONMOUTH COUNTY, NJ

OWNER:  
**TRIDENT PATHWAY, LLC**  
42 PILGRIM PATHWAY  
OCEAN GROVE, NJ 07756

APPLICANT:  
**TRIDENT PATHWAY, LLC**  
42 PILGRIM PATHWAY  
OCEAN GROVE, NJ 07756

APPLICANT'S PROFESSIONALS

**SURVEYOR:**  
INSITE SURVEYING, LLC  
1955 ROUTE 34, SUITE 1A  
WALL, NJ 07719

**ARCHITECT:**  
BARLO GOVERNALE & ASSOCIATES  
92 MANTOLKING ROAD  
BRICK, NJ 08723

**ATTORNEY:**  
MARK R AIKINS, LLC  
3350 HIGHWAY 138, BLDG 1, SUITE 113  
WALL, NJ 07719

**INSITE ENGINEERING, LLC**  
SINCE 2003

CALL BEFORE YOU DIG!  
NJ ONE CALL... 800-272-1000  
(NJ has 3 days prior to excavation)

**INSITE**  
Engineering • Surveying • Planning

INSITE Engineering, LLC  
CERTIFICATE OF AUTHORIZATION: 24GA28083200  
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NJPE 43118, NJPP 5126, PAPE 51988  
DEFE 8813, NYPE 80295, CTFE 23291  
NCPCE 33336, DCPE 900682, COPE 36605

**REVISIONS**

REV.#	DATE	DESCRIPTION
1	02/23/25	REV PER BOARD COMMENTS
0	08/15/24	INITIAL RELEASE

SCALE: 1"=10'  
DESIGNED BY: SGM  
DATE: 08/15/24  
DRAWN BY: JAR  
JOB# #: 24-2363-01  
CHECKED BY: JLF

NOT FOR CONSTRUCTION  
 FOR CONSTRUCTION

APPROVED BY:

**PLAN INFORMATION**

DRAWING TITLE:  
**MINOR SITE PLAN & USE VARIANCE PLAN**

SHEET TITLE:  
**SITE LAYOUT**

SHEET NO.:  
**C300**

File: X:\Jobs\2363 - Trident Pathway\24-2363-01 - 42 Pilgrim Pathway\_Docum... NJ\24236301\DWG\24-2363-01-SitePlan.dwg --> 0300 Site Layout.dwg  
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