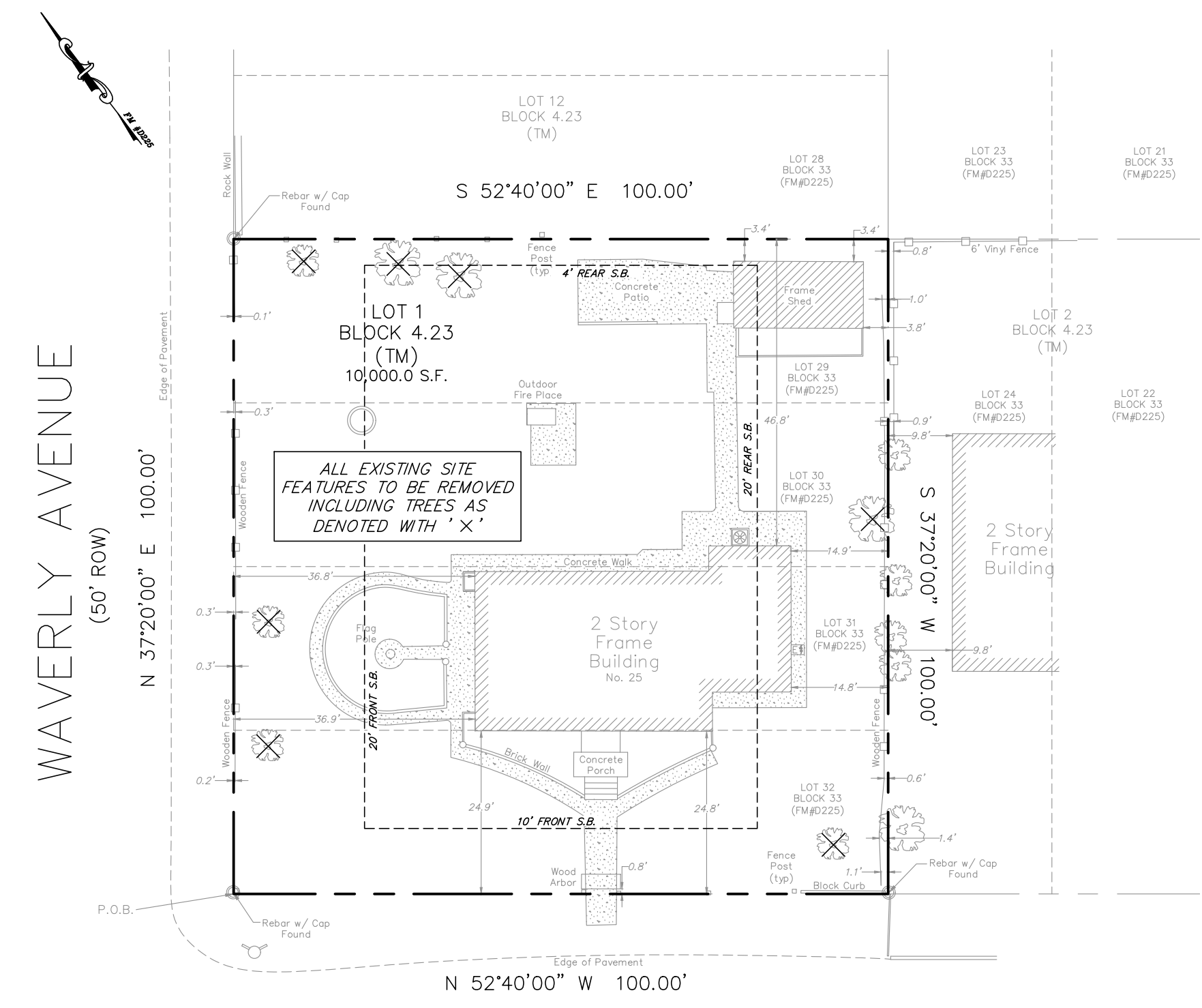
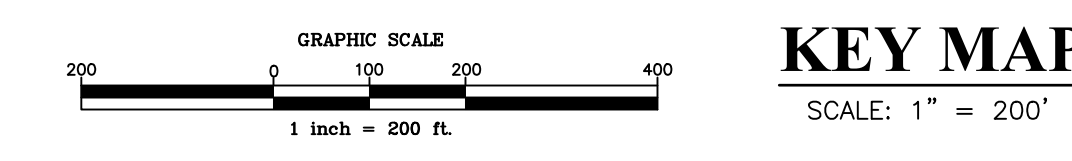
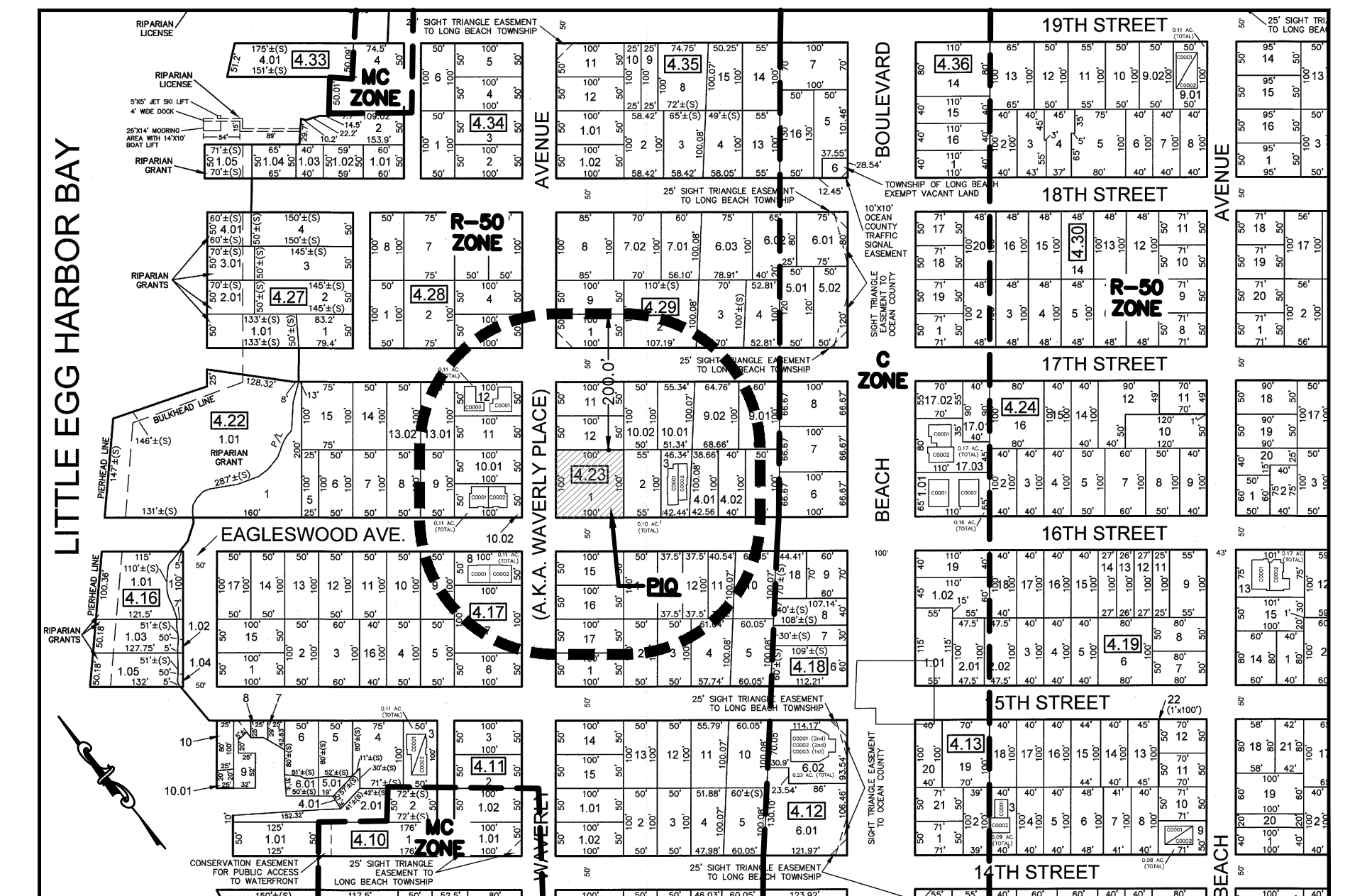


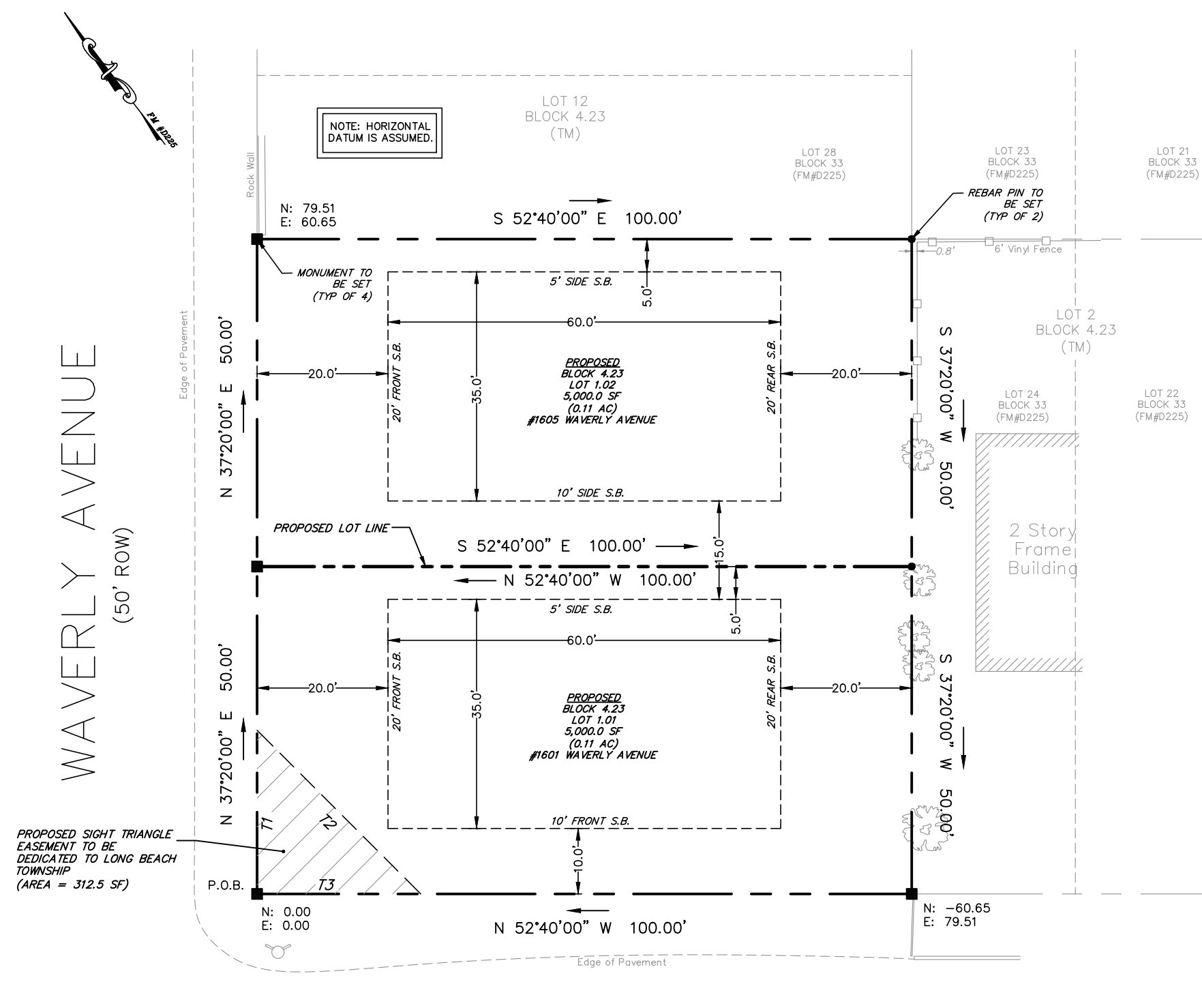
LEGEND	
EXISTING	PROPOSED
--- 102 ---	--- 102 ---
o 102.6	x 102.64
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ZONING REQUIREMENTS FOR GENERAL RESIDENTIAL ZONE R-50				
ITEM	REQUIRED	EXISTING LOT 1	PROPOSED LOT 1.01	PROPOSED LOT 1.02
LOT AREA (min.)	5,000 SF	10,000 SF	5,000 SF	5,000 SF
LOT WIDTH (min.)	50'	100'	50.0'	50.0'
FRONT SETBACK (min.)				
WEST 16TH STREET (PER ORD. 205.11E)	10'	24.8'	WILL COMPLY	N/A
WAVERLY AVENUE	20'	36.8'	WILL COMPLY	WILL COMPLY
REAR SETBACK (min.)				
PRINCIPAL	20'	14.8' *		
ACCESSORY	4'	3.8' *		
SIDE SETBACK (min.)				
PRINCIPAL-ONE SIDE	4'	46.8'		
PRINCIPAL-COMBINED	15'	N/A		
ACCESSORY	4'	3.4' *		
DISTANCE TO ADJACENT STRUCTURES (min.)	15'	> 15'		
BUILDING COVERAGE (max.)	33.33%	14.26%		
OFF-STREET PARKING (min.)	3 SPACES	2 SPACES*		
FLOOR AREA (min.) *	***	1,512 SF		
IMPERVIOUS COVERAGE (max.)	75%	24.72%		
BUILDING HEIGHT (max.) **	34'	< 34'		

\* EXISTING NON-CONFORMITY  
 \*\* MEASURED PEAK TO CROWN OF ROAD ELEVATION  
 \*\*\* 14 SQUARE FEET PER 100 SQUARE FEET OF LOT AREA



**EXISTING CONDITIONS / DEMO PLAN**  
 SCALE: 1" = 20'



**PROPOSED SUBDIVISION PLAN**  
 SCALE: 1" = 20'

LINE	BEARING	LENGTH
T1	N 37°20'00" E	25.00'
T2	S 07°40'00" E	35.36'
T3	S 52°40'00" W	25.00'

- GENERAL NOTES:**
- PROPERTY KNOWN AS LOT 1 IN BLOCK 4.23 AS SHOWN ON THE TOWNSHIP OF BEACH, OCEAN COUNTY, NEW JERSEY TAX MAP SHEET 6.
  - OWNERS:**  
 JOSEPH R. SHIELDS & PATRICIA A. SHIELDS  
 44 UNIVERSITY DRIVE  
 PENNSVILLE, NJ 08070  
**APPLICANT:**  
 25 W16TH STREET LLC  
 27 W BEECHROFT ROAD  
 MILLBURN, NEW JERSEY 07078
  - EXISTING CONDITIONS SHOWN BASED ON "TOPOGRAPHIC SURVEY OF PROPERTY" DATED 01/06/2025, PREPARED BY LAKELAND SURVEYING.
  - HORIZONTAL DATUM IS ASSUMED.
  - THE EXISTING PROPERTY LIES WITHIN THE R-50 ZONE.
  - THE APPLICANT PROPOSES TO REMOVE THE EXISTING DWELLING AND SITE IMPROVEMENTS AND SUBDIVIDE THE EXISTING (1) LOT INTO (2) CONFORMING LOTS.
  - PRELIMINARY BASE FLOOD ELEVATION 8.0 (COASTAL A ZONE) - 34029C0603G (01/30/15)
  - EFFECTIVE BASE FLOOD ELEVATION = 9.0 (AE-ZONE). PANEL 34029C0603F (09/29/06)
  - ALL DIMENSIONS, BOTH LINEAR AND ANGULAR, OF THE EXTERIOR BOUNDARIES OF THE SUBDIVISION, ALL LOTS AND LANDS RESERVED OR DEDICATED FOR PUBLIC USE, BALANCE AND THEIR DESCRIPTIONS CLOSE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE PART IN 10,000.
  - THE LOT IS SERVED BY PUBLIC WATER AND SEWER SERVICE
  - PROPOSED EASEMENT SHOWN HEREIN SHALL BE FORMALLY DEDICATED UPON FILING OF THIS MAP.

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 \_\_\_\_\_ DATE \_\_\_\_\_

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE LONG BEACH TOWNSHIP PLANNING BOARD ON: \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT MUST BE FILED IN THE OFFICE OF THE CLERK OF OCEAN COUNTY ON OR BEFORE \_\_\_\_\_ WHICH IS 190 DAYS AFTER APPROVAL AS A MINOR SUBDIVISION BY THE LONG BEACH TOWNSHIP PLANNING BOARD

SECRETARY \_\_\_\_\_

APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC OF NEW JERSEY.

I/WE HEREBY CERTIFY THAT I/WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THE MAP AND APPROVE OF THE FILING OF THIS MAP IN THE OFFICE OF THE OCEAN COUNTY CLERK.

JOSEPH R. & PATRICIA A. SHIELDS (OWNERS) DATE \_\_\_\_\_

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC OF NEW JERSEY.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND THE LAND SURVEY MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

I CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

\_\_\_\_\_  
 LICENSED PROFESSIONAL LAND SURVEYOR AND NO.