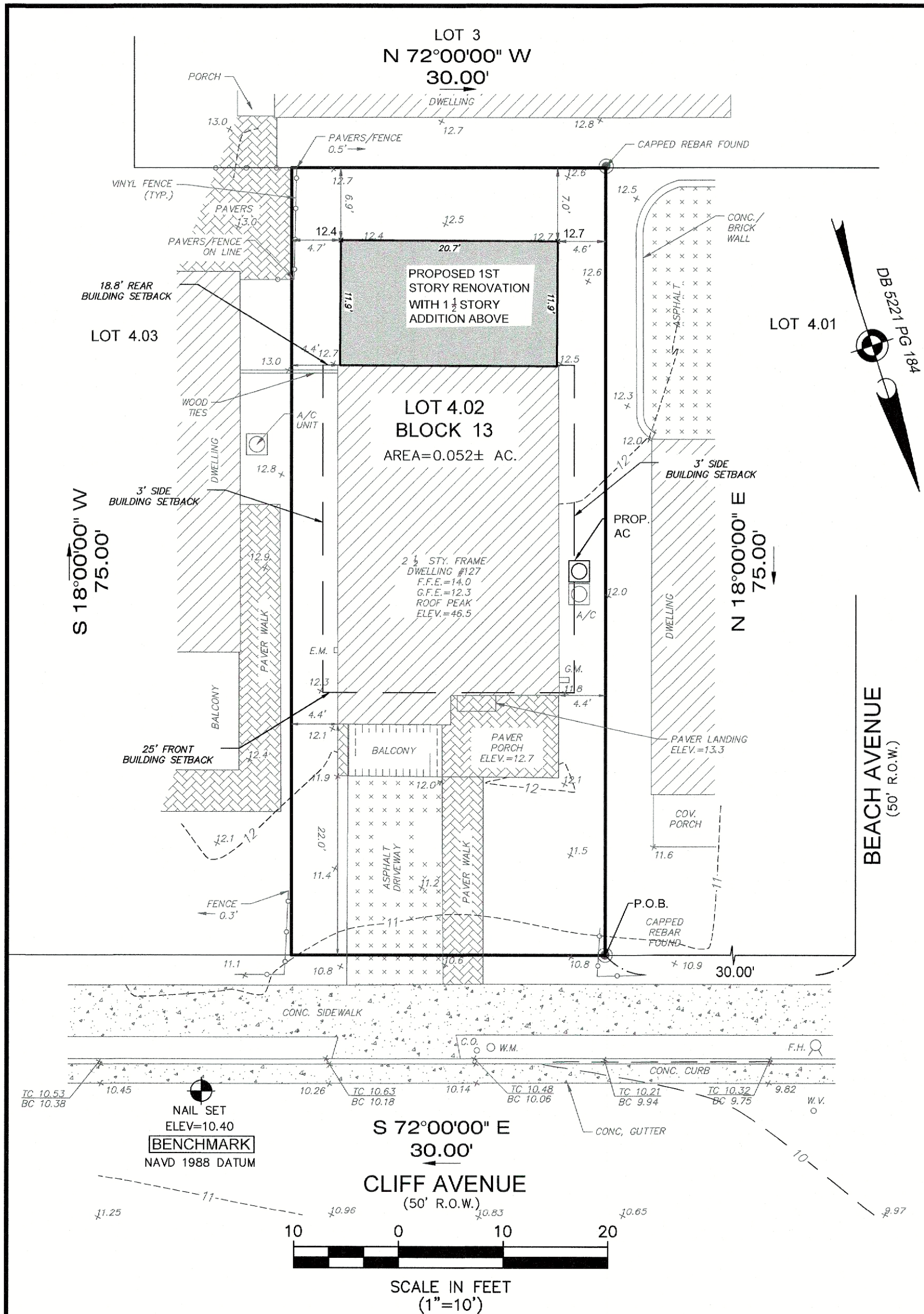
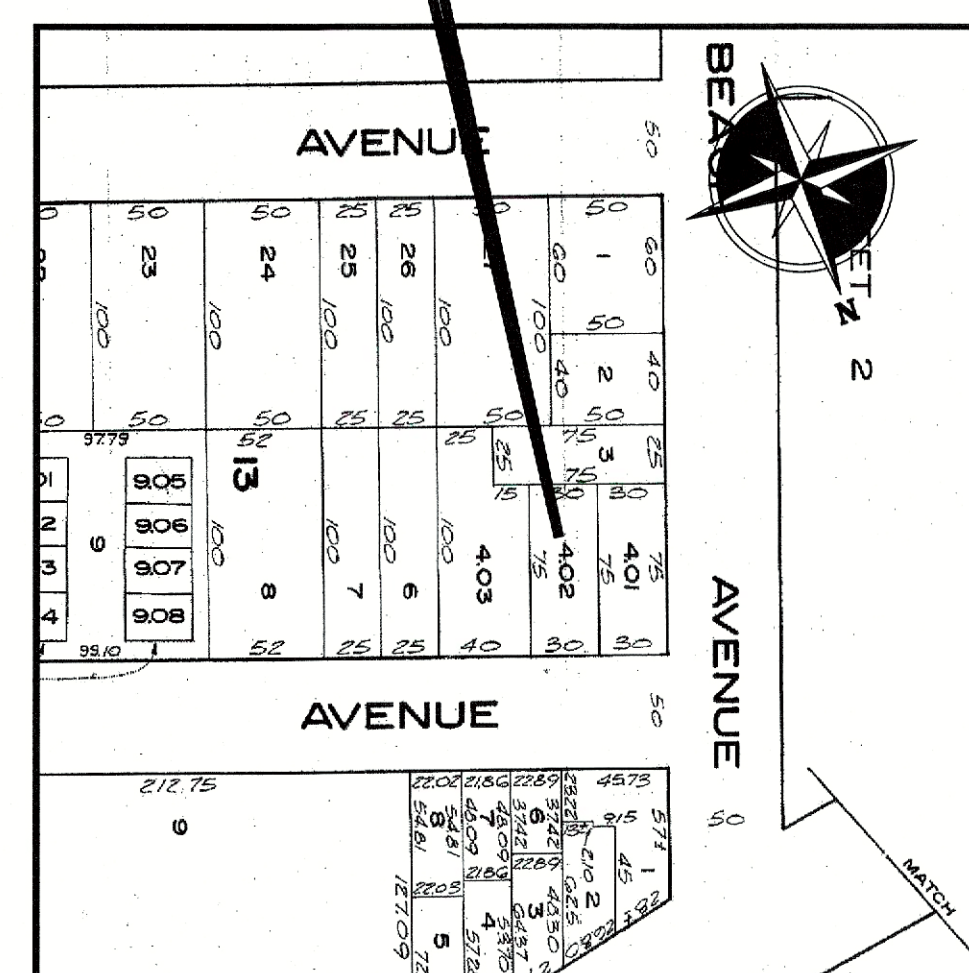




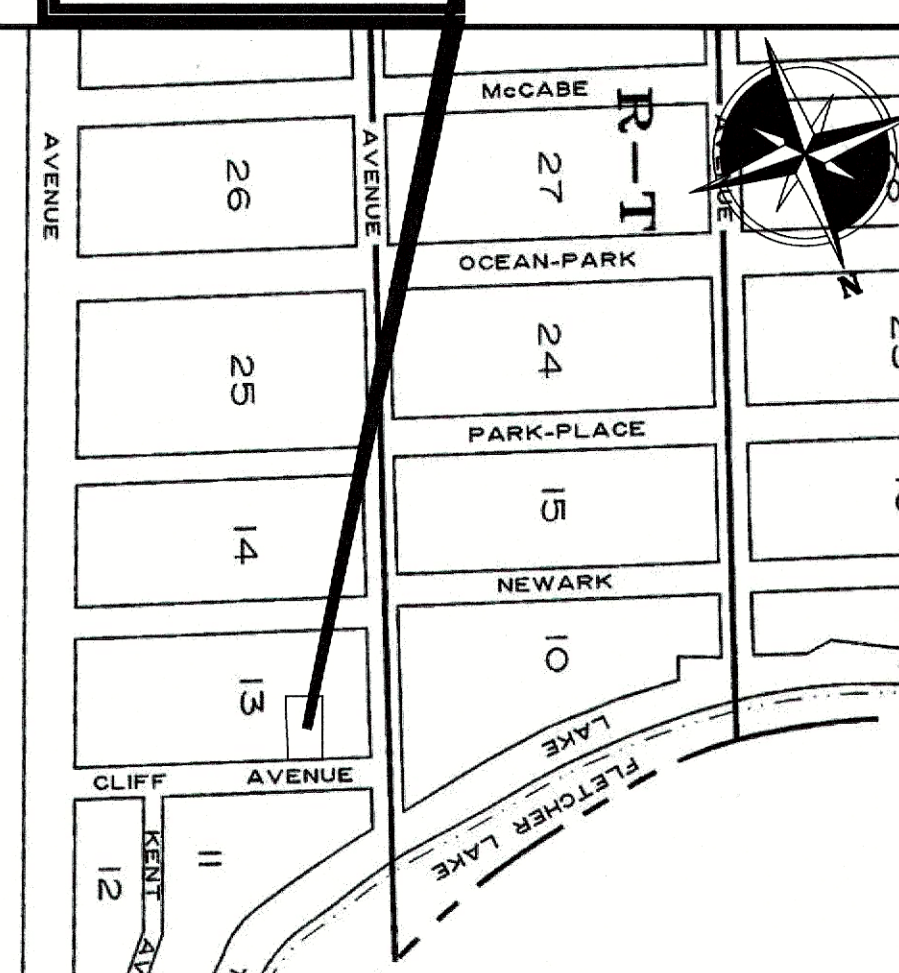
SITE LOCATION



TAX MAP

SCALE: 1"=200'
TAX MAP INFORMATION TAKEN FROM "TAX MAP" BOROUGH OF
BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY SHEET
NUMBER #3

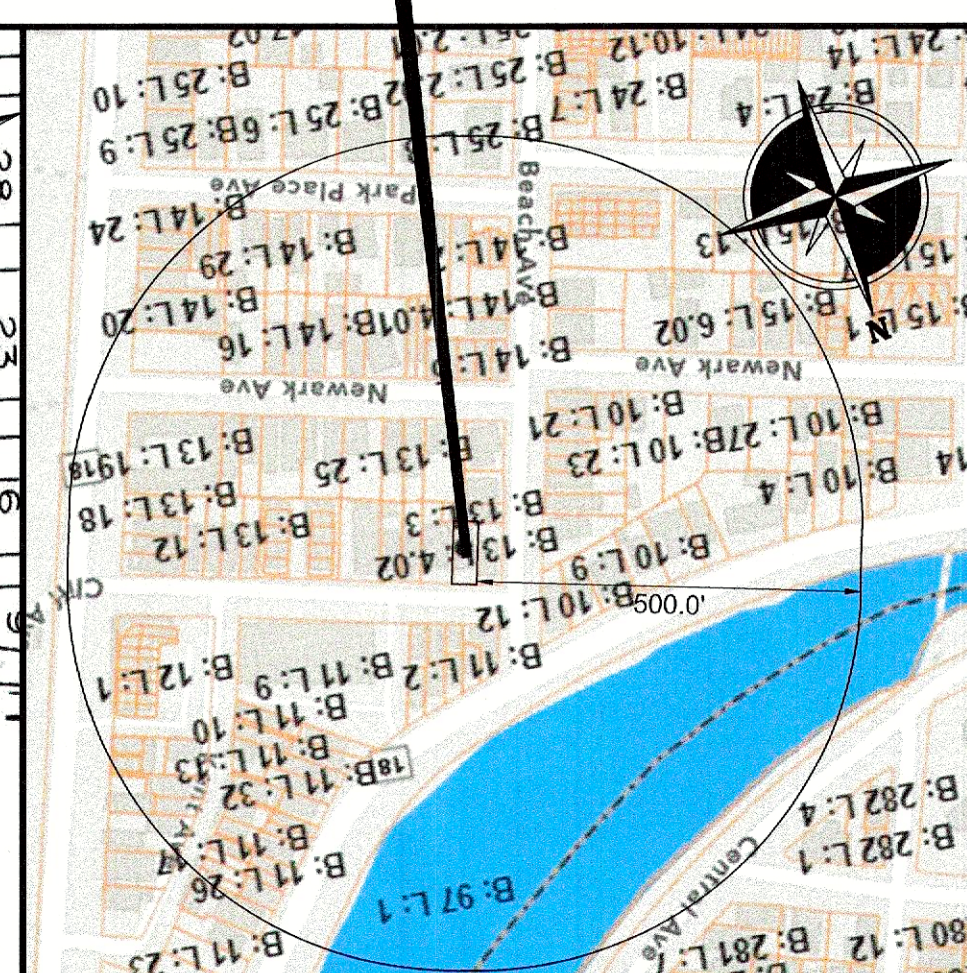
SITE LOCATION



ZONING MAP

N.T.S

SITE LOCATION



KEY MAP

SCALE: 1"=250'

NOTES:

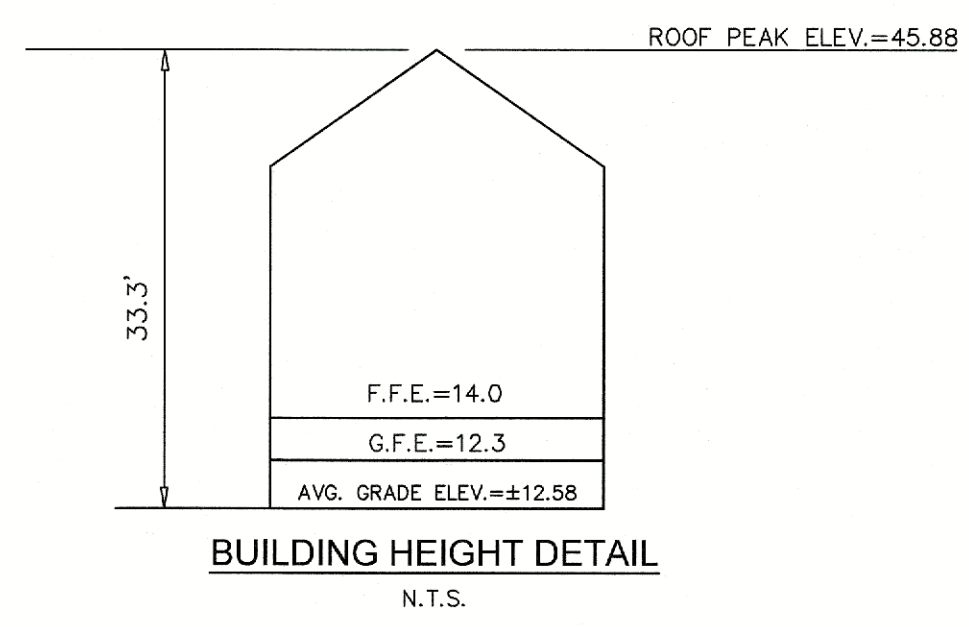
- THIS MAP IS NOT A SURVEY.
- THE PURPOSE OF THIS MAP IS FOR OBTAINING A PERMIT FROM THE BOROUGH OF BRADLEY BEACH FOR THE CONSTRUCTION OF AN ADDITION TO AN EXISTING SINGLE FAMILY DWELLING.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT NO. 4.02, BLOCK NO. 13, BOROUGH OF BRADLEY BEACH, COUNTY OF MONMOUTH, NEW JERSEY" PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 4/18/2023.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GISWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
- PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON CURRENT FIRM MAP #34025C0334F, DATED 1/15/2022.
- PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON PRELIMINARY FIRM MAP #34025C0334G, DATED 1/11/2014.
- EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
- ALL ELEVATIONS ARE IN NAVD 1988 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.
- THIS PROPERTY LOCATED WITHIN THE R-B ZONE.
- ALL ROOF LEADERS SHALL BE DIRECTED TOWARDS CLIFF AVENUE.
- NO ROOF DRAIN RUNOFF SHALL BE DIRECTED TO ADJACENT PROPERTIES.
- LIMIT OF DISTURBANCE = 532 S.F. / 0.012 AC.
- ZONE CONFIRMED BY MUNICIPAL OFFICE ON 4/20/2023.
- MORGAN ENGINEERING HAS NOT EVALUATED THE SUBSURFACE SOIL CONDITIONS TO ASCERTAIN THE DEPTH TO GROUNDWATER OR THE SEASONAL HIGH WATER TABLE.

VARIANCE(S) REQUIRED:

- MINIMUM REAR SETBACK FOR PRINCIPAL STRUCTURE: 25' REQUIRED; 6.9' PROPOSED. BULK 'C' VARIANCE REQUIRED.
- MINIMUM SIDE SETBACK FOR PRINCIPAL STRUCTURE: 6' REQUIRED; 4.4' PROPOSED. BULK 'C' VARIANCE REQUIRED.
- MAXIMUM BUILDING HEIGHT ON LOTS LESS THAN 4,000 S.F. OR LESS THAN 40' FRONTAGE SHALL NOT EXCEED 2 STORIES AND 30' IN HEIGHT. 2 1/2 STORIES AND 33.3' HEIGHT PROPOSED. BULK 'C' VARIANCE REQUIRED.
- PROPOSED BALCONY EXTENDS MORE THAN 2' FROM THE WALL THAT IS ATTACHED. BULK 'C' VARIANCE REQUIRED.

BUILDING COVERAGE		
DESCRIPTION	EXISTING	PROPOSED
DWELLING	693 S.F.	940 S.F.
ENCL. PORCH & BALCONY	247 S.F.	-
FRONT BALCONY	44 S.F.	44 S.F.
BUILDING LOT COVERAGE	984 S.F.	984 S.F.
LOT AREA	2,250 S.F.	
TOTAL BUILDING	43.7%	43.7%
LOT COVERAGE		

IMPERVIOUS COVERAGE		
DESCRIPTION	EXISTING	PROPOSED
BUILDING COVERAGE	984 S.F.	984 S.F.
DRIVEWAY	154 S.F.	N.C.
PAVERS	166 S.F.	N.C.
IMPERVIOUS LOT COVERAGE	1,304 S.F.	1,304 S.F.
LOT AREA	2,250 S.F.	
TOTAL IMPERVIOUS	58%	58%
LOT COVERAGE		



OWNER/APPLICANT:

ERIC FEUERLIGHT
127 CLIFF AVENUE
BRADLEY BEACH, NJ
ERIC.D.FEUERLICHT@ACCENTURE.COM
703-785-1890

CERTIFICATE OF AUTHORIZATION: 240A28229800

MORGAN
engineering & surveying

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

D. M. Bullock
DONNA M. BULLOCK
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 41931

LEGEND	
EXISTING	PROPOSED
--- TREE LINE	--- TREE LINE
--- FENCE LINE	--- FENCE LINE
--- WATER LINE	--- WATER LINE
--- WATER VALVE	--- WATER VALVE
--- SANITARY SEWER LINE	--- SANITARY SEWER LINE
--- SANITARY CLEANOUT	--- SANITARY CLEANOUT
--- MANHOLE	--- MANHOLE
--- GAS LINE	--- GAS LINE
--- INLET	--- INLET
--- CONTOURS	--- CONTOURS
--- MINOR	--- MINOR
--- MAJOR	--- MAJOR
--- SPOT ELEVATION	--- SPOT ELEVATION
--- SURFACE FLOW DIRECTION	--- SURFACE FLOW DIRECTION
--- LIMIT OF DISTURBANCE	--- LIMIT OF DISTURBANCE
--- SILT FENCE	--- SILT FENCE

ABBREVIATIONS
TC / BC - TOP/BOTTOM CURB GRADE
TW / BW - TOP/BOTTOM WALL
F.F.E. - FIRST FLOOR ELEVATION
B.F.E. - BASEMENT FLOOR ELEVATION
G.F.E. - GARAGE FLOOR ELEVATION
T.B.R. - TO BE REMOVED
N.T.S. - NOT TO SCALE

UTILITIES TO BE NOTIFIED

- Cablevision**
Attn: Land Use Matters
1501 Eighteenth Avenue
Wall, NJ 07719
- Jersey Central Power & Light**
Attn: Land Use Matters
300 Madison Avenue
Morristown, NJ 07960
- Verizon-NJ**
c/o Wireline Engineering
999 West Main St., Flr 2
Freehold, NJ 07728-2525
- N.J. Natural Gas Co.**
Attn: Right of Way Department
1450 Wyckoff Rd.
Wall, NJ 07719
- New Jersey American Water Co.**
Attn: Donna Short GIS Supervisor
1025 Laurel Oak Road
Voorhees, NJ 08043

200' RADIUS PROPERTY OWNER'S LIST

Muni-Block-Lot	Property Owner	Mailing Address	City State Zip
1308-11-9	TERRACE LAKE APARTMENTS LLC	P.O. BOX 43	LIVINGSTON NJ 07039
1308-13-9	CONDOMINIUM ASSOC.	109 CLIFF AVE	BRADLEY BEACH NJ 07720
1308-13-2	ALLAN PATRICIA	48 RIDGE PLACE	NEPTUNE CITY NJ 07753
1308-97-1	BOROUGH OF BRADLEY BEACH	701 MAIN STREET	BRADLEY BEACH NJ 07720
1308-10-14	RUDOWSKY JAY & PATRICIA	1105 1/2 BEACH AVENUE	BRADLEY BEACH NJ 07720
1308-13-7	RUSSO NEIL & DIANE	1512 WOODSIDE RD	YARDLEY PA 19067
1308-13-23	DEAD NEWARK AVE LLC	67 DEAN STREET	MADISON NJ 07940
1308-14-6	MONIAUO WALTER & MARIA	29 ECHO RD	LITTLE FERRY NJ 07643
1308-14-7	BIANCAMANO DELFINO A & DIANE	206 SYLVAN AVE	RUTHERFORD NJ 07070
1308-14-8	SALLUSTRO JANE	2100 LINWOOD AVE APT 3T	FORT LEE NJ 07024
1308-14-9	ALONZO PAUL	19 1/2 BELLE PLACE	NEPTUNE CITY NJ 07753
1308-14-10	CHIN LIVING TRUST	228 HERON POINT	TINTON FALLS NJ 07753
1308-14-11	MOK JOHN	119 NEWARK AVE	BRADLEY BEACH NJ 07720
1308-14-12	WEILANDIS GLORIA	117 NEWARK AVE	BRADLEY BEACH NJ 07720
1308-10-11	BRESCHER DIANE & MARION	203 LAKE TERRACE	BRADLEY BEACH NJ 07720
1308-10-16	LATERZA MICHAEL J	31 MEADOW LANE	NANJUT NY 10954
1308-10-17	CASTERLINE KEN & LORRAINE	63 DUVAL ST	BRIDGEWATER NJ 08807
1308-10-18	COMITO JANET L & ADAIR JEFFREY	74 OLD QUEENS BLVD	MANALAPAN NJ 07726
1308-10-19	NADAL JULIE S	187 WAYNE ST APT 305C	JERSEY CITY NJ 07302
1308-10-21	DOSHIM RICHARD JOHN & CHAN MEI YUNG	20 WILLOW DRIVE	CHESTER NJ 07930
1308-10-22	QUACKENBUSH KARYN	450 WEST 57TH ST APT 3W	NEW YORK NY 10019
1308-10-23	MAITA GARY & MARIANN	36 SUNSET AVE	LONG BRANCH NJ 07740
1308-11-1	BORDERS D.G. D. & B.	427 MONROE ST	NEW BRITAIN CT 06052
1308-11-2	MURPHY T.T. & C. & WILLIAMS T.J. & C	291 STONETOWN ROAD	RINGWOOD NJ 07456
1308-11-3	GBH REVOCABLE TRUST	82 KNOLLS ROAD	BLOOMINGDALE NJ 07403
1308-11-4	PELLEGRINO ROSANNE	254 CHELSEA STREET	STATEN ISLAND NY 10307
1308-11-5	BERGHAUS O FREDERICK	11 OXFORD DR	OCEAN NJ 07712
1308-11-6	MARINO MARIE ETALS	1124 LIONS GATE LANE	GULF BREEZE FL 32563
1308-11-7	ONE HUNDRED SIXTEEN CLIFF AVENUE LL	1375 CRIM ROAD	BRIDGEWATER NJ 08807
1308-11-8	DRAGONETTI TRUST: KEITH TRUSTEE	105 SPRING ST	STATEN ISLAND NY 10304
1308-13-8	HURONWITZ MARK P & ZANGRILLI JAMES	1606 CHESTNUT ST UNIT 2	PHILADELPHIA PA 19103
1308-10-9	ROSS JASON & TERESA	207 LAKE TERRACE	BRADLEY BEACH NJ 07720
1308-10-10	LINDEMAN DANIEL R. & CYNTHIA B	205 LAKE TERR	BRADLEY BEACH NJ 07720
1308-13-1	FITZPATRICK BERNARD & JOYCE	124 NEWARK AVE	BRADLEY BEACH NJ 07720
1308-13-3	GIACINO FRANK & THOMAS M & GIACINO	1104 BEACH AVE	BRADLEY BEACH NJ 07720
1308-13-4.01	DENES LAURA	129 CLIFF AVENUE	BRADLEY BEACH NJ 07720
1308-13-4.02	FEUERLIGHT ERIC & KINSER WILLIAM	127 CLIFF AVE	BRADLEY BEACH NJ 07720
1308-13-2	PIGNATELLI MICHAEL & JANE E	1102 BEACH AVE	BRADLEY BEACH NJ 07720
1308-13-4.03	CONOSCENTI MILDRED & TINA ETAL	123 & 125 CLIFF AVE	BRADLEY BEACH NJ 07720
1308-13-6	GUANCIONE MICHAEL & JOYCE	20 REBECCA ANN COURT	TINTON FALLS NJ 07724
1308-13-24	FERRARI MARK & SHARON	16 SHORTHILL BOULEVARD	JACKSON NJ 08527
1308-13-25	BARTOLOMEI ENRIQUE M & NAZARIO AN	116 NEWARK AVE	BRADLEY BEACH NJ 07720
1308-13-26	BERGERON THOMAS & MARILYN	118 NEWARK AVE	BRADLEY BEACH NJ 07720
1308-13-8	117 CLIFF BEACH LLC	117 CLIFF AVE	BRADLEY BEACH NJ 07720
1308-10-15	PICCA ROBERT N	7500 FIFTH AVENUE	NORTH BERGEN NJ 07047
1308-10-13	CRYAN JAMES N & ALLISON F	5 SPRINGDALE RD	PRINCETON NJ 08540
1308-14-5	GUARINO ELIZABETH R & SLATUS JESS	129 NEWARK AVE	BRADLEY BEACH NJ 07720
1308-13-22	DINDIA JAMES JR. & JANICE ET ALS	106 NEWARK AVENUE	BRADLEY BEACH NJ 07720
1308-10-20	MENDELSONH SUSAN	75 OVERLEA ST EAST	MASSAPEQUA PARK NY 11762
1308-13-9.01	YOUNGMAN RICHARD G & JOANNE	15 BEDFORD COURT	MADISON NJ 07940
1308-13-9.02	CHARLENE AND STEVEN HOLMAN REVOCABL	9019 NISQUALLY WAY NE	BAINBRIDGE ISLAND WA 98110
1308-13-9.03	BARRA LAUREN	109 CLIFF AVE UNIT 6F	BRADLEY BEACH NJ 07720
1308-13-9.04	HATOFF JEFFREY & NANCY	56 ASH STREET	BRIDGEWATER NJ 08807
1308-13-9.05	STICKLE CARMELIS D & WILHELM ELLEN J	1154 PAPER ROAD	BRIDGEWATER NJ 08807
1308-13-9.06	ARONSON DENISE MONELLO ETALS	36 PIERMONT TERRACE	WAYNE NJ 07470
1308-13-9.07	KESELMAN ISAAC & MARIA	27 PINCHBROOK DRIVE	FLORHAM PARK NJ 07932
1308-13-9.08	CONROY ROSEMARIE & DONNA GILL SUSAN	111 CLIFF AVE UNIT 1A	BRADLEY BEACH NJ 07720
1308-10-12	SCARDAPANE DOREEN & NANCY MINGIONE	505 LA GUARDIA PL #3D	NEW YORK NY 10012