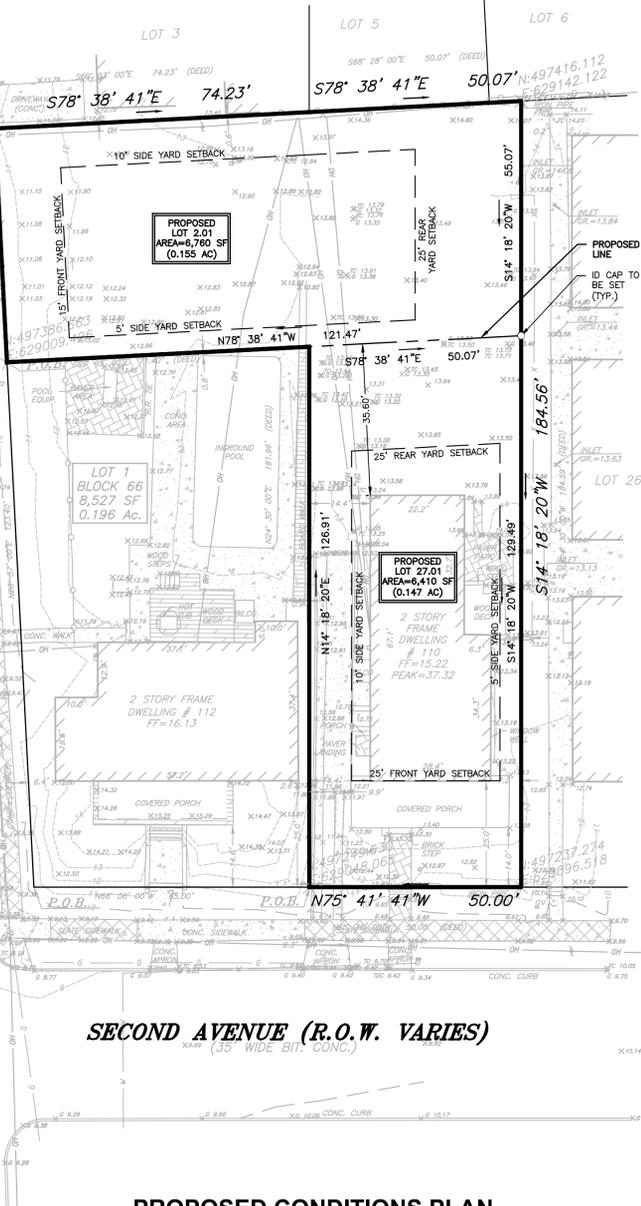
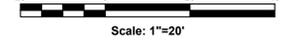
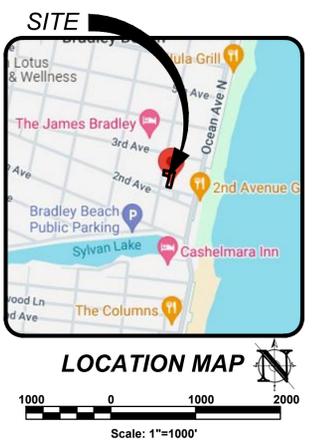
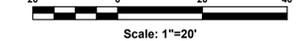


EXISTING CONDITIONS PLAN



PROPOSED CONDITIONS PLAN



Scale: 1"=200'

Scale: 1"=1000'

- GENERAL NOTES:**
- SUBJECT PROPERTY**
TAX MAP #14, LOT 27 BLOCK 66, 110 SECOND AVENUE, AND LOT 2 BLOCK 66, 204 BEACH AVENUE, BRADLEY BEACH, MONMOUTH COUNTY, NEW JERSEY.
 - APPLICANT**
204 BEACH AVENUE, LLC
506 B OCEAN AVENUE
BRADLEY BEACH, NJ 07720
 - PURPOSE OF THIS PLAN**
THIS PLAN HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE BOROUGH OF BRADLEY BEACH FOR MINOR SUBDIVISION APPROVAL.
 - SURVEY DATA**
SURVEY INFORMATION CONTAINED HEREON IS BASED ON FIELD SURVEYS PERFORMED BY INSITE SURVEYING, LLC, ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 66, LOT 2", LAST REVISED 11/02/23. "BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 66, LOT 27", LAST REVISED 11/02/23. A SIGNED AND SEALED COPY OF THESE SURVEYS SHALL ALWAYS ACCOMPANY THIS SUBDIVISION PLAN AS INDEPENDENT SHEETS. TOPOGRAPHIC INFORMATION SHOWN HEREON REFERENCES THE NAVD83 VERTICAL DATUM.
 - PROPOSED LOT NUMBERS**
PROPOSED LOT NUMBERS SHALL BE VERIFIED BY BOROUGH OF BRADLEY BEACH TAX ASSESSOR AS A CONDITION OF APPROVAL.
 - SUBDIVISION FILING**
THIS SUBDIVISION SHALL BE FILED BY DEED.
 - BASE FLOOD ELEVATION**
SUBJECT PROPERTY IS NOT IN A FEMA FLOOD ZONE.
 - CLOSURE**
BEARINGS AND DISTANCES ARE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE (1) PART IN TEN THOUSAND (10,000).
 - NO CONSTRUCTION PROPOSED**
THERE IS NO CONSTRUCTION PROPOSED AS PART OF THIS APPLICATION. AS SUCH, NO INFORMATION IS SHOWN HEREON REGARDING GRADING, DRAINAGE, CONSTRUCTION DETAILS, ETC.

LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE

CERTIFICATIONS

PLANNING BOARD
CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE BOROUGH OF BRADLEY BEACH PLANNING BOARD ON _____

BOARD CHAIRPERSON _____

ATTEST: _____

SECRETARY _____ DATE _____

BOARD ENGINEER _____ DATE _____

THIS PLAN (OR A DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF MONMOUTH COUNTY ON OR BEFORE _____ WHICH DATE IS ONE HUNDRED NINETY (90) DAYS FROM THE SIGNATURE OF THIS MAP FOR FINAL.

OWNER

HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT I CONSENT TO THE FILING OF THIS SUBDIVISION PLAN WITH THE BOROUGH OF BRADLEY BEACH PLANNING BOARD.

OWNER _____ DATE _____

OWNER _____ DATE _____

NOTARY PUBLIC
SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC _____ DATE _____

BOUNDARY SURVEY

HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THESE LAND SURVEYS DATED 11/02/2022, HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

JUSTIN J. HEDGES, P.L.S. NJ LIC. #GS43382 _____ DATE _____

MONMOUTH COUNTY PLANNING BOARD (STAMP)

APPROVED BY THE BOROUGH OF BRADLEY BEACH PLANNING BOARD

BOARD CHAIRPERSON _____ DATE _____

BOARD SECRETARY _____ DATE _____

BOARD ENGINEER _____ DATE _____

ZONING COMPLIANCE CHART

R-B (RESIDENTIAL - BEACHFRONT ZONE) ZONE (§ 450-28, USED 450-26D R-1 REQUIREMENTS)

ORD SECTION	STANDARD	EXISTING CONDITIONS		PROPOSED CONDITIONS		COMPLIES	
		EXIST LOT 2	EXIST LOT 27	PROP LOT 2.01	PROP LOT 27.01		
\$450-26(D)(A)	MIN. LOT AREA (SF)	5,000	4,005 (0.082 AC)(N)	9,165 (0.210 AC)	6,780 (0.156 AC)(X)	6,410 (0.147 AC)	YES
\$450-26(D)(B)	MIN. LOT WIDTH (FT)	50.0	55.0	50.0	NO CHANGE	NO CHANGE	YES
\$450-26(D)(C)	MIN. LOT DEPTH (FT)	100	72.8 (N)	183.3	122.88 (X)	128.20	YES
\$450-26(D)(G)	PRINCIPAL BUILDING						
	MIN. FRONT YARD SETBACK (FT)	(1)		25.0/14.0 PORCH (N)	TO COMPLY	NO CHANGE (N)	NO
\$450-26(D)(H)	SECOND AVENUE (FT)	25	N/A	15	16.6 PORCH	NO CHANGE	YES
	BEACH AVENUE (FT)	15	16.6 PORCH	25	17.5 (N)	90.6	35.60
\$450-26(D)(I)	MIN. REAR YARD SETBACK (FT)	(2)	25	17.5 (N)	90.6	35.60	YES
	MIN. SIDE YARD SETBACK						
\$450-26(D)(J)	ONE SIDE (FT)	5	7.5	2.7 (N)	TO COMPLY	NO CHANGE (N)	NO
	BOTH SIDES (FT)	15	17.5	12.6 (N)	TO COMPLY	NO CHANGE (N)	NO
\$450-26(D)(K)	MAX. BUILDING HEIGHT (FT)	35	22.2	23.9	TO COMPLY	NO CHANGE	YES
	MAX. BUILDING HEIGHT (STORIES)	2.5	2	2	TO COMPLY	NO CHANGE	YES
\$450-26(D)(L)	ACCESSORY BUILDING						
	ALLOWABLE YARD LOCATION	SIDE/REAR	N/A	REAR	TO COMPLY	N/A	YES
\$450-26(D)(M)	MIN. REAR YARD SETBACK (FT)	5	N/A	3.0 (N)	TO COMPLY	N/A (X)	YES
	MIN. SIDE YARD SETBACK (FT)	5	N/A	2.6 (N)	TO COMPLY	N/A (X)	YES
\$450-26(D)(N)	MAX. BUILDING HEIGHT (FT) (GARAGE)	15	N/A	13.9	TO COMPLY	N/A	YES
	LOT COVERAGE						
\$450-26(D)(O)	MAX. BUILDING COVERAGE (%)	35	29.5	31.3	TO COMPLY	33.1	YES
	MAX. IMPERVIOUS COVERAGE (%)	60	64.7 (N)	64.7 (N)	TO COMPLY (X)	35.7 (X)	YES
\$450-26(D)(P)	PARKING AND DRIVEWAY						
	MIN. OFF-STREET PARKING PER UNIT	2	2	(N)	>4	4	YES
\$450-41(A)(3)	MAX. PARKING WIDTH IN FRONT YARD (FT)	12	8	9.3	TO COMPLY	NO CHANGE	YES
	MIN. DRIVEWAY WIDTH (FT)	8	15.0	9.3	TO COMPLY	NO CHANGE	YES
\$450-41(A)(1)	MIN. DRIVEWAY DISTANCE TO SIDE LINE (FT)	1	11.7	1.1	TO COMPLY	NO CHANGE	YES
	MIN. DRIVEWAY LENGTH (FT)	20	16.6 (N)	>20	TO COMPLY (X)	NO CHANGE	YES

(N) EXISTING NON-COMFORMITY (E) EXISTING VARIANCE (V) PROPOSED VARIANCE (a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE (1) THE FRONT YARD DEPTH SHALL BE A MINIMUM OF 15 FEET ON NORTH-SOUTH STREETS AND 25 FEET ON EAST-WEST STREETS OR THE MINIMUM DEPTH OF ANY FRONT YARD WITHIN THE BLOCK AND FRONTING ON THE SAME STREET ON WHICH THE STRUCTURE FRONTS. WHEN THE PREVAILING SETBACK OF THE EXISTING BUILDINGS ALONG A BLOCK FRONT IS LESS THAN THE SETBACK REQUIREMENTS, THE FRONT YARD SETBACK DISTANCE MAY BE REDUCED TO THE AVERAGE OF FRONT YARD SETBACKS OF PRINCIPAL STRUCTURES ON ALL DEVELOPED PROPERTIES ON THE SAME SIDE OF THE STREET WITHIN 200 FEET OF THE PROPERTY AS DOCUMENTED BY A MAP PREPARED BY A LICENSED LAND SURVEYOR THE AVERAGE DEPTH WILL BE FROM THE FRONT WALL OF THE STRUCTURE. PROVIDED THAT SUCH SETBACK IS NOT LESS THAN 10 FEET. A PORCH MAY EXTEND EIGHT FEET INTO THE REQUIRED FRONT YARD SETBACK AREA, PROVIDED THE PRINCIPAL STRUCTURE CONFORMS TO THE FRONT YARD SETBACK. (2) PER FOOTNOTE #2 OF 450 ATTACHMENT 1, THE REAR YARD SETBACK FOR LOTS NOT MEETING THE MINIMUM LOT DEPTH REQUIREMENT, MAY BE REDUCED PROPORTIONATELY TO THE EXISTING LOT DEPTH AS A PERCENTAGE OF REQUIRED LOT DEPTH, BUT IN NO CASE SHALL THEY BE LESS THAN 10 FEET.

(I) IMPROVED CONDITION (X) VARIANCE / NON-COMFORMITY ELIMINATED N/A - NOT APPLICABLE N/S - NOT SPECIFIED

PROJECT INFORMATION

PROJECT NAME: **MINOR SUBDIVISION**

PROJECT LOCATION: BLOCK 66, LOTS 2 & 27, 110 SECOND AVENUE & 204 BEACH AVENUE, BOROUGH OF BRADLEY BEACH, MONMOUTH COUNTY, NJ

OWNER OF LOT 2: **204 BEACH AVENUE, LLC**
506 B OCEAN AVENUE
BRADLEY BEACH, NJ 07720

OWNER OF LOT 27: **JOHN NAPLES**
506 B OCEAN AVENUE
BRADLEY BEACH, NJ 07720

APPLICANT: **204 BEACH AVENUE, LLC & JOHN NAPLES**
506 B OCEAN AVENUE
BRADLEY BEACH, NJ 07720

APPLICANT'S PROFESSIONALS

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

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NJ ONE CALL: 800-272-1000
(NJ One Call logo)

INSITE
Engineering • Surveying • Planning
InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (PH) 732-531-7344 (FAX)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

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(NJ One Call logo)

DOUGLAS D. CLELLAND, PE
PROFESSIONAL ENGINEER
NJ PE 24GE05331000

REVISIONS

Rev #	Date	Comment
0	01/12/24	INITIAL RELEASE

SCALE: 1"=200' DESIGNED BY: DDC
DATE: 01/12/24 DRAWN BY: AMC
JOB #: 23-979-04 CHECKED BY: DDC
CAD ID: 23-979-040

NOT FOR CONSTRUCTION APPROVED BY: _____

FOR CONSTRUCTION PLAN INFORMATION

DRAWING TITLE: **MINOR SUBDIVISION**

SHEET TITLE: **PLAN**

SHEET NO: **1 OF 1**