

NOTES:

- PROPERTY WAS SURVEYED IN ACCORDANCE WITH DEED BOOK 17057 PAGE 58. PROPERTY IS ALSO KNOWN AS LOT 24 & 25 IN BLOCK 53, AS SHOWN ON A CERTAIN MAP ENTITLED, "FINAL MAP OF THOROFARE ESTATES IN BLOCK 53 IN THE BOROUGH OF BEACH HAVEN, OCEAN COUNTY, NEW JERSEY", FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON MARCH 24, 1969 AS MAP NO. F-274. FIELD CONDITIONS AS OF 2/22/2024.
- AREA BEING SUBDIVIDED CONTAINS 9,000 S.F. = 0.2066 OF AN ACRE.
- PROPERTY SHOWN ON TAX MAP SHEET NO. 3.
- PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION=9 (NAVD 1988) AS SHOWN ON FLOOD INSURANCE RATE MAP BEACH HAVEN BOROUGH, COMMUNITY NO. 345282, PANEL 0611F, MAP NO. 34029C0611F, EFFECTIVE DATE 9/29/2006. THE PROPERTY'S PRELIMINARY BASE FLOOD ELEVATION IS ELEVATION 9 (NAVD 1988) AND IS LOCATED IN PRELIMINARY FLOOD ZONE AE, AS SHOWN ON PRELIMINARY MAP NO. 34029C0611G, PUBLISHED 3/28/2014, THIS IS FOR INFORMATIONAL PURPOSES ONLY & SUBJECT TO VERIFICATION BY FEMA.
- ALL ELEVATIONS/CONTOURS ARE BASED ON N.A.V.D. OF 1988.
- ONLY THOSE UTILITIES MARKED IN THE FIELD BY PHYSICAL EVIDENCE OF SAME, AT THE TIME OF SURVEY, ARE SHOWN HEREON. OTHER UTILITIES, INVISIBLE ENCROACHMENTS, OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF GRANTS, ETC., IF ANY HAVE NOT BEEN SHOWN.
- THIS SURVEY HAS BEEN PERFORMED AND PREPARED WITHOUT BENEFIT OF ANY TITLE REPORT AND/OR SEARCH. THE PROPERTY SHOWN HEREON, MAY BE SUBJECT TO VARIOUS EASEMENTS AND/OR "RIGHTS OF OTHERS", AND IS SUBJECT TO REVISIONS AS SUCH A REPORT AND/OR SEARCH MAY REVEAL.
- NO INVESTIGATION WAS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS THIS TRACT.
- IT IS PROPOSED TO CREATE 2 LOTS.
- THE SURVEY ERROR OF CLOSURE IS GREATER THAN 1 PART IN 10,000.
- THERE ARE NO WATERCOURSES, FLOODPLAINS, FLOODWAY & FLOOD HAZARDS WITHIN 200' OF THE SITE, EXCEPT AS SHOWN.
- THERE ARE NO SWAMPS, BOGS, OR PONDS WITHIN THE PROPOSED SUBDIVISION.
- ALL LOTS TO BE SERVICED BY PUBLIC SEWER & WATER SYSTEMS. DETAILS OF SERVICES TO BE RESOLVED AT TIME OF PLOT PLAN SUBMISSION.
- MINOR SUBDIVISION SHALL BE FILED BY PLAT.
- NO DEVELOPMENT IS PROPOSED AT THIS TIME. A SESC PERMIT WILL BE OBTAINED AT TIME OF BUILDING PERMIT.
- NEW LOTS SHALL COMPLY WITH RSIS FOR PARKING FOR 2-5 BEDROOMS. A MINIMUM OF 3 OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH BUILDING LOT.
- CURBS & SIDEWALKS ON BOTH LOTS SHALL BE CONSTRUCTED AT TIME OF BUILDING PERMIT.
- THE EXISTING DWELLING & ASSOCIATED IMPROVEMENTS ARE TO BE RAZED PRIOR TO THE FILING OF THE MAP.

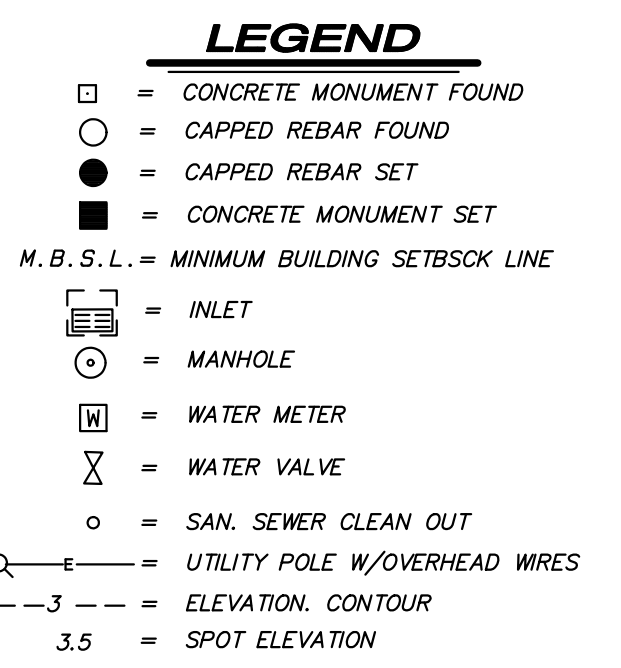
PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOTS	OWNER'S NAME & ADDRESS	BLOCK	LOTS	OWNER'S NAME & ADDRESS
52	4	RAPER, ANTHONY ERIC & THOMAS, L 28 WELLINGTON DR BASKING RIDGE, NJ 07920	53	23	POWERS, RICHARD D & MARGARET A 15 THUNDERHEAD PL MAHWAH, NJ 07430
52	5	D'ANDREA, PAULINE W 2323 STREET APT 602 PHILADELPHIA, PA 19103	54	1	MC GLYNN, BRIN T & NAOMI 33 GORDON RD ERDENHEIM, PA 19038
52	6	SAKKO, JOHN V & TRACI M ETAL 412 LIBERTY AVE BEACH HAVEN, NJ 08008	54	2	SYNDER, MATTHEW & MEICHELLE 68 AFTERGLOW AVE VERONA, NJ 07044
52	7	ALLEN, DANIEL & GEORGE JR 423 LIBERTY AVE BEACH HAVEN, NJ 08008	54	3	FOLKART, WAYNE & KRISTINA 1095 DILL COURT MARCO ISLAND, FL 34145
53	1	GERARD, SUSAN ELIZABETH 126 W NORTHVIEW AVE PHOENIX, AZ 85021	54	4	KIEP, SIGRID R 539 WOODLAND AVENUE HADDONFIELD, NJ 08033
53	2	GLYNN, ROBERT E & VALERIE C 1604 WEST AVE BEACH HAVEN, NJ 08008	54	5	LABIN, CHARLES J & CAROLINE F 417 W HOLYOKE AVE BEACH HAVEN, NJ 08008
53	3	WARGO, MICHAEL G & KELLY, BETTINA F 1608 WEST AVE BEACH HAVEN, NJ 08008	54	7.01	LANO, GERALD E & VALERIE 40 WILKINSON RD RANDOLPH, NJ 07869
53	4	BUTLER, JAMES J 2309 PENNERBROOK LANE MANASSAS, NJ 08736	54	7.02	COTOV, NICHOLAS S SR 401 HOLYOKE AVE BEACH HAVEN, NJ 08008
53	5	SKELLY, JAMES & MAUREEN 4073 LIBERTY AVE BEACH HAVEN, NJ 08008	57	7	HUNTER, MARY TRUST 5365 C/O EVERCORE 4030 BOY SCOUT BLVD/#475 TAMPA, FL 33607
53	6	KOZAK, GERALD & TARAS 1908 LOWER MOUNTAIN RD FURLONG, PA 18925	57	8	ADRIAN, DAVID M & LISA 1605 S WEST AVE BEACH HAVEN, NJ 08008
53	7	BATCHELOR, KENNETH E & KATHLEEN B 25 COUNTRY RUN THORNTON, PA 19373	57	9	MCCANN, BRIAN & JOAN 1608 WEST AVE BEACH HAVEN, NJ 08008
53	8	HALL, JAMES & DEBRA 19259 SKYRIDGE CIR BOCA RATON, FL 33498	57	10	SCHMIDT, ROBERT H & MARILYN E TRUST 333 LIBERTY AVE BEACH HAVEN, NJ 08008
53	9	ALLEN, DANIEL R & KSENIYA N 423 LIBERTY AVE BEACH HAVEN, NJ 08008	58	15	D'AQUILA, K A & S M & M E 1515 WEST AVE BEACH HAVEN, NJ 08008
53	10	NANNEN, KENNETH & LINDA 901 MOUNT VERNON AVENUE HADDONFIELD, NJ 08033			
53	11	GALLO, JOAN M TRUST OF 1994 140 SEAVIEW CT 9035 MARCO ISLAND, FL 34145			
53	19	QUAYLE, REBECCA O 584 MCCULLOUGH PL HAWORTH, NJ 07641			
53	20	FOX, THOMAS JR & MEGAN 100 ACKERMAN AVENUE HOBOKEN, NJ 07423			
53	21	BELMONTE, JOSEPH J JR & CAROL K 195 LAKE AVE FAIR HAVEN, NJ 07704			
53	22	MISKO, CARY A SR 415 IROQUOIS AVE BEACH HAVEN, NJ 08008			

ZONE : RB RESIDENTIAL DISTRICT (DEVELOP AS SINGLE-FAMILY)

MINIMUMS :	REQUIRED :	EXISTING :	NEW LOT 24.01	NEW LOT 25.01
LOT AREA	5,000 S.F.	9,000 S.F.	4,500 S.F.(V)	4,500 S.F.(V)
LOT WIDTH	50 FT.	90.00 FT.	45.00 FT.(V)	45.00 FT.(V)
LOT FRONTAGE	50 FT.	90.00 FT.	45.00 FT.(V)	45.00 FT.(V)
PRINCIPAL BUILDING :				
FRONT SETBACK	15 FT.	15.0 FT.	15 FT.	15 FT.
REAR SETBACK	8 FT.	8 FT.	8 FT.	8 FT.
SIDE SETBACK	5 FT.(16' TOTAL)	5.0 FT. (15.9' TOTAL)*	5 FT. (16' TOTAL)	5 FT. (16' TOTAL)
MAXIMUMS :				
BUILDING HEIGHT	35 FT.	27.2 FT.	<35 FT.	<35 FT.
LOT COVERAGE (BLDG)	35%	25.14%	<35%	<35%
LOT COVERAGE (IMPERVIOUS)		29.99%	<60%	<60%
ACCESSORY BUILDING :				
SIDE SETBACK	5 FT.	N/A	N/A	N/A
REAR SETBACK	8 FT.	N/A	N/A	N/A

* EXISTING NON-CONFORMITY (V) VARIANCE REQUIRED



FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON _____ AS MAP NO. _____

WE HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

SWORN TO AND SUBSCRIBED BEFORE ME :
DATE _____ NOTARY PUBLIC OF NEW JERSEY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED FEBRUARY 22, 2024 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF RECORDATION ACT (MAP FILING LAW) AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR WILL BE SET. I DO FUTHER CERTIFY THAT THE MONUMENTS, AS DESIGNATED AND SHOWN HEREON, HAVE BEEN SET.

JOHN P. AUGUSTINE
LICENSED PROFESSIONAL LAND SURVEYOR NO. 34838

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER

THE PROPER AUTHORITY HAS APPROVED THIS MAP AND SAID MAP COMPLIES WITH THE PROVISIONS OF THE RECORDATION ACT (MAP FILING LAW). THIS PLAT DESCRIBING THIS SUBDIVISION MUST BE FILED IN THE OFFICE OF THE CLERK OF OCEAN COUNTY ON OR BEFORE WHICH DATE IS 190 DAYS AFTER ITS RESOLUTION WAS ADOPTED BY THE MUNICIPAL LAND USE BOARD.

SECRETARY

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE
BOROUGH OF BEACH HAVEN LAND USE BOARD

ON _____

CHAIRPERSON

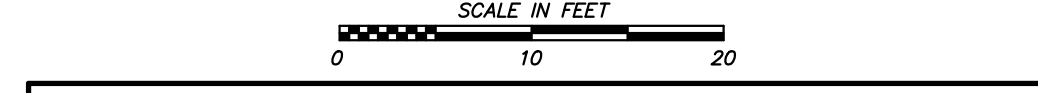
ATTEST: _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

OWNER/APPLICANT

J.S. PRO CONSTRUCTION, L.L.C.
C/O JOHN CASALE
25 RODEO DRIVE
WEST CREEK, NEW JERSEY, 08092
TEL: 609-342-6000



**MINOR SUBDIVISION MAP OF
TAX LOTS 24 & 25 BLOCK 53**
BOROUGH OF BEACH HAVEN
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10'
DATE: 5/30/24

DRAWN BY: JA/MS
CHECKED BY: _____

SHEET NO. 1 OF 1
PROJECT NUMBER
12408

