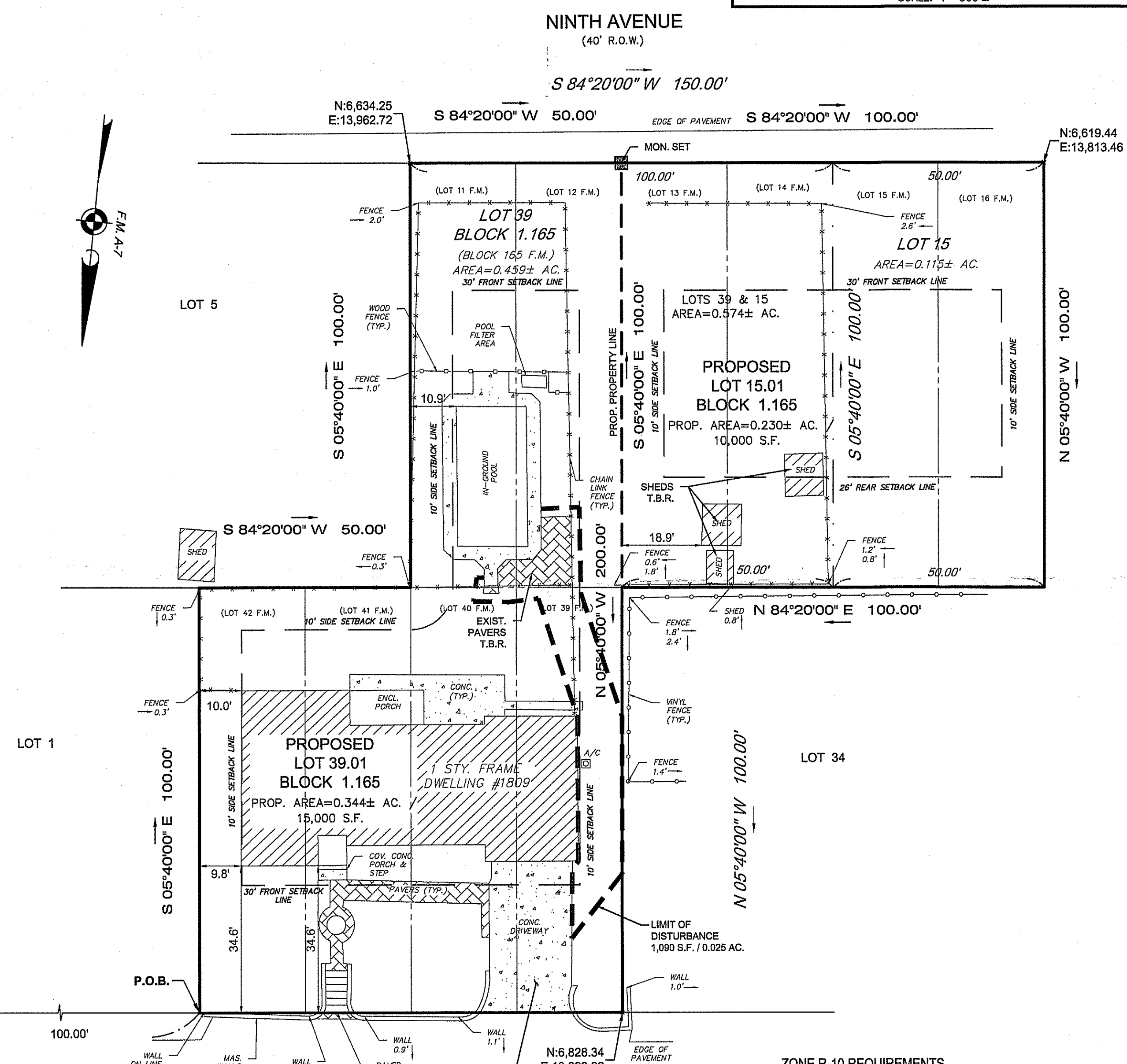
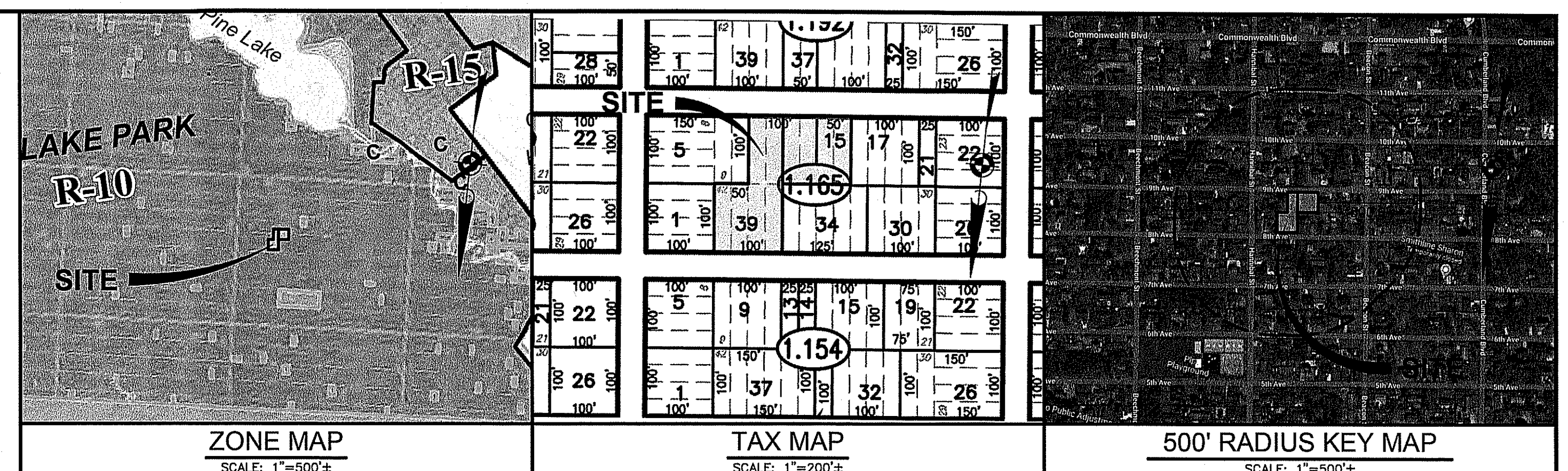


PROPERTY OWNERS WITHIN 200 FEET

Block Lot Dist	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
1.153 22	713 HANNIBAL ST 23-25	2	SALMONS, DANIEL JR 713 HANNIBAL ST TOMS RIVER NJ	08757
1.153 26	1741 SEVENTH AVE 27-29	2	REYNOLDS, CASSIUS 1741 SEVENTH AVE TOMS RIVER NJ	08757
1.154 1	700 HANNIBAL ST 2-4	2	BROWN, BATSHEVA & YONAH 700 HANNIBAL ST TOMS RIVER NJ	08757
1.154 5	712 HANNIBAL ST 6-8	2	TALAPANCO-VENTURA, F A ETAL 712 HANNIBAL ST TOMS RIVER NJ	08757
1.154 9	1808 EIGHTH AVE 10-12	2	PASTOR, SHARON 1808 EIGHTH AVE TOMS RIVER NJ	08757
1.154 13	1816 EIGHTH AVE	1	ABLIN, ARTHUR & RUTH 1824 EIGHTH AVE TOMS RIVER NJ	08757
1.154 14	1820 EIGHTH AVE	1	ABELINE, ARTHUR 1824 EIGHTH AVE TOMS RIVER NJ	08757
1.154 15	1824 EIGHTH AVE 16-18	2	ABLIN, ARTHUR J & RUTH C 1824 EIGHTH AVE TOMS RIVER NJ	08757
1.154 19	1828 EIGHTH AVE 20-21	2	BAUTISTA, J L & SINDAC, A W ETAL 1828 EIGHTH AVE TOMS RIVER NJ	08757
1.154 32	1825 SEVENTH AVE 33-35	2	KALINOWSKI, BRUCE A & JANET D 1825 SEVENTH AVE TOMS RIVER NJ	08757
1.154 36	1821 SEVENTH AVE	1	ELIA, PAUL L & CYNTHIA F UNKNOWN UNKNOWN	00000
1.154 37	1809 SEVENTH AVE 38-42	2	FANNIE, NICHOLAS & ELIAS JR 1809 SEVENTH AVE TOMS RIVER NJ	08757
1.165 1	1801 EIGHTH AVE 2-4	2	GOBEL, KIRK W & ROSEMARIE LYNN 1801 EIGHTH AVE TOMS RIVER NJ	08757
1.165 5	812 HANNIBAL ST 6-10	2	SMITH, RODNEY & JEAN D 812 HANNIBAL ST TOMS RIVER NJ	08757
1.165 15	1820 NINTH AVE 16	1	HAPPY OWL PROPERTIES LLC 1809 EIGHTH AVE TOMS RIVER NJ	08757
1.165 17	1824 NINTH AVE 18-20	2	JONES, DANIEL & KAREN 1824 NINTH AVE TOMS RIVER NJ	08757
1.165 21	1836 NINTH AVE	1	JERMAN, JEFFREY R PO BOX 922 PT PLEASANT BORO NJ	08742
1.165 22	813 BEACON ST 23-25	2	SWIEDER, CAROL J & THOMAS 813 BEACON ST TOMS RIVER NJ	08757
1.165 26	801 BEACON ST 27-29	2	DOLJAS, CHRISTOPHER & JESSICA 801 BEACON ST TOMS RIVER NJ	08757
1.165 30	1827 EIGHTH AVE 31-33	2	SEASIDE CAPITAL LLC 1827 EIGHTH AVE TOMS RIVER NJ	08757
1.165 34	1823 EIGHTH AVE 35-38	2	LEHMANN, CHRISTOPHER C & CINDY M 1823 EIGHTH AVE TOMS RIVER NJ	08757
1.165 39	1809 EIGHTH AVE 40-42, 11-14	2	ERIKSON, SUSAN 1809 EIGHTH AVE TOMS RIVER NJ	08757
1.166 22	1740 NINTH AVE 23-25	2	GLUCK, FRANK M & DEBBIE 1740 NINTH AVE TOMS RIVER NJ	08757
1.166 28	1741 EIGHTH AVE 27-29	2	SPENCER, VICTOR H & HOCKING, WENDY 1741 EIGHTH AVE TOMS RIVER NJ	08757
1.191 28	901 HANNIBAL ST 29	1	SUBURBAN AGENCY INC PO BOX 109 LAKWOOD NJ	08701
1.192 1	900 HANNIBAL ST 2-4	2	REALBITO, RUSSELL & CHRISTINA A S 900 HANNIBAL ST TOMS RIVER NJ	08757
1.192 5	912 HANNIBAL ST 6-9	2	KIPP, MICHAEL K & ANNIELY 912 HANNIBAL ST TOMS RIVER NJ	08757
1.192 10	1816 TENTH AVE 11-15	2	SCARDIA, VITO 2525 HERKING RD TOMS RIVER NJ	08753
1.192 16	1825 NINTH AVE 17, 33-36	2	HENRY LOSCH LIVING TRUST 1825 NINTH AVE TOMS RIVER NJ	08757
1.192 18	1832 TENTH AVE 19-21	2	GUERRIERI, RONNIE 1832 TENTH AVE TOMS RIVER NJ	08757
1.192 26	901 BEACON ST 27-31	2	ZETA, MAUNG KYAW 901 BEACON ST TOMS RIVER NJ	08757
1.192 32	1833 NINTH AVE	15C	MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER NJ	08759
1.192 37	1817 NINTH AVE 38	1	RIDGEWOOD VILLAGE ESTATES INC 835 WYOMING AVE ELIZABETH NJ	07208
1.192 39	1809 NINTH AVE 40-42	2	MARTINEZ, JEANNETTE & EUNICE 1809 NINTH AVE TOMS RIVER NJ	08757



NOTES:

- THIS MAP IS NOT A SURVEY.
- THE PURPOSE OF THIS MAP IS FOR OBTAINING A MINOR SUBDIVISION APPROVAL TO SUBDIVIDE THE EXISTING PROPERTY INTO TWO LOTS.
- BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "SURVEY OF PROPERTY, LOTS 39 & 15, BLOCK 1.165, TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 8/14/20, REVISED 10/30/20.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS "N"-GEOMETRIC 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 #34029C0188F, DATED 9/29/2006.
- PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON PRELIMINARY FIRM MAP #34029C0188G, DATED 3/28/2014.
- EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
- THIS PROPERTY LOCATED WITHIN THE R-10 ZONE. ZONE CONFIRMED BY MUNICIPAL ZONING OFFICE ON 4/27/22.
- PROPOSED TAX LOT NUMBERS TO BE CONFIRMED BY THE TOWNSHIP TAX ASSESSOR.

PARKING REQUIREMENT CALCULATION:

DESCRIPTION	REQ.	PROPOSED
N.J.A.C. 5:21 EXISTING SINGLE-FAMILY DETACHED DWELLING		
DESCRIPTION	REQ.	PROPOSED
4 BEDROOM	2.5 SPACES	2.5 SPACES
PARKING PROVIDED		
GARAGE	2 SPACES	2 SPACES
DRIVEWAY	1.5 SPACES	1.5 SPACES
TOTAL	3.5 SPACES	3.5 SPACES

IMPERVIOUS COVERAGE

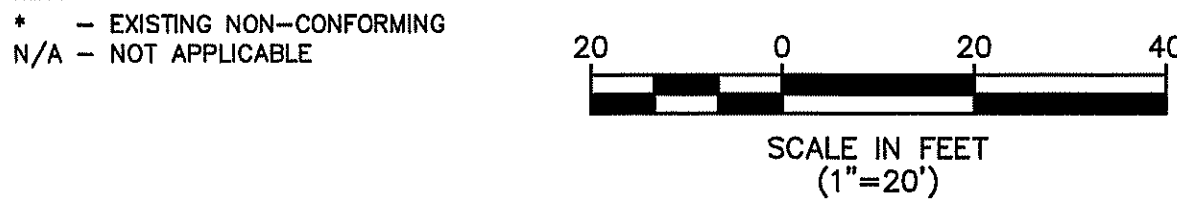
DESCRIPTION	EXISTING (LOTS 39 & 15)	PROPOSED (LOT 39.01)	PROPOSED (LOT 15.01)
DWELLING	2,656 S.F.	2,656 S.F.	-
COV. PORCH & STEPS	54 S.F.	54 S.F.	-
ENCL. PORCH	142 S.F.	142 S.F.	-
SHEDS	231 S.F.	-	-
CONCRETE	1,447 S.F.	1,447 S.F.	-
PAVERS	503 S.F.	315 S.F.	-
POOL	545 S.F.	545 S.F.	-
POOL FILTER AREA	16 S.F.	-	-
WALLS	38 S.F.	38 S.F.	-
IMPERVIOUS LOT COVERAGE	5,632 S.F.	5,213 S.F.	-
LOT AREA	25,000 S.F.	15,000 S.F.	10,000 S.F.
TOTAL IMPERVIOUS LOT COVERAGE	22.5%	34.8%	0%

BUILDING COVERAGE

DESCRIPTION	EXISTING (LOTS 39 & 15)	PROPOSED (LOT 39.01)	PROPOSED (LOT 15.01)
DWELLING	2,656 S.F.	2,656 S.F.	-
ENCL. PORCH	142 S.F.	142 S.F.	-
SHEDS	231 S.F.	-	-
BUILDING LOT COVERAGE	3,077 S.F.	2,848 S.F.	-
LOT AREA	25,000 S.F.	15,000 S.F.	10,000 S.F.
TOTAL BUILDING LOT COVERAGE	12.3%	19.0%	0%

ZONE R-10 REQUIREMENTS

REQUIRED	EXISTING (LOTS 39 & 15)	PROPOSED (LOT 39.01)	PROPOSED (LOT 15.01)
MIN. LOT AREA	10,000 S.F.	25,000 S.F.	15,000 S.F.
MIN. LOT FRONTAGE	100 FT.	100 FT.	100 FT.
MIN. LOT WIDTH	100 FT.	100 FT.	100 FT.
MIN. LOT DEPTH	N/A	-	-
PRINCIPAL BUILDING SETBACKS:			
MIN. FRONT SETBACK	30 FT.	34.6 FT.	34.6 FT.
MIN. REAR SETBACK	26 FT.	-	-
MIN. SIDE SETBACK	10 FT.	9.8 FT.*	9.8 FT.*
ACCESSORY BUILDING SETBACKS:			
MIN. REAR SETBACK	5 FT.	0.8 FT.*	-
MIN. SIDE SETBACK	5 FT.	52.4 FT	-
MAX. BUILDING COVERAGE	25%	12.3%	19%
MAX. LOT COVERAGE	35%	22.5%	34.8%
MIN. OPEN SPACE	65%	77.5%	65.2%
MIN. REQUIRED PARKING	2.5 SPACES	3.5 SPACES	3.5 SPACES
MIN. DENSITY	N/A	-	-
MAX. F.A.R.	N/A	-	-



CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE MANCHESTER TOWNSHIP PLANNING BOARD ON _____

CHAIRPERSON _____ DATE _____
ATTEST: _____

SECRETARY _____ DATE _____

THIS PLAT (OR DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF OCEAN COUNTY ON OR BEFORE WHICH DATE IS 190 DAYS AFTER APPROVAL AS A MINOR SUBDIVISION BY THE MANCHESTER TOWNSHIP PLANNING BOARD

SECRETARY _____

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 8/14/20, REVISED 10/30/20, 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 FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

DJO _____ DATE 7/14/22
DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 34500

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 _____

LOT 15 AND LOT 39 BLOCK 1.165 OWNER SIGNATURE _____

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

SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES _____

OWNER/APPLICANT: SUE ERIKSON
732) 267-0877
1809 EIGHTH AVENUE
MANCHESTER, NJ 08757

MORGAN
engineering & surveying
www.morganengineeringllc.com

MATHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE NO. 50567

MINOR SUBDIVISION
#1809 EIGHTH AVENUE
TAX MAP SHEET 27.03, ZONE R-10
LOTS 39 & 15 BLOCK 1.165
TOWNSHIP OF MANCHESTER
COUNTY OF OCEAN NEW JERSEY

Scale	Drawn By	Date	Job #	CAD File #	Sheet #
1"=20'	NR	4/27/22	E20-00150	MINORSUB	1 of 1