

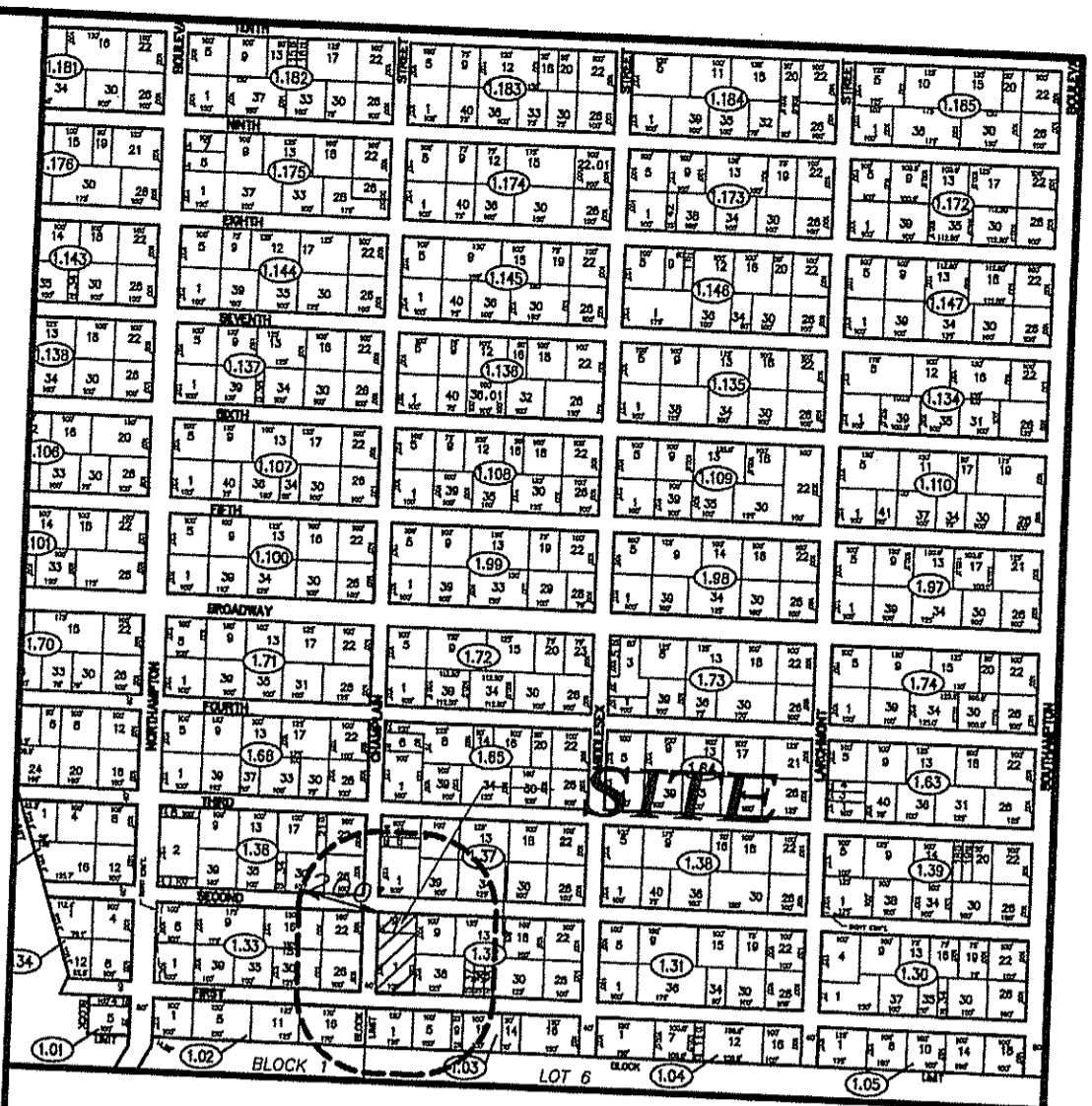
CERTIFIED LIST OF OWNERS WITHIN 200 FEET

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
1	6	MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER NJ 08759	1.32	37	RIDGEWOOD VILLAGE ESTATES INC 835 WYOMING AVE ELIZABETH NJ 07208
1.02	11-15	BARTLEY, ROBERT W & MARISSA 832 FIRST AVE TOMS RIVER NJ 08757	1.32	38-42	VRAY, DENUMARK B & RA 809 FIRST AVE TOMS RIVER NJ 08757
1.02	16-21	HARRIS, JOHN H & GWENDOLYN 840 FIRST AVE TOMS RIVER NJ 08757	1.33	16-21	MARK PROPERTIES LLC TOMS RIVER NJ 08701
1.03	1-4	WEST, ROBERT & CHRISTINA 900 FIRST AVE TOMS RIVER NJ 08757	1.33	22-25	QUINONES, JEAN C & VRELLA, ROSA 840 SECOND AVE TOMS RIVER NJ 08757
1.03	5-8	KLUGE, JOHN 908 FIRST AVE TOMS RIVER NJ 08757	1.33	26-29	SEERVAL, DANIEL C & ALEXANDRA M 841 FIRST AVE TOMS RIVER NJ 08757
1.03	9	MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER NJ 08759	1.33	30-34	RAMLAKHAN, DHANRAJ K ETAL 825 FIRST AVE TOMS RIVER NJ 08757
1.03	10-13	KOPAN, BART M & MICHELE D 824 FIRST AVE TOMS RIVER NJ 08757	1.36	21	MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER NJ 08759
1.32	9	START, ROBERT 908 SECOND AVE TOMS RIVER NJ 08757	1.36	22-25	DIAMBA, NICHOLAS & LISA M 213 CHAMPLAIN ST TOMS RIVER NJ 08757
1.32	13-17	ZAWALL, JAY J & SUSAN 1901 NEWARK AVE WHITING NJ 08759	1.36	26-29	ZAYAS, CARLOS PO BOX 575 PT PLEASANT NJ 08742
1.32	30-34	TARRIGONE, STEVEN 833 FIRST AVE TOMS RIVER NJ 08757	1.36	30-33	YELLEN, ROBERT M & PHYLLIS 833 SECOND AVE TOMS RIVER NJ 08757
1.32	35	RIDGEWOOD VILLAGE ESTATES INC 835 WYOMING AVE ELIZABETH NJ 07208	1.36	1-5	WADE, JULIA 901 SECOND AVE TOMS RIVER NJ 08757 RIDGEWOOD VILLAGE ESTATES INC 835 WYOMING AVE ELIZABETH NJ 07208
1.32	36	MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER NJ 08759	1.37	6	MANCHESTER TOWNSHIP 1 COLONIAL DR MANCHESTER NJ 08759

UTILITIES SERVICING MANCHESTER TOWNSHIP

COMCAST	OCEAN COUNTY MUA PO BOX P BAYVILLE, N.J. 08721
MANCHESTER TOWNSHIP	GPU 400 LINCOLN ST. PHILLIPSBURG, N.J. 08865
NJ NATURAL GAS	NJ DOT ROUTE 79 & DANIELS WAY FREDERICK, N.J. 07728
VERIZON, ENG. DEPT.	OCEAN COUNTY ROAD DEPT. 119 HOOPER AVE. TOMS RIVER, N.J. 08753
NJ DEP	
ON 401	
TRENTON, N.J. 08625	

R-10 - RESIDENTIAL ZONE					
ZONE REQUIREMENTS	REQUIRED	EXIST LOT 7	EXIST LOT 1.01	NEW LOT 1.02	NEW LOT 1.03
MINIMUM LOT AREA	10,000 S.F.	5,000 S.F.	15,000 S.F.	10,000 S.F.	10,000 S.F.
MINIMUM LOT FRONTAGE	100 FT.	50.00 FT.	150.00 FT.	100.00 FT.	100.00 FT.
MINIMUM LOT WIDTH	100 FT.	50.00 FT.	150.00 FT.	100.00 FT.	100.00 FT.
MINIMUM IMPROVABLE LOT AREA	5,800 S.F.	5,800 S.F.	N/A	N/A	N/A
MINIMUM FRONT YARD SETBACK	30 FT. (CHAMPLAIN STREET)	30 FT.	30.2 FT	30.2 FT	30.2 FT
MINIMUM FRONT YARD SETBACK	30 FT. (SIDE STREET)	30 FT.	43.0 FT	43.0 FT	43.0 FT
MINIMUM REAR YARD SETBACK	26 FT.	26 FT.	29.9 FT	29.9 FT	29.9 FT
MINIMUM SIDE YARD SETBACK	10 FT.	10 FT.	60 FT.	10.0 FT	10.0 FT
MINIMUM ACCESSORY SIDE SETBACK	5 FT.	N/A	N/A	N/A	N/A
MINIMUM ACCESSORY REAR SETBACK	5 FT.	N/A	N/A	N/A	N/A
MAXIMUM BUILDING COVERAGE	25 %	12.3%	12.3%	18.4%	18.4%
MAXIMUM LOT COVERAGE	35%	17.7%	17.7%	26.0%	26.0%
MAXIMUM BUILDING HEIGHT/STY	35 FT./2.5 STY	26.75 FT/2 STY	26.75 FT/2 STY	26.75 FT/2 STY	26.75 FT/2 STY



KEY MAP
SCALE: 1"=400'

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

LOT 1.01 & 7
K. SARAMA, LLC
1634 MINK COURT
TOMS RIVER, NJ 08753

SWORN AND SUBSCRIBED TO BEFORE ME THIS ____ DAY OF _____

NOTARY PUBLIC OF NEW JERSEY _____ DATE _____
MY COMMISSION EXPIRES _____

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 03-06-2022 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.

Joseph L. Lazok
JOSEPH L. LAZOK, P.L.S.
NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR #37200

GENERAL NOTES:

- 1) APPLICANT PROPOSES TO CONSOLIDATE EXISTING LOTS 1.01 & 7 THEN SUBDIVIDE INTO 2 CONFORMING LOTS
- 2) THE HOUSE ON LOT 1.02 WILL REMAIN.
- 3) FIELD SURVEY PERFORMED BY EAST COAST ENGINEERING, INC. ON 03/06/2022.
- 4) ACCURACY OF SURVEY > 1:10,000
- 5) TOTAL AREA: 20,000 SQ FT (0.46 ACRES).
- 6) PROPOSED NUMBER OF LOTS: TWO
- 7) LOTS TO BE SERVICED BY MUNICIPAL WATER & INDIVIDUAL SEPTIC.
- 8) PROPERTY LOCATED IN FLOOD ZONE X, COMMUNITY # 340382, PANEL #0282.
- 9) EFFECTIVE DATE SEPTEMBER 29, 2006.
- 10) THIS MINOR SUBDIVISION WILL BE PERFECTED BY FILED MAP.
- 11) COORDINATES BASED ON NAD 1983. VERTICAL DATUM BASED ON NAVD OF 1988.
- 12) PARKING TO CONFORM TO R.S.I.S. STANDARDS.
- 13) THERE IS NO EXISTING CURB OR SIDEWALKS ON CHAMPLAIN STREET, FIRST OR SECOND AVENUE.
- 14) THERE ARE NO DEED RESTRICTIONS ON THIS PROPERTY.
- 15) WAIVER REQUESTED FOR CURB & SIDEWALK

REFERENCES:

- 1) LOT 22, DB13439 PG0859
- 2) LOT 24, DB10429 PG1353
- 3) BEING KNOWN AS LOTS 22-31 IN BLOCK 126 AS SHOWN ON A MAP ENTITLED, "PINE LAKE PARK ESTATES, OCEAN COUNTY, NEW JERSEY" FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON NOVEMBER 30, 1910 AS FILED MAP NO. A-7.

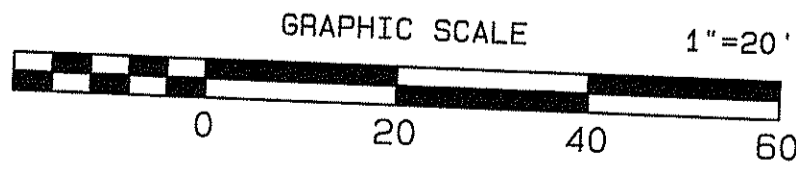
- LEGEND**
- = MONUMENT FOUND
 - = MONUMENT SET
 - = CAPPED PIN FOUND
 - = CAPPED PIN SET
 - = IRON PIPE FOUND
 - ✕ = OTHER FOUND
 - ✕ = NAIL FOUND
 - ✕ = NAIL SET
 - OH— = OVERHEAD WIRES
 - = UTILITY POLE
 - ⊙ = FIRE HYDRANT
 - POB = POINT OF BEGINNING

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 THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

I HEREBY CERTIFY THAT ALL ROADWAYS AS SHOWN ON THIS MAP HAVE BEEN APPROVED BY THE PROPER AUTHORITY, THE PLANNING BOARD OF THE TOWNSHIP OF MANCHESTER.

MANCHESTER TOWNSHIP PLANNING BOARD

CHAIRMAN	DATE
ATTEST	DATE
SECRETARY	DATE
PLANNING BOARD ENGINEER	DATE



THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED THIS MAP AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF R.S. 46:24-9.8 KNOWN AS THE MAP FILING LAW. THIS MAP SHALL BE FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON OR BEFORE THE ____ DAY OF _____ WHICH DATE IS 95 DAYS FROM THE DATE OF THE SIGNING OF THIS PLAT.

MUNICIPAL CLERK _____

LOT CONSOLIDATION & MINOR SUBDIVISION

BLOCK 1.32 LOT 1.01 & 7
MANCHESTER TOWNSHIP
OCEAN COUNTY, NEW JERSEY

East Coast Engineering, Inc.
JAY F. PIERSON, P.L.S. P.P.
ROBERT J. HARRINGTON, P.E.
JASON M. MARICANO, P.L.S.
JOSEPH L. LAZOK, P.L.S.

ENGINEERING PLANNING LAND SURVEYING GPS
(732) 244-9030 VOICE 608 MAIN STREET
(856) 688-9000 VOICE TOMS RIVER, NJ 08753
(732) 244-3044 FAX WWW.EASTCOASTENR.COM
CERTIFICATE OF AUTHORIZATION NO. 24627235600

JOB No.: 20220169 TAX MAP SHEET No.: 7.02
DRAWN BY: RJH SCALE: 1"=20'
CHECKED BY: JLL DATE PREPARED: 11/04/2022

Joseph L. Lazok
JOSEPH L. LAZOK, P.L.S. OCT 14, 2019
NEW JERSEY PROFESSIONAL LAND SURVEYOR # 37200

Robert J. Harrington
ROBERT J. HARRINGTON, P.E.
NEW JERSEY PROFESSIONAL ENGINEER 39320

REVISIONS Project Desc: P13h: J:\2022\20220169\20220169.prc Plat Date/Time: Thu Nov 17, 2022 / 14:14:41