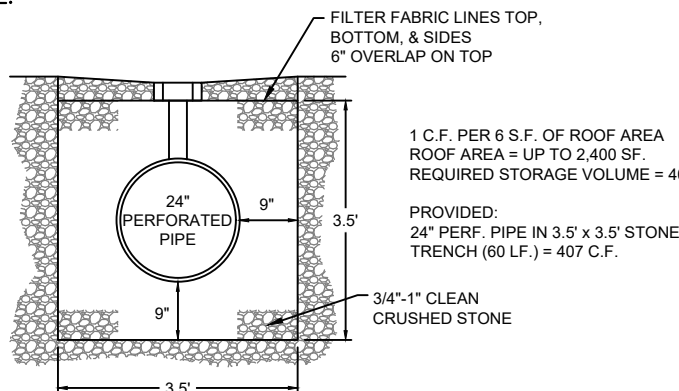
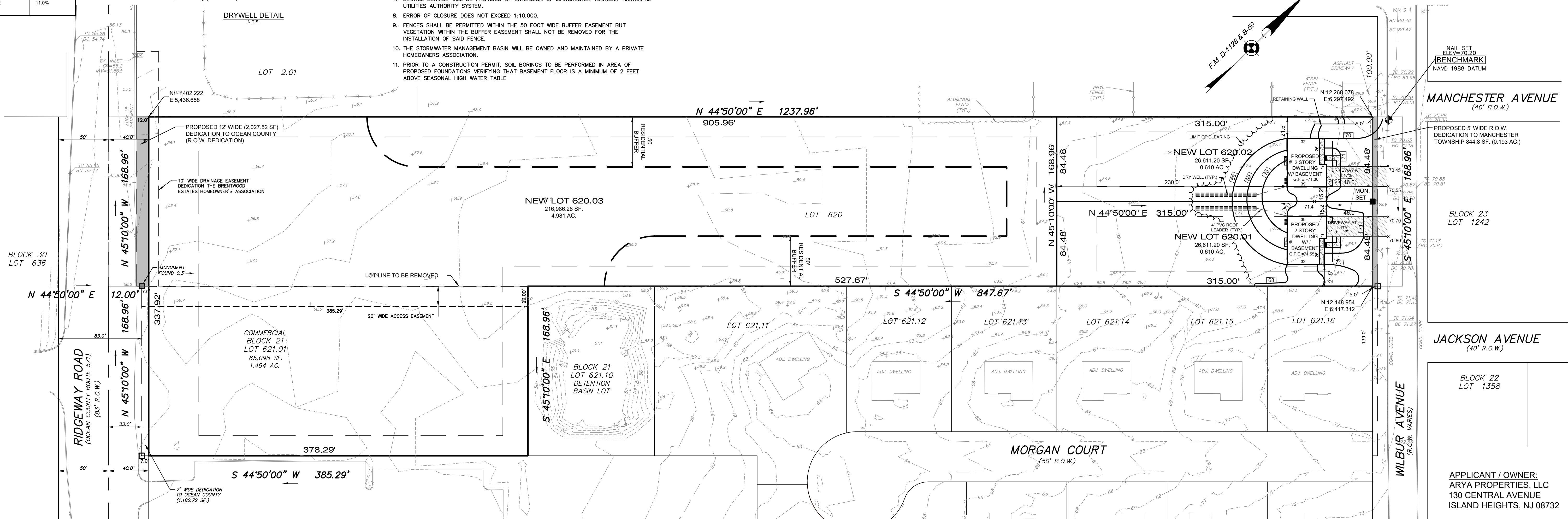


SECRETARY	DATE
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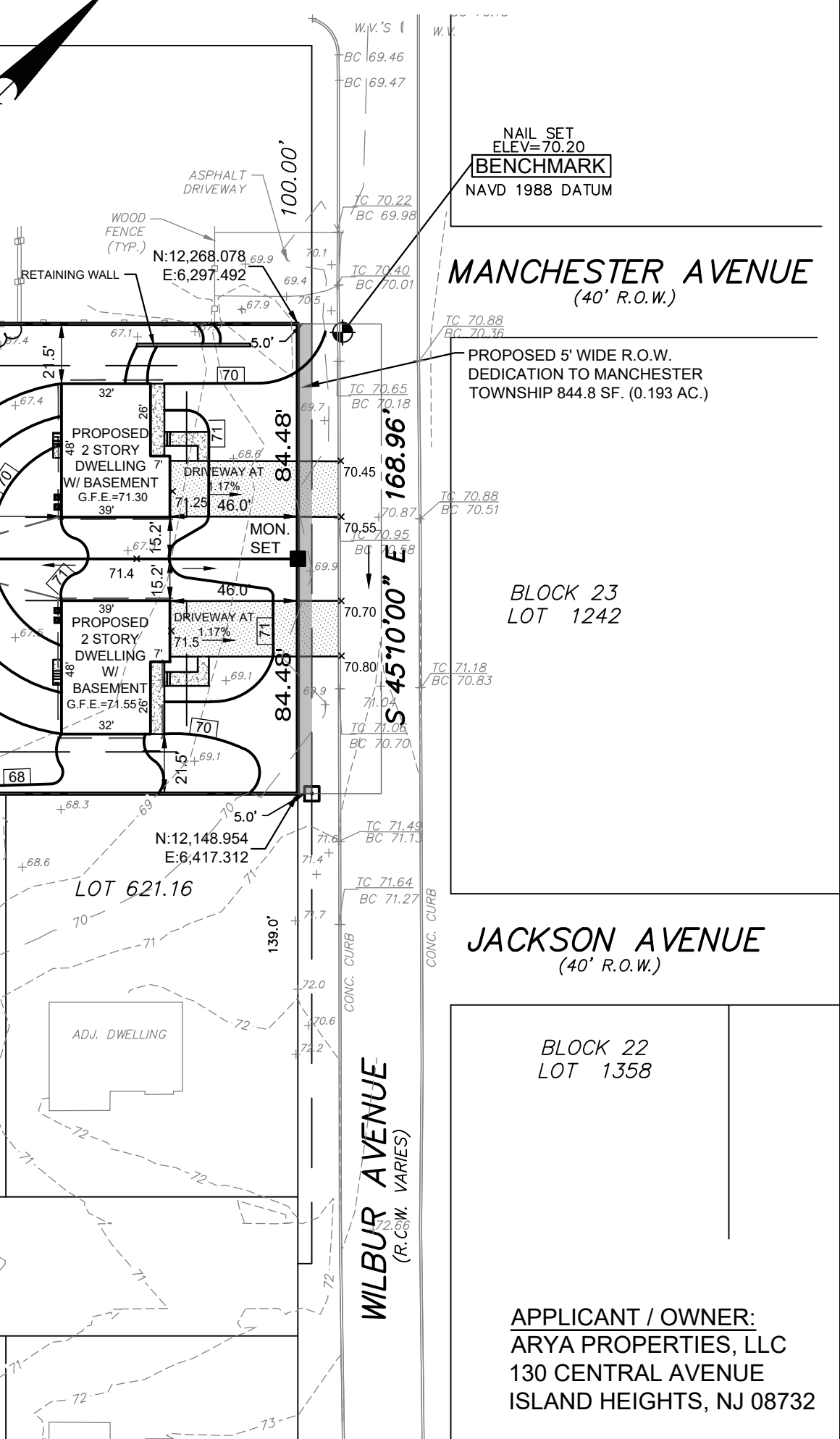
IMPERVIOUS COVERAGE		
DESCRIPTION	NEW LOT 620 01	NEW LOT 620 02
DWELLING	1,690S.F.	1,690 S.F.
PORCH	130 S.F.	130 S.F.
CONCRETE	184 S.F.	184 S.F.
DRIVEWAY	920 S.F.	920 S.F.
IMPERVIOUS LOT COVERAGE	2,924 S.F.	2,924 S.F.
LOT AREA	26,611.20 SF.	26,611.20 SF.
TOTAL IMPERVIOUS LOT COVERAGE	11.0%	11.0%



DETAIL



- ## ZONE B-1/ R-20 (OVERLAY) REQUIREMENTS
- | LAND USE ORDINANCE | REQUIRED ZONE R-20 | NEW LOT 620.01 | NEW LOT 620.02 | REQUIRED ZONE B-1 | NEW LOT 620.03 COMMERCIAL |
|--------------------------------|--------------------|----------------|----------------|-------------------|---------------------------|
| MIN. LOT AREA (SF) | 20,000 | 26,611.20 | 26,611.20 | 1 AC. | 4.98 |
| MIN. LOT FRONTAGE (FT) | 100 | 84.46* | 84.46* | 150 | 337.92 |
| MIN. LOT WIDTH (FT) | 125 | 84.46* | 84.46* | 150 | 337.92 |
| MIN. YARD REQUIREMENTS: | | | | | |
| MIN. FRONT YARD SETBACK (FT) | 40 | 46.0 | 46.0 | 50 | >50 |
| MIN. REAR YARD SETBACK (FT) | 40 | 230 | 230 | 25 | >25 |
| MIN. SIDE YARD SETBACK (FT) | 15 | 15.2 | 15.2 | 20 | >20 |
| MAX. BUILDING COVERAGE (%) | 25 | 7.0 | 7.0 | 20 | <20 |
| MAX. LOT COVERAGE (%) | 25 | 11 | 11 | 25 | <25 |
| MAX. BUILDING HEIGHT (STORIES) | 2.5 | 2 | 2 | 3 | <3 |
| MAX. BUILDING HEIGHT (FT) | 35 | <35 | <35 | 40 | <40 |
| MAX. IMPROVABLE LOT AREA (SF.) | 11,200 | 3,471 | 3,471 | 20,000 | <20,000 |
- * - VARIANCE REQUIRED
- ### GENERAL NOTES:
1. APPLICANT PROPOSES TO SUBDIVIDE THE EXISTING 9.173 ACRE TRACT INTO 2 SINGLE FAMILY RESIDENTIAL LOTS, ONE COMMERCIAL LOT, AND ONE DENTITION BASIN LOT TO BE OWNED AND MAINTENANCE BY HOMEOWNERS ASSOCIATION.
 2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, BLOCK 21 LOTS 621, 622 & 1712, MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY" PREPARED BY MORGAN ENGINEERING LLC, DATED 4/27/2017.
 3. THE PROPERTY IS LOCATED WITHIN THE B-1/R-20 OVERLAY ZONE.
 4. PROPOSED LOT NUMBERS AND ADDRESSES SHALL BE APPROVED BY THE TOWNSHIP ENGINEER.
 5. PROPERTY LIES WITHIN FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP 3402800169B BEARING AN EFFECTIVE DATE OF 9/29/2008. SHOWN AS ZONE X ON PRELIMINARY FIRM MAP 3402900169G DATED 1/30/2015.
 6. WATER WILL BE PROVIDED BY MANCHESTER TOWNSHIP MUNICIPAL UTILITY AUTHORITY.
 7. SEWAGE SERVICE WILL BE PROVIDED BY EXTENSION OF MANCHESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY SYSTEM.
 8. ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.
 9. FENCES SHALL BE PERMITTED WITHIN THE 50 FOOT WIDE BUFFER EASEMENT BUT VEGETATION WITHIN THE BUFFER EASEMENT SHALL NOT BE REMOVED FOR THE INSTALLATION OF SAID FENCE.
 10. THE STORMWATER MANAGEMENT BASIN WILL BE OWNED AND MAINTAINED BY A PRIVATE HOMEOWNERS ASSOCIATION.
 11. PRIOR TO A CONSTRUCTION PERMIT, SOIL BORINGS TO BE PERFORMED IN AREA OF PROPOSED FOUNDATIONS VERIFYING THAT BASEMENT FLOOR IS A MINIMUM OF 2 FEET ABOVE SEASONAL HIGH WATER TABLE



LEGEND

-  MONUMENT SET
-  MONUMENT FOUND
-  PIN FOUND
-  CAPPED PIN

THIS PLAT 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

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

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 4/26/21 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 APPLICABLE SECTIONS OF TITLE 46 OF THE NEW JERSEY REVISED STATUTES N.J.S.A. 46:26A-1 THROUGH N.J.S.A. 46:26B-8 ET SEQ. AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE No. 34500

BLOCK LOT QVAL	PROPERTY LOCATION ADDITIONAL LOT	PROPERTY CLASS	OWNER ADDRESS CITY, STATE	ZIP CODE	BLOCK LOT QVAL	PROPERTY LOCATION ADDITIONAL LOT	PROPERTY CLASS	OWNER ADDRESS CITY, STATE	ZIP CODE
621.10	3036 HWY 571	15F	BRENTWOOD HOMEOWNERS ASSOC INC PO BOX 145 ISLAND HEIGHTS NJ	08732	21	4 SHORN WAY	2	BOULLON, JASON T & CANDIS N 4 SHORN WAY MANCHESTER NJ	08759
621.11	12 MORGAN CT	2	ADAMS, ROBERT D & LISA A 12 MORGAN CT MANCHESTER NJ	08759	21	2 SHORN WAY	2	HERBERT, JOHN E & DOREEN M 2 SHORN WAY MANCHESTER NJ	08759
621.12	10 MORGAN CT	2	GORDON, AHRON & SOLOMON, SARAH B 10 MORGAN CT MANCHESTER NJ	08759	21	3045 WILBUR AVE	2	STEPHANIE, MAHNE & ROSADO, K 3045 WILBUR AVE MANCHESTER NJ	08759
621.13	8 MORGAN CT	2	HERTZ, JOSHUA & DEVORAH 8 MORGAN CT MANCHESTER NJ	08759	21	3051 BRENTWOOD AVE	1	ARYA PROPERTIES LLC 120 CENTRAL AVENUE ISLAND HEIGHTS NJ	08732
621.14	6 MORGAN CT	2	LAMPERT, CHANA B & YITZCHOK 6 MORGAN CT MANCHESTER NJ	08759	22	2085 HOLLY HILL RD	2	ASHLEY, RICHARD F & LINDA L 2085 HOLLY HILL RD MANCHESTER NJ	08759
621.15	4 MORGAN CT	2	GERSHBAM, DOV & FARKAS, DEVORAH 4 MORGAN CT MANCHESTER NJ	08759	22	2093 HOLLY HILL RD	2	BARRON, JAMES F & JAMIE L 2093 HOLLY HILL RD MANCHESTER NJ	08759
621.16	2 MORGAN CT	2	CONLEY, LATONYA & POWELL, DARYL 2 MORGAN CT MANCHESTER NJ	08759	24	3044 WILBUR AVE 2402 125TH AVE BLD B #200 TINTON FALLS NJ	1	STAVOLA, REALTY CO 2402 125TH AVE BLD B #200 TINTON FALLS NJ	07724
622.01	3010 RIDGEWAY RD	4A	SSI MANAGEMENT CORPORATION PO BOX 4055 ANDERSON & CAMPBELL DANVILLE IL	61834	24	3008 WILBUR AVE	2	KABOURIS, JACSON J & EDNA G 3008 WILBUR AVE MANCHESTER NJ	08759
622.01	3061 WILBUR AVE	1	ERICK, JOHN A 3065 WILBUR AVE MANCHESTER NJ	08759	24	3008 WILBUR AVE	2	SCHLOCKER, JEANNETTE & KIM 3046 WILBUR AVE MANCHESTER NJ	08759
622.01	1 SHORN WAY	2	LABAREDA, RICHARD & JOAN ANN 1 SHORN WAY MANCHESTER NJ	08759	30	3083 RIDGEWAY RD	15F	LABAREDA, ROSE B MANCHESTER CONDO 309 HOOPER AVENUE TOMS RIVER NJ	08753
622.01	3 SHORN WAY	2	BUTLER, STEPHEN 3 SHORN WAY MANCHESTER NJ 08759	08759	30	3 ARDEN DR	2	TOWANE, ALEX V 3 ARDEN DR MANCHESTER NJ	08759
622.01	5 SHORN WAY	2	LARUEAU, RICHARD & GWENDOLYN 5 SHORN WAY MANCHESTER NJ	08759	30	1 ARDEN DR	2	OSPA, ROSE M 1 ARDEN DR MANCHESTER NJ	08759
622.01	6 SHORN WAY	2	SARAMA, DANIEL & JESSICA 6 SHORN WAY MANCHESTER NJ	08759	30	3001 RIDGEWAY RD	4A	DANECO INDUSTRIAL LLC 333 VALLEY RD WATFORD, NJ	07069
					30	2001 HWY 70	4A	WYBINE NATIONAL BANK/INVOKE TAX PO BOX 850	

Utilities located in and around Manchester Township to be notified are as follows:

Comcast	Verizon, Eng Dept	GPU
830 Route 37 West	PO Box 152206	400 Lincoln Stre
Toms River, NJ 08755	Irving, TX 75015	Phillipsburg, NJ

Manchester Township
Clerk's Office
1 Colonial Drive
Manchester, NJ 08759

NJ DEP
CN 401
Trenton, NJ 08625

NJ DOT
Route 79 & Daniel
Freehold, NJ 07728

NJ Natural Gas	Ocean County MUA	Ocean County R
PO Box 1464	PO Box P	119 Hooper Ave
Wall, NJ 07719	Baville, NJ 08721	Toms River, NJ 08786

	P.O. Box 155 Colts Neck, N.J. 07722	Tel: 732.866.0111 Fax: 732.866.4348	DATE N.J. Professional Land Surveyor License No. 34500
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MINOR SUBDIVISION
OF
BLOCK 21
LOTS 620 & 620.01


A.J. CAPUTO JR.

TAX MAP SHEET NO. 1.01 TOWNSHIP OF MANCHESTER	<u>6/4/25</u> DATE N.J. Professional Engineer
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OCEAN COUNTY		SHEET NO. 1 OF 1
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