

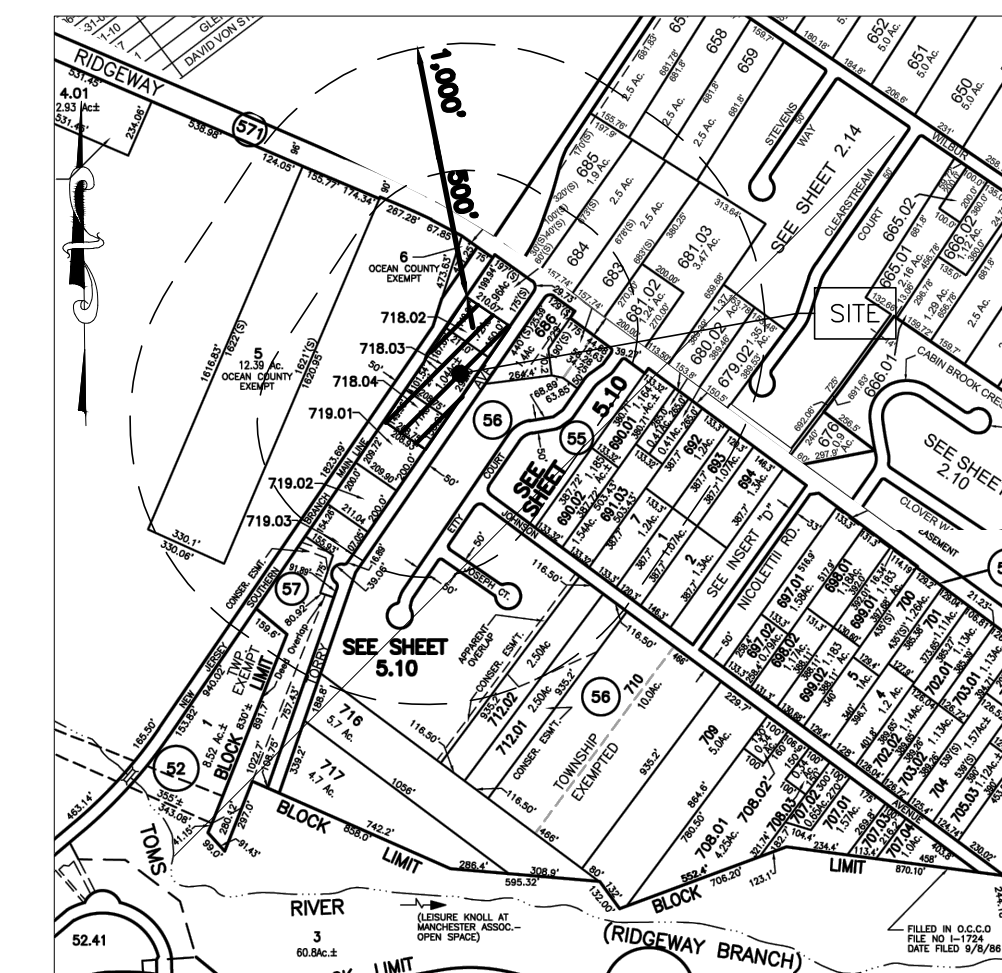
OWNERS OF PROPERTY WITHIN 200 FT

Block Lot	Property Location	Property Class	Owner	Address	City, State	Zip Code
56 496	3379 HWY 571	1	LAWSON, LOUIS & LISA H	3348 RIDGEWAY RD	MANCHESTER NJ	08759
56 667.01	3359 RIDGEWAY RD	2	DOUGHERTY, KATHLEEN	3359 RIDGEWAY RD	MANCHESTER NJ	08759
56 667.03	4 ETTY CT	2	CONNOR, ANTHONY & JILL	4 ETTY CT	MANCHESTER NJ	08759
56 667.04	6 ETTY CT	2	BATISTA, CARMELO JR & LILIA R	6 ETTY CT	MANCHESTER NJ	08759
56 667.05	8 ETTY CT	2	BURNS, SEAN & HEREDITH	8 ETTY CT	MANCHESTER NJ	08759
56 713.01	10 ETTY CT	2	CHAI, HE TSANG	10 ETTY CT	MANCHESTER NJ	08759
57 718.01	3385 RIDGEWAY RD	2	LAWSON, LANCE J	3385 RIDGEWAY RD	MANCHESTER NJ	08759
57 718.02	3005 TORRY AVE	1	LAWSON, CRAIG JR	108 WELDON RD	MANCHESTER NJ	08759
57 718.03	2987 TORRY AVE	2	LAWSON, ERIC L & EUGENIA E	2987 TORRY AVE	MANCHESTER NJ	08759
57 718.04	2977 TORRY AVE	1	LAWSON, ERIC L & EUGENIA E	2987 TORRY AVE	MANCHESTER NJ	08759
57 719.01	2975 TORRY AVE	2	ORL, CHRISTOPHER	201 OAK LA	MANCHESTER NJ	08759
72 4	3365 HWY 571	15C	OCEAN COUNTY	101 HOOPER AVE	TOWNS RIVER NJ	08753
72 6	3405 HWY 571	15C	OCEAN COUNTY	101 HOOPER AVE	TOWNS RIVER NJ	08753
200 1	RAILROAD TRACKS	15F	CONSOLIDATED RAIL CORP	6 PENN CENTER PLAZA	PHILADELPHIA PA	19103

# MINOR SUBDIVISION 2987 TORRY AVE

## BLOCK 57 LOT 718.02, 718.03, AND 718.04

### MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY



TAX MAP

ZONE MAP

**ALSO TO BE NOTIFIED:**

- JCP&L  
331 NEWMAN SPRINGS ROAD  
SUITE 323 THIRD FLOOR  
RED BANK, NJ 07701
- N.J. NATURAL GAS CO.  
P.O. BOX 1464  
WALL, NJ 07719
- OCEAN COUNTY PLANNING BOARD  
129 HOOPER AVENUE  
TOWNS RIVER, NJ 08753
- LAKEWOOD TOWNSHIP MUNICIPAL UTILITY AUTHORITY  
390 NEW HAMPSHIRE AVENUE  
LAKEWOOD, NJ 08701
- N.J. DEPT. OF TRANSPORTATION  
10335 PARKWAY AVENUE  
FREEHOLD, NJ 07728-2525
- VERIZON NEW JERSEY INC.  
175 WEST MAIN STREET  
FREEHOLD, NJ 07728-2525
- CABLEVISION OF MONMOUTH  
40 PINE STREET  
TINTON FALLS, NJ 07753
- N.J. AMERICAN WATER COMPANY  
GIS SUPERVISOR DONNA SHORT  
1025 LAUREL OAK ROAD  
VOORHEES, NJ 08043
- OCEAN COUNTY UTILITY  
P.O. BOX 5042  
BAYVILLE, NJ 08721
- CONRAIL  
ROOM 470 - 1000 HOWARD BLVD.  
MT. LAUREL CORPORATE PARK  
MT. LAUREL, NJ 08054
- NJ TURNPIKE AUTHORITY  
ATTN: LEGAL DEPT.  
P.O. BOX 5042  
581 MAIN STREET  
WOODBRIIDGE, NJ 07095-5042
- LAKEWOOD POLICE DEPARTMENT  
911 OPERATOR  
231 THIRD STREET  
LAKEWOOD, NJ 08701
- ASBURY PARK PRESS  
9501 HIGHWAY 66  
NEPTUNE, NJ 07754

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP AND LAND SURVEY DATED 06/10/2024 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND 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.

CHRISTOPHER J. BOUFFARD, N.J. PROFESSIONAL LAND SURVEYOR LIC. No.37576 DATE

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.

TOWNSHIP ENGINEER DATE

MAP FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON

AS CASE No.

I HEREBY CERTIFY THAT THE PROPOSED LOT NUMBERS SHOWN HEREON HAVE BEEN ASSIGNED BY THIS OFFICE

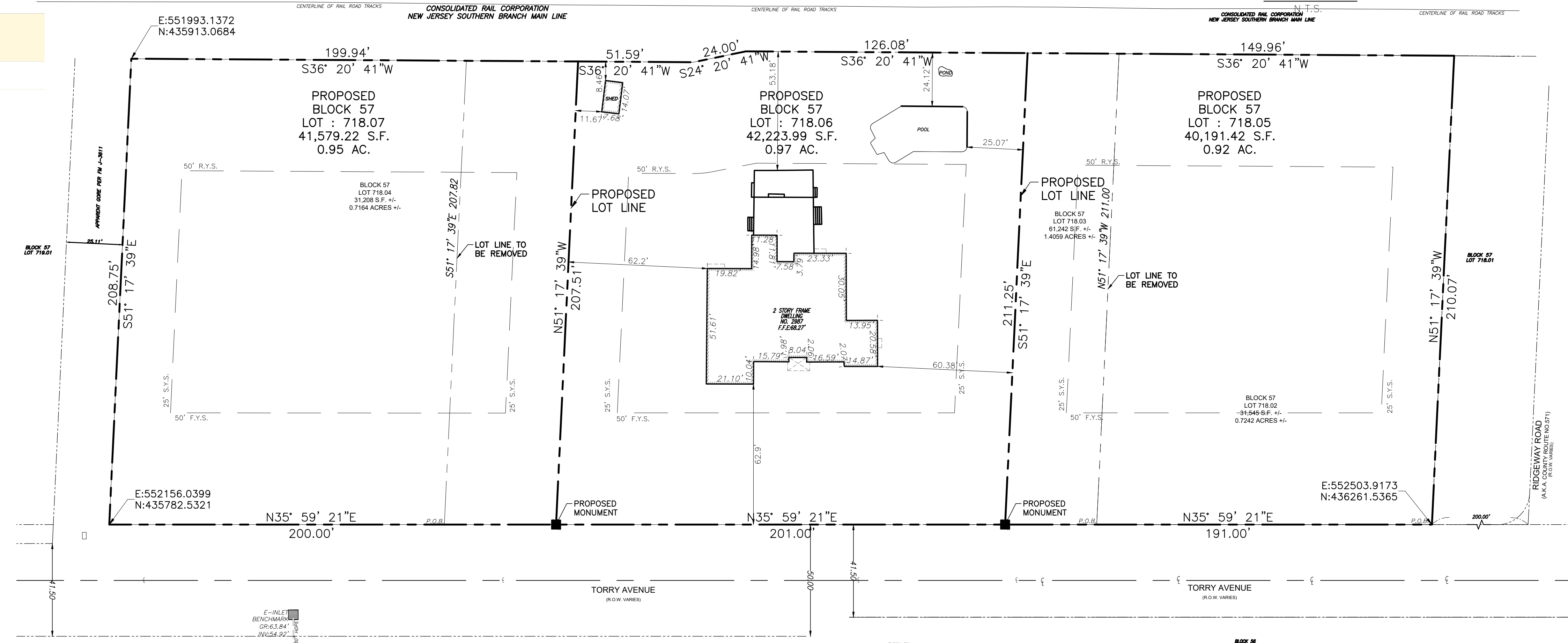
TAX ASSESSOR'S OFFICE, MANCHESTER TOWNSHIP DATE

THIS IS TO CERTIFY THAT THE MANCHESTER TOWNSHIP PLANNING BOARD IS THE PROPER COMMITTEE TO APPROVE, AND HAS APPROVED, THIS MAP, AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF N.J.S.A. 46:23-9.9 KNOWN AS THE "MAP FILING LAW". THIS MAP SHALL BE FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON OR BEFORE THE DAY OF 2024, WHICH IS 190 DAYS FROM THE DATE THE RESOLUTION IS ADOPTED.

DATE SECRETARY

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L. 1975, c.291 (C.40:55D-1 et seq.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK DATE



**LEGEND**

- = EXISTING MONUMENT
- = MONUMENT TO BE SET
- = IRON PIN

**GENERAL NOTES**

- PROPERTY IS KNOWN AND DESIGNATED AS BLOCK 57 LOT 718.02, 718.03, AND 718.04 AS SHOWN ON SHEET 5.00 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MANCHESTER, OCEAN COUNTY, N.J.
- PROPERTY IS LOCATED IN THE R-40 ZONE.
- OWNER/APPLICANT:  
OWNER: LOT 718.03 AND 178.04  
ERIC L. LAWSON/EUGENIA E. LAWSON  
732-620-1366  
2987 TORRY AVE  
MANCHESTER, N.J. 08759  
APPLICANT: ERIC L. LAWSON/EUGENIA E. LAWSON  
2987 TORRY AVE  
MANCHESTER, N.J. 08759
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- COORDINATES AND HORIZONTAL DATUM IS BASED ON N.J.S.P.C.S. NAD 1983.
- VERTICAL DATUM IS BASED ON NAVD 1988.
- BENCHMARK IS AN E INLET FOUND IN THE SOUTHEAST R.O.W. OF TORRY AVE AT ELEVATION 63.84.
- ERROR OF CLOSURE IS GREATER THAN 1 IN 10000.
- SUBDIVISION IS BASED ON A SURVEY PREPARED BYNEWLINES, DATED 06-10-2024.
- NO KNOWN ENVIRONMENTAL CONSTRAINTS EXIST ONSITE EXCEPT THOSE SHOWN PER AVAILABLE MAPPING.
- TOTAL TRACT AREA IS 123,995 SF OR 2.86 ACRES.

**ZONING DATA**

ZONE: R-40

	REQUIRED	LOT 718.05	LOT 718.06	LOT 718.07
MIN. LOT AREA	40,000 SF	40,191.42 SF	42,223.99 SF	41,579.22 SF
MIN. LOT WIDTH	200'	191.00**	201.00'	200.00'
MIN. LOT FRONTAGE	200'	191.00**	201.00'	200.00'
MIN. FRONT YARD SETBACK	50'	≤ 50'	62.90'	≤ 50'
MIN. REAR YARD SETBACK	50'	≤ 50'	53.18'	≤ 50'
MIN. SIDE YARD SETBACK	25'	≤ 25'	60.38'	≤ 25'
MAX. BUILDING COVERAGE	25%	N/A	7.94%	N/A
MAX. BUILDING HEIGHT	35'	≤ 35'	≤ 35'	≤ 35'
MIN ACCESSORY SETBACK (POOL)	25'	N/A	24.12*	N/A
MIN ACCESSORY SETBACK (SHED)	25'	N/A	8.46*	N/A

\* = EXISTING NON CONFORMING VARIANCE  
\*\* = VARIANCE REQUIRED

THE UNDERSIGNED IS THE OWNER OF LOTS 718.03 AND 178.04 IN BLOCK 57 DELINEATED HEREON AND HEREBY CONSENT TO THE FILING OF THIS MAP

ERIC L. LAWSON  
2987 TORRY AVE  
MANCHESTER, NJ 08759

SWORN TO SUBSCRIBED BEFORE ME, THIS DAY OF 2024, A NOTARY PUBLIC OF NEW JERSEY, PERSONALLY APPEARED WHO I AM SATISFIED IS THE PERSON WHO SIGNED THE ABOVE CONSENT

NOTARY PUBLIC DATE

THE UNDERSIGNED IS THE OWNER OF LOTS 718.02 IN BLOCK 57 DELINEATED HEREON AND HEREBY CONSENT TO THE FILING OF THIS MAP

CRAIG LAWSON JR.  
108 WELDON ROAD  
MANCHESTER, NJ 08759

SWORN TO SUBSCRIBED BEFORE ME, THIS DAY OF 2024, A NOTARY PUBLIC OF NEW JERSEY, PERSONALLY APPEARED WHO I AM SATISFIED IS THE PERSON WHO SIGNED THE ABOVE CONSENT

NOTARY PUBLIC DATE

THE UNDERSIGNED IS THE OWNER OF LOTS 718.03 AND 178.04 IN BLOCK 57 DELINEATED HEREON AND HEREBY CONSENT TO THE FILING OF THIS MAP

EUGENIA E. LAWSON  
2987 TORRY AVE  
MANCHESTER, NJ 08759

SWORN TO SUBSCRIBED BEFORE ME, THIS DAY OF 2024, A NOTARY PUBLIC OF NEW JERSEY, PERSONALLY APPEARED WHO I AM SATISFIED IS THE PERSON WHO SIGNED THE ABOVE CONSENT

NOTARY PUBLIC DATE

MINOR SUBDIVISION  
FINAL PLAT  
2987 TORRY AVE  
BLOCK 57 LOT 718.02, 718.03, AND 718.04  
MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY

**NEWLINES**  
LAND CONSULTANTS LLC  
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA28264200

CHRISTOPHER J. BOUFFARD  
LICENSED PROFESSIONAL LAND SURVEYOR  
STATE OF NEW JERSEY LICENSE NO. 37576

315 Monmouth Avenue  
Suite 205  
Lakewood, New Jersey 08701  
Phone (732) 994-4900  
Fax (732) 358-0423

PROJECT NO: 24103  
DRAWN BY: MDL  
SCALE: 1" = 30'  
DATE: 07-04-2024  
SHEET: 1 OF 1

4/15/2026  
DATE

Z:\2024\24103-Lawson-3005 Torry Ave. Manchester\ENGINEERING\MSUB\24103.dwg 2026-04-15

