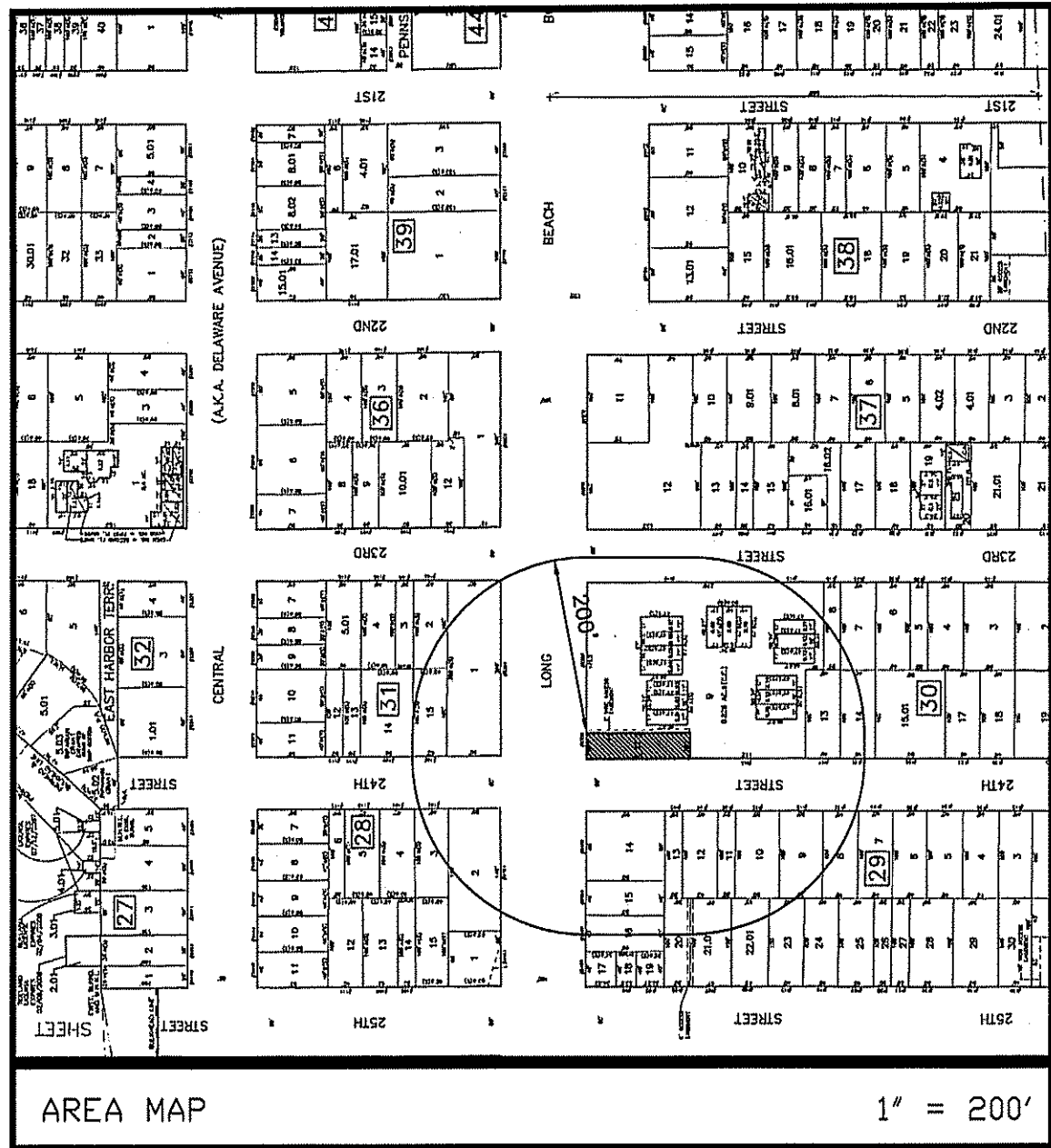




AREA MAP 1" = 200'

- NOTES:
- DEED REFERENCE BOOK 4945 PAGE 0678
 - ELEVATIONS NAVD (1988)
 - FLOOD ZONE AE, BASE FLOOD ELEVATION 7 AS SHOWN ON FIRM #34029C0518G.
 - BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0518H, THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8. THE PROPERTY IS LOCATED OUTSIDE OF THE 'COASTAL A' ZONE.
 - TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSON & YODER, INC., SIGNED BY LEON J. TYSZKA, PLS GS35888 TITLED 'BOUNDARY AND TOPOGRAPHIC SURVEY OF LOT 11, BLOCK 30 TAX MAP SHEET #5 BOROUGH OF SHIP BOTTOM OCEAN COUNTY, NEW JERSEY', DATED 5/18/2017 AND LAST REVISED 7/21/2025
 - EXISTING CURB AND SIDEWALK SHALL BE REMOVED AND REPLACED AS NECESSARY TO INSURE COMPLIANCE WITH CURRENT DESIGN STANDARDS AS DIRECTED BY THE BOROUGH ENGINEER.
 - THE LOCATION, SIZE AND TYPE OF MATERIAL OF UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE NOT GUARANTEED, BUT ARE BASED UPON THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND TYPE OF MATERIAL OF ALL UNDERGROUND UTILITIES THROUGH MARK-OUTS DONE BY THE OWNER OF THE UTILITY AND IF NECESSARY BY TEST PIT AND ADVISE THE ENGINEER OF ANY CONFLICTS SO THAT APPROPRIATE REVISIONS CAN BE MADE TO THE PLANS TO CARRY OUT THE INTENT OF THE DESIGN ALL AT NO COST TO THE ENGINEER.
 - THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE OCEAN COUNTY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OF LONG BEACH BOULEVARD.
 - ALIGNMENT AND GRADE FOR CURB AND ROAD IMPROVEMENTS ALONG LONG BEACH BOULEVARD SHALL BE ESTABLISHED BY THE DEVELOPER'S ENGINEER AS APPROVED BY THE OCEAN COUNTY ENGINEER. STAKEOUT OF ALL CURB AND ROAD IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE EXECUTED BY A LICENSED NEW JERSEY PROFESSIONAL LAND SURVEYOR. CURB AS-BUILT'S SHALL BE SUBMITTED TO THE OCEAN COUNTY ENGINEER PRIOR TO ANY PAVING OPERATIONS. FINAL AS-BUILT INFORMATION SHALL BE SUPPLIED ON A REPRODUCIBLE MEDIUM, WILL INCLUDE TOP AND BOTTOM OF CURB, CENTERLINE AND QUARTER CROWN GRADES, MONUMENTS WHERE APPLICABLE, SHALL BE SIGNED AND SEALED BY A LICENSED NEW JERSEY PROFESSIONAL LAND SURVEYOR AND ACCOMPANIED BY A MONUMENT CERTIFICATION WHERE APPLICABLE.
 - THE DEVELOPER SHALL OBTAIN A LETTER OF FINAL ACCEPTANCE FROM THE OCEAN COUNTY ENGINEERING DEPARTMENT FOR ALL ROAD IMPROVEMENTS ALONG BEACH AVENUE PRIOR TO THE RELEASE OF ANY BOND OR OTHER FINANCIAL SURETY POSTED WITH THE MUNICIPALITY FOR THE COMPLETION OF SAID IMPROVEMENTS.
 - FIRST FLOOR TO BE FLOOD PROOFED TO ELEVATION 9.0.

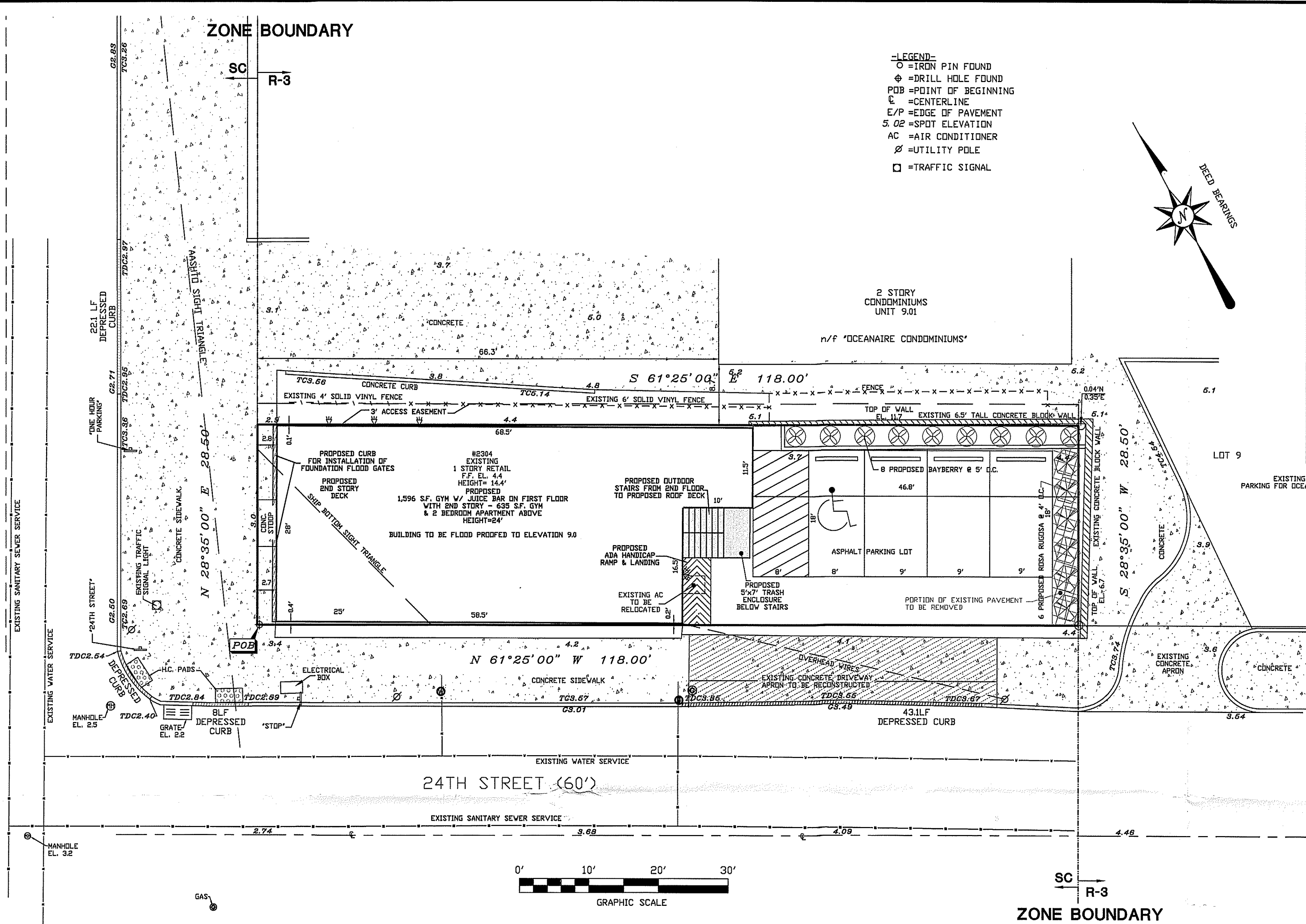
APPROVED BY THE
BOROUGH OF SHIP BOTTOM LAND USE BOARD

CHAIRMAN _____

SECRETARY _____

ENGINEER _____

LONG BEACH BOULEVARD (100')



ZONING SCHEDULE SC-SHORE COMMERCIAL ZONE					
	APPLICABLE CODE	RETAIL USE REQUIRED	EXISTING	PROPOSED	
LOT AREA	16.44.D	4,800 S.F.	3,363 S.F.**	3,363 S.F.**	No Change
LOT FRONTAGE	16.44.D	60 FT.	118 FT.	118 FT.	No Change
LOT WIDTH	16.44.D	60 FT.	28.5 FT.**	28.5 FT.**	No Change
LOT DEPTH	16.44.D	80 FT.	118 FT.	118 FT.	No Change
SETBACKS FRONT					
LONG BEACH BLVD	16.44.D	15 FT.	2.7 FT.**	2.7 FT.*	No Change
24TH STREET	16.44.D	15 FT.	0.4 FT.**	0.4 FT.*	No Change
SIDE (EACH)	16.44.D	5 FT.	0.1 FT.**	0.1 FT.*	No Change
REAR	16.44.D	15 FT.	46.8 FT.	46.8 FT.	No Change
BUILDING COVERAGE	16.44.D	35%	52.1%**	55.5%**	
LOT COVERAGE	16.44.D	90%	54.6%**	91.8%**	
HEIGHT	16.52.070	24 FT.	14.4 FT.	24 FT.	
PARKING:					
1 SPACE/250 S.F. GFA	16.44.F.1	9 SPACES			
2,231 S.F. GYM					
3 BEDROOM APARTMENT	16.44.F.6	2 SPACES			
TOTAL		11 SPACES	4 SPACES**	4 SPACES*	

** EXISTING NON-CONFORMITY
* VARIANCE REQUESTED

OWNER/APPLICANT
VINCENT LARACCA
10 HOWELL STREET
WHIPPANY, NJ 07981

REVISIONS

11/06/2025 RELOCATED RAMP, REDUCED APARTMENT TO 2 BEDROOMS

HORN, TYSON & YODER, INC.
CONSULTING ENGINEERS, SURVEYORS-PLANNERS
CERTIFICATE 24GA27951700 - ISSUED SEPTEMBER 1, 2022
8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
PHONE (609) 492-5050

James D. Brzozowski
JAMES D. BRZOZOWSKI, P.E., P.P.
Professional Engineer, N.J. License Number GE44823
Professional Planner, N.J. License Number 351,00606400

SITE PLAN:
LOT 11, BLOCK 30
TAX MAP SHEET # 5
BOROUGH OF SHIP BOTTOM
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 10'
JOB NO. 179-326

DRAWN BY: MAX
DATE: 9/25/2025

SITE 1