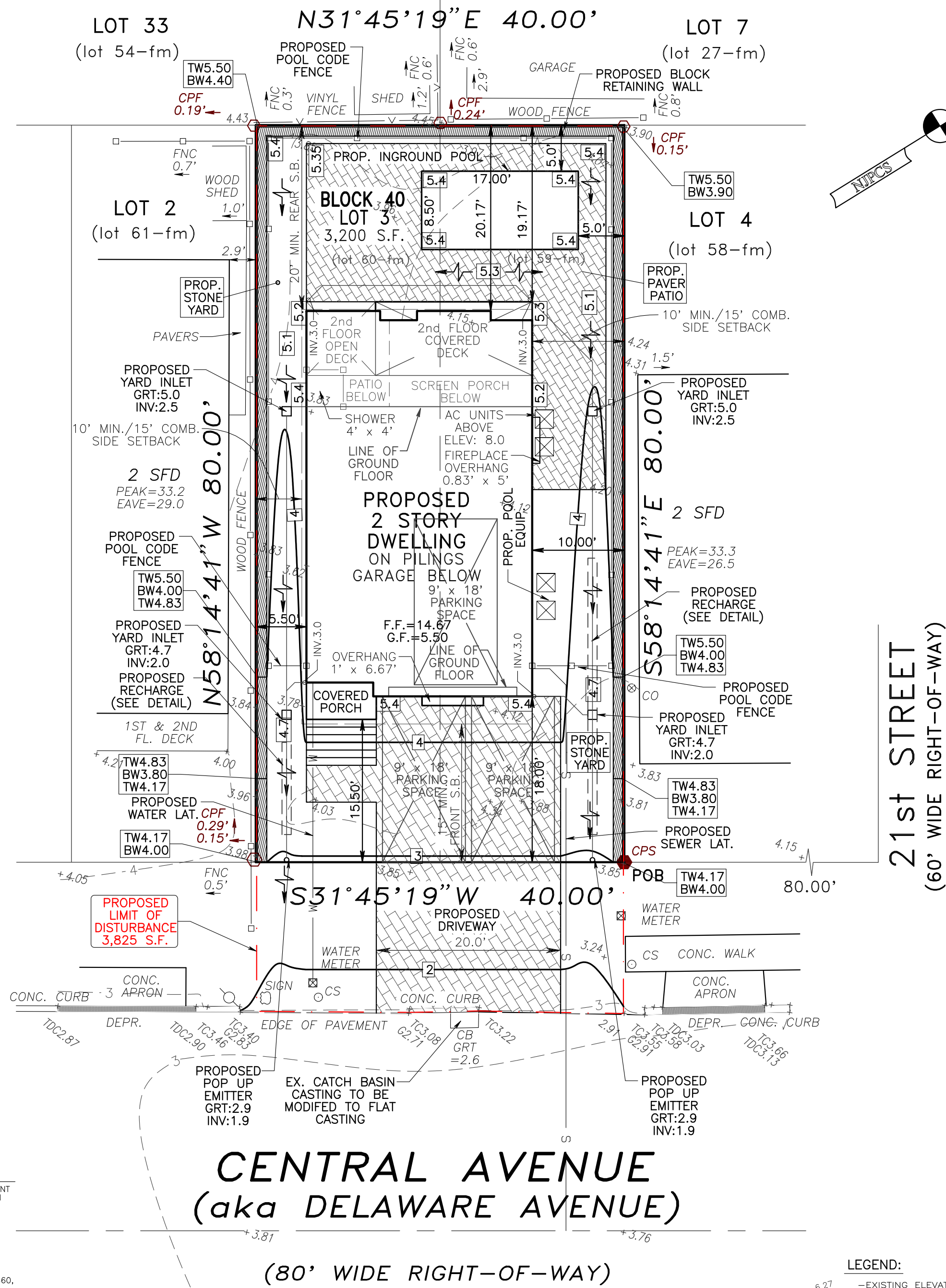
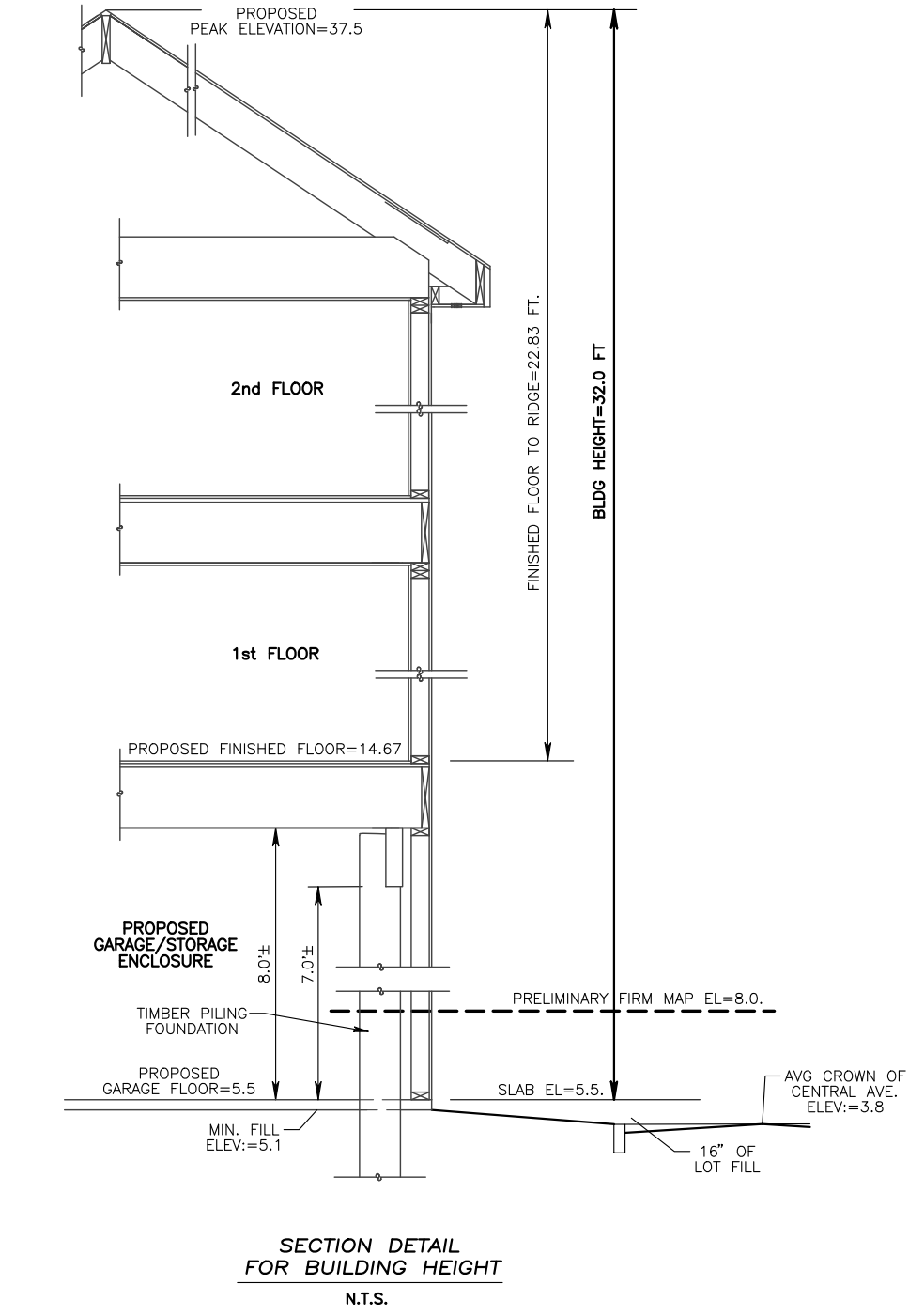




- NOTES:
- 1.) THE EXISTING PROPERTY CONTAINS A 1-1/2 STORY DWELLING AND DETACHED ACCESSORY DWELLING. THE OWNER/APPLICANT PROPOSES TO REMOVE ALL EXISTING IMPROVEMENTS AND CONSTRUCT A NEW 2-STORY SINGLE FAMILY DWELLING RAISED ON A PILING FOUNDATION WITH GARAGE, ENTRY & COVERED PORCH BELOW.
 - 2.) PLAN BASED ON SURVEY BY EAST COAST ENGINEERING, INC., DATED 06/06/2025.
 - 3.) ELEVATION BASED ON NAVD 1988 VERTICAL DATUM.
 - 4.) PROPOSED FINISHED FLOOR ELEVATION--14.67
 - 5.) SITE LOCATED IN FLOOD HAZARD ZONE "A1" (EL. 7) (1988 DATUM) AS PER FLOOD INSURANCE RATE MAP PANEL 518 OF 660, COMMUNITY PANEL NO. 345320 0518 G, MAP NUMBER 34029C0518G, EFFECTIVE DECEMBER 16, 2021.
 - 6.) WATER AND SEWER SERVICE IS TO UTILIZE EXISTING CONNECTIONS PROVIDED BY MUNICIPAL UTILITIES. EXISTING UTILITY LOCATIONS SHALL BE FIELD DETERMINED PRIOR TO SITE PREPARATION AND CONSTRUCTION.
 - 7.) HOUSE DIMENSIONS OBTAINED FROM PLANS PREPARED BY MICHAEL PAGNOTTA ARCHITECTURE, DATED 01/28/2026.
 - 8.) ALL SURFACE STORMWATER RUNOFF IS TO BE DIRECTED TOWARD PERMEABLE SURFACES OR ROADS.
 - 9.) NO PLASTIC LINERS ARE TO BE USED UNDER STONE, GRAVEL, OR LANDSCAPED AREAS.
 - 10.) BUILDER TO VERIFY THAT THE VERTICAL DISTANCE OF THE BUILDING MEASURED FROM THE GROUND LEVEL SLAB TO THE HIGHEST POINT OF THE ROOF IS NOT TO EXCEED 32 FEET.
 - 11.) BUILDER SHALL VERIFY THAT DWELLING IS CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE BUILDING REQUIREMENTS FOR FLOOD ZONES, SUCH AS FLOOD VENTING, GRADING, UTILITIES, ETC.
 - 12.) AS PER BOROUGH TOWNSHIP CODE CHAPTER 15.23.010, PROPERTY GRADING TO BE RAISED 16 INCHES ABOVE THE CENTERLINE OF ROADWAY (CENTRAL AVENUE).
 - 13.) THERE ARE NO WETLANDS DISTURBED BY THE PROPOSED DEVELOPMENT.

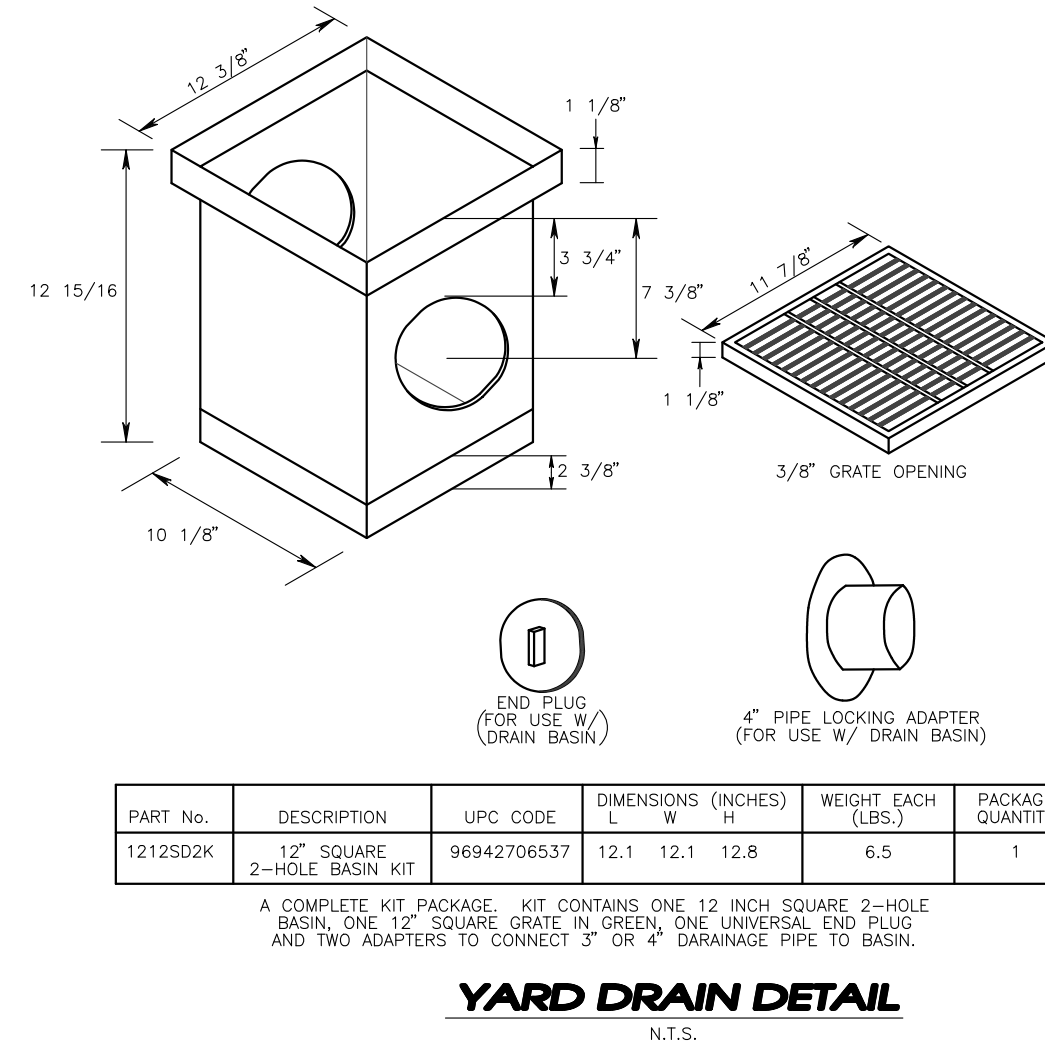
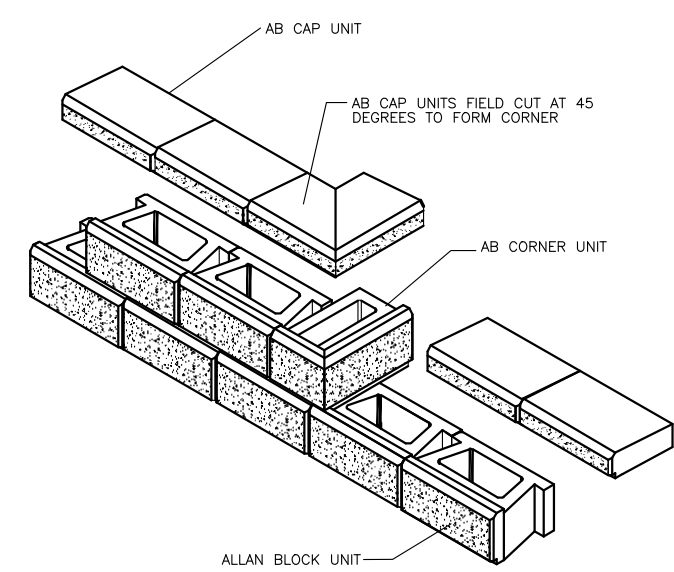
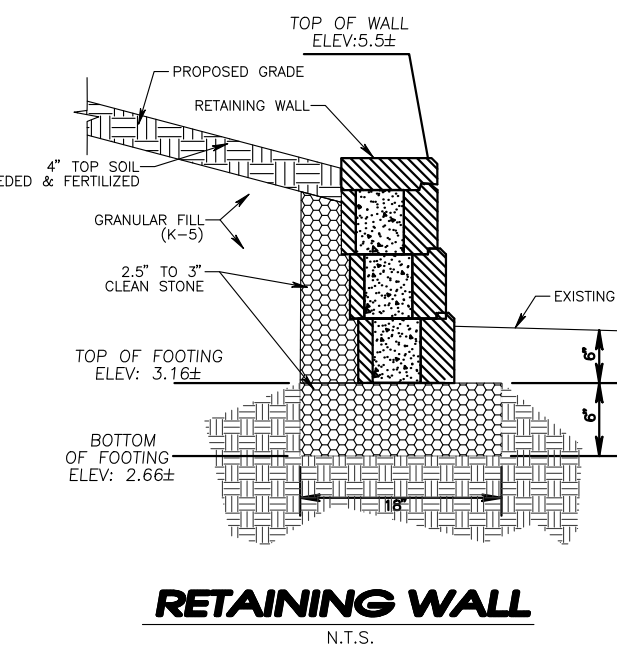
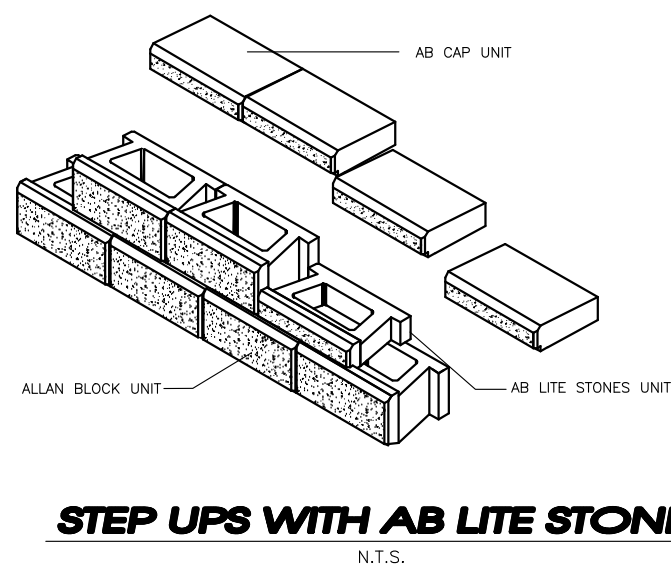
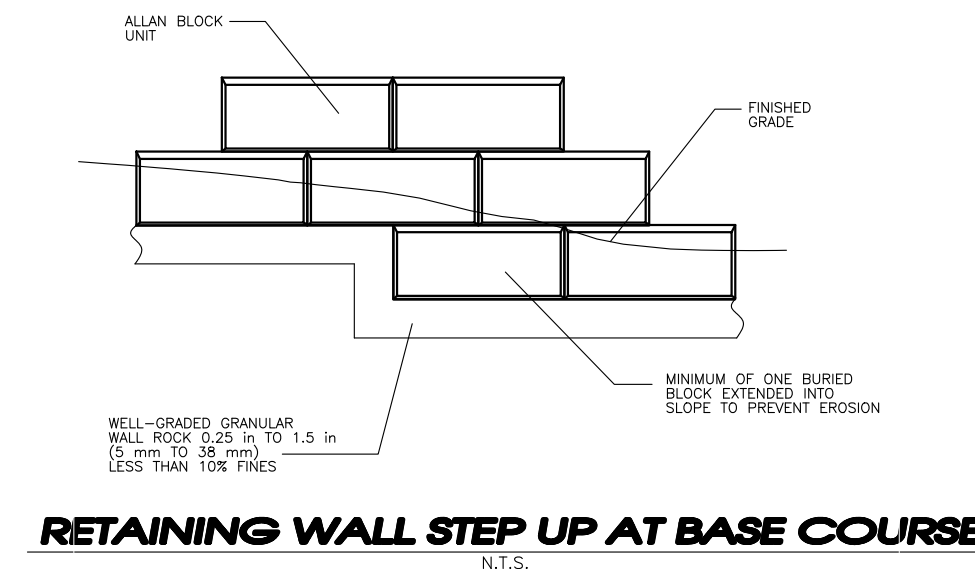
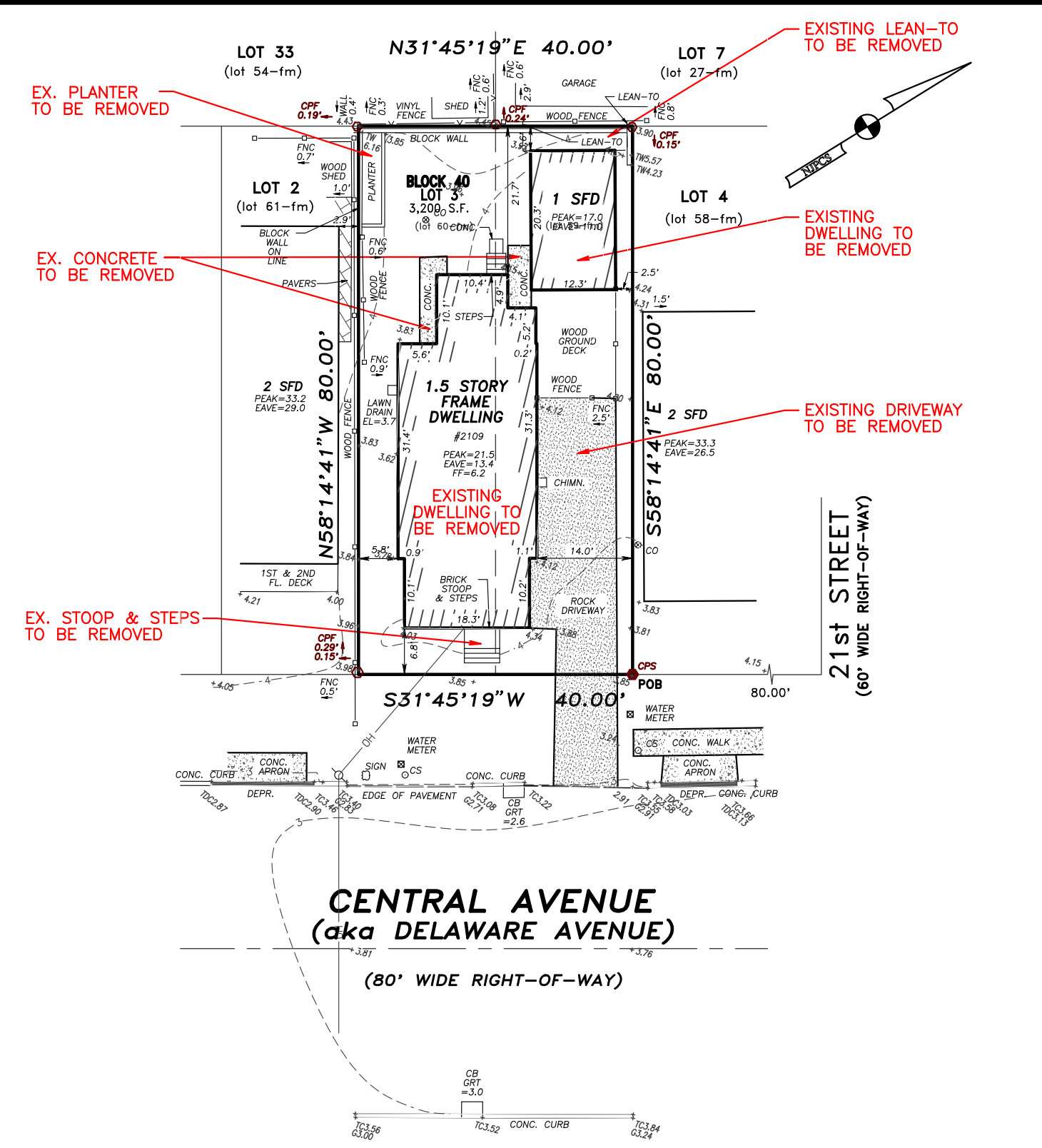
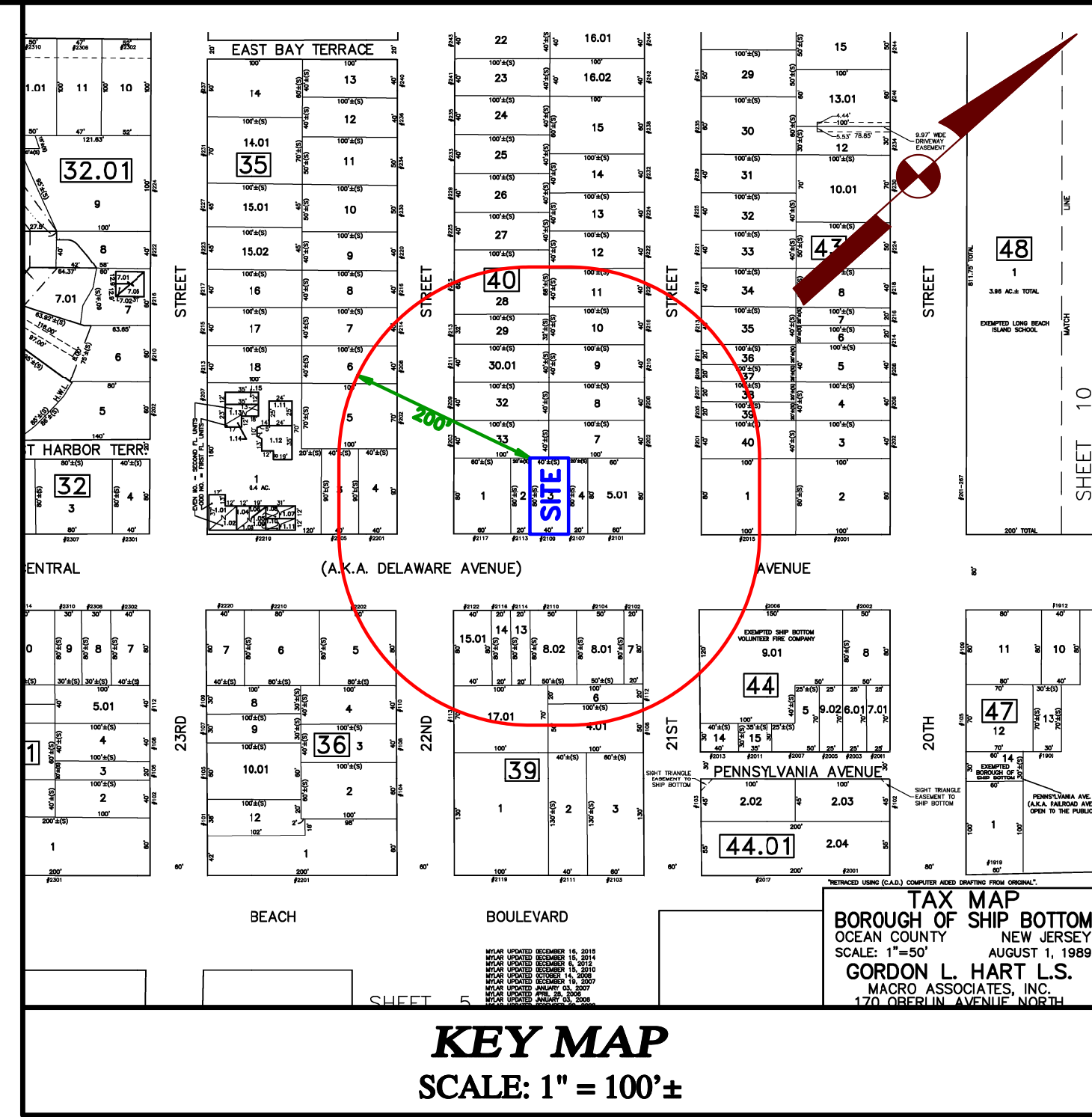
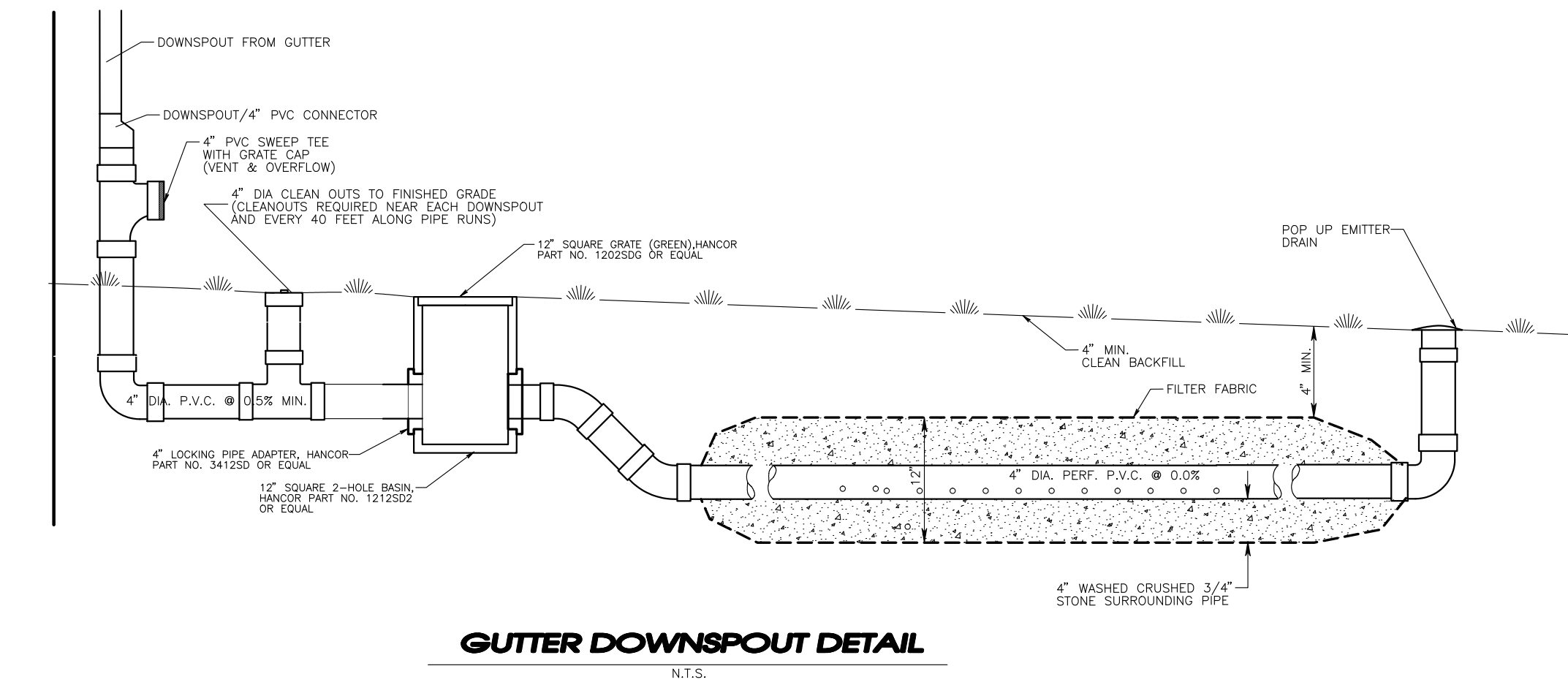
OR ZONE REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	4,800 S.F.	3,200 S.F. (ENC)	3,200 S.F. (PV)
MINIMUM LOT WIDTH & FRONTAGE:	60 FT.	40.0 FT. (ENC)	40.0 FT. (PV)
MINIMUM LOT DEPTH:	80 FT.	80.0 FT.	80.0 FT.
MINIMUM FRONT SETBACK:	15 FT.	6.8 FT. (ENC)	15.50 FT.
MINIMUM REAR SETBACK:	20 FT.	21.7 FT.	20.17 FT.
MINIMUM SIDE SETBACK:	10 FT.	5.8 FT. (ENC)	5.50 FT.
MINIMUM COMBINED SIDE SETBACK:	15 FT.	18.8 FT.	15.50 FT.
MAXIMUM BUILDING COVERAGE:	35 %	35.5 % (ENC)	34.9 % (SEE CHART)
MINIMUM LOT COVERAGE:	75 %	40.7 %	47.8 % (SEE CHART)
MAXIMUM BUILDING HEIGHT:	32 FT.	17.7 FT.	32.0 FT. (1)
MAXIMUM BUILDING STORIES:	2.5	1.5 STORIES	2 STORIES
MINIMUM FIRST FLOOR AREA:	720 S.F.	946 S.F.	1,018 S.F.
OFF STREET PARKING:	2 SPACES	2 SPACES	2 SPACES

ACCESSORY BUILDING	5 FT.	2.5 FT. (ENC)	5.0 FT. (POOL)
MINIMUM SIDE SETBACK:	5 FT.	5.0 FT. (ENC)	5.0 FT. (POOL)
MINIMUM REAR SETBACK:	5 FT.	5.0 FT. (ENC)	5.0 FT. (POOL)
MINIMUM TO OTHER BUILDINGS:	5 FT.	5.0 FT. (ENC)	5.0 FT. (POOL)
MAX. LOT COVERAGE WITH POOL:	50 %	N/A	39.4 %

N/C = NO CHANGE
N/A = NOT APPLICABLE
ENC = EXISTING NON CONFORMITY
(PV) = PROPOSED VARIANCE
(1) = MEASURED TO GROUND FLOOR SLAB ELEV. 5.50

- LIST OF VARIANCES REQUESTED:
- 1.) MINIMUM LOT AREA, 4,800 S.F. REQUIRED, 3,200 S.F. PROPOSED.
 - 2.) MINIMUM OT WIDTH & FRONTAGE, 60 FT. REQUIRED, 40 FT. PROPOSED.

BUILDING COVERAGE		IMPERVIOUS COVERAGE	
ITEM	PROPOSED	ITEM	PROPOSED
DWELLING	1,000 S.F.	DWELLING	1,000 S.F.
FRONT COVERED PORCH	30 S.F.	FRONT COVERED PORCH	30 S.F.
REAR DECKS	30 S.F.	FRONT STAIRS	30 S.F.
FRONT STAIRS	30 S.F.	FRONT OVERHANG	4 S.F.
FRONT OVERHANG	4 S.F.	FIREPLACE	4 S.F.
FIREPLACE	4 S.F.	AV. DECK	20 S.F.
AV. DECK	20 S.F.	DRIVEWAY/WALK	384 S.F.
DRIVEWAY/WALK	384 S.F.		
TOTAL AREA	1,117 S.F./34.9%	TOTAL AREA	1,529 S.F./47.8%



APPLICANT/OWNER:
2109 CENTRAL AVE, LLC
342 W 8TH STREET
SHIP BOTTOM, NJ 08008

REV. No.	DATE	DESCRIPTION
VARIANCE PLAN		
SITE ADDRESS: 2109 CENTRAL AVENUE BLOCK 40 LOT 3 BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY		
JOB No.: 2026-0181	TAX MAP SHEET No.: 6	
DRAWN BY: DLG	UNITS: USFT	
CHECKED BY: JMM	VERTICAL DATUM: NAVD 1988	
SCALE: AS NOTED	HORIZONTAL DATUM: NAD 1983	
DATE PREPARED: 05/11/2026	DEED BOOK/PAGE: 20243 / 1132	
JASON M. MARCIANO, P.E., P.P.		
NEW JERSEY PROFESSIONAL PLANNER 08040		
May 11, 2026		
PROJECT Desc: Plotn: J:\2026\20260181\20260181.pgn Plot Date/Time: Mon May 11, 2026 / 6:48:10		

East Coast Engineering, Inc.

JAY F. PIERSON, PLS, PP (RET.)
ROBERT J. HARRINGTON, PE, PP
JASON M. MARCIANO, PE, PP
JOSEPH L. LADOK, PLS

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(732) 244-3044 FAX www.eceinc.net
STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 26262-95992