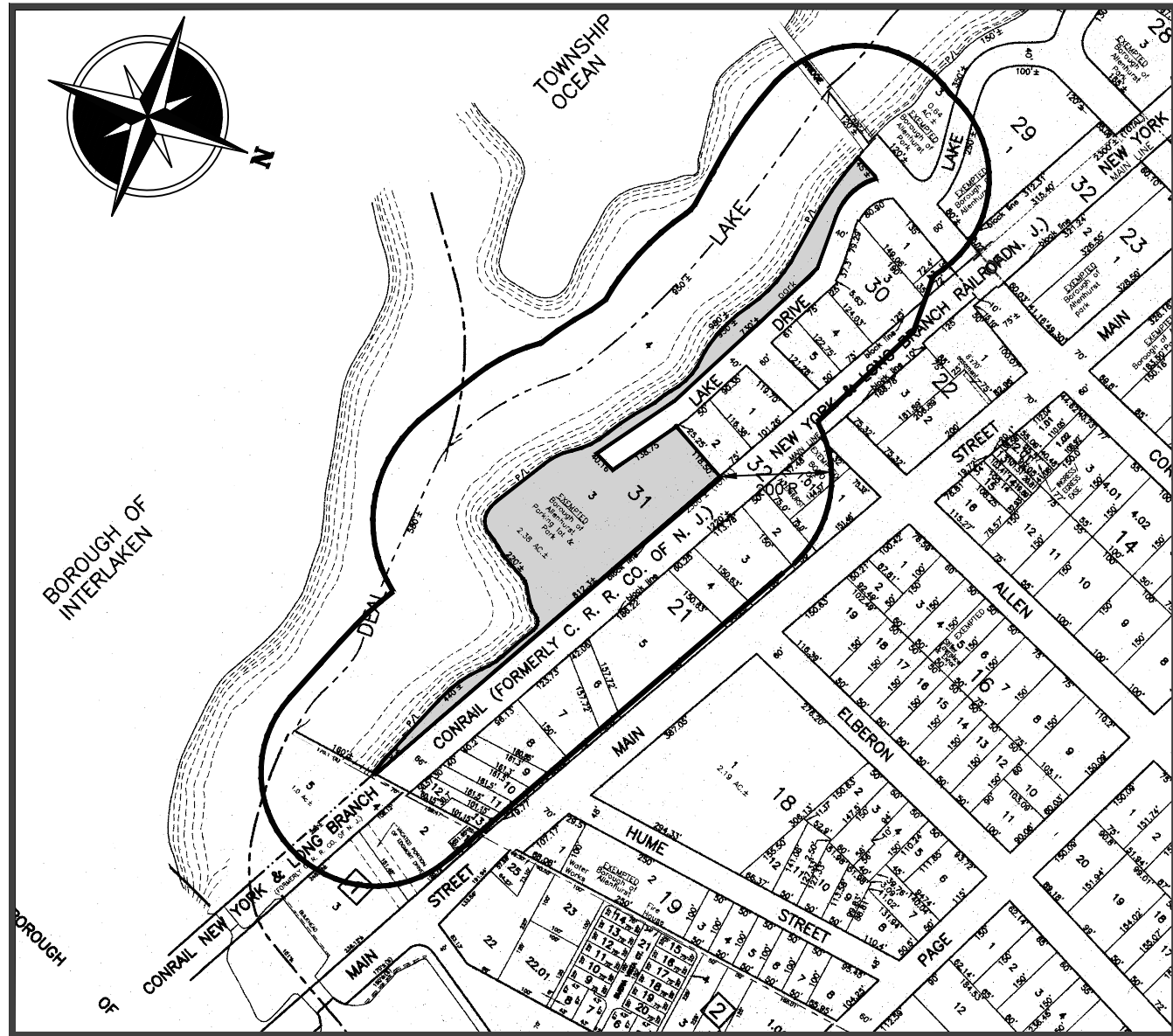
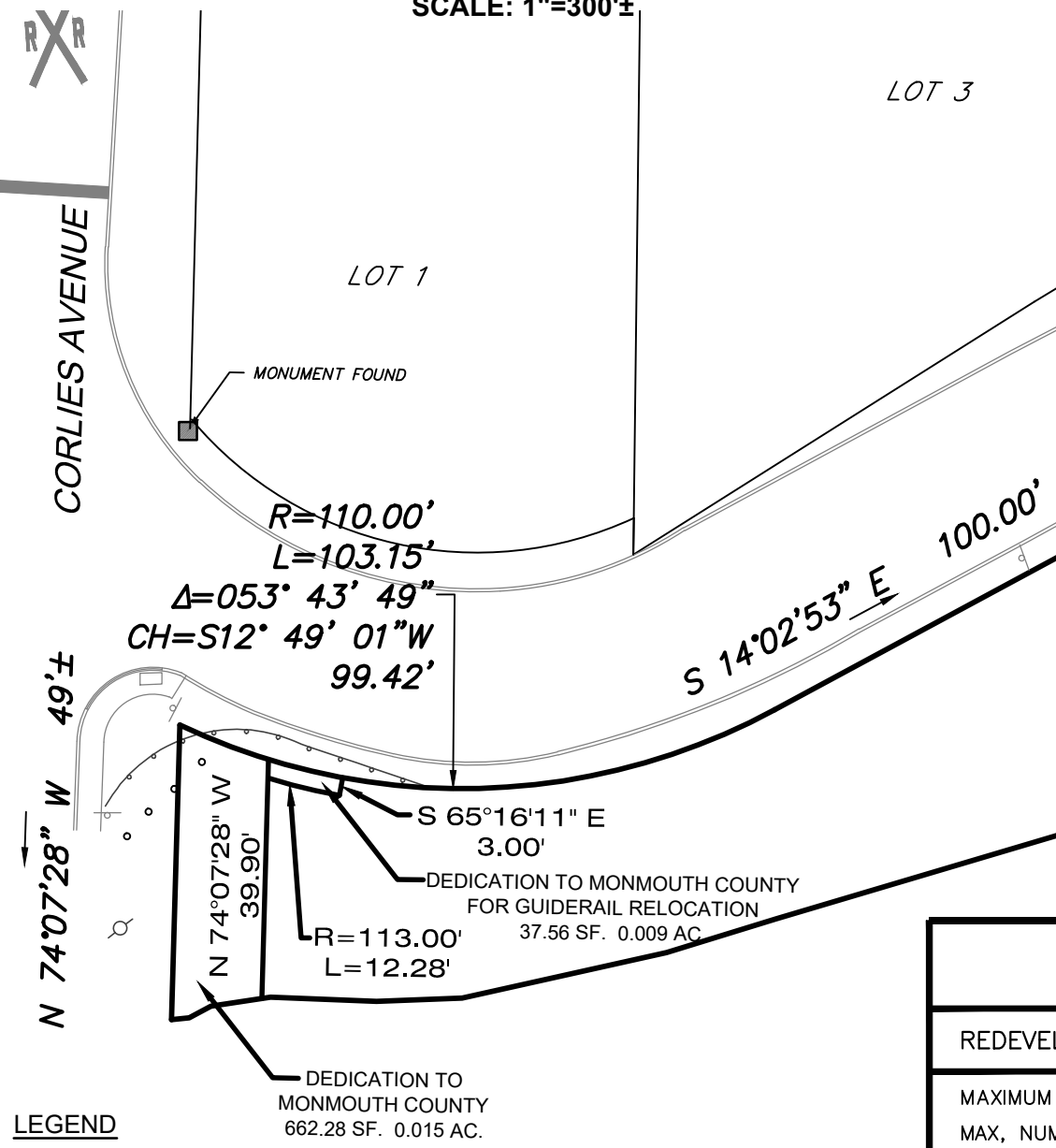




TAX MAP

SCALE: 1"=300'



PROPERTY OWNERS WITHIN 200 FEET

DATED: NOVEMBER 13, 2023

OWNER & ADDRESS REPORT

11/13/23 Page 1 of 2

BLOCK	LOT	OWNER	ADDRESS
21	1	401 WYCKOFF RD	401-413 MAIN ST
21	1.01	1500 WYCKOFF RD	412 ALLEN AVE
21	2	401 WYCKOFF RD	412 ALLEN AVE
21	3	401 WYCKOFF RD	412 ALLEN AVE
21	5	401 WYCKOFF RD	412 ALLEN AVE
21	6	401 WYCKOFF RD	412 ALLEN AVE
21	8	401 WYCKOFF RD	412 ALLEN AVE
21	9	401 WYCKOFF RD	412 ALLEN AVE
21	10	401 WYCKOFF RD	412 ALLEN AVE
21	11	401 WYCKOFF RD	412 ALLEN AVE
21	12	401 WYCKOFF RD	412 ALLEN AVE
21	13	401 WYCKOFF RD	412 ALLEN AVE
27	3	401 WYCKOFF RD	412 ALLEN AVE
29	1	401 WYCKOFF RD	412 ALLEN AVE
30	1	401 WYCKOFF RD	412 ALLEN AVE
30	2	401 WYCKOFF RD	412 ALLEN AVE
30	3	401 WYCKOFF RD	412 ALLEN AVE
30	4	401 WYCKOFF RD	412 ALLEN AVE
30	5	401 WYCKOFF RD	412 ALLEN AVE
31	1	401 WYCKOFF RD	412 ALLEN AVE
31	2	401 WYCKOFF RD	412 ALLEN AVE
31	3	401 WYCKOFF RD	412 ALLEN AVE
31	4	401 WYCKOFF RD	412 ALLEN AVE
31	5	401 WYCKOFF RD	412 ALLEN AVE
31	6	401 WYCKOFF RD	412 ALLEN AVE
31	7	401 WYCKOFF RD	412 ALLEN AVE
31	8	401 WYCKOFF RD	412 ALLEN AVE
31	9	401 WYCKOFF RD	412 ALLEN AVE
31	10	401 WYCKOFF RD	412 ALLEN AVE
31	11	401 WYCKOFF RD	412 ALLEN AVE
31	12	401 WYCKOFF RD	412 ALLEN AVE
31	13	401 WYCKOFF RD	412 ALLEN AVE
31	14	401 WYCKOFF RD	412 ALLEN AVE
31	15	401 WYCKOFF RD	412 ALLEN AVE
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31	21	401 WYCKOFF RD	412 ALLEN AVE
31	22	401 WYCKOFF RD	412 ALLEN AVE
31	23	401 WYCKOFF RD	412 ALLEN AVE
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31	68	401 WYCKOFF RD	412 ALLEN AVE
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31	93	401 WYCKOFF RD	412 ALLEN AVE
31	94	401 WYCKOFF RD	412 ALLEN AVE
31	95	401 WYCKOFF RD	412 ALLEN AVE
31	96	401 WYCKOFF RD	412 ALLEN AVE
31	97	401 WYCKOFF RD	412 ALLEN AVE
31	98	401 WYCKOFF RD	412 ALLEN AVE
31	99	401 WYCKOFF RD	412 ALLEN AVE
31	100	401 WYCKOFF RD	412 ALLEN AVE

ZONING REQUIREMENTS

REDEVELOPMENT PLAN	REGULATION	REQUIRED	PROPOSED
MAXIMUM RESIDENTIAL DENSITY		23 UNITS	23 UNITS
MAX. NUMBER OF MULTI-FAMILY UNITS IN A STRUCTURE: TWELVE		12 UNITS	12 UNITS
MIN. LOT AREA		74,500 SF.	79,811.27 SF.
MIN. FRONT YARD SETBACK (LAKE DRIVE):		30 FT.	37.4 FT.
MIN. SIDE YARD SETBACK (RAILROAD AND DEAL LAKE):		20 FT.	20.0 FT.
MIN. REAR YARD SETBACK		40 FT.	40.0 FT.
MIN. BETWEEN BUILDINGS		50 FT.	73.4 FT.
MAX. BUILDING HEIGHT		3 STORIES	3 STORIES
MAXIMUM IMPERVIOUS COVERAGE		38 FT.	38 FT.
		50%	43.7%

ZONE REQUIREMENTS

	REQUIRED	PROPOSED	PROPOSED	PROPOSED
MIN. LOT AREA FOR CELL TOWER AND PUBLIC AND QUASI PUBLIC USE	3,000 SF.	4,788.88 SF	3,282.56 SF.	23,348.18 SF

UTILITY LIST FOR APPLICATION MAILINGS FOR BOROUGH OF ALLENHURST LAND USE BOARD

New Jersey National Gas Co.
1945 Wyckoff Road
Wall, NJ 07719

Verizon
1 Verizon Way
Basking Ridge, NJ 07920

Comcast Cable Co. (Infinity)
1701 John F. Kennedy Blvd.
Philadelphia, PA 19103

New Jersey-American Water Co.
661 Shrewsbury Avenue
Shrewsbury, NJ 07701

Jersey Central Power and Light Co.
101 Crawford Corner Road
Suite 3-511
Holmdel, NJ 07733

NOTES:

- PROPERTY KNOWN AND DESIGNATED AS BLOCK 31 LOT 3 AS SHOWN ON THE BOROUGH OF ALLENHURST TAX MAP, SHEET 3.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT 3, BLOCK 31, BOROUGH OF ALLENHURST, COUNTY OF MONMOUTH, NEW JERSEY" PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 11/09/2023.
- PROPOSED UNIT NUMBERS AND ADDRESSES SHALL BE APPROVED BY THE BOROUGH ENGINEER.
- THE PURPOSE OF THIS MAP IS FOR OBTAINING A MINOR SUBDIVISION APPROVAL TO SUBDIVIDE THE EXISTING PROPERTY INTO A TOTAL OF 4 LOTS.
- ELEVATIONS SHOWN ARE NAVD 1988 DATUM.
- MINOR SUBDIVISION TO BE PERFECTED BY MAP.

IMPERVIOUS COVERAGE

DESCRIPTION	EXISTING LOT 3.01	PROPOSED LOT 3.01
BUILDING	1,782 S.F.	12,580 S.F.
ASPHALT DRIVE	10,776 S.F.	17,866 S.F.
CONCRETE	10,965 S.F.	4,420 S.F.
BASKETBALL COURT	4,965 S.F.	
IMPERVIOUS LOT COVERAGE	28,488 S.F.	34,866 S.F.
LOT AREA	79,811.27 SF.	
TOTAL IMPERVIOUS LOT COVERAGE	35.7%	43.7%

NOTES:

- INCREASE IN MOTOR VEHICLE SURFACES: 6,662 SF.
- INCREASE IN IMPERVIOUS SURFACES: 6,201 SF.

PARKING

1.5 SPACES PER UNIT x 23 UNITS = 34.5 SPACES
REQUIRED 35 SPACES PARKING
PROVIDED 50 SPACES PARKING

OWNER / APPLICANT:
POWER STATION AT ALLENHURST
1000 SANGER AVENUE
OCEANPORT, NJ 07757
732-898-1148

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 11/09/23 MEETS 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 REVISED STATUTES (N.J.S.A. 46:26A-1 THROUGH N.J.S.A. 46:26B-8a) AND THAT THE CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR NOT.

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

LOT 3 BLOCK 31 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
MY COMMISSION EXPIRES _____

THIS PLAT MUST BE FILED IN THE OFFICE OF THE CLERK OF MORRIS COUNTY ON OR BEFORE _____ WHICH DATE IS 180 DAYS AFTER APPROVAL AS A MINOR SUBDIVISION BY THE BOROUGH OF ALLENHURST PLANNING BOARD

BOROUGH CLERK

CONRAIL ~ NEW YORK & LONG BRANCH RAILROAD CO. (66' RIGHT-OF-WAY)

TAX MAP INFORMATION TAKEN FROM "TAX MAP" BOROUGH OF ALLENHURST, MONMOUTH COUNTY, NEW JERSEY, SHEET NUMBERS 1#5

S 15°07'04" W 812'±

PROPOSED LOT 3.03
3,282.56 SF
0.075 AC.

CELL TOWER

PROPOSED LOT 3.02
4,788.88 SF
0.110 AC.

CABANA STORAGE AREA

PROPOSED LOT 3.01
79,811.27 SF
1.832 AC.

ASPHALT DRIVE

PORTION OF LAKE DRIVE TO BE VACATED
2,822.30 SF. 0.065 AC.

LAKE DRIVE (40' R.O.W.)

DEAL LAKE

LOT 3 BLOCK 31
AREA=2.49± AC.
103,672.8± SF

LOT 3 BLOCK 31
AREA=2.49± AC.
103,672.8± SF

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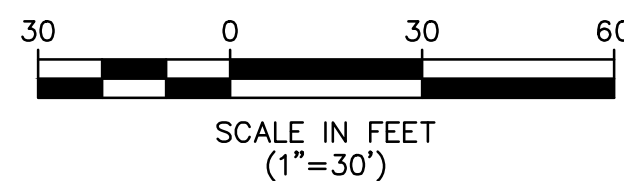
LOT 3 BLOCK 31
AREA=2.49± AC.
103,672.8± SF

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LOT 3 BLOCK 31
AREA=2.49± AC.
103,672.8± SF



DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

PRELIMINARY & FINAL MAJOR SITE PLAN AND MINOR SUBDIVISION MAIN STREET REDEVELOPMENT MINOR SUBDIVISION PLAN

BLOCK 18 LOT 1
BLOCK 21 LOTS 4, 5, 6 & 7
BLOCK 31 LOT 3
BOROUGH OF ALLENHURST

COUNTY OF MONMOUTH NEW JERSEY

Scale: 1"=30' Drawn By: DS Date: 11/6/23 JOB #: E18-00082 CAD File #: Site Plan.dwg Sheet #: 14 OF 14