

OWNERS WITHIN 200 FT.

- Block 72  
 Lot 9.011 BAKER'S MARINA ON THE BAY LLC.  
 33 HOLLEMBEAK, PHILIP N.  
 34 KAJIJI, SHAMA  
 35 CONNERTY, KIERA P.  
 36 FLYNN, COLLEEN  
 37 NESKE, TIMOTHY C. & MARA  
 38 CATCHERMAN, LLC.  
 39 HAMILTON, WAYNE T. & ANNE T.  
 41.01 SCARANO, GERARD D. & PATRICIA G.

- Block 77  
 Lot 2.01 ROSSETTI, WILLIAM & TOMME JOY  
 Lot 3 HEBRANK, RONALD  
 Lot 4 OLIVEIRA, PAUL  
 Lot 5 D'ARRIGO, CLAUDETTE  
 Lot 6 GREEN, SAMUEL J.  
 Lot 7 GLADISH, MARY A.  
 Lot 8.01 CALLAGHER, DANIEL J. & PETER & JOHN  
 Lot 9.01 DIGALETOS, JOHN  
 Lot 10 GUENTHER, WALTER P. & LYNDA L.  
 Lot 11 GUENTHER, WALTER P.  
 Lot 12 SCHORK, EDWARD & BARBARA  
 Lot 13 CASCIA, FRANK & MARGARET  
 Lot 14 GARRISON, JACQUELINE  
 Lot 15 MARTIN, BRUCE & MARIE  
 Lot 16 ORCHARD, CHARLES R. & LYNN K.  
 Lot 17 ROSSETTI, TOMME J.

- Block 78  
 1 KELLEHER, JOSEPH  
 2 OLSON, BERTIL E.  
 3 ARJKA PROPERTY INC.  
 5.01 ROWE, CRAIG & HOLLY  
 6 ROHRIG, LESLIE W. & ALICE ROSE  
 7 ARJKA PROPERTY INC.  
 9.01 ROSIAK, FREDERIC  
 10 BIERBACHER, GOTTFRIED  
 11 MONGILLO, ALBERT JR. & KATHRYN  
 13.01 HRM PROPERTIES, LLC.  
 14 GRAHAM, MARK S.  
 16.01 BACZKOWSKI, ANDRZEJ

ZONE SCHEDULE

R-2.01 Single Family Residential Zone District		Required Elements	current Lot 13	Proposed Elements Lot 13.01	Lot 13.02	Comments
Lot Area, min.	SF	3750	6387	3217 *	3170 *	Variances (2)
Lot frontage	Ft	50	129.18'	37.50 *	43.26' *	Variances (2)
Lot Depth, min	FT	75	75	61.65 *	75.015'	
Front yard, min	FT	20	6.7' **			Existing to be removed.
Prevailing Barberie	FT	10	N/A	N/A	6.0 *	5.5 prevailing, 10' min.
Prevailing Marine	FT	10	N/A	N/A	N/A	9.2 prevailing, 10' min
Side yard, min	Marine FT	4.5/6.0	2.8/10.6	5/5.5	N/A	75% of zone requirement 6/8'
Side yard, min	Barberie FT	5.2/7.0	2.8/10.6	N/A	6.2/8.8	87% of zone requirement 6/8'
Rear Yard, min	FT	20	27.0	35.9	26.0	Principal Structure
Coverage, Bldg	%	33	23.7	34.8 *	36.6 *	Variances (2)
Lot Coverage	%	75	32.5	37.8	40.0	
Building Height	FT	32.5	21.0	22.1	22.1	BFE to MP of roof ( Ridge to eave )
Parking, off street	Sp	2	2 +	2	2	

\*\* Pre-existing non conformity  
 \* Created deficiency, variance required.

BARBERIE AVENUE PREVAILING SETBACK (IN FT)

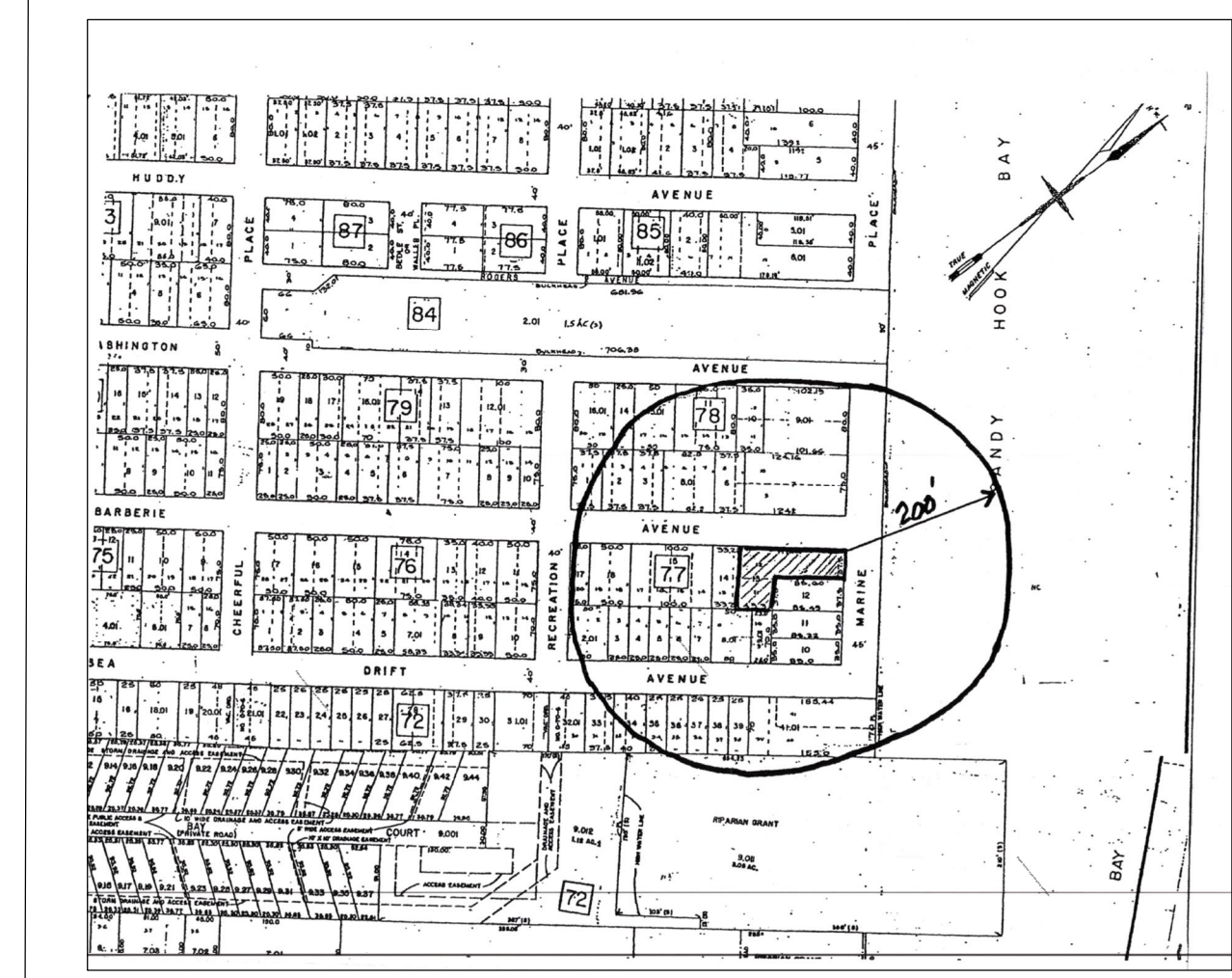
LOT 14	3.1
LOT 15	9.2
LOT 16	4.1
AVERAGE	5.5 10' min

MARINE PLACE PREVAILING SETBACK (IN FT)

LOT 11	16.2
LOT 12	2.2
AVERAGE	9.2 10' min

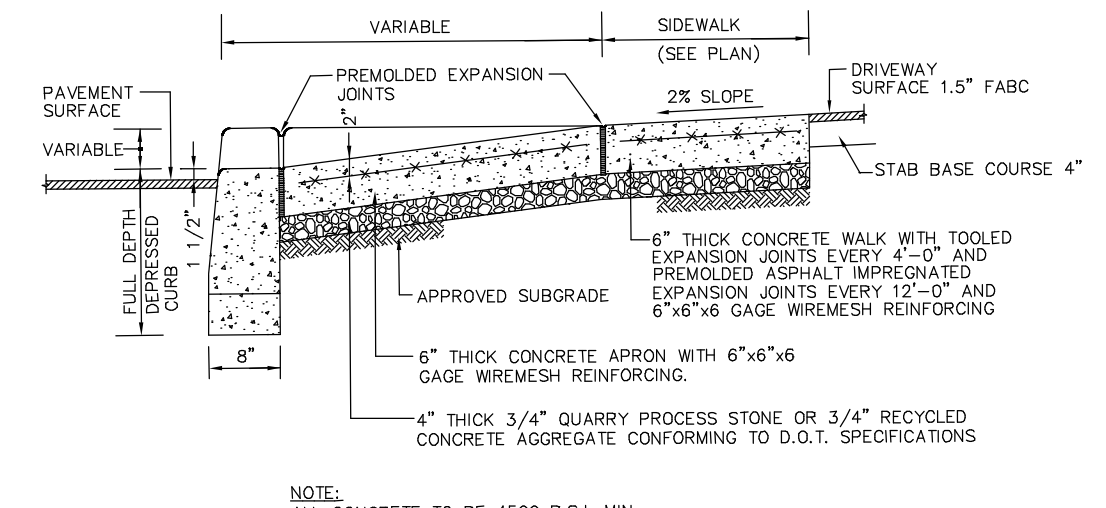
SITE SPECIFIC NOTES

- All utilities servicing the new homes on both lots shall be placed underground per RSIS standards.
- The applicant intends to construct 2 new homes that will be FEMA elevation compliant, in accordance with municipal regulations.
- The existing home & Garage facing Barberie Ave., will be demolished.
- The dwelling footprints shown for both proposed lots, are generic only. A fully executed grade plan and building plans will be submitted to the Municipality for review and approval of the building permit application.
- The existing services to the existing house, will be serviced and utilized for the new dwelling to be constructed on Lot 13.02.
- Any municipal infrastructure damaged during construction, shall be replaced or repaired to the satisfaction of the Borough Engineer.
- Any Object beneath the surface of the Ground has not been located, and no Guarantee as to existence or location is expressed or implied.
- Elevations refer to North American Vertical Datum 1988 ( NAVD-88 )
- THIS SURVEY HAS BEEN PREPARED WITHOUT A FULL TITLE SEARCH AND IS SUBJECT TO SUCH FACTS THAT MIGHT BE REVEALED BY SAID TITLE SEARCH.

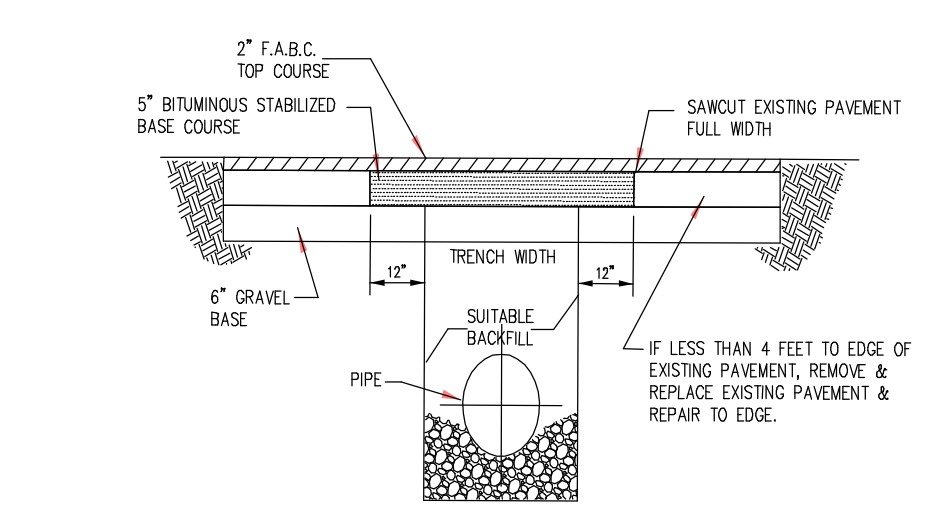


GENERAL NOTES

- The Applicant proposes to demolish the existing multi family dwelling and garage, subdivide the property into two nearly equal sized lots, creating one new building lot fronting on Marine Place, and building a new dwelling facing Barberie Ave.
- Known and designated as Lot 13 Block 77 as shown on the current tax assessment map of the Borough of Highlands, Monmouth Co., N.J. Sheet 16 Last revised 05-31-16.
- Current Data:  
 Lot 13  
 Total tract area 6387 SF ( 0.147 Acres )  
 total bldg area 1513 SF  
 Impervious cover 2074 SF  
 Greenscape area 4313 SF
- Developmental Data:  
 LOT 13.01 LOT 13.02  
 Proposed Lot area 3217 SF 3170 SF  
 Proposed building area 1118 SF 1161 SF  
 Proposed Lot coverage 1217 SF 1269 SF  
 Proposed greenscape 2000 SF 1901 SF  
 Parking spaces, off street 2 2
- Utilities to the existing dwelling will be utilized for the new home Lot 13.02 if feasible. It is advised to contact the appropriate utility company before construction.
- The Entire tract is within a Coastal Flood Hazard Zone, Elevations refer to NAVD-88 datum. All New Construction must be in conformance with the Borough's requirements for construction in a flood zone. Flood Zone VE 14.0, Community 345297 Panel 34025C0088G 6-20-18
- Owner & Applicant:  
 Paul Gil  
 13 Water Witch Avenue  
 Highlands, NJ 07732

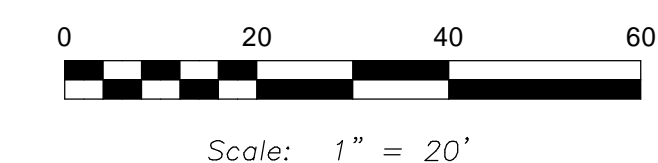
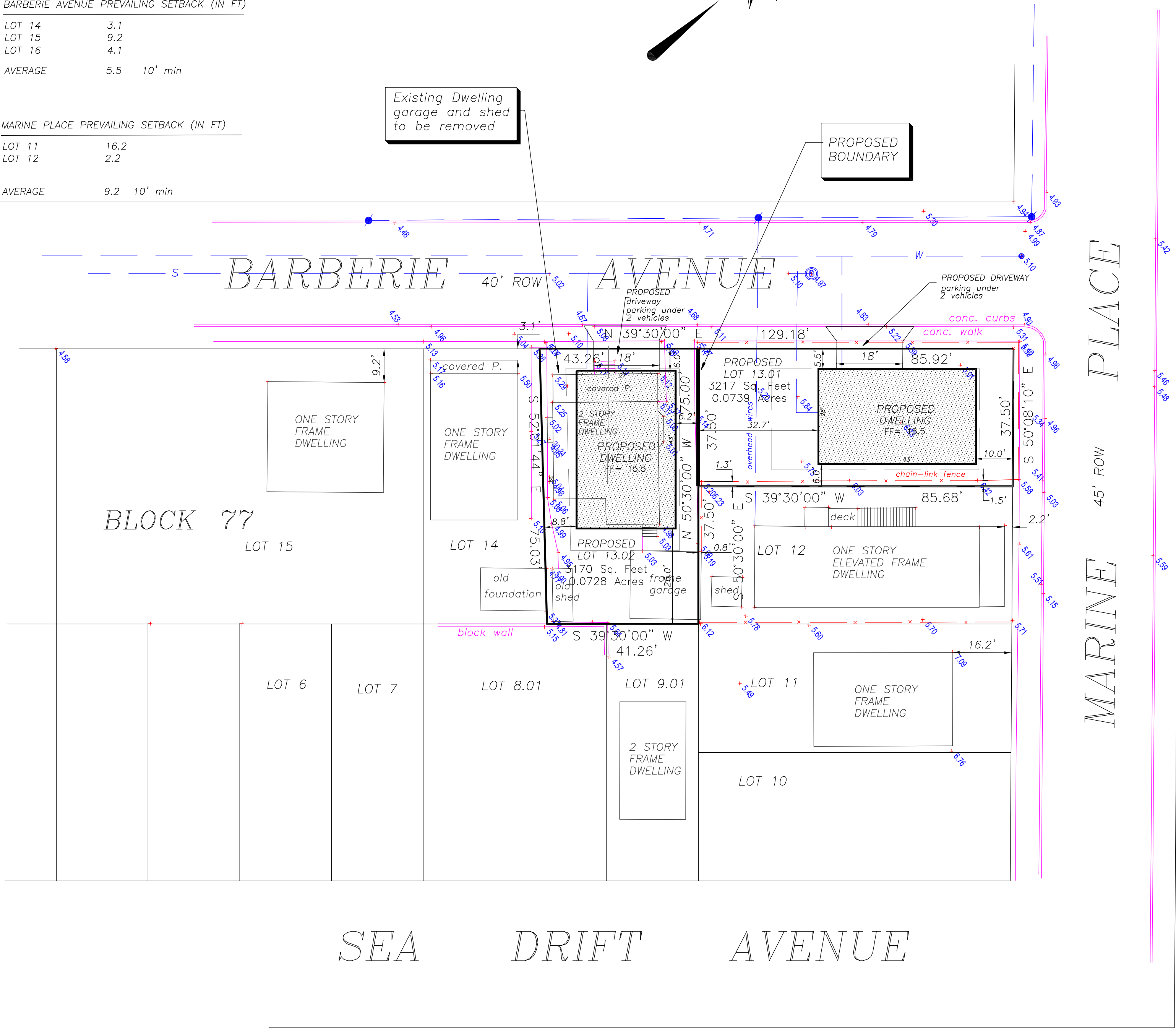


DEPRESSED CURB, APRON AND SIDEWALK DETAIL



MUNICIPAL PAVEMENT REPAIR

- CONSTRUCTION NOTES:
- SERVICE CONNECTION TRENCHES ARE TO BE REPAIRED AS ABOVE.
  - ANY SUPERFICIAL SURFACE DAMAGE CAUSED BY THE CONTRACTOR OUTSIDE THE LIMIT SHOWN, SHALL BE PAVED WITH SURFACE COURSE. WHEN THE BASE COURSE OF THE EXISTING PAVEMENT IS DAMAGED BEYOND THE LIMIT SHOWN THE CONTRACTOR SHALL EXCAVATE 6" BEYOND THE DAMAGED AREA AND REPLACE IT WITH BITUMINOUS STABILIZED BASE COURSE.



THIS IS TO CERTIFY THAT THE LAND USE BOARD OF THE BOROUGH OF HIGHLANDS, MONMOUTH COUNTY NEW JERSEY, IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

I (WE) HEREBY CERTIFY TO BE THE OWNER(S) OF THE LAND DELINEATED ON THIS MAP AND DO HEREBY CONSENT TO THE FILING OF THE MAP WITH THE MUNICIPALITY and/or COUNTY..

SIGNATURE(S) \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT I HAVE CAREFULLY EXAMINED THIS MAP AND FIND IT CONFORMS WITH THE PROVISIONS OF THE ORDINANCES AND RESOLUTION CONDITIONS APPLICABLE THERETO.

LAND USE BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THE ABOVE MAP AND SURVEY HAVE BEEN MADE UNDER MY IMMEDIATE SUPERVISION, FROM ACTUAL MEASUREMENTS TAKEN AT THE SITE. Date of Survey: 07-24-19

RICHARD E. STOCKTON  
 PROFESSIONAL LAND SURVEYOR  
 N.J. LICENSE 15102

2	7-22-20	Per completeness review 7-09-20	HS	RES
1	9-23-19	house sizes and driveway location updates	RLT	RES
REV	DATE	DESCRIPTION	BY	CHK
MINOR SUBDIVISION PLAN FOR: <b>PAUL GIL</b> LOT 13 BLOCK 77 SHEET 16 BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY RICHARD E. STOCKTON & ASSOC., INC. SURVEYING & MAPPING<> LAND PLANNING<>CONSTRUCTION SURVEYING PO BOX 124, ATLANTIC HIGHLANDS, NJ 07716, 732-872-2827 Certificate of Authorization No. 24G27987100 RICHARD STOCKTON, PROFESSIONAL LAND SURVEYOR & PLANNER LS15102 PP2267				
DATE: 7-24-19	FILE: 4065	DRAWN: RLT	JOB NO: 7859	
SCALE: 1"=20'	CAD#: G-7859b.dwg	CHK: RES	DWG NO: D-1010 B	