

AMENDED PRELIMINARY & FINAL SITE PLAN

OF BLOCK 4, LOT 5 FOR 1485 OCEAN AVENUE REALTY, LLC BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NJ

200' ADJOINING OWNERS

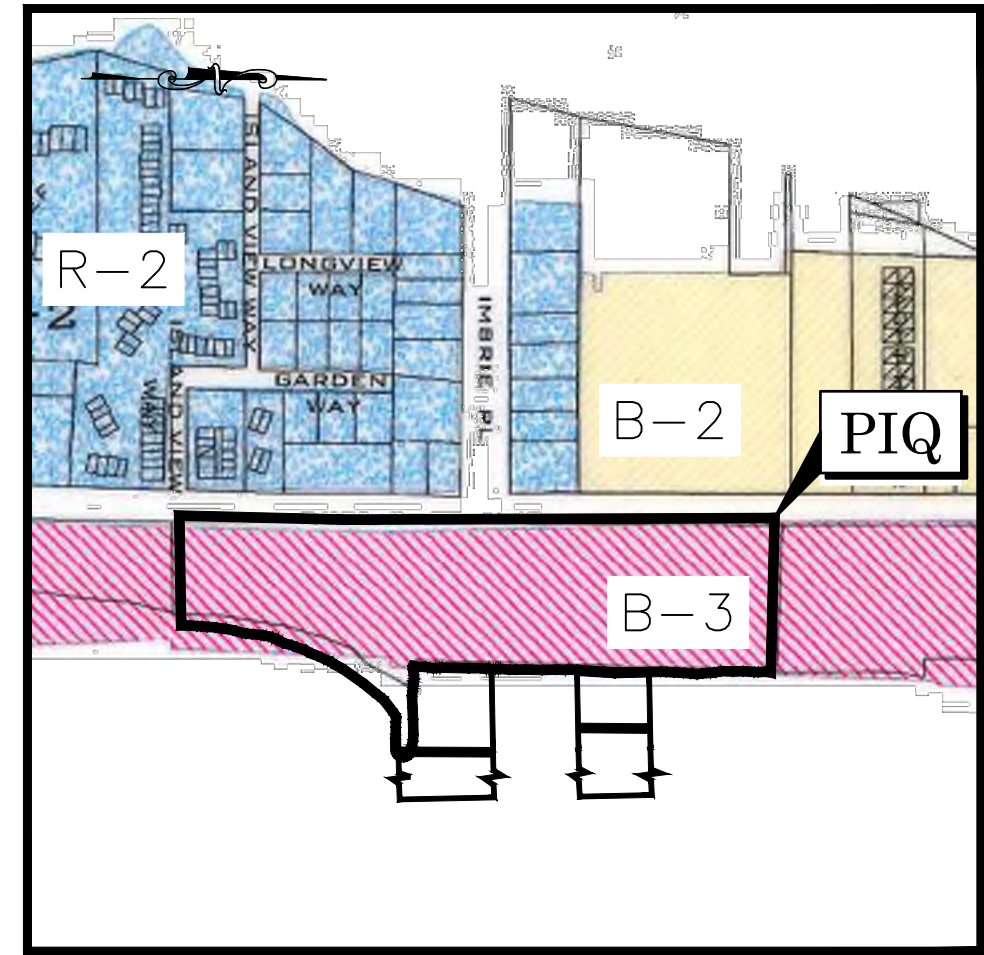
YOU MUST SEND NOTICES TO THE UTILITIES AND APPROPRIATE GOVERNMENTAL AGENCIES NOTED BELOW:

Monmouth County Planning Board	Monmouth County Planning Board 1000 Front Street Sea Bright, NJ 07763
State of New Jersey (for Coastal Waters)	State of New Jersey (for Coastal Waters) Division of Coastal Resources P.O. Box 402 Trenton, NJ 08646
New Jersey American Water Company	Two Rivers Water Treatment Authority 2 Highland Avenue Manasquan, NJ 07730
New Jersey Natural Gas Company	Verizon 675 W. Main St. Freehold, NJ 07728
Army Corps of Engineers	Atlantic Coastal States District Office 1200 South Avenue Freehold, NJ 07728

OWNER	ADDRESS	PHONE	CONTACT PERSON
1	1485 OCEAN AVE UNIT 2.1		
2	1485 OCEAN AVE UNIT 2.2		
3	1485 OCEAN AVE UNIT 2.3		
4	1485 OCEAN AVE UNIT 2.4		
5	1485 OCEAN AVE UNIT 2.5		
6	1485 OCEAN AVE UNIT 2.6		
7	1485 OCEAN AVE UNIT 2.7		
8	1485 OCEAN AVE UNIT 2.8		
9	1485 OCEAN AVE UNIT 2.9		
10	1485 OCEAN AVE UNIT 2.10		
11	1485 OCEAN AVE UNIT 2.11		
12	1485 OCEAN AVE UNIT 2.12		
13	1485 OCEAN AVE UNIT 2.13		
14	1485 OCEAN AVE UNIT 2.14		
15	1485 OCEAN AVE UNIT 2.15		
16	1485 OCEAN AVE UNIT 2.16		
17	1485 OCEAN AVE UNIT 2.17		
18	1485 OCEAN AVE UNIT 2.18		
19	1485 OCEAN AVE UNIT 2.19		
20	1485 OCEAN AVE UNIT 2.20		
21	1485 OCEAN AVE UNIT 2.21		
22	1485 OCEAN AVE UNIT 2.22		
23	1485 OCEAN AVE UNIT 2.23		
24	1485 OCEAN AVE UNIT 2.24		
25	1485 OCEAN AVE UNIT 2.25		
26	1485 OCEAN AVE UNIT 2.26		
27	1485 OCEAN AVE UNIT 2.27		
28	1485 OCEAN AVE UNIT 2.28		
29	1485 OCEAN AVE UNIT 2.29		
30	1485 OCEAN AVE UNIT 2.30		
31	1485 OCEAN AVE UNIT 2.31		
32	1485 OCEAN AVE UNIT 2.32		
33	1485 OCEAN AVE UNIT 2.33		
34	1485 OCEAN AVE UNIT 2.34		
35	1485 OCEAN AVE UNIT 2.35		
36	1485 OCEAN AVE UNIT 2.36		
37	1485 OCEAN AVE UNIT 2.37		
38	1485 OCEAN AVE UNIT 2.38		
39	1485 OCEAN AVE UNIT 2.39		
40	1485 OCEAN AVE UNIT 2.40		
41	1485 OCEAN AVE UNIT 2.41		
42	1485 OCEAN AVE UNIT 2.42		
43	1485 OCEAN AVE UNIT 2.43		
44	1485 OCEAN AVE UNIT 2.44		
45	1485 OCEAN AVE UNIT 2.45		
46	1485 OCEAN AVE UNIT 2.46		
47	1485 OCEAN AVE UNIT 2.47		
48	1485 OCEAN AVE UNIT 2.48		
49	1485 OCEAN AVE UNIT 2.49		
50	1485 OCEAN AVE UNIT 2.50		

GENERAL NOTES:

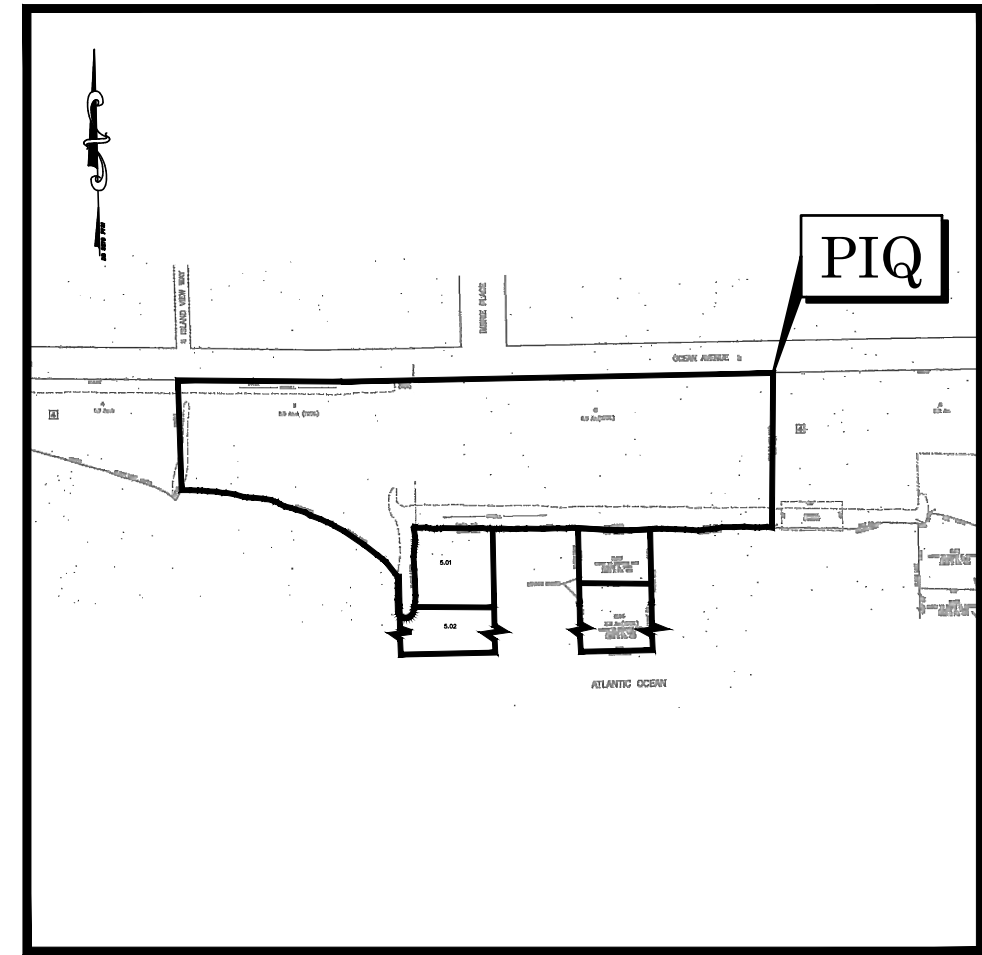
- OWNER/APPLICANT- 1485 OCEAN AVENUE REALTY, LLC
1485 OCEAN AVENUE
SEA BRIGHT, NJ 07760
(732) 741-3900
- THE PROPERTY IS KNOWN AS LOT 5, BLOCK 4 AS SHOWN ON THE OFFICIAL TAX MAP SHEETS 2 & 4 OF THE BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY.
- BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED HEREON TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY MASER CONSULTING, P.A., DATED 12/6/19.
- EXISTING USE: CABANA CLUB.
- PROPOSED USE: CABANA CLUB.
- DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THEREON.
- THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL OF THE EXISTING DECK/FOOD CONCESSION ONLY. THESE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION."
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION, AND NOTIFY NJ ONECALL AS REQUIRED BY LAW. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS. EX. UTILITY CONNECTIONS WILL BE UTILIZED, IF POSSIBLE.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - N.J. DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
 - CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - CURRENT, PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
- CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON AND/OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION WOULD OR COULD RENDER THE DESIGN SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- THIS PLAN IS SUBJECT TO ALL LOCAL AND STATE REGULATORY PERMITS, AGENCY REVIEW AND APPROVAL.
- PROJECT PREVIOUSLY APPROVED BY NUDEP CAFRA INDIVIDUAL PERMIT #1343-01-1003.1 LUP190001.
- LOCATIONS OF REFUSE RECEPTACLES AND LIGHTING PURSUANT TO SKETCH PROVIDED BY APPLICANT.



ZONE MAP
SCALE: 1"=400'



KEY MAP
SCALE: 1"=400'



TAX MAP
SCALE: 1"=400'

ZONING TABLE		
B-3 OCEANFRONT BUSINESS ZONE DISTRICT		
	REQUIRED	PROVIDED
MIN. LOT AREA	50,000 S.F.	763,596 S.F.
MIN. LOT WIDTH	125 FT.	1236.8 FT.
MIN. LOT DEPTH	25 FT.	143.6 FT.
MIN. FRONT YARD SETBACK	25 FT.	32.3 FT.
MIN. REAR YARD SETBACK	10 FT.	59.3 FT.
MIN. SIDE YARD SETBACK (SINGLE / BOTH)	20 FT. / 40 FT.	231 FT. / 203.7 FT. (2-STORY FRAME / 3-STORY FRAME REQUIRED)
MIN. REAR YARD SETBACK (ACCESSORY BUILDING)	5 FT.	63.7 FT. (DECK/FOOD CONCESSION)
MIN. SIDE YARD SETBACK (ACCESSORY BUILDING)	5 FT.	412.9 FT. (DECK/FOOD CONCESSION)
MAX. BUILDING AREA (ACCESSORY BUILDING)	500 S.F.	2,793 S.F.* (DECK/FOOD CONCESSION)
MAXIMUM BUILDING HEIGHT	35 FT. / 3 STORIES	3 STORIES
MAX. BUILDING HEIGHT (ACCESSORY BUILDING)	15 FT.	14.8 FT. (DECK/FOOD CONCESSION)
MAXIMUM LOT COVERAGE	40%	32.7%

* = EXISTING NON-CONFORMITY

SHEET INDEX			
SHEET NO.	SHEET TITLE	ORIG. ISSUE DATE	LATEST REV. DATE
1	COVER SHEET	2/22/21	10/17/23
2	EXISTING CONDITIONS / AMENDED SITE PLAN	2/22/21	10/17/23

MONMOUTH COUNTY PLANNING BOARD APPROVAL TO BE AFFIXED

CERTIFICATION: APPROVED BY THE UNIFIED PLANNING BOARD OF BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NEW JERSEY

CHAIRMAN	DATE	MUNICIPAL ENGINEER	DATE
SECRETARY	DATE		
1485 OCEAN AVENUE REALTY, LLC _____ DATE _____		257 MONMOUTH ROAD, BLDG. A, STE. 7, OAKHURST, NJ 07755	
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2021		PHONE - 732-223-1313	
NOTARY	MY COMMISSION EXPIRES	SEAL	DATE

AMENDED PRELIMINARY & FINAL SITE PLAN
FOR
1485 OCEAN AVENUE REALTY, LLC
BLOCK 4, LOT 5
BOROUGH OF SEA BRIGHT, MONMOUTH COUNTY, NJ

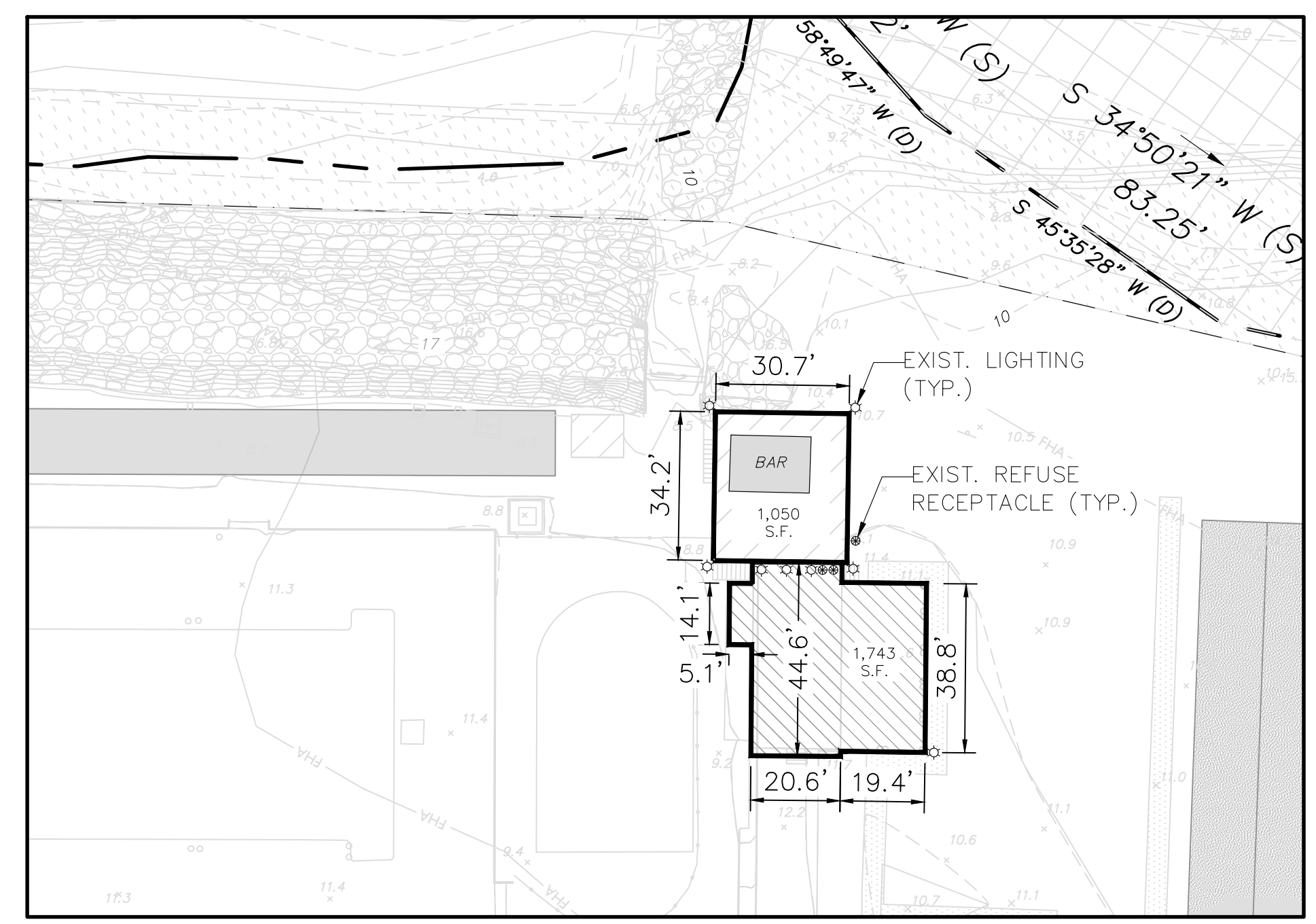
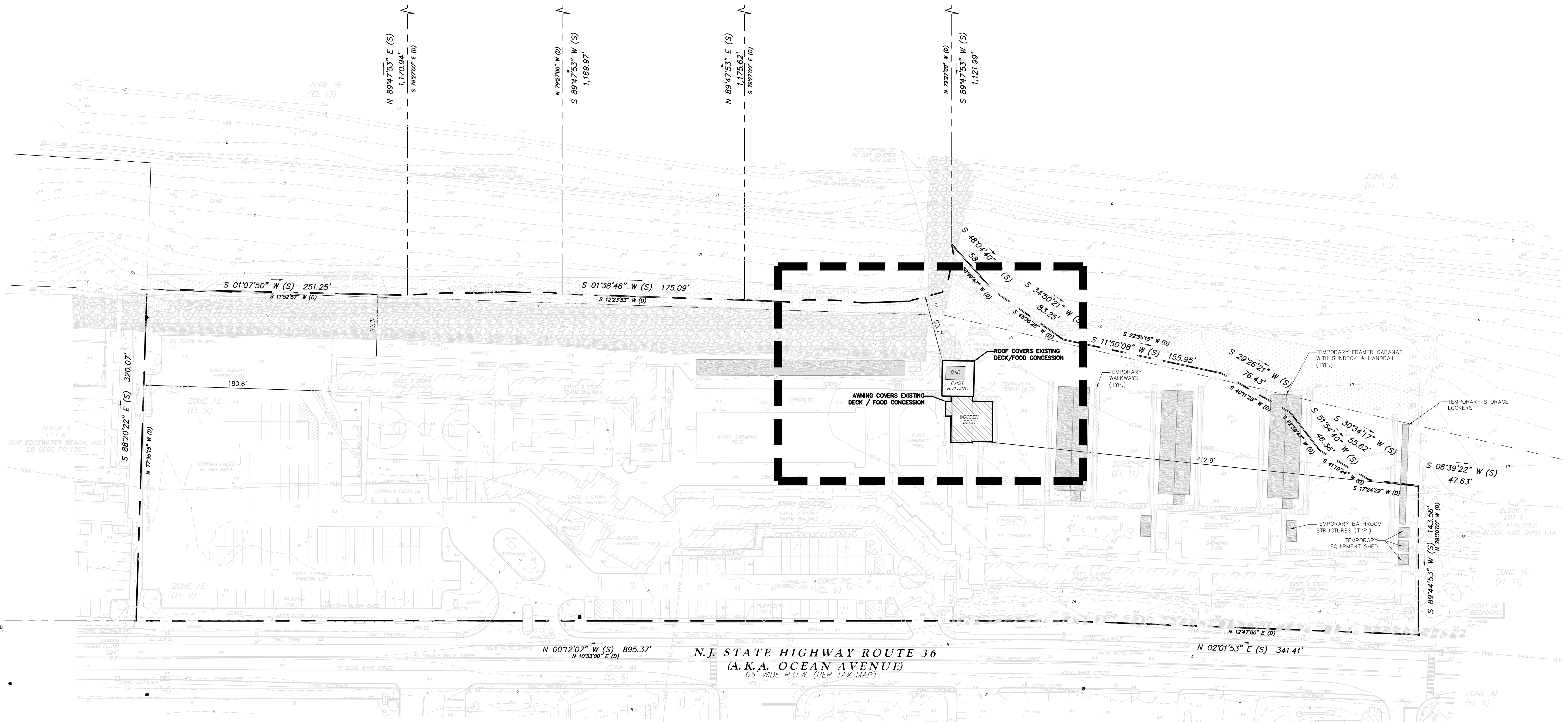
JOB NUMBER 21116
WALTER JOSEPH HOPKIN
N.J. PROFESSIONAL ENGINEER, LIC. No. 40673



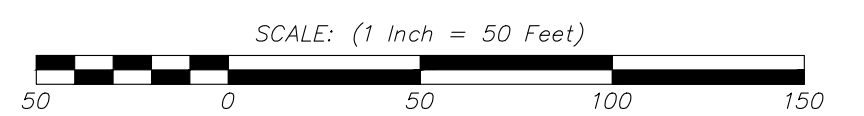
Walter Joseph Hopkin

W:\Projects\211116 - Streets - The Bar at Cliffwood, Sea Bright\Drawings\21-Exh. Cond-Amended Site Plan.dwg 10/19/2023 8:44:18 AM

- LEGEND**
- GAS VALVE
 - WATER VALVE
 - UTILITY MANHOLE
 - DRAINAGE MANHOLE
 - ELECTRICAL MANHOLE
 - SANITARY MANHOLE
 - TELEPHONE MANHOLE
 - TRAFFIC SIGN
 - TRAFFIC SIGN (2 POST)
 - STREET SIGN
 - LIGHT POST
 - UTILITY POLE
 - FIRE HYDRANT
 - DRAINAGE INLET (TYPE "A")
 - DRAINAGE INLET (TYPE "B")
 - DRAINAGE INLET (TYPE "C")
 - DRAINAGE LINE
 - ELECTRIC LINE
 - GAS LINE
 - SANITARY SEWER LINE
 - TELEPHONE LINE
 - WATER LINE
 - OVERHEAD WIRES
 - MONITORING WELL
 - IRON PIPE FOUND
 - CAPPED REBAR FOUND
 - CONCRETE MONUMENT FOUND
 - SURVEY
 - FILE MAP
 - GAS METER
 - D.C. DEPRESSED CURB
 - F.C. FLUSH CURB



ENLARGED VIEW
SCALE: 1"=30'



NO.	DATE	DESCRIPTION	DRAWN BY
2	10/17/23	UPDATE 200' LIST	DD
1	11/5/21	REVISED FOR RESOLUTION COMPLIANCE	KMB

AMENDED PRELIMINARY & FINAL SITE PLAN
OF
LOT 5 BLOCK 4
BOROUGH OF SEA BRIGHT MONMOUTH COUNTY NEW JERSEY

WH
ENGINEERING, INC.

CERT. OF AUTH. NO. 246A28117300
257 MONMOUTH ROAD,
BLDG. A, STE. 7
OAKHURST, NJ 07755
PHONE: 732-229-1313
WWW.WHENGINEERING.COM

EXISTING CONDITIONS / AMENDED SITE PLAN

WALTER JOSEPH HOPKIN
N.J. PROFESSIONAL ENGINEER, LIC. No. 40673

SCALE: 1"= 50'

DRAWN BY: KMB

DATE: 10/17/23

JOB No.: 21116

SHEET No.: 2 OF 2