

- GENERAL NOTES:**
- PRELIMINARY BASE FLOOD ELEVATION = 11.0 (AE-ZONE)
 - EFFECTIVE BASE FLOOD ELEVATION = 11.0 (AE-ZONE)
 - DESIGN FLOOD ELEVATION = 12.0
 - PLOT PLAN BASED ON INFORMATION CONTAINED ON "TOPOGRAPHIC SURVEY OF PROPERTY" DATED 04/29/2024, PREPARED BY LAKELAND SURVEYING.
 - SEE ARCHITECTURAL PLANS BY PARALLEL ARCHITECTURAL GROUP FOR CONSTRUCTION DETAILS.
 - LIMIT OF DISTURBANCE IS LESS THAN 5,000 SF.
 - ALL PROPOSED YARD AREAS NOT OCCUPIED BY HARD SURFACES SHALL CONSIST OF LAWN AND/OR STONE.
 - ALL CONCRETE USED SHALL BE 4500 PSI CLASS B.
 - ALL ROOF LEADERS SHALL BE DIRECTED TOWARDS RIGHT-OF-WAY, OR PERVIOUS YARD AREAS - NOT TOWARDS ADJACENT PROPERTIES.
 - IT IS THE INTENT OF THIS PLAN THAT THE CONTRACTOR BE SOLELY RESPONSIBLE FOR IMPLEMENTING AND CONSTRUCTING POSITIVE DRAINAGE FEATURES THAT SAFELY AND EFFECTIVELY CONVEY STORM WATER RUNOFF AWAY FROM STRUCTURES AND FOR KEEPING SURFACE WATER FROM CONCENTRATING.
 - CONTRACTOR TO FOLLOW JCP&L REQUIREMENTS CONCERNING ELEVATED ELECTRIC METERS.
 - ALL SIDEWALK AND CURB DAMAGED OR FOUND TO BE IN DISREPAIR SHALL BE REPLACED TO THE SATISFACTION OF THE MUNICIPAL ENGINEER.
 - ALL SUB-GRAVEL LINERS MUST BE MADE OF FILTER CLOTH OR OTHER PERMEABLE MATERIAL.
 - CONTRACTOR TO NOTIFY OUR OFFICE OF ANY DEVIATIONS FROM THESE PLANS PRIOR TO PERFORMING ASSOCIATED WORK.
 - DO NOT SCALE THESE PLANS.

| PRINCIPAL COVERAGE | | |
|-----------------------------------|---------------|---------------|
| ITEM | EXISTING (SF) | PROPOSED (SF) |
| DWELLING | 0 | 828 |
| COVERED PORCH (FRONT) | 0 | 108 |
| TOTAL | 0 | 936 |
| TOTAL AS A % of 2,633.6 SF | 0.0% | 35.5% |

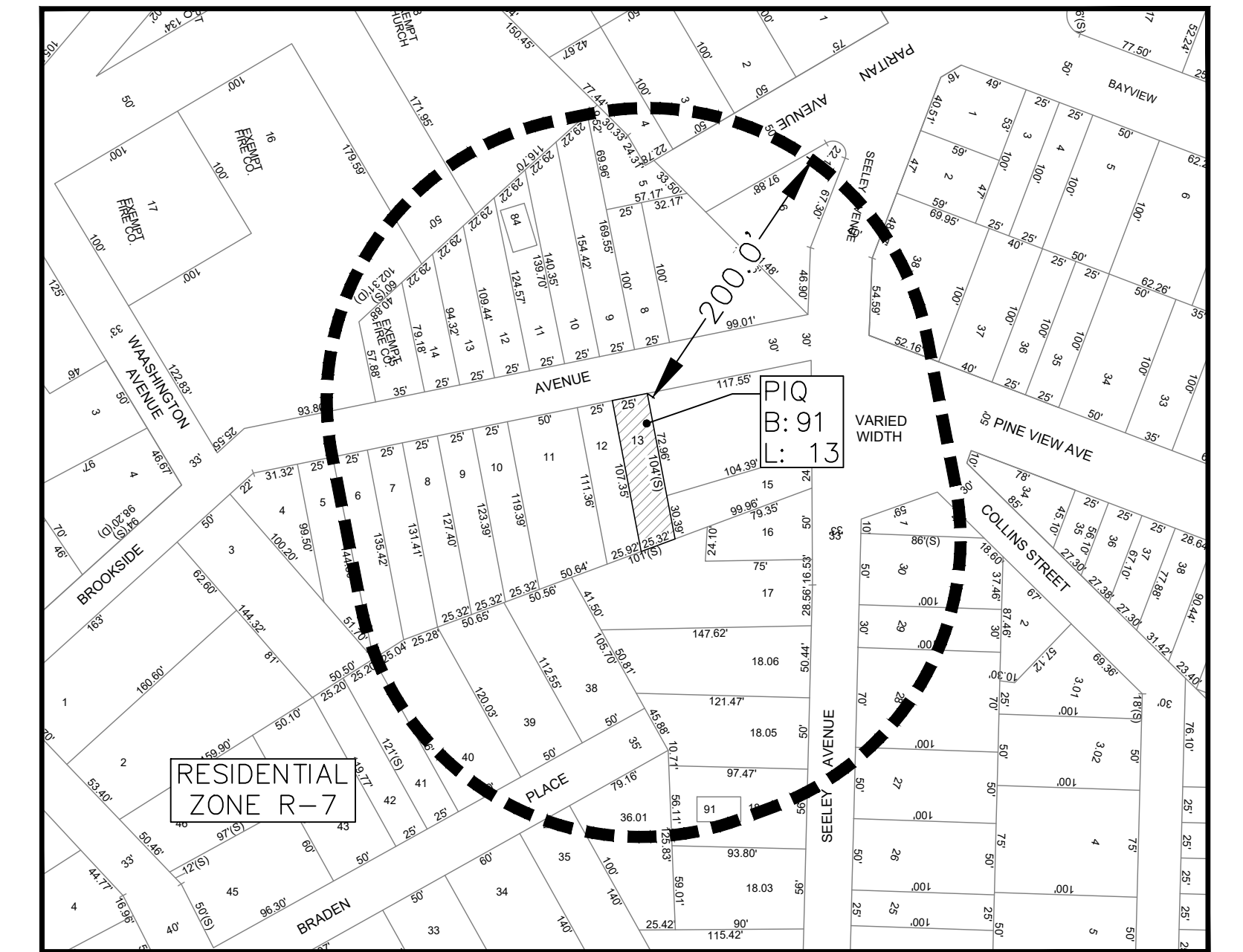
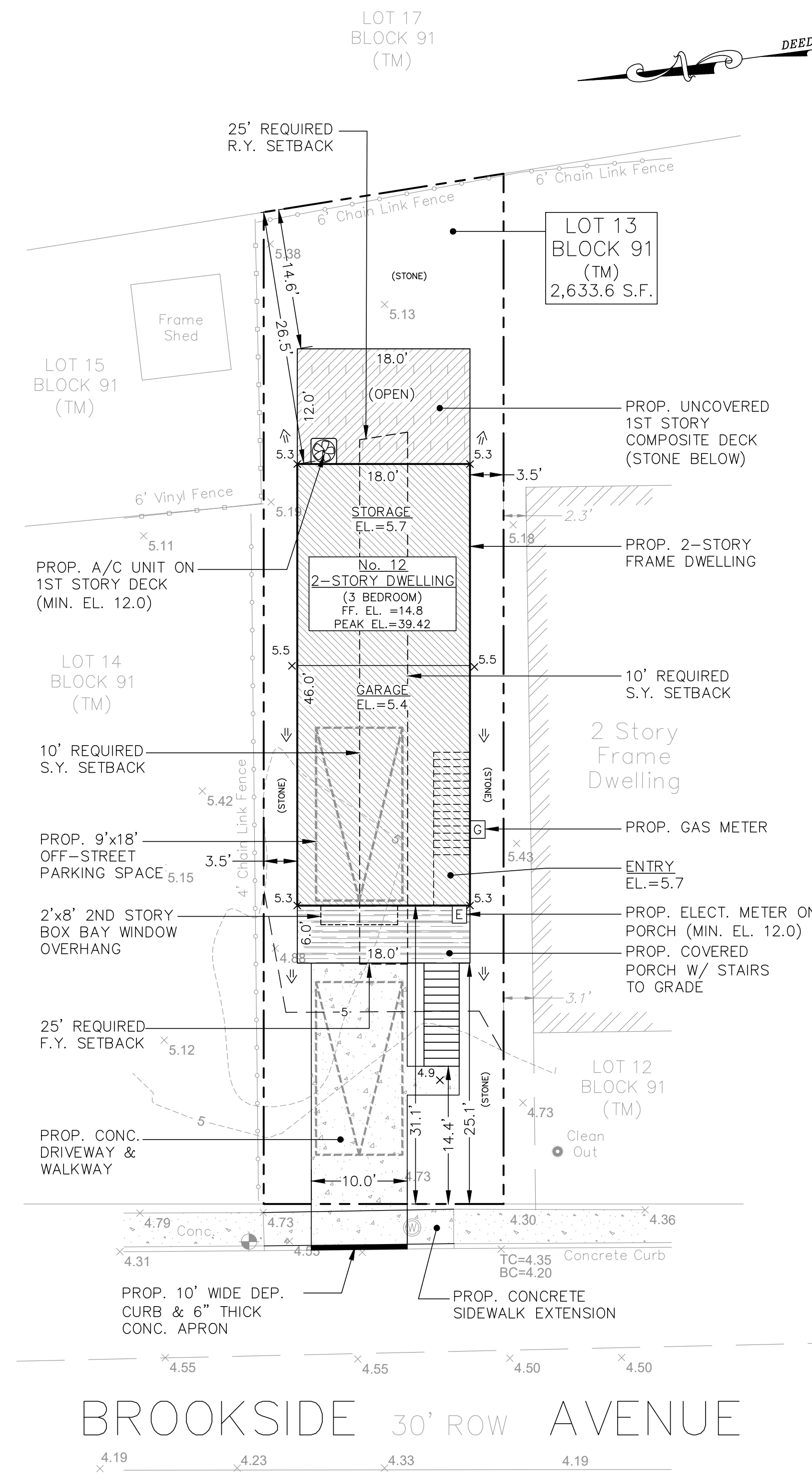
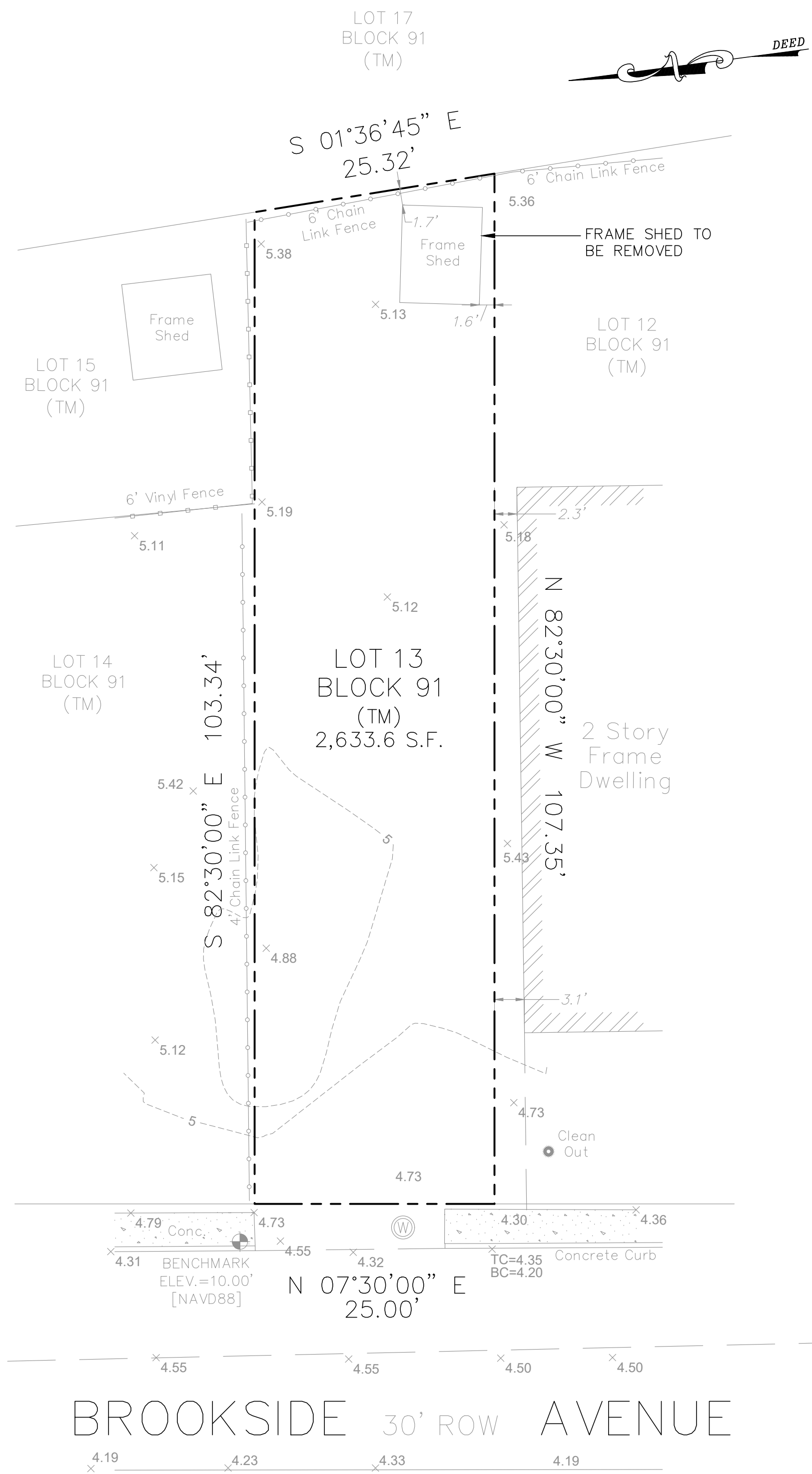
| LOT COVERAGE | | |
|-----------------------------------|---------------|---------------|
| ITEM | EXISTING (SF) | PROPOSED (SF) |
| PRINCIPAL COVERAGE | 0 | 936 |
| FRAME SHED | 85 | 0 |
| CONCRETE DRIVEWAY / WALKWAY | 0 | 268 |
| AC UNIT | 0 | 10 |
| TOTAL | 85 | 1,214 |
| TOTAL AS A % of 2,633.6 SF | 3.2% | 46.1% |

| ZONING REQUIREMENTS FOR RESIDENTIAL ZONE R-7 | | | |
|--|------------|------------|-----------------|
| ITEM | REQUIRED | EXISTING | PROPOSED |
| LOT AREA (min.) | 7,500.0 SF | 2,633.6 SF | * NO CHANGE (V) |
| LOT FRONTAGE (min.) | 75.0' | 25.0' | * NO CHANGE (V) |
| LOT SHAPE DIAMETER (min.) | 40.0' | 5.0' | * NO CHANGE (V) |
| FRONT SETBACK (min.) | | | |
| PRINCIPAL | 25.0' | N/A | 31.1' |
| COVERED PORCH | 25.0' | N/A | 25.1' |
| STAIR | 25.0' | N/A | 14.4' |
| REAR SETBACK (min.) | | | |
| PRINCIPAL | 25.0' | N/A | 26.5' |
| DECK | 25.0' | N/A | 14.6' |
| ACCESSORY - SHED | 5.0' | 1.7' | * NO CHANGE |
| SIDE SETBACK (min.) | | | |
| PRINCIPAL - ONE SIDE | 10.0' | N/A | 3.5' |
| PRINCIPAL - COMBINED | 20.0' | N/A | 7.0' |
| ELECTRIC METER PLATFORM | 10.0' | N/A | N/A |
| ACCESSORY - SHED | 5.0' | 1.6' | * NO CHANGE |
| BUILDING HEIGHT (max.)** | | | |
| PRINCIPAL HEIGHT | 35.0' | N/A | 34.12' |
| PRINCIPAL STORIES | 2.5 | N/A | 2.0 |
| OFF-STREET PARKING | 2 SPACES | N/A | 2 SPACES |
| GROSS GROUND FLOOR (min. 2-story) | 600 SF | N/A | 835 SF |
| LOT COVERAGE (PRINCIPAL) | 25.0% | N/A | 35.5% (V) |
| LOT COVERAGE (COMBINED) | 40.0% | N/A | 46.1% (V) |

- (V) VARIANCE REQUIRED
 * EXISTING NON-CONFORMITY
 ** MEASURED FROM PEAK TO AVG. LOT GRADE (5.3)

LIST OF VARIANCES

- THE MINIMUM LOT AREA IS 7,500 SQUARE FEET; WHEREAS 2,633.6 SQUARE FEET IS EXISTING/PROPOSED.
- THE MINIMUM REQUIRED LOT FRONTAGE IS 75.0 FEET; WHEREAS THE EXISTING/PROPOSED LOT FRONTAGE IS 25.0 FEET.
- THE MINIMUM LOT SHAPE DIAMETER IS 40.0 FEET; WHEREAS THE EXISTING AND PROPOSED LOT SHAPE DIAMETER IS 5.0 FEET.
- THE MINIMUM FRONT YARD SETBACK IS 25 FEET; WHEREAS 14.4 FEET IS PROPOSED TO THE FRONT STAIR.
- THE MINIMUM REAR YARD SETBACK IS 25 FEET; WHEREAS 14.6 FEET IS PROPOSED TO THE ELEVATED FIRST STORY DECK.
- THE MINIMUM SIDE YARD SETBACK IS 10.0 FEET; WHEREAS 3.5 FEET IS PROPOSED TO THE DWELLING.
- THE MINIMUM COMBINED SIDE YARD SETBACK IS 20.0 FEET; WHEREAS 7.0 FEET IS PROPOSED.
- THE MAXIMUM PERMITTED PRINCIPAL LOT COVERAGE IS 25.0%; WHEREAS 35.5% IS PROPOSED.
- THE MAXIMUM PERMITTED COMBINED LOT COVERAGE IS 40.0%; WHEREAS 46.1% IS PROPOSED.

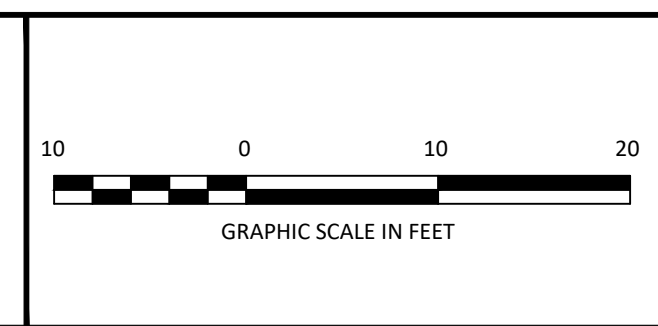


200' OWNERS LIST

| BLOCK & LOT | PROPERTY OWNER AGENCY | MAILING ADDRESS |
|---------------|---------------------------------------|--|
| 1323-84-10 | U.S. BANK TRUST NA TRUSTEE | 350 OLYMPUS BLVD STE 300, DALLAS TX 75019 |
| 1323-84-16 | NEWPOINT COMFORT FIRE CO | PO BOX 352, KEANSBURG, NJ 07734 |
| 1323-84-18 | KEANSBURG PENTOCOSTAL CHURCH | 180 CARR AVENUE, KEANSBURG, NJ 07734 |
| 1323-84-4 | CARD JASON | 515 BUTLER AVE, POINT PLEASANT, NJ 08742 |
| 1323-91-14 | 24 JAHN STREET LLC | 68 SEELY AVE, KEANSBURG, NJ 07734 |
| 1323-91-15 | PENEIRA CATHERINE | 68 SEELY AVE, KEANSBURG, NJ 07734 |
| 1323-91-16 | SHACKETT COLEEN A | 62 SEELY AVENUE, KEANSBURG, NJ 07734 |
| 1323-84-11 | SANTOS KATHYAC | 212 SOUTH 6TH STREET, NEWARK, NJ 07103 |
| 1323-84-12 | MERKEL JAMES G & ELIZABETH M | 17 BROOKSIDE AVE, KEANSBURG, NJ 07734 |
| 1323-84-13 | KEANSBURG 19 BROOKSIDE AVE LLC | PO BOX 708, HOLMDEL, NJ 07733 |
| 1323-84-14 | SANTOS BUCHANAN ERICA | 21 BROOKSIDE AVE, KEANSBURG, NJ 07734 |
| 1323-84-6 | PERALTA IVAN H | 1175 OHESTINUT STREET, ELIZABETH, NJ 07201 |
| 1323-84-7 | GAVRILOV ALEX | 5 BROOKSIDE AVE, KEANSBURG, NJ 07734 |
| 1323-84-8 | TSARETSKI ANDREI | 1024 BEAR CREEK COURT, HAWLEY, PA 18428 |
| 1323-84-9 | TALLEFER MICHAEL & PATRICIA | 11 BROOKSIDE AVE, KEANSBURG, NJ 07734 |
| 1323-84-3 | PESHIEVA MARINA | 161 PARTAN AVE., KEANSBURG, NJ 07734 |
| 1323-51-28 | BAPTISTE SHARON | 53 SEELY AVENUE, KEANSBURG, NJ 07734 |
| 1323-51-29 | DALBY JESSICAL | 57 SEELY AVE, KEANSBURG, NJ 07734 |
| 1323-51-30 | VERNOIA FRANK III | 59 SEELY AVENUE, KEANSBURG, NJ 07734 |
| 1323-91-09 | 22 BROOKSIDE AVE LLC | 1385 HWY 35 S119, MIDDLETOWN, NJ 07748 |
| 1323-91-10 | MOMAHON WILLIAM E | 20 BROOKSIDE AVENUE, KEANSBURG, NJ 07734 |
| 1323-91-35 | DORTA SWAMANTHA | 8 BRADEN PLACE |
| 1323-91-38 | BECHTOLDT CHRISTOPHER M | 3 BRADEN PLACE |
| 1323-91-40 | 22 WOODLAND INVESTMENTS LLC | 1204 AVENUE U STE#1183 |
| 1323-91-12 | FLOREO LLC | 310 DELAWARE AVENUE, STATEN ISLAND, NY 10305 |
| 1323-91-36.01 | CSORDAS EUGENE | 6 BRADEN PLACE, KEANSBURG, NJ 07734 |
| 1323-91-18.04 | JOSE ELIZABETH I | 54 SEELY AVENUE, KEANSBURG, NJ 07734 |
| 1323-91-18.05 | FERRA JACOB D JR | 52 SEELY AVENUE, KEANSBURG, NJ 07734 |
| 1323-91-18.06 | SAVERCOOL RALPH | 56 SEELY AVENUE, KEANSBURG, NJ 07734 |
| 1323-49-38 | BROWN KYLE | 81 SEELY AVE, KEANSBURG, NJ 07734 |
| 1323-84-5 | SHAH JAGDISH & SULOCHANABEN | 165 PARTAN AVENUE, KEANSBURG, NJ 07734 |
| 1323-91-5 | BROGMAN WILLIAM R & CHRISTINE | 30 BROOKSIDE AVE, KEANSBURG, NJ 07734 |
| 1323-91-6 | QUEHOTIL AUGUSTO V & CARMARGO MARIA | 28 BROOKSIDE AVENUE, KEANSBURG, NJ 07734 |
| 1323-91-7 | 26 BROOKSIDE AVENUE LLC | 145 FINUCANE PLACE, WOODMERE, NY 11598 |
| 1323-91-8 | NAVAS MIRIAM | 24 BROOKSIDE AVE, KEANSBURG, NJ 07734 |
| 1323-91-17 | HOROWITZ AVROHOM T | 60 SEELY AVE, KEANSBURG, NJ 07734 |
| 1323-51-27 | BEATY JAMES GREGORY JR | PO BOX 74, CLIFFWOOD, NJ 07721 |
| 1323-91-11 | ZAKY GAMAL B | PO BOX 546, KEANSBURG, NJ 07734 |
| 1323-91-39 | PASTOR SHARON M | 1808 8TH AVENUE, TOMS RIVER, NJ 08757 |
| | NUNATURAL GAS COMPANY | 1415 WYCKOFF ROAD, WALL, NJ 07719 |
| | CABLEVISION PARTAN VALLEY | 275 CENTENNIAL AVENUE, PISCATAWAY, NJ 08855 |
| | JERSEY CENTRAL POWER & LIGHT | 331 NEWMAN SPRINGS ROAD, BLDG. 3, FED BANK, NJ 077 |
| | KEANSBURG WATER & SEWER | 29 CHURCH STREET, KEANSBURG, NJ 07734 |
| | KEANSBURG BOARD OF FIRE COMMISSIONERS | 29 CHURCH STREET, KEANSBURG, NJ 07734 |
| | VERIZON | 540 BROAD STREET, NEWARK, NJ 07102 |
| | MONMOUTH COUNTY PLANNING BOARD | HALL OF RECORDS ANNEX, FREEHOLD, NJ 07728 |

| REVISION NO. | DATE | REVISION |
|--------------|----------|-------------------|
| 1 | 09/03/24 | REVISED 200' LIST |

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 CERTIFICATE OF AUTHORIZATION NO 246A28253500

PLOT PLAN FOR VARIANCE
 12 BROOKSIDE AVENUE
 BLOCK 91 - LOT 13
 BOROUGH OF KEANSBURG
 MONMOUTH COUNTY
 NEW JERSEY

PROJECT NO: 24-215
 DATE: 06/25/2024
 DRAWN BY: EKC
 DESIGNED BY: MCH
 SCALE: SEE PLAN
 CHECKED BY: MCH
 MCH ENGINEERING INC
 SHEET NO: 1 of 1