

PROPERTY OWNERS WITHIN 200 FEET OF  
LOT 9, BLOCK 42.04

BARRETT, JEANNETTE  
00041 1 BUCKINGHAM AVE  
HARVEY CEDARS NJ 08008

FRANCIS, JAMES & STACEY  
231 LAUREL LANE  
HAVERFORD PA 19041

POMERANTZ, DANIEL & PATTERSON  
615 LIPPINCOTT AVE  
MORRESTOWN NJ 08057

ARMSTRONG, JAMES  
690 GOLF VIEW RD  
MOORESTOWN NJ 08057

VARNEY, KIM H & MARYS  
199 RIVER RD  
WASHINGTONS CROSSING, PA 18977

PALOMBI, ELLEN & RUDOLPH A JR  
1699 MEETINGHOUSE LANE  
YARDLEY, PA 19067

6 EAST 69TH STREET LLC  
2 WESTON CT  
CHERRY HILL NJ 08003

BRANNA FAMILY TRUST  
1591 RISING WAY  
MOUNTAINSIDE NJ 07092

KIRCHENHEITER, BRUCE L & JOANS  
PO BOX 980144  
PARK CITY UT 84098.0144

PROETTO FAMILY PARTNERSHIP  
79 WOODTHRUSH TRAIL  
MEDFORD NJ 08055

SIMMONS, DENISE  
20 COLONIAL RD  
EMERSON NJ 07630

SAN AGUSTIN SHAW, MUTYA TRUST  
590 WEND AVE 112C  
NEW YORK NY 10024

PALAGIANO, VINCENT F & ELIZABETH D  
44 DIRENZO CT  
STATEN ISLAND NY 10309

BARBARA PISO N FAMILY LLC  
10 PARKVIEW CIR  
COLUMBUS NJ 08022

COX, BRIDGET A ETAL  
858 E CROOKED HILL RD  
PEARL RIVER NY 10965

KATZ, ROBERT  
648 W JOHNSON ST  
PHILADELPHIA PA 19144

TARGOVNIK, BRIAN & TAMI  
257 N WOODLAND ST  
ENGLEWOOD NJ 07631

KEEGAN, JOHN F & CATHY ANN  
6 ETHAN DR  
FARMINGDALE NJ 07727

RUGGIERI, DONALD & THERESA  
12 COLLINE DR  
MONTEBELLO NY 10901

ATLANTIC CITY ELECTRIC  
5100 HARDING HIGHWAY  
MAYS LANDING, NJ 08330  
ATTN: LINDA GASKO, SUPERVISOR OF  
REAL ESTATE

VERIZON - ENGINEERING  
148 OLD SOUTH BROADWAY  
MANAHAWKIN, NJ 08050.

COMCAST  
JESSE CLARK  
1202 LONG BEACH BOULEVARD  
SHIP BOTTOM, NJ 08008

HUGHES, SUSAN M & DESIMONE, MICHAEL  
6 TIMBRE COURT  
MEDFORD NJ 08055

FROST, MICHAEL T & JILL A  
13 STOCKTON DR  
CRANBURY NJ 08512

COFFEY, JP & M M TRUST  
4 FAIRMONT  
WEST NYACK NY 10994

GROSSER, VICTOR W & CAROLYN S  
459 PASSAIC AVE, APT 502  
WEST CALDWELL NJ 07006

DRESSEL-WAND, DARIAN L  
25 MALITIA RD  
WHITEHOUSE STATION NJ 08889

SHEEHAN, ROBERT L. & CYNTHIA  
991 COLLIER CT A-111  
MARCO ISLAND FL 34145

PRINCE, LEAH F & HERBERT N  
TRUST  
5 STANDISH DR  
MORRISTOWN NJ 07960

SISTERS OF CHARITY OF ST  
ELIZABETH  
BOX 3135  
HARVEY CEDARS NJ 08008

DANNA, ROBERT P & MARYLU A  
5 E 68TH ST  
HARVEY CEDEAR NJ 08008

SAMUELS, LOUIS E & FANIA L  
735 S 22ND ST  
PHILADELPHIA PA 19146

KANE, TIMOTHY & JOANNE  
2 E 69TH ST  
HARVEY CEDARS NJ 08008

MARSCHER, WILLIAM & DEBORAH  
10 GRACE WAY  
MORRISTOWN NJ 07960

KRITTER, BARBARA  
3039 LAKE FOREST DR  
GREENSBORO NC 27408

WALTERS DESIGN-BUILD LLC  
500 BARNEGAT BLVD N # 100  
BARNEGAT NJ 08005

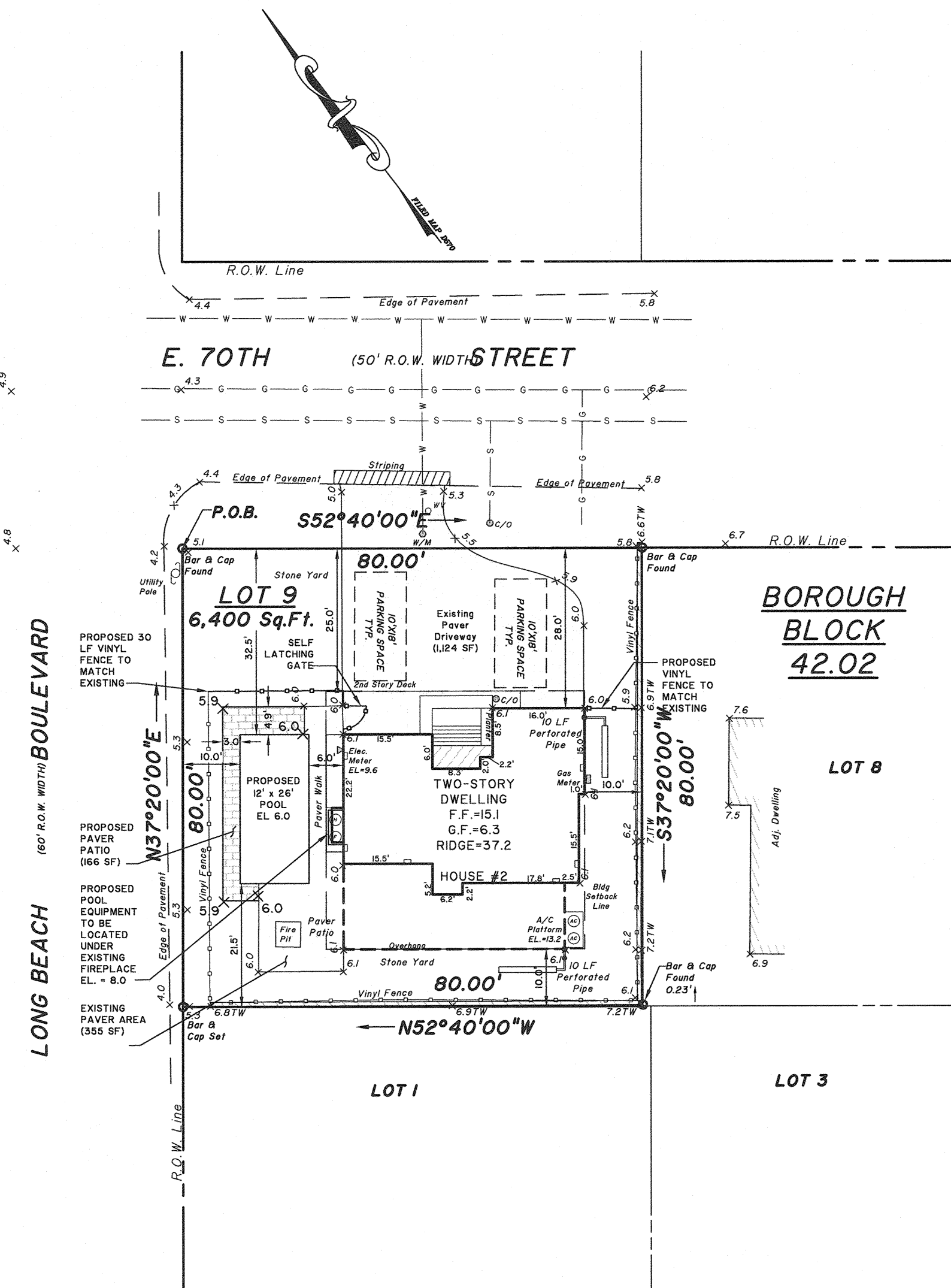
HEGEDUS, ROBERT & JEAN  
18 FOX RUNNE  
ROBBINSVILLE NJ 08691

BERG, RONALD  
473 BROOME ST UNIT 5B  
NEW YORK NY 11012

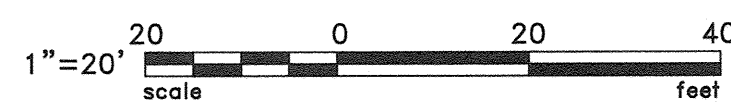
MINASSIAN, SERGES & ADJRJENNE  
201 REDWOOD ST  
DRESHER PA 19025

NEW JERSEY NATURAL GAS COMPANY  
RIGHT OF WAY DEPARTMENT  
1415 WYCKOFF ROAD  
WALL, NJ 07719

OCEAN COUNTY PLANNING BOARD  
P.O. BOX 2191  
TOMS RIVER, NJ 08754-2191



PLOT PLAN  
Scale 1" = 20'



LEGEND

- 2.3 X EXISTING GRADES
- 4.5 X PROPOSED GRADES
- FLOOD VENT

HARVEY CEDARS RESIDENTIAL DISTRICT "RAA" BULK REQUIREMENTS	REQUIRED	PROVIDED
MIN LOT AREA	7,500 S.F.	6,400 S.F.
MIN LOT WIDTH	50 FT.	80 FT.
MIN FRONT POOL SETBACK (E. 70TH ST.)	25 FT.	32.5 FT.
MIN FRONT POOL SETBACK (LONG BEACH BLVD.)	25 FT.	10 FT.*
MIN SIDE POOL SETBACK	10 FT.	21.5 FT.
MIN COMBINED SIDE YARDS	20 FT.	29 %
MAX BLDG COVERAGE	33 %	57.2 %
MAX IMPERVIOUS COVERAGE	75 %	6 FT.*
MIN POOL DISTANCE TO BLDG	8 FT.	36.1 %
BLDG, POOL, AND COPING COVERAGE	43 %	

\*VARIANCE REQUIRED

ZONING NOTES:

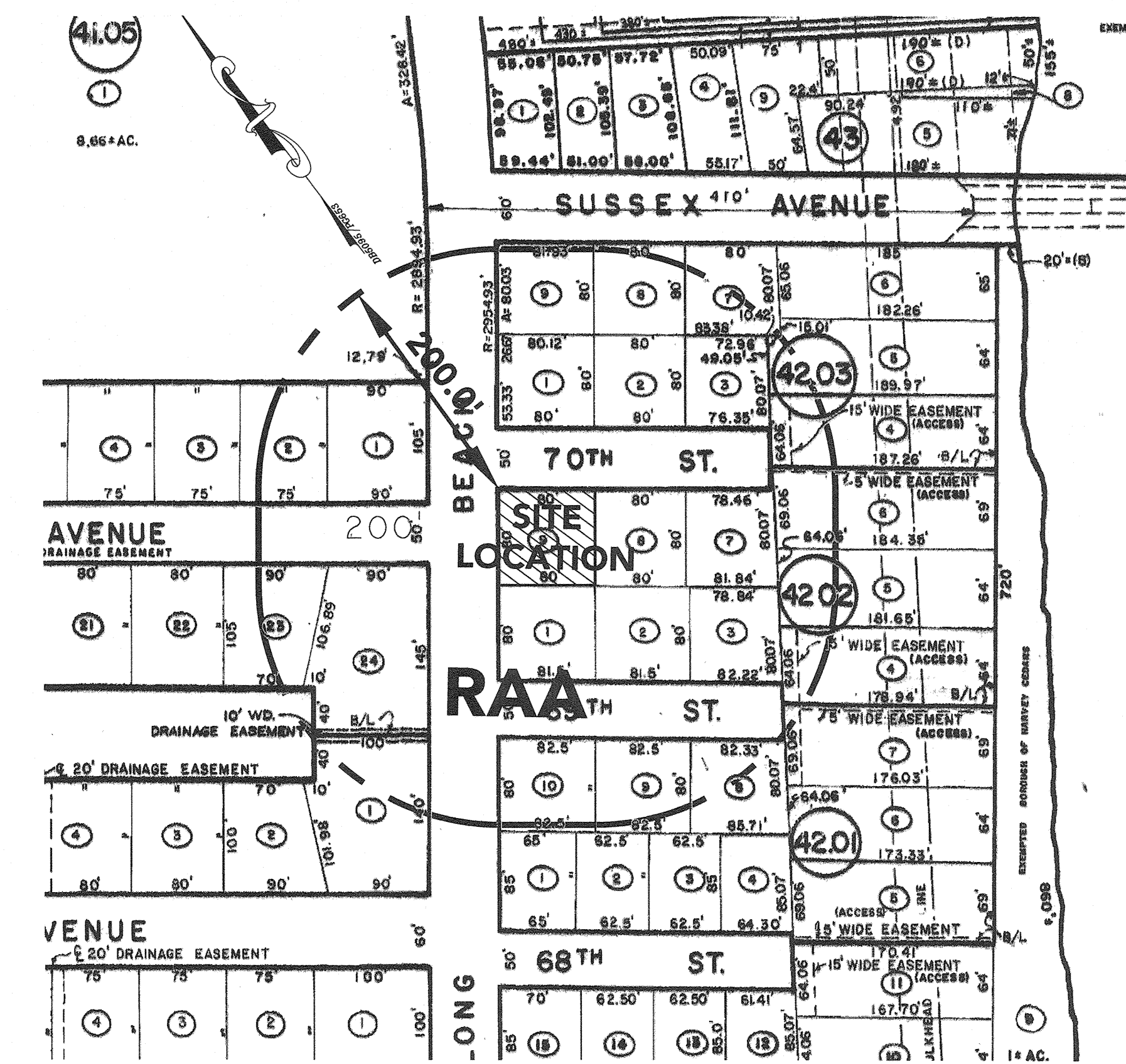
- ON CORNER LOTS THERE SHALL BE NO REAR YARDS, ONLY FRONT AND SIDE YARDS
- PER 13-7.3D, THE RATIO OF THE SUM OF THE BUILDING FOOTPRINT AREA AND THE AREAS OF A SWIMMING POOL TAKEN WITH ADJACENT AT-GRADE WALKWAYS WITHIN 3 FT OF THE POOL TO THE UPLAND LOT AREA SHALL NOT EXCEED 43%
- PER ORDINANCE 13-17.3, COMPLIANCE WITH BUILDING CODE. POOLS AND HOT TUBS USED FOR SWIMMING OR BATHING SHALL BE IN CONFORMITY WITH THE REQUIREMENTS OF THIS CHAPTER.
- THERE SHALL BE A MINIMUM DISTANCE OF 8 FEET BETWEEN A POOL & A PRIMARY STRUCTURE.
- PER ORDINANCE 13-17.5(A), PLANS FOR A POOL GREATER THAN 10 FEET IN WIDTH ARE REQUIRED TO SHOW A 3 FOOT WIDE COPING ALONG ALL SIDES OF THE POOL.

COVERAGE BREAKDOWN:

BUILDING	1862 SF
POOL	312 SF
PAVERS	1486 SF*
*EXCLUDES PAVER AREA UNDER BUILDING OVERHANG.	
TOTAL IMPERVIOUS	3660 SF

COVERAGE PER 13-7.3D

PRIMARY STRUCTURE	1862 SF
POOL W/ 3FT COPING	576 SF



KEY MAP  
Scale 1" = 100'

GENERAL NOTES:

- BEING KNOWN AND DESIGNATED AS LOT 9 BLOCK 42.02 SITUATED IN THE BOROUGH OF HARVEY CEDARS, COUNTY OF OCEAN AND STATE OF NEW JERSEY AS ILLUSTRATED ON THE CURRENT TAX MAP OF THE BOROUGH OF HARVEY CEDARS, SHEET NUMBER 5.
- OFFSET DIMENSIONS SHOWN HEREON ARE NOT TO BE USED TO ESTABLISH PROPERTY LINES.
- THERE HAS BEEN NO INVESTIGATION AS TO THE EXISTENCE OF WETLANDS OR ANY ENVIRONMENTALLY UNSAFE CONDITIONS.
- THERE HAS BEEN NO INVESTIGATION AS TO THE RIGHTS OR CLAIMS OF THE STATE OF NEW JERSEY PERTAINING TO TIDELANDS.
- COMMONLY KNOWN AS 2 E. 70TH STREET, HARVEY CEDARS, NJ 08008.
- CURRENTLY IN F.E.M.A. F.I.R.M. FLOOD ZONE: AE-7.
- PROPERTY IN F.E.M.A. PRELIMINARY F.I.R.M. FLOOD ZONE: AE-7.
- ELEVATIONS ARE BASED UPON NAVD88 DATUM.

CONSTRUCTION NOTES:

- PROPOSED IN GROUND POOL
  - FENCE SHALL BE A MINIMUM OF 4 FEET IN HEIGHT & BE EQUIPPED WITH A SELF LATCHING GATE.
  - YARD SHALL BE GRADED TO DIRECT FLOW TO FRONT AND REAR OF PROPERTY.
- VARIANCE NOTES:
- PER ORDINANCE 13-17.5(C), THERE SHALL BE A MINIMUM DISTANCE OF 8 FEET BETWEEN THE POOL AND PRIMARY STRUCTURE, WHERE 6 FEET IS PROPOSED.
  - PER ORDINANCE 13-17.5(C), SWIMMING POOLS SHALL BE PROHIBITED BETWEEN A PRIMARY STRUCTURE AND ANY STREET OR EASEMENT PROVIDED THAT THE SECTION IS USED AS THE MAIN ACCESS POINT TO THE PROPERTY.

WAIVER NOTES:

- A WAIVER IS REQUESTED FOR CHECKLIST ITEM F, A COPY OF ANY DEED RESTRICTIONS, AS THERE ARE NO DEED RESTRICTIONS FOR THIS PROPERTY.
- A WAIVER IS REQUESTED FOR CHECKLIST ITEM M, LOCATION OF ANY PUBLIC AREAS OR EASEMENTS, AS THERE ARE NO PUBLIC AREAS OR EASEMENTS PROPOSED AS PART OF THIS PROJECT.
- A WAIVER IS REQUESTED FOR CHECKLIST ITEM R, LOCATION OF ANY ILLUMINATION EXPRESSED AS A FOOT CANDLE, AS THERE IS NO LIGHTING PROPOSED IN THIS APPLICATION.
- A WAIVER IS REQUESTED FOR CHECKLIST ITEM S, LANDSCAPING AND SCREENING, AS THERE IS NO LANDSCAPING PROPOSED IN THIS APPLICATION.

DEED DESCRIPTION:

PREMISES KNOWN AS LOT 21 AS SHOWN ON A FILED MAP ENTITLED, "SEA MOOR, FINAL PLAT OF SECTIONS B, C & D, RE-SUBDIVISION OF LOTS 9, 10, 10-A & 11, BLOCK 42". SAID MAP BEING FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON NOVEMBER 4, 1968 AS MAP NO. D-570

DEED REFERENCES:

- DEED BOOK 16888, PAGE 1799  
DATED 08/15/2017 AND RECORDED 10/02/2017  
GRANTOR: SCOTT J. NELSON  
GRANTEE: WALTERS DESIGN-BUILD, LLC  
LOT 9, BLOCK 42.02
- DEED BOOK 14278, PAGE 1207  
DATED 4/14/2009 AND RECORDED 4/30/2009  
GRANTOR: THE ESTATE OF RALSTON J. NELSON  
GRANTEE: SCOTT J. NELSON  
LOT 9, BLOCK 42.02

OWNER/APPLICANT:  
WALTERS DESIGN BUILD, LLC  
500 BARNEGAT BLVD N  
BARNEGAT, NJ 08005

VARIANCE PLAN

2 EAST 70TH STREET  
BLOCK 42.04 LOT 9  
BOROUGH OF HARVEY CEDARS  
OCEAN COUNTY NEW JERSEY

ROBERT W. BUCCO, JR.  
PE, CME, CPWM

Najarian  
Associates

Professional Engineers, Land Surveyors & Planners  
6007 Cedar Road, Landville, New Jersey, 08753  
1-732-989-0200 - Fax: 1-732-989-0206  
Certificate of Authorization Certificate # 240627935500

DATE: 1/27/2010 SCALE: 1/2"=100' SHEET NO: 1 OF 1