

PROPERTY OWNERS WITHIN 200 FEET OF
LOT 9.01, BLOCK 83

SAL D & REBECCA B OLIVIO
214 NUTLEY AVENUE
NUTLEY, NJ 07110

FREDERICKS & JULIE M SONG
7 BEECHTREE LN
PRINCETON, NJ 08540

JAMES K & ANNAS WHITESSELL
514 SPRUCE STREET
PHILADELPHIA, PA 19106

BOROUGH OF HARVEY CEDARS
PO BOX 3185
HARVEY CEDARS, NJ 08008

JOHANNA LAW
14 E 85TH STREET
HARVEY CEDARS, NJ 08008

J & KNOWLTON, JJ LOPEZ-ONA
64 WINFIELD ROAD
PRINCETON, NJ 08540-2433

4 EAST LLC
PO BOX 3252
HARVEY CEDARS, NJ 08008

ANTHONY & CARMELA MARUCCI
66 COLD HILL ROAD
MENDHAM, NJ 07945

JAMES K & ANNAS WHITESSELL
514 SPRUCE STREET
PHILADELPHIA, PA 19106

DAVID & ANTHONY ELLENBOGEN
235 NUTLEY AVE
NUTLEY, NJ 07110

BONNIE ANN CLARKE TRUST
13 CHESTERFIELD CT
MONKTON, MD2111

ANTHONY ELLENBOGEN
235 NUTLEY AVE
NUTLEY, NJ 07110

SUSAN E FAMILY KERNS TRUST
91 LACKAWANNA BLVD
GILLETTE, NJ 07933

LOIS J HOLLAND TRUST
80-219 RIDGEWOOD ROAD
WASHINGTON TWP, NJ 07676-4352

HENRIETTA OBERT C/O TERRI PETRULLO
13 STRATTON DR
HAMILTON SQUARE, NJ 08690

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.

LEVANIC INC
350 LONG BEACH BLVD
LOVELADIES, NJ 08008

STEVEN & DARRYL SEWALD
65 STONY HILL DRIVE
MORGANVILLE, NJ 07751

THOMAS H BERRY TRUST
1 GERVY
DEVON, PA 19333

JJK ANSARI LLC
5 HART COURT
TITUSVILLE, NJ 08560

WALTERS-DESIGN & BUILD LLC
500 BARNEGAT BLVD N
BARNEGAT, NJ 08005

BOROUGH OF HARVEY CEDARS
PO BOX 3185
HARVEY CEDARS, NJ 08008

MARK & LYNETTE DEVLIN
61 DELLWOOD AVE
CHATHAM, NJ 07928

BONNIE CLARKE
13 CHESTERFIELD CT
MONKTON, MD 21111

JAMES & IRIS ALFONSE
209 FENWOOD AVE
TRENTON, NJ 08619-0861

TARA & CHRISTIAN JOHNSON
40 W 72ND STREET #41
NEW YORK, NY 10023

REUBEN ESTATE EXIT 63 LLC
3 PARTRIDGE ROAD
STANHOPE, NJ 07874

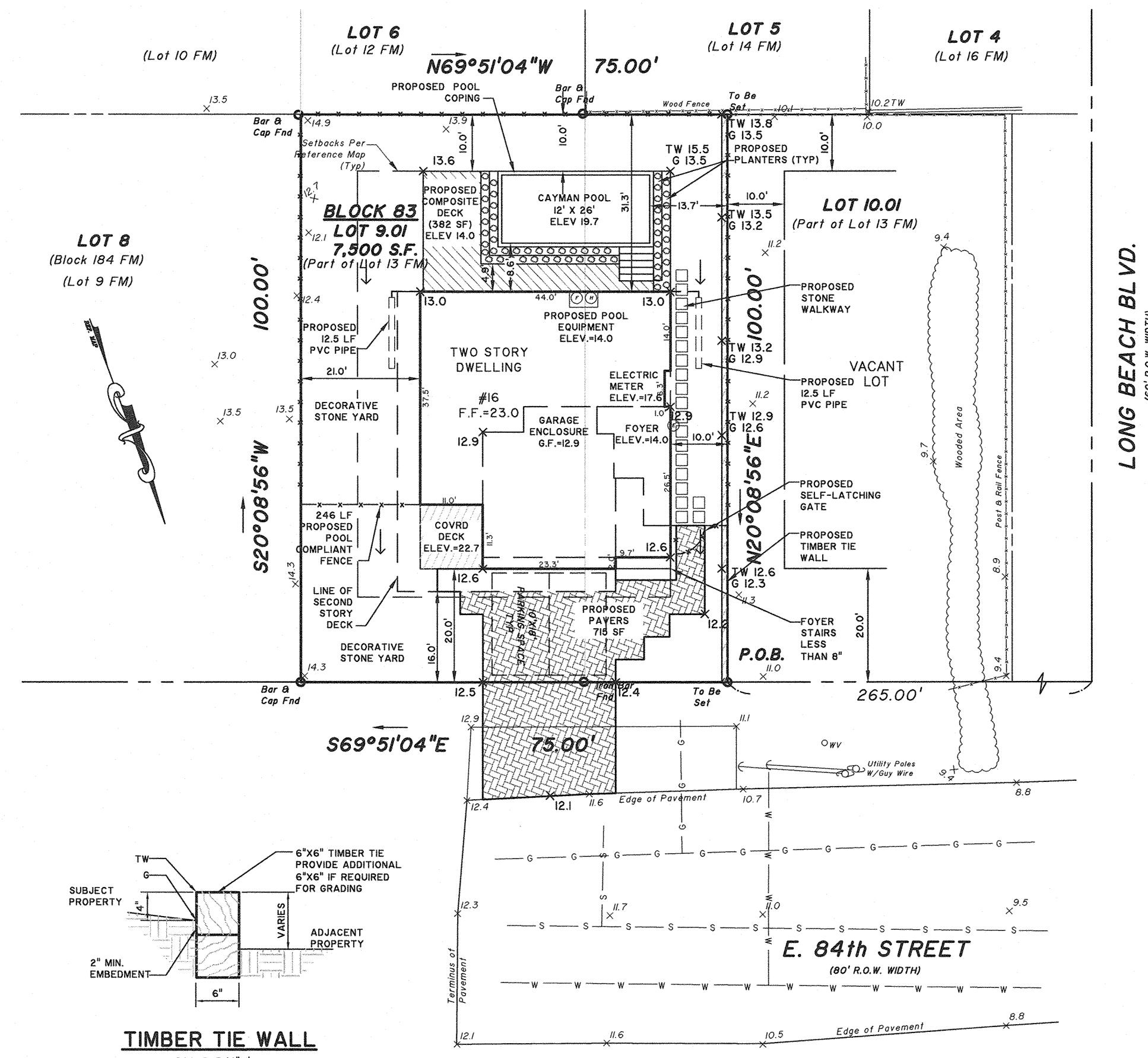
ELVIRA & JAMES LOUDON
8 E 83RD STREET
HARVEY CEDARS, NJ 08008

THE REUBEN ESTATE
3 PARTRIDGE ROAD
STANHOPE, NJ 07874

BRYAN & SUSAN LEWIS
9 BRISBANE HILL DRIVE
COLTS NECK, NJ 07722

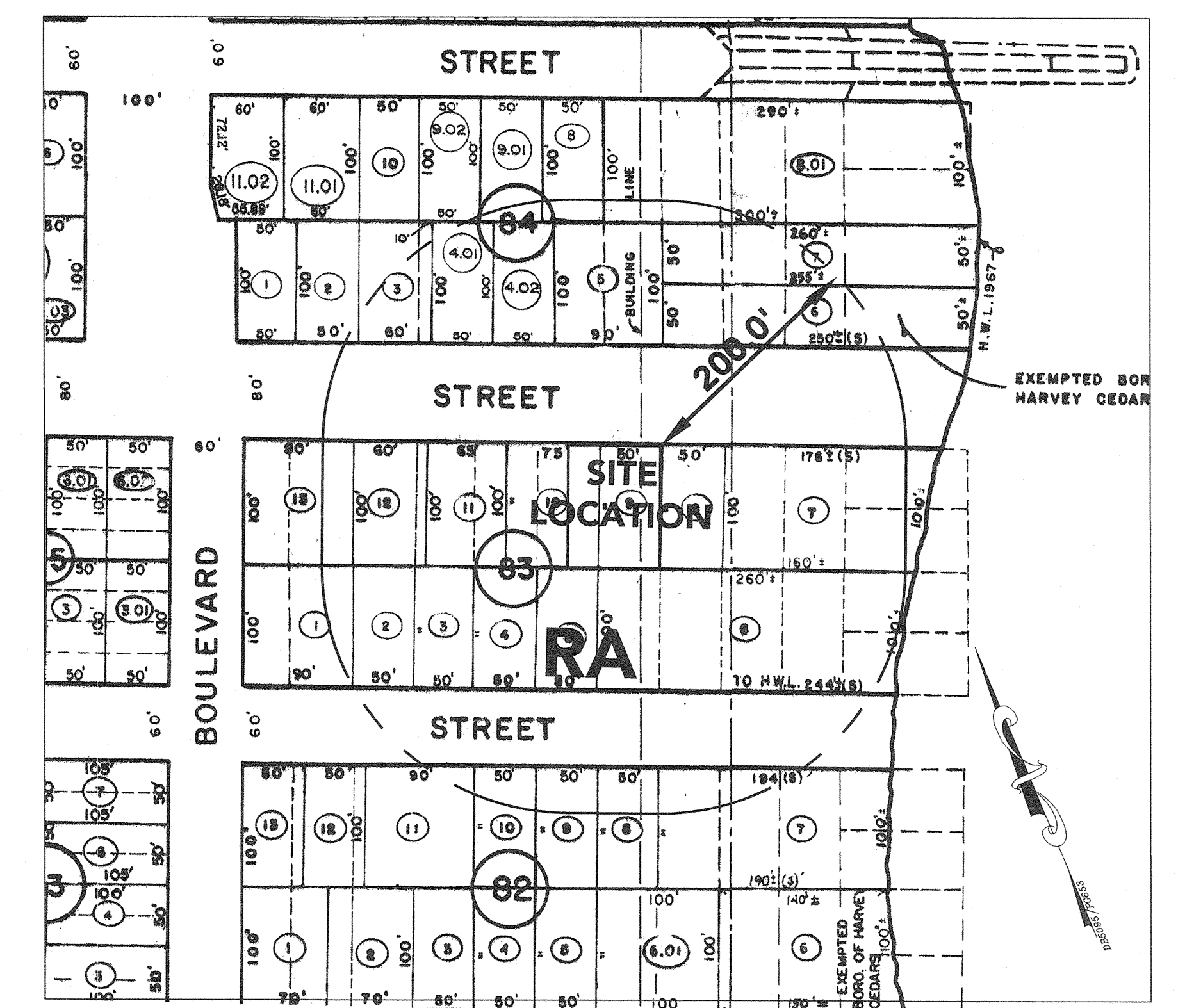
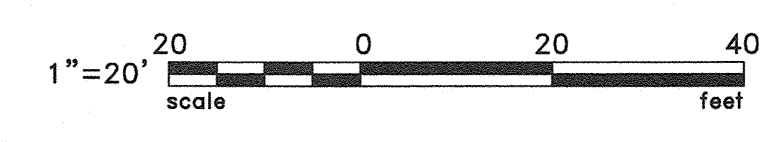
COMCAST
JESSE CLARK
1202 LONG BEACH BOULEVARD
SHIP BOTTOM, NJ 08008

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



PLOT PLAN
Scale 1" = 20'

- LEGEND
- x 2.3 EXISTING GRADES
 - x 4.5 PROPOSED GRADES
 - ← PROPOSED FLOW ARROW



KEY MAP
Scale 1" = 100'

HARVEY CEDARS RESIDENTIAL DISTRICT "RA" BULK REQUIREMENTS	REQUIRED	PROVIDED
MIN LOT AREA	5,000 S.F.	7,500.0 S.F.
MIN LOT WIDTH	60 FT.	75.0 FT.
MIN POOL SIDE YARD SETBACK	10 FT.	10.0 FT.
MIN POOL REAR YARD SETBACK	5 FT.	10.0 FT.
MIN POOL TO PRIMARY STRUCTURE	9 FT.	9.6 FT.
MAX BLDG COVERAGE (NO DECKS)	29 %	28.3 %
MAX BLDG COVERAGE	33 %	38.0 % *
MAX IMPERVIOUS COVERAGE	75 %	47.4 %
MIN FLOOR AREA	720 S.F.	3,706 S.F.
MIN POOL REAR YARD SETBACK	5 FT.	7.6 FT.
MAX STRUCTURE AREA >12" (ZONING NOTE 3)	33 %	38.0 % *
MAX STRUCTURE AREA (ZONING NOTE 3)	43 %	43.0 %

*VARIANCE REQUIRED

- ZONING NOTES:
- PER 13-17.5 (A); SWIMMING POOLS WITH A WIDTH GREATER THAN 10 FEET ARE REQUIRED TO HAVE A 3 FOOT WIDE COPING AROUND ALL SIDES OF THE POOL. 8 INCH WIDE COPING IS PROPOSED
 - PER 13-17.5 (D); A POOL ON A RAISED DECK INSTALLATION SHALL MAINTAIN A DISTANCE OF 8 FEET FROM ANY PORTION OF THE REMAINING PRIMARY STRUCTURE.
 - PER 13-17.8; THE TOTAL SQUARE FOOTAGE OF ALL STRUCTURES ABOVE 12 INCHES ABOVE GRADE MAY NOT EXCEED 33% OF THE LOT AREA. THE PRIMARY STRUCTURE, ALL ACCESSORY STRUCTURES, THE SWIMMING POOL, AND REQUIRED COPINGS AROUND THE POOL SHALL NOT COVER MORE THAN 43% OF THE LOT AREA.
- VARIANCE NOTES:
- RELIEF REQUESTED FOR 13-7.3 (A); LOT COVERAGE NOT TO EXCEED 33%, 38.0% PROPOSED.
 - RELIEF REQUESTED FOR 13-17.5 (A); 3 FOOT WIDE POOL COPING REQUIRED, 8 INCH WIDE POOL COPING IS PROPOSED.
 - RELIEF REQUESTED FOR 13-17.8; MAX 33% COVERAGE OF STRUCTURES 12" ABOVE GROUND, 38.0% PROPOSED.
 - RELIEF REQUESTED FOR 12-8.7A(2)c; A FOYER BELOW THE FIRST FLOOR LIVING SPACE SHALL BE UNHEATED AND LESS THAN 100 SF, A HEATED FOYER MORE THAN 100 SF IS PROPOSED.

- 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.

AREA BREAKDOWNS:

BUILDING	1996 SF
COVERED DECK	124 SF
2ND STORY DECK	348 SF
GROUND LEVEL DECK	393 SF
PAVER DRIVEWAY	590 SF
*EXCLUDES PAVER AREA UNDER BUILDING OVERHANG.	
STONE WALKWAY	84 SF
POOL WITH COPING	365 SF
PLANTERS	178 SF

- CONSTRUCTION NOTES:
- FOYER ELEV.=14.0
 - 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 OF PROPERTY.

- GENERAL NOTES:
- BEING KNOWN AND DESIGNATED AS LOT 9.01 BLOCK 83 SITUATE 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.
 - 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 16 E. 84TH ST, HARVEY CEDARS, NJ 08008.
 - PROPERTY IN F.E.M.A. F.I.R.M. FLOOD ZONE: AO (DEPTH 1').
 - PROPERTY IN F.E.M.A. PRELIMINARY F.I.R.M. FLOOD ZONE: X AND VE13.
 - PROPERTY LOCATED WITHIN AREA OF LIMITED WAVE ACTION.
 - ELEVATIONS ARE BASED UPON NAVD83 DATUM.
 - SUBJECT TO RESTRICTIONS IN DEED BOOK 17150, PAGE 989.
 - SUBJECT TO RESTRICTIONS IN FUTURE PLANTING HEIGHT DEED RESTRICTION.

DEED DESCRIPTION:
PREMISES KNOWN AS LOT 11 AND EASTERLY HALF OF LOT 13 IN BLOCK 184 AS SHOWN ON A FILED MAP ENTITLED, "MAP OF HIGH POINT TRACT, OCEAN COUNTY, N.J.". SAID MAP BEING FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON JUNE 23, 1923 AS MAP NO A-287.

DEED REFERENCE: BOOK 11553 / PAGE 148

MAP REFERENCE:
ALSO KNOWN AS NEW LOT 9.01 ON A MAP ENTITLED, "MINOR SUBDIVISION, PREPARED FOR LOTS 9 & 10, BLOCK 83 SITUATED IN THE BOROUGH OF HARVEY CEDARS, OCEAN COUNTY, NEW JERSEY" PREPARED BY FRENCH & PERRELLO ASSOCIATES DATED SEPT. 18, 2017, LAST REVISED JUNE 18, 2018.

OWNER/APPLICANT:
84TH STREET, LLC
500 BARNEGAT BLVD N
#402
BARNEGAT, NJ 08005

VARIANCE PLAN
16 E. 84TH STREET
LOT 9.01 BLOCK 83
BOROUGH OF HARVEY CEDARS
OCEAN COUNTY NEW JERSEY

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

Najarian Associates
Professional Engineers, Land Surveyors & Planners
1801 Grand Central Avenue, Loveladies, New Jersey 08075
(732) 669-0200 • Fax: (732) 669-6550
Certification # NJ Professional Engineer 125422795550

DATE: 3/27/20
SCALE: GMM
DRAWING NO: 7639
SHEET NO: 1 OF 1