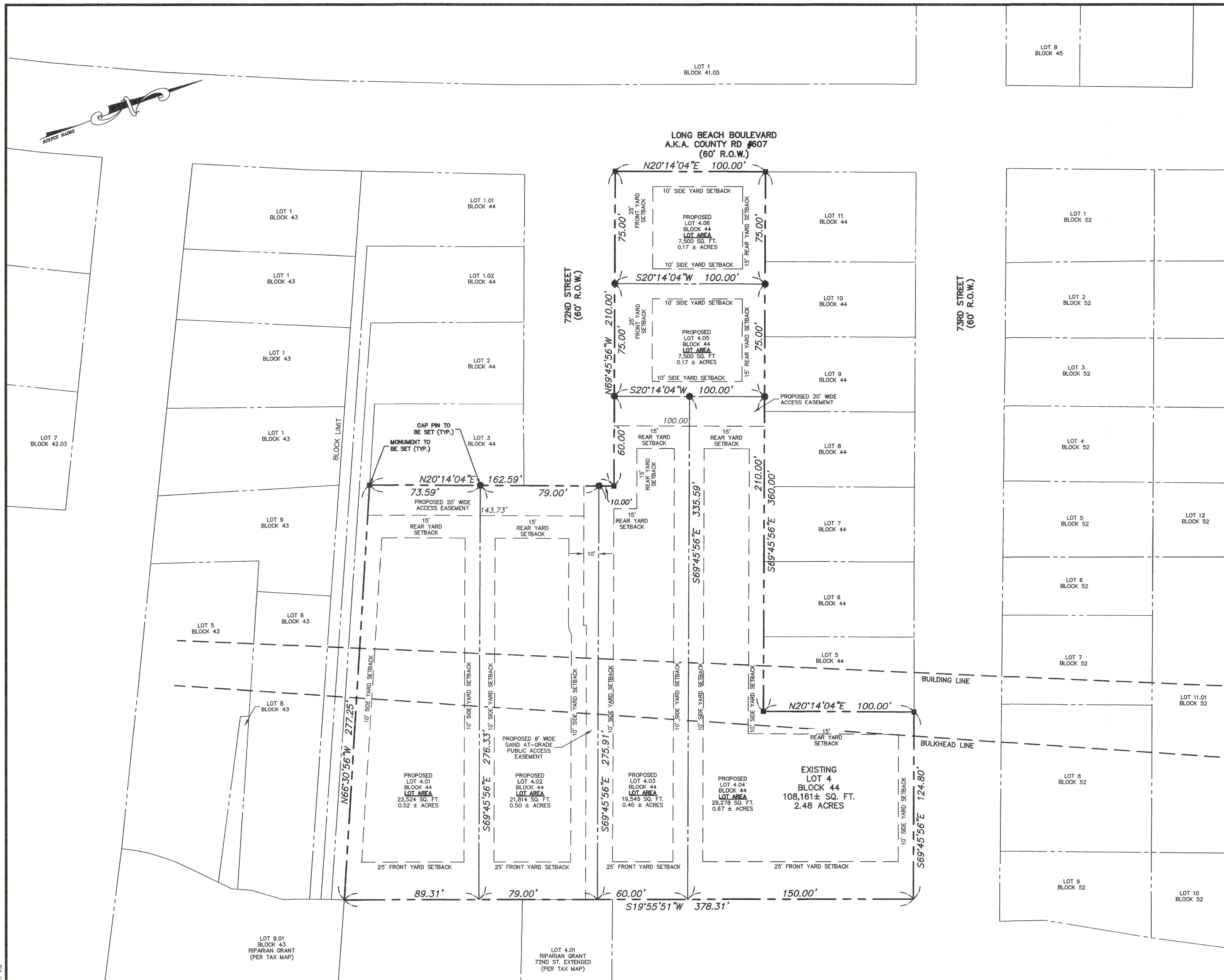


PROPERTY OWNERS LIST

Block	Lot	Property Location	Property Class	Owner Adress City, State
41.05	1/1.01	7202 Long Beach Blvd	15D	SISTERS OF CHARITY OF ST ELIZABETH BOX 3135 HARVEY CEDARS, NJ 08008
42.03	7	6 E Sussex Ave	2	PALAGIANO, VINCENT F & ELIZABETH D 44 DIRENZO CT STATEN ISLAND, NY 10309
43	1	1 E Sussex Ave	2	KORMAN, JAMES S & LAURA M 360 HARROW LN BLUE BELL, PA 19422
43	2	3 E Sussex Ave	2	CORRADO, NICHOLAS P 921 SUMMIT AVE JERSEY CITY, NJ 07307-3740
43	3	5 E Sussex Ave	2	SHOBER, MARTIN A & JENNIFER B 620 SALTER PL WESTFIELD, NJ 07090
43	4	7 E Sussex Ave	2	MITCHELL, ROBERT W 1317 MAGNOLIA DR INDIALANTIC, FL 32903
43	5	15 E Sussex Ave	2	SELLA, GEORGE J JR & JANET M 340 RIDGE RD NEWTON, NJ 07860
43	6	7101 Long Beach Blvd	2	LISS, LAURENCE A TRUST 72 AMITY DR CHESTERBROOK, PA 19087-5508
43	8	No Of East Sussex	15C	BOROUGH OF HARVEY CEDARS BORO HALL HARVEY CEDARS,, NJ 08008
43	9	9 E Sussex Ave	2	SUSSEX LLC 21 TRACEY DR LAWRENCEVILLE, NJ 08648
43	9.01	E Of 5&6	15C	BOROUGH OF HARVEY CEDARS BORO HALL HARVEY CEDARS, NJ 08008
44	1.01	2 E 72nd St	2	RISPOU, ANTHONY 70 GREEN HILL RD KINNELON, NJ 07405-2134
44	1.02	4 E 72nd St	2	CHIAPPERINO, MARC DANIEL & MARIA L 315 WEMBLEY PLACE MORGANVILLE, NJ 07751
44	2	6 E 72nd St	2	TERVOOREN, ALEX & KARINA 392 3RD ST APT 2 BROOKLYN, NY 11215
44	3	8 E 72nd St	2	NEUBAUER, JEFFREY S & ANITA S 13 SYCAMORE TERR SPRINGFIELD, NJ 07081
44	5	14 E 73rd St	2	FUIRST, KENNETH & SUSAN GREEN 43 DEVON RD CHAPPAQUA, NY 10514
44	6	12 E 73rd St	2	MEANT TO BE NORTH LLC 2171 OLD YORK RD BORDENTOWN, NJ 08505-4265
44	7	10 E 73rd St	2	FUSCO, LYNN & MCHUGH, JAMES 1025 GARDEN STREET HOBOKEN, NJ 07030
44	8	8 E 73rd St	2	JOYCE, ROBERT D 14 SMITH DR ALLENTOWN, NJ 08501
44	9	6 E 73rd St	2	D'ALOIA, PAUL & DANA 35 ARDEN ROAD MOUNTAIN LAKES, NJ 07046
44	10	4 E 73rd St	2	PALESTRI, ROBERT B & HELEN F 4 E 73RD ST HARVEY CEDARS, NJ 08008
44	11	7205 Long Beach Blvd	2	BARROW, BETH R & WEINER, JOSH M 2 E 73RD ST HARVEY CEDARS, NJ 08008-5810
45	8	1 W 73rd St	2	MELE, ALBERT &. STENZEL-MELE, L 120 OLD FORGE RD MILLINGTON, NJ 07946
52	1	1 E 73rd St	2	SUSINO, FRANK &. ANNE MARIE 114 MAINE AVE STATEN ISLAND, NY 10314
52	2	3 E 73rd St	2	LODERSTEDT, MARK R 403 LINCOLN PARK EAST CRANFORD, NJ 07016
52	3	5 E 73rd St	2	FETTA, MICHAEL & DIANA 2435 BEDFORD ST 19C STAMFORD, CT 06905
52	4	7 E 73rd St	2	HC 73RD LLC 3105 ELLICOTT ST NW WASHINGTON DC. 20080
52	5	9 E 73rd St	2	FOLINO, BROOKE DALTON 9 EAST 73RD ST HARVEY CEDARS, NJ 08008
52	6	11 E 73rd St	2	GMMT, LLC 37 BIRDLE WAY SPARTA, NJ 07871
52	7/8	13 E 73rd St	2	MCGOVERN, DONALD E & GAIL J TRUST 1155 23RD ST NW UNIT PH1E WASHINGTON DC. 20037
52	9	N/S E 74th St	15C	BOROUGH OF HARVEY CEDARS BORO HALL HARVEY CEDARS, NJ 08008
52	10	S/S E 74th Beach	15C	BOROUGH OF HARVEY CEDARS BORO HALL HARVEY CEDARS, NJ 08008
52	11.01	14 E 74th St	2	MULLER, DOUGLAS ANDREW LIVING TRUST 50 WEST 15TH ST APT 2C NEW YORK, NY 10011
52	12	10 E 74th St	2	GORRIE, THOMAS & MARGARET 71 W SHORE DRIVE PENNINGTON, NJ 08534

Additional Notification Required

Organization	Address	Attention
Atlantic City Electric	5100 Harding Highway Mays Landing, NJ 08330	Linda Gasko, Supervisor of Real Estate
Verizon-Engineering	148 Old South Broadway Manahawkin, NJ 08050	N/A
Comcast	451 Martin Truex Jr Blvd Manahawkin, NJ 08050	N/A
New Jersey Natural Gas Company	3415 Wyckoff Rd Wall, NJ 07719	Right Of Way Department
Ocean County Planning Board	Toms River, NJ 08754-2191	N/A

R-AA ZONE REQUIREMENTS

LOT	UNITS	REQUIRED	EXISTING LOT 4	LOT 4.01	LOT 4.02	LOT 4.03	LOT 4.04	LOT 4.05	LOT 4.06
LOT AREA (MIN)	SQFT	7,500	108,161	22,524	21,814	19,545	29,278	7,500	7,500
LOT WIDTH (MIN)	FT	50	370	76.1	79	50	50	75	75
LOT DEPTH (MIN)	FT	75	485	276	276	335	335	100	100
FRONT YARD (MIN)*	FT	25	9.8	25	25	25	25	25	25
REAR YARD (MIN)	FT	15	194	15	15	15	15	15	15
BOTH SIDE YARDS (MIN)	FT	10	13.3	10	10	10	10	10	10

*FRONT YARD SETBACK (MIN) IS 25' FROM R.O.W. OR 15' FROM TWENTY (20) FOOT WIDE ACCESS EASEMENT.

I HAVE REVIEWED THIS PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

Township Engineer Date

I HAVE REVIEWED THIS PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

Township Planner Date

APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF HARVEY CEDARS.

Preliminary Date: ______

Chairman Date

Secretary Date

APPROVED BY THE OCEAN COUNTY PLANNING BOARD

PLANNING DIRECTOR DATE

PLANNING BOARD SECRETARY DATE

I CONSENT TO THE FILING OF THIS PLAN WITH THE PLANNING BOARD OF THE BOROUGH OF HARVEY CEDARS.

Applicant Date

Owner Date

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 11/12/2025 MEET MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

DONALD P. SWEENEY P.L.S. LIC. No. 24GS03588600

GENERAL NOTES:

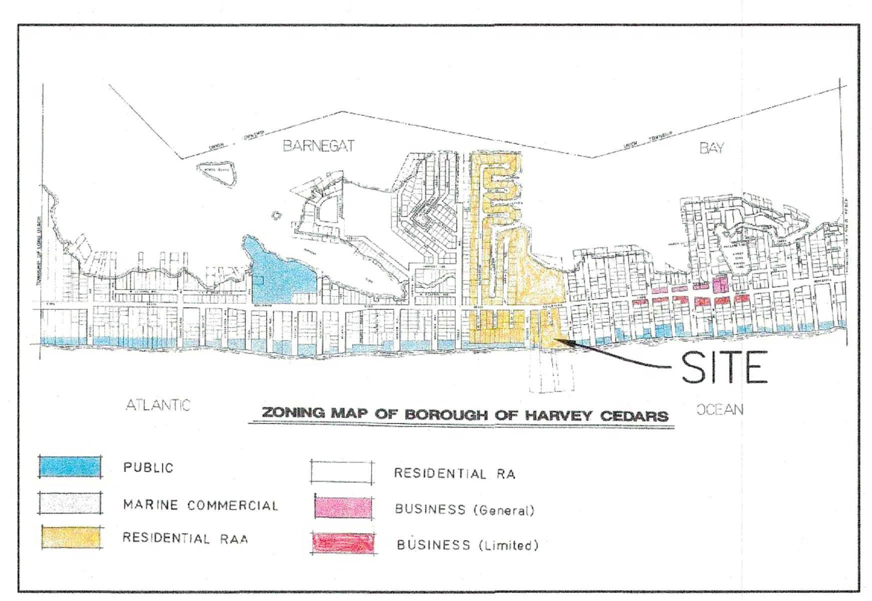
1. PHYSICAL FEATURES OUTSIDE OF THE SITE HAVE NOT BEEN COMPLETELY SHOWN.
2. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE USE OF THIS DOCUMENT FOR ANY OTHER PURPOSES INCLUDING, BUT NOT LIMITED TO THE USE OF THE SURVEY FOR A SURVEY AFFIDAVIT, FUTURE RESALE OF PROPERTY, CONSTRUCTION OF FENCES OR OTHER MATERIAL ITEMS, OR TO ANY OTHER PERSON NOT LISTED DIRECTLY OR INDIRECTLY.
3. UNDERGROUND ENCROACHMENTS, IF ANY, HAVE NOT BEEN SHOWN.
4. HORIZONTAL DATUM IS THE NEW JERSEY STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, (N.J.S.P.C.S., NAD 83). VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. DATUMS WERE ESTABLISHED ON SITE USING GPS OBSERVATIONS AND NGS MONUMENT P67.
6. THE PURPOSE OF THIS SUBDIVISION IS TO CREATE 6 NEW LOTS FROM LOT 4.

REFERENCE NOTES:

1. A PLAN ENTITLED "EXISTING CONDITIONS, OWNER/APPLICANT, WALTERS DESIGN BUILD, LLC & THE SISTERS OF CHARITY OF SAINT ELIZABETH, LOT 4 BLOCK 44, SITUATED IN HARVEY CEDARS BOROUGH, OCEAN COUNTY, NEW JERSEY", PREPARED BY ACT ENGINEERS, INC., DATED 3/17/2025.
2. VERTICAL DATUM IS NAVD88. BENCHMARK USED IS NGS MONUMENT ON SITE. DENOTED AS P 67; PID – JU0159.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK LINES
- BUILDING LINE
- BULKHEAD LINE
- CAPPED PIN TO BE SET ●
- MONUMENT TO BE SET ■



ZONING
NOT TO SCALE

Xrefs: R-SUBDIVISION.dwg; R-DEED.dwg
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NO.	DATE	REVISION	DRAWN	CHK	REL

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40 0 40 80
HORIZONTAL SCALE IN FEET

DONALD P. SWEENEY
NEW JERSEY PROFESSIONAL LAND SURVEYOR LIC. No. 24GS03588600

1 WASHINGTON BOULEVARD
SUITE 3
ROBBINSVILLE, NJ 08691
Voice (609) 918-0200
www.actengineers.com
ACT ENGINEERS, INC.
A SMALL BUSINESS ENTERPRISE
CIVIL ENGINEERING □ LAND SURVEYING □ ENVIRONMENTAL PERMITTING
NEW JERSEY CERTIFICATE of AUTHORIZATION No. 24GA27936900

MAJOR SUBDIVISION
FOR
THE SISTERS OF CHARITY OF SAINT ELIZABETH
LOT 4 BLOCK 44
SITUATED IN
HARVEY CEDARS BOROUGH OCEAN COUNTY NEW JERSEY

CADD FILE	PROJECT NO.
F-SUBDIVISION	210119-04
DRAWN BY NH	CHECKED BY DS
SCALE 1"=40'	DATE 12/15/2025

ACT ENGINEERS, INC.

SHEET 1 OF 1