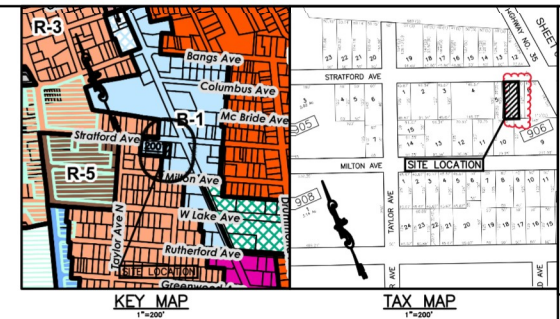


APPLICANT/OWNER:
 JEAN AND MELTON JOHNSON
 1907 STRATFORD AVENUE
 NEPTUNE, NJ 07753

LEGEND:
 ▲ PROPOSED ENTRY
 --- Existing Contour
 29.50 Existing Elevation
 27.40 PROPOSED ELEVATION



ZONE REQUIREMENTS:
 PROJECT IS LOCATED IN THE TOWN COMMERCIAL ZONE (B-1).

BUILDING REQUIREMENTS:	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT AREA	15,000 S.F.	6,250 S.F.	6,250 S.F.
MAX. NUMBER OF STORIES	3 STORIES	2 STORIES	2 STORIES
MAX. BUILDING HEIGHT	48 FT.	24.54 FT.	24.54 FT.
MAX. FLOOR AREA RATIO	0.5	0.25	0.25
MAX. BUILDING COVERAGE	35%	13.46%	14.63%
MAX. LOT COVERAGE	5%	17.25%	17.25%
MIN. LOT FRONTAGE	100 FT.	50 FT.	50 FT.
MIN. LOT WIDTH	100 FT.	50 FT.	50 FT.
MIN. LOT DEPTH	100 FT.	125 FT.	125 FT.
SETBACKS (PRIMARY BUILDING)			
FRONT YARD SETBACK	10 FT.	9.53 FT.	4.79 FT.
SIDE YARD	0 FT.	4.56 FT.	0.39 FT.
REAR	25 FT.	32.7 FT.	23.85 FT.
REAR	20 FT.	70.5 FT.	70.5 FT.

*EXISTING VARIANCE
 *PROPOSED VARIANCE

- GENERAL NOTES:**
- OUTBOUND BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A CERTAIN MAP ENTITLED, "OUTBOUND TOPOGRAPHIC SURVEY, PREPARED FOR BLOCK 906, LOT 7 - 1902 STRATFORD AVENUE", PERFORMED BY AMERICAN LAYOUT & LAND SURVEYING, DATED 04/13/2023.
 - THIS PLAN HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF 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".
 - ALL CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH ALL LOCAL, FEDERAL AND STATE REGULATIONS.
 - THE LOCATION OF ALL UTILITIES MUST BE APPROVED BY THE UTILITY COMPANY PRIOR TO THEIR CONSTRUCTION. ALL UTILITY CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THE UTILITY COMPANY'S SPECIFICATIONS.
 - ACCORDING TO THE ABOVE REFERENCED SURVEY, ELEVATIONS ARE BASED ON NAVD 88.
 - THE CONTRACTOR SHALL RECEIVE ALL THE NECESSARY APPROVALS FROM ALL LOCAL, COUNTY AND STATE GOVERNING AGENCIES, PRIOR TO CONSTRUCTION.
 - ALL ABOVE AND BELOW GROUND UTILITIES SHALL BE PROTECTED FROM DESTRUCTION AND DEBRIS AT ALL TIMES.
 - TELEPHONE, ELECTRIC, GAS AND CABLE LINES AND STRUCTURE LOCATIONS SHOWN ON THE PLANS ARE TENTATIVE AND MAY CHANGE PER UTILITY COMPANY'S DIRECTION. THE CONTRACTOR SHALL COORDINATE FINAL LOCATIONS AND INSTALLATION REQUIREMENTS WITH THE APPLICABLE UTILITY COMPANIES.
 - IF ENFORCED, THE CONTRACTOR SHALL BE RESPONSIBLE TO SUPPLY ANY OR ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.

ANTHONY MALTESE, P.E., P.L.S., P.P., C.M.E.
 PROFESSIONAL ENGINEER
 NJ LICENSE NO. 42579
 CERTIFICATE OF AUTHORIZATION #24542823900



ABBINGTON ENGINEERING, LLC.

922 NJ-33, SUITE #3
 FREEHOLD, NJ 07728
 TEL: (732) 431-1440

**ENGINEERING
 SITE PLANNING
 ENVIRONMENTAL
 LANDSCAPE ARCHITECTURE**
 www.abbingtonengineering.com

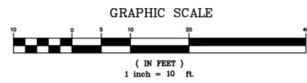
REVISED PER TOWNSHIP ENGINEER LETTER	DATE
06/18/2023 <td></td>	
REVISIONS	DATE
DATE: 04/06/2023	JC
SCALE: 1"=10'	SK
AE FILE NAME: PLOT PLAN	AM
AE FILE NUMBER: 413	

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR TO WHOM IT IS REFERRED.
 THIS DRAWING MAY NOT BE COPIED, REPRODUCED, DISCLOSED, OR OTHERWISE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ABBINGTON ENGINEERING, LLC.

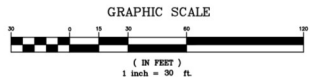
SITE PLAN
 PREPARED FOR
**1902 STRATFORD AVENUE
 BLOCK 906
 LOT 7**
 SITUATED IN
**TOWNSHIP OF NEPTUNE
 MONMOUTH COUNTY
 NEW JERSEY**

APPROVAL
 APPROVED AS A SITE PLAN BY THE NEPTUNE TOWNSHIP PLANNING BOARD
 ON _____
 ATTEST: _____
 SECRETARY _____ CHAIRPERSON _____
 _____ DATE _____

I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES (IF IMPROVEMENTS INSTALLED)
 (BOARD ENGINEER) (DATE) _____
 IF BOND POSTED
 (ADMINISTRATIVE OFFICER) (DATE) _____



ALL DOCUMENTS PREPARED BY ABBINGTON ENGINEERING, LLC. ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE AVAILABLE FOR REUSE BY OTHERS OR OTHERS IN CONNECTION WITH THE PROJECT OR ON ANY OTHER PROJECT.
 ANY REUSE, REPRODUCTION, REVISION, OR ADAPTATION OF ABBINGTON ENGINEERING, LLC. FOR THE PROJECTS WHEREOUT EXTENDED SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO ABBINGTON ENGINEERING, LLC. ANY REUSE, REPRODUCTION, REVISION, OR ADAPTATION OF ABBINGTON ENGINEERING, LLC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RELATING TO THIS DOCUMENT.



Highlighted features:

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lots
906	7		1902 STRATFORD AVENUE LUCI, JOHNSON		1902 STRATFORD AVENUE	NEPTUNE, NJ 07753	

List of adjoining features that intersect 200 foot buffer from Subject Property:

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lots
407	28		1807 STRATFORD AVE	FEDERAL NATIONAL MORTGAGE ASSOC	3900 WISCONSIN AVENUE NW	WASHINGTON, DC 20016	
417	36		402 HIGHWAY 35	EMARAY AN NEPTUNE, LLC	2703 MERRYWOOD DRIVE	EDISON, NJ 08817	
417	37		342 REEKE AVE	EMARAY AN NEPTUNE, LLC	2703 MERRYWOOD DRIVE	EDISON, NJ 08817	
420	3		320 HIGHWAY 35	AUTO ZONE INC #1176	PO BOX 18363	COLUMBUS, OH 43218	
904	6		407 HIGHWAY 35	MONMOUTH BEVERAGE, INC.	407 HIGHWAY 35	NEPTUNE, NJ 07753	
904	12		401 HIGHWAY 35	PIEP KOWITZ INVESTMENTS, LLC	58 ORBE PLAZA TT BLDG BEL	SPRINGBORO, NJ 07702	
904	13		1907 STRATFORD AVE	FOGG, JEAN	1907 STRATFORD AVENUE	NEPTUNE, NJ 07753	
904	14		1948 STRATFORD AVE	LUNA, LORENA	113 HAWTHORNE AVENUE	NEPTUNE CITY, NJ 07753	
904	15		1990 STRATFORD AVE	BOULDRGREGORY & TANDA	1990 STRATFORD AVE	NEPTUNE, NJ 07753	
904	16		1903 STRATFORD AVE	CARBONS, ALTHEA & MITCHELL, DETRIC	1903 STRATFORD AVE	NEPTUNE, NJ 07753	
906	3		1912 STRATFORD AVE	TILTON, FRANK JR	1903 HIGHWOOD LANE	WALL TOWNSHIP, NJ 07753	

Developed by Civil Solutions, using myDOCS

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lots
906	4		1910 STRATFORD AVE	TEJON F JR DBA T & Z LANDSCAPING	1400 BIRCHWOOD LANE	WALL TOWNSHIP, NJ 07753	
906	5		1908 STRATFORD AVE	NEWTON, MICHELLE	231 MAPLE AVENUE	NEPTUNE, NJ 07753	
906	6		1904 STRATFORD AVE	ANDREWS, SCYAL	201 BRADLEY AVENUE	NEPTUNE, NJ 07753	
906	8		333 HIGHWAY 35	333 HIGHWAY 35 REALTY LLC/KAZANAK	201 DWIGHT ROAD	MIDDLETOWN, NJ 07940	
906	9		323 HIGHWAY 35	ABRAHAM SHARIL NEPTUNE PLLC	2206 AVENUE K	ROCK HILL, SC 29730	
906	10		1909 MILTON AVE	BROOKS, MICHELLE B	1909 MILTON AVENUE	NEPTUNE, NJ 07753	
906	11		1921 MILTON AVE	SEWARD, MICHAEL A	PO BOX 603	ASBURY PARK, NJ 07712	
906	12		1903 MILTON AVE	ANDERSON, SHARDA	1903 MILTON AVE	NEPTUNE, NJ 07753	
906	13		1903 MILTON AVE	GAYLE, EARLE	1903 MILTON AVE	NEPTUNE, NJ 07753	
907	7		1902 MILTON AVE	WILLIAMS, LEON	1902 MILTON AVE	NEPTUNE, NJ 07753	
907	8		1903 MILTON AVE	TERRELL, PAUL, JR & EDDIE LOU	708 SHELL PLACE	NEPTUNE, NJ 07753	
907	9		1903 WEST LAKE AVE	NARSI, SHAWN J	1903 WEST LAKE AVENUE	NEPTUNE, NJ 07753	
907	10		1914 MILTON AVE	REYES, HECTOR MANUEL FERRER	1914 MILTON AVE	NEPTUNE, NJ 07753	
907	11		1914 MILTON AVE	CHAS ANDRE, ANOKHA	1914 MILTON AVENUE	NEPTUNE, NJ 07753	

ANTHONY MALTESE P.E., P.L.S., P.P. C.M.E.
PROFESSIONAL ENGINEER
NJ LICENSE NO. 42579

CERTIFICATE OF AUTHORIZATION #24542828600

ABINGTON ENGINEERING, LLC.

922 NJ-33, SUITE #3
FRESHFIELD, NJ 07728
TEL: (732) 431-1440

ENGINEERING
SITE PLANNING
ENVIRONMENTAL
LANDSCAPE ARCHITECTURE

www.abingtonengineering.com

REVISIONS

DATE	REVISIONS	DATE
08/18/2023		
08/18/2023	REVISED PER TOWNSHIP ENGINEER LETTER DATED 11/20/2022	08/17/2023

SCALE: 1"=30'

AE FILE NAME: PLOT PLAN

AE FILE NUMBER: 413

AERIAL OF STRUCTURES & USE

PREPARED FOR

**1902 STRATFORD AVENUE
BLOCK 906
LOT 7**

SITUATED IN

**TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY
NEW JERSEY**