

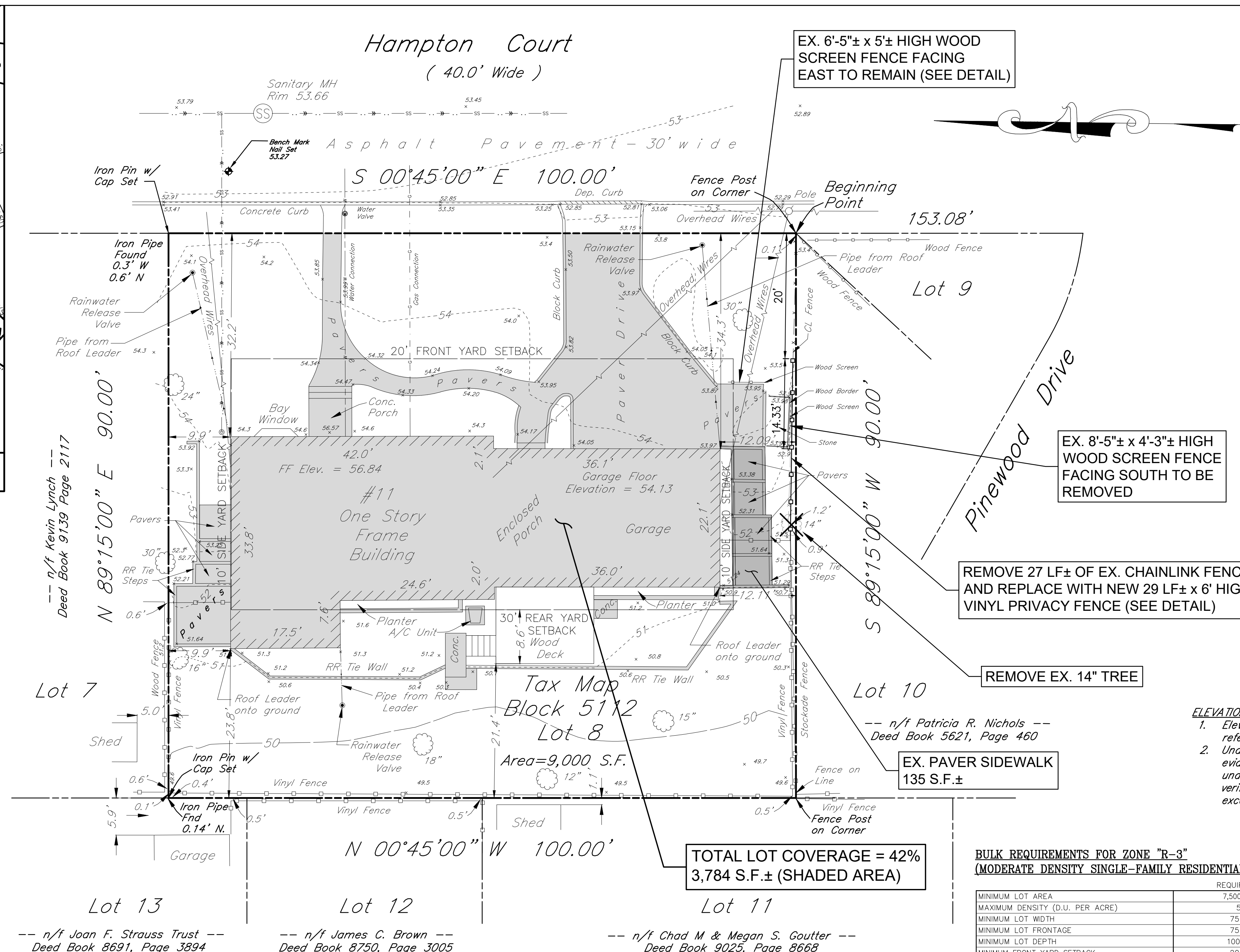
200' RADIUS MAP SCALE: 1" = 100'

PROPERTY OWNERS WITHIN 200'

Block	Lot	Owner	Address	City	State	Zip	Additional
5111	14	FRICKE, DAVID & DONNA	9 PINWOOD DR	NEPTUNE, NJ	07753		
5111	15	SMITH, THOMAS J & KOSA, ALAN D	13 PINWOOD DR	NEPTUNE, NJ	07753		
5112	4	GIALLANZO, RICHARD	8 PINWOOD DR	NEPTUNE, NJ	07753		
5112	5	CIBELL, NICHOLAS & DI FRANCESCO, CHELSE	5 HAMPTON COURT	NEPTUNE, NJ	07753		
5112	6	BOGDAN PETER B & PAMELA A M	7 HAMPTON COURT	NEPTUNE, NJ	07753		
5112	7	LYNCH, KEVIN	9 HAMPTON COURT	NEPTUNE, NJ	07753		
5112	9	MURRAY, THOMAS J III	24 PINWOOD DRIVE	NEPTUNE, NJ	07753		
5112	10	NICHOLS, PATRICIA R	20 PINWOOD DRIVE	NEPTUNE, NJ	07753		
5112	11	GOUTTER, CHAD M & MEGAN S	18 PINWOOD DR	NEPTUNE, NJ	07753		
5112	12	BROWN, JAMES C.	16 PINWOOD DR	NEPTUNE, NJ	07753		
5112	13	THE JOAN F STRAUSS TRUST	14 PINWOOD DR	NEPTUNE, NJ	07753		
5112	14	WEIN, MICHELE FRANCIS, LOCANDRO, DA	10 PINWOOD DR	NEPTUNE, NJ	07753		
5113	1	RIDER, JOAN	604 S RIVERSIDE DR	NEPTUNE, NJ	07753		
5113	2	ALICASTRO, LEO P & SHERRY ELLEN	44 PINWOOD DR	NEPTUNE, NJ	07753		
5113	3	WUELFING, JAIME LYNN	38 PINWOOD DR	NEPTUNE, NJ	07753		
5113	4	GARTLEY, MATTHEW J & JENNIFER G	36 PINWOOD DR	NEPTUNE, NJ	07753		
5113	5	GITTEL, BRENDAN WU & LISA ANN ROMA	34 PINWOOD DR	NEPTUNE, NJ	07753		
5113	6	PFLUM, GREGORY T & WEIGLE, MARGARET A	30 PINWOOD DR	NEPTUNE, NJ	07753		
5113	7	REINHARDT, DAWN ELIZABETH	26 PINWOOD DR	NEPTUNE, NJ	07753		
5113	8	TANCREDI, ROCCO & MCCULLION, DANIEL	10 HAMPTON COURT	NEPTUNE, NJ	07753		
5113	9	KHEGAN, TAYLOR A	6 HAMPTON COURT	NEPTUNE, NJ	07753		
5113	10	VALLESE, ANTHONY J & JANET A	4 HAMPTON COURT	NEPTUNE, NJ	07753		
5215	1	MASON, JEFFREY HOWARD	15 PINWOOD DR	NEPTUNE, NJ	07753		
5215	3	SIGEL, HARRIS G & RULE, DENISE A	19 PINWOOD DR	NEPTUNE, NJ	07753		
5215	4	NEALON, AUDREY E	21 PINWOOD DR	NEPTUNE, NJ	07753		
5215	5	SCESNRY, DEBORAH L	25 PINWOOD DR	NEPTUNE, NJ	07753		
5215	6	PENTZ, KAREN E HENNING	27 PINWOOD DR	NEPTUNE, NJ	07753		
5215	7	BECKER, JOANNIE T	29 PINWOOD DR	NEPTUNE, NJ	07753		

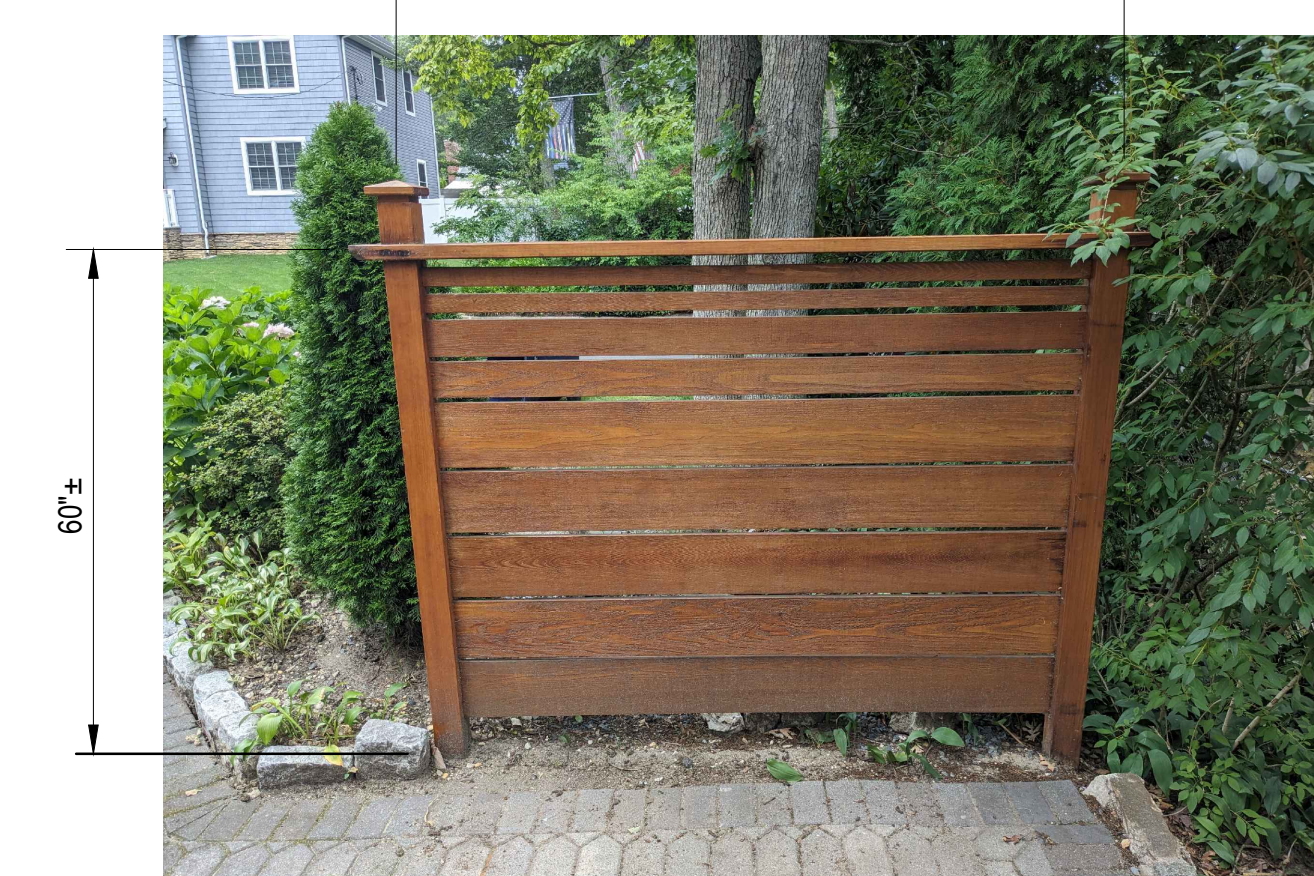
Below is a list of Public Utilities which provide this service to the Neptune Area:

New Jersey-American Water Company, Inc. Attn: Donna Short GIS Supervisor 1025 Laurel Oak Road Voorhees, NJ 08043	Verizon Legal Department, 17th Floor C/O Land Use Matters 540 Broad Street Newark, NJ 07102	Monmouth Cablevision Attn: Land Use Matters 1501 18th Avenue Wall Twp., NJ 07719
New Jersey Natural Gas Company Attn: Right of Way Department 1415 Wyckoff Road Wall Twp., NJ 07719	Jersey Central Power & Light Company Attn: Land Use Matters 300 Madison Avenue Morristown, NJ 07960	

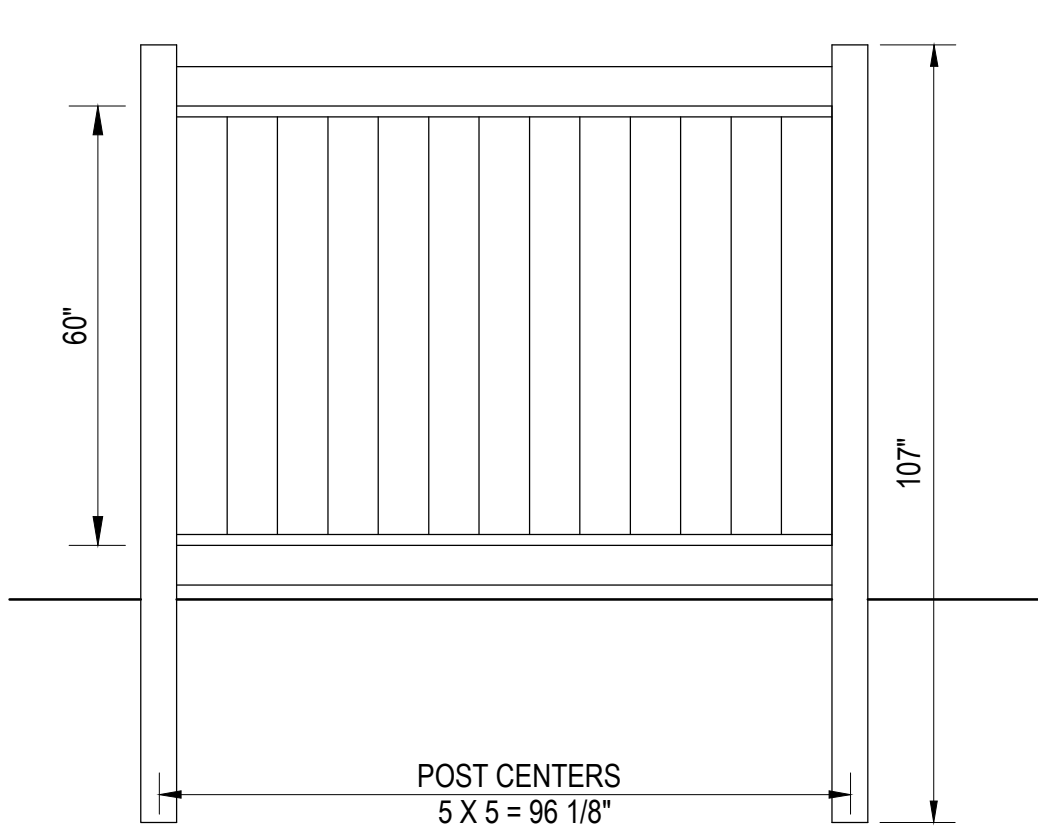


Lot 7 --- n/t Kevin Lynch --- Deed Book 9139, Page 2117
 Lot 8 Area=9,000 S.F.
 Lot 9
 Lot 10 --- n/t Patricia R. Nichols --- Deed Book 5621, Page 460
 Lot 11 --- n/t Chad M & Megan S. Goutter --- Deed Book 9025, Page 8668
 Lot 12 --- n/t James C. Brown --- Deed Book 8750, Page 3005
 Lot 13 --- n/t Joan F. Strauss Trust --- Deed Book 8691, Page 3894

"Blocks 1-18 - Section A
Shark River Hills"
Block 13



EXIST. 5' HIGH WOOD SCREEN FENCING (EAST) N.T.S.



MANUFACTURER: CERTAINTED BUILDING SOLUTIONS, (800) 233-8990
 MODEL: BUFFTECH, CHESTERFIELD (OR EQUIVALENT)
 COLOR: WHITE
 PROP. 6' HIGH VINYL PRIVACY FENCING N.T.S.

EX. 6'-5"± x 5'± HIGH WOOD SCREEN FENCE FACING EAST TO REMAIN (SEE DETAIL)

EX. 8'-5"± x 4'-3"± HIGH WOOD SCREEN FENCE FACING SOUTH TO BE REMOVED

REMOVE 27 LF± OF EX. CHAINLINK FENCE AND REPLACE WITH NEW 29 LF± x 6' HIGH VINYL PRIVACY FENCE (SEE DETAIL)

REMOVE EX. 14" TREE

EX. PAVER SIDEWALK 135 S.F.±

TOTAL LOT COVERAGE = 42%
3,784 S.F.± (SHADED AREA)

BULK REQUIREMENTS FOR ZONE "R-3"
(MODERATE DENSITY SINGLE-FAMILY RESIDENTIAL)

	REQUIRED	EXISTING
MINIMUM LOT AREA	7,500 SF	9,000 SF
MAXIMUM DENSITY (D.U. PER ACRE)	5.80	0.20
MINIMUM LOT WIDTH	75 FT	100 FT
MINIMUM LOT FRONTAGE	75 FT	100 FT
MINIMUM LOT DEPTH	100 FT	(E) 90 FT
MINIMUM FRONT YARD SETBACK	20 FT	32.2 FT
MINIMUM SIDE YARD SETBACK	10 FT	(E) 9.9 FT
MINIMUM COMBINED SIDE YARD SETBACK	20 FT	21.99 FT
MINIMUM REAR YARD SETBACK	30 FT	(E) 23.8 FT
MINIMUM PERCENT OF BUILDING COVERAGE	30%	(2,025 SF±) 22.5%
MAXIMUM PERCENT TOTAL LOT COVERAGE	45%	(3,784 SF±) 42.0%
MAXIMUM NUMBER OF STORIES	2.5 STORIES	1 STORY
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT
MAXIMUM FLOOR AREA RATIO	N/A	N/A
MINIMUM IMPROVABLE AREA (M.I.A.)	2,000 SF	3,200 SF
MINIMUM M.I.A. DIAMETER CIRCLE	29 FT	40 FT

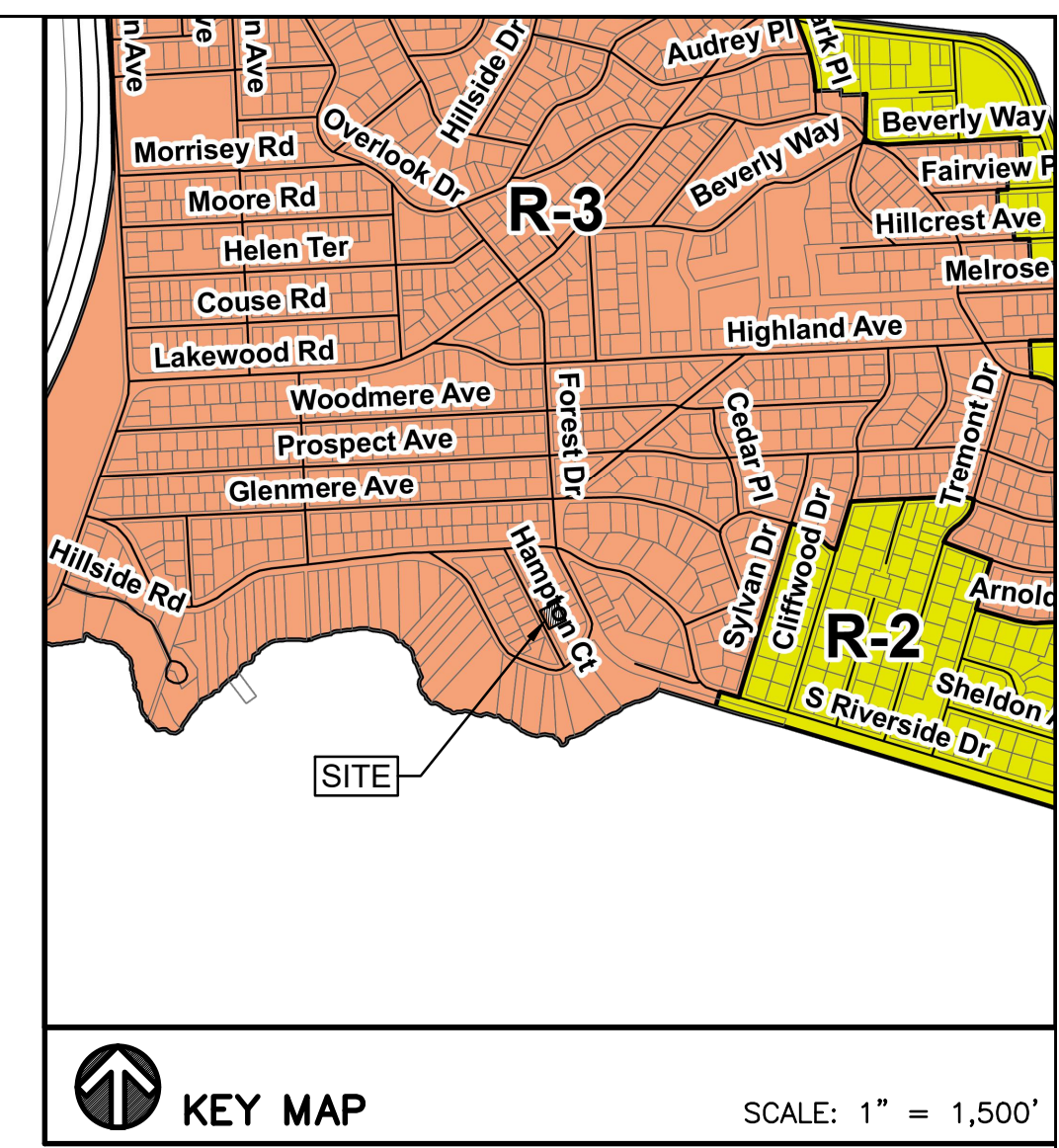
(E) EXISTING NON-CONFORMING
N/A NOT APPLICABLE

PROPOSED VARIANCE REQUIRED FROM NEPTUNE TOWNSHIP ZONING BOARD OF ADJUSTMENT:
 SECTION 412.07-B-1-(a) REQUIRED:
 FENCES AND WALLS SHALL BE PERMITTED IN ALL DISTRICTS, BUT SHALL BE CONSIDERED STRUCTURES REQUIRING AN APPROVED ZONING PERMIT PRIOR TO CONSTRUCTION. ADEQUATE SURVEYS, PLANS AND DETAILS ARE TO BE SUBMITTED TO THE ZONING OFFICER IN ACCORDANCE WITH ARTICLE X IN ORDER FOR A DETERMINATION TO BE MADE AS TO THE PROPOSED FENCE ZONING CONFORMANCE.

B. FENCES AND WALLS IN NON-HISTORIC ZONE DISTRICTS. FENCES AND WALLS IN NON-HISTORIC ZONE DISTRICTS SHALL BE PERMITTED ACCESSORY STRUCTURES SUBJECT TO THE FOLLOWING PROVISIONS:

1. FRONT YARDS.
 (c) FOR RESIDENTIAL USES, FENCES SHALL BE PERMITTED TO BE LOCATED IN FRONT YARDS, PROVIDED SUCH FENCES SHALL NOT EXCEED FOUR (4) FEET IN HEIGHT, AS MEASURED FROM GROUND LEVEL, AND SHALL BE CONSTRUCTED SO THAT AT LEAST FIFTY (50) PERCENT THEREOF IS NON-SOLID AND OPEN. FENCE TYPES SUCH AS BOARD-ON-BOARD AND STOCKADE SHALL BE CONSIDERED SOLID FENCES. DECORATIVE WALLS ARE PERMITTED TO BE LOCATED IN FRONT YARDS FOR RESIDENTIAL USES, PROVIDED SUCH SHALL NOT EXCEED TWO AND ONE HALF (2 1/2) FEET IN HEIGHT, AS MEASURED FROM GROUND LEVEL. FENCE POSTS, CORNERS, GATEWAYS, AND WALL PIERS AND ENTRYWAYS MAY NOT EXCEED FIVE (5) FEET IN HEIGHT. FOR CORNER LOTS THE SECOND FRONT YARD NOW CONSIDERED A SIDE YARD MAY HAVE A SOLID FENCE, SIX (6) FEET IN HEIGHT EXTENDING TO THE FRONT BUILDINGS LINE OF THE DWELLING UNIT AND SHALL NOT INTERFERE IN THE SITE TRIANGLE.

PROVIDED: A. EXIST. 5' HIGH WOOD SCREEN FENCE IN FRONT YARD WITH LESS THAN 50% NON-SOLID AND OPEN.
 B. PROP. 14.33' LF x 6' HIGH VINYL PRIVACY FENCE IN FRONT YARD WITH LESS THAN 50% NON-SOLID AND OPEN.



- GENERAL NOTES
- PROPERTY KNOWN AND DESIGNATED AS LOT 8 IN BLOCK 5112 SHOWN ON THE CURRENT TAX MAP SHEET NO. 51 OF NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY.
 - AREA OF SITE:
EX. LOT 8 = 9,000 S.F.± (0.207 AC.±)
 - THE PROPERTY IS SITUATED IN ZONE "R-3" (MODERATE DENSITY SINGLE-FAMILY RESIDENTIAL).
 - THE PROPERTY IS NOT LOCATED WITHIN A "SPECIAL FLOOD HAZARD AREA ZONE".
 - CURRENTLY LOT 8 HAS AN EXISTING 2,024 S.F.± 1 STORY FRAME BUILDING AND A 191 S.F.± WOOD DECK ON SITE. THE APPLICANT IS PROPOSING TO ADD A 29 LF± x 6' HIGH VINYL PRIVACY FENCE AND TO MAINTAIN AN EXISTING 6'-5"± x 5'± HIGH WOOD SCREEN FENCE FACING EAST. ALSO THE APPLICANT SHALL REMOVE AN EXISTING 8'-5"± x 4'-3"± HIGH WOOD SCREEN FENCE FACING SOUTH AND AN EXISTING 14" TREE.
 - REFERENCES:
A. THE OUTBOUND SURVEY AND TOPOGRAPHIC INFORMATION AS SHOWN ON THIS PLAN HAS BEEN TAKEN FROM A PLAN ENTITLED, "WALL CONG. OF JEHOVAH'S WITNESSES, N.J., INC., 11 HAMPTON COURT, NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY, BOUNDARY AND TOPOGRAPHIC SURVEY", DATED 06/09/23, LAST REVISED 06/19/23, PREPARED BY JAMES W. RYCKMAN, PLS, EDISON, NEW JERSEY 08871.
B. SUPPLEMENTAL INFORMATION PROVIDED BY CLIENT ON 07/24/23.
 - OWNER/APPLICANT:
WALL CONGREGATION OF JEHOVAH'S WITNESSES, N.J., INC.
ATTN: ROBERT LEONDIS
11 HAMPTON COURT
NEPTUNE, NJ 07753

- ELEVATIONS AND UTILITIES
- Elevations shown hereon are based on GPS Readings referenced to NGS CORS Stations.
 - Underground Utilities shown hereon are based on physical evidence found and markings located in the field. All underground utility locations are approximate and must be verified by the proper authority prior to any excavation or construction.

SITE IMPROVEMENTS PLAN

GRAPHIC SCALE 1" = 10'

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 HYDRAULIC & HYDROLOGIC ENGINEERING
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 PHONE: (732) 205-8288 • FAX: (732) 719-7208
 www.meridianeng.com • info@meridianeng.com

VARIANCE SKETCH
 PREPARED FOR:
**LOT 8 IN
 BLOCK 5112
 11 HAMPTON COURT**
 SITUATED IN:
 NEPTUNE TOWNSHIP
 MONMOUTH COUNTY, NEW JERSEY

CAD: 224-2slp DATE: 07/24/23 SCALE: 1"=10'
 FILE: 224.0002 DRAWN: DSA SHEET 1 OF 1
 LESLIE A. WALKER III, PE DATE
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NUMBER: 24GE04729700