

PROTECT YOURSELF

A PHONE CALL CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU. THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EDUCATED, DESIGNERS OF ANY PRESH-PROBING TO LOCATE THE EXISTING SURFACE ANYWHERE IN THE STATE.

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	2.5 STORIES	2.5 STORIES
MAX. BUILDING HEIGHT	48 FT.	24.54 FT.	24.54 FT.
MAX. FLOOR AREA RATIO	0.6	0.24	0.24
MAX. BUILDING COVERAGE	35%	14.0%	14.1%
MAX. LOT COVERAGE	30%	27.4%	27.9%
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.
MIN. IMPROVABLE AREA	7,200 S.F.	2,250 S.F.*	2,250 S.F.*
MIN. IMPROVABLE DIAMETER	55 FT.	25 FT.*	25 FT.*
SETBACKS (PRIMARY BUILDING)			
FRONT YARD SETBACK	15 FT.	4.68 FT.*	4.79 FT.**
SIDE YARD	10 FT.	2.56 FT.*	0.39 FT.*
COMBINED SIDE YARD	25 FT.	30.49 FT.	23.66 FT.**
REAR	20 FT.	70.61 FT.	70.61 FT.

*EXISTING NON-COMFORMITY
**PROPOSED VARIANCE

GENERAL NOTES:

1. 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.
2. 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".
3. ALL CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH ALL LOCAL, FEDERAL AND STATE REGULATIONS.
4. 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.
5. ACCORDING TO THE ABOVE REFERENCED SURVEY, ELEVATIONS ARE BASED ON NAVD 88.
6. THE CONTRACTOR SHALL RECEIVE ALL THE NECESSARY APPROVALS FROM ALL LOCAL, COUNTY AND STATE GOVERNING AGENCIES, PRIOR TO CONSTRUCTION.
7. ALL ABOVE AND BELOW GROUND UTILITIES SHALL BE PROTECTED FROM DESTRUCTION AND DEBRIS AT ALL TIMES.
8. 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.
9. 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 #246A28239800

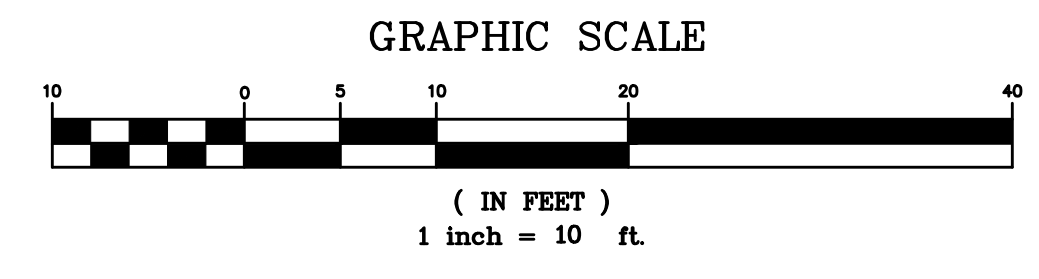
ABBINGTON ENGINEERING, LLC.
922 NJ-33, SUITE #3
FREEHOLD, NJ 07728
TEL: (732) 431-1440

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

REVISED PER TOWNSHIP PLANNER AND ENGINEERS LETTER DATED 03/08/2024	03/12/2024
REVISED PER TOWNSHIP ENGINEER LETTER DATED 11/30/2022	09/18/2023
REVISIONS	
DATE: 04/06/2023	JC
SCALE: 1"=10'	SK
AE FILE NAME: PLOT PLAN	CHG
AE FILE NUMBER: 413	AM
	RLD

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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 (DATE) ZONING BOARD CHAIRPERSON (DATE)
(BOARD ENGINEER) (DATE)

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Highlighted feature(s)

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lots
906	7		1902 STRATFORD AVE	1902 STRATFORD AVENUE LLC/JOHNSON	1907 STRATFORD AVENUE	NEPTUNE, NJ 07753	

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property:

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lots
617	35		1827 STRATFORD AVE	FEDERAL NATIONAL MORTGAGE ASSOC	3900 WISCONSIN AVENUE NW	WASHINGTON, DC 20016	
617	36		402 HIGHWAY 35	DHARAYAN NEPTUNE, LLC	2703 MERRYWOOD DRIVE	EDISON, NJ 08817	
617	37		MC BRIDE AVE	DHARAYAN NEPTUNE, LLC	2703 MERRYWOOD DRIVE	EDISON, NJ 08817	
620	3		320 HIGHWAY 35	AUTO ZONE INC.#1176	PO BOX 182463	COLUMBUS, OHIO 43218	
904	6		437 HIGHWAY 35	MONMOUTH BEVERAGE, INC.	437 HIGHWAY 35	NEPTUNE, NJ 07753	
904	12		401 HIGHWAY 35	PHILIP KONVITZ INVESTMENTS II, LLC	58 OBRE PLACE/AT B.DUBEL	SHREWSBURY, NJ 07702	
904	13		1907 STRATFORD AVE	FOGG, JEAN	1907 STRATFORD AVE	NEPTUNE, NJ 07753	
904	14		1948 STRATFORD AVE	LUNA, LORENA	115 HANTHORNE AVENUE	NEPTUNE CITY, NJ 07753	
904	15		1950 STRATFORD AVE	BOUIE,GREGORY & TANIA	1950 STRATFORD AVE	NEPTUNE, NJ 07753	
904	16		1922 STRATFORD AVE	GIBBONS, ALTHEA & MITCHELL, DIETRICH	1922 STRATFORD AVE	NEPTUNE, NJ 07753	
906	3		1912 STRATFORD AVE	TILTON, FRANK JR	1600 BIRCHWOOD LANE	WALL TOWNSHIP, NJ 07753	

Developed by Civil Solutions, using myiDV

Block	Lot	Qualifier	Location	Owner	Owner Street	Owner City/State/Zip	Additional Lots
906	4		1910 STRATFORD AVE	TILTON,FRANK & Z LANDSCAPING	1600 BIRCHWOOD LANE	WALL TOWNSHIP, NJ 07753	
906	5		1908 STRATFORD AVE	NEWTON,MICHELLE	210 MAPLE AVENUE	NEPTUNE, NJ 07753	
906	6		1904 STRATFORD AVE	ANDREWS,SONYA L	2001 BRADLEY AVENUE	NEPTUNE, NJ 07753	
906	8		333 HIGHWAY 35	333 HIGHWAY 35 REALTY LLC/KATANACI	251 DWIGHT ROAD	MIDDLETOWN, NJ 07748	
906	9		323 HIGHWAY 35	ABRAHAM RAFAEL NEPTUNE PLLC	2209 AVENUE K	BROOKLYN, NY 11210	
906	10		1919 MILTON AVE	BROOKS, MICHELE B	1919 MILTON AVENUE	NEPTUNE, NJ 07753	
906	11		1921 MILTON AVE	SEWARD MICHAEL A	PO BOX 653	ASBURY PARK, NJ 07712	
906	12		1923 MILTON AVE	ANDERSON, SHAKIDA	1923 MILTON AVE	NEPTUNE, NJ 07753	
906	13		1925 MILTON AVE	GAYLE, EARLE	1925 MILTON AVE	NEPTUNE, NJ 07753	
907	7		1922 MILTON AVE	WILLIAMS, LEON	1922 MILTON AVE	NEPTUNE, NJ 07753	
907	8		1920 MILTON AVE	TERRELL, PAUL JR & ESSIE LOU	705 SHELL PLACE	NEPTUNE, NJ 07753	
907	9		1915 WEST LAKE AVE	NASH, SHAWN J	1915 WEST LAKE AVENUE	NEPTUNE, NJ 07753	
907	10		1918 MILTON AVE	REYES, HECTOR MANUEL PEREZ	1918 MILTON AVE	NEPTUNE, NJ 07753	
907	11		1916 MILTON AVE	OSAYANDE, ANKOMA	1916 MILTON AVENUE	NEPTUNE, NJ 07753	

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AERIAL OF STRUCTURES & USE

PREPARED FOR

**1902 STRATFORD AVENUE
 BLOCK 906
 LOT 7**

SITUATED IN

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 MONMOUTH COUNTY
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