

PRELIMINARY & FINAL MAJOR SITE PLAN FOR KICK DANCE STUDIOS

BLOCK 25, LOT 12 TAX MAP SHEET #10 611 RIVER ROAD BOROUGH OF FAIR HAVEN, MONMOUTH COUNTY, NJ

PROPERTY OWNERS WITHIN 200'

Block lot	Owner	Mailing address	City, State, Zip
1314-25-10	REISS MANUFACTURING INC	PO BOX 159	RUMSON NJ 07760
1314-25-10.1	HDI HOLDINGS LLC	39 GRANGE AVENUE	FAIR HAVEN NJ 07704
1314-25-11	TUCSON GOLD CO LLC	615 RIVER RD	FAIR HAVEN NJ 07704
1314-25-12	WINSTON PROPERTIES II LLC	300 ALEXANDER CT APT 2708	PHILADELPHIA PA 19310
1314-25-13	SISTEAM LLC	607-609 RIVER ROAD	FAIR HAVEN NJ 07704
1314-25-14	FU WONG INC.	90 WASHINGTON STREET	RUMSON NJ 07760
1314-25-14.1	SPICER GREGORY & MARG & WALDMAN PAUL & LI	12 EDWARDS FARM LANE	TINTON FALLS NJ 07724
1314-25-15	ARENA UMBERTO & DORA TRUSTEES	1401 S OCEAN DRIVE #701	HOLLYWOOD FLORIDA 33019
1314-31-1	M&M REALTY PARTNERS AT FAIR HAVEN L	1260 STELTON ROAD	PISCATAWAY NJ 08854
1314-32-2	FAIR HAVEN RETAIL LLC	307 FELLOWSHIP RD #300	MT LAUREL NJ 08054
1314-32-3	600 RIVER ROAD LLC	600 RIVER ROAD	FAIR HAVEN NJ 07704
1314-32-4	STONE A B REV TRUST	72800 CITRUS COURT	PALM DESERT CA 92260
1314-32-5	DOS BROS HOLDINGS LLC	610 RIVER ROAD	FAIR HAVEN NJ 07704
1314-32-6	LEASOR & ASSOCIATES LLC	612 RIVER ROAD	FAIR HAVEN NJ 07704
1314-25-45	BESSIE ALBERT IRREVOCABLE LIVING TR	1 COLLEEN WAY	NEPTUNE NJ 07753
1314-25-47	U.S. BANK TRUST NA TRUSTEE	13801 WIRELESS WAY	OKLAHOMA CITY OK 73134
1314-25-48	BECKER DAVID LEE	73 NAVESINK AVENUE	FAIR HAVEN NJ 07704
1314-25-49	CLAPP DANIEL	79 NAVESINK AVE	FAIR HAVEN NJ 07704
1314-25-50	MEVORACH RONEN & DIANE	83 NAVESINK AVE	FAIR HAVEN NJ 07704
1314-25-46	MAC FARLAND DOUGLAS J & PAMELA J	65 NAVESINK AVENUE	FAIR HAVEN NJ 07704
1314-25-32.11	ARAUJO GUSTAVO & LEDERMAN GWYNETH	81 BRIARWOOD ROAD	FAIR HAVEN NJ 07704
1314-25-5	SHERMAN JOHN RICHARD III & VITALE	34 LEWIS LANE	FAIR HAVEN NJ 07704

UTILITY CONTACTS

Water - NJ American Water Company,
c/o Scott Segal.
One Water Street
Camden, NJ 08102
856-549-8606

Water - Borough of Red Bank, Department of Public Utilities,
Joseph E. Buonacquista
75 Chestnut Street,
Red Bank, NJ 07701 (people on Lake Avenue, Haddon Park, Harrison Avenue,
Chestnut Street, Beekman Place, etc are connected to the Red Bank water main)

Electric - JCP&L,
Manager- Real Estate
300 Madison Ave.
Morristown, NJ 07962

Gas - NJ Natural Gas Company,
Joan Purcara, Right of Way and Claims Representative
P.O. Box 1464
Wall, New Jersey 07719

Monmouth County Planning Board,
Director
PO BOX 1255
Freehold, NJ 07728

Two Rivers Water Reclamation Authority
1 Highland Ave.
Monmouth Beach, NJ 07757



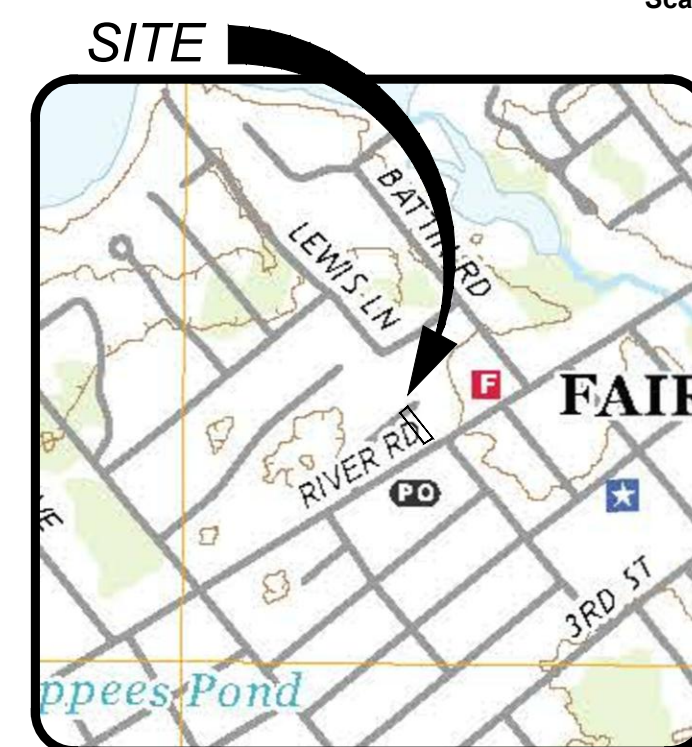
ZONE

B-1 = BUSINESS
B-2 = BUSINESS
PB = PUBLIC USE
R-10A = SINGLE FAMILY RESIDENT

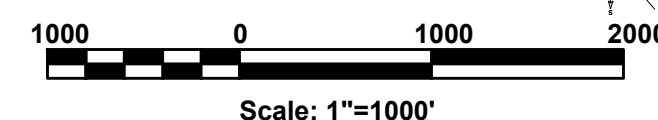
TAX MAP



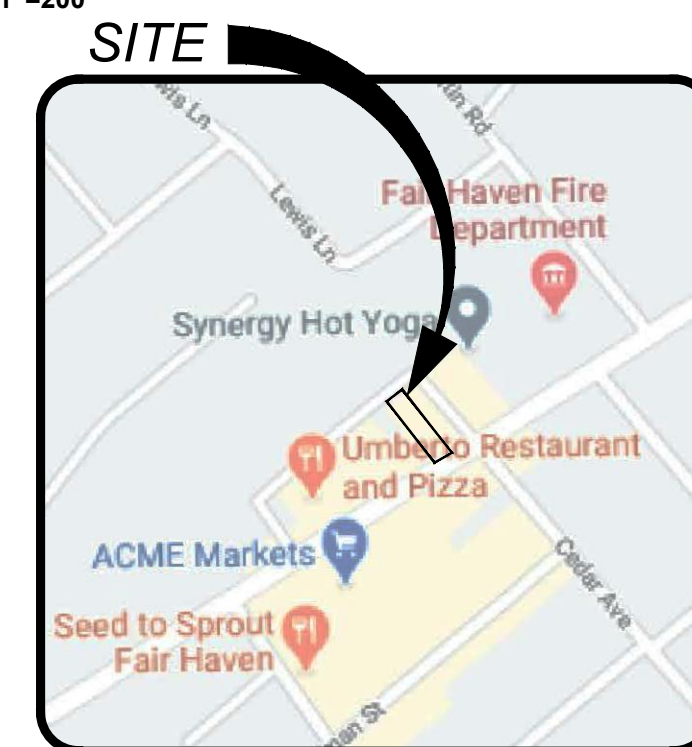
Scale: 1"=200'



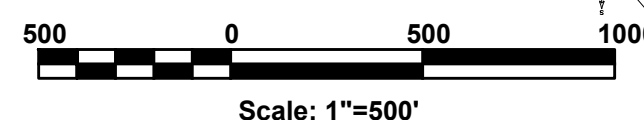
USGS MAP



Scale: 1"=1000'



LOCATION MAP



Scale: 1"=500'

SOURCE: TAX MAP INFORMATION SHOWN TAKEN FROM OFFICIAL TAX MAP OF THE BOROUGH OF FAIR HAVEN, STRUCTURES SHOWN TAKEN FROM MONMOUTH COUNTY GIS

CERTIFICATIONS

OWNER	DATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE BOROUGH OF FAIR HAVEN ZONING BOARD OF ADJUSTMENT.	
NOTARY PUBLIC	DATE
SWORN AND SUBSCRIBED TO BEFORE ME THIS DAY OF	
PLANNING BOARD	DATE
THE APPLICATION WAS APPROVED AS A MAJOR SITE PLAN BY THE BOROUGH OF FAIR HAVEN PLANNING BOARD	
CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

INDEX OF SHEETS:

SHEET #	TITLE SHEET	INITIAL RELEASE:	REV. DATE:
C100	TITLE SHEET	10/30/20	10/30/20
C300	SITE LAYOUT PLAN	03/06/20	10/30/20
C301	LIGHTING PLAN	10/30/20	

PROJECT INFORMATION

KICK DANCE STUDIOS

PROJECT LOCATION:
BLOCK 25, LOT 12
611 RIVER ROAD
BOROUGH OF FAIR HAVEN,
MONMOUTH COUNTY, NJ

OWNER:
WINSTON PROPERTIES II LLC
450N 18TH ST APT 1547
PHILADELPHIA, PA 19310

APPLICANT:
KICK DANCE STUDIOS
611 RIVER ROAD
BOROUGH OF FAIR HAVEN, NJ 07704

APPLICANT'S PROFESSIONALS

ATTORNEY:
RICK BRODSKY, ESQ.
ANSSELL GRIMM & ARON, PC
1500 LAWRENCE AVE
OCEAN, NJ 07712

ARCHITECT:
ANTHONY M. CONDOURIS ARCHITECT INC
20 BINGHAM AVENUE
RUMSON, NJ 07760

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719



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ELECTRIC	RED
GAS	YELLOW
COMMUNICATION/TV	ORANGE
SEWER	BLUE
WATER	GREEN
YEAR SURVEY MARKINGS	MAGENTA
PROMISED EXCAVATION	WHITE

INSITE
Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA, DELAWARE, CONNECTICUT, NORTH CAROLINA, COLORADO, & DISTRICT OF COLUMBIA

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JASON E. FIGHTER, PE, PP, CFM, CME
NJPE #3118 NJPP #726 PAPE #1968
DCPE #3119 NYPE #02285 CPEE #21291
NCPE 33336 DCPE 900682 COPE 36605

REVISIONS

Rev #	Date	Comment
3	10/30/20	REV PER BORO ENGINEER'S COMMENTS
2	09/22/20	REV PER BORO ENGINEER'S REVIEW
1	08/14/20	REV PER COMPLETENESS & PLANNING REVIEW
0	03/06/20	INITIAL RELEASE

SCALE: AS SHOWN DESIGNED BY: SGM
DATE: 03/06/20 DRAWN BY: BRK
JOB #: 20-1348-01 CHECKED BY: JLF
CAD ID: 20-1348-01/0

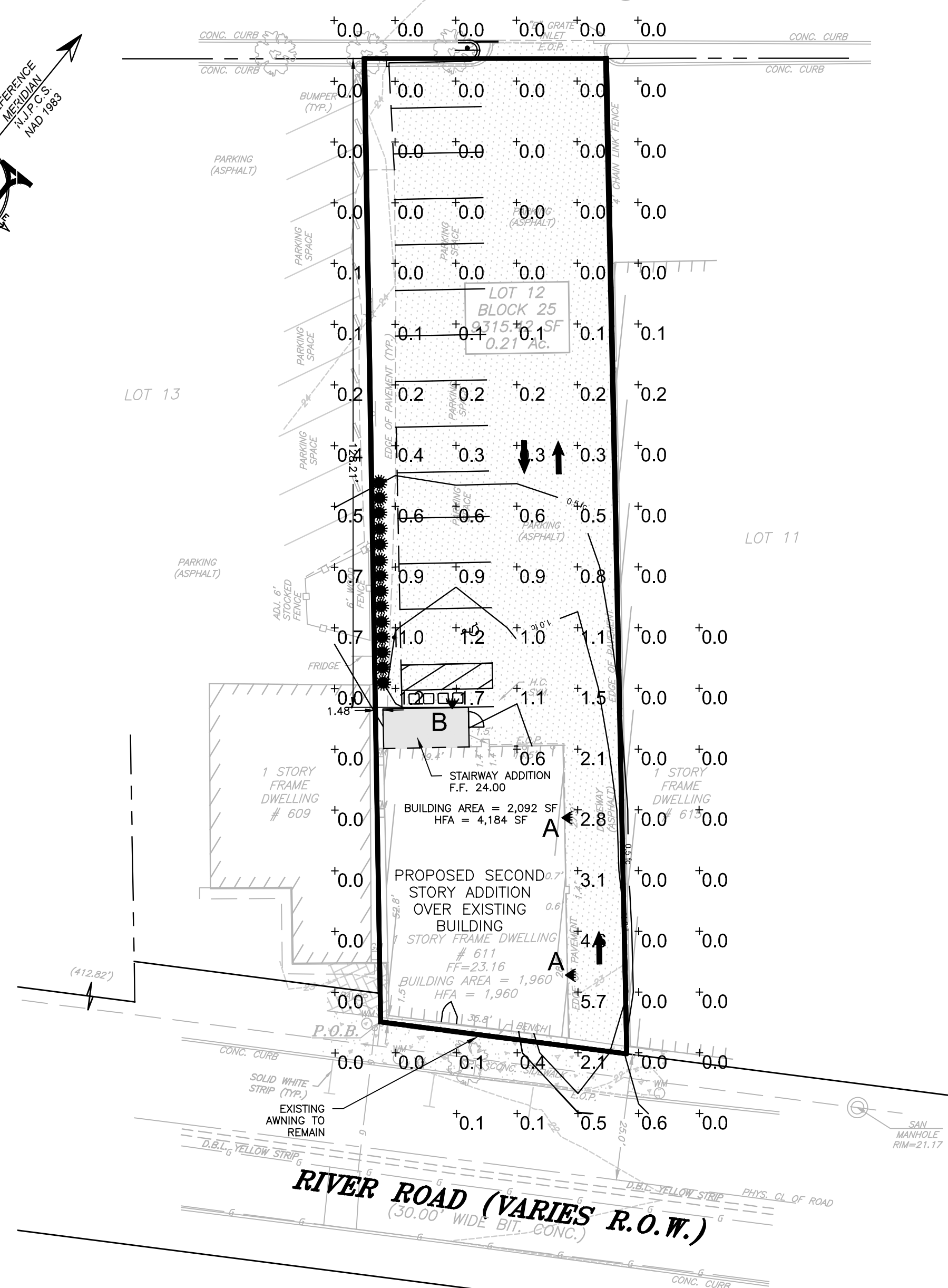
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FOR CONSTRUCTION
PRELIMINARY & FINAL MAJOR SITE PLAN

TITLE SHEET

SHEET NO. **C100**

NAVESINK AVENUE (R.O.W. VARIES)



LIGHTING PLAN



LUMINAIRE SCHEDULE							
LABEL	QTY	DESCRIPTION	WATTAGE	LAYOUT	MOUNT HEIGHT	TYPE	DIRECTION OF ILLUMINATION
A	2	DSXW1 LED 20C 350 30K T25 MVOLT	20 W	SINGLE	15'	WALL	DOWN
B	1	DSXW1 LED 20C 700 30K TFTM MVOLT	20 W	SINGLE	15'	WALL	DOWN

NOTE:
 1. LIGHTING TEMPLATE VALUES SHOWN ARE: 1.0 AND 0.50 FOOTCANDLES.
 2. ALL LIGHTS TO REMAIN ON FROM DUSK UNTIL DAWN.
 3. EXISTING LIGHTS ARE NOT INCLUDED IN THIS ANALYSIS.

LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE

D-Series Size 1 LED Wall Luminaire

d-series

Specifications Luminaire
 Width: 13-3/4" (34.9 cm)
 Depth: 10" (25.4 cm)
 Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)
 Width: 13-3/4" (34.9 cm)
 Depth: 4" (10.2 cm)
 Height: 6-3/8" (16.2 cm)

Weight
 Luminaire: 12 lbs (5.4 kg)
 Back Box: 5 lbs (2.3 kg)
 ELCW: 10 lbs (4.5 kg)

Introduction
 The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 12 LEDs (see spec sheet)	350 350mA	20K 3000K	T25 Type I (Down)	120V	Shipped included	Shipped installed
	20C 20 LEDs (see spec sheet)	700 350mA	50K 5000K	T35 Type I (Down)	240V	BBW	FE, DMAG, PIR, PIRFCV, PIRFCVW, ELCW

Accessories

DSXW1U Base-wire (w/1000 hrs light output)
 DSXW1UTU Base-wire (w/1000 hrs light output)
 DSXW1UW Valid post-warranty

Shipped installed
 SF Single-fuse (20, 277 or 347V)
 DF Double-fuse (208, 240 or 480V)
 HS In-line sensor
 SPD Surge protection

Shipped separately
 BW Back-box (see spec sheet)
 WG Weather guard
 DEL Delayed dimming

Finish options
 DDBTXD Black
 DDBTD White
 DDBTDL White
 DDBTDLW White
 DDBTDLW White
 DDBTDLW White

LITHONIA LIGHTING
 One Lithonia Way • Cary, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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TYPE A LIGHT

D-Series Size 1 LED Wall Luminaire

d-series

Specifications Luminaire
 Width: 13-3/4" (34.9 cm)
 Depth: 10" (25.4 cm)
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 DSXW1UW Valid post-warranty

Shipped installed
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 DDBTD White
 DDBTDL White
 DDBTDLW White
 DDBTDLW White

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TYPE B LIGHT

PROJECT INFORMATION

PROJECT NAME: **KICK DANCE STUDIOS**

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 611 RIVER ROAD
 BOROUGH OF FAIR HAVEN,
 MORRIS COUNTY, NJ**

OWNER: **WINSTON PROPERTIES II LLC
 450N 18TH ST APT 1547
 PHILADELPHIA, PA 19130**

ARCHITECT: **KICK DANCE STUDIOS
 611 RIVER ROAD
 BOROUGH OF FAIR HAVEN, NJ 07704**

APPLICANT'S PROFESSIONALS: **ATTORNEY:
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 ANSELL GRIMM & ARON, PC
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 OCEAN, NJ 07712**

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Jason F. Teller
 JASON F. TELLER, PE, PP, CFM, CME
 NJPE #3718 NJPP #726 PAPE #1968
 DEPE #819 NYPE #00295 CPPE #2391
 NCPPE 3336 DCPE 900682 COPE 36605

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 FOR CONSTRUCTION PLAN INFORMATION

DRAWING TITLE: **PRELIMINARY & FINAL MAJOR SITE PLAN**

SHEET TITLE: **LIGHTING PLAN**

SHEET NO.: **C301**