

# AMENDED MINOR SITE PLAN

## OF

### BLOCK 52 LOT 1

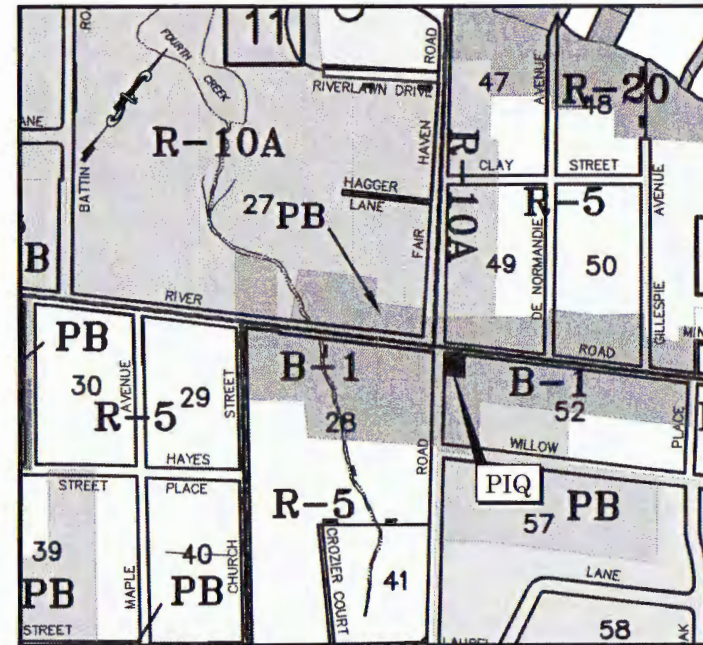
**200' ADJOINING OWNERS:**

PART 2 ADJOINING REPORT

BLK	LOT	OWNER	ADDRESS
27	11	...	...
27	12	...	...
27	13	...	...
27	14	...	...
27	15	...	...
27	16	...	...
27	17	...	...
27	18	...	...
27	19	...	...
27	20	...	...
27	21	...	...
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27	44	...	...
27	45	...	...
27	46	...	...
27	47	...	...
27	48	...	...
27	49	...	...
27	50	...	...
27	51	...	...
27	52	...	...
27	53	...	...
27	54	...	...
27	55	...	...
27	56	...	...
27	57	...	...
27	58	...	...



KEY MAP  
N.T.S



ZONING/TAX MAP  
N.T.S

**GENERAL NOTES:**

- OWNER/APPLICANT- LAURIE & FRANK CACCAVO  
RIVER ROAD 756 LLC  
118 LEWIS LANE  
FAIR HAVEN, NJ 07704
- THE PROPERTY IS KNOWN AS BLOCK 52, LOT 1 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF FAIR HAVEN, MONMOUTH COUNTY, NEW JERSEY AND CONTAINS 0.206± AC.
  - THE SITE IS LOCATED WITHIN ZONE B-1 AS DELINEATED ON THE "ZONING MAP - THE BOROUGH OF FAIR HAVEN, MONMOUTH COUNTY, NEW JERSEY" OUTBOUND AND EXISTING CONDITIONS INFORMATION DEPICTED HEREIN TAKEN FROM A PLAN ENTITLED "SURVEY OF PROPERTY" PREPARED BY MORGAN ENGINEERING & SURVEYING, DATED 8/15/17, UPDATED EX. CONDITIONS TOPO SURVEYED BY W.J.H ON 2/21/2020.
  - EXISTING USE: RETAIL STORE
  - PROPOSED USE: RETAIL STORE
  - THE SITE IS SERVED BY PUBLIC SEWER & WATER.
  - EXISTING UTILITY INFORMATION SHOWN HEREIN HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
  - ALL CONSTRUCTION MATERIALS, WORKMANSHIP, SIGNS, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREIN SHALL BE IN ACCORDANCE WITH:
    - N.J.O.T "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS CURRENTLY AMENDED, CURRENT.
    - PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS, CURRENT.
    - PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
  - CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREIN, AND/OR IF SUCH CONDITIONS IN THE CONTRACTOR'S OPINION, WOULD OR COULD RENDER THE DESIGN SHOWN HEREIN INAPPROPRIATE OR INEFFECTIVE.
  - CONTRACTOR TO COORDINATE ANY UTILITY POLE RELOCATIONS.
  - ADJACENT PROPERTY LINES AND RIGHT OF WAY LINES ARE SHOWN GRAPHICALLY, ARE TAKEN FROM AVAILABLE TAX MAP DATA, AND ARE FOR INFORMATIONAL PURPOSES ONLY.
  - THIS PLAN IS SUBJECT TO ALL LOCAL AND STATE REGULATORY PERMITS.
  - THIS IS AN IMPROVEMENT PLAN AND IS NOT A SURVEY.
  - THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND OTHER AGENCY REVIEW AND APPROVAL.
  - THIS PLAN IS FOR CHANGE OF USE AND BUILDING IMPROVEMENT PURPOSES ONLY.

ZONING TABLE			
B-1 BUSINESS ZONE			
CORNER LOT	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5,000 SF	8,973 SF	8,973 SF
MIN. LOT WIDTH	70'	91.98'	91.98'
MIN. LOT DEPTH	100'	98.12*	98.12*
MIN. FRONT YARD SETBACK	35'	7.0*/10.0*	7.0*/10.0*
MIN. REAR YARD SETBACK	10'	29.2'/62.4'	29.2'/62.4'
MIN. SIDE YARD SETBACK	5'/ 10' TOTAL	N/A	N/A
MAX. HABITABLE FLOOR AREA RATIO	40% OF LOT AREA (2,000 SF**)	15.4% ** (1,379 SF)	15.4% ** (1,379 SF)
MAXIMUM LOT COVERAGE	80%	78.8%	78.8%
MAXIMUM BUILDING COVERAGE	50%	15.4%	15.4%
MAXIMUM BUILDING HEIGHT	35'	2 STORY	2 STORY
PARKING SPACES (4 PER 1,000 SF/GFA)	5.5	14 SPACES (MIN. 9'x18')	14 SPACES (MIN. 9'x18')

\* EXISTING VARIANCE CONDITION  
\*\* CALCULATED USING TOTAL LOT AREA  
\*\*\* FENCE HEIGHT 48" PROP. 42" ALLOWED FENCE

## BOROUGH OF FAIR HAVEN MONMOUTH COUNTY, NJ

SHEET INDEX			
SHEET NO.	SHEET TITLE	ORIG. ISSUE DATE	LATEST REV. DATE
1	COVER SHEET	8/31/18	3/5/20
2	EXISTING CONDITIONS PLAN	8/31/18	3/5/20
3	PROPOSED IMPROVEMENT PLAN	8/31/18	3/5/20

## AMENDED MINOR SITE PLAN

### OF

#### BLOCK 52 LOT 1

#### BOROUGH OF FAIR HAVEN

#### MONMOUTH COUNTY, NJ

JOB NUMBER 18151

**WH ENGINEERING**  
CERT. OF AUTH. NO. 24GA28117300  
257 MONMOUTH ROAD, BLDG. A, STE. 7, OAKHURST, NJ 07755  
PHONE - 732-223-1313  
WWW.WJHENGINEERING.COM

MONMOUTH COUNTY ZONING BOARD APPROVAL TO BE AFFIXED

CERTIFICATION: APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF FAIR HAVEN MONMOUTH COUNTY, NEW JERSEY

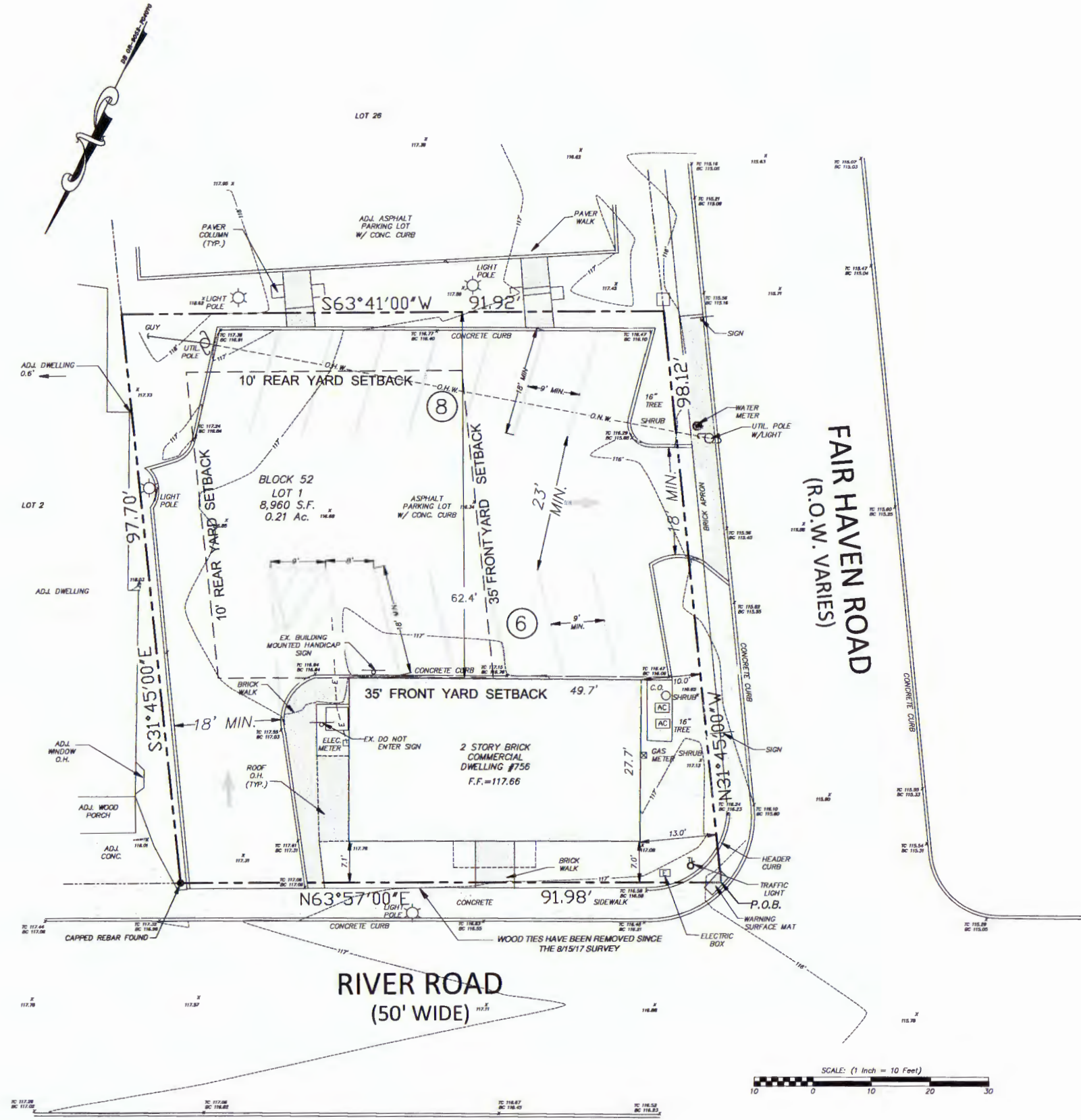
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

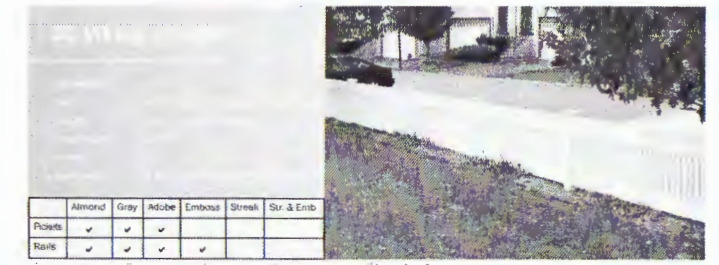
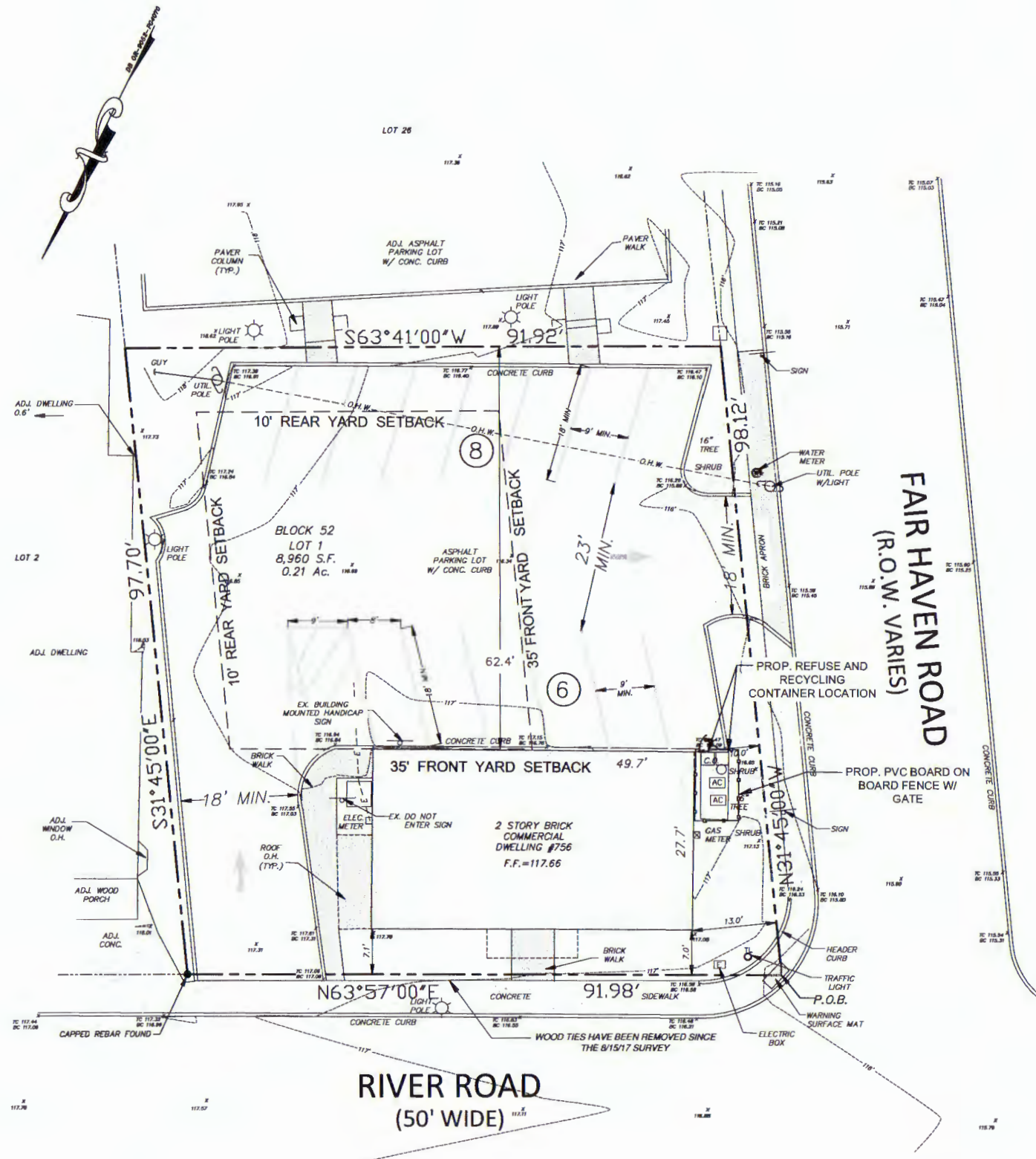
MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

WALTER JOSEPH HOPKIN  
N.J. PROFESSIONAL ENGINEER, LIC. NO. 40673

*Walter Joseph Hopkin*



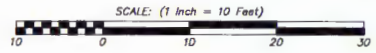
NO.	DATE	DESCRIPTION	DRAWN BY
1	3/5/20	REVISED PURSUANT TO TOWNSHIP ENGINEERS REVIEW	WH
<b>AMENDED MINOR SITE PLAN</b>			
OF <b>LOT 1 BLOCK 52</b>			
BOROUGH OF FAIR HAVEN		MONMOUTH COUNTY NEW JERSEY	
<b>WH</b> ENGINEERING	CERT. OF AUTH. NO. 246A2B117300 257 MONMOUTH ROAD, BLDG. A, STE. 7 CARLISLE, NJ 07755 PHONE: 732-223-1313 WWW.WJENGINEERING.COM		<b>EXISTING CONDITIONS PLAN</b>
	SCALE: 1" = 10' DRAWN BY: J.L. DATE: 8/31/18 JOB No.: 18151 SHEET No.: 2 OF 3		<b>WALTER JOSEPH HOPKIN</b> N.J. PROFESSIONAL ENGINEER, LIC. No. 40873 



	Almond	Gray	Adobe	Emboss	Street	Str & Emb
Pickets	✓	✓	✓	✓		
Rails	✓	✓	✓	✓		

**4' HIGH GL VIKING STRAIGHT FENCE**  
NOT TO SCALE

**NOTES:**  
ALL ON SITE TREES AND SHRUBS SHALL BE TRIMMED TO BE BELOW 24" OR ABOVE 7".



NO.	DATE	DESCRIPTION	DRAWN BY
1	3/5/20	REVISED PURSUANT TO TOWNSHIP ENGINEERS REVIEW	MH

**AMENDED MINOR SITE PLAN**  
OF  
**LOT 1 BLOCK 52**  
BOROUGH OF FAIR HAVEN      MONMOUTH COUNTY      NEW JERSEY

CERT. OF AUTH. NO. 24GA28117300  
257 MONMOUTH ROAD,  
BLDG A, STE 7,  
OAKHURST, NJ 07735  
PHONE: 732-223-1313  
WWW.WHENGINEERING.COM

**PROPOSED IMPROVEMENT PLAN**

**WALTER JOSEPH HOPKIN**  
N.J. PROFESSIONAL ENGINEER, LIC. No. 40873

SCALE:	DRAWN BY:	DATE:	APP No.:	SHEET No.:
1" = 10'	JL	8/31/18	18151	3 OF 3