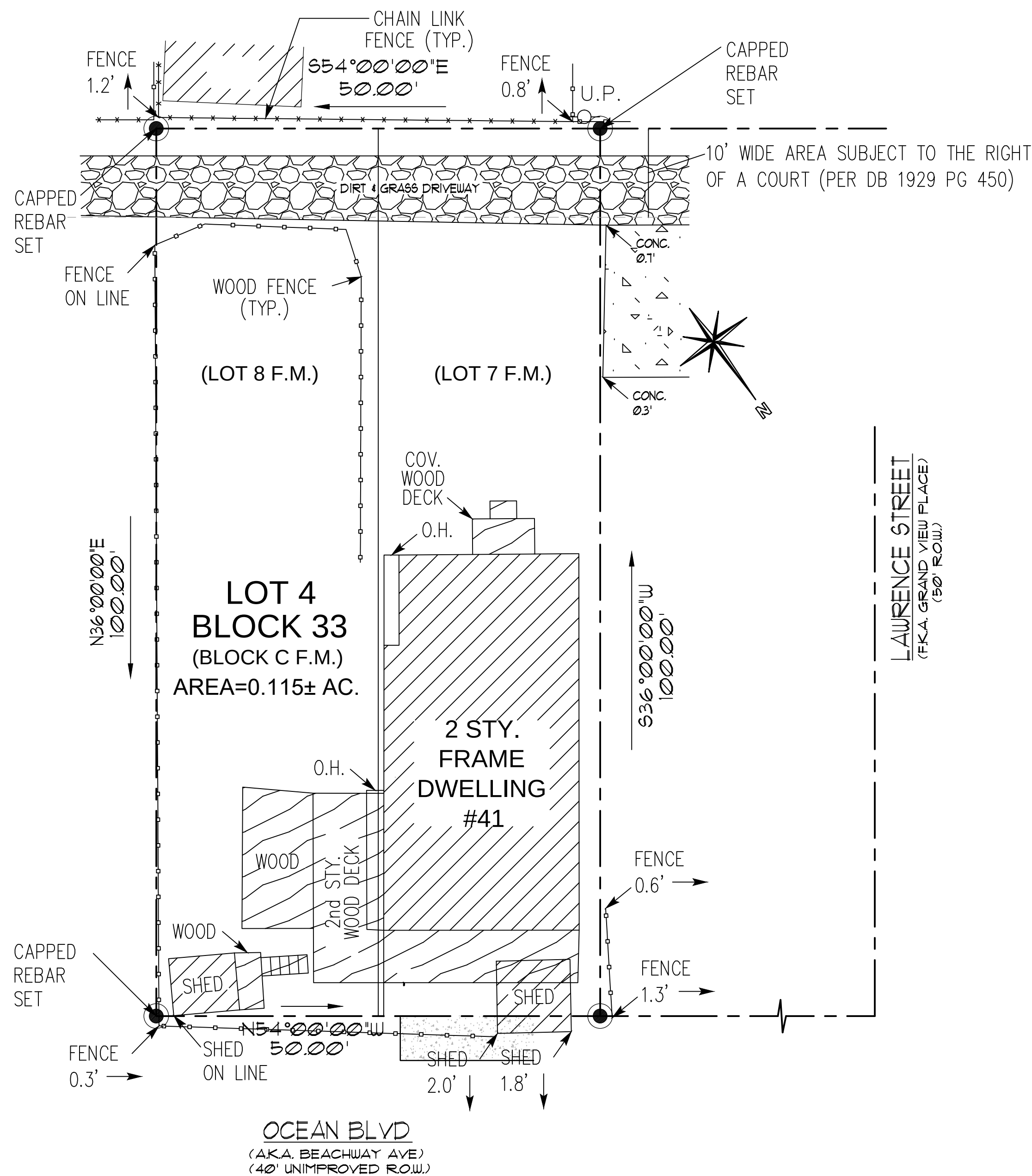


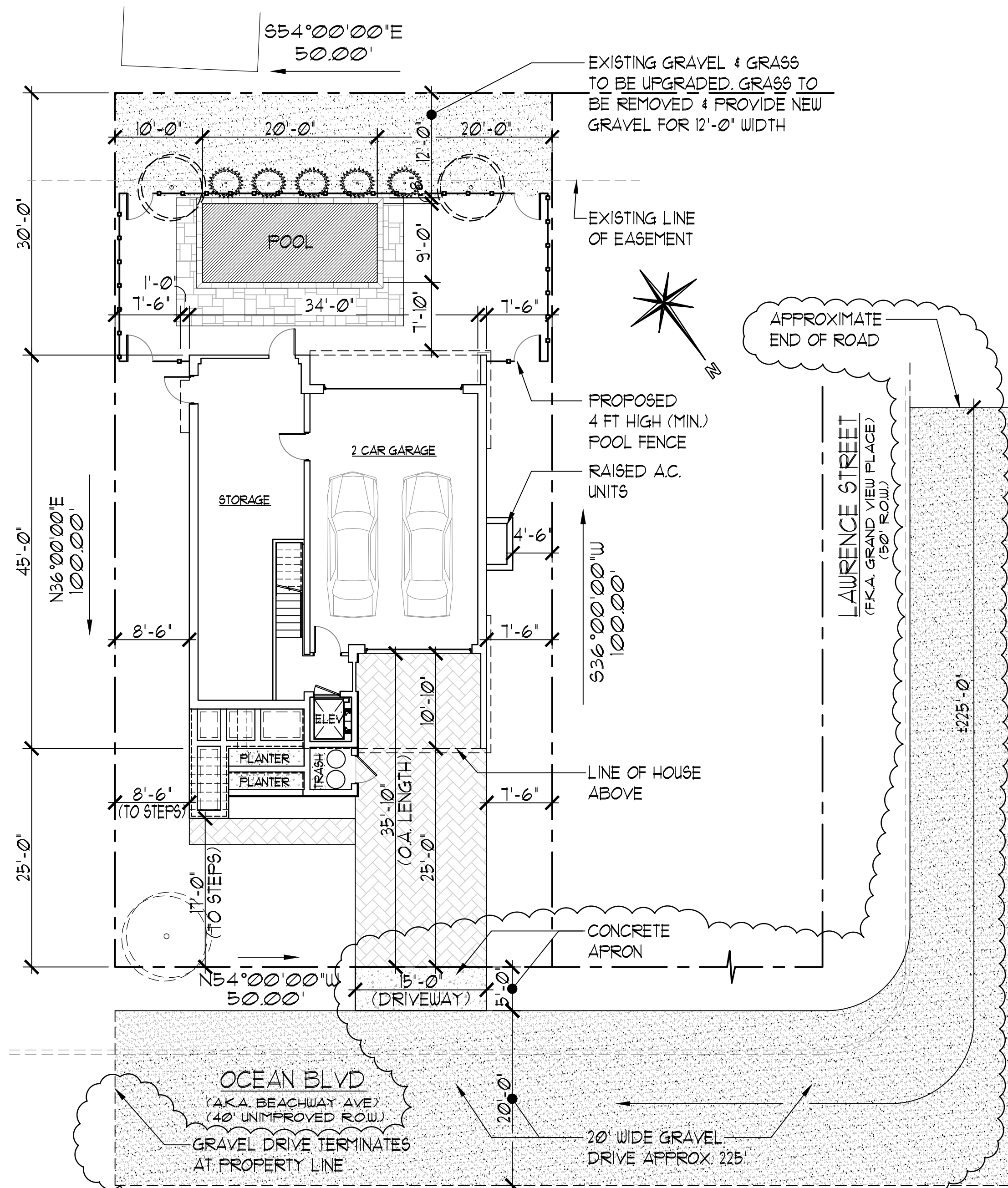


EXISTING SITE PLAN

SCALE: 1" = 10'-0"

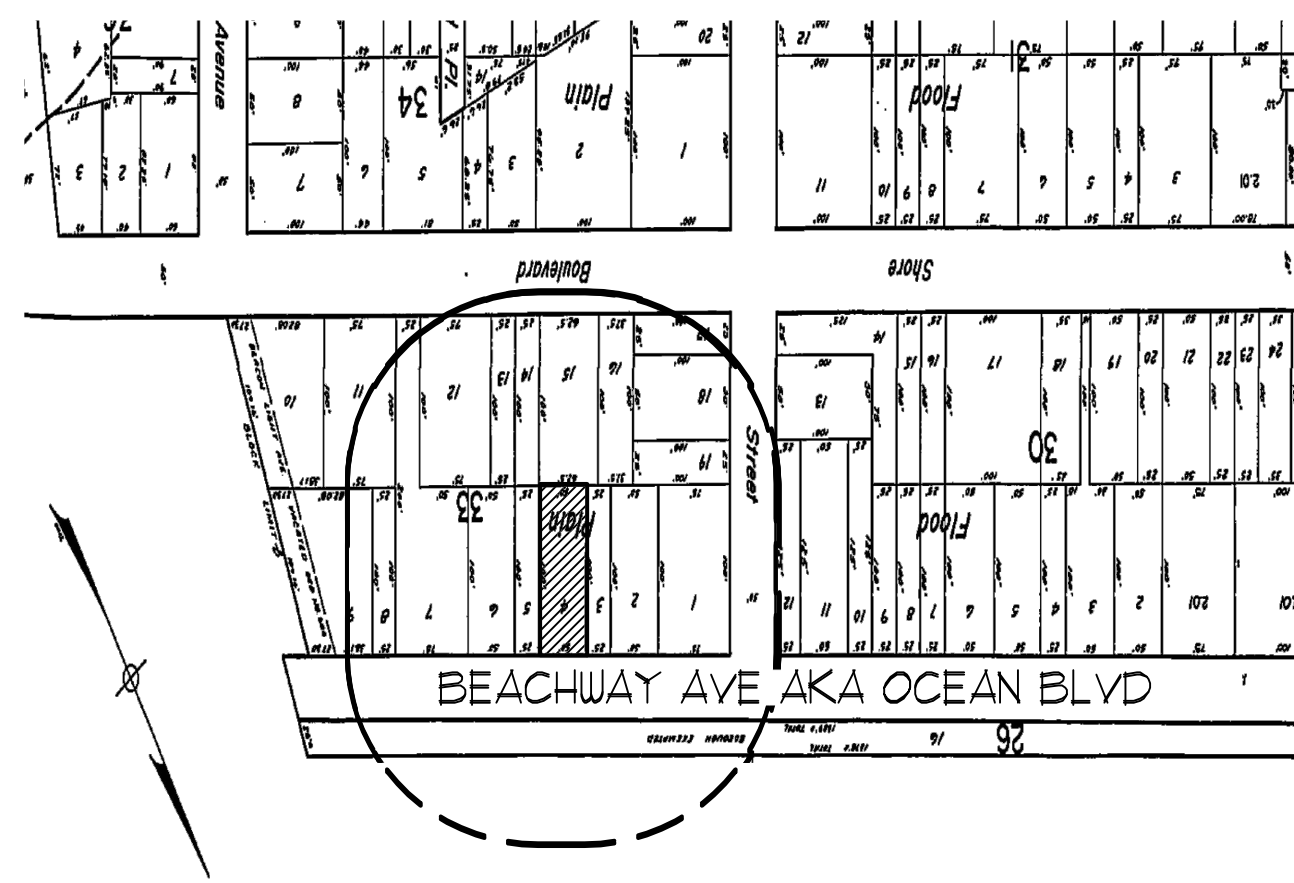
ZONING & CONSTRUCTION DATA			
BLOCK - 33	DESIGN GROUP	R-5	DESIGN LOADS: (SHALL MEET OR EXCEED THE REQUIRED OF SECTION R301)
LOT - 4	CONSTRUCTION CLASS	TYPE VB	FLOORS: 40 PSF LIVE LOAD 10 PSF DEAD LOAD
ZONE - R-5	CLIMATE ZONE	10 ML/HR	ROOF: 30 PSF LIVE LOAD 10 PSF DEAD LOAD
	WIND ZONE		
	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 SF	5,000 SF	NO CHANGE
LOT WIDTH	50 FT	50 FT	NO CHANGE
LOT DEPTH	100 FT	100 FT	NO CHANGE
PRINCIPAL BUILDING			
FRONT YARD	25 FT	41.9 FT	25 FT (11 FT TO STEPS)
REAR YARD	25 FT	9.1 FT	25 FT
SIDE YARD	1.5 FT	2.4 FT	1.5 FT
BOTH SIDE YARDS	15 FT	2.4 / 25.4 FT	15 FT
BUILDING HEIGHT	35 FT/2½ STORIES	25 FT +/-	31.5 FT (33 FT ABOVE BFE.)
% LOT COVERAGE PRINCIPAL BUILDING	25% = 1,250 SF	951 SF (19.1%)	1,249 SF (24.9%)
% IMPERVIOUS COVERAGE	50% = 2,500 SF	1,491 SF (29.9%)	2,413 SF (48.46%)
NOTES:			
*** INDICATES PRE-EXISTING NONCONFORMING CONDITION			
INDICATES PROPOSED NONCONFORMING CONDITION			

FLOOD ZONE AE - 11'-0"



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



TAX MAP - 200' NOTIFICATION RADIUS

SCALE: 1" = 200'-0"

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
33	1		2	BOGGIER, WILLIAM C & ELIZABETH K 32 WOOTTON RD ESSEX FELLS, NJ	36 OCEAN BLVD	
33	2		2	399 OCEAN LLC 36 SOUTH WHITTIER ST CARTERET, NJ	39 BEACHWAY	
33	3		1	REINES, MARY 21 TRUEX PLACE MIDDLETOWN, NJ	40 BEACHWAY	
33	4		1	ROCCHIO, PAT & PATRICIA 288 FLAGG PL STATEN ISLAND, NY	41 OCEAN BLVD.	
33	6		1	WHITE NIGHTS, LLC 1208 LINCOLN ST APT 5 LINDEN, NJ	45 OCEAN BLVD.	5
33	7		2	COWARD, JOSEPH EDWARD & ELIZABETH 143 SHORE BLVD KEANSBURG, NJ	143 SHORE BLVD	
33	8		2	BARDIS, SPYROS & ANGELA 113 SECOND AVE BRADLEY BEACH, NJ	145 SHORE BLVD	11
33	9		2	THOMAS, MICHAEL JURSKRISKOVIK, JOYCE 147 SHORE BOULEVARD KEANSBURG, NJ	147 SHORE BLVD	
33	12		1	ON THE BAY CONDOMINIUM 139 SHORE BLVD KEANSBURG, NJ	139 SHORE BLVD	
33	12	0001	2	BOROUGH OF KEANSBURG 29 CHURCH STREET KEANSBURG, NJ	139 SHORE BLVD	
33	12	0002	2	BOROUGH OF KEANSBURG 29 CHURCH STREET KEANSBURG, NJ	139 SHORE BLVD UNIT #2	
33	12	0003	2	SORENSEN, STACY 2306 VIA ZAFIRO SAN CLEMENTE, CA	139 SHORE BLVD UNIT #3	
33	12	0004	2	BOROUGH OF KEANSBURG 29 CHURCH STREET KEANSBURG, NJ	139 SHORE BLVD UNIT #4	
33	13		2	ABDELMESSIH, HANA 854 POOLE AVE HAZLET, NJ	135 SHORE BLVD	
33	14		1	YABLON, LISA & EHREN 190 NOTTINGHAM WAY HILLSIDE, NJ	133 SHORE BLVD	
33	15		2	XU, ZHENGHONG 255 SOUTH SEVENTH STREET HIGHLAND PARK, NJ	131 SHORE BLVD	
33	16		2	JUDE QUINN, LLC 130 ESSEX STREET #17 NEW YORK, NY	125 SHORE BLVD	
33	17		2	TUCKER, ALFRED E. 16 LAWRENCE AVE. KEANSBURG, N.J.	16 LAWRENCE AVE.	
33	18		2	CECALA, JOSEPH & ALEXANDRA 704 PARK AVE HOBOKEN, NJ	14 LAWRENCE AVE	
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
33	19		2	EMILY LISA G. JACOBELLI, CECALA L. 626 ADAM STREET HOBOKEN, N J	10 LAWRENCE AVE.	
33	12		1	ON THE BAY CONDOMINIUM 139 SHORE BLVD KEANSBURG, NJ	139 SHORE BLVD	
33	12	0001	2	BOROUGH OF KEANSBURG 29 CHURCH STREET KEANSBURG, NJ	139 SHORE BLVD	
33	12	0002	2	BOROUGH OF KEANSBURG 29 CHURCH STREET KEANSBURG, NJ	139 SHORE BLVD UNIT #2	
33	12	0003	2	SORENSEN, STACY 2306 VIA ZAFIRO SAN CLEMENTE, CA	139 SHORE BLVD UNIT #3	
33	12	0004	2	BOROUGH OF KEANSBURG 29 CHURCH STREET KEANSBURG, NJ	139 SHORE BLVD UNIT #4	
33	13		2	ABDELMESSIH, HANA 854 POOLE AVE HAZLET, NJ	135 SHORE BLVD	
34	1		2	PUYNKO, FRED & BONNIE B 120 SHORE BLVD KEANSBURG, NJ	120 SHORE BLVD	
34	2		1	MLVN REALTY LLC PO BOX 463 MIDDLETOWN, NJ	124 SHORE BLVD	
34	4		2	LAWLOR, JOSEPH 136 SHORE BLVD KEANSBURG, NJ	136 SHORE BLVD	3, 14
34	5		2	HUNEZ, FRANCISCO 142 SHORE BLVD KEANSBURG, NJ	142 SHORE BLVD	
184	5		15C	BORO OF KEANSBURG-BEACH FRONT 29 CHURCH ST KEANSBURG, N J	BEACH FRONT	184/5.01
184	6		1	BEACHSIDE GARDENS CONDOMINIUM 165 SHORE BLVD KEANSBURG, NJ	165 SHORE BLVD	

APPROVAL

PLANNING BOARD SECRETARY	DATE
PLANNING BOARD CHAIRPERSON	DATE
ENGINEER	DATE

THE PROJECT SITE IS LOCATED IN THE COASTAL AREA FACILITIES REVIEW ACT (CAFRA) ZONE. THE APPLICANT WILL COMPLY WITH ANY APPLICABLE NJDEP REQUIREMENTS. FURTHER REVIEW DEFERRED TO NJDEP.

ROCCHIO RESIDENCE



MICHAEL SAVARESE ASSOCIATES

34 SYCAMORE AVENUE, UNIT 1E, LITTLE SILVER, NJ 07739 (732) 530-1424
114 WEST 26TH STREET, 6TH FLOOR NEW YORK, NY 10001 (646) 957-6031

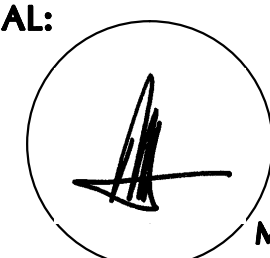
ISSUE:

11/06/19 - ORIGINAL ISSUE
11/11/19 - REVISED BY OWNER
02/25/20 - REVISED PER ZONING COMMENTS
04/22/20 - REVISED PER TUP, ENGINEER REVIEW
09/01/20 - REVISED 200' RADIUS PROPERTIES

ISSUE:

09/23/20 - SECOND ENGINEERING REVIEW COMMENTS

SEAL:



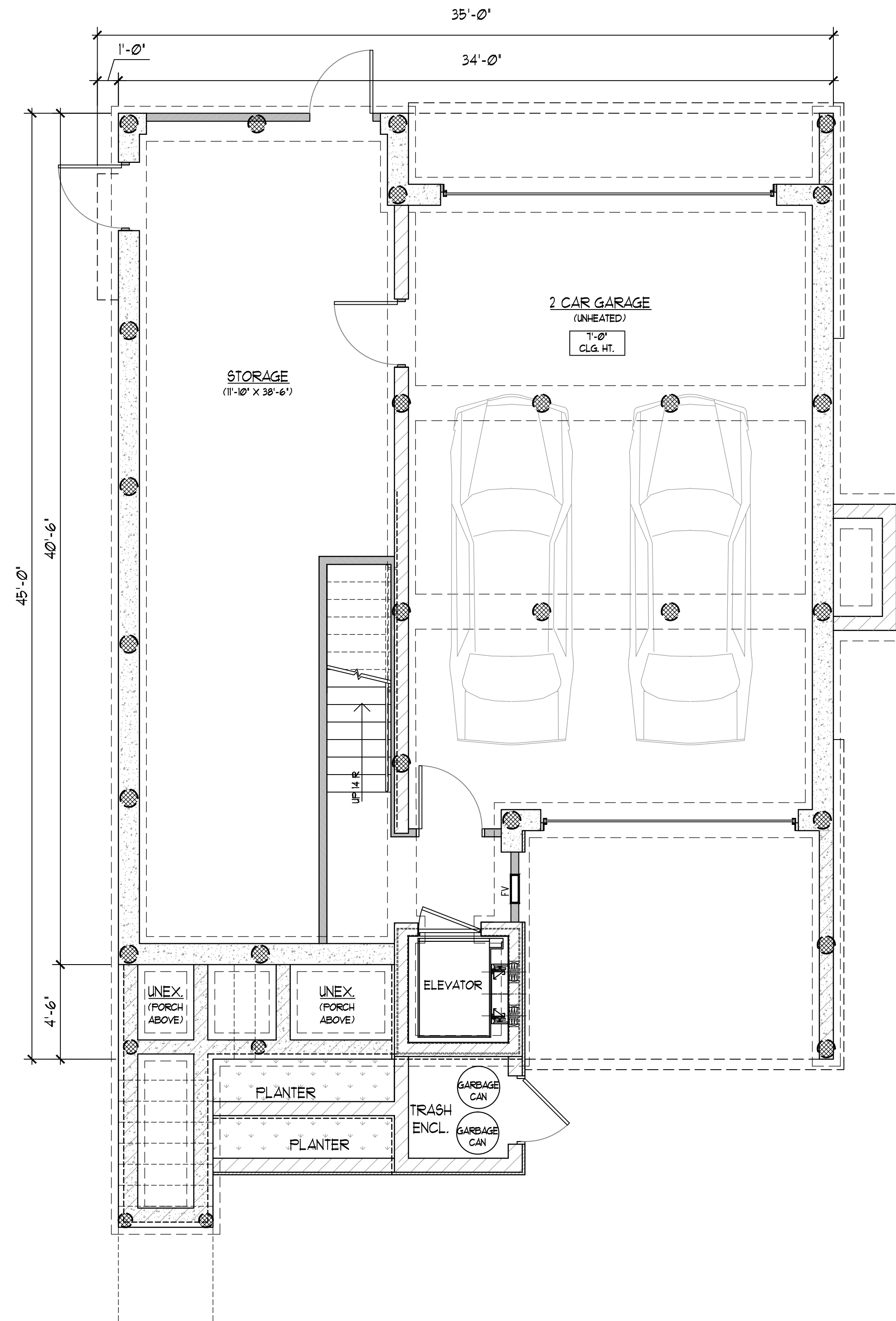
MICHAEL SAVARESE
N.J. LIC. #11043
N.Y. LIC. #20632

MICHELLE DEL VECCHIO
N.J. LIC. #18468

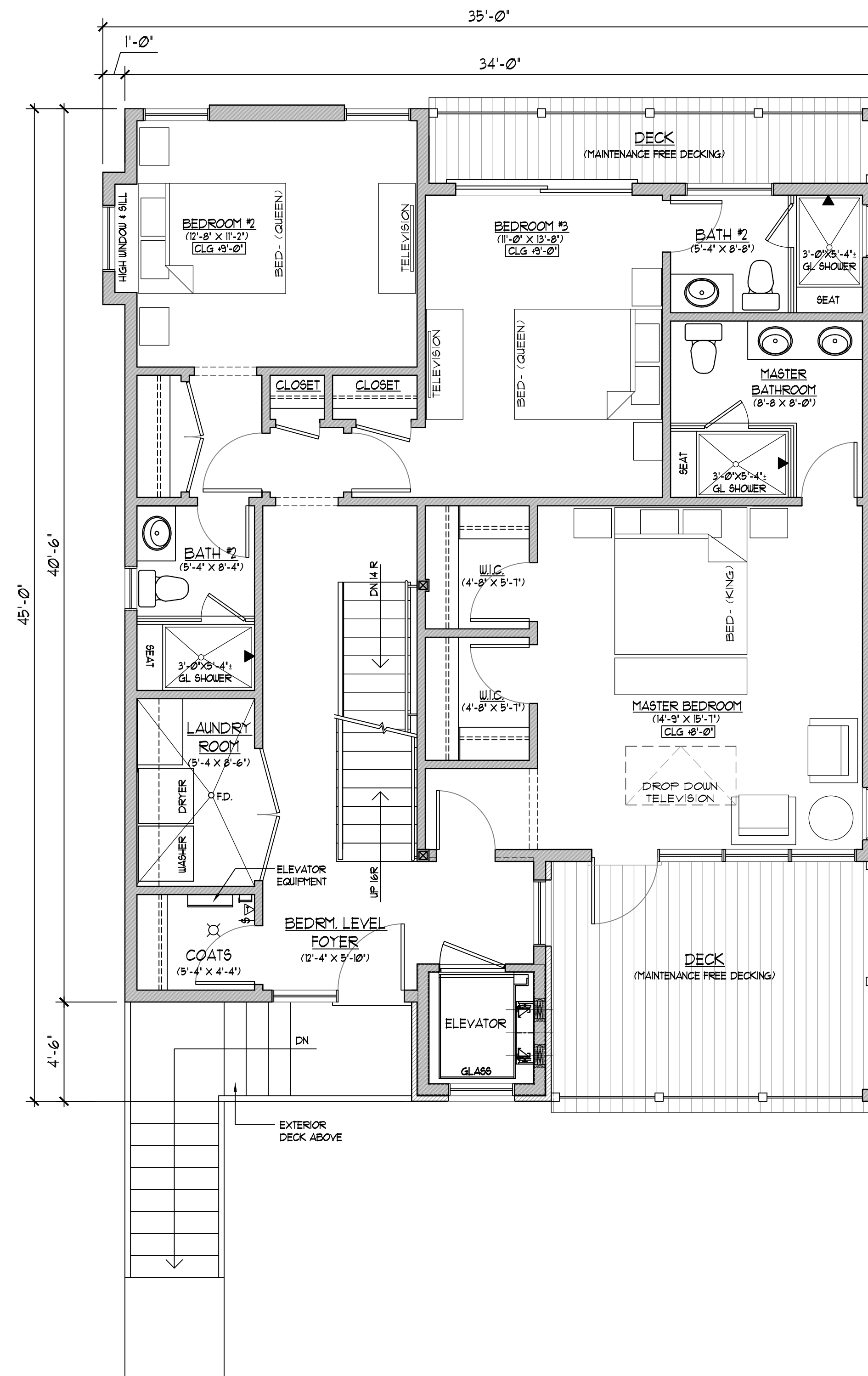
41 OCEAN BLVD. (AKA BEACHWAY AVE)
KEANSBURG, NJ
DATE: 11/06/2019 (REVISED 09/01/2020)
SCALE: AS NOTED
PROJECT NUMBER: 800-19348

SK-2

1 OF 5



PROPOSED GROUND LEVEL PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" (1,250 SF MAX)

ROCCHIO RESIDENCE



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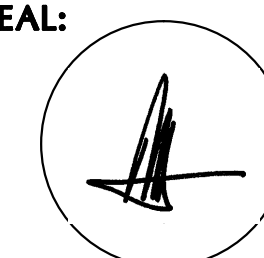
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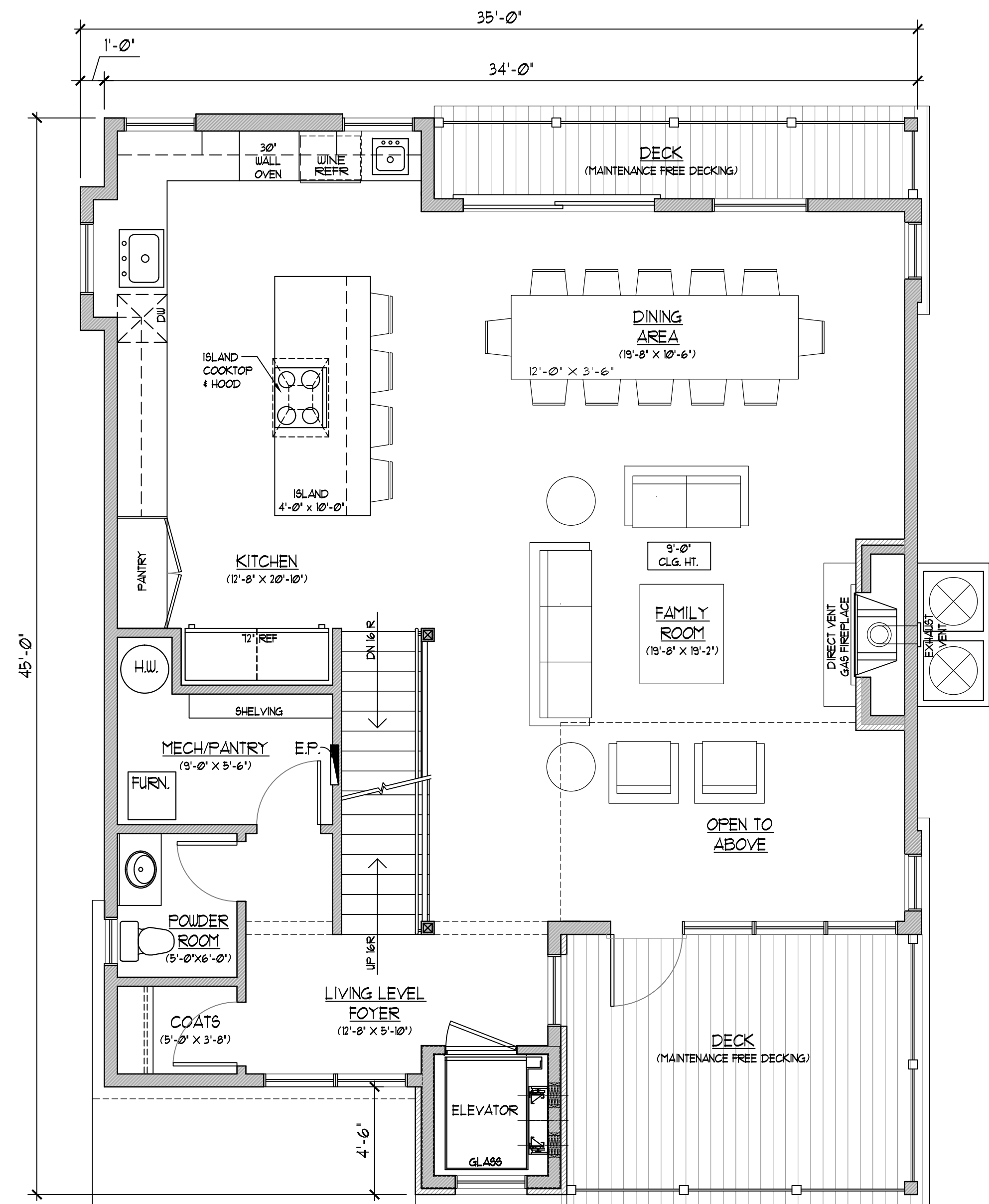


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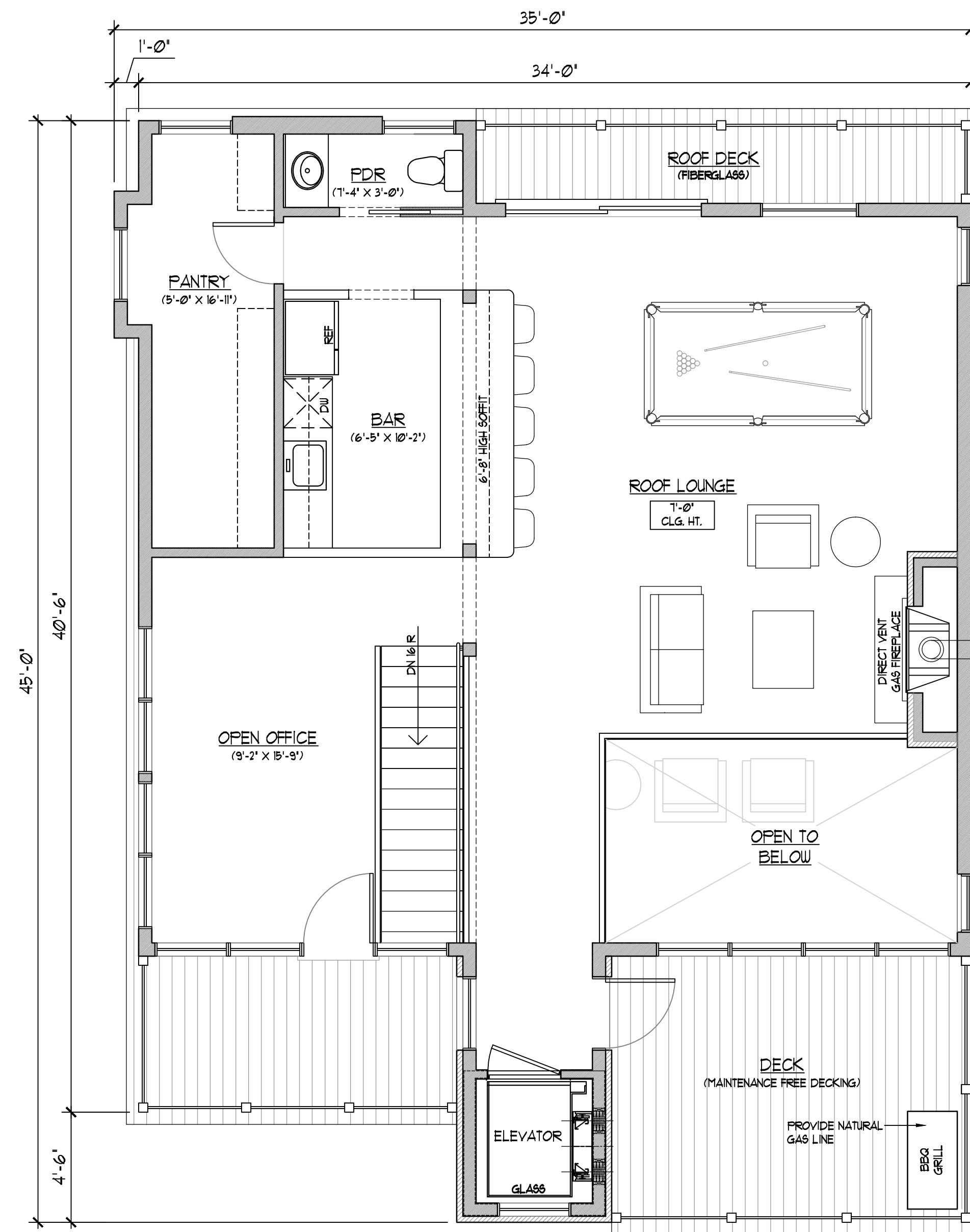
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PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED ROOF LEVEL PLAN
SCALE: 1/4" = 1'-0"

ROCCHIO RESIDENCE



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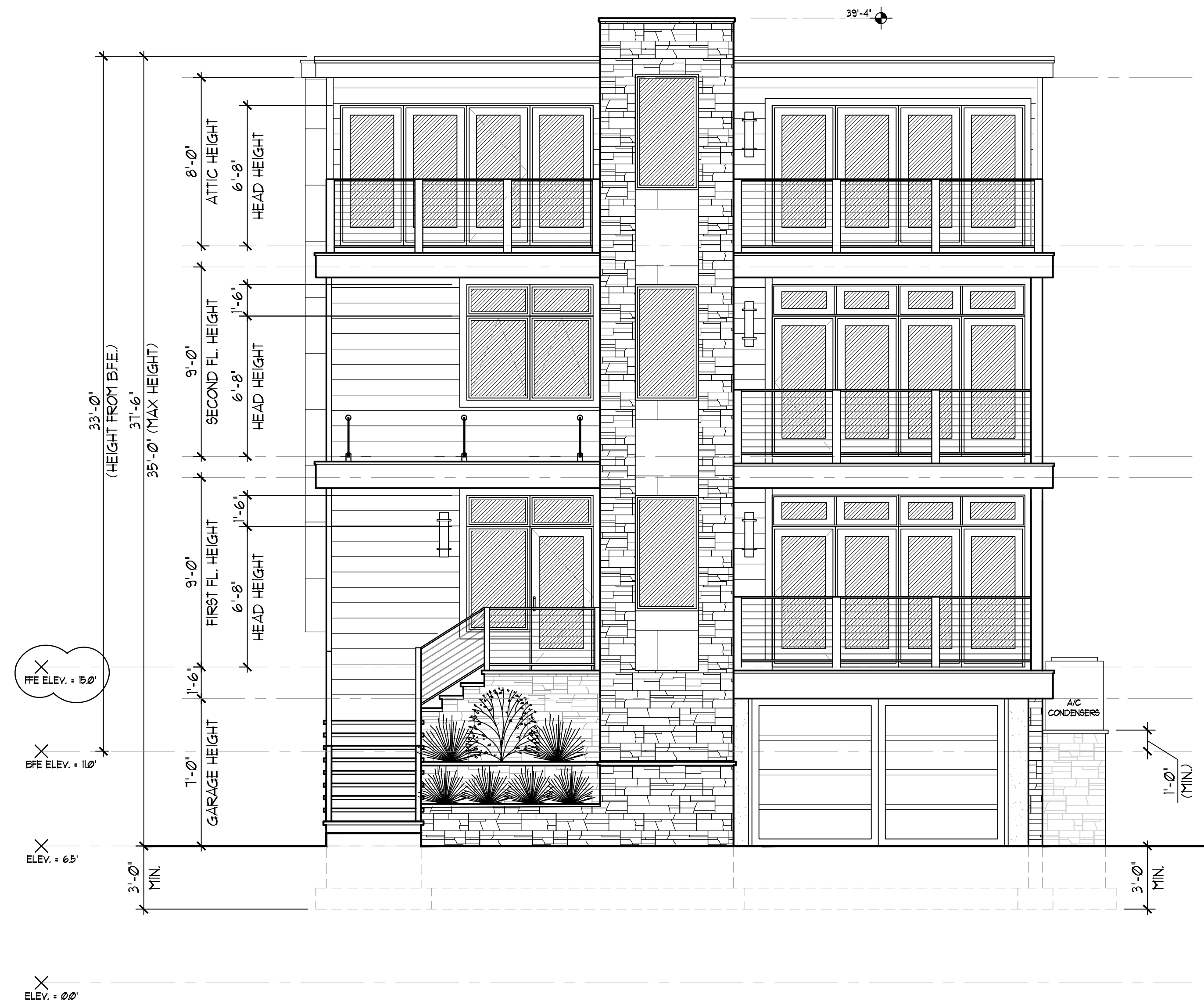
SEAL:



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SK-2
3 OF 5



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



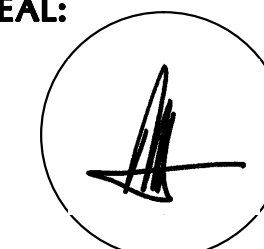
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SK-2

4 OF 5

ROCCHIO RESIDENCE



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ROCCHIO RESIDENCE