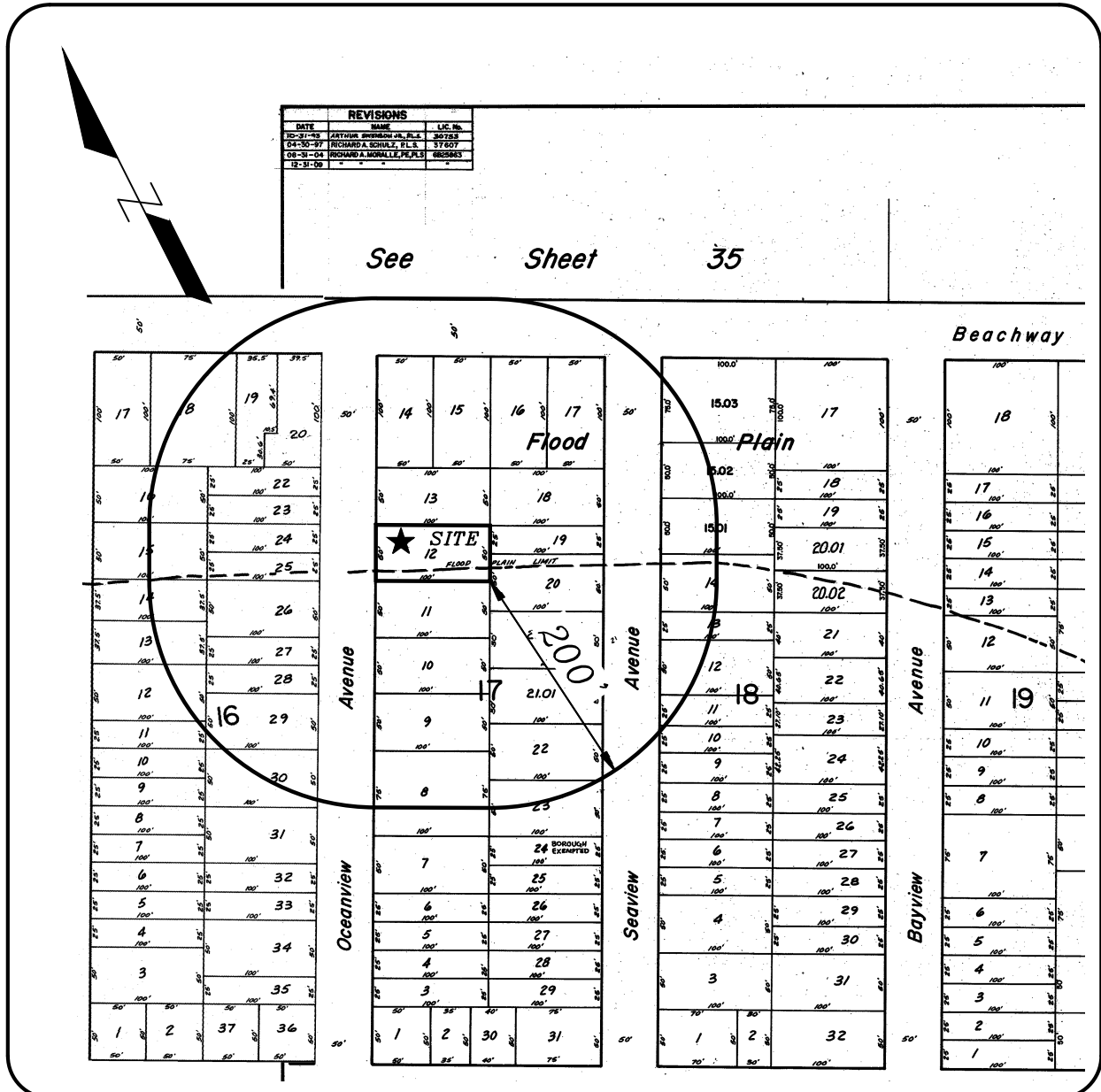


USE VARIANCE SITE PLAN
8 OCEANVIEW AVENUE
BLOCK 17, LOT 12
BOROUGH OF KEANSBURG
MONMOUTH COUNTY, NEW JERSEY



TAX MAP SHEET No's. 4 & 5
SCALE: 1" = 150' ±

SIGNATURE BLOCKS

APPLICATION NO. _____ APPROVED
BY THE BOROUGH OF KEANSBURG LAND USE BOARD
AS A USE VARIANCE SITE PLAN ON _____ DATE _____

BOARD CHAIRMAN _____

BOARD SECRETARY _____

ZONING MAP
SCALE: 1" = 800' ±



PROPERTY OWNERS WITHIN 200'

R-5A RESIDENTIAL REDEVELOPMENT ZONE (CH. 22-5.1)

	REQUIRED	PROVIDED	VARIANCE REQ.
LOT INFORMATION			
MINIMUM LOT AREA	5,000 S.F.	5,000 S.F.	NO
MINIMUM LOT FRONTAGE	50 FT	50 FT	NO
BUILDING SETBACKS			
FRONT YARD	25 FT	11.5 FT	*
SIDE YARD (ONE/BOTH)	7.5/15 FT	4.75/14.2 FT	*
REAR YARD	25 FT	36.9 FT	NO
BUILDING COVERAGE			
MAXIMUM PERMITTED	25%	32.0% (1,598 S.F.)	*
LOT COVERAGE			
MAXIMUM PERMITTED	50%	58.8% (2,942 S.F.)	*
HEIGHT LIMITATIONS			
MAX. BLDG. HEIGHT	35 FT 2.5 STORIES	36.5 FT 3.5 STORIES	*
MINIMUM GFA (NON-RESIDENTIAL)	+	4,722 S.F.	YES
ACCESSORY STRUCTURES			
SIDE YARD	5 FT	10.3 FT	NO
REAR YARD	5 FT	4.0 FT	*
MAX. ACC. HEIGHT	12 FT 1 STORY	10 FT 1 STORY	NO

* EXISTING NON CONFORMITY
+ NOT PERMITTED

PARKING REQUIREMENTS (BOROUGH ORDINANCE - 22-9.3)

USE	REQUIREMENT	NUMBER	SPACES REQUIRED
MEDICAL OFFICE	1 SPACE/ 100 GFA	4,722 S.F.	47.2 SPACES
		TOTAL REQUIRED	47 SPACES
		TOTAL PROVIDED	5 SPACES *

* 3 OFF-STREET AND 2 ON-STREET SPACES

UTILITY NOTES

- EXISTING UTILITY INFORMATION IS BASED ON INFORMATION OF RECORD AND HAS BEEN GATHERED FROM NUMEROUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION AND REQUEST A MARKOUT BY CONTACTING N.J. ONE-CALL AT (800) 272-1000. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
- ANY NEW PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.

OWNER'S CERTIFICATION

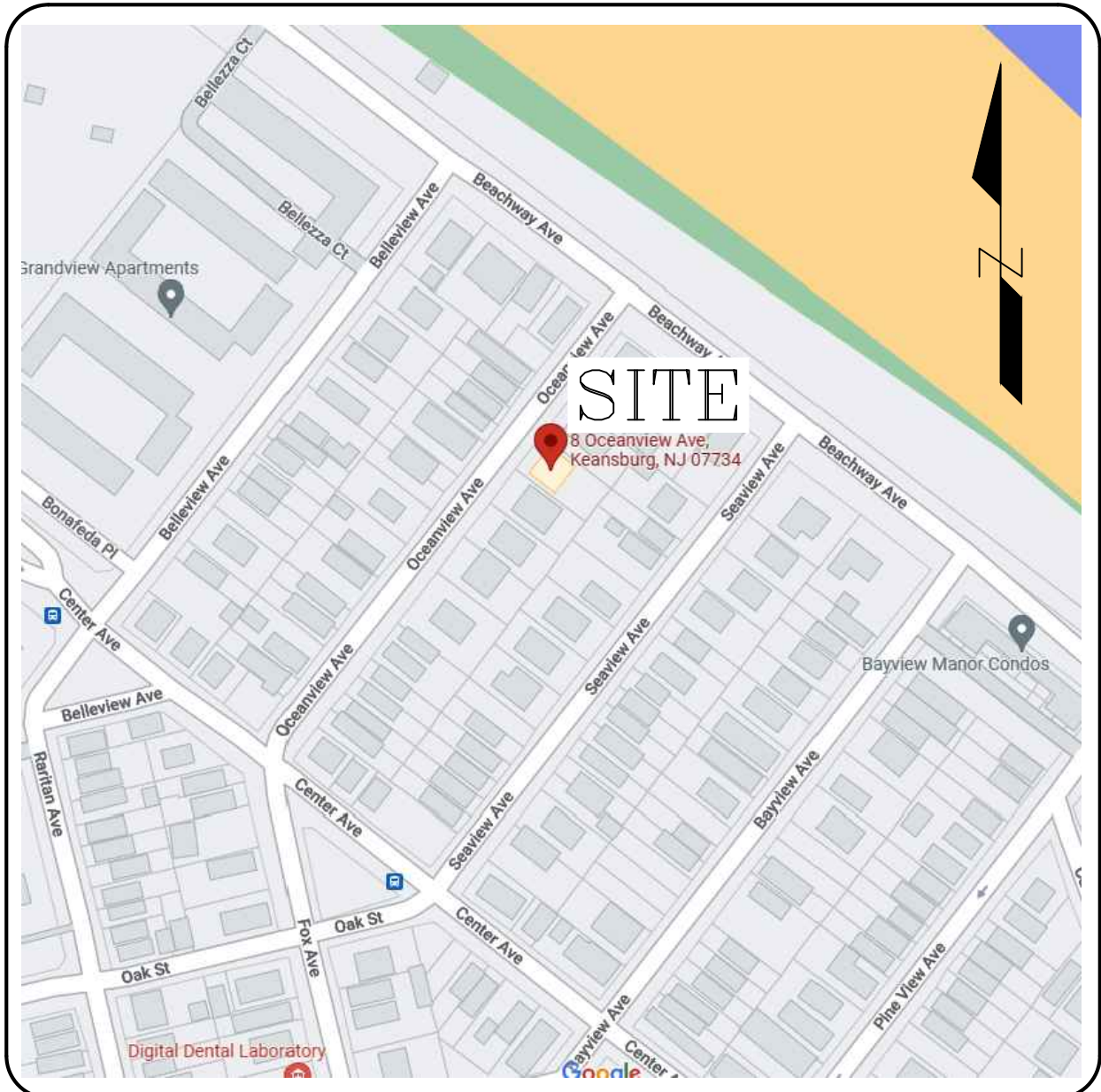
I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE PLAN HEREIN DEPICTED AND THAT I CONCUR WITH THE PLAN.

NAME _____ DATE _____

INDEX OF SHEETS

SHEET NO.	DESCRIPTION	DATE	LAST REVISED
1	COVER SHEET	06-01-22	-
2	USE VARIANCE PLAN	06-01-22	-

APPLICANT:
MEDICAL ARTS, LLC
732 DUNNE COURT, 1ST FLR.
BROOKLYN, NY 11235
TEL: (718) 902-4815



KEY MAP
SCALE: 1" = 200' ±

GENERAL NOTES

- SITE IS KNOWN AS BLOCK 17, LOT 12 AS DEPICTED ON SHEET 5 OF THE BOROUGH OF KEANSBURG TAX MAPS. TOTAL LOT AREA IS 5,000 S.F. (0.115 ACRES).
- OWNER/APPLICANT:
MEDICAL ARTS, LLC
732 DUNNE COURT, 1ST FLR.
BROOKLYN, NY 11235
TEL: (718) 902-4815
- OUTBOUND & TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM A PLAN ENTITLED, "SURVEY OF PROPERTY FOR MEDICAL ARTS, LLC, SITUATED IN KEANSBURG BOROUGH, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY THOMAS M. ERNST & ASSOCIATES, PROFESSIONAL LAND SURVEYORS, INC., DATED AUGUST 3, 2016, AND REVISED JANUARY 28, 2022.
- HORIZONTAL DATUM BASED ON DEED NORTH. VERTICAL DATUM BASED ON NAVD '88 DATUM.
- THE APPLICANT IS PROPOSING TO CONVERT THE EXISTING STRUCTURE INTO A MEDICAL OFFICE.
- THE SITE IS LOCATED WITHIN F.E.M.A. FLOOD HAZARD AREA AE (BASE FLOOD ELEVATION 11) AS DEPICTED ON COMMUNITY PANEL No. 340250034F, EFFECTIVE DATE: SEPTEMBER 25, 2009.
- THE PROPERTY IS LOCATED WITHIN THE R-5A "RESIDENTIAL REDEVELOPMENT ZONE" DISTRICT. A MEDICAL OFFICE IS NOT PERMITTED IN THE ZONE.
- DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES, ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED.
- THE SITE IS PRESENTLY SERVED BY PUBLIC WATER & SEWER. NO CHANGES ARE PROPOSED.
- CONSTRUCTION OF SITE IMPROVEMENTS AND BUILDINGS SHALL BE IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES, FEDERAL AND STATE BARRIER FREE AND A.D.A. REQUIREMENTS, TOWNSHIP DESIGN STANDARDS, AND NOISE CODE.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIAL'S AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
- STRUCTURAL / GEOTECHNICAL ENGINEER TO PROVIDE PLANS AND CALCULATIONS FOR ALL STRUCTURES AND FOUNDATIONS AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT INCLUDE BUILDING CALCULATIONS EITHER STRUCTURAL OR GEOTECHNICAL AND THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR SAME.
- THE OWNER IS RESPONSIBLE FOR SITE SAFETY. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(F) (OSHA COMPETENT PERSON).
- UPON ISSUANCE OF CONSTRUCTION DOCUMENTS, IT IS EXPLICITLY UNDERSTOOD THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE PROSECUTION OF THE WORK, THE MEANS AND METHODS OF CONSTRUCTION, PROTECTION OF ADJACENT STRUCTURES OR PROPERTY, AND IS NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE WHATSOEVER TO ANY PROPERTY, INCLUDING OFFSITE LANDS, ASSOCIATED WITH CONSTRUCTION OF THE PROJECT.
- THESE PLANS DEPICT VARIOUS IMPROVEMENTS TO BE LOCATED ON THE PROPERTY IN QUESTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO ENSURE THAT SAID IMPROVEMENTS ARE STAKED OUT IN THE CORRECT LOCATIONS, BOTH HORIZONTALLY AND VERTICALLY, BY RETAINING A NEW JERSEY LICENSED LAND SURVEYOR. THE ENGINEER SHALL NOT BEAR ANY RESPONSIBILITY OR LIABILITY FOR THE CONSTRUCTION OF ANY PROPOSED IMPROVEMENTS, SPECIFICALLY IF BUILT IN LOCATIONS OTHER THAN THOSE DEPICTED, OR AT ELEVATIONS THAT DIFFER FROM THE PLAN.

NO.		DATE	DESCRIPTION	
USE VARIANCE SITE PLAN 8 OCEANVIEW AVENUE COVER SHEET BLOCK 17, LOT 12 TAX MAP SHEET NO. 5				
BOROUGH OF KEANSBURG			MONMOUTH COUNTY, NEW JERSEY	
		11 South Main Street Marlboro, NJ 07746 Tel: 732.577.0180		
DATE: 06-01-22		PROJECT NUMBER: 22-005		
SCALE: N/A		CHECKED BY: BNP		
DATE: 06-01-22		DATE: 06-01-22		
N.J. PROFESSIONAL ENGINEER, LICENSE NO. 240604452400		N.J. PROFESSIONAL PLANNER, LICENSE NO. 33100596900		
MARC S. LEBER		SHEET NO. 1 OF 2		