

UTILITIES - SERVICING KEANSBURG

Cablevision Raritan Valley 275 Centennial Avenue CN 6805 Piscataway, NJ 08855 Attn: Construction Department	NJ Natural Gas Company 1415 Wyckoff Road Wall, New Jersey 07719
Jersey Central Power & Light Once River Centre 331 Newman Springs Road, Bldg. 3 Red Bank, NJ 07701	Keansburg Water & Sewer 29 Church Street Keansburg, NJ 07734
Keansburg Board of Fire Commissioners 29 Church Street Keansburg, NJ 07734	Verizon 540 Broad Street Newark, NJ 07102

RECEIVED FROM BOROUGH OF KEANSBURG TAX ASSESSOR'S OFFICE ON JANUARY 8, 2025.

UTILITIES - SERVICING HAZLET

Bayshore Regional Sewerage Authority 100 Oak Street Union Beach, NJ, 07755	Hazlet Township Sewer Utility Dept. 1766 Union Avenue P.O. Box 86 Hazlet, NJ, 07730
Bayshore Outfall Authority P.O. Box 184 1789 Union Avenue Belford, NJ 07718	AT & T Company 980 US Highway 202/206 Bedminster, NJ 07718
NJ American Water 1789 Union Avenue P.O. Box 156 Hazlet, NJ, 07730	Jeff Bowley, Manager NJ American Water co. 661 Shrewsbury Avenue Shrewsbury, NJ, 07702
William Brandow, Maintenance Supervisor Comcast Cablevision of Monmouth County 4043 South Street Irving, TX, 75035-2206	Verizon - New Jersey P.O. Box 152206 Irving, TX, 75035-2206
Jersey Central Power and Light Co. c/o FE Service Tax Dept. 300 Madison Avenue P.O. Box 1911 Morristown, NJ 07962-1911	Rich Albanese, Right of Way Claim New Jersey Natural Gas Co. 1415 Wyckoff Road P.O. Box 1464 Wall, NJ 07719
Township of Hazlet c/o Township Clerk 1766 Union Avenue P.O. Box 371 Hazlet, NJ, 07730	Department of Transportation DOT Maintenance 1035 Parkway Avenue P.O. Box 600 Trenton, NJ 08625
County of Monmouth c/o Monmouth County Planning Board Hall of Records Annex 1 East Main Street Freehold, NJ 07728	

RECEIVED FROM TOWNSHIP OF HAZLET TAX ASSESSMENT DEPARTMENT ON JANUARY 6, 2025.

CERTIFIED PROPERTY OWNERS LIST

RECEIVED FROM TOWNSHIP OF HAZLET TAX ASSESSMENT DEPARTMENT ON JANUARY 6, 2025.

Block	Lot	Property Owners
1	1.01	PS Marine Services, LLC 300 Laurel Avenue Hazlet, NJ 07734

RECEIVED FROM BOROUGH OF KEANSBURG TAX ASSESSOR'S OFFICE ON JANUARY 8, 2025.

Block	Lot	Property Owners
70	10	New Jersey State Dept of EP Mail Code 503-01 Box 420 Trenton, NJ 08625
70	11	Four A Realty, LLC 513 Cookman Avenue Asbury Park, NJ 07712
70	12	Four A Realty, LLC 513 Cookman Avenue Asbury Park, NJ 07712
70	13	Four A Realty, LLC 513 Cookman Avenue Suite 203 Asbury Park, NJ 07712
70	14	Musilla Mark M 1204 Hethfield Avenue Scotch Plains, NJ 07076
70	15	Mauro Marc G. 129 Creek Road Keansburg, NJ 07734
70	16	Gibault Jesse & Josephina Dana 83 Kennedy Way Keansburg, NJ 07734
70	17	Gurtler Ricardo & Talenta Tiana 131 Creek Rd. Keansburg, NJ 07734
70	8	Campbell Scott 91 Creek Road Keansburg, NJ 07734
70	9	New Jersey State Dept of EP Mail Code 503-01 Box 420 Trenton, NJ 08625
77	1	Hamilton Sean & Jennifer 84 Creek Road Keansburg, NJ 07734
77	10	Shawell Elliot 100 Creek Road Keansburg, NJ 07734
77	11	Douglas Stephen P. & Irene P 96 Creek Road Keansburg, NJ 07734
77	2	Francis Carmen 34 Willow Street Keansburg, NJ 07734
77	5	Schwartz Eugene & Barbara 1094 Crimmon Road Toms River, NJ 08055
77	6	Cox Gerard W & Michelle L 25 Howard Avenue Keansburg, NJ 07734

LEGEND

PROJECT BOUNDARY
PROPOSED BOUNDARY LINE
EXISTING BUILDING
EXISTING SANITARY SEWER LINE
EXISTING SANITARY SEWER MANHOLE
EXISTING STORM SEWER LINE
EXISTING TYPE 'B' INLET
EXISTING TYPE 'C' INLET
EXISTING MANHOLE/STORM GRATE
EXISTING WATER VALVE
EXISTING WATER METER PIT
EXISTING FIRE HYDRANT
EXISTING GAS LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING UTILITY POLE
EXISTING UTILITY POLE W/ LIGHT
EXISTING FENCELINE

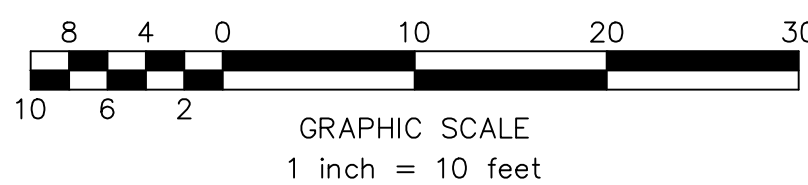
SURVEY LEGEND

IRON PIN/CAPPED IRON PIN FOUND
IRON PIPE FOUND
MONUMENT FOUND
PROPOSED IRON PIN
PROPOSED PK NAIL/WASHER

BULK REQUIREMENTS ZONING CHART

PROJECT NAME: 103 & 115 Creek Road Borough of Keansburg		Zone: R-7 Single Family Residential			
Proposed Non-Permitted Use	Multi-Unit Townhouse				
Block 70; Proposed Lots 11, 12 & 13					
	Required	Proposed Lot 11	Proposed Lot 12	Proposed Lot 13	Complies
Min. Lot Area	7500 sf	5,546 sf *	5,096 sf *	5,951 sf *	No*
Min. Lot Frontage	75 ft	83.3 ft	66.0 ft *	64.8 ft *	Yes/No*
Min. Front Yard Setback	25 ft	N/A	N/A	11.4 ft	No*
Min. Side Yard Setback	One Side	10 ft	N/A	8.0 ft	No*
	Total of two	20 ft	N/A	16.8 ft	No*
Min. Rear Yard Setback	25 ft	N/A	N/A	52.7 ft	Yes

* Pre-existing non-conforming.



CERTIFICATIONS

THIS PLAN IS HEREBY APPROVED BY THE MONMOUTH COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE MONMOUTH COUNTY PLANNING BOARD.

PLANNING BOARD CHAIRMAN DATE

THIS PLAN IS HEREBY APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF KEANSBURG

PLANNING BOARD CHAIRMAN DATE

PLANNING BOARD SECRETARY DATE

I CERTIFY THAT I AM THE OWNER/APPLICANT OF RECORD OF THE SITE DEPICTED HEREIN AND THAT I CONCUR WITH THE PLAN

OWNER/APPLICANT DATE
FOUR A REALTY, LLC
513 COOKMAN AVENUE
ASBURY PARK, NJ 07712
PH: 848-217-5058

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER (AFFIX SEAL) DATE

THE INTENT OF THIS PLAN IS TO REVERT A DOCTRINE MERGER OF LOTS 11, 12, & 13, BLOCK 70 TO ORIGINAL/INDIVIDUAL TAX LOTS.

THIS PLAN IS TO BE FILED BY DEED

I HEREBY CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK DATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS MAP AND LAND SURVEY DATED JANUARY 8, 2025 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS FURNISHED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY DIRECT SUPERVISION, AND COMPLETES WITH THE PROVISIONS OF THE MAP FILING LAW AND THAT THE OUTBOUND CORNER MARKS AS SHOWN HAVE BEEN FOUND, OR SET.

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE ACT," P.L. 1975, c. 291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE.
SUZANNE E. WARREN
PROFESSIONAL LAND SURVEYOR
NJ LICENSE NUMBER G503897900



MAP & DEED REFERENCES

- MAP ENTITLED "PLAN OF SURVEY BLOCK 70, LOT 11, 103 CREEK ROAD SITUATED IN BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY MID ATLANTIC ENGINEERING PARTNERS, DATED JULY 15, 2019, LAST REVISED JULY 31, 2019.
- MAP ENTITLED "PLAN OF SURVEY BLOCK 70, LOTS 12 & 13 115 CREEK ROAD SITUATED IN BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY MID ATLANTIC ENGINEERING PARTNERS, DATED DECEMBER 20, 2019.
- MAP ENTITLED "BULKHEAD CONCEPT EXHIBIT BLOCK 70, LOTS 11, 12 & 13 103 & 115 CREEK ROAD SITUATED IN BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY MID ATLANTIC ENGINEERING PARTNERS, DATED NOVEMBER 30, 2022, LAST REVISED MARCH 1, 2023.
- VESTING DEEDS: DEED BOOK 9365, PAGE 7697 (LOT 11) DEED BOOK 9384, PAGE 2462 (LOT 12 & 13)

GENERAL NOTES

- PROPERTY BEING KNOWN AND DESIGNATED AS BLOCK 70, LOTS 11, 12 & 13 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY (SHEET 1.3).
- PROPERTY IS LOCATED IN ZONE AE (E111). ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERED 340250004F HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2008. PROPERTY IS ALSO LOCATED IN FLOOD ZONE AE (E112) PER FEMA PRELIMINARY FLOOD INSURANCE RATE MAP NUMBERED 340250004G HAVING A PRELIMINARY DATE OF JANUARY 31, 2014.
- ANY UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF VISIBLE SURFACE UTILITIES AND UTILITY MARK-OUTS FOUND IN THE FIELD. THE EXISTENCE AND/OR EXTENT OF THE UTILITIES CANNOT BE GUARANTEED. OTHER UTILITIES MAY EXIST. ANY PERSON RELYING ON THIS INFORMATION MUST VERIFY INDEPENDENTLY THE LOCATION AND/OR EXISTENCE OF ANY AND ALL UTILITIES AFFECTING THE AREAS SHOWN HEREON. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY. SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, THE NEW JERSEY ONE CALL SYSTEM ON OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- THE SURVEY WAS MEASURED IN THE NEW JERSEY PLANE COORDINATE GRID SYSTEM AS ESTABLISHED BY GPS OBSERVATION USING LEICA SMARTNET (NAD 83). THE HORIZONTAL DATUM SHOWN HEREON IS BASED ON VESTING DEEDS.
- THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO RECORDS AND UNRECORDED EASEMENTS, VALIDITY OF CHAIN OF TITLE, RECORDS CLAIMS AND ANY OTHER PERTINENT FACTS THAT A CURRENT AND ACCURATE SEARCH MAY DISCLOSE.
- IF THIS DOCUMENT DOES NOT CONTAIN THE EMBOSSED SEAL OF THE UNDERGROUND PROFESSIONAL OR A DIGITAL 10, IT IS NOT A VALID COPY OF THE SURVEY AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN HEREON.
- THE INFORMATION SHOWN HEREON DEPICTS THE CONDITIONS AS FOUND ON THE SURVEYS REFERENCED IN MAP & DEED REFERENCES #1 AND #2.

MINOR SUBDIVISION PLAN
BLOCK 70, LOTS 11, 12 & 13 - TAX PLATE 13
LOT 11 - 103 CREEK ROAD
LOT 12 & 13 - 115 CREEK ROAD

MidAtlantic
Engineering Partners

Sheet Number
X1.01

Drawn By: SEW
Checked By: N/A
Project No.: SEI-2301
Date: 1/8/2025

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