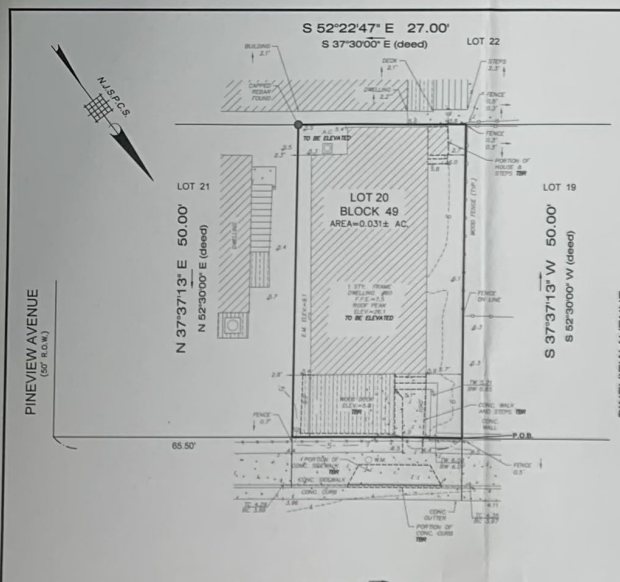
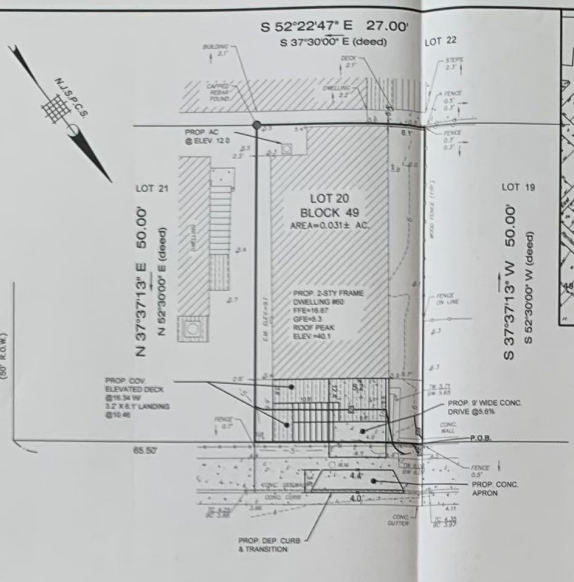


DEMOLITION PLAN

SCALE: 1" = 10'



PROPOSED PLAN

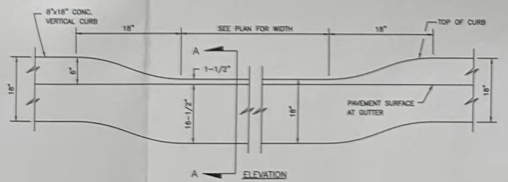
SCALE: 1" = 10'

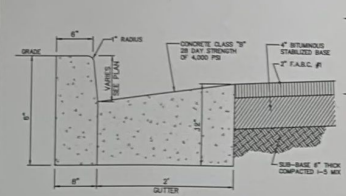
SCALE IN FEET (1"=10')

CONCRETE NOTES:

1. CONCRETE SHALL BE CLASS "C" AIR ENTRAINED WITH BITUMINOUS CELLULAR JOINT FILLERS 1/2" THICK AND PLACED NO GREATER THAN 20 FT. DUMMY FORMED JOINTS SHALL BE CUT INTO THE CONCRETE BETWEEN EXPANSION JOINTS NO MORE THAN THE SIDEWALK WIDTH.

DRIVEWAY APRON DETAIL

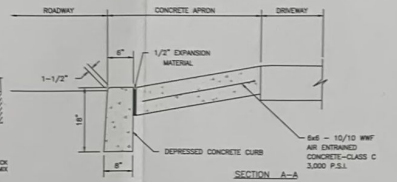




NOTE:
1. ALL WORK AND MATERIAL TO BE IN ACCORD WITH N.J.S.H.D. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 1961".
2. SET FACE OF CURB AT TWO (2) IN FRONT OF EXISTING SIDEWALK

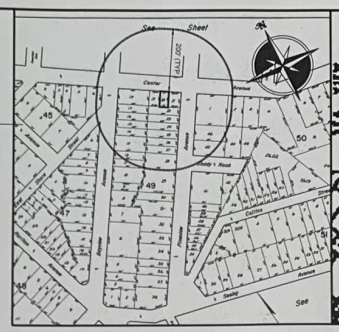
PROPOSED CURB & GUTTER, AND PAVEMENT REPAIR DETAIL

N.T.S.



SECTION A–A

DEPRESSED CURB-APRON



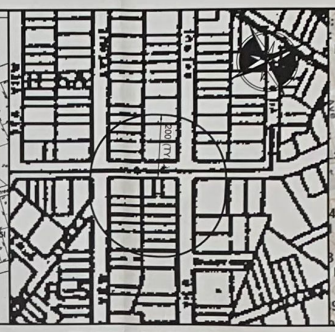
TAX MAP

SCALE: 1"=200'

TAX MAP INFORMATION TAKEN FROM "TAX MAP" BOROUGH OF KEANSBURG, MONMOUTH COUNTY, NEW JERSEY" SHEET NUMBER #9

VARIANCES REQUIRED:

1. DRIVEWAYS SHALL HAVE A MINIMUM WIDTH OF 9 FT. AND A MINIMUM LENGTH OF 18 FT. PROVIDED DRIVEWAY WIDTH OF 9 FT. AND A DRIVEWAY LENGTH OF 12.4 FT.
2. MAXIMUM LOT COVERAGE FOR PRINCIPAL BUILDING IS 25%. PROPOSED LOT COVERAGE FOR PRINCIPAL BUILDING IS 63.3%.
3. MAXIMUM LOT COVERAGE FOR ALL IMPROVEMENTS IS 50%. PROPOSED LOT COVERAGE FOR ALL IMPROVEMENTS IS 67.0%.
4. MINIMUM FRONT YARD SETBACK IS 25 FT. PROPOSED FRONT YARD SETBACK IS 0.0 FT.
5. MINIMUM SIDE YARD SETBACK FOR ONE SIDE IS 7.5 FT. PROPOSED SIDE YARD SETBACK FOR ONE SIDE IS 2.3 FT.
6. MINIMUM SIDE YARD COMBINED SETBACK IS 15 FT. PROPOSED SIDE YARD COMBINED SETBACK IS 8.0 FT.
7. MINIMUM REAR YARD SETBACK IS 25 FT. PROPOSED REAR YARD SETBACK IS 0.4 FT.
8. THE MINIMUM AMOUNT OF PARKING STALLS REQUIRED FOR A 3-BEDROOM DWELLING IS 2-9' X 18' PARKING STALLS. PROPOSED 1-9' X 18' PARKING STALL WITHIN THE GARAGE.



ZONING MAP

SCALE: 1" = 200'

ZONE R-5A REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5,000 S.F.	1,350 S.F.*	N.C.
MIN. LOT FRONTAGE	50 FT.	27 FT.*	N.C.
MIN. FRONT SETBACK	25 FT.	9.9 FT.*	0.0 FT.**
MIN. SIDE SETBACK:			
ONE SIDE	7.5 FT.	2.3 FT.*	N.C.**
COMBINED	15 FT.	5.6 FT.*	8.0 FT.**
MIN. REAR SETBACK	25 FT.	0.4 FT.*	N.C.**
MIN. LOT SHAPE REQ. DIAM	35 FT.	12.0 FT.*	N.C.
MAX. LOT COVERAGE (PRIN. BLD.)	25%	53.8%*	63.3%**
MAX. LOT COVERAGE (ALL)	50%	66.0%*	67.0%**
MAX. BUILDING HEIGHT:			
FEET	35 FT.	20.5 FT.	34.5 FT.
STORIES	2½ STY.	1 STY.	2 STY.

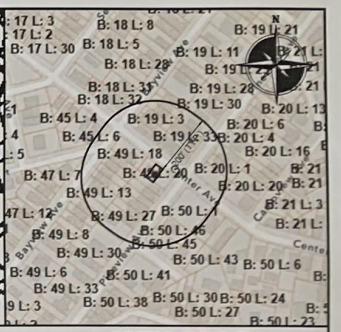
* - EXISTING NON-CONFORMING
** - VARIANCE REQUIRED
N.C. - NO CHANGE

LOT COVERAGE (PRINCIPAL BUILDING)

DESCRIPTION	EXISTING	PROPOSED
DWELLING	726 S.F.	711 S.F.
ELEVATED WOOD DECK	-	144 S.F.
BUILDING LOT COVERAGE	726 S.F.	855 S.F.
LOT AREA	1,350 S.F.	
TOTAL BUILDING LOT COVERAGE	53.8%	63.3%

LOT COVERAGE (ALL)

DESCRIPTION	EXISTING	PROPOSED
BUILDING COVERAGE	726 S.F.	855 S.F.
CONC. WALK & STEPS	39 S.F.	-
STEPS (BELOW 3 FT.)	141 S.F.	11 S.F.
CONC. WALL	12 S.F.	N.C.
CONCRETE DRIVEWAY	-	27 S.F.
IMPERVIOUS LOT COVERAGE	918 S.F.	908 S.F.
LOT AREA	1,350 S.F.	
TOTAL IMPERVIOUS LOT COVERAGE	68.0%	67.0%

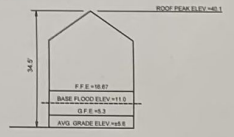


KEY MAP

SCALE: 1" = 200'

NOTES:

1. THIS MAP IS NOT A SURVEY.
2. THE PURPOSE OF THIS MAP IS FOR OBTAINING A VARIANCE FROM THE BOROUGH OF KEANSBURG PLANNING BOARD OF ADJUSTMENT FOR THE CONSTRUCTION OF A HOUSE LIFT AND BUILDING ADDITION TO AN EXISTING SINGLE FAMILY DWELLING WITH APPURTENANT SITE IMPROVEMENTS.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT NO. 20, BLOCK NO. 49, BOROUGH OF KEANSBURG, COUNTY OF MONMOUTH, NEW JERSEY." PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 9/27/2024.
4. PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
5. PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 11 AS SHOWN ON CURRENT FIRM MAP #34025C0034F, DATED 9/25/2009.
6. PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 11 AS SHOWN ON PRELIMINARY FIRM MAP #34025C0034G, DATED 1/31/2014.
7. EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
8. ALL ELEVATIONS ARE IN NAVD 1988 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.
9. THIS PROPERTY LOCATED WITHIN THE R-5A (RESIDENTIAL) ZONE.
10. ALL ROOF LEADERS SHALL BE DIRECTED TOWARDS CENTER AVENUE.
11. NO ROOF DRAIN RUNOFF SHALL BE DIRECTED TO ADJACENT PROPERTIES.
12. MORGAN ENGINEERING HAS NOT EVALUATED THE SUBSURFACE SOIL CONDITIONS TO ASCERTAIN THE DEPTH TO GROUNDWATER OR THE SEASONAL HIGH WATER TABLE.
13. THE CONCRETE WALKWAY THAT EXISTS IN THE R.O.W. SHALL BE REPLACED TO THE SATISFACTION OF THE BOROUGH ENGINEER.
14. THE CURB/GUTTER THAT EXISTS IN THE R.O.W. SHALL BE REPLACED OR REPAIRED, IF NECESSARY, TO THE SATISFACTION OF THE BOROUGH ENGINEER.
15. OVERLAPPING SETBACK LINES EFFECTIVELY ELIMINATE ANY BUILDING ENVELOPES THAT EXIST ON-SITE.
16. LIMIT OF DISTURBANCE = 1,350 S.F. / 0.031 AC.



BUILDING HEIGHT DETAIL

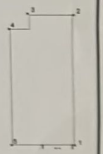
N.T.S.

SPOT I.D.	EX. ELEVATION
1	5.9
2	5.8
3	5.4
4	5.3
5	5.6
TOTAL	27.8

27.8 ÷ 5 = 5.6

5.6 + 34.5 FT. = 40.1

40.1 = MAXIMUM ROOF PEAK



BUILDING HEIGHT CALCULATION EXHIBIT

SCALE: 1"=20'

200' PROPERTY OWNER'S LIST

Block 49 Lot 20 Qualifier

These Companies must be notified in addition to the Property Owners:

NJ Natural Gas Company
1415 Wyckoff Road
Wall, New Jersey 07719

Cablevision Raritan Valley
275 Centennial Avenue CN 6805
Piscataway, NJ 08855
Attn.: Construction Department

Jersey Central Power & Light
One 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

1323-50-44	BOYLE ALLEN J & MARY E	7 SHADYNOOK AVE.	KEANSBURG N.J.	07734
1323-50-45	MARINO VICTOR & XIAOPING	58 PINEVIEW AVE.	KEANSBURG NJ	07734
1323-49-18	DEAN RICHARD M	685 HULSES CORNER RD	HOWELL NJ	07731
1323-49-15	ASG1 ENTERPRISES LLC	PO BOX 242	MARLBORO NJ	07746
1323-19-2	FLEITAS MAYRA	66 ELM STREET	NORTH ARLINGTON NJ	07031
1323-19-3	CHIOCCARIELLO FRANCESCO	40 BAYVIEW AVENUE	KEANSBURG NJ	07734
1323-19-1	63 CENTER REALTY LLC	2 LINCOLN AVENUE	JAMESBURG NJ	08831
1323-19-32	57 CENTER REALTY LLC	2 LINCOLN AVENUE	JAMESBURG NJ	08831
1323-19-33	39-43 PINEVIEW LLC	P.O. BOX 292	LAKEWOOD NJ	08701

Block/Lot	Owners	Mailing Address		
1323-20-1	SCHUMACHER CHELSEA & BREHENY RICH	40 PINEVIEW AVE	KEANSBURG NJ	07734
1323-20-22	WINSOLAR ORCA LLC	83 KENNEDY WAY	KEANSBURG NJ	07734
1323-49-13	LARDIERE PAULA M	PO BOX 777	LADSON SC	29456
1323-49-21	HOFF HARRY B	342 A FRONT STREET	UNION BEACH NJ	07735
1323-50-1	48 PINEVIEW AVE KGB LLC	959 S SPRINGFIELD AV #100	SPRINGFIELD NJ	07081
1323-50-2	THACH CHRISTY	48 CENTER AVENUE	KEANSBURG NJ	07734
1323-49-16	ROGERS NICOLAS A	52 BAYVIEW AVE	KEANSBURG NJ	07734
1323-49-17	INGUNZA JOHN PETER JR	50 BAYVIEW AVE	KEANSBURG NJ	07734
1323-49-19	SCHREIBER JOY & CHRISTINA	64 CENTER AVENUE	KEANSBURG NJ	07734
1323-49-20	VELEZ ELY SR & HANK L	60 CENTER AVE	KEANSBURG NJ	07734
1323-50-46	REYES CARLOS	54 PINEVIEW AVE	KEANSBURG NJ	07734
1323-49-22	KEANSBURG 51 PINEVIEW AVE LLC	PO BOX 708	HOLMDEL NJ	07733
1323-49-23	MCENANEY PATRICK J & ROSE ELLEN	205 E 78TH ST APT 1D	NEW YORK NY	10075
1323-49-24	QUICK KRISTIAN & KRYSTINE	55 PINEVIEW AVE	KEANSBURG NJ	07734
1323-49-25	57 SHOREVIEW MANAGEMENT LLC	160-23 79TH STREET	HOWARD BEACH NY	11414
1323-49-26	ARAPAHOE EAST REALTY LLC	528 LAFAYETTE AVENUE	HAWTHORNE NJ	07506
1323-49-27	LINDLAR ERNEST G & VICTORIA C	392 RIDGE ROAD	DAYTON NJ	08810
1323-49-28	RIVELA JOSEPH & NETTIE	63 PINEVIEW AVE.	KEANSBURG N.J.	07734
1323-49-29	PATRICIO MARIA L&DOMINGUES CARL F	71 PINEVIEW AVENUE	KEANSBURG NJ	07734
1323-49-14	VEGA WALTER & RITA	58 BAYVIEW AVE	KEANSBURG NJ	07734
1323-49-11	O DWYER HOLDINGS LLC 64 BAYVIEW AVE	79 WASHINGTON ST	KEYPORT NJ	07735
1323-20-21	45 CENTER LLC	177 E BLACKJACK BRANCH WY	ST JOHNS FL	32259
1323-45-6	GHALY MICHAEL & GIRGIS EZEZ	57 BAYVIEW AVENUE	KEANSBURG NJ	07734
1323-47-6	TATOLOV ABRAHAM	2420 E EDGAR RD	LINDEN NJ	07036
1323-20-2	VERSLANO CLAIRA ZAMBON & JENS JR	38 PINEVIEW AVE.	KEANSBURG NJ	07734
1323-18-32	RAZZANO MARYLOU & FREDERICK	15 CENTER AVE	KEANSBURG NJ	07734
1323-19-31.01	ROSARIO JOSE & HIDALGO LORENA	35 PINEVIEW AVE.	KEANSBURG NJ	07734
1323-19-31.02	HOLLENSTEIN CHRISTOPHER W & MELANI	37 PINEVIEW AVE.	KEANSBURG NJ	07734
1323-20-3	LEE JAMES JR & DANIELLE A.	34 PINEVIEW AVENUE	KEANSBURG NJ	07734
1323-19-4	MONTANO TIMOTHY & COGHEN KATIE	38 BAYVIEW AVENUE	KEANSBURG NJ	07734
1323-19-5	GERNS CHARLES E & MEYER PATRICIA A	36 BAYVIEW AVENUE	KEANSBURG NJ	07734
1323-19-6	LEAP BUILDERS	102 HOWE LANE	FREEHOLD NJ	07728
1323-49-12	COLGAN JOSHUA E	62 BAYVIEW AVENUE	KEANSBURG NJ	07734

PREPARED FOR: *ELY VELEZ SR.*

"THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS."

CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN engineering & surveying
P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

DONNA M. BULLOCK
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 41931

LEGEND

TREE LINE
FENCE LINE
WATER LINE — W
WATER VALVE — WV
SANITARY SEWER LINE
SANITARY CLEANOUT — CO
MANHOLE
GAS LINE
INLET
CONTOURS
MINOR
MAJOR
SPOT ELEVATION — x5.3
SURFACE FLOW DIRECTION
LIMIT OF DISTURBANCE
BILLY FENCE

ABBREVIATION
TC / BC - TOP/BOTTOM CURB GRADE
TW / BW - TOP/BOTTOM WALL
F.F.E. - FIRST FLOOR ELEVATION
B.F.E. - BASEMENT FLOOR ELEVATION
G.F.E. - GARAGE FLOOR ELEVATION
T.B.R. - TO BE REMOVED
N.T.S. - NOT TO SCALE

REV	DATE	DESCRIPTION	BY

VARIANCE PLAN FOR HOUSE LIFT & BUILDING ADDITION

60 CENTER AVENUE

LOT 20 BLOCK 49

KEANSBURG BOROUGH

COUNTY OF MONMOUTH NEW JERSEY

Scale	Drawn By	Date	JOB #	CAD File #	Sheet #
1"=10'	L.S.	11/5/2024	E24-00911	VP	1 OF 1