



R-40 ZONE REQUIREMENTS

	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 SQ.FT.	24,500 SQ.FT.(1)
MINIMUM LOT WIDTH	175 FT.	200.00 FT.
MINIMUM LOT DEPTH	175 FT.	120.00 FT.(1)
MINIMUM FRONT YARD SETBACK	50 FT.	50.50 FT.
MINIMUM REAR YARD SETBACK	50 FT.	N/A
MINIMUM SIDE YARD SETBACK (ONE SIDE)	20 FT.	28.50 FT.
MINIMUM SIDE YARD SETBACK (COMBINED)	50 FT.	N/A
MINIMUM ACCESSORY REAR YARD SETBACK	10 FT.	N/A
MINIMUM ACCESSORY SIDE YARD SETBACK	5 FT.	N/A
MAXIMUM BUILDING COVERAGE	20%	9.5%
MAXIMUM BUILDING HEIGHT	2.5 STORIES/35 FT.	LESS THAN 2.5 STORIES/35 FT.

(1) - VARIANCE REQUIRED; EXISTING CONDITION

CERTIFIED PROPERTY OWNERS LIST WITHIN 200 FEET
PROPERTY OWNER'S LIST FOR BARNEGAT TOWNSHIP DATED OCTOBER 2019

B 130 - L 2 JOHN & CLAUDIA FRATINARDO 4 YOKUS LA RD BORDENTOWN NJ 08005	B 130 - L 3 JASON R. SCHROYER 57 TUCKERTON AVE BARNEGAT NJ 08005	B 130 - L 4.01 RIVERSTONE LOFTS & APTS LLC PO BOX 1194 FORKED RIVER NJ 08731	B 130 - L 4.02 DANIEL MCCORRY & JENNIFER VILLANY 122 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.03 GREG GLASSBERG 2423 RIVERSIDE TERRACE MANASQUAN NJ 08736	B 130 - L 4.04 REGULO E. & PATRICIA NAVARRO 640 EAST BAY AVE BARNEGAT NJ 08005	B 130 - L 4.05 REGULO E. & PATRICIA NAVARRO 640 EAST BAY AVE BARNEGAT NJ 08005	B 130 - L 4.06 REGULO E. & PATRICIA NAVARRO 640 EAST BAY AVE BARNEGAT NJ 08005	B 130 - L 4.07 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.08 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.09 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.10 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.11 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.12 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.13 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.14 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.15 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.16 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.17 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.18 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.19 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.20 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.21 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.22 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.23 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.24 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.25 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.26 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.27 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.28 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.29 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.30 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.31 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.32 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.33 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.34 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.35 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.36 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.37 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.38 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.39 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.40 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.41 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.42 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.43 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.44 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.45 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.46 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.47 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.48 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.49 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005	B 130 - L 4.50 PETE & MELISSA STISSI 135 BENGAL BOULEVARD BARNEGAT NJ 08005
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LEGEND

EXISTING SPOT ELEVATION	ELEV
EXISTING CONTOUR	ELEV
PROPOSED CONTOUR	ELEV
PROPOSED SPOT ELEVATION	ELEV
EXISTING EDGE OF WOODS	W
PROPOSED EDGE OF WOODS	W
EXISTING WATER MAIN	W
EXISTING SANITARY SEWER MAIN	S
PROPOSED STREET ADDRESS	#
PROPOSED WATER SERVICE	W
PROPOSED CURB STOP/METER PIT	MB
PROPOSED SEWER LATERAL	SL
PROPOSED SEWER CLEANOUT	CO
EXISTING SANITARY CLEANOUT	CO
EXISTING FIRE HYDRANT	HY
EXISTING WATER VALVE	WV
EXISTING WATER BOX	WB
EXISTING SIGN	S
EXISTING OVERHEAD TRAFFIC SIGNAL	TS
EXISTING UTILITY POLE	UP
EXISTING GUY WIRE	GW
EXISTING OVERHEAD WIRES	OW
EXISTING CHAIN LINK FENCE	CL
EXISTING WOOD FENCE	WF
EXISTING VINYL FENCE	VF
EXISTING LIGHT POLE	LP
TEST PIT LOCATION	TP #

- GENERAL NOTES:**
- PROPERTY IS KNOWN AS BLOCK 134, LOT 1 AS SHOWN ON BARNEGAT TOWNSHIP TAX MAP SHEET No. 88.
 - BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY OF TAX BLOCK 134 - TAX LOT 1, (REFERENCE TAX MAP SHEET No. 88), TOWNSHIP OF BARNEGAT, OCEAN COUNTY, NEW JERSEY", PREPARED BY PROFESSIONAL DESIGN SERVICES, LLC., DATED 9/20/19, AND LAST REVISED 10/21/19.
 - THE SITE IS LOCATED IN THE R-40 RESIDENTIAL ZONE.
 - TOTAL SITE AREA IS 24,500 SQ.FT.
 - ALL UTILITIES TO BE INSTALLED UNDERGROUND.
 - SEWER SERVICE TO BE PROVIDED BY MUNICIPAL SEWER SYSTEM.
 - WATER SERVICE TO BE PROVIDED BY MUNICIPAL WATER SUPPLY.
 - EXISTING CONDITIONS AND DIMENSIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION TO BE IN CONFORMANCE WITH APPLICABLE CODES, ORDINANCES AND MANUFACTURER'S REQUIREMENTS.
 - AREAS OF PROPOSED CONSTRUCTION SHALL BE CLEARED ONLY AS REQUIRED.
 - THE PERMEABILITY OF THE ON-SITE SOILS ARE K-4 PER USDA SOIL SURVEY.
 - THE DISCHARGE OF ANY SUMP PUMPS SHALL BE CONNECTED TO A DRYWELL OR RECHARGE SYSTEM.
 - THE SEASONAL HIGH WATER TABLE HAS NOT BEEN DETERMINED AT THIS TIME.
 - TOPOGRAPHY IS IN NAVD 1988 DATUM.
 - THE PROPERTY IS LOCATED IN FLOOD ZONE X.
 - IT IS PROPOSED TO CONSTRUCT A SINGLE FAMILY DWELLING ON AN UNDERSIZED LOT REQUIRING BULK VARIANCES.
 - THE PROPOSED GRADING AND FLOOR ELEVATIONS WILL NOT DETRIMENTALLY IMPACT UPON ANY ADJOINING PROPERTY OWNER.

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NO.	DATE	DESCRIPTION	BY

PDS
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CERTIFICATE OF AUTHORIZATION NO. 246A28125400

WILLIAM A. STEVENS, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY, LICENSE NO. 339915
PROFESSIONAL PLANNER, NEW JERSEY, LICENSE NO. 53384

OWNER/APPLICANT:
JOSEPH ROBERTSON
16 LETTIS LANDING ROAD
WARETOWN NJ 08758

VARIANCE PLAN
FOR
BLOCK 134 - LOT 1
TOWNSHIP OF BARNEGAT
OCEAN COUNTY NEW JERSEY

SCALE:	1"=20'	DATE:	OCTOBER 21, 2019	JOB NUMBER:	19130	SHEET	1
DRAWN BY:	MCS	DESIGNED BY:	MCS	CHECKED BY:	MCS		1

