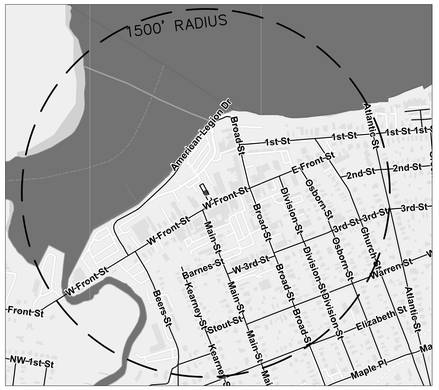
# PRELIMINARY and FINAL SITE PLAN

*for*

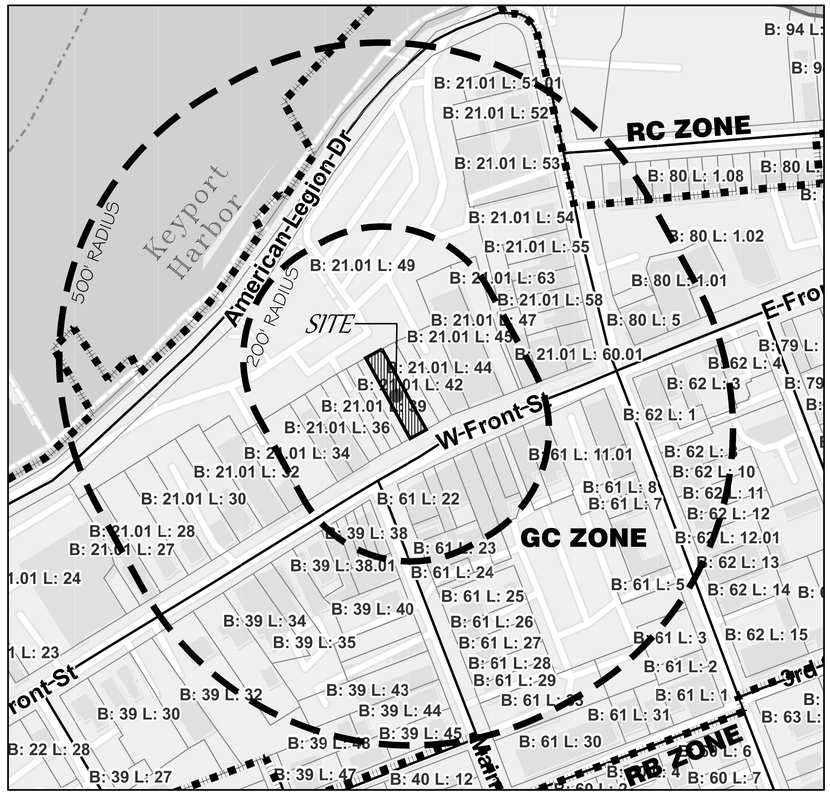
# LOT 41 in BLOCK 21.01

BOROUGH KEYPORT
MONMOUTH COUNTY, NEW JERSEY




LOCATOR MAP

SCALE 1"=500'




KEY MAP

GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100 ft.

## LIST OF OWNERS WITHIN 200'

OWNERS WITHIN 200 FEET OF
LOT 41 IN BLOCK 21.01
BOROUGH OF KEYPORT
MONMOUTH COUNTY, NJ

| BLOCK | LOT(S) | OWNER(S) |
|---|---|---|
| 21.01 | 34&49 | BOROUGH OF KEYPORT |
| | 35&36 | FORTY FIVE WEST FRONT STREET REALTY |
| | 37 | 39SHRINATH LLC |
| | 38 | SHREE 37 WEST LLC |
| | 39 | SHREE 35 WEST LLC |
| | 40 | 33 WEST FRONT ST, LLC |
| | 41 | 31 W FRONT, LLC C/O PRIME PARKING |
| | 42 | 29 WEST FRONT STREET C/O DETOUR GALLERY |
| | 43 | 27 WEST FRONT ST. LLC C/O DETOUR GALLERY |
| | 44 | 25 WEST FRONT STREET, LLC DETOUR GALLERY |
| | 45 | 17-21 WEST FRONT STREET C/O DETOUR GALLERY |
| | 47 | DEPRIMA, MARIE & CONA, JOHN |
| | 49 | BOROUGH OF KEYPORT |
| | 61 | MICHAEL MANAGEMENT REALTY LLC |
| | 62 | DELIO, INC. C/O C. BERKOWITZ |
| 61 | 10 | 2 WEST FRONT, LLC C/O DETOUR GALLERY |
| | 11.01 | 6-10 WEST FRONT STREET, LLC |
| | 13&14 | GOODMAN FAMILY PARTNERSHIP |
| | 16&17 | AL HADY ENTERPRISES LLC |
| | 18.01 | 26-28 W. FRONT REALTY LLC |
| | 19 | SHREEJI REALTY LLC |
| | 22 | COMMON BOND REAL ESTATE, LLC |
| | 23.01 | ONE MAIN ASSOCIATES, LLC |

OTHERS: BELL ATLANTIC/VERIZON
J.C.P.&L.
N.J. NATURAL GAS CO.
CABLEVISION
KEYPORT BOROUGH WATER & SEWER DEPT.
MONMOUTH COUNTY D.O.T.
MONMOUTH COUNTY PLANNING BOARD

## GENERAL NOTES:

1. PROPERTY KNOWN AS LOT 41 IN BLOCK 21.01, KEYPORT BOROUGH, MONMOUTH COUNTY, NEW JERSEY, AS PER TAX MAP SHEET NO. 7, TOTAL TRACT AREA OF 0.10 AC.
   SITE ADDRESS: 31 WEST FRONT STREET KEYPORT, NJ 07735
2. OWNER / APPLICANT: 31 W FRONT, LLC
   155 EAST 68TH STREET
   NEW YORK, NY 10065
3. THE PROPERTY IS CURRENTLY IN THE GC ZONE (GENERAL COMMERCIAL DISTRICT).

| ZONE REQUIREMENTS: | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|
| MIN. LOT AREA | N/A | 4500 SQ. FT. | 4500 SQ. FT. |
| MIN. LOT WIDTH | N/A | 30 FT. | 30 FT. |
| MIN. FRONT YARD SETBACK | N/A | 0 FT. | 0.5 FT. |
| MIN. SIDE YARD SETBACK | N/A | 0 FT. | 0.5 FT. |
| MIN. BOTH SIDE YARD SETBACK | NOTE 3 | 0 FT. | * 1.0 FT. |
| MIN. REAR YARD SETBACK | NOTE 3 | 60.85 FT. | * 8.5 FT. |
| MAX. STORIES | N/A | 2 | 5 – STORY |
| MAX. BLDG. HEIGHT | NOTE 4 | > ELEV. 70 | ELEV. 68.33' |
| MAX. PERCENT BLDG. COVERAGE | 85% | 45.75% | * 90.8 % |
| MAX. PERCENT LOT COVERAGE | 90% | 51.35% | * 90.8 % |

* VARIANCE REQUIRED

NOTE 3: MINIMUM SETBACK FROM RESIDENTIAL DISTRICT LOT IS 20 FEET.
NOTE 4: THE PEAK OF THE ROOF AND ANY EQUIPMENT SHALL NOT EXCEED AN ELEVATION OF 70.0 FEET REFERENCED TO DATUM NAVD 88.

4. OUTBOUND AND PROPERTY TAKEN FROM "PLAN OF SURVEY PROPERTY" PREPARED BY CLEARPOINT SERVICES LLC PROFESSIONAL LAND SURVEYORS FOR 31 WEST FRONT STREET – LOT 41 – BLOCK 21.01 SITUATED IN THE BOROUGH OF KEYPORT, MONMOUTH COUNTY, NJ., DATED 3/17/2020, LAST REVISED 9/2/2020 BY ALAN R. BOETTGER, PROFESSIONAL LAND SURVEYOR, NJ LICENSE NO. 41997.
5. THE PURPOSE OF THIS PLAN IS TO OBTAIN PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR THE DEMOLITION OF A 2–STORY BUILDING AND THE RECONSTRUCTION OF 5–STORY BUILDING WITH A LOWER LEVEL FOR ACCESS AND STORAGE BELOW THE BASE FLOOD ELEVATION (SEE NOTE 7) AND DINING ROOM AREA ABOVE THE BASE FLOOD ELEVATION FIRST FLOOR A RESTAURANT, AND APARTMENTS ON THE REMAINING FLOORS.
6. ALL IMPROVEMENTS ON EXISTING LOT SHALL BE DEMOLISHED.
7. BASED UPON FEMA PRELIMINARY FIRM PANEL #34025C0029G THE SITE LOCATION FALLS WITHIN THE TIDAL ZONE AND THE BASE FLOOD ELEVATION IS ELEVATION 14.0 FT. IN ACCORDANCE WITH N.J.A.C. 7:13 FLOOD HAZARD AREA CONTROL ACT RULES, THE BASE FLOOD ELEVATION IS EQUAL TO THE NJDEP FLOOD HAZARD AREA DESIGN FLOOD ELEVATION.
8. BASED UPON TOWNSHIP ORDINANCE #5–13 SECTION 12–5.2(A) RESIDENTIAL CONSTRUCTION, ANY RESIDENTIAL STRUCTURE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION, PLUS 1 FT.
9. NO HABITABLE SPACE (RESIDENTIAL OR COMMERCIAL) SHALL BE CONSTRUCTED LOWER THAN ELEVATION 15.0 FT.
10. LOWEST FLOOR SHALL BE FLOOD PROOFED IN ACCORDANCE WITH N.J.A.C 7.13 FLOOD HAZARD AREA CONTROL ACT RULES.
11. 25–1–18 OFF–STREET PARKING AND LOADING REQUIREMENTS
    NO PARKING OR LOADING SPACE REQUIRED DUE TO SITE BEING WITHIN THE GC ZONE.
12. NO ONSITE TRASH ENCLOSURE PROPOSED. ALL TRASH SHALL BE DISCARDED IN THE PUBLIC TRASH ENCLOSURE LOCATED AT THE REAR OF THE PROPERY ON AMERICAN LEGION DRIVE.
13. ROOF RUNOFF TO BE CAPTURED AND CONVEYED INTERNALLY TO THE REAR OF THE BUILDING WHERE IT IS TO BE DISCHARGED VIA UNDERGROUND PIPING TO THE TYPE "E" INLET LOCATED DIRECTLY BEHIND BUILDING.
14. DECORATIVE OUTSIDE LIGHTING IS PROPOSED ON FACADE OF BUILDING FOR THE RESTAURANT SPACE ONLY. SAFETY LIGHTING WILL BE PROVIDED OVER ALL DOORS.
15. FF EQUALS FIRST FLOOR ELEVATION. LF EQUALS LOWEST FLOOR ELEVATION.
16. ALL RESIDENTS WILL HAVE KEYCARD ACCESS TO THE RESIDENTIAL ONLY FLOORS.
17. EXISTING WATER AND SEWER LATERALS TO REMAIN.
18. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE–CALL" NUMBER, 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARKOUT THEIR UTILITIES.
19. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
20. ANY DAMAGED CURB, SIDEWALK AND /OR PAVEMENT WITHIN PUBLIC RIGHT OF WAY OR PUBLIC PARKING LOT SHALL BE REPLACED AS DIRECTED BY THE ENGINEER.
21. THE BOROUGH OF KEYPORT NOISE ORDINANCE SECTION 4.2.2 (L) SHALL BE FOLLOWED DURING DEMOLITION AND CONSTRUCTION.

## WAIVERS AND VARIANCES

SITE PLAN WAIVERS AND VARIANCES FOR PRELIMINARY AND FINAL

2H. PARTIAL WAIVER FROM LOADING SIGNS AND LANDSCAPING AND BUFFERS. PROPOSED BUILDING IS NEARLY ENTIRE LOT.

SEE ZONE TABLE FOR BULK VARIANCES.

## SHEET INDEX


1. COVER SHEET
2. EXISTING CONDITIONS
3. SITE PLAN
4. RESERVED
5. DETAILS


SITE PLAN OF_____

BLOCK_____ LOT_____ ZONE_____

DATE_____ SCALE_____

APPLICANT_____ 41 _____ 21.01 _____ GC (GENERAL COMMERCIAL)_____

ADDRESS_____ 1"=10'

I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE PLANNING BOARD

(OWNER) (DATE)

I HEREBY CERTIFY THAT I HAVE PREPARED THE SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION THEREON DEPICTED IS CORRECT.

(NAME) (TITLE & LICENSE)

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER THAT JURISDICTION

(DATE) (MUNICIPAL ENGINEER)

APPROVED BY PLANNING BOARD ON

PRELIMINARY_____

FINAL_____

CHAIRMAN DATE

| NO | DESCRIPTION | DATE | B/C |
|---|---|---|---|


CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
• CERTIFICATE OF AUTHORIZATION NO. 24GA27989300 •
100 RIKE DRIVE
MILLSTONE TOWNSHIP, N.J. 08535
PH:(609)446-5550
12 ROBBINS PKWY.
AT WATER STREET
TOMS RIVER, N.J. 08753
PH:(732)244-0888
SIGNATURE AND SEAL
2021.03.03 12:33:26-05'00'
LORALI A. TOTTEN
PROFESSIONAL ENGINEER NJ LIC. NO. 28662


DATE 3/2/21
SCALE 1" = 100'
DRAWN CPG
CHECKED
SHEET 1 OF 5
POCKET

PRELIMINARY and FINAL SITE PLAN
LOT 41
BLOCK 21.01
(TAX MAP SHEET No. 7, GC ZONE)
BOROUGH OF KEYPORT
MONMOUTH COUNTY, NEW JERSEY

FILE N-6483
NORTH ROTATION

COVER SHEET

DWG. NO.
DWG FILE: 6483–COV–C20