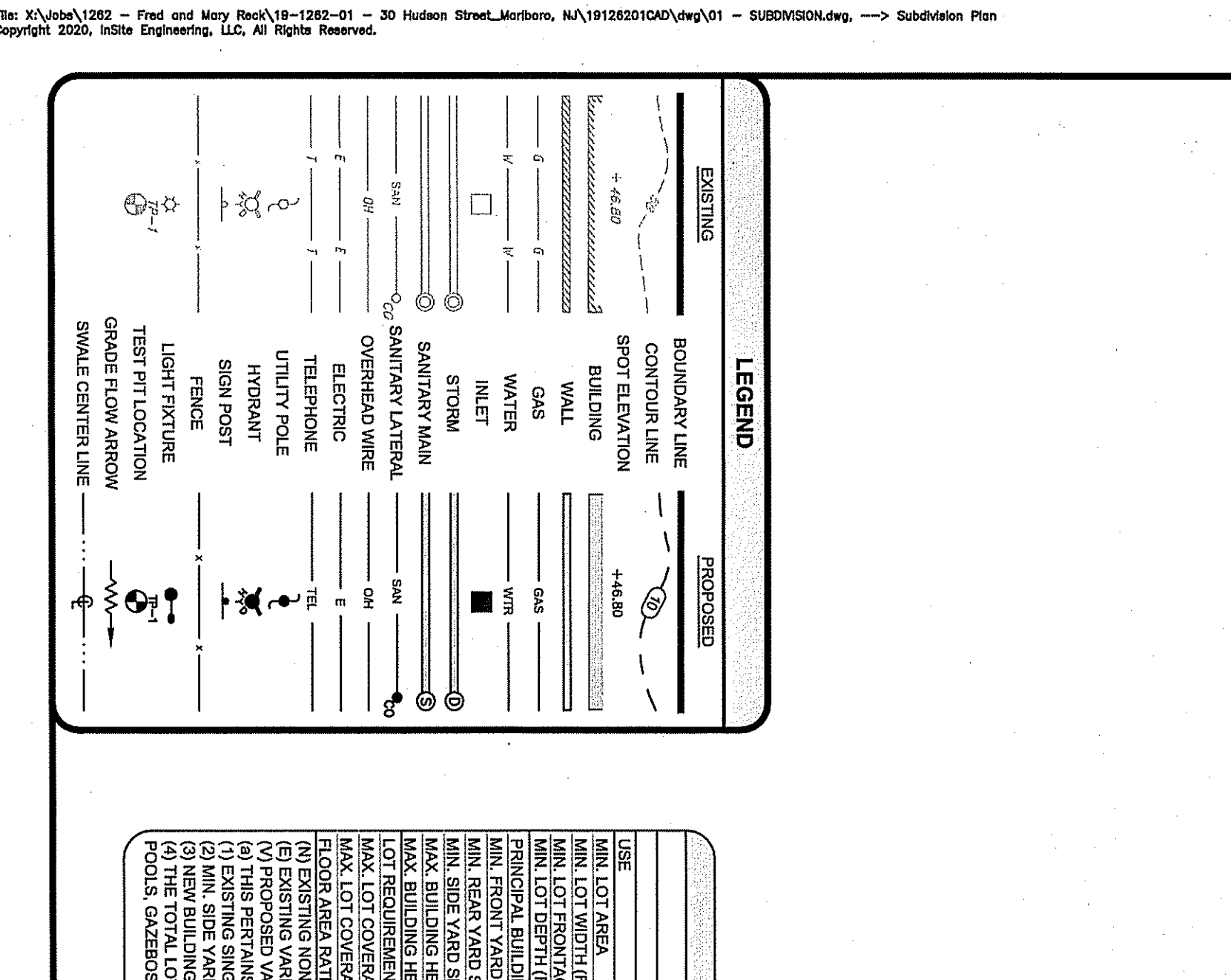


**GENERAL NOTES**

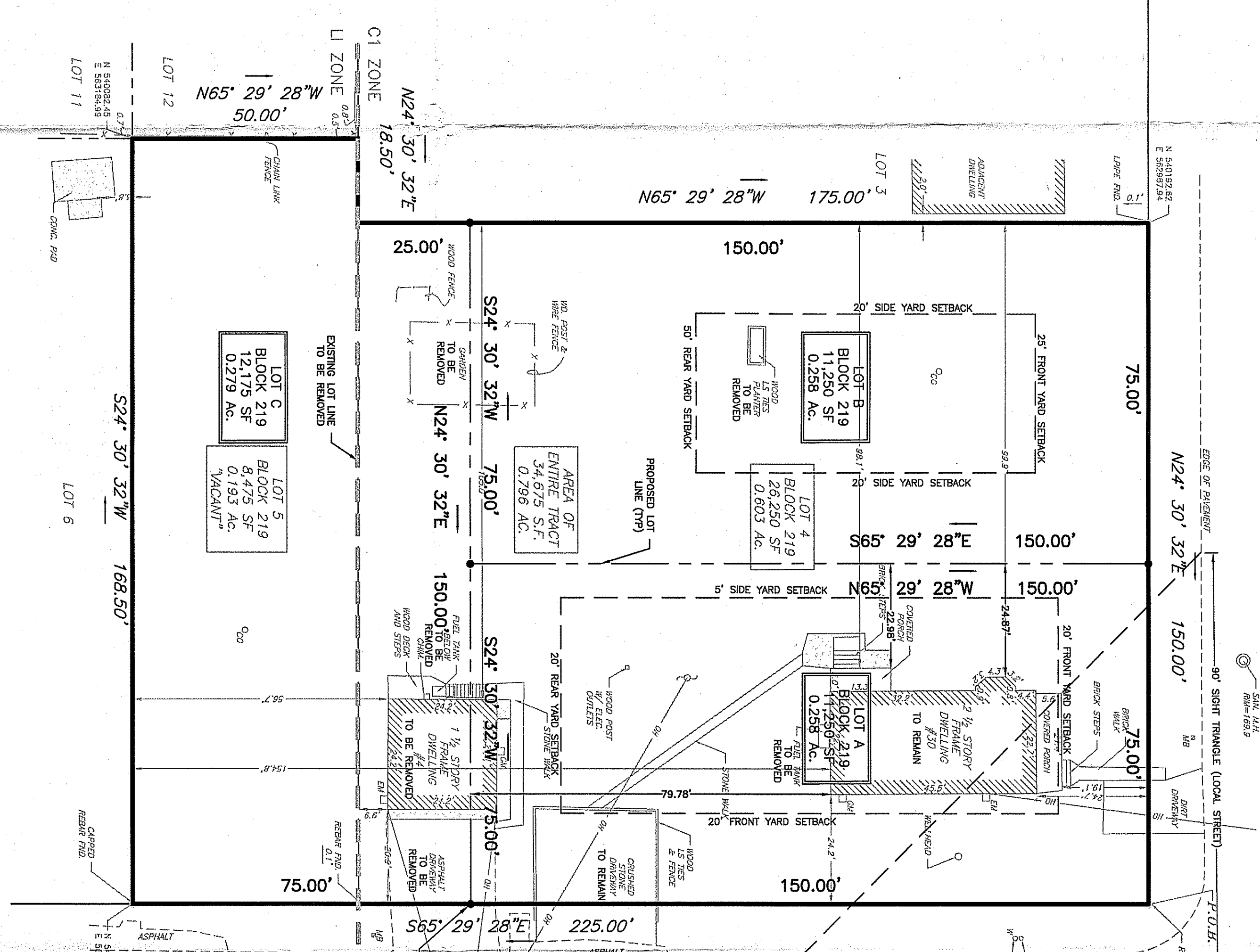
1. SUBJECT PROPERTY IS TAX MAP BLOCK 219, TAX LOTS 4 & 5, 30 HUDSON STREET, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY.
2. OWNER/APPLICANT: RECK, FREDERICK J & MARY V, 188 DUTCH LANE ROAD, MARLBORO, NJ 07748.
3. PURPOSE OF THIS PLAN SET: THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE TOWNSHIP FOR PRELIMINARY & FINAL BLOCK SUBDIVISION APPROVAL.
4. SURVEY DATA: A SURVEY BY JOHN CONRAD PERSON, DATED BY A FIELD SURVEY PREPARED BY INSTRUMENTAL SURVEYING ENGINEER JOHN CONRAD PERSON, DATED 08/22/2011, SHOWS THE SITE IS LOCATED IN A FLOOD ZONE. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD83 ANTIQUENENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD83 VERTICAL DATUM.
5. BASE FLOOD ELEVATION: FURTHER FROM A FLOOD INSURANCE RATE MAP FROM MONMOUTH COUNTY, NEW JERSEY, THE SUBJECT PROPERTY IS LOCATED IN A FLOOD ZONE. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD83 VERTICAL DATUM.
6. SUBDIVISION FILING: THIS SUBDIVISION SHALL BE FILED BY MAP IN ACCORDANCE WITH THE MAP FILING LAW.
7. BEARING AND DISTANCE ERROR OF CLOSURE: BEARINGS AND DISTANCES ARE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE (1) PART IN TEN THOUSAND (10,000).
8. FRESHWATER WETLANDS: NO FRESHWATER WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY.

**PROPERTY OWNERS WITHIN 200' (06/17/19)**

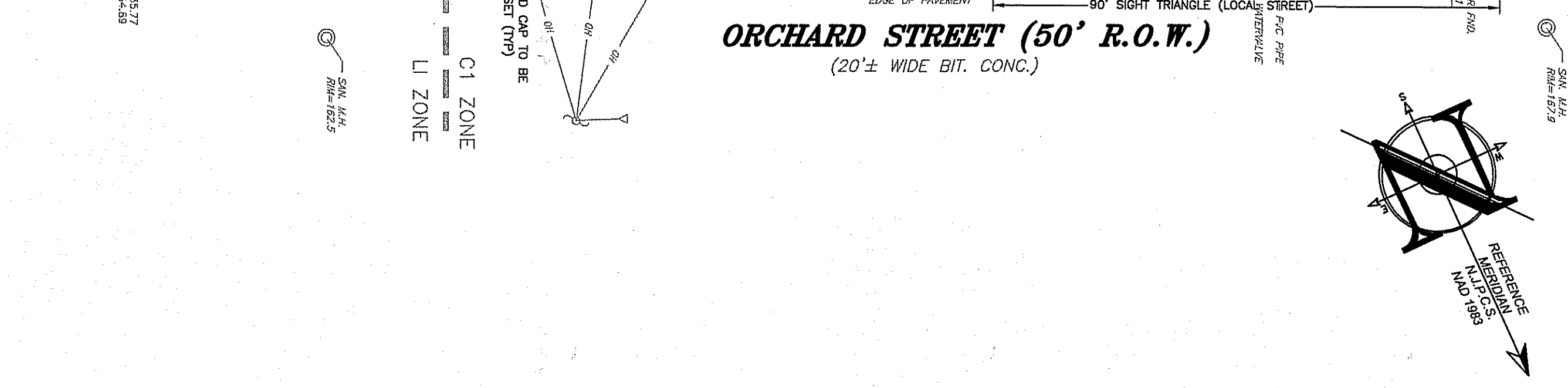
- Block-Lot: 214-1: ELIS, JOHN
- Block-Lot: 214-2: MARIANNE, JOHN & MARLENE
- Block-Lot: 214-3: P.O. BOX 62
- Block-Lot: 214-4: MARIANNE, JOHN & MARLENE
- Block-Lot: 214-5: RE: 1 HERBERT STREET
- Block-Lot: 214-6: ESTERSCHEER, SHIRLEY
- Block-Lot: 214-7: D'ITALI, CAROL ANNE
- Block-Lot: 214-8: RE: 19 WANDERING ROAD
- Block-Lot: 214-9: RE: 19 WANDERING ROAD
- Block-Lot: 214-10: RE: 19 WANDERING ROAD
- Block-Lot: 214-11: RE: 19 WANDERING ROAD
- Block-Lot: 214-12: RE: 19 WANDERING ROAD
- Block-Lot: 214-13: RE: 19 WANDERING ROAD
- Block-Lot: 214-14: RE: 19 WANDERING ROAD
- Block-Lot: 214-15: RE: 19 WANDERING ROAD
- Block-Lot: 214-16: RE: 19 WANDERING ROAD
- Block-Lot: 214-17: RE: 19 WANDERING ROAD
- Block-Lot: 214-18: RE: 19 WANDERING ROAD
- Block-Lot: 214-19: RE: 19 WANDERING ROAD
- Block-Lot: 214-20: RE: 19 WANDERING ROAD
- Block-Lot: 214-21: RE: 19 WANDERING ROAD
- Block-Lot: 214-22: RE: 19 WANDERING ROAD
- Block-Lot: 214-23: RE: 19 WANDERING ROAD
- Block-Lot: 214-24: RE: 19 WANDERING ROAD
- Block-Lot: 214-25: RE: 19 WANDERING ROAD
- Block-Lot: 214-26: RE: 19 WANDERING ROAD
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- Block-Lot: 214-37: RE: 19 WANDERING ROAD
- Block-Lot: 214-38: RE: 19 WANDERING ROAD
- Block-Lot: 214-39: RE: 19 WANDERING ROAD
- Block-Lot: 214-40: RE: 19 WANDERING ROAD
- Block-Lot: 214-41: RE: 19 WANDERING ROAD
- Block-Lot: 214-42: RE: 19 WANDERING ROAD
- Block-Lot: 214-43: RE: 19 WANDERING ROAD
- Block-Lot: 214-44: RE: 19 WANDERING ROAD
- Block-Lot: 214-45: RE: 19 WANDERING ROAD
- Block-Lot: 214-46: RE: 19 WANDERING ROAD
- Block-Lot: 214-47: RE: 19 WANDERING ROAD
- Block-Lot: 214-48: RE: 19 WANDERING ROAD
- Block-Lot: 214-49: RE: 19 WANDERING ROAD
- Block-Lot: 214-50: RE: 19 WANDERING ROAD



**HUDSON STREET (40' R.O.W.)**  
(17 ± WIDE BIT. CONC.)



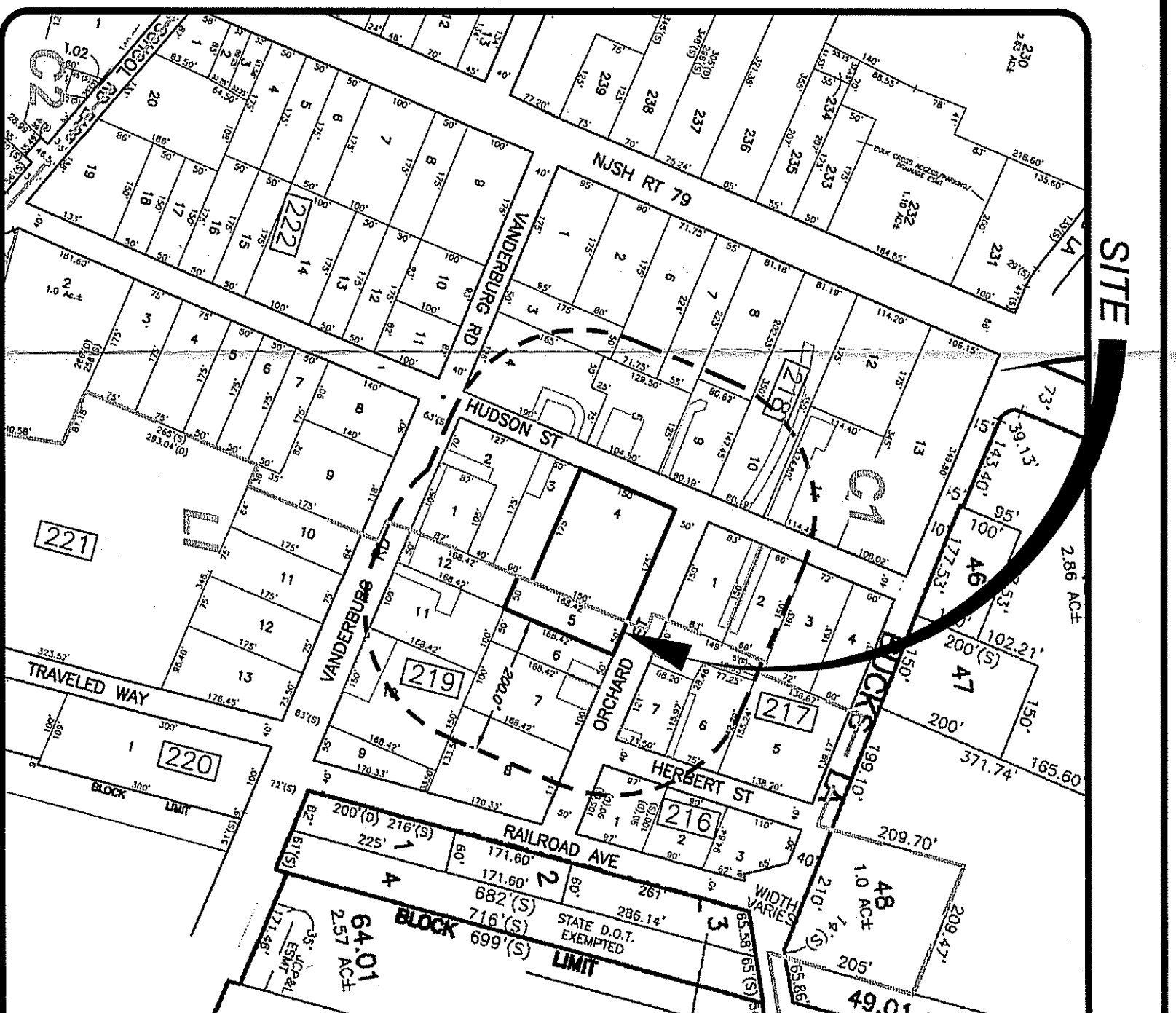
**ORCHARD STREET (50' R.O.W.)**  
(20 ± WIDE BIT. CONC.)



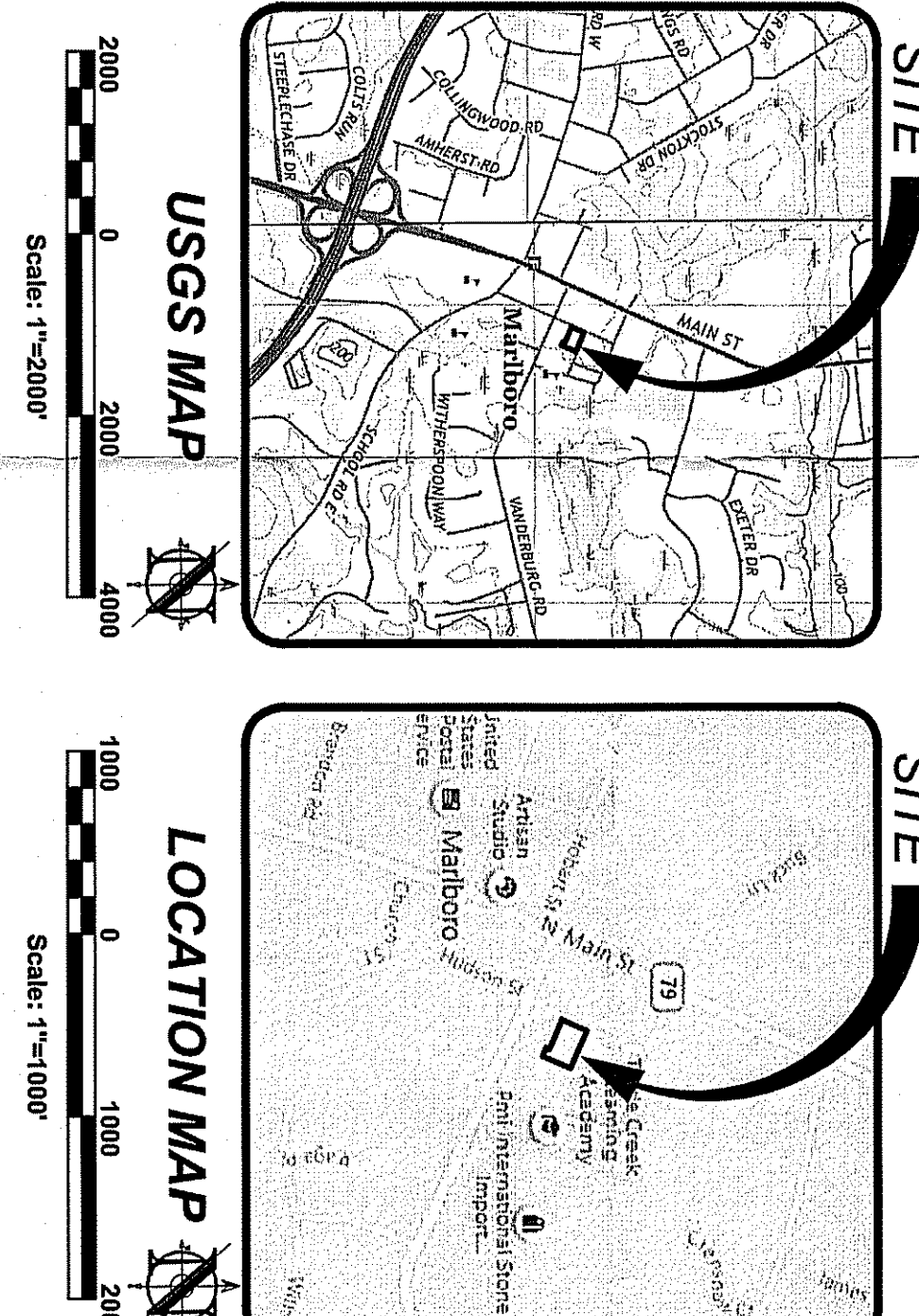
**PLAN**  
Scale: 1"=20'

USE	STANDARD	PROPOSED LOT A (C1 ZONE)			PROPOSED LOT B (C1 ZONE)			PROPOSED LOT C (LI ZONE)		
		EXISTING	REQUIRED	COMPLIES	EXISTING	REQUIRED	COMPLIES	EXISTING	REQUIRED	COMPLIES
MIN. LOT AREA	4,838	3,475	6,000	YES	1,125	20,000	NO	3.4C	12,775	NO
MIN. LOT WIDTH (FT)	150	50	75	YES	100	300	NO	75	300	NO
MIN. LOT DEPTH (FT)	225	NS	150	YES	150	300	NO	188.3	300	NO
MIN. FRONT YARD SETBACK (FT)	25	20	25	YES	25	50	NO	80	50	NO
MIN. SIDE YARD SETBACK (FT)	5	5	5	YES	5	5	YES	5	5	YES
MIN. REAR YARD SETBACK (FT)	5	5	5	YES	5	5	YES	5	5	YES
MAX. BUILDING HEIGHT (STORIES)	3	3	3	YES	3	3	YES	3	3	YES
MAX. BUILDING HEIGHT (FEET)	35	35	35	YES	35	35	YES	35	35	YES
MAX. LOT COVERAGE (TOTAL LOT COVERAGE %)	NS	32	32	YES	32	32	YES	32	32	YES
FLOOR AREA RATIO	NS	NS	NS	YES	NS	NS	YES	NS	NS	YES

- ZONING COMPLIANCE CHART**
- (A) EXISTING ZONING
  - (B) PROPOSED ZONING
  - (C) THIS REFERS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE (E229.41, C111)
  - (D) THIS REFERS TO A NEW STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE (E229.41, C111)
  - (E) NEW BUILDINGS MAY BE CONSTRUCTED AT THE AVERAGE SETBACK OF ALL EXISTING BUILDINGS LOCATED ON THE SAME SIDE OF THE STREET WITHIN 200 FEET (E229.41, C111)
  - (F) THE TOTAL LOT COVERAGE SHALL BE 32% OF THE TOTAL LOT AREA. SETBACKS SHALL BE 5 FEET, BUT SIDE SETBACKS MUST ADD UP TO MORE THAN 15 FEET (E229.41, C111)
  - (G) NEW BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LOT COVERAGE FOR PRINCIPAL BUILDINGS, DRIVEWAYS AND/OR WALKWAYS, WHICH IN ALL CASES SHALL NOT EXCEED 32% (E229.41, C111)
  - (H) NEW BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LOT COVERAGE FOR PRINCIPAL BUILDINGS, DRIVEWAYS AND/OR WALKWAYS, WHICH IN ALL CASES SHALL NOT EXCEED 32% (E229.41, C111)
- ZONES**
- C1 VILLAGE COMMERCIAL DISTRICT
  - LI LIGHT INDUSTRIAL ZONE
  - MFD1 MULTI-FAMILY DISTRICT



**TAX MAP**  
Scale: 1"=100'



**USGS MAP**  
Scale: 1"=2000'

**LOCATION MAP**  
Scale: 1"=1000'

**PROJECT INFORMATION**

**HUDSON STREET (40' R.O.W.)**  
**SUBDIVISION**

PROJECT LOCATION: BLOCK 219, LOTS 4 & 5, 30 HUDSON STREET, TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NJ 07748

OWNER: RECK, FREDERICK J & MARY V, MARLBORO, NJ 07748

APPLICANTS PROFESSIONALS: RECK, FREDERICK J & MARY V, 188 DUTCH LANE ROAD, MARLBORO, NJ 07748

ATTORNEY: JOHN A. GRUBER, ESQ., 125 HALF MILE RD., SUITE 300, RED BANK, NJ 07070-6777

SURVEYOR: INSITE SURVEYING, LLC, 1855 ROUTE 54, SUITE 1A, WALL, NJ 07719

INSITE SURVEYING, LLC  
Professional Land Surveyor  
N.J.C. NO. 054322

**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/22/19	PRELIMINARY & FINAL PLAN
2	08/22/19	FOR CONSTRUCTION

INSITE ENGINEERING, LLC  
1855 ROUTE 54, SUITE 1A, WALL, NJ 07719  
INSITE@insiteeng.com www.insiteeng.com

**OWNER/APPLICANT**  
MEMBER CERTIFY THAT THE OWNER/APPLICANT HAS REVIEWED THIS PLAN SET AND THE APPLICATION AND THAT CONSENT TO THE FILING OF THIS PLAN SET IS GIVEN BY THE SIGNATURE OF THE OWNER/APPLICANT.

**OWNER**  
NAME: RECK, FREDERICK J & MARY V  
DATE: 08/22/19

**NOTARY PUBLIC**  
NAME: T.J. STIC  
DATE: 08/22/19

**MUNICIPAL CLERK**  
NAME: [Blank]  
DATE: [Blank]

**ZONING BOARD**  
MEMBER CERTIFY THAT THE OWNER/APPLICANT HAS REVIEWED THIS PLAN SET AND THE APPLICATION AND THAT CONSENT TO THE FILING OF THIS PLAN SET IS GIVEN BY THE SIGNATURE OF THE OWNER/APPLICANT.

**BOARD CHAIRPERSON**  
NAME: [Blank]  
DATE: [Blank]

**BOARD ENGINEERS**  
NAME: [Blank]  
DATE: [Blank]

**BOARD SECRETARY**  
NAME: [Blank]  
DATE: [Blank]

**MUNICIPAL ENGINEER**  
NAME: [Blank]  
DATE: [Blank]

**APPROVED BY:**  
PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN

1 OF 1