

THE UNDERSIGNED, JOSHUA VALLARIO, HEREBY DECLARES THAT HE IS THE OWNER OF LOT 2 IN BLOCK 102, AS DELINEATED HEREON AND HEREBY CONSENTS TO THE FILING OF THIS MAP.

JOSHUA VALLARIO DATE

ADDRESS

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC OF NEW JERSEY, PERSONALLY APPEARED \_\_\_\_\_ WHO I AM SATISFIED IS THE PERSON WHO SIGNED THE ABOVE CONSENT.

MAP FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON \_\_\_\_\_ AS MAP No. \_\_\_\_\_

NEW LOT NUMBERS HAVE BEEN ASSIGNED.

TAX ASSESSOR DATE

THIS IS TO CERTIFY THAT THE BOROUGH OF BELMAR PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED, THIS MAP, AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF R.S. 40:23-9.9 KNOWN AS THE "MAP FILING LAW". THIS MAP SHALL BE FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON OR BEFORE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WHICH IS 190 DAYS FROM THE DATE THE RESOLUTION IS ADOPTED.

SECRETARY, BOROUGH OF BELMAR PLANNING BOARD DATE

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.

BOROUGH ENGINEER - BOROUGH OF BELMAR DATE

APPROVED BY  
BOROUGH OF BELMAR PLANNING BOARD

CHAIRMAN DATE

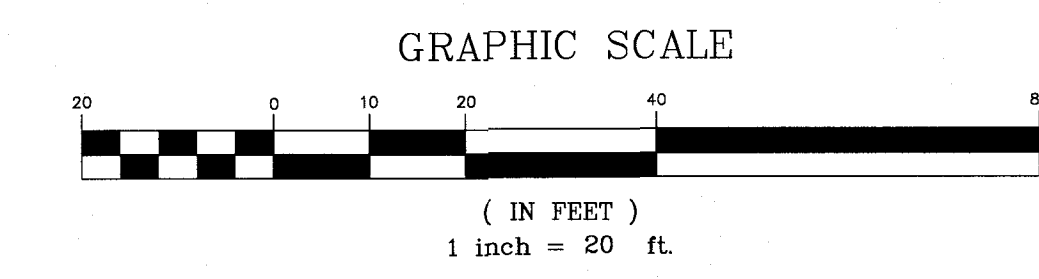
SECRETARY DATE

ENGINEER DATE

DESCRIPTION	ZONE R-75 REQUIRED/PERMITTED	EXISTING LOT 2	PROP. LOT 2.01	PROP. LOT 2.02
BUILDING USE	S.F. RESIDENTIAL	* S.F. RESIDENTIAL W/ APARTMENT	S.F. RESIDENTIAL	S.F. RESIDENTIAL
MIN. LOT AREA	7,500 S.F.	13,500 S.F.	** 6,750.00 S.F.	** 6,750.00 S.F.
MIN. LOT FRONTAGE	50 FT.	90.0 FT.	** 45.0 FT.	** 45.0 FT.
MIN. LOT DEPTH	150 FT.	150.0 FT.	150.0 FT.	150.0 FT.
FRONT YARD SETBACK	20 FT.	21.8 FT.	20.0 FT.	20.0 FT.
SIDE YARD SETBACK	5/15 FT.	16.8/46.5 FT.	5.0/15.00 FT.	5.0/15.00 FT.
REAR YARD SETBACK	40 FT.	88.1 FT.	84.67 FT.	84.67 FT.
MAX. BLDG. COVERAGE	30 %	13.73 % (1,853 S.F.)	24.25 %	24.25 %
MAX. LOT COVERAGE	55 %	44.37 % (5,990 S.F.)	46.77 %	46.77 %
MAX. BLDG. HEIGHT	35 FT. (2 1/2 STORY)	< 35 FT. (2 1/2 STORY)	< 35 FT.	< 35 FT.
MIN. LOT SHAPE DIA.	30 FT.	> 30 FT.	45.0 FT.	45.0 FT.
ACCESS. SIDE YARD SETBACK (GARAGE)	3 FT.	* 0.9 FT.	3.0 FT.	3.0 FT.
ACCESS. REAR YARD SETBACK (GARAGE)	3 FT.	* 0.3 FT.	3.0 FT.	3.0 FT.
MAX. ACCESS. BLDG. HEIGHT (GARAGE)	18 FT. (1 STORY)	* 25.8± FT. (2 STORY)	< 18 FT.	< 18 FT.
FLOOR AREA RATIO (5,051 TO 6,999 S.F.)	65 %		40.27 %	40.27 %

\* - INDICATES EXISTING NON-CONFORMITY  
\*\* - INDICATES VARIANCE REQUIRED

**GENERAL NOTES**  
PROPERTY ID KNOWN AS BLOCK 102 LOT 2 AS SHOWN ON SHT. 15 OF THE OFFICIAL TAX MAPS OF THE BOROUGH OF BELMAR, MONMOUTH COUNTY, NEW JERSEY.  
PROPERTY IS LOCATED IN THE R-75 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.3099± ACRES (13,500 S.F.)  
OWNER/APPLICANT: VALLARIO PROPERTIES, LLC, JOSHUA VALLARIO  
303 TENTH AVENUE  
SPRING LAKE HEIGHTS, N.J. 07719  
NUMBER OF EXISTING LOTS - 1  
NUMBER OF PROPOSED LOTS - 2  
PROPOSED USE - DETACHED SINGLE FAMILY RESIDENTIAL  
WATER - BOROUGH OF BELMAR  
SEWER - BOROUGH OF BELMAR  
APPROX. TOTAL AREA TO BE DISTURBED IS 13,500 S.F.  
SURVEY INFORMATION TAKEN FROM A PLAN PREPARED BY CLEARPOINT SERVICES L.L.C. DATED 8/30/2021



I HEREBY CERTIFY THAT THESE PLANS ARE IN COMPLIANCE WITH THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (NJAC 5:21)

JOSEPH J. KOOCUBA N.J. P.E. LIC. GE45850 DATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP AND LAND SURVEY DATED 8/30/2021 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND I DO FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET.

ALAN R. BOETTGER, P.L.S. LIC. NO. 41997 8/30/21

ALLEN R. BOETTGER  
PROFESSIONAL LAND SURVEYOR  
N.J. LICENSE NO. 41997

**CLEARPOINT SERVICES**  
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www.clearpoint.com  
CERTIFICATE NO. 265438115000  
JOB NO. 21-33839  
K.B.A. NO. 2021-322

MINOR SUBDIVISION PLAT  
PREPARED FOR  
303 TENTH AVENUE  
LOT 2 - BLOCK 102  
SITUATED IN THE  
BOROUGH OF BELMAR  
MONMOUTH COUNTY, NJ  
SCALE: 1"=20' DATE: 8/30/2021 SHEET 1 OF 1