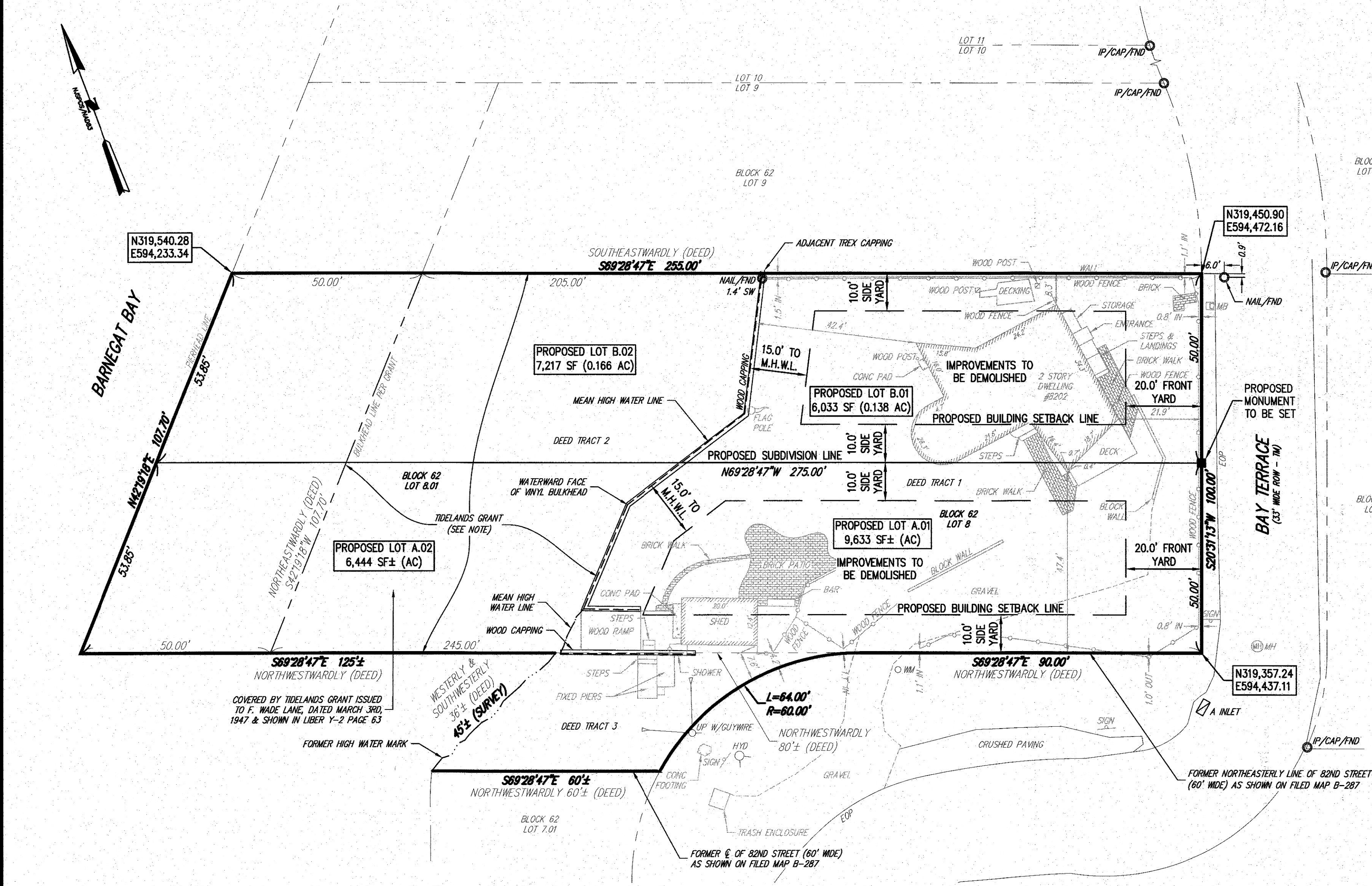
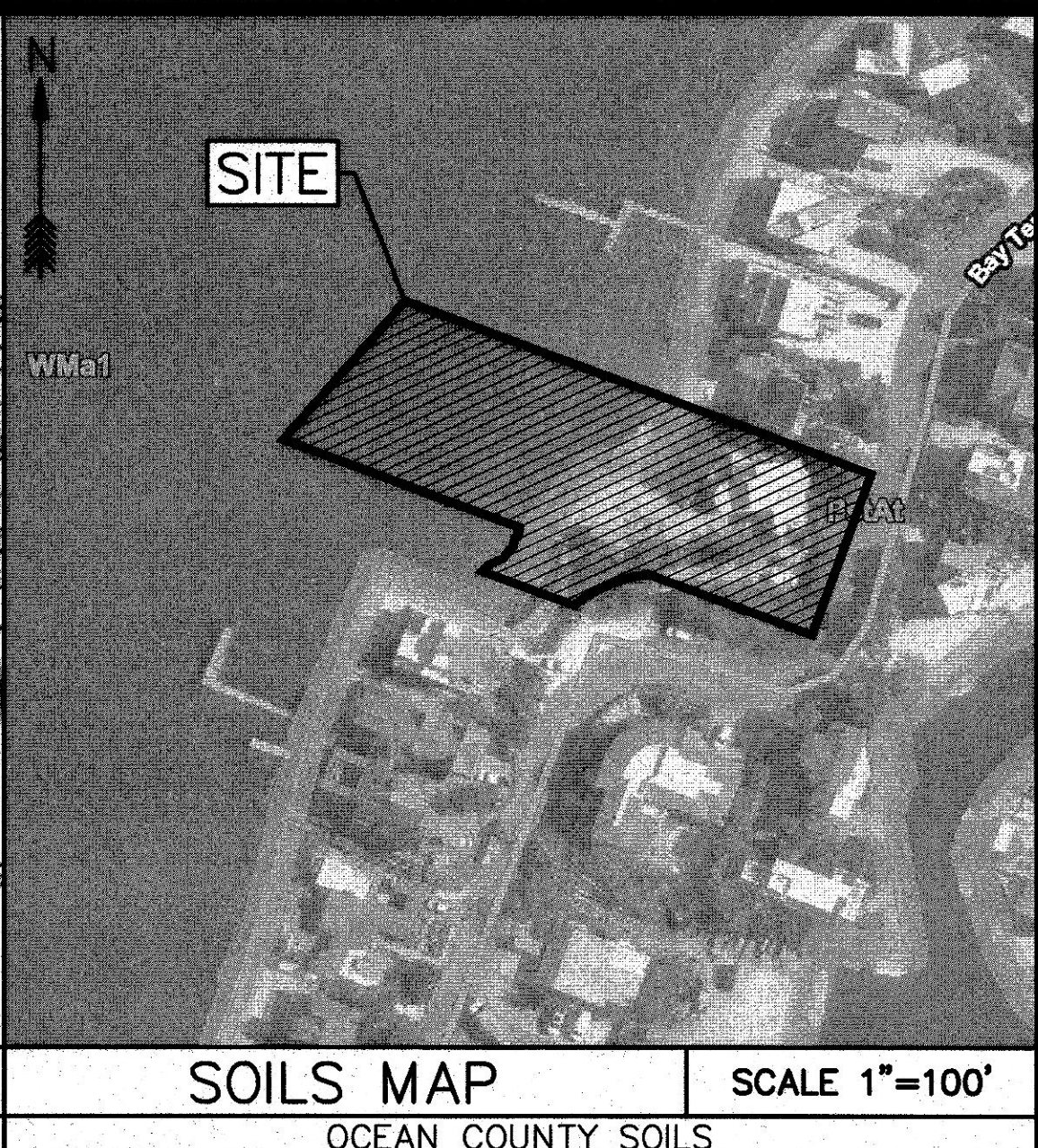
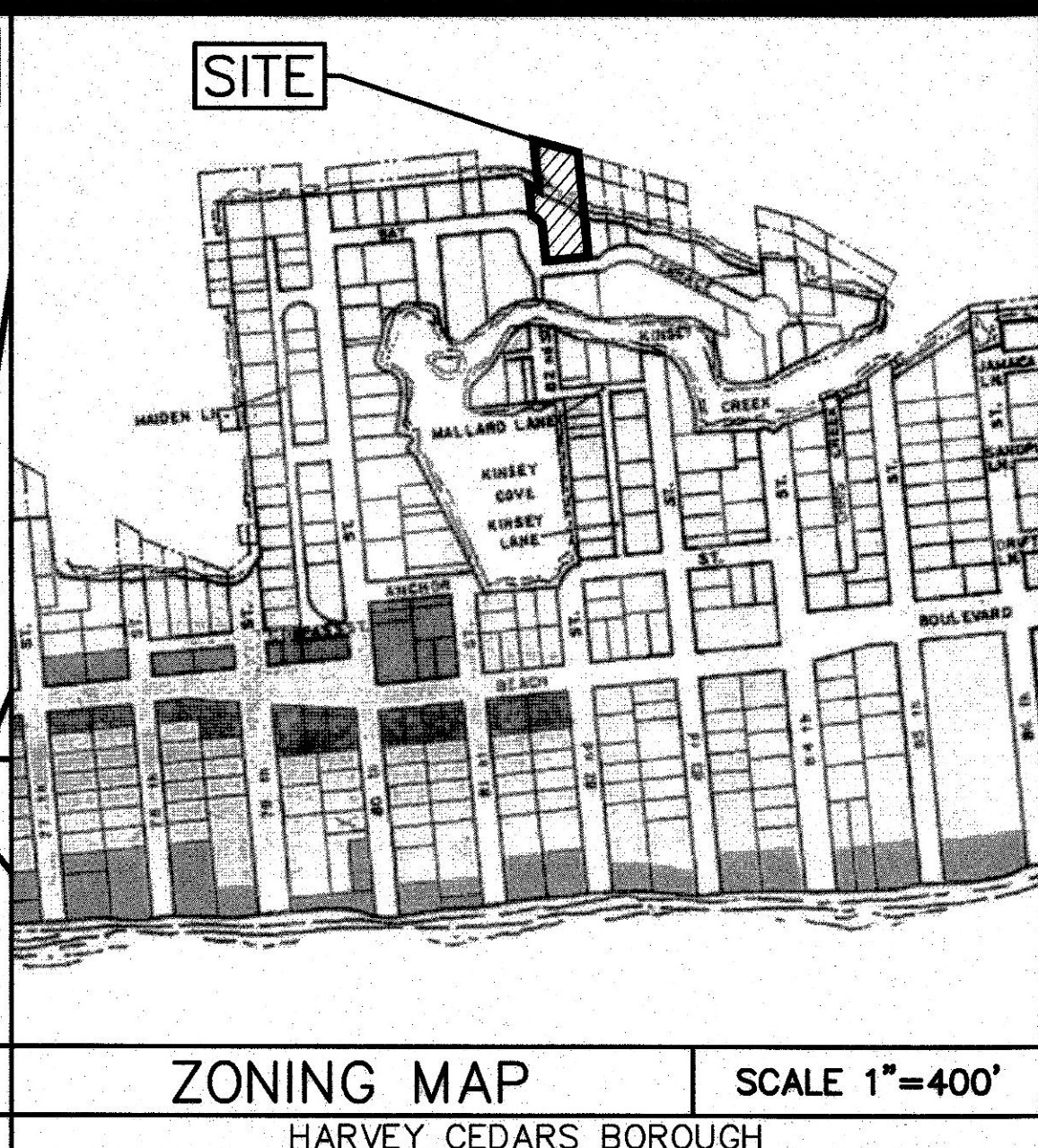
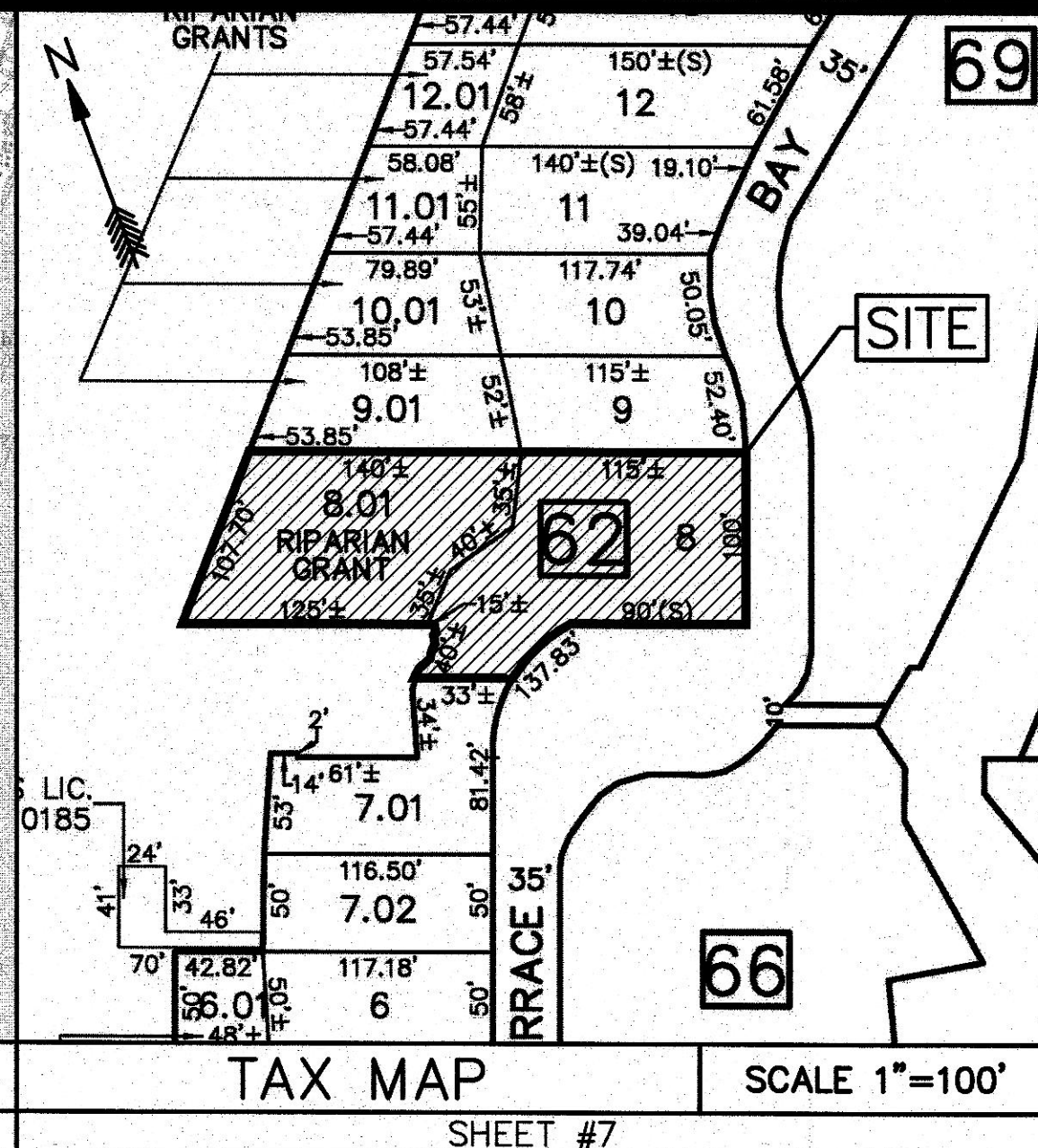
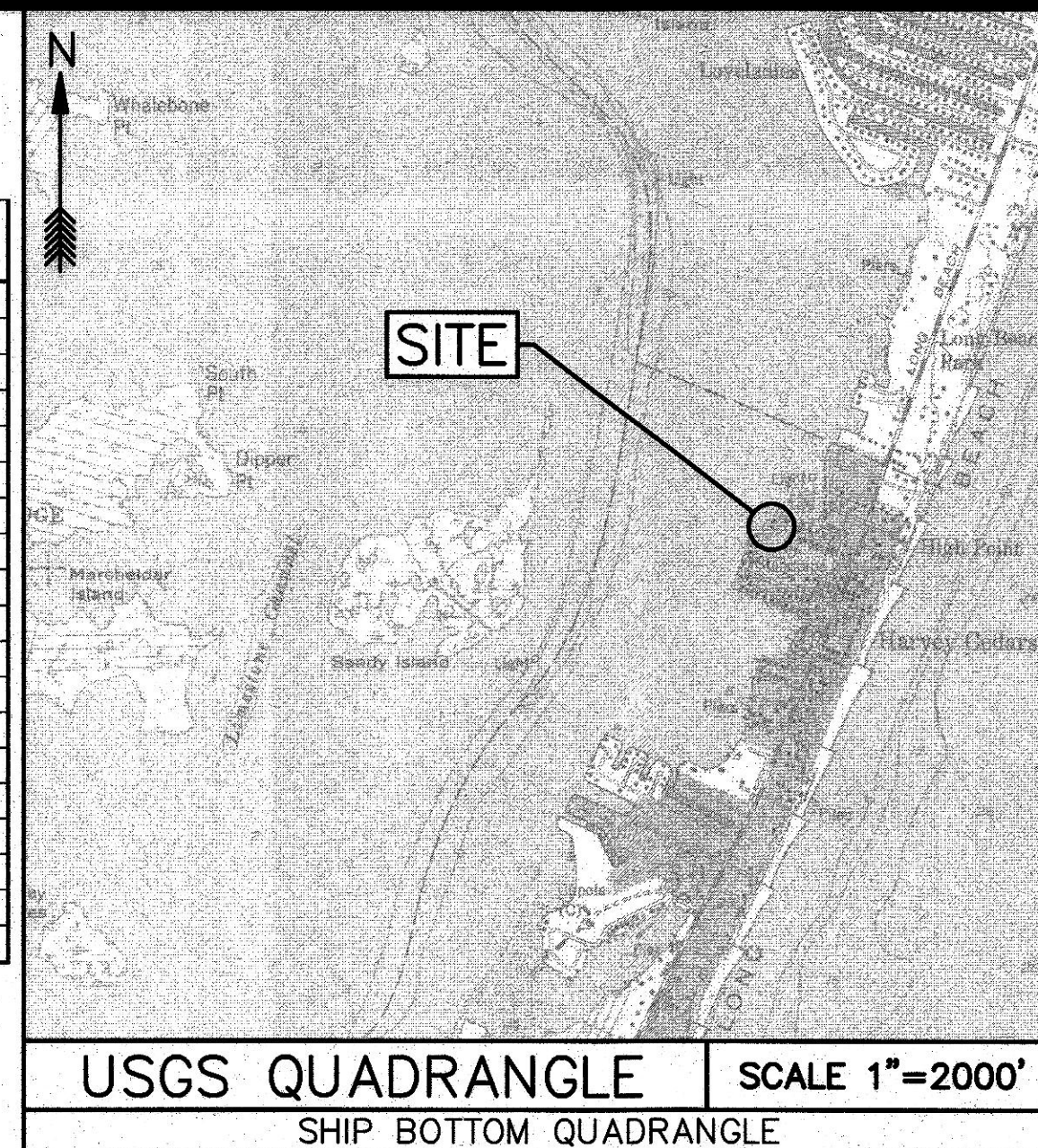


ZONING SCHEDULE						
RA - SINGLE FAMILY, RESIDENTIAL DISTRICT						
PRINCIPAL BUILDING MINIMUM	REQUIRED	EXISTING	PROPOSED LOT A.01	CONFORMS	PROPOSED LOT B.01	CONFORMS
LOT AREA	5,000 SF	29,327 SF±	9,633 SF±	YES	6,033 SF	YES
LOT WIDTH	50 FT	100 FT	50 FT	YES	50 FT	YES
FRONT YARD SETBACK	20 FT	21.9 FT	≥20 FT	YES	≥20 FT	YES
SIDE YARD SETBACK	10 FT (EACH)	8.3 FT	≥10 FT	YES	≥10 FT	YES
REAR YARD SETBACK	10 FT	NA	NA	NA	NA	NA
TO M.H.W.L.	15 FT	42.4 FT	≥15 FT	YES	≥15 FT	YES
PRINCIPAL BUILDING MAXIMUM						
BUILDING COVERAGE:						
W/O DECKS & OPEN PORCHES	29%	6.3% (1,833 SF)	<29%	YES	<29%	YES
TOTAL	33%	5.7% (1,658 SF)	<33%	YES	<33%	YES
FLOOR AREA RATIO	50%	4.80%	<50%	YES	<50%	YES
IMPERVIOUS COVERAGE	75%	10.0% (2,945 SF)	<75%	YES	<75%	YES
BUILDING HEIGHT	30 FT (PEAKED)	NA	<30 FT (PEAKED)	YES	<30 FT (PEAKED)	YES
	28 FT (FLAT)	21.42 FT	<28 FT (FLAT)	YES	<28 FT (FLAT)	YES
PARKING						
OFF-STREET PARKING	2 SPACES/DWELLING	2 SPACES	2 SPACES	YES	2 SPACES	YES



CERTIFIED PROPERTY OWNERS LIST WITHIN 200 FEET SUBJECT PROPERTY BLOCK 62, LOTS 8 & 8.01 (DATED 01/17/2025)

Block Lot Qual	Property Location Additional Lot	Property Class	Owner Address City, State	Zip Code
62 5	8102 BAY TERRACE 5.01	2	THOMAS, MARGARET REYNOLD 8102 BAY TER HARVEY CEDARS, NJ	080085938
62 6	8106 BAY TERRACE 7.02	2	SHEWARD REVOCABLE LIVING TRUST 1029 BLACK ROCK RD GLADWYNE PA	19035
62 7.01	8108 BAY TERRACE	2	SCHAEFFER, JOHN & MADELYN 35 FRANCIS PL CALDWELL NJ	07006
62 9	8204 BAY TERRACE 9.01	2	KUNTZ, MICHAEL J & JEANE M 44 W BUTH ST HARVEY CEDARS, NJ	080085927
62 10	8206 BAY TERRACE 10.01	2	PETRUCCI, WARREN & JILL 8206 BAY TERRACE HARVEY CEDARS NJ	08008
62 11	8302 BAY TERRACE 11.01	2	GREENFIELD, WILLIAM & JOAN 8205 ARDMORE AVE WYNDMOOR PA	19038
62 12	8304 BAY TERRACE 12.01	2	DILURY, HERBERT & BRUNILDE A 71 BROOK DR WATCHUNG NJ	07069
66 1	8101 BAY TERRACE	4A	BARNEGAT BAY DREDGING COMPANY 8101 BAY TER HARVEY CEDARS NJ	08008
66 2.01	8105 BAY TERRACE 2.02	2	BARNEGAT BAY PARTNERS LP 8101 BAY TERR HARVEY CEDARS NJ	08008
66 2.03	8107 BAY TERRACE	2	HILL, ROBERT A 8107 BAY AVE HARVEY CEDARS NJ	08008
66 2.04	8109 BAY TERRACE	2	HILL, JOSEPH A & LISA 8109 BAY TER HARVEY CEDARS NJ	08008
67 4	8 W 82ND ST 4.01	2	SIMPONS, MARK J & MERRY J 8 W 82 ST HARVEY CEDARS NJ	08008
69 1	8201 BAY TERRACE	2	MUDRICK, JEFFREY K & MARGARET R 2 RIVER RD APT 610 CHATHAM NJ	07928
69 2.01	8203 BAY TERRACE	2	HALIKAS, ANDREW 8203 BAY TERRACE HARVEY CEDARS NJ	08008
69 2.02	8205 BAY TERRACE	2	GRUFFITH, THOMAS M & DANIELLE L 8205 BAY TER HARVEY CEDARS, NJ	080066034
69 2.03	8207 BAY TERRACE	2	PFELL, KARL H III 184 LINDEN DRIVE FAIR HAVEN NJ	07704
69 2.04	8209 BAY TERRACE	2	WESTFIELD CONSULTING GROUP LLC APT 512 35 NEW ST METUCHEN, NJ	088401994
70 2	10 MALLARD LANE DELLA LIFE EST	2	SHACKLETON, FORREST 5514 WEST AVE LONG BCH TWP, NJ	080081059
70 4	9 W 82ND ST	2	NELSON, GREGORY P 421 GASKILL ST PHILADELPHIA PA	19147

OWNER/APPLICANT CERTIFICATION
I HEREBY CERTIFY THAT I AM THE RECORD HOLDER OF TITLE TO THE LANDS
DELINEATED ON THIS MAP AND APPROVED THE FILING THEREOF.

TAX COLLECTOR CERTIFICATION
I CERTIFY THAT TAXES HAVE BEEN PAID ON THE LANDS SUBDIVIDED BY THIS MAP.

MUNICIPAL ENGINEER CERTIFICATION
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.

MUNICIPAL ENGINEER DATE

SURVEYOR CERTIFICATION
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP
AND LAND SURVEY DATED 01/21/2025 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 THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN
FOUND OR SET, EXCEPT AS DESIGNATED.

ANTHONY J. GOODWIN, PLS 01/21/2025
ANTHONY J. GOODWIN, P.L.S. NJ LIC. 24G504343900 DATE

MUNICIPAL CLERK CERTIFICATION
I HEREBY CERTIFY THAT THIS MAP HAS BEEN APPROVED BY THE HARVEY CEDARS
LAND USE BOARD FOR FILING IN THE OCEAN COUNTY CLERKS OFFICE PROVIDED
THAT THIS MAP IS FILED ON/OR BEFORE THE ____ DAY OF ____

MUNICIPAL CLERK/MUNICIPAL LAND USE CLERK DATE

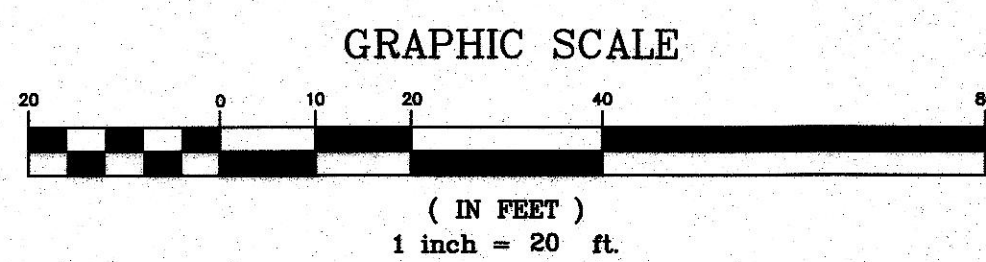
MUNICIPAL LAND USE BOARD APPROVAL
APPROVED BY THE HARVEY CEDARS LAND USE BOARD

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

- NOTES:
1. SURVEY INFORMATION BASED ON A PLAN ENTITLED "BOROUGH OF HARVEY CEDARS, OCEAN COUNTY NEW JERSEY, 8202 BAY TERRACE, BLOCK 62 LOTS 8 & 8.01, PLAN OF SURVEY" BY THIS OFFICE, DATED 01/21/2025.
 2. BASIS FOR BEARINGS IS THE NORTH AMERICAN DATUM OF 1983, NEW JERSEY STATE PLANE COORDINATE SYSTEM, UNITED STATES SURVEY FOOT ESTABLISHED BY KEYSTONE VRS NETWORK.
 3. LOT AND BLOCK NUMBERS REFER TO BOROUGH OF HARVEY CEDARS TAX MAPS, SHEET #7.
 4. PROPERTY LIES IN ZONE "A2" (EL. 7.0)(NAVD88) AS SHOWN ON F.I.R.M. #3402900509G, DATED 10/05/2017.
 5. TOTAL LOT AREA: 29,327 S.F.± (0.673 ACRE)
 6. THE SURVEYOR RESERVES THE RIGHT TO REVISE THIS PLAN IF MORE INFORMATION BECOMES AVAILABLE.



THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF OBTAINING SUBDIVISION APPROVAL ONLY. CME ASSOCIATES, ITS SUBCONTRACTORS, OR EMPLOYEES ASSUME NO RESPONSIBILITY FOR THE USE OF THIS PLAN FOR ANY OTHER PURPOSE, INCLUDING CONSTRUCTION PERMITS, GRADING, OR STAKING OF ANY STRUCTURES.

IN ACCORDANCE WITH NEW JERSEY REVISED STATUTES §40:55D-47.d., APPROVAL OF A MINOR SUBDIVISION SHALL EXPIRE 180 DAYS FROM THE DATE ON WHICH THE RESOLUTION OF MUNICIPAL APPROVAL IS ADOPTED UNLESS WITHIN SUCH PERIOD A PLAN IN CONFORMITY WITH SUCH APPROVAL AND THE PROVISIONS OF "THE MAP FILING LAW," P.L. 1960, c.141 (C.46:23-9.9 ET SEQ.), OR A DEED CLEARLY DESCRIBING THE APPROVED MINOR SUBDIVISION IS FILED BY THE DEVELOPER WITH THE COUNTY RECORDING OFFICER, THE MUNICIPAL ENGINEER AND THE MUNICIPAL TAX ASSESSOR.

No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED
BOROUGH OF HARVEY CEDARS OCEAN COUNTY, NEW JERSEY 8202 BAY TERRACE BLOCK 62 LOTS 8 & 8.01 MINOR SUBDIVISION PLAN				
ANTHONY J. GOODWIN, PLS NEW JERSEY PROFESSIONAL LAND SURVEYOR N.J. LIC. 24G504343900				
CONSULTING AND MUNICIPAL ENGINEERS NJ CERTIFICATE OF AUTHORIZATION NO. 24G28359000 3141 BORDENTOWN AVENUE, PARLIN, NEW JERSEY 08859 — 340 ROUTE 9 SOUTH, HOWELL, NEW JERSEY 07731-1974 649 WEST BAY AVENUE, BARNEGAT, NEW JERSEY 08009-2944 — ONE HANCOCK STREET, ELIZABETH, NEW JERSEY 07208 416 STOKES ROAD, MEDFORD, NEW JERSEY 08050 — 501 N. MAIN STREET, PLEASANTVILLE, NEW JERSEY 08222 100 SOUTH MAIN STREET, CAPE MAY COUNTY, CAPE MAY, NEW JERSEY 08204				
SCALE 1" = 20' DESIGNED BY AUG 01/21/2025 CHECKED BY AUG DATE 01/21/2025 SHEET 1 OF 1				

8202BAY-SUR
115.2400171.M01