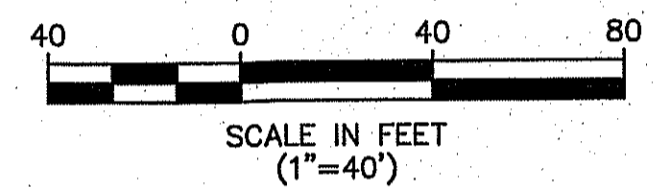


IMPERVIOUS COVERAGE

DESCRIPTION	NEW LOT 69.01	NEW LOT 69.02
DWELLING	2,097 S.F.	2,624 S.F.
SUN ROOM	214 S.F.	-
COVERED PORCH	-	783 SF.
SHED	325 S.F.	-
DRIVEWAY	9,420 S.F.	4,468 S.F.
WALKWAYS	300 S.F.	888 S.F.
WOOD DECK	1,094 S.F.	-
PATIO	-	1,903 SF.
IMPERVIOUS LOT COVERAGE	13,450 S.F.	10,666 S.F.
LOT AREA	124,536 SF.	49,695 SF.
TOTAL IMPERVIOUS LOT COVERAGE	10.8%	21.5%

- GENERAL NOTES:
- PROPERTY KNOWN AND DESIGNATED AS LOT 69 IN BLOCK 153 AS SHOWN ON THE TOWNSHIP OF MARLBORO TAX MAP, SHEET 20.
  - BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT 69, BLOCK 153, TOWNSHIP OF MARLBORO, COUNTY OF MONMOUTH," PREPARED BY MORGAN ENGINEERING & SURVEYING, DATED 5/11/2021.
  - THE TRACT CONTAINS 4.00 AC. = 174,240 S.F. ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.
  - HORIZONTAL DATUM IS ASSUMED.
  - THE APPLICANT PROPOSES TO SUBDIVIDE THE SUBJECT PROPERTY TO CREATE 2 SINGLE FAMILY RESIDENTIAL LOTS. ONE LOT SHALL CONTAIN THE EXISTING DWELLING KNOWN AS 3 COLLIER LANE.
  - PROPERTY IS LOCATED IN THE LC ZONE.  
APPLICANT/OWNER LOT 69
  - THE PROPOSED LOT NUMBERS AND STREET ADDRESS TO BE APPROVED BY THE TOWNSHIP OF MARLBORO MUNICIPAL ENGINEER.
  - THE SUBDIVISION MAP WILL BE RECORDED WITH THE MONMOUTH COUNTY CLERK UPON RECEIPT OF ALL APPROVALS AND OBTAINING ALL REQUIRED SIGNATURES.
  - NO PLANTING OR LANDSCAPING WILL BE INSTALLED WITHIN 5 FEET OF THE SEWER LATERALS.
  - ELEVATIONS SHOWN ARE NAVD 1988 DATUM.
  - THE DEVELOPER IS REQUIRED TO OBTAIN A ROAD OPENING PERMIT FROM THE MONMOUTH COUNTY ENGINEERING DEPARTMENT PRIOR TO START OF CONSTRUCTION OF ANY IMPROVEMENTS OR SOIL EROSION CONTROL MEASURES WITHIN THE COUNTY RIGHT OF WAY.



Marlboro Township  
Parcel Offset List

Target Parcel(s): Block/Lot: 153-69  
THOMPSON, PHILIP P. & CHERYL C.  
3 COLLIER LANE

10 parcels fall within 200 feet of this parcel(s).

- |  |  |   |
|--|--|---|
| Block/Lot: 153-62.12<br>WEISENFELD, HARRY & LORI<br>310 RICHMOND HILL ROAD<br>STATEN ISLAND, NY 10314<br>RE: WALNUT DRIVE            | Block/Lot: 153-71<br>HEDMAN, PETER T. & PATRICIA A.<br>108 BEACON HILL ROAD<br>MORGANVILLE, NJ 07761<br>RE: 108 BEACON HILL ROAD | Block/Lot: 153-66<br>MCKINNON, MARK Y & LYN<br>13 COLLIER LANE<br>MORGANVILLE, NJ 07761<br>RE: 13 COLLIER LANE                          |
| Block/Lot: 153-52.03<br>TURK, MARY<br>110 BEACON HILL RD<br>MORGANVILLE, NJ 07761<br>RE: 111 BEACON HILL ROAD                        | Block/Lot: 153-82<br>DURZOK, RICHARD & JOANETTA<br>8 COLLIER LANE<br>MORGANVILLE, NJ 07761<br>RE: 8 COLLIER LANE                 | Block/Lot: 153-67<br>RATAJENSKI, JOHN<br>9 COLLIER LANE<br>MORGANVILLE, NJ 07761<br>RE: 9 COLLIER LANE                                  |
| Block/Lot: 153-52<br>101 BEACON HILL ROAD, LLC<br>PO BOX 768<br>MATAVAN, NJ 07747<br>RE: 101 BEACON HILL ROAD                        | Block/Lot: 153-61<br>GIBBS, LUIS<br>4 COLLIER LANE<br>MORGANVILLE, NJ 07761<br>RE: 4 COLLIER LANE                                | Block/Lot: 153-70<br>HEDMAN, PETER T. & PATRICIA A.<br>106 BEACON HILL ROAD<br>MORGANVILLE, NJ 07761<br>RE: 106 BEACON HILL ROAD        |
| Block/Lot: 153-53<br>THOMPSON, LAWRENCE J. & TATIANA A.<br>107 BEACON HILL ROAD<br>MORGANVILLE, NJ 07761<br>RE: 107 BEACON HILL ROAD | Block/Lot: 153-63<br>KELLY, JOHN F. & DORIS E.<br>622 SHALLOW BROOK AVE<br>WINTER SPRINGS, FL 32708<br>RE: 6 COLLIER LANE        | Block/Lot: 153-68.04<br>TURK, MARY<br>110 BEACON HILL RD<br>MORGANVILLE, NJ 07761<br>RE: 111 BEACON HILL ROAD                           |
| Block/Lot: 153-68<br>STEIN, BRUCE V. & PATRICIA<br>7 COLLIER LANE<br>MORGANVILLE, NJ 07761<br>RE: 7 COLLIER LANE                     | Block/Lot: 153-69<br>LENT, ARNOLD & MANN-MAY YAU<br>100 BEACON HILL ROAD<br>MORGANVILLE, NJ 07761<br>RE: 100 BEACON HILL ROAD    | Block/Lot: 153-68.05<br>THOMPSON, LAWRENCE J. & TATIANA A.<br>107 BEACON HILL ROAD<br>MORGANVILLE, NJ 07761<br>RE: 107 BEACON HILL ROAD |
| Block/Lot: 153-72<br>WEISMAN, DAVID & JULIE<br>110 BEACON HILL ROAD<br>MORGANVILLE, NJ 07761<br>RE: 112 BEACON HILL ROAD             | Block/Lot: 153-64.01<br>BELLONE, KATHLEEN<br>16 COLLIER LANE<br>MORGANVILLE, NJ 07761<br>RE: 16 COLLIER LANE                     |   |

BUILDING COVERAGE

DESCRIPTION	NEW LOT 69.01	NEW LOT 69.02
DWELLING	2,097 S.F.	2,624 S.F.
COVERED PORCH	-	783 SF.
SUN ROOM	214 SF.	-
SHED	325 S.F.	-
BUILDING LOT COVERAGE	2,636 S.F.	3,407 S.F.
LOT AREA	124,536 SF.	49,695 SF.
TOTAL BUILDING LOT COVERAGE	2.12%	6.9%

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE MARLBORO TOWNSHIP ZONING BOARD ON \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

TOWNSHIP OF MARLBORO LC ZONE REQUIREMENTS

LAND USE ORDINANCE	REQUIRED	NEW LOT 69.01	NEW LOT 62.02
MIN. LOT AREA (SF)	5.0 AC.	2.86 AC.*	1.14 AC.*
MIN. LOT WIDTH (FT)	400 FT.	90.3 FT.*	208 FT.*
MIN. LOT DEPTH (FT)	500 FT.	588.3 FT.	296.1 FT.*
MIN. LOT FRONTAGE (FT)	400 FT.	79.2 FT.*	123.3 FT.*
MIN. YARD REQUIREMENTS: (PRINCIPAL BUILDING)			
MIN. FRONT YARD SETBACK (FT)	75 FT.	164.6 FT.	49.9 FT.*
MIN. REAR YARD SETBACK (FT)	75 FT.	367.0 FT.	142.0 FT.
MIN. SIDE YARD SETBACK (FT)	75 FT.	57.7 FT.*	51.4 FT.*
MIN. YARD REQUIREMENTS: (ACCESSORY BUILDING)			
MIN. SIDE YARD SETBACK (FT)	40 FT.	26.6 FT.	-
MIN. REAR YARD SETBACK (FT)	40 FT.	251.5 FT.	-
MAX. BUILDING COVERAGE (%)	2%	2.12%	6.9%
MAX. IMPERVIOUS COVERAGE (%)	5%	10.8%	21.5%
MAX. BUILDING HEIGHT (FT)	35 FT.	<35 FT.	<35 FT.

\* - VARIANCE REQUIRED

PREPARED FOR: IAN & THERESA THOMPSON  
3 COLLIER LANE  
MARLBORO, NJ

CERTIFICATE OF AUTHORIZATION: 24GA2228900  
P.O. BOX 5232  
TOMS RIVER, N.J. 08754  
TEL: 732-270-9690  
FAX: 732-270-9691  
www.morganengineeringllc.com

**MORGAN**  
engineering & surveying

*Matthew R. Wilder*  
**MATHEW R. WILDER**  
NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. 50652

THIS PLAT (OR DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF MONMOUTH COUNTY ON OR BEFORE \_\_\_\_\_ WHICH DATE IS 190 DAYS AFTER APPROVAL AS A MINOR SUBDIVISION BY THE MARLBORO TOWNSHIP PLANNING BOARD

SECRETARY \_\_\_\_\_

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 11/13/17 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

*David J. Van Steenberg*  
DAVID J. VAN STEENBERG  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE No. 34500

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW", RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

OWNER SIGNATURE \_\_\_\_\_  
I/WE HEREBY CERTIFY THAT I/WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

SWORN AND SUBSCRIBED TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES \_\_\_\_\_

A-19

1 5/9/21 PO LIST ADDED KW  
REV DATE DESCRIPTION BY

**MINOR SUBDIVISION**  
3 COLLIER LANE  
LOT 69 BLOCK 153  
TOWNSHIP OF MARLBORO  
COUNTY OF MONMOUTH NEW JERSEY

Scale: Drawn By: Date: JOB # CAD File # Sheet #  
AS SHOWN DS 5/27/21 E21-00212 SUBDIVISION 1 of 1

