PRELIMINARY & FINAL PLAT – MINOR SITE PLAN

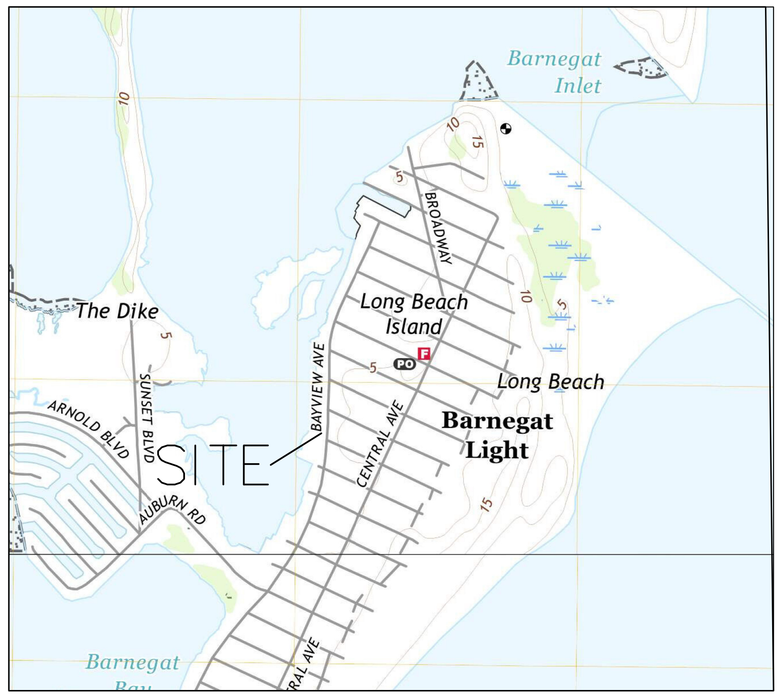
FOR

BAYVIEW HARBOR MARINA

LOTS 1 & 1.01, BLOCK 26.01
LOTS 1.01, 1.02, 1.03 & 1.04, BLOCK 28.01
LOTS 1 & 1.01, BLOCK 30.01

SITUATED IN

BOROUGH OF BARNEGAT LIGHT
OCEAN COUNTY, NEW JERSEY



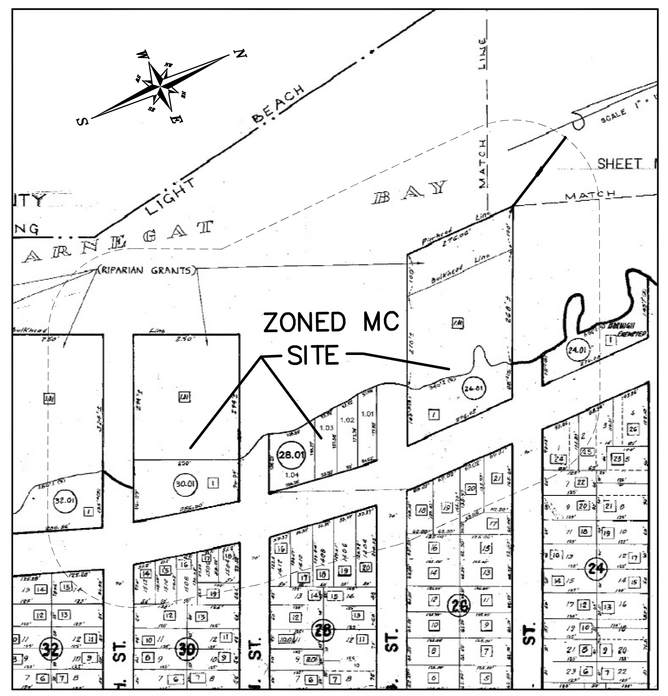
USGS MAP

GRAPHIC SCALE

1000 0 500 1000 2000 4000

(IN FEET)

1 inch = 1000'



ZONING/TAX MAP

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)

1 inch = 200 ft.

GENERAL NOTES

1. Property is known as Lots 1 & 1.01, Block 26.01, Lots 1.01, 1.02, 1.03 & 1.04, Block 28.01, Lots 1 & 1.01, Block 30.01, as shown on Tax Map Sheet 2 of the Borough of Barnegat Light, Ocean County, New Jersey.

2. Owner: Northstar Marina Holdings, LLC, PO Box 850, Barnegat Light, NJ 08006
Applicant: Bayview Harbor Marina, LLC, PO Box 850, Barnegat Light, NJ 08006

3. Property located in Flood Zone AE Coastal 9 , area determined to be outside the 500-year flood as shown on F.I.R.M. Panel 34029C0317F dated September 29, 2006. Property is not located in any flood hazzard area as shown on FEMA Preliminary F.I.R.M. 34029C0317G dated Jan 30, 2015.

4. Boundary & Topographic information as shown is based on survey prepared by Edward J. Hale, P.L.S. of Challoner & Associates, LLC, Toms River New Jersey dated November 3, 2021. Elevations shown based on NAVD 1988 datum. Closure is less than one (1) in 10,000.

5. The existing site consists of three commercial marina lots; the applicant proposes to add a second story deck addition with access stairs to an existing residential unit located on the second story of 1501 Bayview Avenue, also known as Lots 1 & 1.01, Block 30.01. This Property is not part of a larger project nor shares any infrastructure of an adjoining projects that would require a CAFRA review and approval from NJDEP.

6. Property is situated in the MC Zone. The required zone schedule is shown elsewhere on this sheet.

7. Do not scale drawings as they pertain to adjacent and surrounding physical conditions, buildings, structures, etc. They are schematic only, based on aerial photography, except where dimensions are shown thereto, the size and location of structures within 200 feet of the site is approximate.

8. Existing utility information shown hereon has been collected from various sources and is not guaranteed as to accuracy or completeness. The contractor shall verify all information to his satisfaction prior to excavation. Where existing utilities are to be crossed by proposed construction, test pits shall be dug by the contractor prior to construction. To ascertain existing inverts, materials, and sizes, test pit information shall be given to the engineer prior to construction to permit adjustment as required to avoid conflicts.

9. The contractor shall notify the undersigned professional immediately if any field or soil conditions encountered differ materially from those represented hereon. Such conditions could render the designs shown hereon inappropriate or ineffective.

10. All proposed utilities shall be constructed underground.

11. All planting of shade trees shall be in compliance with Borough Ordinance.

NOTES LOTS 1 & 1.01, BLOCK 30.01:

1. PROPERTY KNOWNS AS LOTS 1 & 1.01, BLOCK 30.01 AS SHOWN ON THE BOROUGH OF BARNEGAT LIGHT TAX MAPS, TAX MAP SHEET NUMBER 2.

2. PROPERTY DESCRIBED AND SUBJECT TO RESTRICTIONS CONTAINED IN DEED BOOK 1199, PAGE 596. PROPERTY ALSO DESCRIBED IN DEED BOOK 16781, PAGE 980.

3. PROPERTY RECEIVED AND SUBJECT TO TIDELANDS GRANT DATED APRIL 14, 1947 RECORDED NOVEMBER 29, 1947 IN DEED BOOK 1602, PAGE 182.

4. PROPERTY GRANTED RIGHTS TO ATLANTIC CITY ELECTRIC COMPANY IN DEED BOOK 1912, PAGE 342 AND DEED BOOK 3775, PAGE 601

5. PROPERTY SUBJECT TO RESTRICTIONS AS CONTAINED IN DEED BOOK 5499, PAGE 569 (NJDEP CAFRA PERMIT)

6. UPLAND PORTION OF PROPERTY LOCATED IN FLOOD ZONE AE, ELEV. 5 (NAVD1988) AS SHOWN ON F.I.R.M. 34029C0438F DATED SEPT. 29, 2006. AS PER PRELIMINARY F.I.R.M. 34029C0438G DATED JAN. 30, 2015 PROPERTY LIES WITHIN FLOOD ZONE COASTAL AE, ELEV. 8 (NAVD1988).

7. ELEVATIONS SHOWN HEREON BASED ON NAVD 1988 DATUM.

LOTS 1.01, 1.02, 1.03 & 1.04, BLOCK 28.01

1. Property also known as Lots 1.01, 1.02, 1.03 & 1.04, Block 28.01 as shown on Filed Map Entitled "Major Subdivision, Lot 1, Block 28.01, Tax MAp Sheet #2, Borough of Barnegat Light, Ocean County, New Jersey" Filed in the Ocean County Clerk's Office on June 19, 2015 and Map No. K–3960.

2 Deed Book Reference: Book 13213, Page 1466

3. Property is currently located in Flood Zone AE Elevation 5 as shown on FIRM 34029C0438F

4. Based on the Preliminary Flood Maps, property is located in Flood Zone Coastal AE Elevation 8 as shown on Preliminary FIRM 34029C0438G

5. Total Tract Area Upland of the Coastal Mapped Wetlands: 25,783 SF (0.59 Ac.)

LOT 1 & 1.01, BLOCK 26.01

1. Deed Book Reference: Book 13213, Page 1466 & Book 5598, Page 753

3. Property is currently located in Flood Zone AE Elevation 5 as shown on FIRM 34029C0438F

4. Based on the Preliminary Flood Maps, property is located in Flood Zone Coastal AE Elevation 8 & VE Elevation 9 as shown on Preliminary FIRM 34029C0438G

5. Total Tract Area Upland of the Coastal Mapped Wetlands: 37,253 SF (0.86 Ac.)

R–MF SCHEDULE OF REQUIREMENTS (Lots 1 & 1.01, Block 30.01):

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	5000 SF	31,740 SF	31,740 SF
MINIMUM LOT FRONTAGE	50 FT	256 FT	256 FT
MINIMUM FRONT SETBACK	50 FT	43.3' FT *	43.3 FT *
MINIMUM REAR SETBACK	10 FT	14 FT	14 FT
MINIMUM SIDE SETBACK	20 FT	63.5 FT	63.5 FT
	20 FT	101.5 FT	94.1 FT
MAXIMUM BUILDING COVERAGE	11,109 SF	4,538 SF	4,734 SF
	35%	14.3%	15.0%

* INDICATES EXISTING NON–CONFORMING CONDITION

INDEX OF SHEETS

SHEET No.	DESCRIPTION	ISSUE DATE	LATEST REVISION DATE
1 OF 3	COVER SHEET	02/22/2024	
2 OF 3	OVERALL SITE PLAN	01/06/2024	
3 OF 3	LOT 1 & 1.01, BLOCK 30.01 SITE PLAN	01/06/2024	

Approved as a Preliminary and Final Minor Site Plan by Borough of Barnegat Light Land Use Board on

_____

_____ _____
Secretary Date

_____
Chairperson

_____
Date

_____
Engineer

_____
Date

DATE	REVISION

STUART CHALLONER, P.E.
PROFESSIONAL ENGINEER N.J. LIC. NO. 34337
PROFESSIONAL PLANNER N.J. LIC. NO. 4489

CHALLONER & ASSOCIATES L.L.C.
Certificate of Auth. No. 24GA28057700
CONSULTING ENGINEERS AND DESIGN PROFESSIONALS
201 Main Street 2nd Floor
Toms River, New Jersey 08753
Phone: 732–818–9980 Fax: 732–818–9981

COVER SHEET

TAX MAP #86

PRELIMINARY & FINAL PLAT – MINOR SITE PLAN
BAYVIEW HARBOR MARINA
FOR
LOTS 1 & 1.01, BLOCK 26.01
LOTS 1.01, 1.02, 1.03 & 1.04, BLOCK 28.01
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SITUATED IN
BOROUGH OF BARNEGAT LIGHT
OCEAN COUNTY, NEW JERSEY

Date:	Scale:	Drawn By:	Checked By:	File No.:	Field Book:	Sheet No.:
FEB. 22, 2024	AS NOTED	SCC	SCC	21057		1 of 3

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