

Owners within 200'

23 E HIGHLAND AVE	SCILZO JAMES	26 HODDY AVE	HIGHLANDS, NJ 07713	90	6
18 E HIGHLAND AVE	HAGGARD, TODD W	18 E HIGHLAND AVE	ATLANTIC HIGHLANDS, NJ 07716	98	2
38 E MOUNT AVE	HALL, SAAC	38 E MOUNT AVE	ATLANTIC HIGHLANDS, NJ 07716	94	21
20 E HIGHLAND AVE	COLASURDO, VITO JR & SARAH H JR	20 E HIGHLAND AVE	ATLANTIC HIGHLANDS, NJ 07716	96	1
32 E HIGHLAND AVE	WALSH, DAWN DAVIDSON	32 E HIGHLAND AVE	ATLANTIC HIGHLANDS, NJ 07716	91	4.01
41 E MOUNT AVE	THURMAN, DANIEL O & PATRICIA S	41 E MOUNT AVE	ATLANTIC HIGHLANDS, NJ 07716	91	8
58 3RD AVE	SHANNAHAN, DIANE J	58 3RD AVE	ATLANTIC HIGHLANDS, NJ 07716	94	1
56 2ND AVE	RUSH, GEORGE & MACDONALD, JUSAN	56 2ND AVE	ATLANTIC HIGHLANDS, NJ 07716	96	1
56 3RD AVE	WAREHIME, DUANE & ELISE	56 3RD AVE	ATLANTIC HIGHLANDS, NJ 07716	94	2
27 E MOUNT AVE	MOSCHNY, DENNIS & KOBEN L	27 E MOUNT AVE	ATLANTIC HIGHLANDS, NJ 07716	98	7
60 4TH AVE	ZILBER, YONATAN	60 4TH AVE	ATLANTIC HIGHLANDS, NJ 07716	93	1
45 4TH AVE	CHEN, LITA & DUFFY, MICHAEL C	45 4TH AVE	ATLANTIC HIGHLANDS, NJ 07716	94	19
14 E HIGHLAND AVE	14 EAST HIGHLAND LLC	14 E HIGHLAND AVE	ATLANTIC HIGHLANDS, NJ 07716	98	4
30 E HIGHLAND AVE	KRAKO, THOMAS	30 E HIGHLAND AVE	ATLANTIC HIGHLANDS, NJ 07716	93	4.02
29 E HIGHLAND AVE	BANCAMANO, VINCENT J JR & SARAH T	29 E HIGHLAND AVE	ATLANTIC HIGHLANDS, NJ 07716	90	9
29 3RD AVE	CHILES, WALTER BENSON & SARAH	29 3RD AVE	ATLANTIC HIGHLANDS, NJ 07716	96	21
29 E MOUNT AVE	29 EAST MOUNT AVENUE TRUST	29 E MOUNT AVE	ATLANTIC HIGHLANDS, NJ 07716	98	8
43 6TH AVE	PIJOL, JOSE F & NANCY L	43 6TH AVE	ATLANTIC HIGHLANDS, NJ 07716	93	2
53 4TH AVE	BROWNE PARKER W & QUINN, KRISTEN A	53 4TH AVE	ATLANTIC HIGHLANDS, NJ 07716	94	20
37 E MOUNT AVE	DODLEY, KEVIN & EMILY	37 E MOUNT AVE	ATLANTIC HIGHLANDS, NJ 07716	91	7
73 3RD AVE	MARZOVILLA, MICHELLE & MICHAEL	117 BECKMAN STEER 3B	NEW YORK, NY 10038	99	15
55 3RD AVE	MCGILY, BRIAN DAN & SON, SARAH	27 CHRISTMUT ST	RED BANK, NJ 07701	96	20
25 E HIGHLAND AVE	WELCH, STUART T TRUST	235 COLUMBIA DR 103	CAPT CONOVER, NJ 07920	90	7
16 E HIGHLAND AVE	ROSSBACH, BENEDICT & BENEDICT NANCY	16 E HIGHLAND AVE	ATLANTIC HIGHLANDS, NJ 07716	98	3
27 E HIGHLAND AVE	CHIVERS, CHRISTOPHER DAVID	71 MOUNT HERMON WAY	OCEAN GROVE, NJ 07756	90	8
28 E HIGHLAND AVE	CENTRAL BAPTIST CHURCH	28 E HIGHLAND AVE	ATLANTIC HIGHLANDS, NJ 07716	91	5
43 3RD AVE	SHENK, KYLE A	43 3RD AVE	ATLANTIC HIGHLANDS, NJ 07716	96	19
52 3RD AVE	DANILEWSKY, MGT & PALATIANOS, H, J	230 CHERRY TREE LN	MIDDLETOWN, NJ 07748	94	3

ZONE SCHEDULE

R-1 Residential Zone District	Required Elements	EXISTING Lot 6	PROPOSED	
			Lot 6.01	Lot 6.02
Lot Area, min.	SF	7500	10500	n/a
Lot Area, min. corner	7500	10500	5250 *	n/a
Lot frontage	Ft	75	100	n/a
Lot frontage corner	75	100	50.00 *	n/a
Lot shape, min	DIA	50	80	30 *
Lot shape, min corner	45	80	30*	n/a
Front yard	FT	20	11.6' **	20.2 (Cov. P. 12.2*)
Side yard	FT	10	5.7' **	10.5
Rear Yard	FT	20	43.0	44.8
Accessory side	FT	5	50.4'	0.4*
Accessory rear	FT	5	2.7**	2.7**
Coverage, Bldg	%	25	15.8	31.7*
Lot Coverage	%	50	24.0	48.4
FAR, max		0.40	0.300	0.60*
Parking	Spc	2 offstreet	2	2
Bldg Height	FT	35	30	30' +/-
Stories		2.5	2.5	2.5

* Variance Required ** Pre-existing nonconformity
tbd = To Be Determined

CLASSIFIED AND APPROVED AS A: MINOR
SUBDIVISION BY THE: LAND USE BOARD
BOROUGH OF ATLANTIC HIGHLANDS, MONMOUTH COUNTY, N.J.

ON THIS _____ DAY OF _____ 20 _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

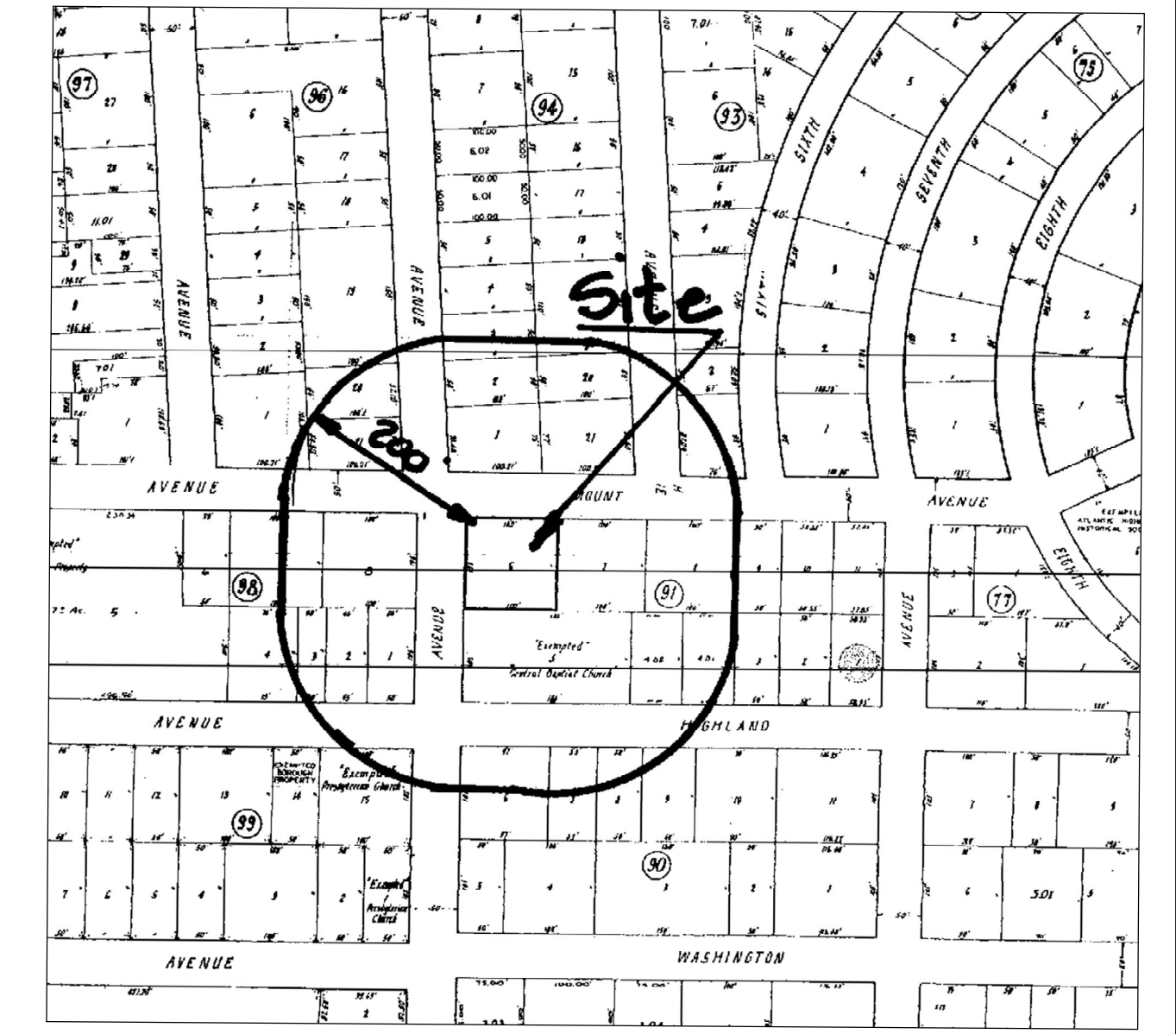
A PLAT OR DEED MUST BE FILED IN THE OFFICE OF
THE COUNTY CLERK ON OR BEFORE _____
WHICH DATE IS 190 DAYS AFTER THE DATE
OF FINAL APPROVAL OF A MINOR SUBDIVISON

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

MUNICIPAL ENGINEER _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE MAP
AND SURVEY HAVE BEEN MADE UNDER MY
IMMEDIATE SUPERVISION, FROM ACTUAL
MEASUREMENTS TAKEN AT THE SITE.

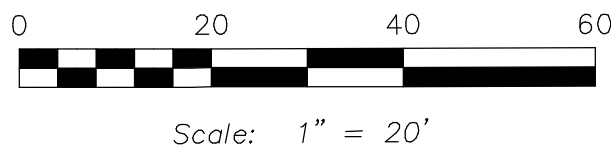
RONALD L. TRINIDAD
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE 24GS04337000



KEY MAP
1" = 200' +/-

GENERAL NOTES

- To subdivide the existing oversized Lot into two equal sized Lots. Keeping the original house, and garage on Proposed Lot 6.01, and proposing a new house on Proposed Lot 6.02.
- Known and designated as Lot 6, Block 91, Sheet 19 as shown on the current tax assessment map of the Borough of Atlantic Highlands, Monmouth County, New Jersey.
- Elevations refer to assumed vertical datum. Local BM, FF existing house, elevation = 100.0. Where shown.
- Current Data:
Total Tract area 10500 SF (0.2410 Acres)
Total Bldg. area 1664 SF (15.8%)
Landscape area 7978 SF (76.0%)
Impervious cover 2522 SF (24.0%)
- Developmental Data:
Proposed Lot area LOT 6.01 5250 SF LOT 6.02 5250 SF
Proposed Building area 1664 SF 1392 SF
Proposed Driveways 413 (exist) 259 SF
Proposed Walks/decks 445(exist.) 200 SF
Proposed greenscape 2728 SF 3399 SF
Parking spaces 2 2
Building Height 28 30+/- FT
Impervious Cover 2522 1851 SF
- The location of utilities are from information available at time of map preparation. No guarantee is intended as to exact location or size. Contractors are advised to contact the appropriate utility before any new construction.
- Bearings & distances produce mathematically closed figures Greater than one part in ten thousand. All planimetric features Are within (1/40") of true position. No feature will exceed (1/20") from true position.
- Owner/ Applicant:
Beth Sharack/John Demaio
33 East Mount Ave.
Atlantic Highlands, NJ 07716



2	6-21-22	Revisions per applicant/Planner	RLT	HS
1	3-08-22	existing garage and parking to remain	RLT	RES
REV	DATE	DESCRIPTION	DWG	CHK
SUBDIVISION PLAN FOR SHARACK/DEMAIO LOT 6 BLOCK 91 SHEET 19 BORO OF ATLANTIC HIGHLANDS, MONMOUTH COUNTY, N.J.				
RICHARD E. STOCKTON & ASSOC., INC. SURVEYING & MAPPING-PLANNING-CONSTRUCTION SURVEYING PO BOX 124, ATLANTIC HIGHLANDS, NJ 07716, 732-872-2827 Certificate of Authorization No. 24GA27987100				
RONALD L. TRINIDAD, PROFESSIONAL LAND SURVEYOR No. 24GS04337000				
DATE: 12-07-21	FILE: 3946	DRAWN: RLT	JOB NO: 8244	
SCALE: 1" = 20'	CAD# D-8244b.dwg	CHECKED: HS	DWG NO: D- 1052a	