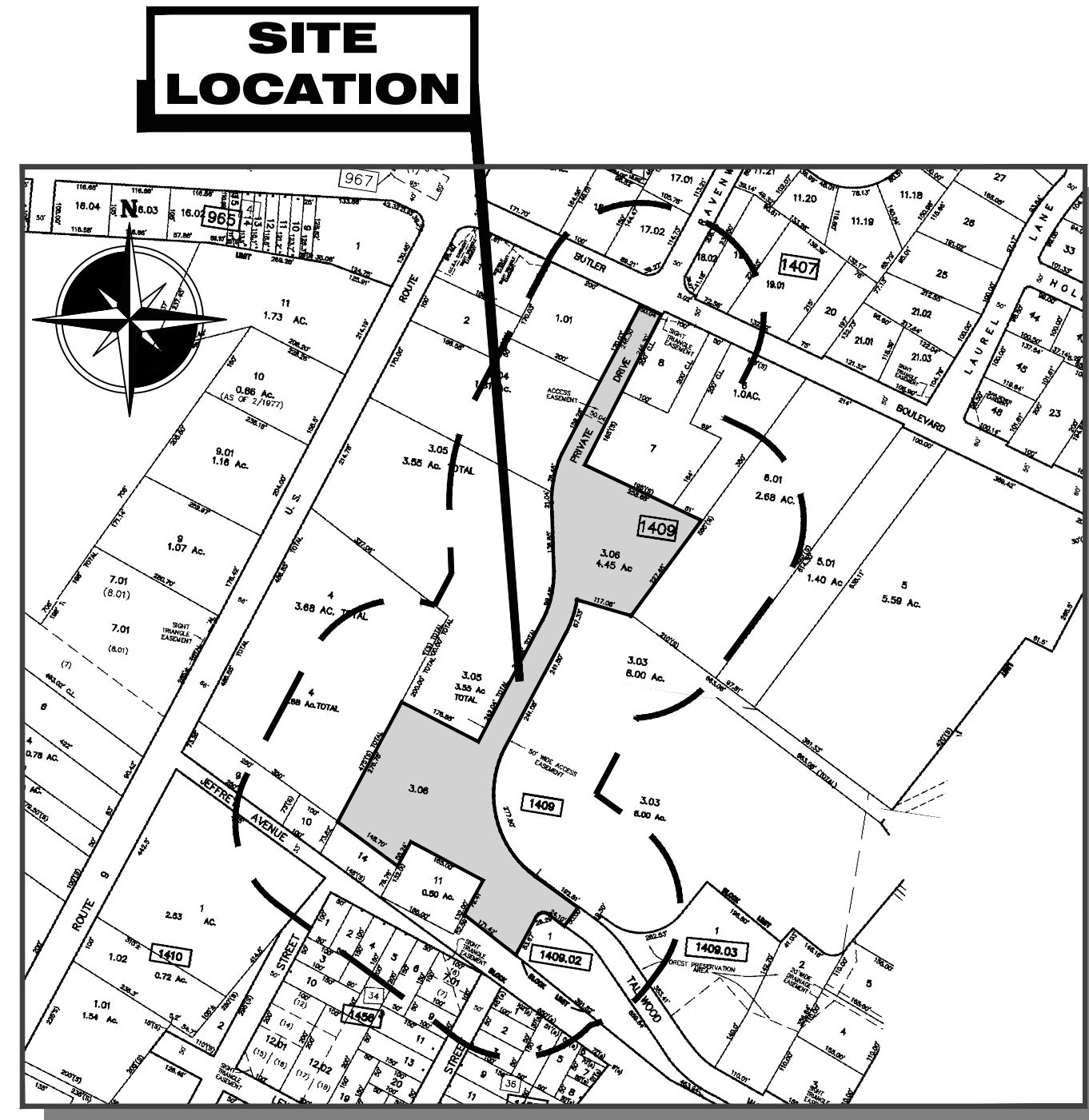


MINOR SUBDIVISION & USE VARIANCE PLAN

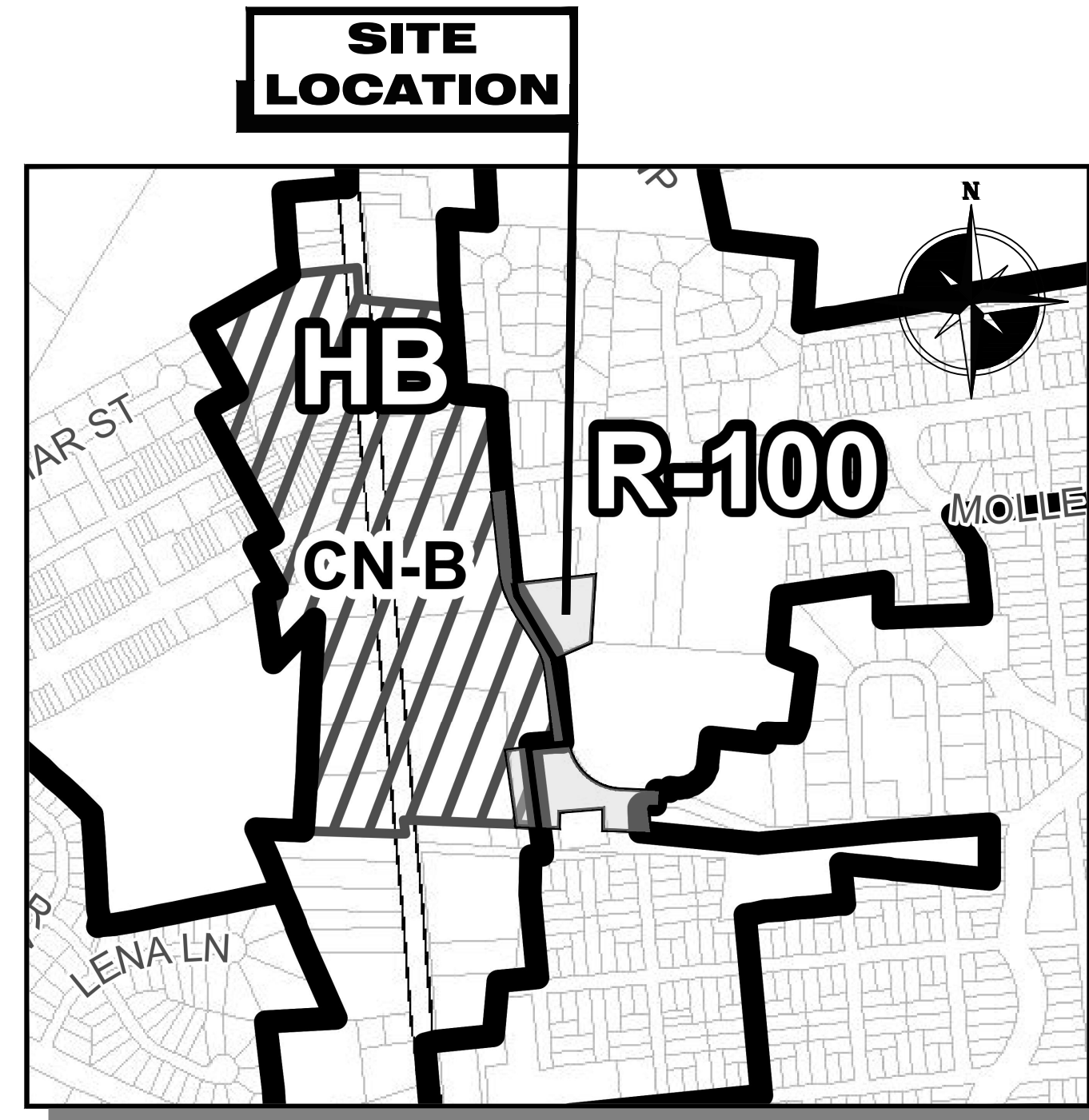
BLOCK 1409 LOT 3.06

BERKELEY TOWNSHIP, OCEAN COUNTY, NEW JERSEY



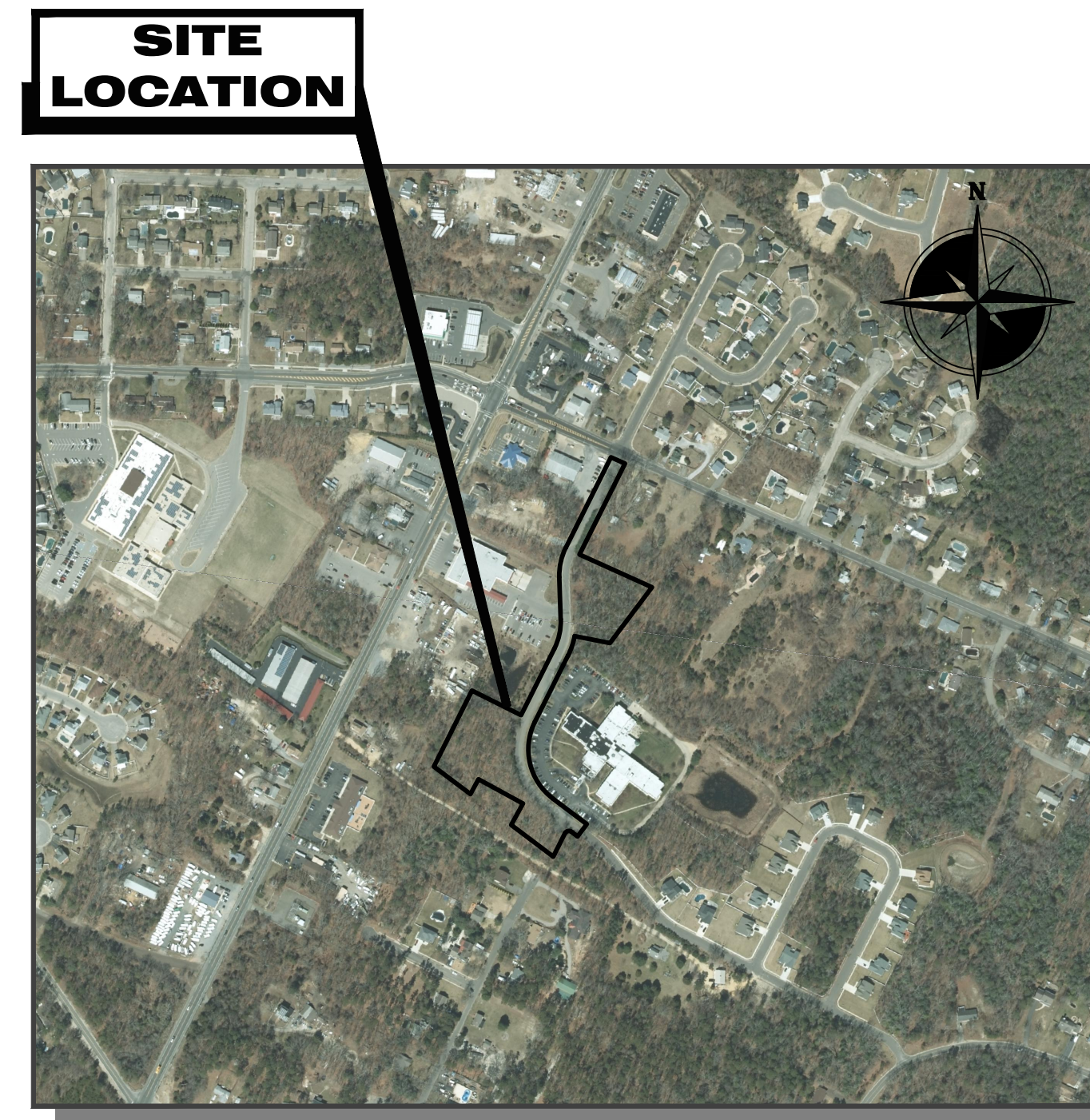
TAX MAP
SCALE: 1"=300'

TAX MAP INFORMATION TAKEN FROM "TAX MAP" TOWNSHIP OF BERKELEY, OCEAN COUNTY, NEW JERSEY SHEET NUMBERS #117 & #121



ZONING MAP
SCALE: N.T.S.

ZONING MAP OF TOWNSHIP OF BERKELEY, OCEAN COUNTY, NEW JERSEY



LOCATION MAP
SCALE: 1"=500'

SOURCE: GOOGLE EARTH

GENERAL NOTES:

1. BEING KNOWN AND DESIGNATED AS BLOCK 1409 LOT 3.06 AS SHOWN ON SHEETS 117 & 122 OF THE TOWNSHIP OF BERKELEY TAX MAP.
2. THE PROPERTY IS LOCATED WITHIN THE HB HIGHWAY BUSINESS ZONE AND R-100 RESIDENTIAL ZONE.
3. BOUNDARY INFORMATION SHOWN ON A MAP ENTITLED "SURVEY OF PROPERTY LOT 3.06 BLOCK 1409, TOWNSHIP OF BERKELEY, OCEAN COUNTY, NEW JERSEY" PREPARED BY MORGAN ENGINEERING, LLC, DATED 12/23/20.
4. TOTAL AREA TRACT - 4.452 AC.
5. HORIZONTAL DATUM IS ASSUMED.
6. DEPRESSED CURB AND HANDICAP RAMPS ARE TO BE PROVIDED AT ALL STREET INTERSECTIONS.
7. ALL TRAFFIC CONTROL SIGNAGE INCLUDING PAVEMENT MARKINGS WILL BE PROVIDED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
8. PROPOSED TAX LOT NUMBERS TO BE APPROVED BY THE TOWNSHIP TAX ASSESSOR.
9. TAX ASSESSOR TO PROVIDE CERTIFIED MAILING ADDRESSES.
10. ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.

PROPERTY OWNERS WITHIN 200 FEET

| TAKING DISTRICT | PROPERTY LOCATION | CLASS | OWNERS NAME & ADDRESS | PROPERTY ID | PROPERTY LOCATION | CLASS | OWNERS NAME & ADDRESS |
|-----------------|-------------------|-------|---|-------------|-------------------|-------|---|
| 1407 | 9 BUTLER BLVD | 4A | BERKELEY HOLDING CORP PO BOX 5 BAYVILLE NJ 08721 | 1409 | 40 BUTLER BLVD | 2 | DEBES, RICK R & HELEN 40 BUTLER BLVD BAYVILLE NJ 08721 |
| 1407 | 16 HAVENWOOD DR | 2 | NOLAN, LAWRENCE J JR & DANN H 16 HAVENWOOD DR BAYVILLE NJ 08721 | 1409 | 24 BUTLER BLVD | 2 | BOUCH, DONALD & GAIL A 24 BUTLER BLVD BAYVILLE NJ 08721 |
| 1407 | 15 BUTLER BLVD | 2 | MORRIS, GEORGE 15 BUTLER BLVD BAYVILLE NJ 08721 | 1409 | 827 ROUTE 9 | 2 | BECKAR, WELLMAN & SHARON 827 ROUTE 9 BAYVILLE NJ 08721 |
| 1407 | 21 BUTLER BLVD | 2 | VAN SANT, BARBARA 289 EAST RAILROAD AVE BAYVILLE NJ 08721 | 1409 | OFF ROUTE 9 | 1 | BECKAR, SHARON OFF ROUTE 9 BAYVILLE NJ 08721 |
| 1407 | 17 HAVENWOOD DR | 2 | STROBEL, JOHN R & DAWN E 17 HAVENWOOD DR BAYVILLE NJ 08721 | 1409 | 831 ROUTE 9 | 2 | ESSER, LAWRENCE C JR 831 ROUTE 9 BAYVILLE NJ 08721 |
| 1407 | 23 BUTLER BLVD | 2 | VAN SANT, BARBARA 289 EAST RAILROAD AVE BAYVILLE NJ 08721 | 1409.02 | TALLWOOD WAY | 1 | ESSER, LAWRENCE C JR 831 ROUTE 9 BAYVILLE NJ 08721 |
| 1409 | 787 ROUTE 9 | 4A | BERKELEY HLDG CORP/CANALE, J TRUSTEE 975 HOOPER A-97B (BREDENHAY) TOMS RIVER NJ 08753 | 1409.03 | 12 TALLWOOD WAY | 2 | FITZGERBERT, ERNEST H JR & HELEN M 12 TALLWOOD WAY BAYVILLE NJ 08721 |
| 1409 | 16 BUTLER BLVD | 4B | GALLO, JOHN J JR 16 BUTLER BLVD BAYVILLE NJ 08721 | 1410 | 839 ROUTE 9 | 4A | BRADSH REALTY INC C/O ORITANT BANK 370 PASADENA RD/ROSET DEPT MORRISTOWN TOW NJ 07616 |
| 1409 | 18 BUTLER BLVD | 4A | BERKELEY HEALTHCARE ASSOC LLC 4A CEDAR BROOK DR CRANFORD NJ 08512 | 1456 | LEONARD ST | 1 | KUDATSKY, DEAN TUDY 1049 N PLEASANT ST #525 AMHERST MA 01002 |
| 1409 | 793 ROUTE 9 | 2 | HARTIN, STEPHEN JR & CAROL, G 408 STUBBEN AVE FORKED RIVER NJ 08731 | 1456 | JEFFREY AVE | 1 | MORRETT PASSAGE CORP PO BOX 390 BAYVILLE NJ 08721 |
| 1409 | 801 ROUTE 9 | 15C | UNITED STATES POSTAL SERVICE PO BOX 1270 HADDON NJ 08554 | 1456 | JEFFREY AVE | 1 | HOLM, WALTER & JING 80 BOX 390 BAYVILLE NJ 08721 |
| 1409 | BUTLER BLVD | 1 | 2310 HIGHWAY 9 LLC 769 ROUTE 9 SUITE 1 BAYVILLE NJ 08721 | 1456 | 74 CHARLES ST | 2 | KUCH, STANLEY C II & JESSICA A 74 CHARLES ST BAYVILLE NJ 08721 |
| 1409 | 821 ROUTE 9 | 15C | TOWNSHIP OF BERKELEY PO BOX B BAYVILLE NJ 08721 | 1456 | 78 CHARLES ST | 2 | MESA, CHARLENE R 78 CHARLES ST BAYVILLE NJ 08721 |
| 1409 | 30 BUTLER BLVD | 1 | BOUCH, DONALD G & GAIL A 24 BUTLER BLVD BAYVILLE NJ 08721 | 1458 | 75 CHARLES ST | 2 | HOLM, WALTER & JING 75 CHARLES ST BAYVILLE NJ 08721 |
| | | | | 1458 | CHARLES ST | 1 | HOLM, WALTER & JING 75 CHARLES ST BAYVILLE NJ 08721 |

DEPARTMENT OF TRANSPORTATION
1034 PARKWAY
TRENTON, NEW JERSEY 08625

OCEAN COUNTY
PLANNING BOARD
129 HOOPER AVE CN 2191
TOMS RIVER, NJ 08753

MUNICIPAL COMPLEX
627 Pinevald Koswink Road
P.O. Box B
Bayville, NJ 08721-0287



PUBLIC UTILITY LIST

To Whom It May Concern:
Pursuant to P.L. 1991, Chapter 245, approved August 7, 1991, the following is a list of the public utilities serving Berkeley Township to be notified.

The listing of any public utility company by this office shall not be construed as compliance with any provision of the MUNICIPAL LAND USE LAW concerning notice to the public utility companies, as provided in the August 1991 amendment. Other utilities may exist and not all utilities listed service all areas of Berkeley Township. The applicant is responsible for verification and notification.

STATE OF NJ-DOT
1035 PARKWAY AVENUE
TRENTON, NJ 08618

GARDEN STATE PARKWAY
NJ REVENUE AUTHORITY-PO BOX 5042
KING GEORGES ROAD
WOODBIDGE, NJ 07095-5042

OCEAN COUNTY PLANNING BOARD
129 HOOPER AVENUE
TOMS RIVER, NJ 08753

BERKELEY TOWNSHIP SEWERAGE AUTHORITY
255 ROUTE 9
BAYVILLE, NJ 08721

BERKELEY TOWNSHIP MUA
42 STATION ROAD
BAYVILLE, NJ 08721

AQUA NEW JERSEY INC.
19 BLACK FOREST ROAD
HAMILTON, NJ 08691

UNITED WATER COMPANY
1451 ROUTE 37 WEST, SUITE 2
TOMS RIVER, NJ 08755

SHORE WATER COMPANY
P.O. BOX 408
SEASIDE PARK, NJ 08752

SEASIDE HEIGHTS WATER COMPANY
P.O. BOX 38
SEASIDE HEIGHTS, N.J. 08751

Very truly yours,
Eric L. Zanetti
Eric L. Zanetti
Tax Assessor

APPROVED BY:
BERKELEY TOWNSHIP ZONING BOARD

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____
ENGINEER _____ DATE _____

| SHEET INDEX | |
|----------------------------|-------------------------------|
| MAJOR SUBDIVISION DRAWINGS | |
| SHEET No. | SHEET DESCRIPTION |
| 1 | TITLE SHEET |
| 2 | EXISTING CONDITIONS PLAN |
| 3 | MINOR SUBDIVISION & SITE PLAN |
| 4 | CONCEPTUAL LANDSCAPE PLAN |

OWNER:
2310 HIGHWAY 9, LLC
1922 HOOPER AVENUE, UNIT 2A
TOMS RIVER, NJ 08753

APPLICANT:
LA PIERRE, LLC
782 ROUTE 9
BAYVILLE, NJ 08721

CERTIFICATE OF AUTHORIZATION: 24GA2228900

MORGAN
engineering & surveying
www.morganengineeringllc.com

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691

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

| REV | DATE | DESCRIPTION | BY |
|-----|---------|--|-----|
| 2 | 4/24/23 | CREATED MINOR SUBDIVISION; REMOVED DEVELOPMENT | DAP |
| 1 | 2/6/23 | ADDED HELICOPTER PAD ON INPATIENT BUILDING | PS |

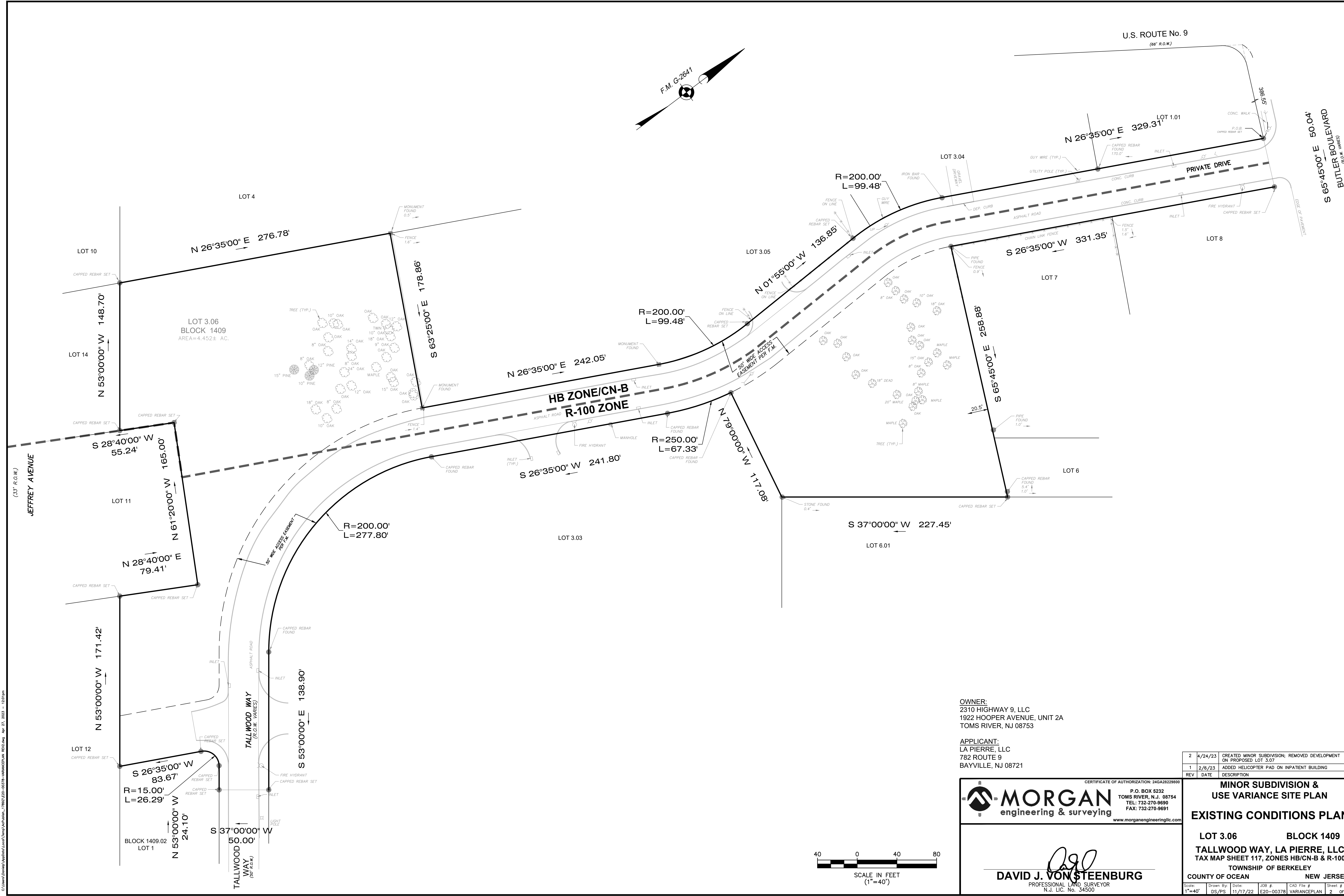
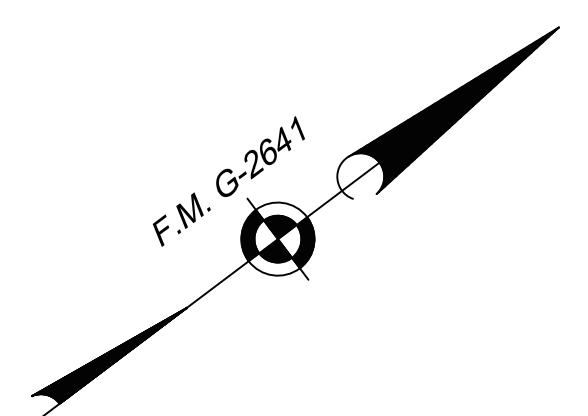
MINOR SUBDIVISION & USE VARIANCE SITE PLAN

TITLE SHEET

LOT 3.06 BLOCK 1409
TALLWOOD WAY, LA PIERRE, LLC
TAX MAP SHEET 117, ZONES HB/CN-B & R-100
TOWNSHIP OF BERKELEY

COUNTY OF OCEAN NEW JERSEY

Scale: AS NOTED Drawn By: DS/PS Date: 11/17/22 Job #: E20-00378 CAD File #: VARIANCEPLAN Sheet #: 1 of 4



U.S. ROUTE No. 9
(66' R.O.W.)

BUTLER BOULEVARD
(60' R.O.W.)
S 65°45'00" E 50.04'

JEFFREY AVENUE
(33' R.O.W.)

TALLWOOD WAY
(60' R.O.W.)

PRIVATE DRIVE

HB ZONE/CN-B
R-100 ZONE

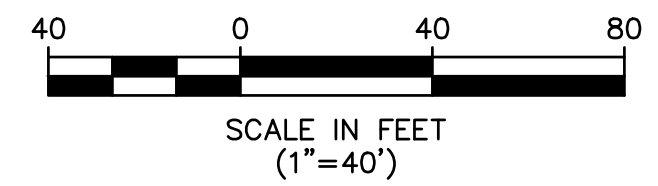
OWNER:
2310 HIGHWAY 9, LLC
1922 HOOPER AVENUE, UNIT 2A
TOMS RIVER, NJ 08753

APPLICANT:
LA PIERRE, LLC
782 ROUTE 9
BAYVILLE, NJ 08721

CERTIFICATE OF AUTHORIZATION: 24GA28228900
MORGAN
engineering & surveying
P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

MINOR SUBDIVISION & USE VARIANCE SITE PLAN
EXISTING CONDITIONS PLAN

LOT 3.06 BLOCK 1409
TALLWOOD WAY, LA PIERRE, LLC
TAX MAP SHEET 117, ZONES HB/CN-B & R-100
TOWNSHIP OF BERKELEY
COUNTY OF OCEAN NEW JERSEY



D.J.V.
DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

| REV | DATE | DESCRIPTION | BY |
|-----|---------|---|-----|
| 2 | 4/24/23 | CREATED MINOR SUBDIVISION; REMOVED DEVELOPMENT ON PROPOSED LOT 3.07 | DAP |
| 1 | 2/6/23 | ADDED HELICOPTER PAD ON INPATIENT BUILDING | PS |

| Scale: | Drawn By: | Date: | JOB #: | CAD File #: | Sheet #: |
|--------|-----------|----------|-----------|--------------|----------|
| 1"=40' | DS/PS | 11/17/22 | E20-00378 | VARIANCEPLAN | 2 of 4 |

C:\Users\jvonsteburg\OneDrive\Documents\Survey\Projects\178925\2023-03-28-178925-00378-VariancePlan.dwg, 178925.dwg, 178925-00378-VariancePlan.dwg, 178925.dwg, Apr 27, 2023, 1:50:15pm

