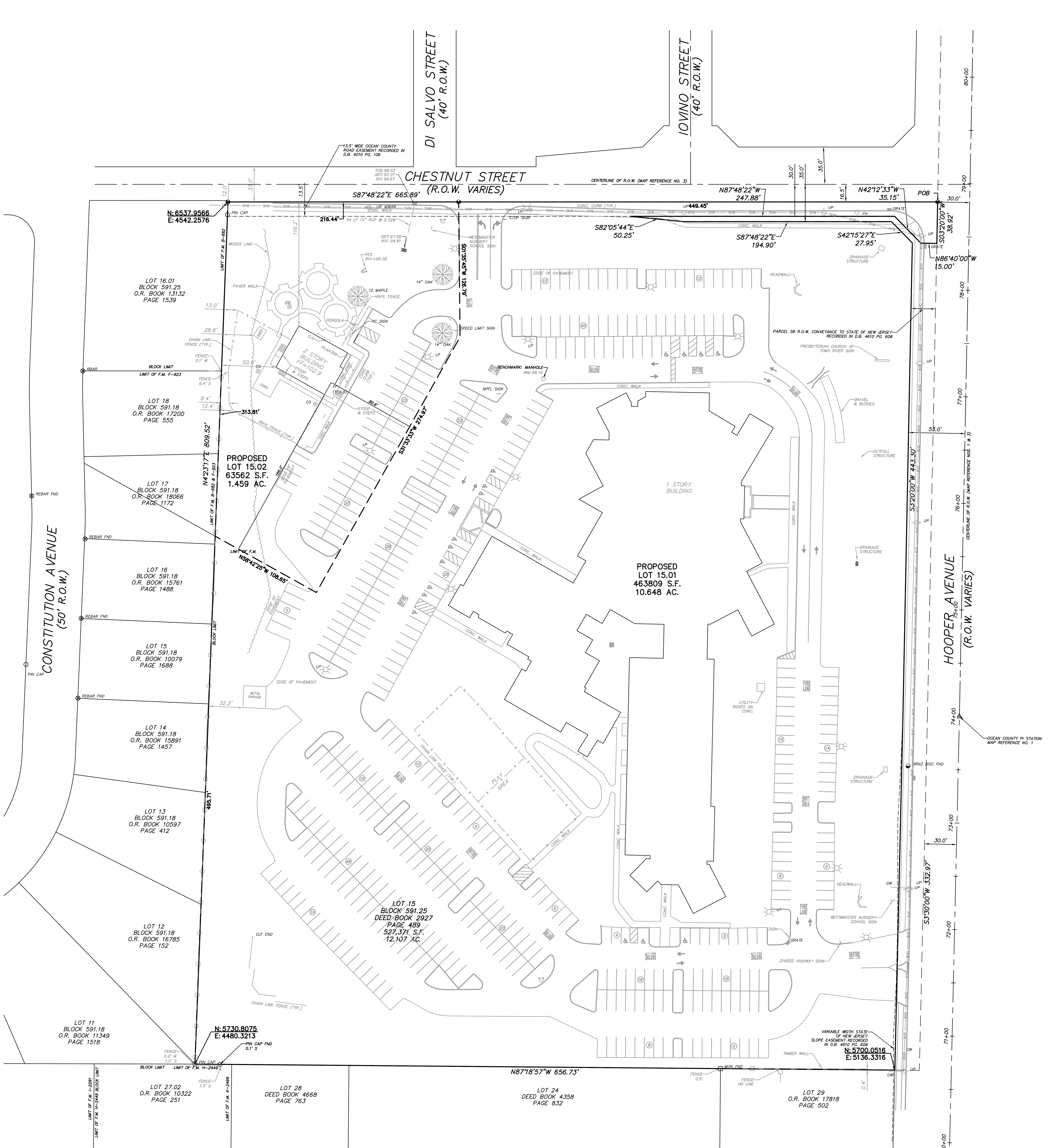
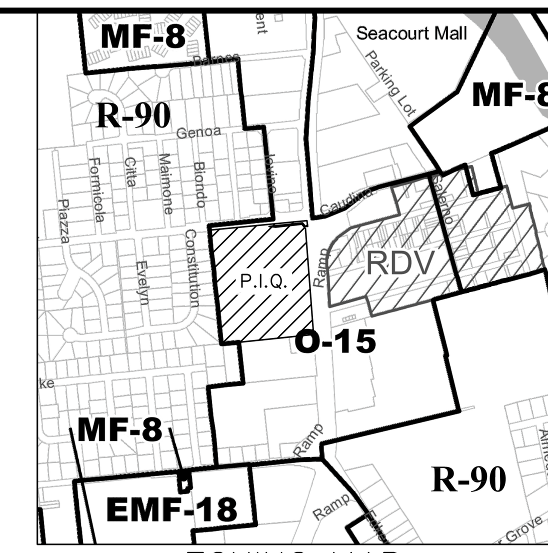
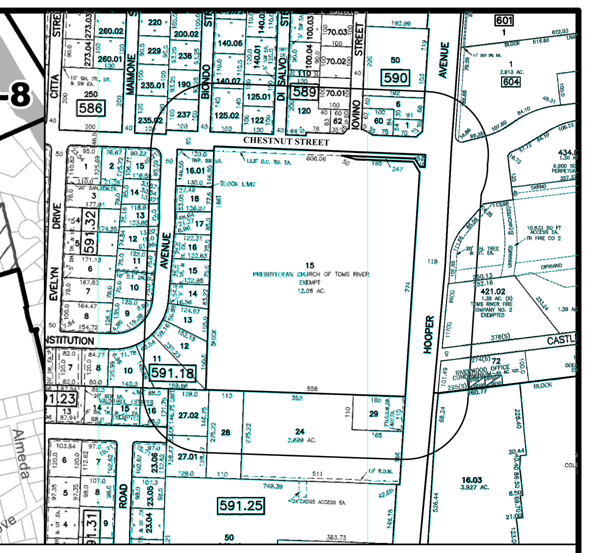


February 27, 2025 Client# 6589.0001 List of adjoiners within 200 feet Block 591.25 Lot 15		Owner(s)
Block 587	Lot 190	Torres, Ruth A R & Jose M R, 1104 Biondo Street, Toms River, NJ 08753
Block 587	Lot 235.02	Nadlan 5784 LLC, 5311 Blvd of the Americas, Lakewood, NJ 08701
Block 587	Lot 237	Capgrow Holdings JV Sub I LLC, 320 W Ohio St Ste 650N, Chicago, IL 60654
Block 588	Lot 122	Todd, Lela, 256 Chestnut Street, Toms River, NJ 08753
Block 588	Lot 125.02	Rutherford, Sean & Nicolina, 1101 Biondo Street, Toms River, NJ 08753
Block 588	Lot 140.07	Tirio, Edward, 1105 Biondo Street, Toms River, NJ 08753
Block 589	Lot 62	Gelb, Jack & Nellie Trust, 30 Robertsville Road, Marlboro, NJ 07746
Block 589	Lot 70.01	HO, Edgar & Wilma B Abela, 1108 Iovino Street, Toms River, NJ 08753
Block 589	Lot 120	Peterson, Caren, 268 Chestnut Street, Toms River, NJ 087538304
Block 590	Lot 1	Republic First Bank, 50 S 16th St Ste 2400, Philadelphia, PA 19102
Block 590	Lot 6	Republic First Bank, 50 S 16th St Ste 2400, Philadelphia, PA 19102
Block 590	Lot 50	Republic First Bank, 50 S 16th St Ste 2400, Philadelphia, PA 19102
Block 590	Lot 60	Republic First Bank, 50 S 16th St Ste 2400, Philadelphia, PA 19102
Block 591.18	Lot 10	Fedak, Bohdan & Josephine, 245 Constitution Ave., Toms River, NJ 087538311
Block 591.18	Lot 11	Collins, James P & Pamela J, 249 Constitution Avenue, Toms River, NJ 087538311
Block 591.18	Lot 12	Justiniano, Christobal & Lorraine, 253 Constitution Avenue, Toms River, NJ 08753
Block 591.18	Lot 13	Hunsinger, Larry P Jr & Andrea, 257 Constitution Avenue, Toms River, NJ 087538311
Block 591.18	Lot 14	Sicoli, Frank A Jr & Carla, 261 Constitution Avenue, Toms River, NJ 08753
Block 591.18	Lot 15	Carr, Jeffrey & Lori, 265 Constitution Avenue, Toms River, NJ 087538311
Block 591.18	Lot 16	Platt, Krista L, 269 Constitution Avenue, Toms River, NJ 08753
Block 591.18	Lot 17	Groff, Michael O Jr & Lawrence M, 273 Constitution Avenue, Toms River, NJ 08753
Block 591.18 Lot 18		Weiland, David & Karol J, 277 Constitution Avenue, Toms River, NJ 08753
Block 591.23	Lot 16	Harvey, Michael P & Christine M, 1168 Roanoke Drive, Toms River, NJ 08753
Block 591.23	Lot 15	Church-Presbyterian Church of TR, 1070 Hooper Avenue, Toms River, NJ 087538321
Block 591.25	Lot 16.01	Gahafer, Joann & Mary L Damon, 245 Chestnut Street, Toms River, NJ 08753
Block 591.25	Lot 24	Wayman, B Ralph Jr & Gale, 108 23rd St, Surf City, NJ 08008
Block 591.25	Lot 27.01	Solis, Linda, 1171 Roanoke Drive, Toms River, NJ 087535493
Block 591.25	Lot 27.02	Osborne, Joseph D & Catherine, 1172 Roanoke Drive, Toms River, NJ 087535437
Block 591.25	Lot 28	Wayman, Gale, PO Box AB, Island Heights, NJ 087321060
Block 591.25	Lot 29	1030 Hooper Ave LLC, 1030 Hooper Ave, Toms River, NJ 08753
Block 591.32	Lot 9	Duncsak, John & Barbara Jean, 250 Constitution Ave, Toms River, NJ 08753
Block 591.32	Lot 10	Duncsak, John R & Barbara J, 250 Constitution Avenue, Toms River, NJ 08753
Block 591.32	Lot 11	Borzone, Richard & Geraldine, 266 Constitution Avenue, Toms River, NJ 087538312
Block 591.32	Lot 12	Harchetts, Harry J & Barbara, 270 Constitution Avenue, Toms River, NJ 08753
Block 591.32	Lot 13	Manno, Kevin, 274 Constitution Avenue, Toms River, NJ 08753
Block 591.32	Lot 14	Casinelli, Deborah A, 280 Constitution Avenue, Toms River, NJ 08753
Block 591.32	Lot 15	Bessah, Salim, 282 Constitution Avenue, Toms River, NJ 08753
Block 597	Lot 72	Riverwood Office Bldg Cond Assoc, 231 Walton Street Ste 200, Syracuse, NY 13202
Block 604	Lot 1	AJP Enterprises LLC Bal, 380 Wellington St 10th Fl, London, ON Canada N6A 5B5 00000
Block 605	Lot 421.01	FDS Toms River Urban Renewal, LLC, 1001 19th St N Ste 1401, Arlington, VA 22209
Block 605	Lot 421.02	Fire Co-Toms River Fire Co No 2, PO Box 5258, 45 W Water St, Toms River, NJ 08753
Block 609	Lot 16.03	Grumin Properties, LLC, 432 Lakehurst Road Ste 1, Toms River, NJ 08755
		Ocean County Planning Board, PO Box 2191, Toms River, NJ 08754-2191
		NJ Natural Gas Co, Attn: ROW Representative, PO Box 1378, Wall, NJ 07719
		NJ American Water Co, Inc, Attn: NJAW GIS Supervisor, 1 Water Street, Camden, NJ 08102
		Veolia, Attn: General Manager, 1451 Route 37 West, Toms River, NJ 08755
		Comcast Cable Communications, Attn: Construction Sup., 830 Route 37 West, Toms River, NJ 08755
		Verizon NJ, 999 West Main Street, Freehold, NJ 07728
		Toms River Municipal Utilities Authority, 340 West Water St, Toms River, NJ 08753
		JCP&L, A First Energy Company, 101 Crawfords Corner Road, Bldg 1, Ste 1-511, Holmdel, NJ 07733



ZONING MAP
1"=800'±



KEY MAP
1"=400'±

APPROVED BY THE TOMS RIVER TOWNSHIP PLANNING BOARD

ON ____________ BY RESOLUTION # ____________

CHAIRPERSON ____________ DATE

SECRETARY ____________ DATE

TOWNSHIP ENGINEER ____________ DATE

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 APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS

TOWNSHIP ENGINEER ____________ DATE

THIS IS TO CERTIFY THAT THE TOMS RIVER TOWNSHIP PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED, THIS MAP, AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF N.J.S.A. 46:23-9.9 KNOWN AS "THE MAP FILING LAW". THIS MAP SHALL BE FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON OR BEFORE THE ______ DAY OF ____________ 2022, WHICH IS 190 DAYS FROM THE DATE THE RESOLUTION IS ADOPTED

PLANNING BOARD SECRETARY ____________ DATE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW". P.L. 1975 C.291 (C.40: 55D-1 ET SEQ.) OR LOCAL ORDINANCE.

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK ____________ DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND HEREBY APPROVE THE LOT NUMBERS ASSIGNED WITHIN THIS SUBDIVISION.

TOMS RIVER TOWNSHIP TAX ASSESSOR

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 11/25/2025, MEET 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 OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

WILLIAM P SCHEMEL PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 36275 ____________ DATE

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS KNOWN AS LOT 15, IN BLOCK 591.25 AS SHOWN ON SHEET 68 OF THE OFFICIAL TAX MAP OF THE MUNICIPALITY OF TOMS RIVER, OCEAN COUNTY, NEW JERSEY.
2. THE PROPERTY IS LOCATED IN THE O-15 OFFICE ZONE AND CONTAINS A TOTAL TRACT AREA OF 527,371 SF, 12.107 ACRES.
3. EXISTING USE: CHURCH / OFFICE
4. PROPOSED USE: CHURCH / OFFICE
5. OWNER: PRESBYTERIAN CHURCH OF TOMS RIVER, 1070 HOOPER AVENUE, TOMS RIVER, NJ 08753
6. APPLICANT: HOPE SHEDS LIGHT, 253 CHESTNUT STREET, TOMS RIVER, NJ 08753
7. OUTBOUND INFORMATION TAKEN FROM A PLAN ENTITLED "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY, PRESBYTERIAN CHURCH OF TOMS RIVER, LOT 15, BLOCK 591.25, TAX MAP SHEET No. 68, SITUATED IN TOMS RIVER TOWNSHIP, OCEAN COUNTY, NEW JERSEY" AS PREPARED BY FWH ASSOCIATES, P.A., DATED 11/25/2024
8. HORIZONATAL DATUM: ASSUMED DATUM. SURVEY ACCURACY EXCEEDS 1:10,000.
9. NO FRESHWATER WETLANDS ARE KNOWN ON THE SITE
10. PROPERTY LIES IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NO. 34029C0306F, EFFECTIVE DATE SEPTEMBER 29, 2006. PER PRELIMINARY FIRM PANEL 34029C0306G ISSUED MARCH 28, 2014, THE PROPERTY LIES WITHIN FLOOD ZONE X

SCHEDULE OF BULK REQUIREMENTS
O-15 OFFICE ZONE

	REQUIRED	EXISTING	PROVIDED LOT 15.01	PROVIDED LOT 15.02
MINIMUM LOT AREA	43,560 SF	527,371 SF	463,809 SF	63,562 SF
MINIMUM LOT WIDTH (CHESTNUT STREET)	150 FT	643.7 FT	424.3 FT	218.9 FT
MINIMUM LOT WIDTH (HOOPER AVENUE)	150 FT	795.7 FT	795.7 FT	N/A
MINIMUM LOT DEPTH (CHESTNUT STREET)	120 FT	802.8 FT	802.8 FT	340.0 FT
MINIMUM LOT DEPTH (HOOPER AVENUE)	120 FT	649.8 FT	649.8 FT	N/A
MINIMUM LOT FRONTAGE (CHESTNUT STREET)	150 FT	665.89 FT	449.45 FT	216.44 FT
MINIMUM LOT FRONTAGE (HOOPER AVENUE)	150 FT	443.30 FT	443.30 FT	N/A
FRONT YARD SETBACK (PRINCIPAL)	50 FT	116.2 FT	122.3 FT	116.2 FT
FRONT YARD SETBACK (PARKING)	50 FT	60.6 FT	60.6 FT	100.5 FT
SIDE YARD SETBACK	20 FT / 50 FT	145.3 FT / N.A.	113.9 FT / 259.3 FT	50.9 FT / 161.5 FT
REAR YARD SETBACK	30 FT	50.9 FT	221.1 FT	166.0 FT
ACCESSORY SETBACK	20 FT	28.8 FT	32.1 FT	28.8 FT
MAXIMUM BUILDING HEIGHT	45 FT	<45 FT	<45 FT	<45 FT
MAXIMUM FLOOR AREA	1,500 SF	69,360 SF	64,570 SF	4,790 SF
MAXIMUM LOT COVERAGE	15%	13.2%	13.9%	3.9%
MINIMUM UNOCCUPIED SPACE	20%	48.3%	46.6%	61.2%

LEGEND

- MONUMENT FOUND
- PIN/CAP FOUND
- IRON PIPE FOUND
- NAIL FOUND
- PK NAIL FOUND
- STONE FOUND
- PIN/CAP SET
- MONUMENT SET
- PK & DISC SET
- FILED MAP LOT #
- T.B.R. TO BE REMOVED

GRAPHIC SCALE 1"=40'

0 40 80 120

THE UNDERSIGNED HEREBY DECLARES THAT THEY ARE THE OWNER OF THE SUBJECT PARCEL DELINEATED HEREON AND HEREBY CONSENT TO THE FILING OF THIS MAP.

BE IT REMEMBERED ON THIS ________ DAY OF ____________ 20____, BEFORE ME, A NOTARY PUBLIC PERSONALLY APPEARED.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: ____________

DATE	REVISION	DRAWN	CHECKED	RELEASED

MINOR SUBDIVISION

PRESBYTERIAN CHURCH OF TOMS RIVER
LOT 15, BLOCK 591.25

TAX MAP SHEET NO. 68
SITUATED IN
TOMS RIVER TOWNSHIP, OCEAN COUNTY, NEW JERSEY

FWH ASSOCIATES, P.A.
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
RESERVE SPECIALISTS
ARCHITECTS
FWHASSOCIATES.COM
1856 Rt. 9, Toms River, NJ 08755 T: 732.797.3100 F: 732.797.3223

William P. Schemel
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 36275

DRAWN BY: RSM	DATE: 01/02/24
DESIGNED BY:	SCALE: 1"=20'
CHECKED BY: WPS	DRAWER NO.: SC-3299
RELEASED BY: WPS	PROJECT NO.: 6589.0001
SHEET NO.: 1	OF: 1

L:\FWHProjects\6589\65890001\65890001 SUBDIVISION.dwg, Layout1, 5/19/2025 4:23:40 PM, ©2025 FWH Associates, P.A.