

KEY MAP

BOROUGH OF DEAL

190 NORWOOD AVENUE
DEAL, NEW JERSEY 07723



Samuel M. Cohen, Mayor
Department of Public Affairs and Public Safety

Morris Ades, Commissioner
Department of Revenue and Finance

David Simhon, Commissioner
Department of Public Works and Beaches

Stephen R. Carasia
Borough Clerk / Administrator
(732) 531-1454 Fax (732) 531-1705

200' List
Location: Block 68 Lot 15 - 45 Hathaway Avenue

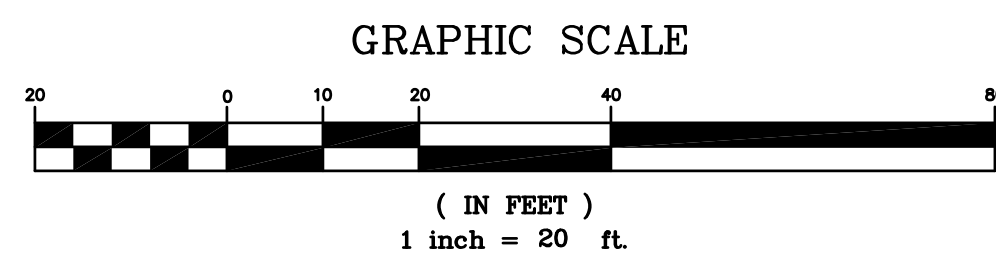
Block	Lot	Owner Complete Name	Property Address	City	Property Mailing Address
68	16	RISHY, JOSEPH & NANCEE	43 HATHAWAY AVE	DEAL BORO	43 HATHAWAY AVE, DEAL, NJ 07723
68	5	RIGGS REAL ESTATE INVESTMENTS LLC	54 MONMOUTH DR	DEAL BORO	2335 OCEAN PKWY, BROOKLYN, NY 11223
72	2	TAVILELY & MICHELE	42 HATHAWAY AVE	DEAL BORO	42 HATHAWAY AVE, DEAL, NJ 07723
73	4.02	BENZAKEN, ETTY	56 HATHAWAY AVE	DEAL BORO	1801 E 4TH ST, BROOKLYN, NY 11223
68	1	STEIN, MARTIN & ARLYNE	262 OCEAN AVE	DEAL BORO	641 5TH AVE # 410, NEW YORK, NY 10022
68	2	SAKKAL, JACK & JACQUELINE	40 MONMOUTH DR	DEAL BORO	1080 E 8TH ST, BROOKLYN, NY 11230
73	7	SILVERA, MAURICE & CAROLYN	52 HATHAWAY AVE	DEAL BORO	176 E 71ST ST, NEW YORK, NY 10021
73	3	CLAUDETTE, THEODORE & TAWIL, QUALIFIE	48 HATHAWAY AVE	DEAL BORO	618 AVENUE K, BROOKLYN, NY 11230
68	14	SHABOT, FREIDA & S SHALAM TRUST	51 HATHAWAY AVE	DEAL BORO	1930 EAST 4TH ST, BROOKLYN, NY 11223
73	1.02	274 OCEAN AVENUE LLC	274 OCEAN AVE	DEAL BORO	701 AVENUE K, BROOKLYN, NY 11230
68	6	TAVIL, ROBERT J & OLGA	58 MONMOUTH DR	DEAL BORO	2064 OCEAN PKWY, BROOKLYN, NY 11223
68	17	ALFAS, MORRIS & LILIANE	268 OCEAN AVE	DEAL BORO	2155 HOMECREST AVE, BROOKLYN, NY 11229
68	4.01	HEDAYA FAMILY	52 MONMOUTH DR	DEAL BORO	1836 E 8TH ST, BROOKLYN, NY 11223
68	4	48 MONMOUTH DRIVE LLC	48 MONMOUTH DR	DEAL BORO	1957 EAST 4TH ST, BROOKLYN, NY 11223

I hereby certify that the foregoing is a true list of property owners within 200 feet of the location requested.

Stephen Carasia
Stephen Carasia
Borough Clerk / Administrator

September 17, 2020
Date

PROPERTY OWNERS WITHIN 200 FEET



EXISTING SITE CONDITIONS TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF PROPERTY FOR 45 HATHAWAY AVENUE TAX BLOCK 68, TAX LOT 15, BOROUGH OF DEAL, MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE BOROUGH OF DEAL SHEET No. 9)". PREPARED BY NELSON ENGINEERING ASSOCIATES, INC., SAID MAP DATED JULY 10, 2020.

LEGEND

- = IRRIGATION VALVE
- ⊙ = WATER METER
- = UTILITY POLE W/ GUY WIRE
- = GAS VALVE
- = WATER VALVE
- = FIRE HYDRANT
- ⊠ = A/C UNIT
- = DEPRESSED CURB
- = TREE LINE
- = UNDERGROUND SERVICE
- = WATER SERVICE
- = GAS SERVICE

ZONING INFORMATION: R-2 DISTRICT

CRITERIA

LOT AREA - SQ. FT.
LOT WIDTH - FEET
LOT DEPTH - FEET

FRONT YARD ~ HOUSE - FEET
FRONT YARD ~ PORCH - FEET
SIDE YARD - FEET
REAR YARD - FEET

BUILDING COVERAGE - %
BUILDING HEIGHT - FEET
CUBIC CONTENT - CUBIC FEET
IMPERVIOUS COVERAGE - %

ACCESSORY STRUCTURES

SWIMMING POOL SIDE SETBACK
SWIMMING POOL REAR SETBACK
ACCESSORY REAR YARD COVERAGE
REAR YARD AREA = 4,773 SQ. FT.

INDICATES A PROPOSED VARIANCE CONDITION.

INDICATES AN EXISTING NON-CONFORMITY UNAFFECTED BY THE PROPOSED APPLICATION.

REQUIRED

18,750 SQ. FT.
150 FEET
125 FEET

50 FEET
40 FEET
20 % = 20 FEET
20 % = 30 FEET
MAX. ~ 50 FEET

20 %
42 FEET
13,000 CU. FT.
40 %

30 FEET
30 FEET
35 % = 1,670 SQ. FT.

EXISTING

15,000 SQ. FT. ##
100 FEET ##
150 FEET

51.8 FEET
20.0 & 20.9 FEET
47.8 FEET

2,402 SF = 16.01 %
UNKNOWN
4,267 SF = 28.45 %

7.4 % = 351 SQ. FT.

PROPOSED

15,000 SQ. FT. ##
100 FEET ##
150 FEET

51.8 FEET
20.0 & 20.9 FEET
47.8 FEET

2,402 SF = 16.01 %
UNKNOWN
5,948 SF = 39.65 %

15 FEET ##
10 FEET ##
42.15 % = 2,012 SQ. FT. ##

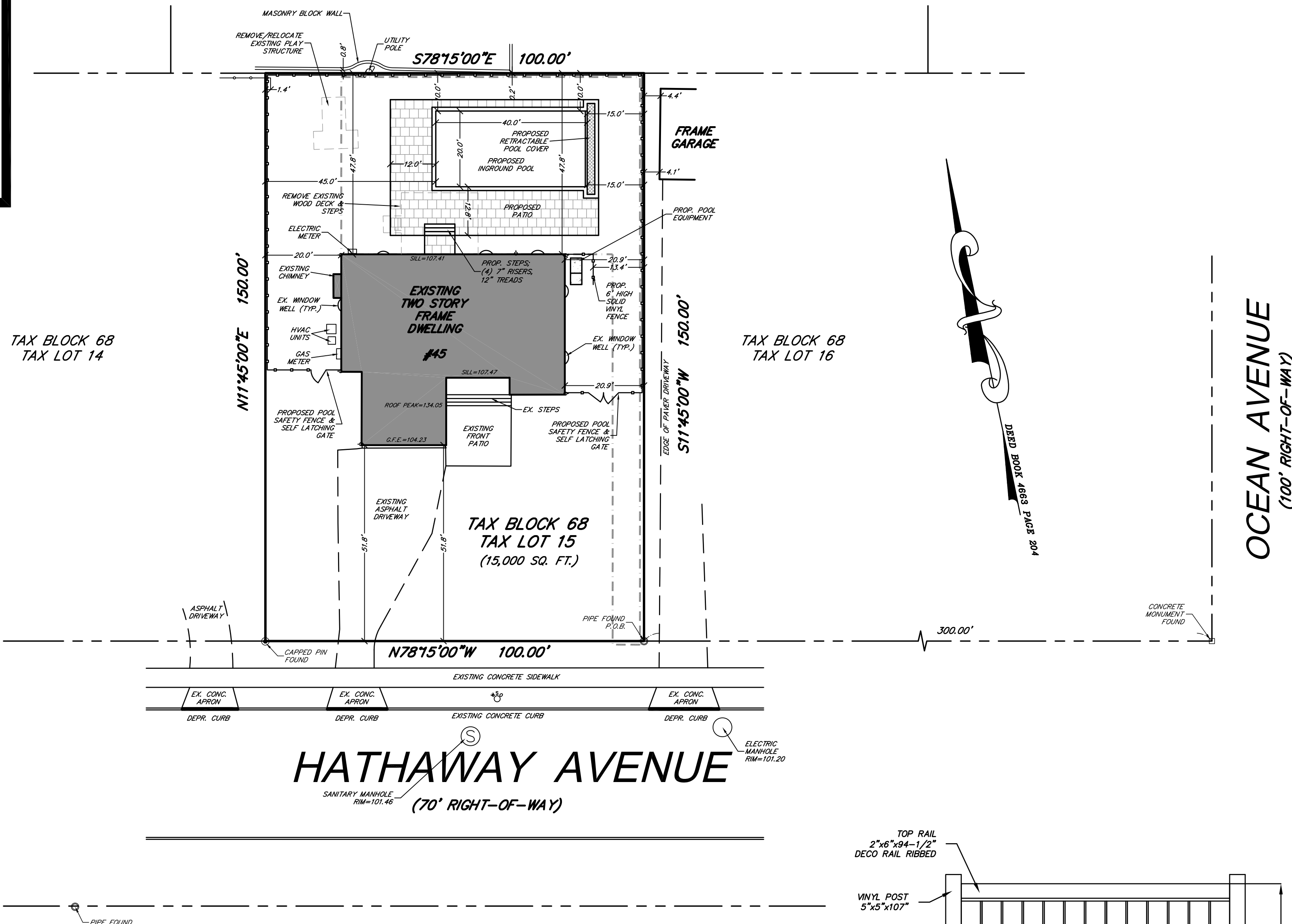
TAX BLOCK 68
TAX LOT 4.01

TAX BLOCK 68
TAX LOT 4

TAX BLOCK 68
TAX LOT 2

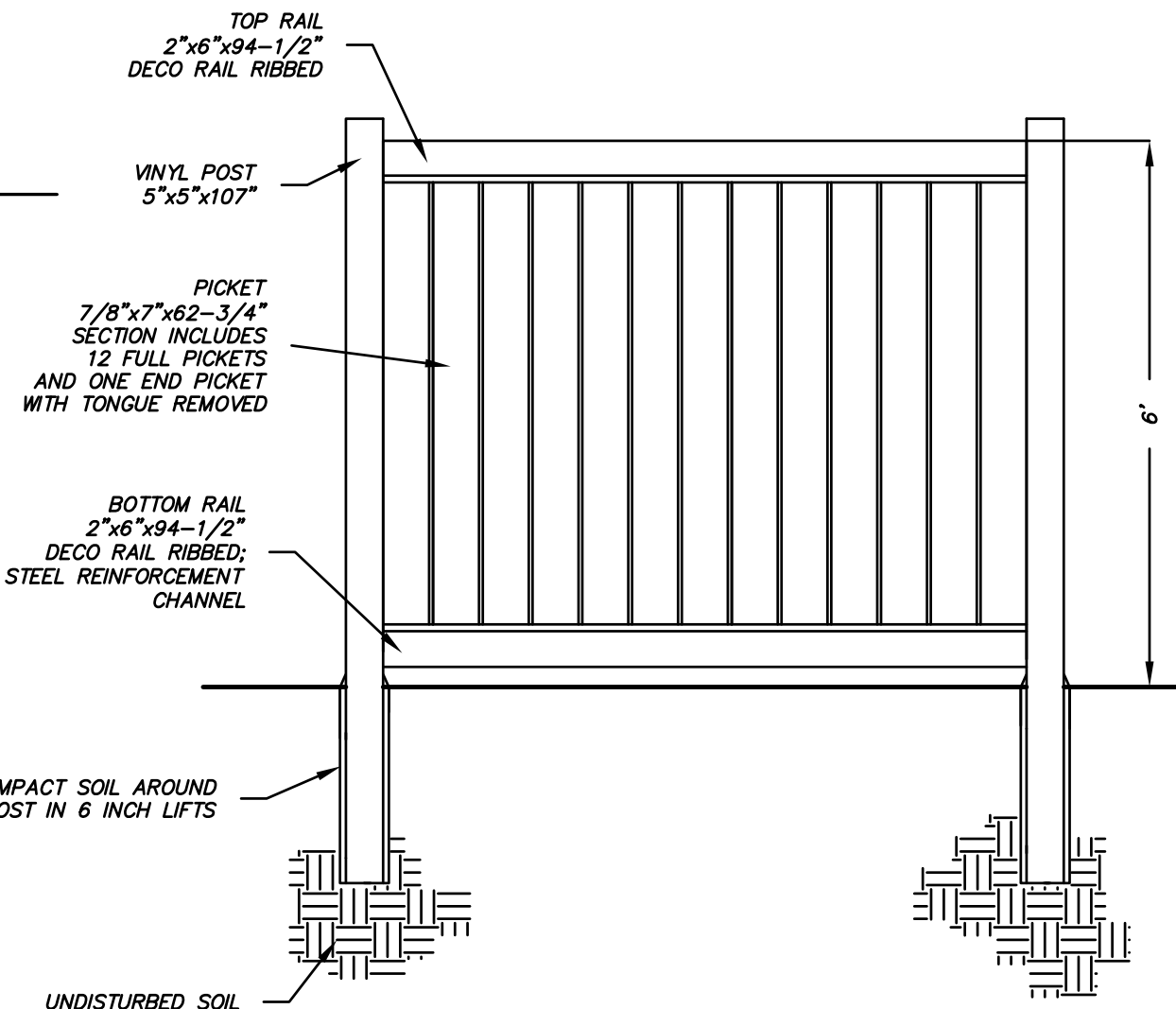
TAX BLOCK 68
TAX LOT 14

TAX BLOCK 68
TAX LOT 16



HATHAWAY AVENUE

(70' RIGHT-OF-WAY)



SOLID VINYL FENCE DETAIL - 6' HIGH
LIFETIME VINYL FENCE - CHESTERFIELD (OR APPROVED EQUAL)

COVERAGE SUMMARIES:

EXISTING LOT AREA = 15,000 SQ. FT.
MAXIMUM PERMITTED COVERAGE = 40 % = 6,000 SQ. FT.

EXISTING COVERAGE SUMMARY:

HOUSE / WINDOW WELLS / CHIMNEY = 2,402 SQ. FT.
HVAC UNITS (2) = 10 SQ. FT.
DRIVEWAY & CONC. APRON = 1,103 SQ. FT.
FRONT STEP & PATIO = 400 SQ. FT.
REAR DECK & STEPS = 352 SQ. FT.
TOTAL IMPERVIOUS SURFACE COVERAGE = 4,267 SQ. FT.
TOTAL PERCENTAGE LOT COVERAGE = 28.45 %

PROPOSED COVERAGE SUMMARY:

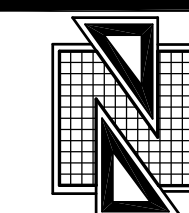
HOUSE / WINDOW WELLS / CHIMNEY = 2,402 SQ. FT.
HVAC UNITS (2) = 10 SQ. FT.
DRIVEWAY & CONC. APRON = 1,103 SQ. FT.
FRONT STEP & PATIO = 400 SQ. FT.
POOL EQUIPMENT = 21 SQ. FT.
POOL & POOL PATIO = 2,012 SQ. FT.
TOTAL IMPERVIOUS SURFACE COVERAGE = 5,948 SQ. FT.
TOTAL PERCENTAGE LOT COVERAGE = 39.65 %

PRELIMINARY AND FINAL SITE PLAN APPROVAL BOROUGH OF DEAL PLANNING BOARD

CHAIRMAN _____ DATE _____
ENGINEER _____ DATE _____
PLANNING BOARD SECRETARY _____ DATE _____

1.	ADDED OWNERS LIST & REAR YARD COVERAGE DATA	10-7-20	DHB	DHB
NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY

PLOT PLAN
FOR
45 HATHAWAY AVENUE
TAX BLOCK 68, TAX LOT 15
BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY
(TAX MAP REFERENCE BOROUGH OF DEAL SHEET No. 9)



**Nelson Engineering
Associates, Inc.**

1750 BLOOMSBURY AVENUE
OCEAN, NEW JERSEY 07712
TEL. (732)-918-2180 FAX (732)-918-0697
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CERTIFICATE OF AUTHORIZATION # 246A28014900

SITE ENGINEERING
TRAFFIC ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES
LAND SURVEYING & MAPPING

David H. Boesch
DAVID H. BOESCH, L.L.A.
LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE No. A5000489

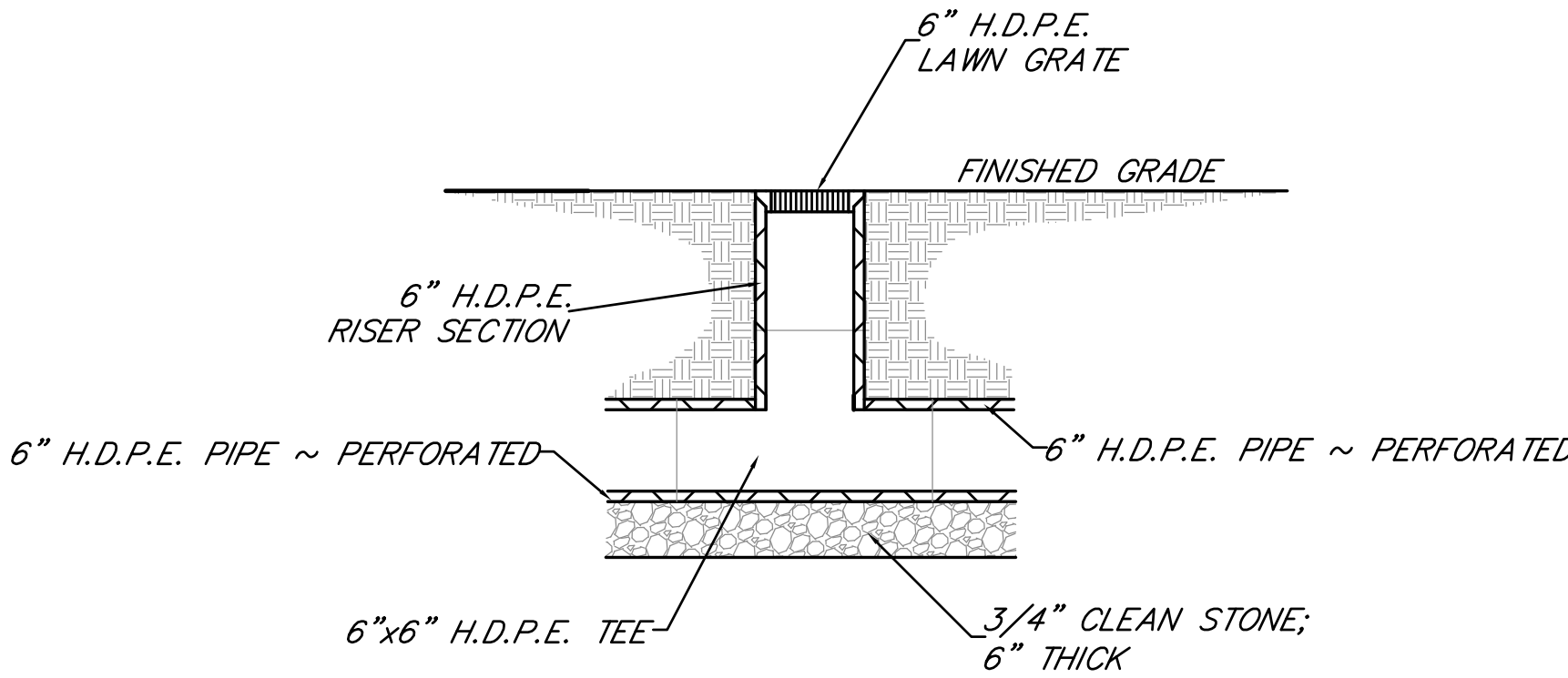
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DRAWN BY: DHB
DATE: 08-13-2020
CHKD. BY: MRD
SHEET 1 OF 2

GENERAL CONSTRUCTION NOTES

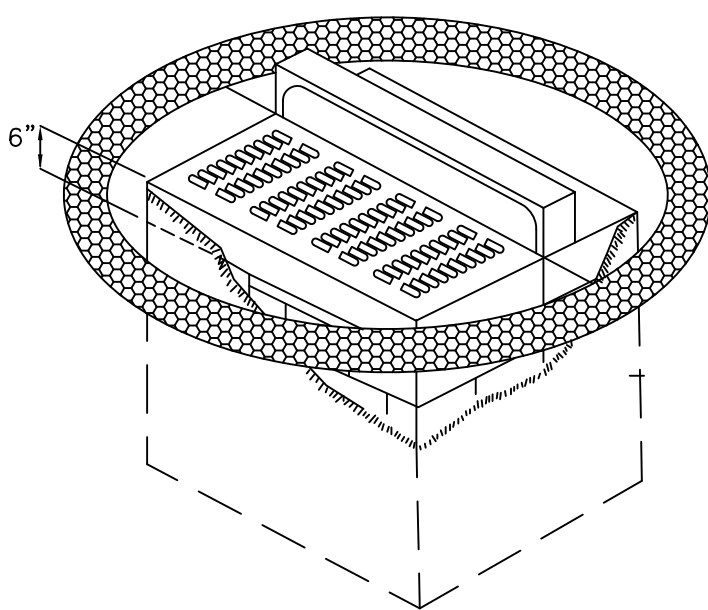
1. THIS DRAWING OR REPORT, AND ALL INFORMATION CONTAINED HEREIN, IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS CONTRACTED OR CERTIFIED TO. ANY UNAUTHORIZED USE, DISCLOSURE, COPYING, DISTRIBUTION OR RELIANCE ON THIS OR ANY RELATED PLAN OR REPORT, IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NELSON ENGINEERING ASSOCIATES, INC.
2. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTORS CONCERNING THE LOCATION OF ALL UTILITIES PRIOR TO BIDDING AND CONSTRUCTION. LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE TO BE CONSIDERED APPROXIMATE.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL APPROPRIATE SAFETY DEVICES AND TRAINING TO ALL WORKERS IN ORDER TO MAINTAIN SAFE CONDITIONS ON THE PROJECT SITE. OSHA STANDARDS SHALL PREVAIL WHERE APPLICABLE.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY EXISTING STRUCTURES, OBJECTS, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION OR INDICATED AS TO BE REMOVED.
5. THE CONTRACTOR IS TO LOCATE ALL EXISTING UTILITY CONNECTIONS TO EXISTING USES (IF ANY). IF THE CONNECTIONS AND SERVICE LATERALS ARE CAPABLE OF SERVING THE PROPOSED USE, AND MEET THE SPECIFICATIONS OF THE APPROPRIATE UTILITY AUTHORITY, THEY ARE TO BE REUSED. IF NO CONNECTIONS EXIST, OR IF THEY ARE OF SUBSTANDARD OR UNUSABLE DESIGN, NEW UTILITY SERVICE LINES ARE TO BE INSTALLED AT THE LOCATIONS INDICATED. THE SIZE AND LOCATION OF THE UTILITY LINES MAY BE SUBJECT TO CHANGE BY THE APPROPRIATE UTILITY AUTHORITY.
6. SANITARY SEWER MAINS, GAS MAINS, WATER MAINS, ELECTRIC LINES AND TELEPHONE LINES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE APPROPRIATE UTILITY AUTHORITY.
7. WALKWAYS SHOULD SLOPE AWAY FROM BUILDINGS AT A MINIMUM PITCH OF 1/4" PER FOOT, MAXIMUM PITCH 1" PER FOOT.
8. THE CONTRACTOR SHALL TAKE ADDITIONAL PRECAUTIONS TO WATERPROOF AREAS WHERE THE EXTERIOR FINISHED GRADE IS HIGHER THAN THE FINISHED FLOOR ELEVATION. ALL BASEMENT WALLS ARE TO BE WATERPROOFED (CONSULT WITH ARCHITECT FOR SPECIFICATIONS).
9. CONCRETE SIDEWALKS AND CURBING TO BE REMOVED SHALL BE SAW-CUT AT A CONSTRUCTION JOINT OR REMOVED TO THE NEAREST EXPANSION JOINT.
10. IF THE CONTRACTOR ENCOUNTERS QUESTIONABLE SOIL CONDITIONS, HE SHALL IMMEDIATELY CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION IN THE AREA OF CONCERN.
11. IF THE CONTRACTOR ENCOUNTERS ANY CONFLICTING UTILITY INFORMATION OR LOCATIONS, HE SHALL CONTACT THE ENGINEER IMMEDIATELY.
12. PLASTIC PIPE TO BE INSTALLED AS PART OF THE STORM SEWER SYSTEM SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS (ADS, INC. OR APPROVED EQUAL). GRADES, SLOPES AND INVERTS OF PIPES ARE TO BE VERIFIED AND CONFIRMED BY THE CONTRACTOR PRIOR TO BACKFILLING.
13. THE SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
14. NO SIGHT OBSTRUCTION HIGHER THAN 30 INCHES ABOVE GRADE, NOR LOWER THAN 10 FEET ABOVE GRADE SHALL EXIST AND/OR BE ERECTED WITHIN THE SIGHT TRIANGLES OTHER THAN OFFICIAL TRAFFIC CONTROL SIGNAGE.
15. CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEER'S REPORT FOR THE PREPARATION OF THE SUBGRADE FOR THE BUILDING FOUNDATION, BUILDING SLAB, PAVEMENT, ETC. IN THE EVENT THE ENGINEER'S RECOMMENDATION FOR PAVEMENT THICKNESS IS NOT AS THICK AS THE MUNICIPAL PAVEMENT STANDARD, THE MUNICIPAL PAVEMENT STANDARD SHALL BE USED.
16. ALL PROPOSED IMPROVEMENTS ARE IN ACCORDANCE WITH A.D.A. REQUIREMENTS.
17. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. BARRIER FREE PARKING SIGNS SHALL BE IN ACCORDANCE WITH CURRENT FEDERAL AND STATE LAWS, AS WELL AS NEPTUNE TOWNSHIP ORDINANCES.
18. NO SOIL SHALL BE REMOVED FROM THE SITE WITHOUT WRITTEN APPROVAL FROM THE BOROUGH ENGINEER.
19. ALL ELECTRIC, TELEPHONE AND CABLE LINES SHALL BE PROVIDED BY UNDERGROUND WIRING.
20. IF CLAY IS ENCOUNTERED DURING THE CONSTRUCTION OF ANY DRYWELLS, THE UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SOIL HAVING A PERMEABILITY OF K5 (GREATER THAN 20 INCHES PER HOUR).
21. ALL MATERIALS, METHODS OF CONSTRUCTION AND DETAILS SHALL BE IN CONFORMANCE WITH THE CURRENT ENGINEERING AND BUILDING REQUIREMENTS OF THE BOROUGH OF DEAL.
22. THE APPLICANT SHALL OBTAIN A ROAD OPENING PERMIT FOR ANY WORK WITHIN THE BOROUGH RIGHT-OF-WAY. THE PERMIT SHALL BE REVIEWED AND APPROVED PRIOR TO THE START OF ANY WORK IN THE BOROUGH RIGHT-OF-WAY.
23. THE APPLICANT SHALL OBTAIN GRADING PLAN APPROVAL FOR THE PROPOSED SITE PRIOR TO THE START OF WORK.
24. A ZONING PERMIT SHALL BE OBTAINED FOR ALL NEW CONSTRUCTION OUTSIDE THE SCOPE OF THIS APPLICATION.
25. ALL NECESSARY CONSTRUCTION PERMITS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
26. ANY FILL TO BE IMPORTED TO THE SITE SHALL BE CERTIFIED AS CLEAN.
27. ALL PROPOSED IMPROVEMENTS ARE IN ACCORDANCE WITH A.D.A. REQUIREMENTS.
28. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH BOROUGH OF DEAL DESIGN STANDARDS AND DETAILS.
29. NO SOIL SHALL BE REMOVED FROM THE SITE WITHOUT WRITTEN APPROVAL OF THE BOROUGH ENGINEER.
30. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
31. ALL CONSTRUCTION PERMITS FOR THE DEMOLITION OF THE STRUCTURES WILL BE OBTAINED PRIOR TO DEMOLITION.
32. DURING CONSTRUCTION, THE DEVELOPER SHALL COMPLY WITH SOLID WASTE, PUBLIC HEALTH AND NOISE CODES.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR, AND OBTAINING, A MARK-OUT OF ALL UTILITIES PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.

LEGEND

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- ⊙ = WATER METER
- = UTILITY POLE W/ GUY WIRE
- = GAS VALVE
- = WATER VALVE
- = FIRE HYDRANT
- ⊠ = A/C UNIT
- DC— = DEPRESSED CURB
- = TREE LINE
- E— = UNDERGROUND SERVICE
- W— = WATER SERVICE
- G— = GAS SERVICE



LAWN INLET DETAIL



INLET FILTER DETAIL
N.T.S.

1. PLACE 6" DIAMETER, STONE-FILLED HEAVY CANVAS SLEEVE/TUBE AROUND INLET.
2. BASE OF TUBE SHALL BE PLACED AT THE SAME ELEVATION AS THE INLET GRATE.
3. CANVAS SLEEVE SHALL BE FILLED WITH 3/4" BROKEN STONE.
4. CANVAS SHALL BE PLACED COMPLETELY AROUND THE BASIN WHEN CURB IS NOT PRESENT AND TO THE FACE OF THE CURB ONCE CURBING IS INSTALLED.
5. CONTRACTOR IS TO CLEAN INLET AFTER EVERY STORM.
6. CONTRACTOR IS TO REMOVE SLEEVE AND STONE JUST PRIOR TO PAVING.

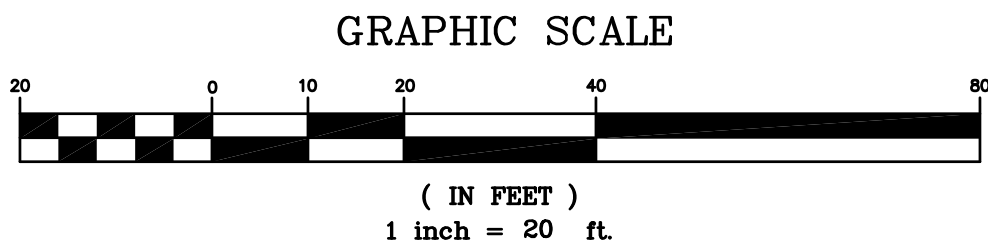
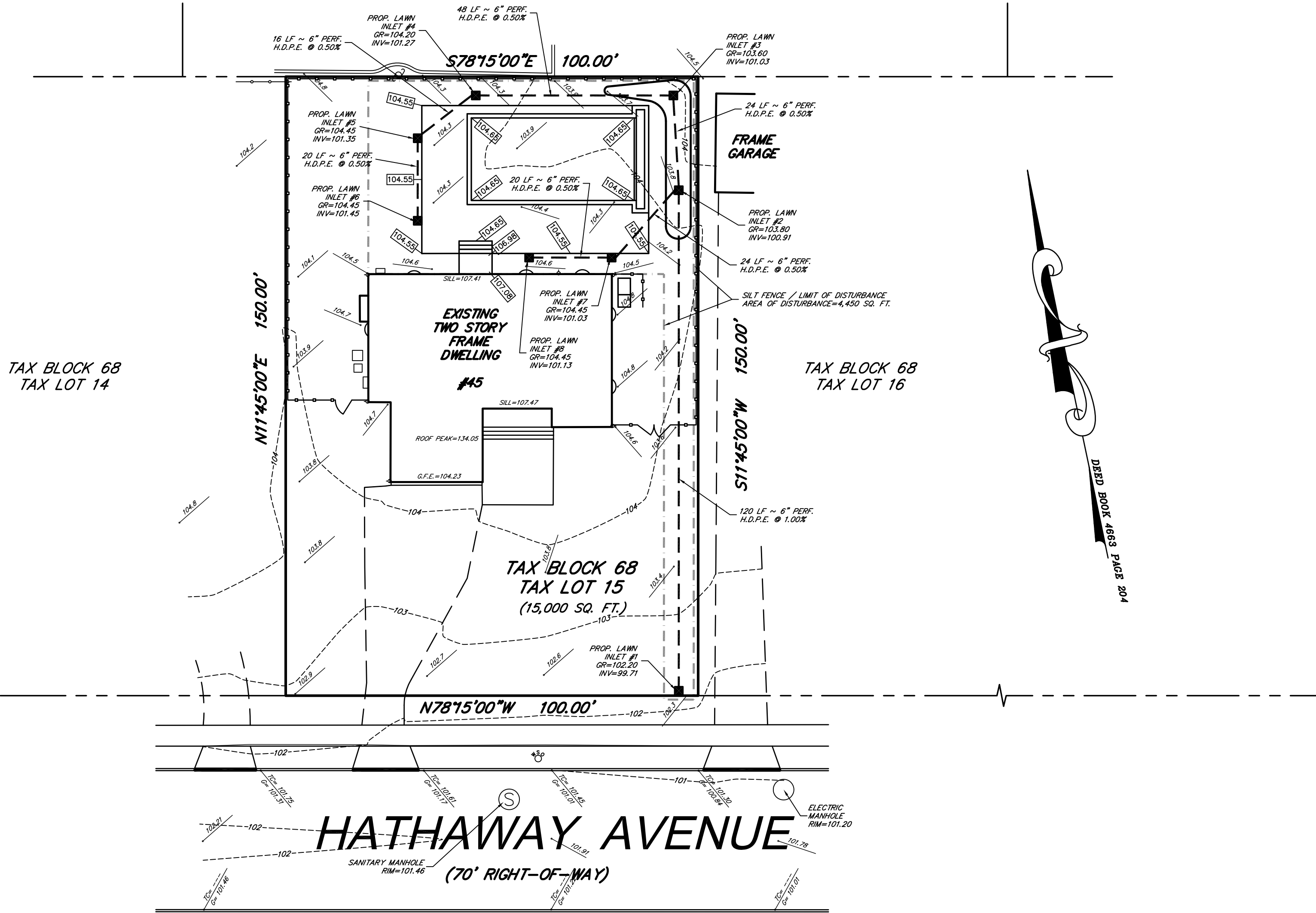
TAX BLOCK 68
TAX LOT 4.01

TAX BLOCK 68
TAX LOT 4

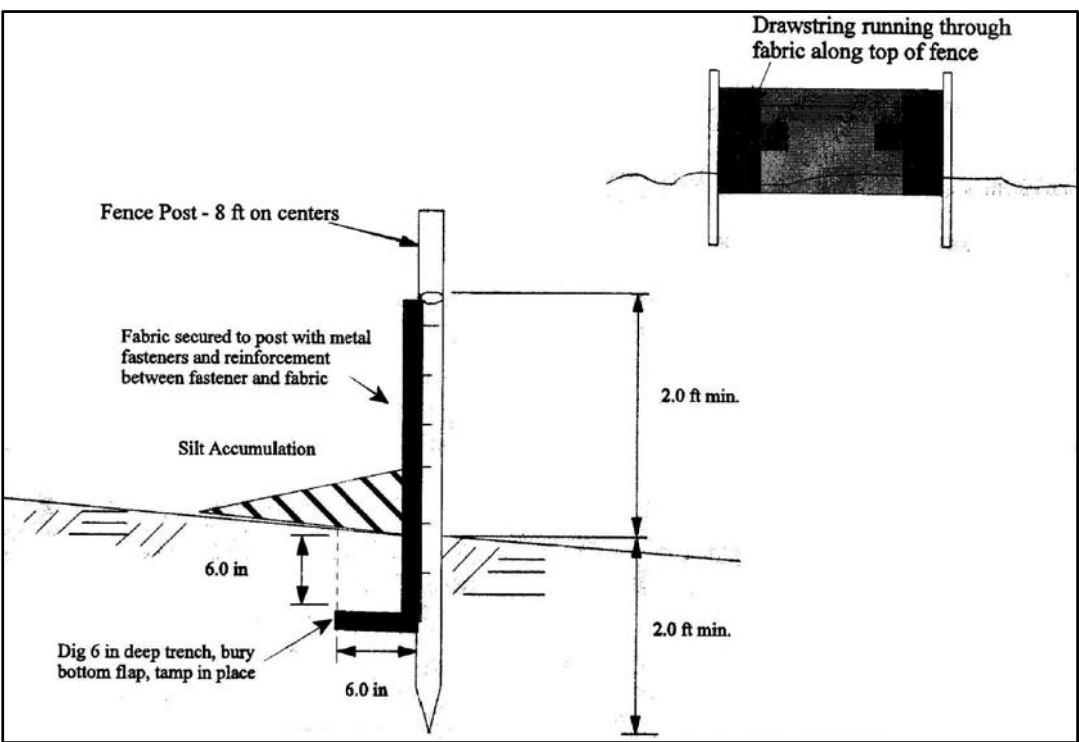
TAX BLOCK 68
TAX LOT 2

TAX BLOCK 68
TAX LOT 14

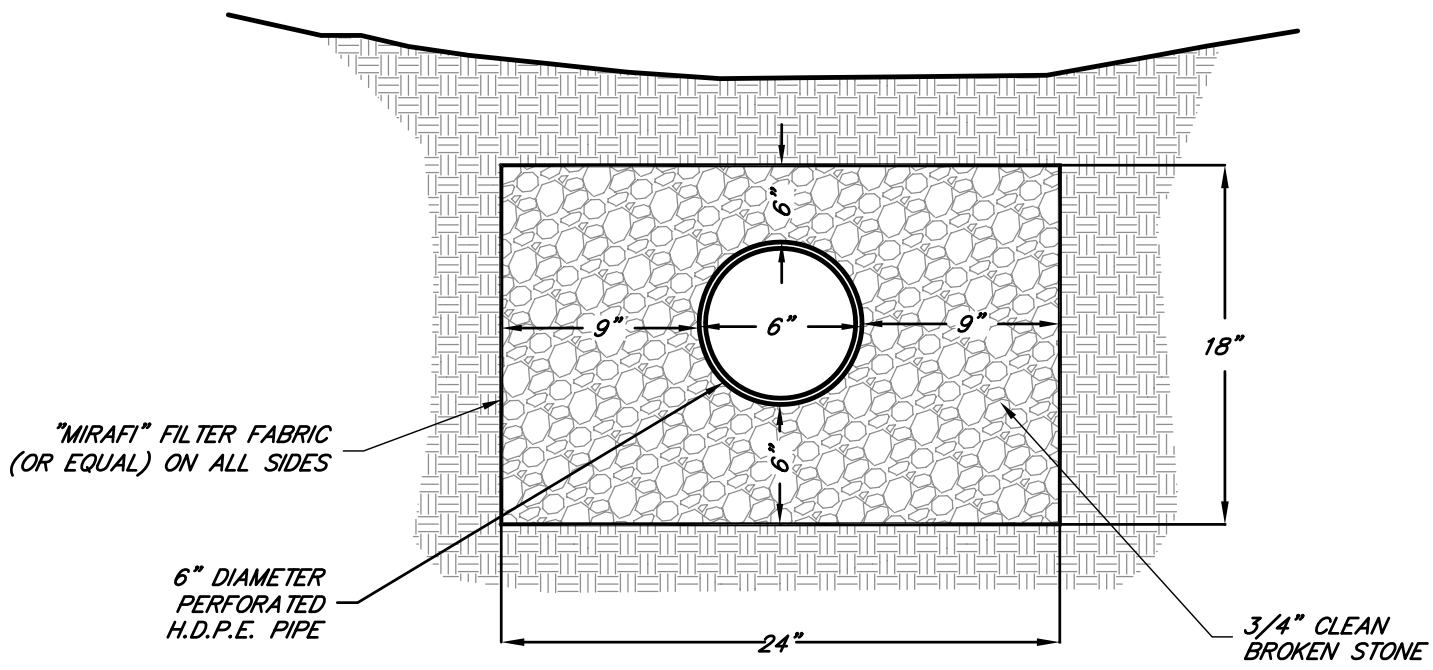
TAX BLOCK 68
TAX LOT 16



EXISTING SITE CONDITIONS TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY OF PROPERTY FOR 45 HATHAWAY AVENUE TAX BLOCK 68, TAX LOT 15, BOROUGH OF DEAL, MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE BOROUGH OF DEAL SHEET No. 9)". PREPARED BY NELSON ENGINEERING ASSOCIATES, INC., SAID MAP DATED JULY 10, 2020.



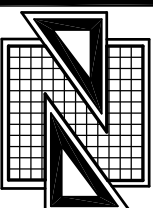
SILT FENCE DETAIL



PERFORATED PIPE TRENCH DETAIL

1.	ADDED OWNERS LIST & REAR YARD COVERAGE DATA	10-7-20	DHB	DHB
NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY

GRADING PLAN
FOR
45 HATHAWAY AVENUE
TAX BLOCK 68, TAX LOT 15
BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY
(TAX MAP REFERENCE BOROUGH OF DEAL SHEET No. 9)



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SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: MRD
FILE: 200306	DATE: 08-13-2020	SHEET 2 OF 2