

PROJECT SITE INFORMATION

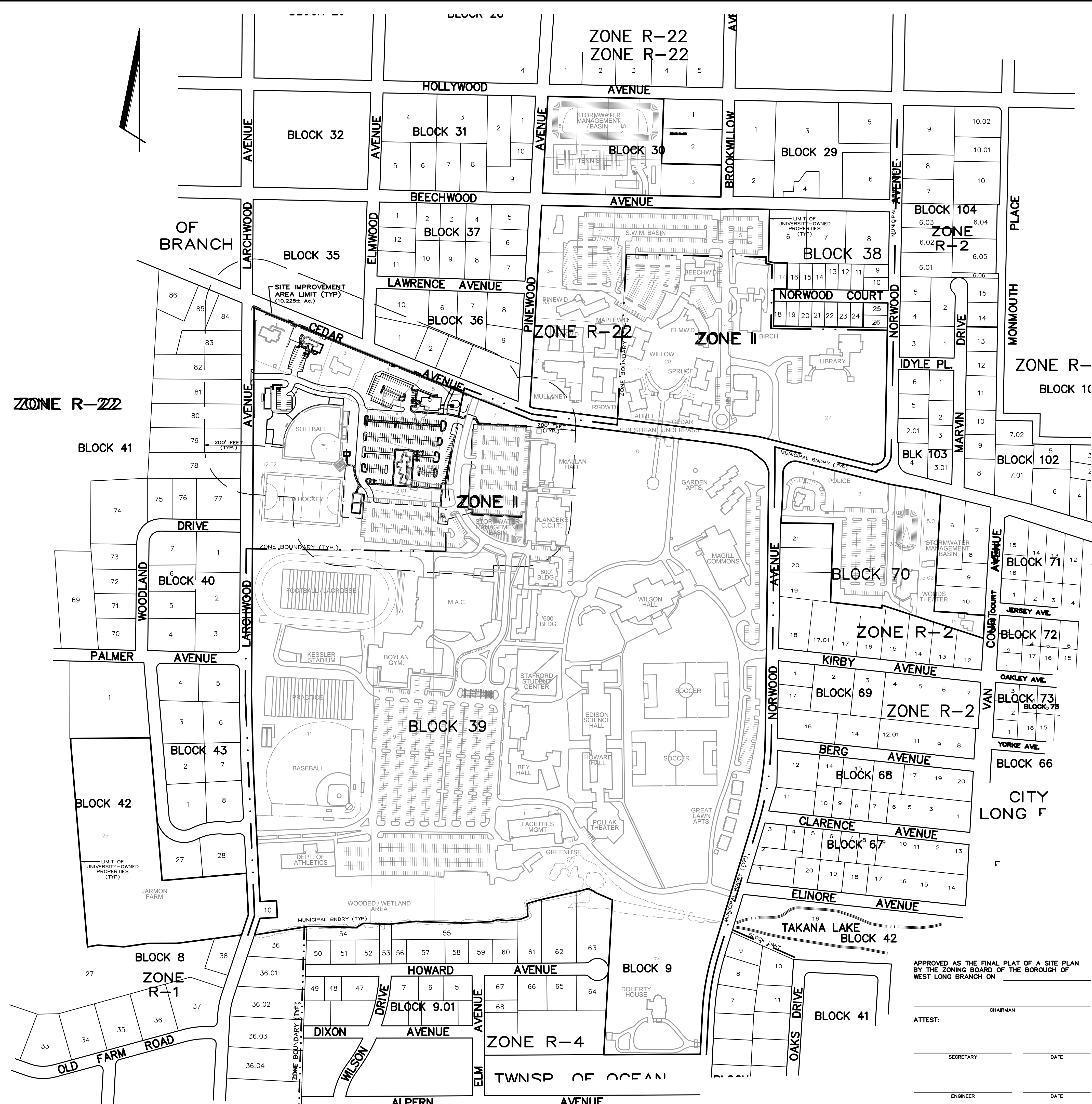
- PROJECT SITE USE CHANGES AND IMPROVEMENTS ARE PROPOSED UPON A 10.227±-ACRE PORTION OF THE 106±-ACRE TRACT DEPICTED AS LOTS 1, 2, 3, 4, 5, 7, 8, 9, 11, 12.01 & 12.02, BLOCK 39, UPON SHEET NO. 18 OF THE TAX MAP OF THE BOROUGH OF WEST LONG BRANCH AS REVISED THROUGH 06-30-09.
- OWNER / APPLICANT: MONMOUTH UNIVERSITY
400 CEDAR AVENUE
WEST LONG BRANCH, NJ 07764
TELE: (732) 571-3400
- ALL PROJECT IMPROVEMENTS PROPOSED UPON LOTS 1, 2, 3, 4, 5, 12.01 & 12.02 ARE LOCATED WITHIN THE R-22 SINGLE FAMILY RESIDENTIAL LAND USE ZONE. A SMALL PORTION OF THE IMPROVEMENTS ARE LOCATED UPON LOT 7 WITHIN THE 'I' INSTITUTIONAL MUNICIPAL LAND USE ZONE.
- SITE PLAN IS BASED UPON:
 - SURVEY MAP OF PROERTY, MONMOUTH UNIVERSITY, BOROUGH OF WEST LONG BRANCH, MONMOUTH COUNTY, NEW JERSEY, PREPARED BY JOHN T. LUTS, L.S. FOR MONMOUTH UNIVERSITY, DATED 04-19-96; REVISED THRU: 11-16-19
 - ON-SITE FIELD RECONNAISSANCE BY YORKANIS & WHITE, INC., ARTHUR SWENSON, L.S. FOR MONMOUTH UNIVERSITY, ON 11-28-18, 12-05-18, 12-12-18, 3-11-19, 3-18-19, 4-15-19, 5-10-19, 6-11-19, 7-10-19, 7-31-19 AND 10-29-19.
- TOPOGRAPHY DEPICTED UPON THIS PLAN IS BASED UPON THE N.A.V.D., 1988.
- NO ENVIRONMENTALLY RESTRICTED AREAS INCLUDING FRESHWATER WETLANDS, WETLANDS TRANSITION AREAS, FLOOD HAZARD AREAS, RIPARIAN ZONES, TIDELANDS, ETC., EXIST WITHIN THE PROJECT SITE AREA OF THE MONMOUTH UNIVERSITY CAMPUS.
- NO PUBLIC RIGHT-OF-WAY OR EASEMENT EXISTS UPON, OR WITHIN, THE PROJECT SITE AREA AND NONE IS PROPOSED FOR DEDICATION TO THE BOROUGH OF WEST LONG BRANCH.
- LOTS 1, 2, 3, 4, AND 5 OF THE PROJECT SITE HAVE BEEN FULLY DEVELOPED AND UTILIZED, FOR MANY YEARS, AS RESIDENTIAL PROPERTIES. LOT 12.01 HAS BEEN UTILIZED AS THE UNIVERSITY'S ALUMNI CENTER SINCE 2011. LOT 12.02 HAS BEEN DEVELOPED AS A MIXED USE SITE INCLUDING A ONE (1) FAMILY RESIDENTIAL STRUCTURE AND PLAYING FIELD FACILITIES OF THE UNIVERSITY'S ATHLETIC COMPLEX SINCE 1996.

PLAN SHEET INDEX

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UTILITY COMPANIES

- NEW JERSEY - AMERICAN WATER COMPANY
CONSTRUCTION DEPARTMENT
661 SHREWSBURY AVENUE
SHREWSBURY, NEW JERSEY 07701
ATT: MR. SALVATORE J. MANZI
- LONG BRANCH SEWERAGE AUTHORITY
JOLINE AVENUE
LONG BRANCH, NEW JERSEY 07740
ATT: MR. JOSEPH MARTONE, EXEC. DIR.
- VERIZON NEW JERSEY, INC
5100 BELMAR BLVD.
FARMINGDALE, NEW JERSEY 07727
ATT: LORRAINE GORMAN
RIGHT-OF-WAY AGENT
- GPU ENERGY
400 LINCOLN STREET
PHILLIPSBURG, NEW JERSEY 08865
ATT: MR. ROBERT WALTERS
- COMCAST CABLEVISION OF MONMOUTH COUNTY
403 SOUTH STREET
EATONTOWN, NEW JERSEY 07724
ATT: MR. GREGORY R. ARNOLD, VP / GEN. MGR.
- NEW JERSEY NATURAL GAS CO.
1415 WYCKOFF ROAD
WALL, NEW JERSEY 07719
ATT: RIGHT-OF-WAY DEPT.



APPROVED AS THE FINAL PLAT OF A SITE PLAN BY THE ZONING BOARD OF THE BOROUGH OF WEST LONG BRANCH ON _____

ATTEST: _____ CHAIRMAN

SECRETARY DATE

ENGINEER DATE

REVISION NO.	REVISION DATE	NOTE #3: MISC REVS	DESCRIPTION OF REVISION
1	12-3-20		

VICINITY MAP; PROJECT SITE INFORMATION CAMPUS USE AND SITE IMPROVEMENTS
MONMOUTH UNIVERSITY
'D' & 'C' VARIANCE / PRELIMINARY & FINAL SITE PLANS
BLOCK 39, LOTS 1 THRU 5, 7, 8, 9, 11, 12.01 & 12.02 -- TAX MAP SHEET NOS. 15 & 18
ADJACENT STREETS: LARCHWOOD, CEDAR & NORWOOD AVENUES -- LAND USE ZONES: R-22 & I
BOROUGH OF WEST LONG BRANCH MONMOUTH COUNTY, NEW JERSEY

William E. Fitzgerald
Civil Engineers - Land Use Planners - Construction Managers
P.O. BOX 550 WEST LONG BRANCH, N.J. 07764 TELE: (732) 859-3481

DATE: 12-03-19 SCALE: 1"=200'
DRAWN: _____ CHKD.: W.E.F.
FILE: 0333
DWG.: PARK19 SHEET: 1

WILLIAM E. FITZGERALD, PE, PP - N.J. LIC. NOS. 27369, 2888