

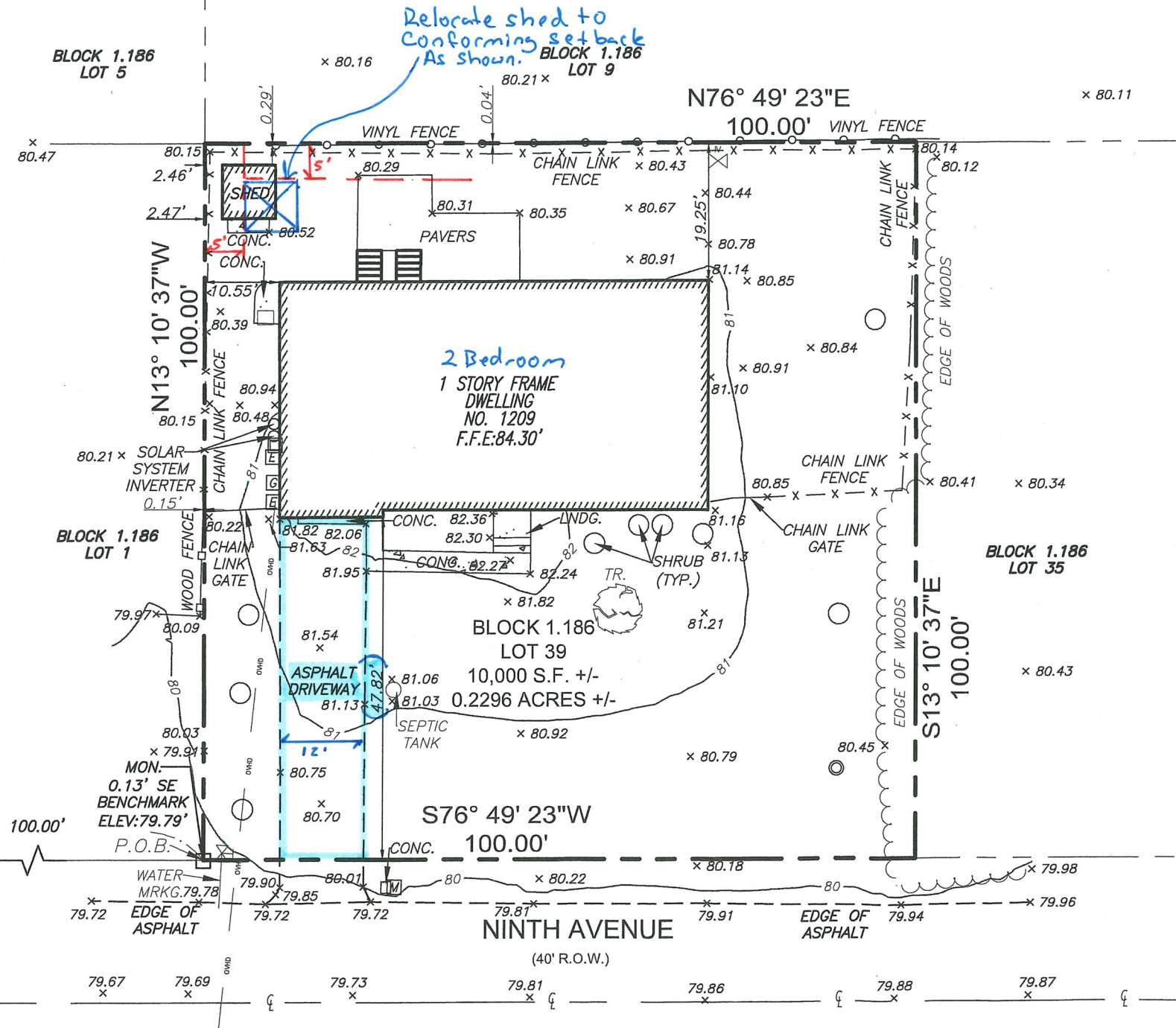
RECEIVED
AUG -6 2024

Garage Conversion to
Living Space, Interior
Zoning: R-10/
Alteration, + Interior
Renovations.
AUG -7 2024
Approved

Z:\2024\24166-EMES CONTRACTING-1209 9TH AVE, TM\SURVEY\CAD\24166 TOPO.SURVEY.DWG

SOUTHAMPTON BOULEVARD
(60' R.O.W.)

N.J.S.P.C.S. NAD83



LEGEND	
	AIR CONDITIONER
	CLEAN OUT
	ELECTRIC BOX
	ELECTRIC METER
	GAS METER
	IRRIGATION VALVE
	MAILBOX
	STOP VALVE



GRAPHIC SCALE: 1"=20'

GENERAL NOTES:

1. LOCATION OF IMPROVEMENTS BASED ON ACTUAL FIELD SURVEY PERFORMED ON 04/17/2024 BY NEWLINES ENGINEERING AND SURVEY OF LAKEWOOD, N.J.
2. BENCHMARK ON MONUMENT FOUND IN THE SOUTHWESTERLY CORNER OF LOT 39; ELEVATION 79.79'
3. VERTICAL DATUM IS NAVD 1988 AND HORIZONTAL DATUM IS N.J.S.P.C.S. NAD 1983
4. THIS SURVEY HAS BEEN CREATED WITH THE BENEFIT OF A TITLE REPORT DATED SEPTEMBER 4, 2023 FILE NUMBER RANJ-51003
5. THIS SURVEY USES THE US SURVEY FOOT AS THE BASIS FOR MEASUREMENT
6. THIS SURVEY DOES NOT IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND UNLESS MARKED OUT

INFORMATION TO PREPARE THIS PLAN WAS OBTAINED FROM THE FOLLOWING SOURCES:

1. MANCHESTER TOWNSHIP TAX ASSESSORS OFFICE
2. OCEAN COUNTY RECORDER OF DEEDS
3. A PLAN ENTITLED, "MINOR SUBDIVISION LOTS-35 & 41 BLOCK 1.186 MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY," FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON APRIL 30, 1999 AS MAP NUMBER L-2905

PROPERTY CORNERS NOT SET PER WRITTEN CONTRACTUAL AGREEMENT.

CERTIFIED TO: AND ANY INSURER OF TITLE RELYING HEREON.

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT FOR SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES HEREON. THIS RESPONSIBILITY LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY. BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE. PROPERTY CORNERS NOT SET UNLESS INDICATED.

BOUNDARY AND TOPOGRAPHIC SURVEY

BLOCK 1.186 - LOT 39

1209 9TH AVENUE

MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY



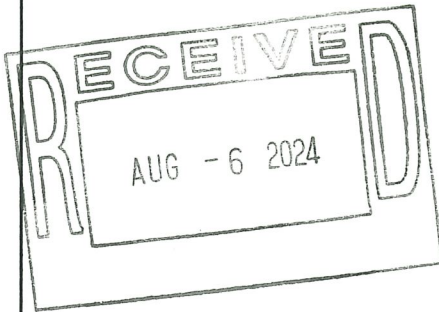
315 Monmouth Avenue
Suite 205
Lakewood, New Jersey 08701
Phone (732) 994-4900
Fax (732) 886-2001

CHRISTOPHER J. BOUFFARD, P.L.S.

NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA28264200
LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF NEW JERSEY LICENSE NO. 37576

04-18-24
DATE

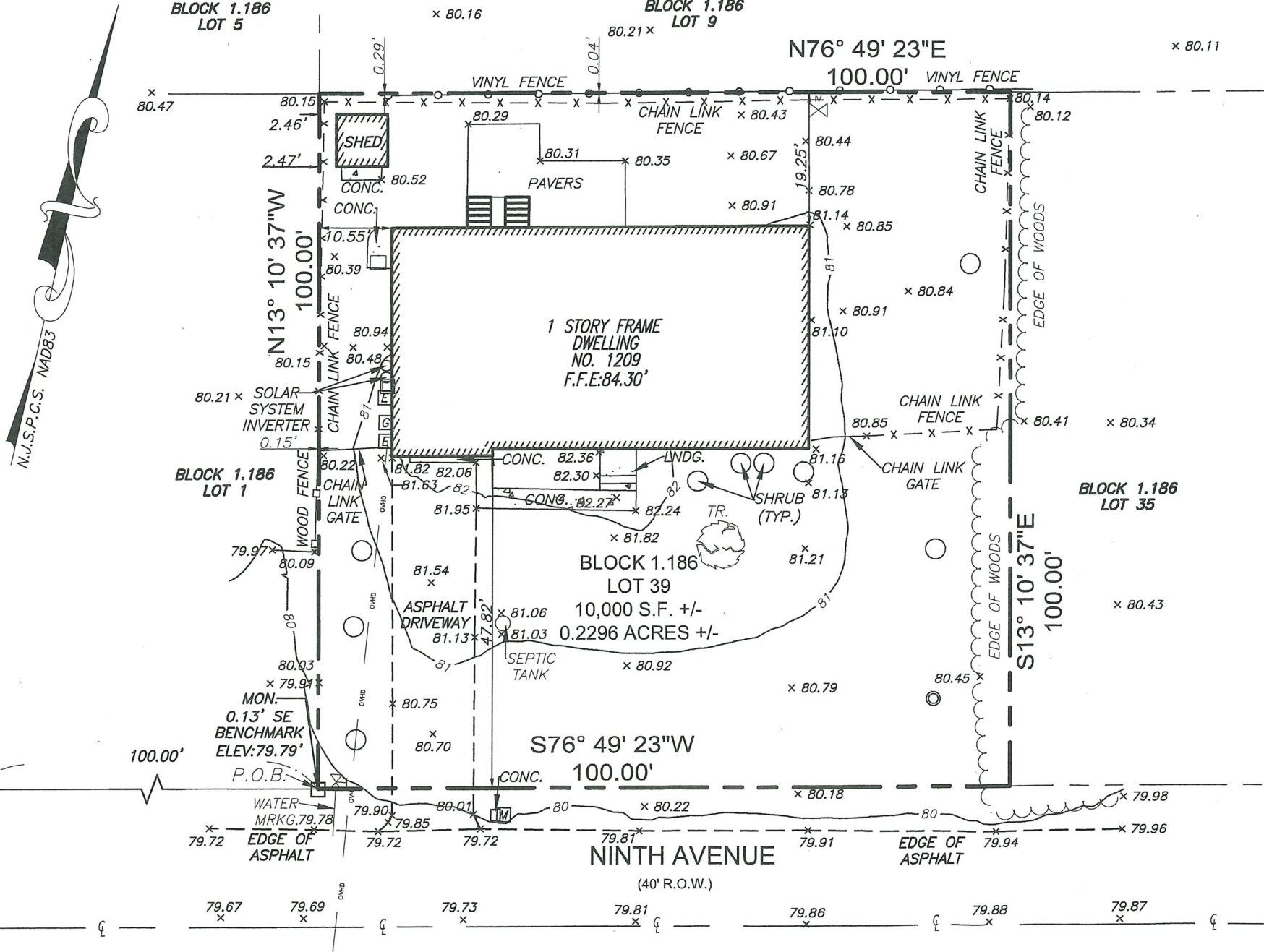
PROJECT NO. 24166
DRAWN BY RG
SCALE 1" = 20'
DATE 04-18-2024
SHEET 1 OF 1



Z:\2024\24166-EMES CONTRACTING-1209 9TH AVE, TM\SURVEY\CAD\24166 TOPO.SURVEY.DWG

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1209 9TH AVENUE

MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY



315 Monmouth Avenue
Suite 205
Lakewood, New Jersey 08701
Phone (732) 994-4900
Fax (732) 886-2001

CHRISTOPHER J. BOUFFARD, P.L.S.

LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF NEW JERSEY LICENSE NO. 37576

04-18-24

DATE

PROJECT NO. 24166

DRAWN BY RG

SCALE 1" = 20'

DATE 04-18-2024

SHEET 1 OF 1



Manchester Township

1 Colonial Drive
Manchester, NJ 08759
Phone: (732) 657-8121
Fax: (732) 657-7348

Permit Number: 2024-ZP-0331

Date Issued: 8/7/2024

ZONING PERMIT APPROVAL

You are hereby notified that the Zoning Permit for:

WIEDER, AARON, 1209 NINTH AVE, MANCHESTER TOWNSHIP, NJ

Block: 1.186 Lot: 39 Zone: R10

Has been granted for the use(s) as indicated below and as depicted on the Plot Plan:
(THIS APPROVAL MUST BE POSTED IN PUBLIC VIEW AND IS NOT TRANSFERABLE.)

**Work Description: FINISH GARAGE TO LIVING SPACE, INTERIOR
RENOVATIONS/ALTERATIONS, & RELOCATE SHED TO CONFORMING SETBACK**

Permit Approved with the following conditions:

245-25C: Off-street parking required. Off-street parking space shall be provided as specified in § 245-28A, Off-street parking spaces. All such space shall be deemed to be required space on the lot on which the same is situated unless otherwise stated and shall not thereafter be encroached upon or reduced in any manner.

**A minimum of 2 off street parking spaces are required for a 2-bedroom home. Pursuant to the provided survey the existing paved driveway does satisfy the minimum off street parking requirements. **

245-31E(1)(a): R-10 Single Family Residential Zones. Permitted uses. Single-family houses.

245-31E(2): R-10 Single Family Residential Zones. Permitted accessory uses. As defined in Article II, Terminology, of this chapter.

245-31E(3): Yard, area, and building requirements. As specified for these zones in Schedule A, Zoning Districts Schedule, Subsection B of this section.

Note:

- 1) Home is to be maintained as a single family residential dwelling in accordance with the Township's R-10A Zone land use regulations.
- 2) The existing shed shall be relocated to meet the required R-10 Zone rear & side yard setbacks as detailed on the approved plot.

Pasquale Popolizio, Zoning Officer

PHONE: (732) 657-8121 ext. 3907 E-MAIL: ppopolizio@manchestertwp.com

Paid [X]

Fees: \$25.00

Date: 7/31/2024

Collected by: Erin

This is NOT a Construction Permit

CONTROL # 2024-7A-00321



MANCHESTER TOWNSHIP ZONING PERMIT APPLICATION

ZONE R-10

PROPERTY OWNER: (PLEASE PRINT OR TYPE)

DATE 7/24/24

OWNER'S NAME

Aaron Wieder

PHONE #

845-596-0495
732-495

OWNER'S ADDRESS

1508 Broadway Blvd.

FAX #

732-806-8333

Toms River, NJ 08757

EMAIL office@emescontracting.com

DESCRIPTION OF WORK:

Finish garage interior renovation / Alterations

LOCATION OF WORK IF OTHER THAN THE PROPERTY OWNER'S ADDRESS:

1209 9th Ave Manchester

REQUIRED SUBMISSIONS:

1. NEW SINGLE FAMILY DWELLING: 3 SEALED PLOT PLANS THAT CONFORM TO ALL REQUIREMENTS \$100
2. TREE CLEARING: 3 SEALED PLOT PLANS SHOWING ALL LIMITS OF CLEARING. \$75
3. TREE REFORESTATION: 3 SEALED PLOT PLANS PREPARED BY A N.J. LICENSED TREE PROFESSIONAL. \$150
4. ALL OTHER DEVELOPMENT: ACCURATE TO SCALE SURVEY DEPICTING ALL PROPOSED & EXISTING DEVELOPMENT (E.G. *SHED, ADDITION, DECK, FENCE, A-G POOL, EVSE) \$25 FOR THE FIRST CONSTRUCTION, ERECTION OR ALTERATION AND \$10 FOR EACH ADDITIONAL CONSTRUCTION, ERECTION OR ALTERATION.
5. I-G SWIMMING POOLS, GARAGES, COMMERCIAL ADDITIONS, & COMMERCIAL ACCESSORY STRUCTURES: \$50
6. NEW BUSINESS TENANT: MUST PROVIDE A DETAILED DESCRIPTION OF USE ALONG WITH ALL SIGNAGE. \$25
7. SIGNAGE: 3 SETS OF ELEVATION RENDERINGS & PLOT PLAN DETAILING SIGN LOCATION. \$25 PER SIGN.
8. HOME OWNER'S ASSOCIATION APPROVAL IS REQUIRED FOR ANY DWELLING IN RETIREMENT COMMUNITY.

OWNER'S SIGNATURE

[Signature]

AGENT TENANT CONTRACT PURCHASER (CIRCLE ONE)

NAME

Emes Contracting

CONTACT #

732-995-5798

ADDRESS:

22 Williams St

FAX NUM.

732-806-8333

Lakewood, NJ 08701

EMAIL yreker@emescontracting.com

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AGENT OR TENANT AND WE AGREE TO CONFORM TO ALL APPLICABLE ZONING LAWS OF THIS JURISDICTION.

(AGENT/TENANT/CONTRACT PURCHASER'S SIGNATURE)

FOR OFFICE USE ONLY

DATE RECEIVED:

CONTROL #

ZONING OFFICER:

APPROVED

[Signature] 8/7/24

DENIED (REASON)

SECRETARY: BD. APP. YES

No

IF YES, CASE #

RESOLUTION ATTACHED: Y OR N

PAYMENT: CASH

CHECK

CC

RECEIPT #

1.186 / 39