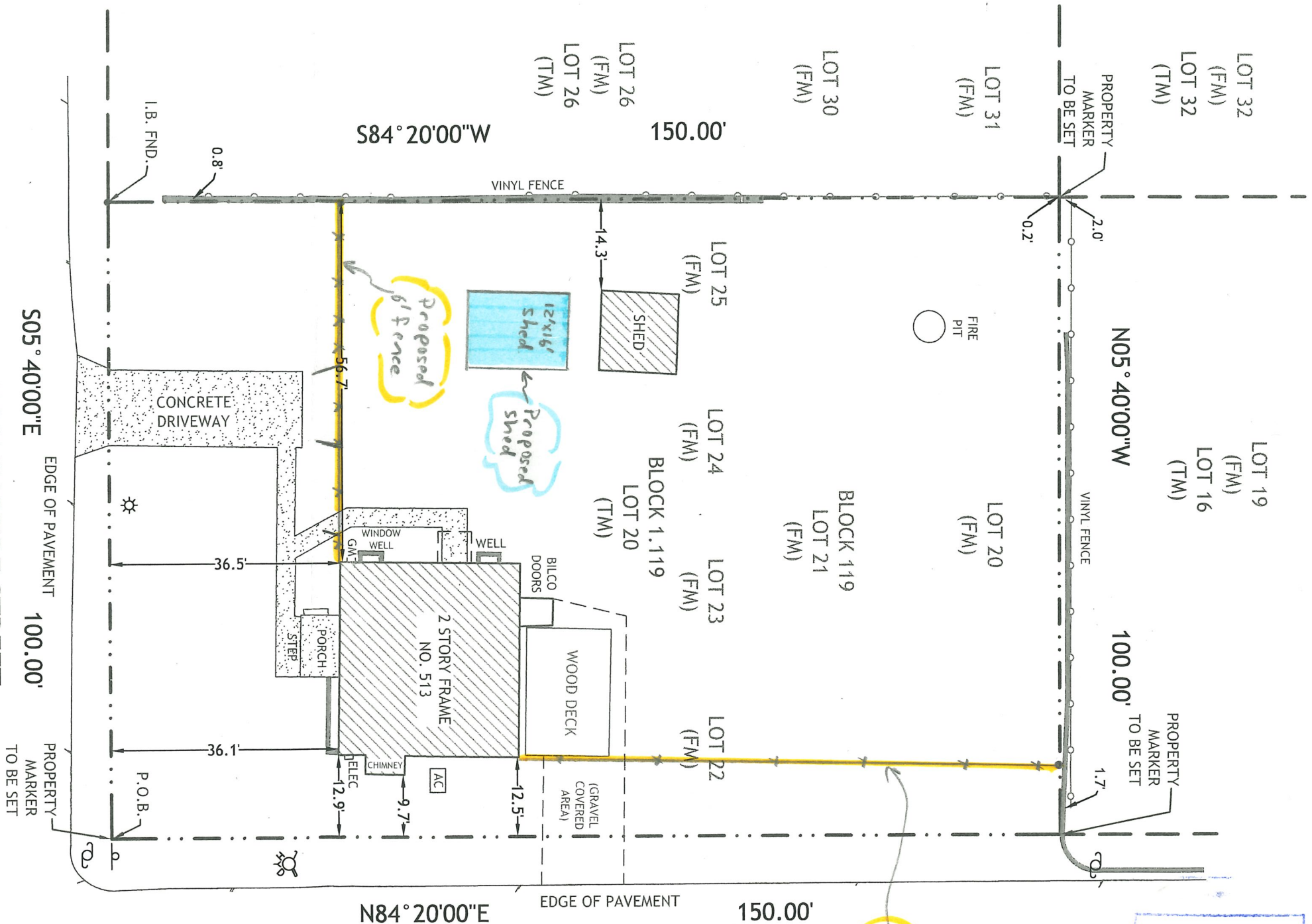


2-10 / 6' Fence + 12' x 16' Shed  
As shown  
APR 25 2025  
Approved  
FM NO. A-7 (ADJ) DEED



- LEGEND:
- [AC] AIR CONDITIONING UNIT
  - ELEC ELECTRIC METER
  - GM GAS METER
  - SIGN
  - ⚡ FIRE HYDRANT
  - ☼ LIGHT POLE
  - UTILITY POLE
  - FENCE LINE
  - ▨ CONCRETE PAVING
  - EDGE OF BITUMINOUS CONCRETE PAVING
  - WALL

MORNINGSIDE STREET  
(40' WIDE)

NOTES:

1. THIS SURVEY DOES NOT PURPORT TO IDENTIFY, IF ANY, ENCROACHMENTS, WETLANDS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND;
2. PROPERTY SUBJECT TO DOCUMENTS OF RECORD;
3. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF N.J. AS TIDELANDS;
4. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE LAND SURVEYOR FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION EITHER DIRECTLY OR INDIRECTLY.
5. ONLY COPIES FROM THE ORIGINAL SURVEY MARKED WITH AN ORIGINAL PROFESSIONAL LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES;
6. SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS;
7. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW;
8. OFFSETS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR ANY CONSTRUCTION OF PERMANENT STRUCTURES I.e. BUILDINGS, SHEDS, FENCES, ETC.
9. SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD, IF ANY.
10. VEHICLES PRESENT AT THE TIME OF SURVEY-DETAILS NOT SHOWN.

**DESCRIPTION:**  
BEING KNOWN AS LOTS 20 THRU 25 IN BLOCK 119, AS SHOWN ON A CERTAIN MAP ENTITLED: "PINE LAKE PARK ESTATES, OCEAN COUNTY, N.J.", WHICH MAP WAS FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON NOVEMBER 30, 1910 AS MAP NO. 7-A.

**CERTIFIED TO:**  
JUSTIN HAMMOND AND SAMANTHA HAMMOND, H&W.

ALAN R. BOETTGER

PROFESSIONAL LAND SURVEYOR  
N.J. LICENSE NO. 41997

CLEARPOINT  
SERVICES LLC

Professional Land Surveyors

Headquarters | 2105 W. County Line Rd. | Suite 8 | Jackson, NJ 08527  
New York Office | 390 Broadway | Suite 3 | Monticello, NY 12701  
www.clearpointservices.com  
732-905-5463

PLAN OF SURVEY  
PREPARED FOR

513 MORNINGSIDE STREET  
~LOT 20 ~ BLOCK 1.119~  
SITUATED IN THE  
TOWNSHIP OF MANCHESTER,  
OCEAN COUNTY, NJ

CERTIFICATE NO. 24GA28115000

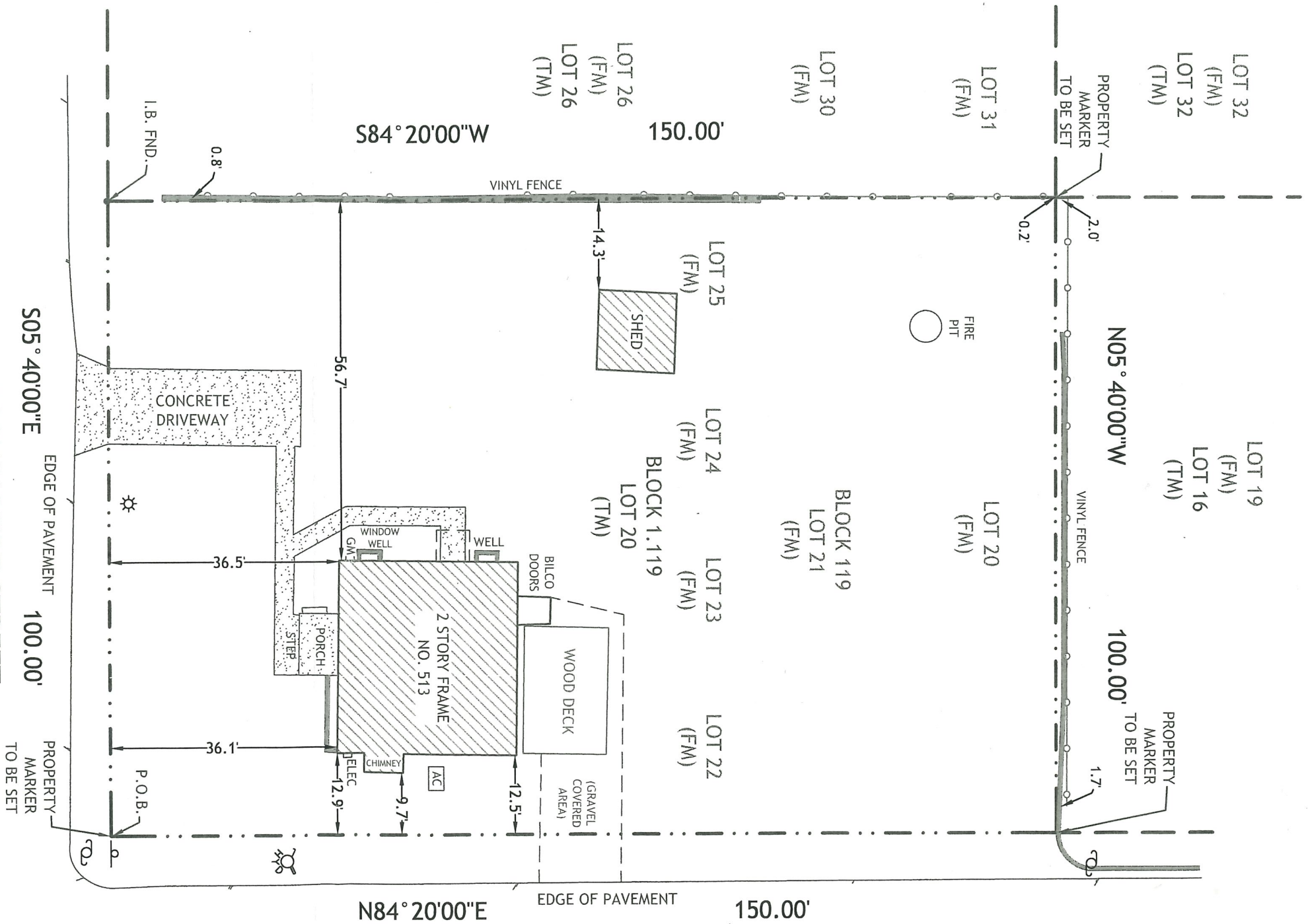
JOB NO. 20-32713

SCALE 1"=20'

DATE: 06-16-2020

SHEET 1 OF 1

PM - RG



- LEGEND:
- [AC] AIR CONDITIONING UNIT
  - ELEC ELECTRIC METER
  - GM GAS METER
  - ⬮ SIGN
  - ⚡ FIRE HYDRANT
  - ☼ LIGHT POLE
  - ☼ UTILITY POLE
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  - EDGE OF BITUMINOUS CONCRETE PAVING
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**DESCRIPTION:**  
BEING KNOWN AS LOTS 20 THRU 25 IN BLOCK 119, AS SHOWN ON A CERTAIN MAP ENTITLED: "PINE LAKE PARK ESTATES, OCEAN COUNTY, N.J.", WHICH MAP WAS FILED IN THE OCEAN COUNTY CLERK'S OFFICE ON NOVEMBER 30, 1910 AS MAP NO. 7-A.

ALSO KNOWN AS LOT 20 IN BLOCK 1.119 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MANCHESTER, OCEAN COUNTY, NEW JERSEY.

**CERTIFIED TO:**  
JUSTIN HAMMOND AND SAMANTHA HAMMOND, H&W.

**MORNINGSIDE STREET**  
(40' WIDE)

**SIXTH AVENUE**  
(40' WIDE)

ALAN R. BOETTGER

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PLAN OF SURVEY  
PREPARED FOR  
**513 MORNINGSIDE STREET**  
~LOT 20 ~ BLOCK 1.119~  
SITUATED IN THE  
TOWNSHIP OF MANCHESTER,  
OCEAN COUNTY, NJ

PROFESSIONAL LAND SURVEYOR  
N.J. LICENSE NO. 41997

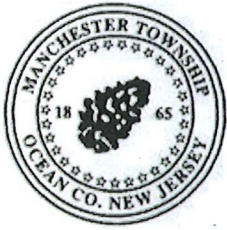
JOB NO. 20-32713

SCALE 1"=20'

DATE: 06-16-2020

SHEET 1 OF 1

PM - RG



# Manchester Township

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

Permit Number: 2024-ZP-0174

Date Issued: 4/25/2024

## ZONING PERMIT APPROVAL

You are hereby notified that the Zoning Permit for:

**HAMMOND, BRIAN & HAMMER, S, 513 MORNINGSIDE ST, MANCHESTER TOWNSHIP, NJ**

Block: 1.119 Lot: 20 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: 6' HIGH FENCE & 122' X 16' SHED**

### Permit Approved with the following conditions:

- 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.
- 245-30B: A six-foot height shall be limited to fencing of side yards from the front building line of the most forward dwelling on the lands to be fenced to the rear property line and along the rear property line.

Pasquale Popolizio, Zoning Officer

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

Paid ☒ [X]

Fees: \$35.00

Date: 4/23/2024

Collected by: A T

**This is NOT a Construction Permit**

CONTROL # 2024-2A-00166



# MANCHESTER TOWNSHIP ZONING PERMIT APPLICATION

ZONE R-10

PROPERTY OWNER: (PLEASE PRINT OR TYPE)

DATE 4/23/24

OWNER'S NAME Justin Hammond

PHONE # 732-966-0872

OWNER'S ADDRESS 513 MorningSide St

FAX # \_\_\_\_\_

Toms River NJ 08757

EMAIL Justin.Hammond2579@tbc.com

## DESCRIPTION OF WORK:

6' H Fence + Shed @ 12'x16'

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

## 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 \_\_\_\_\_ CONTACT # \_\_\_\_\_

ADDRESS: \_\_\_\_\_ FAX NUM. \_\_\_\_\_

EMAIL \_\_\_\_\_

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: 4/23/24 CONTROL # \_\_\_\_\_

ZONING OFFICER: APPROVED [Signature] 4/25/24 DENIED (REASON) \_\_\_\_\_

SECRETARY: BD. APP. YES \_\_\_\_\_ NO \_\_\_\_\_ IF YES, CASE # \_\_\_\_\_ RESOLUTION ATTACHED: Y OR N

PAYMENT: CASH \_\_\_\_\_ CHECK \_\_\_\_\_ CC 6724 RECEIPT # \_\_\_\_\_

35

1.119/20  
1.119/20