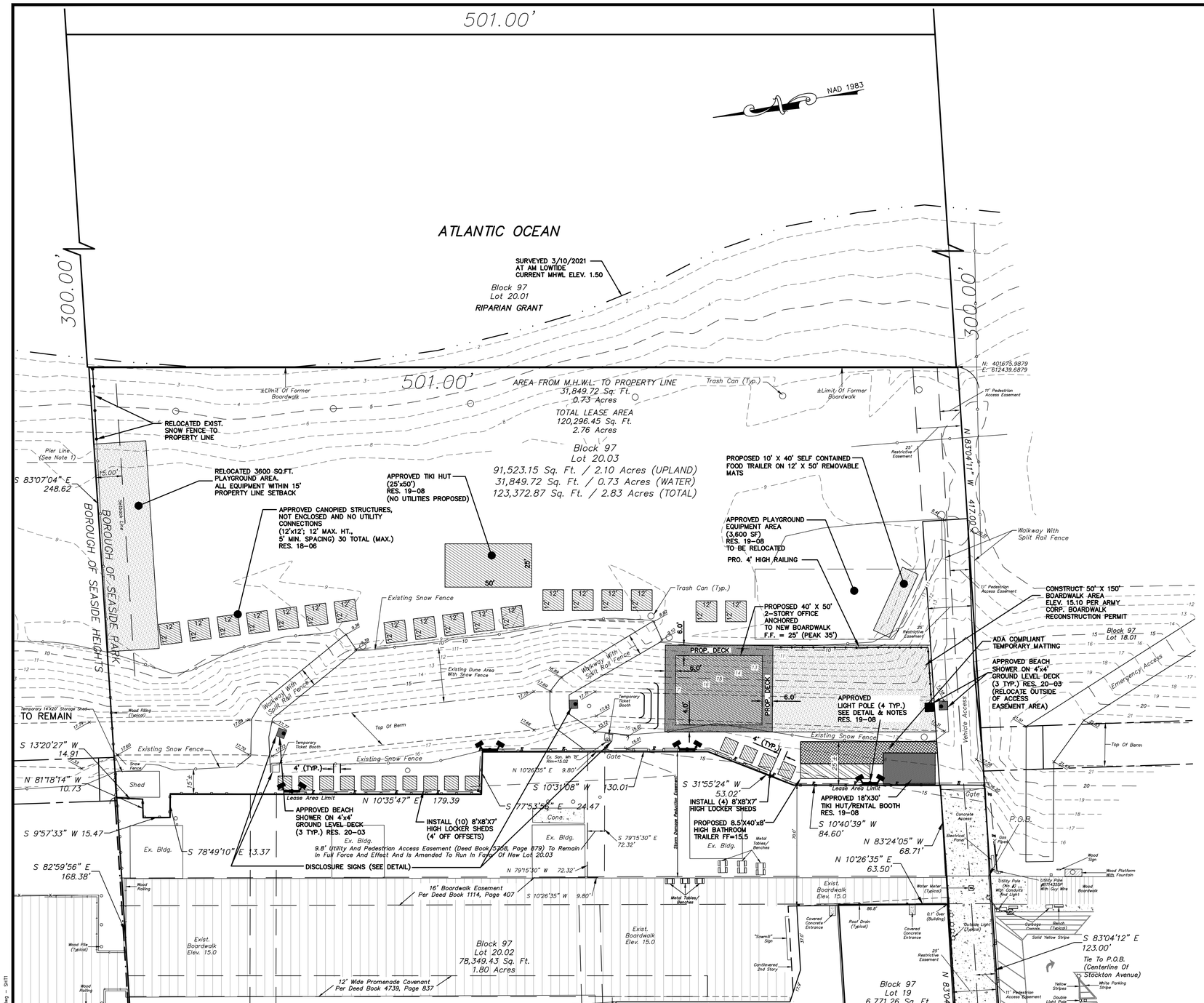
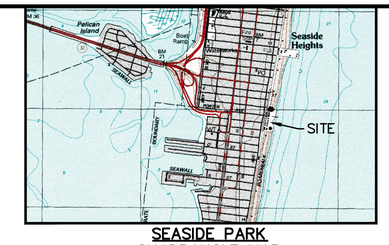
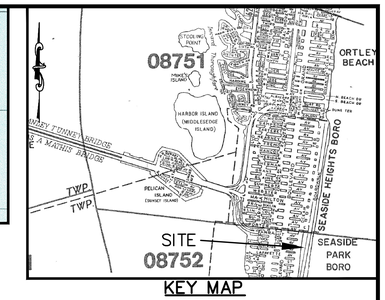




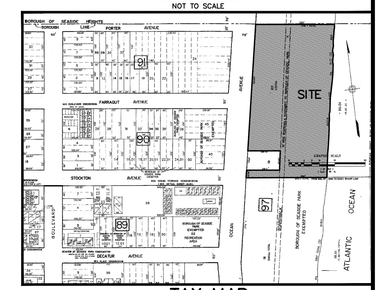
SEASIDE PARK QUADRANGLE MAP

NOT TO SCALE



KEY MAP

NOT TO SCALE



TAX MAP

NOT TO SCALE

GENERAL NOTES

1. APPLICANT:
   MAJOR BOARDWALK TRUST
   D.B.A. FUNTOWN PIER AMUSEMENTS, INC.
   242 DOVER ROAD
   SOUTH TOMS RIVER, NJ 08757
2. TRACT KNOWN AS LOT 20.03, BLOCK 97
3. TAX MAP SHEET 15
4. ZONING DISTRICT: B-BOARDWALK ZONE
5. OUTBOUND AND LOCATIONS SHOWN HEREON ARE TAKEN FROM A MAP ENTITLED, "MINOR SUBDIVISION" – BLOCK 97, LOT 20, BOROUGH OF SEASIDE PARK, OCEAN COUNTY, NEW JERSEY" PREPARED BY OWEN, LITTLE & ASSOCIATES, INC., DATED JANUARY 29, 2015, FILED IN THE OFFICE OF THE OCEAN COUNTY CLERK ON DECEMBER 15, 2015 AS MAP NO. L-3986.
6. THE APPLICANT PROPOSES TO ESTABLISH RESOLUTION COMPLIANCE FOR THE PREVIOUS APPROVED PRIVATE BEACH (RESOLUTION 17-10), CANOPIED STRUCTURES (RESOLUTION 18-06), TEMPORARY/PORTABLE TIKI HUT RENTAL BOOTHS, 3,600 SF PLAYGROUND AREA, PLACEMENT OF A MAXIMUM 30 ADDITIONAL 12'X12' (12 FT) HIGH CANOPIED STRUCTURES, (RESOLUTION 19-08) AND 3 GROUND LEVEL BEACH SHOWERS. (RESOLUTION 20-03)
7. APPLICANT ALSO SEEK NEW APPROVAL FOR CONSTRUCTION OF 50'X150' BOARDWALK, 40'X50' BUSINESS OFFICE/STORAGE GARAGE, INSTALLATION OF 9.5'X40' BATHROOM TRAILER, (14) 8'X8'X7' STORAGE LOCKERS AND A 10'X40' PORTABLE FOOD TRAILER.
8. ALL EASEMENTS BENEFITING THIRD PARTIES INCLUDING THE PUBLIC OR OTHERWISE, ON THE PROPERTY SHALL REMAIN, AND THE APPLICANT SHALL NOT BLOCK OR IMPEDE ACCESS TO AND ALONG SAME, INCLUDING BUT NOT LIMITED TO THE 25 FOOT WIDE EASEMENTS NOTED ON THE PLAN AT THE SOUTHERLY PROPERTY LINE.

ZONING REQUIREMENTS: ZONE "BOARDWALK"

LOT REQUIREMENTS	REQUIRED	EXISTING LOT 20.03
MINIMUM LOT AREA	15,000.00 S.F.	123,372.87 S.F.
MINIMUM LOT FRONTAGE	50 FEET	25.05 FEET*
MINIMUM LOT WIDTH	50 FEET	25.05 FEET*
MINIMUM LOT DEPTH	300 FEET	221.62 FEET*
MINIMUM FRONT YARD SETBACK	0.0 FEET	ALL NEW CONSTRUCTION TO COMPLY WITH MINIMUM ORDINANCE STANDARD
MINIMUM SIDE YARD SETBACK	15 FEET	
MINIMUM REAR YARD SETBACK	15 FEET	
MAXIMUM BUILDING HEIGHT	35 FEET	
MAXIMUM NUMBER OF STORIES	2	
MAXIMUM BUILDING COVERAGE	100%	
MAXIMUM LOT COVERAGE	100%	

* EXISTING CONDITIONS APPROVED UNDER PRIOR SUBDIVISION APPROVAL, FILE MAP L-3986, FILED 12/15/2015.

AREAS OF DISTURBANCE

	PROPOSED/APPROVED CONDITIONS
18' X 30' TIKI HUT/RENTAL BOOTH	540 S.F.
25' X 50' TIKI HUT	1,250 S.F.
12 X 12' CANOPIED STRUCTURES	4,320 S.F.
14' X 20 SHED	280 S.F.
4' X 8' PICNIC TABLES	384 S.F.
4'X4' TICKET BOOTH	48 S.F.
PLAYGROUND AREA	(1) 3,600 S.F.
3.14 S.F. LIGHT POLE FOOTINGS	13 S.F.
12" PIER PILES (100 ESTIMATED)	80 S.F.
9.5' X 40' BATHROOM TRAILER	1,520 S.F.
8' X 8' X 7' STORAGE LOCKERS	224 S.F.
10' X 40' PORTABLE FOOD TRAILER	400 S.F.
DISTURBANCE AREA	12,659 S.F. (0.30 A.C.)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FEET

SEASIDE PARK PLANNING BOARD

CHAIRMAN DATE

ATTEST SECRETARY DATE

ENGINEER DATE

NO.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
2	03/11/21	MISC. REVISION TO ADDRESS BOARD REVIEW COMMENTS, ADD PROP. SEWER & EX. WATER UPDATE MISC. LOC.'S & TOPO	MBM	DFK
1	01/14/21	PARTIAL UPDATE OF LOCATIONS AND TOPO; MISC. REV. PER CLIENT AND PER THE ENGINEER REVIEW	MBM	DFK

OWEN, LITTLE & ASSOCIATES INC.
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FRANK J. LITTLE, JR. P.E., P.P.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 24GE02708500
PROFESSIONAL PLANNER
N.J. LIC. NO. 03096

PRELIMINARY AND FINAL MAJOR SITE PLAN
SITE PLAN
FOR
FUNTOWN BOARDWALK

LOTS 20.01 & 20.03 — BLOCK 97

BOROUGH OF SEASIDE PARK

OCEAN COUNTY — NEW JERSEY

SCALE	DATE	DRAWN	CHK'D	APPROVED FOR CONSTRUCTION	SURVEY & BILLING NO.	DRAWING NO.
1" = 30'	01/07/21	MBM	DFK		13-063405 EPC(13FUN)	1 / 2

Right Of Way
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W:\Sdeproj\EPC_13FUN\CABANA\BOARDWALK 2021-CABANA-2 SHTS-REV2-A.dwg - SHT1