

OWNERS WITHIN 200 FEET

BLOCK	LOT	PROPERTY ADDRESS	PROPERTY OWNER
1	5.01	154 BAYSIDE DRIVE	RICHMOND, IRA & KOWALESKI, ANN 154 BAYSIDE DRIVE ATLANTIC HIGHLANDS, NJ 07716
1	5	156 BAYSIDE DRIVE	TARIVITA, SANTO R, TRUSTEE PO BOX 142 ATLANTIC HIGHLANDS, NJ 07716
1	1	BAYSIDE DRIVE	COUNTY MONMOUTH -PARK SYSTEMS 805 NEWMAN SPRINGS ROAD LINCROFT, NJ 07738
2	14	348 OCEAN BLVD.	TWIBELL, BRIAN 348 OCEAN BLVD ATLANTIC HIGHLANDS, NJ 07716
1	6	150 BAYSIDE DRIVE	TRAVIS, MARGO 150 BAYSIDE DRIVE ATLANTIC HIGHLANDS, NJ 07716
2	13.01	350 OCEAN BLVD.	MEZZANO, JOSEPH & ZUCKERMAN MEGHAN 350 OCEAN BLVD. ATLANTIC HIGHLANDS, NJ 07716
2	10	147 BAYSIDE DRIVE	COUNTY MONMOUTH -PARK SYSTEMS 805 NEWMAN SPRINGS ROAD LINCROFT, NJ 07738
1	9	140 BAYSIDE DRIVE	MULLIN, KYLE PATRICK 140 BAYSIDE DRIVE ATLANTIC HIGHLANDS, NJ 07716
2	13	BAYSIDE DRIVE	TWIBELL, BRIAN 348 OCEAN BLVD ATLANTIC HIGHLANDS, NJ 07716
15	12	BAYSIDE DRIVE	COUNTY MONMOUTH -PARK SYSTEMS 805 NEWMAN SPRINGS ROAD LINCROFT, NJ 07738
2	9	BAYSIDE DRIVE	COUNTY MONMOUTH -PARK SYSTEMS 805 NEWMAN SPRINGS ROAD LINCROFT, NJ 07738
1	8	144 BAYSIDE DRIVE	BERCIK, LAUREN 144 BAYSIDE DRIVE ATLANTIC HIGHLANDS, NJ 07716
2	6	151 BAYSIDE DRIVE	COUNTY MONMOUTH -PARK SYSTEMS 805 NEWMAN SPRINGS ROAD LINCROFT, NJ 07738
2	12	145 BAYSIDE DRIVE	NEVES, NELSON TRUST 800 HUDSON AVE, 109 SARASOTA, FL 34236
1	10.01	BAYSIDE DRIVE	BOROUGH OF ATLANTIC HIGHLANDS 100 1ST AVE. ATLANTIC HIGHLANDS, NJ 07716

PRELIMINARY AND FINAL PLAN

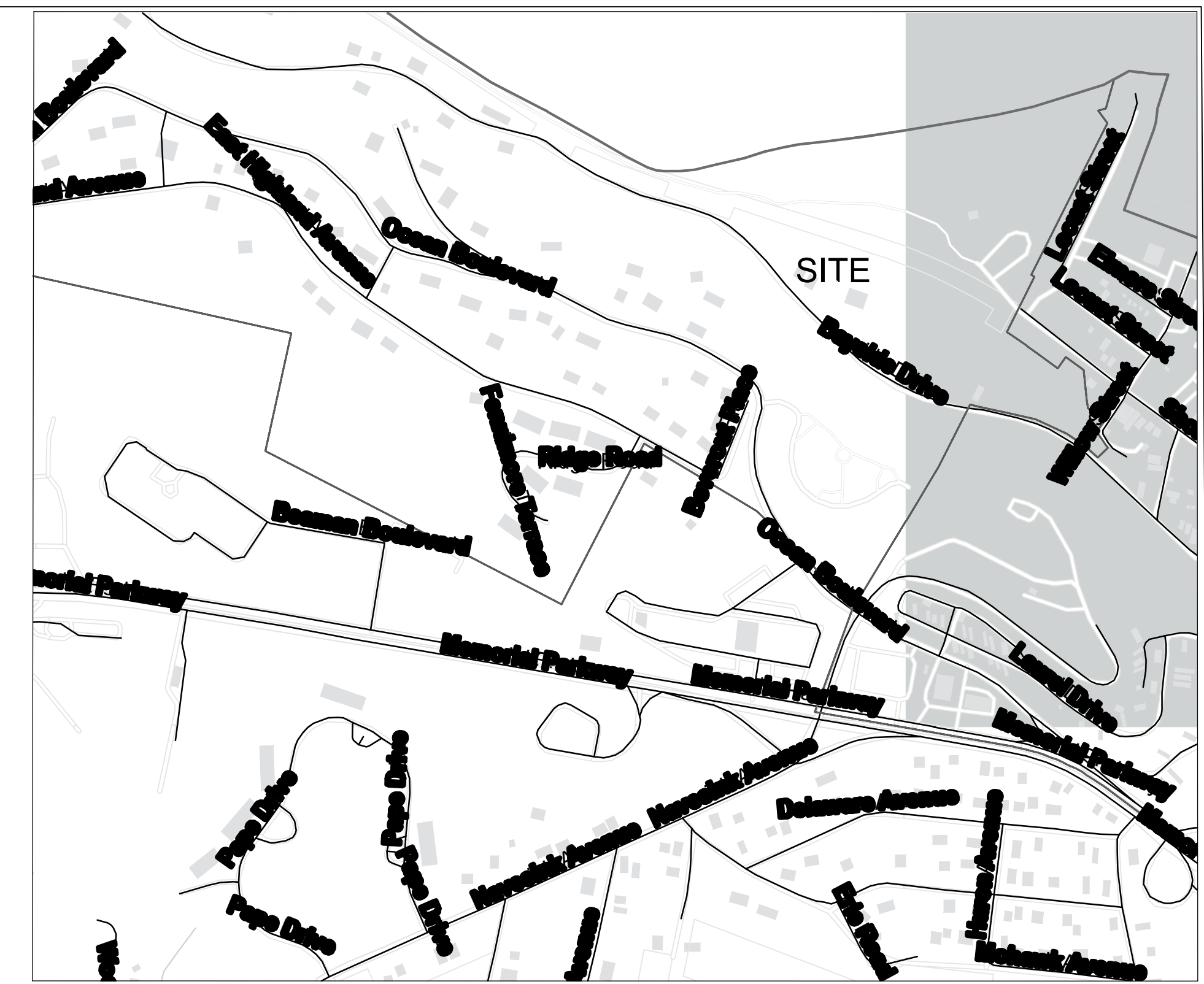
148 BAYSIDE DRIVE

BLOCK 1, LOT 7

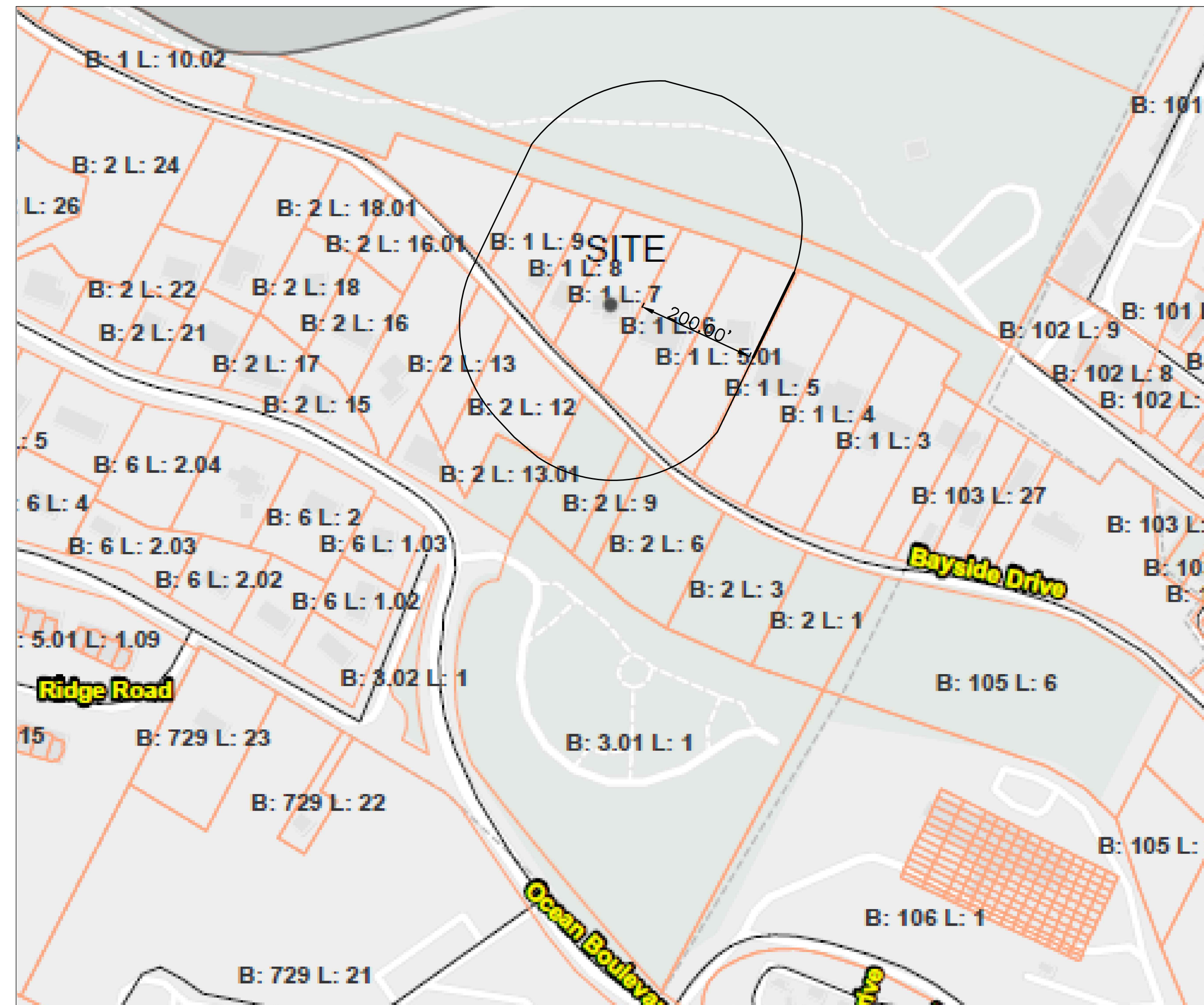
BOROUGH OF ATLANTIC HIGHLANDS

COUNTY OF MONMOUTH

STATE OF NEW JERSEY



LOCATION MAP
N.T.S.



KEY MAP

SCALE: 1" = 150'

BOUNDRY & TOPOGRAPHIC INFORMATION FROM SURVEY BY
CHARLES SURMONTE, PE & LS, LIC #35885, DATED 2-22-23.

INDEX OF SHEETS

SHEET 1/2 COVER SHEET
SHEET 2/2 SITE PLAN, & STEEP SLOPE

WAIVERS REQUESTED

1. BUILDING HEIGHT

PLANNING BOARD APPROVAL

APPROVED AS A PRELIMINARY AND FINAL SITE PLAN BY THE BOROUGH OF ATLANTIC HIGHLANDS
ON _____ RESOLUTION # _____

BOARD CHAIRPERSON _____	DATE _____
BOARD SECRETARY _____	DATE _____
BOARD ENGINEER _____	DATE _____

No.	Date	DESCRIPTION	CHK'D.	APPR.
2				AK
1				AK

COVER SHEET

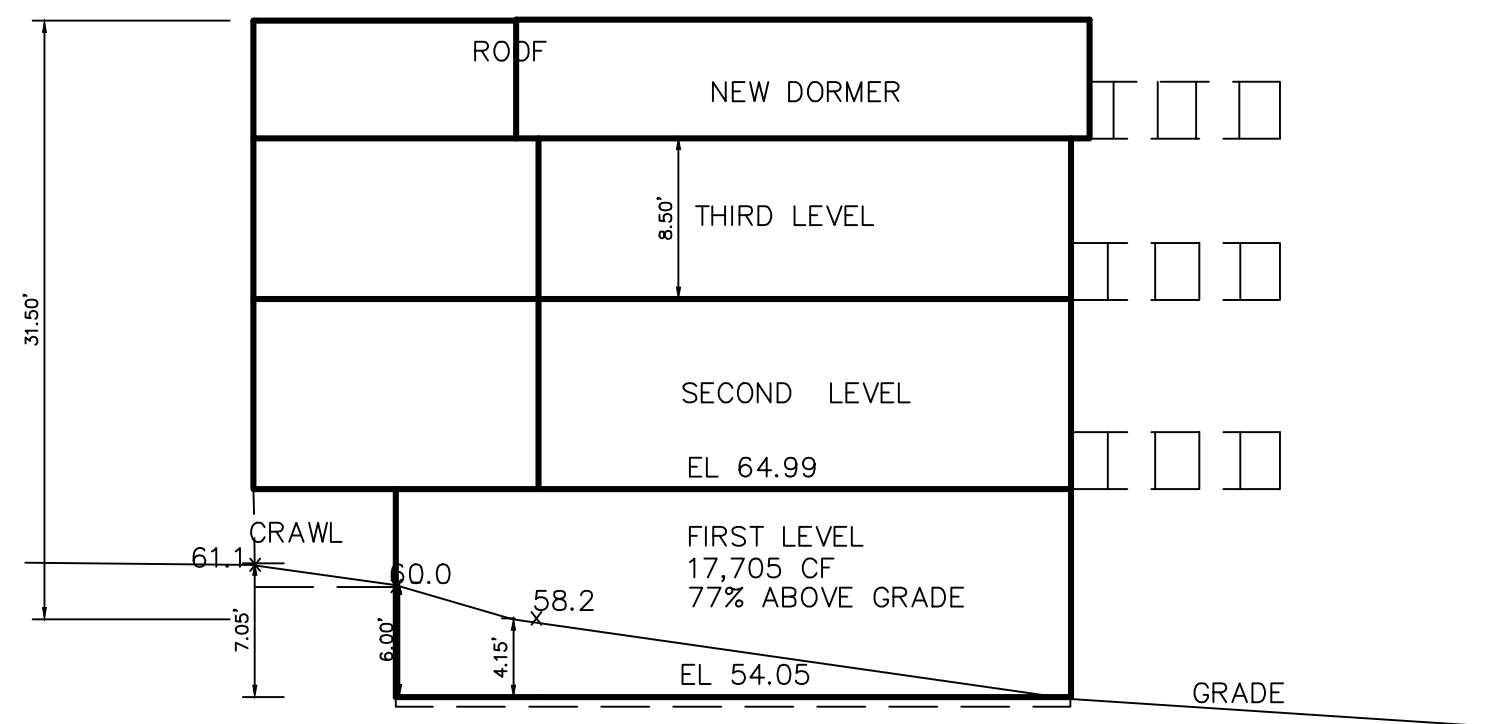
TITLE: STEEP SLOPE
148 BAYSIDE DRIVE
BOROUGH OF ATLANTIC HIGHLANDS
COUNTY OF MONMOUTH
STATE OF NJ
BLOCK 1 LOT 7

OWNER:
JAVIER TORRES & DORA DILLMAN
148 BAYSIDE DRIVE
ATLANTIC HIGHLANDS, NJ 07716
PHONE: 201-463-5206

A. Kupper, P.E.
LICENSED IN NEW YORK, NEW JERSEY
P.O. BOX 365, ATLANTIC HIGHLANDS, N.J. 07716-0365
PHONE: 732-291-3085 E-MAIL: alicekupperpe@gmail.com

SCALE: AS NOTED	DATE: B/3/2023
FILE: ALICE KUPPER, P.E.	SHEET 1 OF 2

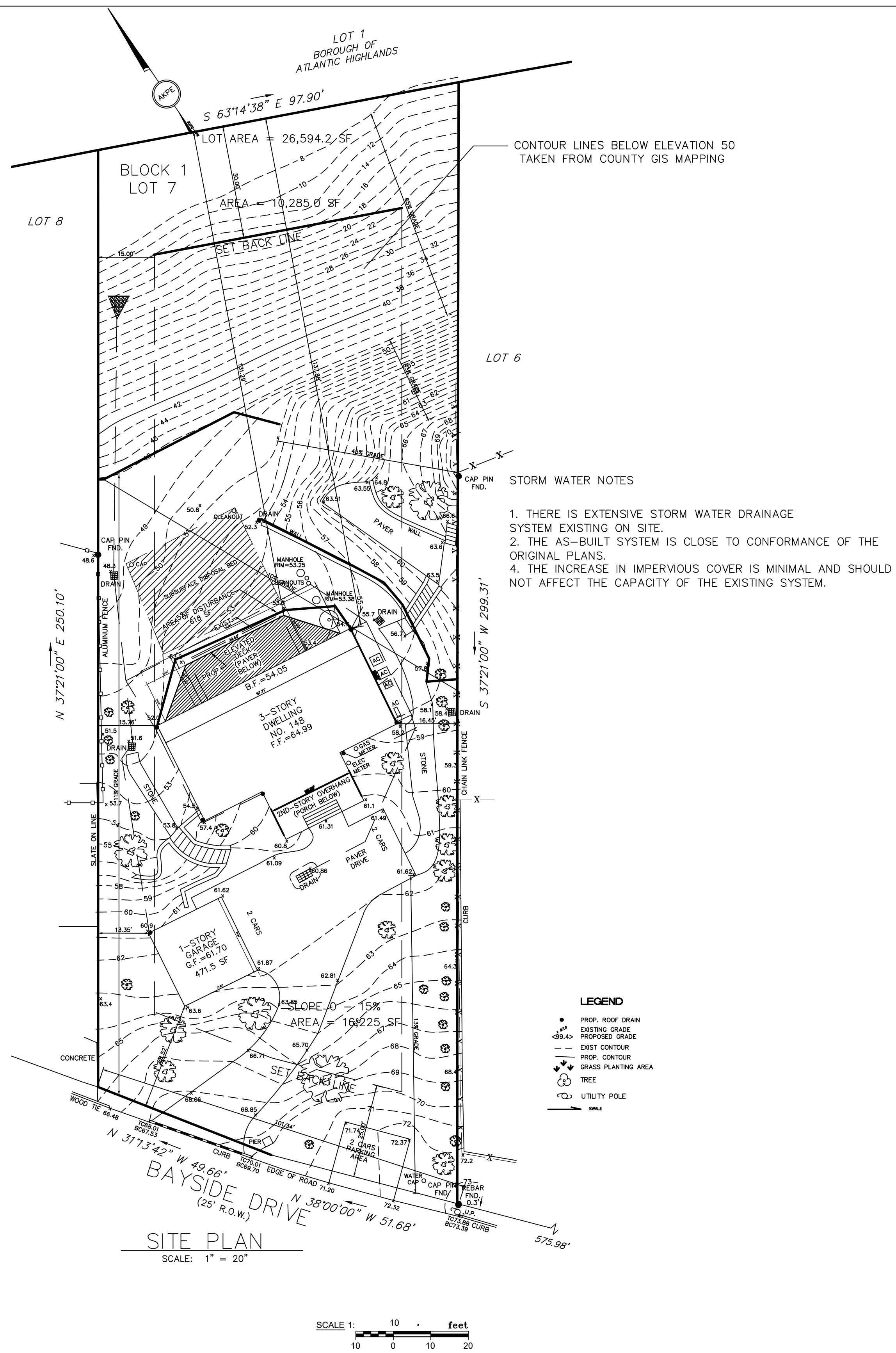
- UTILITIES**
- GPU**
1500 Florence Ave
Union Beach, NJ 07735
 - NEW JERSEY AMERICAN WATER COMPANY**
Attn: Construction Department
661 Shrewsbury Ave
Shrewsbury, NJ 07702
 - ATLANTIC HIGHLANDS WATER & SEWER DEPARTMENT**
Supervisor, Water & Sewer Dept
100 First Ave
Atlantic Highlands, NJ 07716
 - COMCAST COMMUNICATIONS OF MONMOUTH COUNTY**
Ron Bertrand, Construction Foreman
403 South St
Eatontown, NJ 07724
 - VERIZON COMMUNICATIONS**
540 Broad St,
Room 1705
Newark NJ 07101
 - TOWNSHIP OF MIDDLETOWN SEWERAGE AUTHORITY**
Robert Eskert, Executive Director
PO Box 205
Belford, NJ 07718
 - NEW JERSEY NATURAL GAS COMPANY**
Attn: Joan Purcaro
PO Box 1464
Wall, NJ 07719
 - MONMOUTH COUNTY BAYSHORE OUTFALL AUTHORITY**
Attn: Executive Director
200 Harbor Way
PO Box 184
Belford, NJ 07718



HOUSE CROSS-SECTION

N.T.S.

ZONING REQUIREMENTS	R-3		
	REQUIRED	EXISTING	PROPOSED
LOT AREA (MIN)	30,000 SF	26594.2 SF	26,594.2 SF
LOT WIDTH (MIN)	100 FT	101.34 FT	101.34 FT
SET BACK FRONT	25 FT	28.52 FT	28.52 FT
SET BACK REAR	30 FT	137.88 FT	137.88 FT
SET BACK SIDE (EACH)	15 FT EACH	16.5/15.8 FT	16.5/15.8 FT
COMBINED SIDE YARD	30 FT	32.3 FT	32.3 FT
ACCESSORY BUILDING			
SET BACK SIDE YARD	10	13.35	13.35
SET BACK REAR YARD	5	28.5	28.5
BUILD'G COVERAGE (MAX)	12%	10.3%	10.8%
IMPERVIOUS COVERAGE	30%	13.9%	14.2%
LOT COVERAGE (MAX)	5635.88 SF	6196 SF	6,196 SF
BUILD'G HEIGHT (MAX)	35 FT	31.5 ft	31.5 ft
BUILDING STORIES	2 1/2	3	3(V)
ACCESSORY BLDG HT	16 FT	14.9 FT	14.9 FT
(V) NON-CONFORMING			



FRONT OF HOUSE



REAR OF HOUSE

TOTAL LOT SIZE = 26,594.2 SF
 SLOPE AREAS:
 0-15% 16,225.00 SF
 > 30% 10,285.00 SF

MINIMUM LOT SIZE BASED ON SLOPES = 17,253.50 SF
 ALLOWABLE MAXIMUM LOT COVERAGE = 5,638.88 SF
 ALLOWABLE MAXIMUM IMPERVIOUS COVERAGE = 6,707.25 SF
 MAXIMUM ALLOWABLE DISTURBANCE = 8,719.43 SF
 PROP. DISTURBANCE THIS PROJECT = 618 SF APPROXIMATE

EXIST. BUILDING SQUARE FOOTAGE = 2,750 SF (INCL HOUSE ROOF AREA, DECK & GARAGE)
 EXISTING IMPERVIOUS SQUARE FOOTAGE = 3710.34 SF
 PROP. BUILDING SQUARE FOOTAGE = 2,879 SF
 PROP. IMPERVIOUS SQUARE FOOTAGE = 3788.34 SF

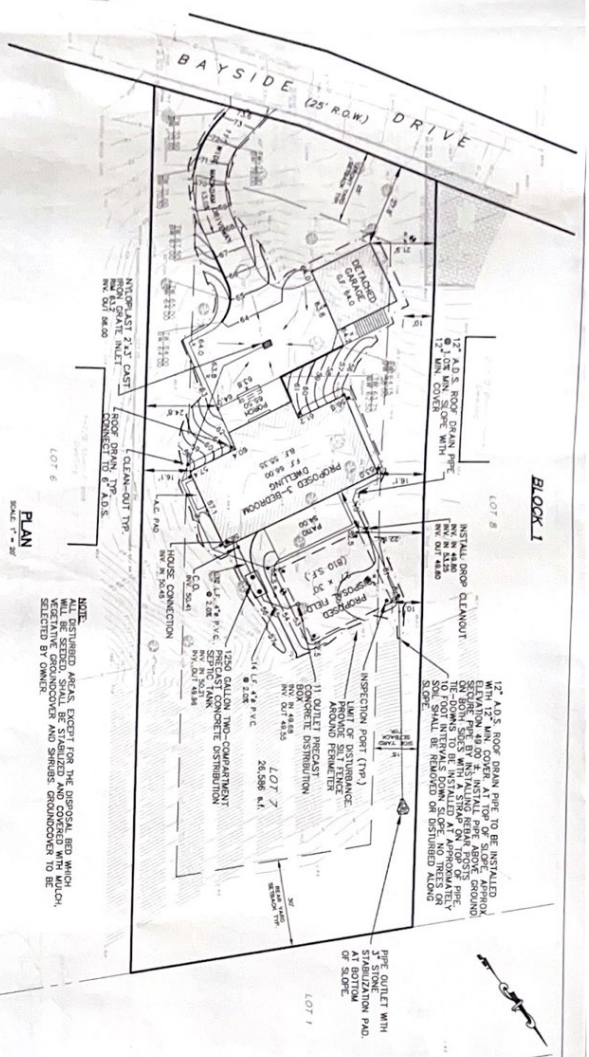
No.	Date	DESCRIPTION	CHK'D.	APPR.
2				AK
1				AK

TITLE: SITE PLAN & STEEP SLOPE
 148 BAYSIDE DRIVE
 BOROUGH OF ATLANTIC HIGHLANDS
 COUNTY OF MONMOUTH
 STATE OF NJ
 BLOCK 1 LOT 7

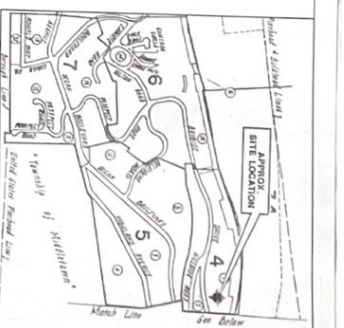
OWNER:
 JAVIER TORRES & DORA DILLMAN
 148 BAYSIDE DRIVE
 ATLANTIC HIGHLANDS, NJ 07716
 PHONE: 201-463-5206

A. Kupper, P.E.
 LICENSED IN NEW YORK, NEW JERSEY
 P.O. BOX 365, ATLANTIC HIGHLANDS, N.J. 07716-0365
 PHONE: 732-291-3085 E-MAIL: alicekupper@gmail.com

SCALE: AS NOTED
 DATE: 8/15/2018
 SHEET 2 OF 2



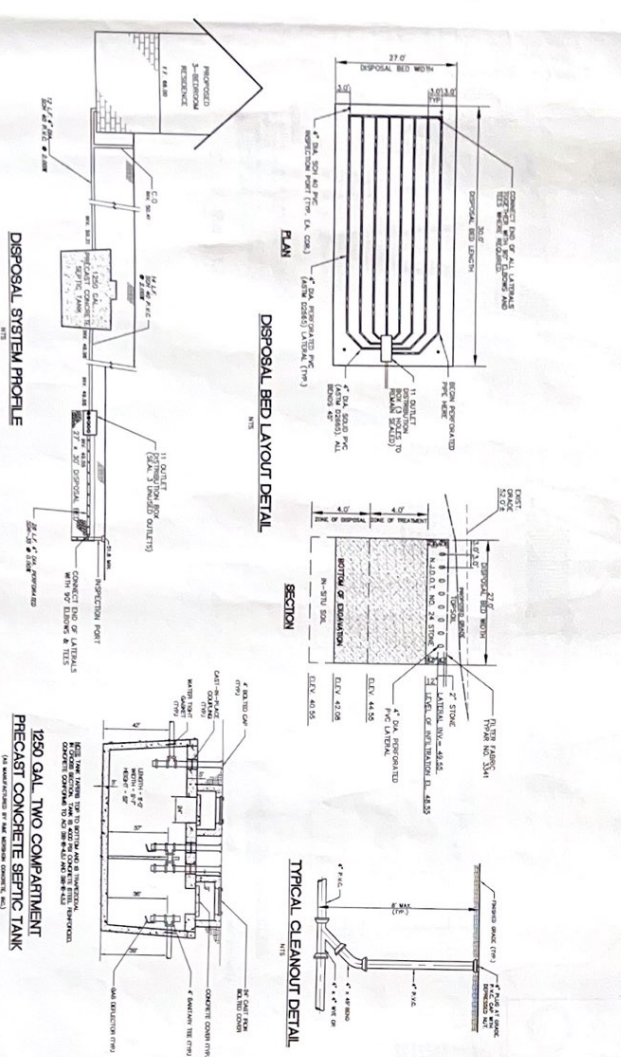
- 1. LOCATIONS**
- LOCATIONS SHALL BE INDICATED BY DIMENSIONS FROM THE CORNER OF THE PROPOSED 1250 GALLON TWO-COMPARTMENT SEPTIC TANK TO THE CENTER OF EACH PIPE OR CLEANOUT.
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- 2. CONSTRUCTION**
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SEPTIC TANK AND DISTRIBUTION MANUFACTURER'S INSTALLATION INSTRUCTIONS.
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- 3. MATERIALS**
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- 4. LAYOUT**
- THE SEPTIC TANK SHALL BE LOCATED WITHIN THE LIMIT OF DISTURBANCE.
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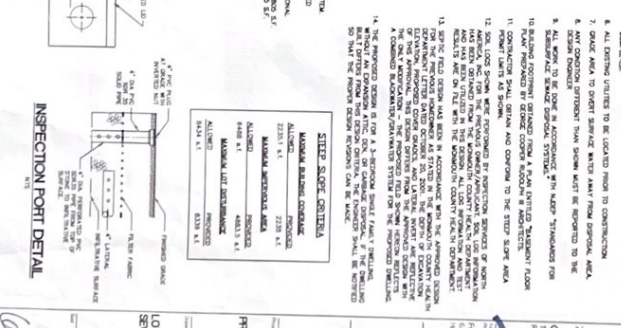
NOTES:

1. THE PROPOSED SEPTIC TANK AND DISTRIBUTION SHALL BE INSTALLED WITHIN THE LIMIT OF DISTURBANCE.
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15. THE SEPTIC TANK AND DISTRIBUTION SHALL BE INSTALLED WITHIN THE LIMIT OF DISTURBANCE.

Mr. & Mrs. Rudolph
 Block 1 Lot 7 Bayside Drive
 Atlantic Highlands, New Jersey



- 5. CONSTRUCTION**
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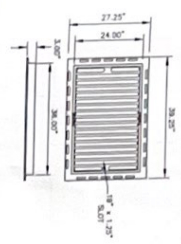
STEEL SLOPE DETAILS

ALUMINUM	STEEL
2228 1/2"	2228 1/2"
4448 1/2"	4448 1/2"
4448 1/2"	4448 1/2"
4448 1/2"	4448 1/2"
4448 1/2"	4448 1/2"

PROPOSED RUDOLPH RESIDENCE

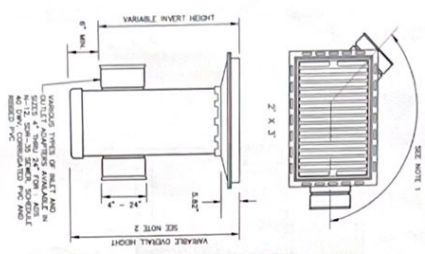
LOT 7 SEPTIC AND SURFACE SEWER DISPOSAL SYSTEM PLAN

SP-1



NOTES:
 1. CAST IRON GRATE N-23 (SEE NOTE 1)
 2. ON APPROVED EQUAL BY INDEPENDENT AMERICAN, INC. (888) 888-8474

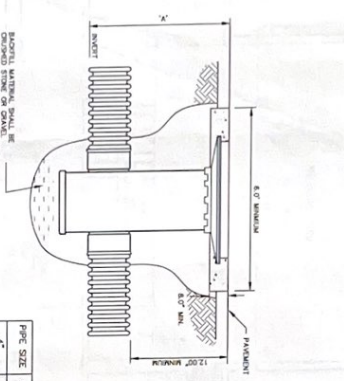
2' x 3' CAST IRON GRATE
 NOT TO SCALE



NOTES:
 1. ALL ADS STORM SEWER PIPES SHALL BE N-12 (180°-CHS) STIRRED RIBS (1-732-222-2489) OR APPROVED EQUAL
 2. ALL ADS STORM SEWER PIPES SHALL BE INSTALLED IN ACCORDANCE WITH THIS DETAIL AND THE PIPE MANUFACTURER'S SPECIFICATIONS

2' x 3' DRAIN DETAIL
 NOT TO SCALE

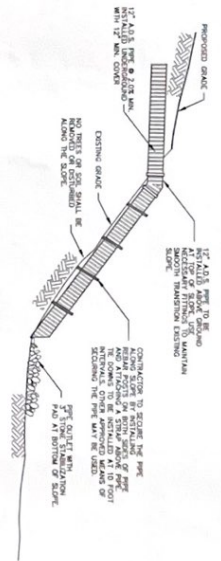
TYPICAL ADS STORM PIPE BEDDING DETAIL
 NOT TO SCALE



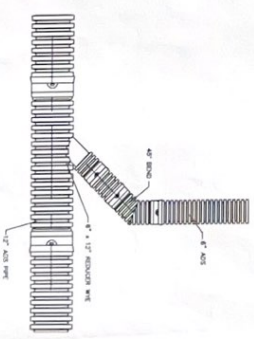
PIPE SIZE	(ADS N-12 PIPE)
4"	17.00"
6"	19.00"
8"	21.00"
10"	24.00"
12"	26.00"
15"	29.00"
18"	32.00"
24"	39.00"

2' x 3' DRAIN INSTALLATION DETAIL
 NOT TO SCALE
 AS MANUFACTURED BY INDEPENDENT AMERICAN, INC. (888) 888-8474
 OR APPROVED EQUAL

ADS PIPE DRAIN ALONG SLOPE DETAIL
 NOT TO SCALE



NOTES:
 1. ADS STORM SEWER PIPES SHALL BE N-12 (180°-CHS) STIRRED RIBS (1-732-222-2489) OR APPROVED EQUAL
 2. ALL ADS STORM SEWER PIPES SHALL BE INSTALLED IN ACCORDANCE WITH THIS DETAIL AND THE PIPE MANUFACTURER'S SPECIFICATIONS



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**6\"/>
 NOT TO SCALE**

Mr. & Mrs. Rudolph
 8000 1st St. Berkeley Drive
 Atlantic Highlands, New Jersey

Group: Cooper Rudolph & Associates
 10000 1st St. Berkeley Drive
 Berkeley, CA 94702

CONSTRUCTION DETAILS

PROPOSED ROOFTOP RESERVOIR

SP-2

A. Kupper, P. E.

P.O. BOX 365

ATLANTIC HIGHLANDS, NJ 07716

PHONE 732-291-3085

E-mail: alice2kupperpe@gmail.com

Alice Kupper, PE

NJ lic # 030679

NY lic #063113

July 28, 2023

NJ Department of Environmental Protection
Division of Land Use Regulation
PO Box 420, Code 501-02A
Trenton, NJ 08625

RE: Coastal Applicability Determination
148 Bayside Drive, Atlantic Highlands, NJ
Block 1, Lot 7

Dear Persons:

Enclosed herewith is a submission for the Coastal Applicability of the above referenced site. The site is fully developed as a single family residence. It is surrounded by other residential buildings. It is in the CAFRA zone between State Highway 36 and the Raritan Bay in the Borough of Atlantic Highlands, Monmouth County. The house is at a 60 Ft elevation and the property drops at a 30% grade toward the bay

The owner wishes to add two dormers to the house and reconfigure the upper story decks and patio below. The total land disturbance will not exceed 700 SF.

There will be no linear development. There are six existing parking spaces.

Attached is the following:

- Coastal Applicability Determination Checklist

- Copy of Site Plan

- Map of CAFRA area with site marked

- Monmouth County Property Viewer with site marked

4 color photos
Sketch of parking spaces

Respectfully submitted,

Alice Kupper, PE



**State of New Jersey
Department of Environmental Protection**



COASTAL APPLICABILITY DETERMINATION CHECKLIST

Revised: August, 2015

Website: www.nj.gov/dep/landuse

CALL NJDEP AT (609) 777-0454 IF YOU HAVE ANY QUESTIONS

This checklist applies to applicability determinations under CAFRA, the Waterfront Development Law, and Wetlands Act of 1970. Please complete this form and submit it along with the below information to:

Regular mail

NJ Department of Environmental Protection
Division of Land Use Regulation
P.O. Box 420, Code 501-02A
Trenton, New Jersey 08625-
Attn: Application Support

For hand delivery, courier service and overnight mail

NJ Department of Environmental Protection
Division of Land Use Regulation
501 East State Street
Station Plaza 5, Second Floor
Trenton, New Jersey, 08609
Attn: Application Support

1. Complete the following:

Applicant Name: Javier Torres _____
City: Atlantic Highlands ___ State: NJ _____ Zip: 07716 _____

Agent: Alice Kupper, PE _____

Address: PO Box 365 _____
City: Atlantic Highlands ___ State: NJ _____ Zip: 07716 _____

Daytime Phone #: 917-538-6263 _____ E-Mail: alice2kupperpe@gmail.com _____

Project Location: Block(s); 1 _____ Lot(s) 7 _____
County: Monmouth _____ Municipality: Atlantic Highlands _____
Site Address: 148 Bayside Drive _____
(or nearest crossroads)

2. Submit the following information along with a completed copy of this form:

A. A written description of the:

- i. Site and the proposed development including the dimensions, number, and uses of any proposed structures;
- ii. Length of any proposed linear development; and
- iii. Number of any parking spaces proposed;

B. A copy of the site plan and/or survey for the proposed project; and

C. A copy of a USGS quad map or local street map with the project site clearly indicated.

D. Color Photos of the site with photo location.

OFFICIAL USE ONLY - NJEMS Pre-Review Form

PI #: _____ Activity #: _____