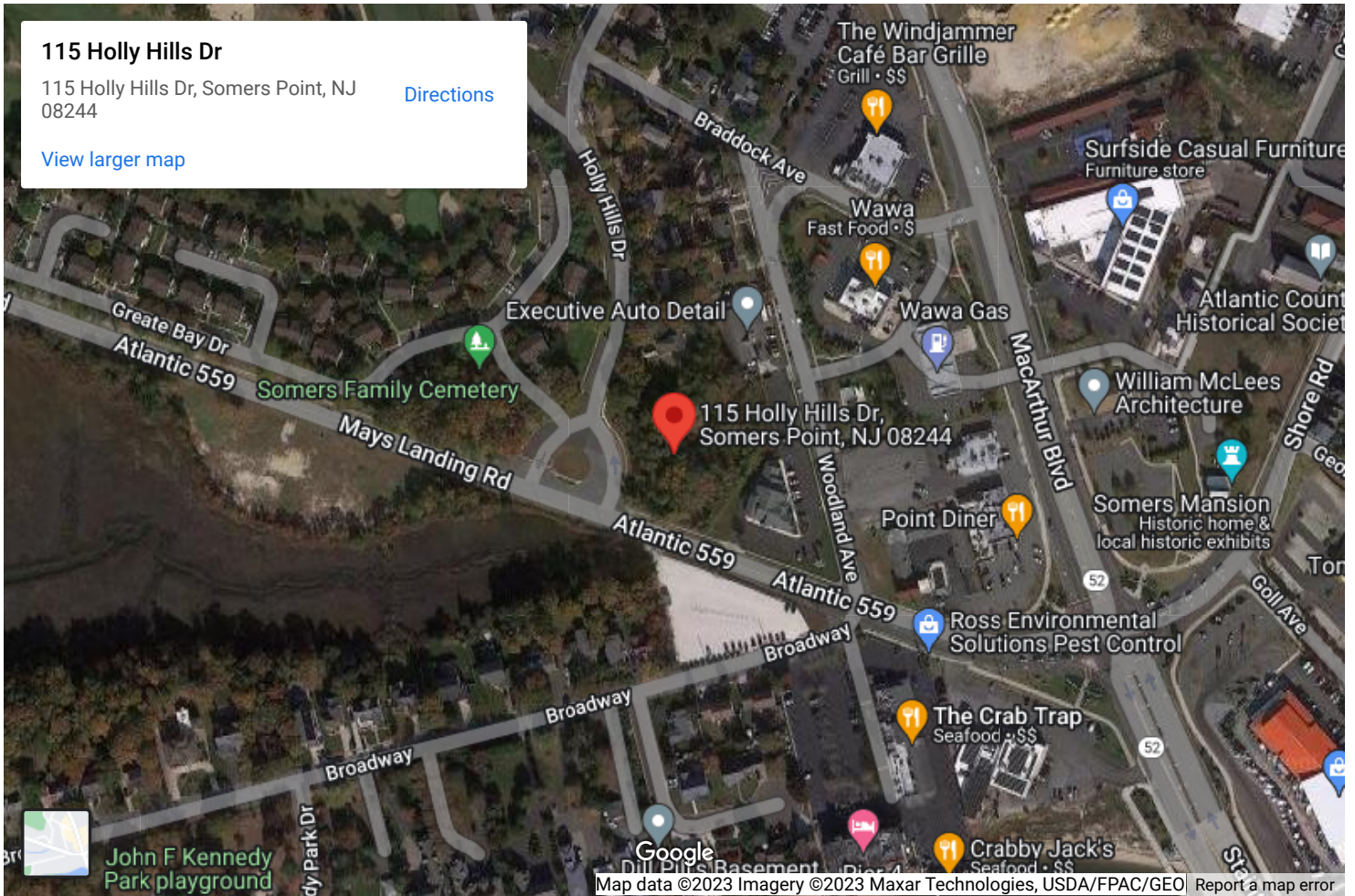


115 Holly Hills Drive Somers Point, NJ 08244

<https://115HollyHills.com>

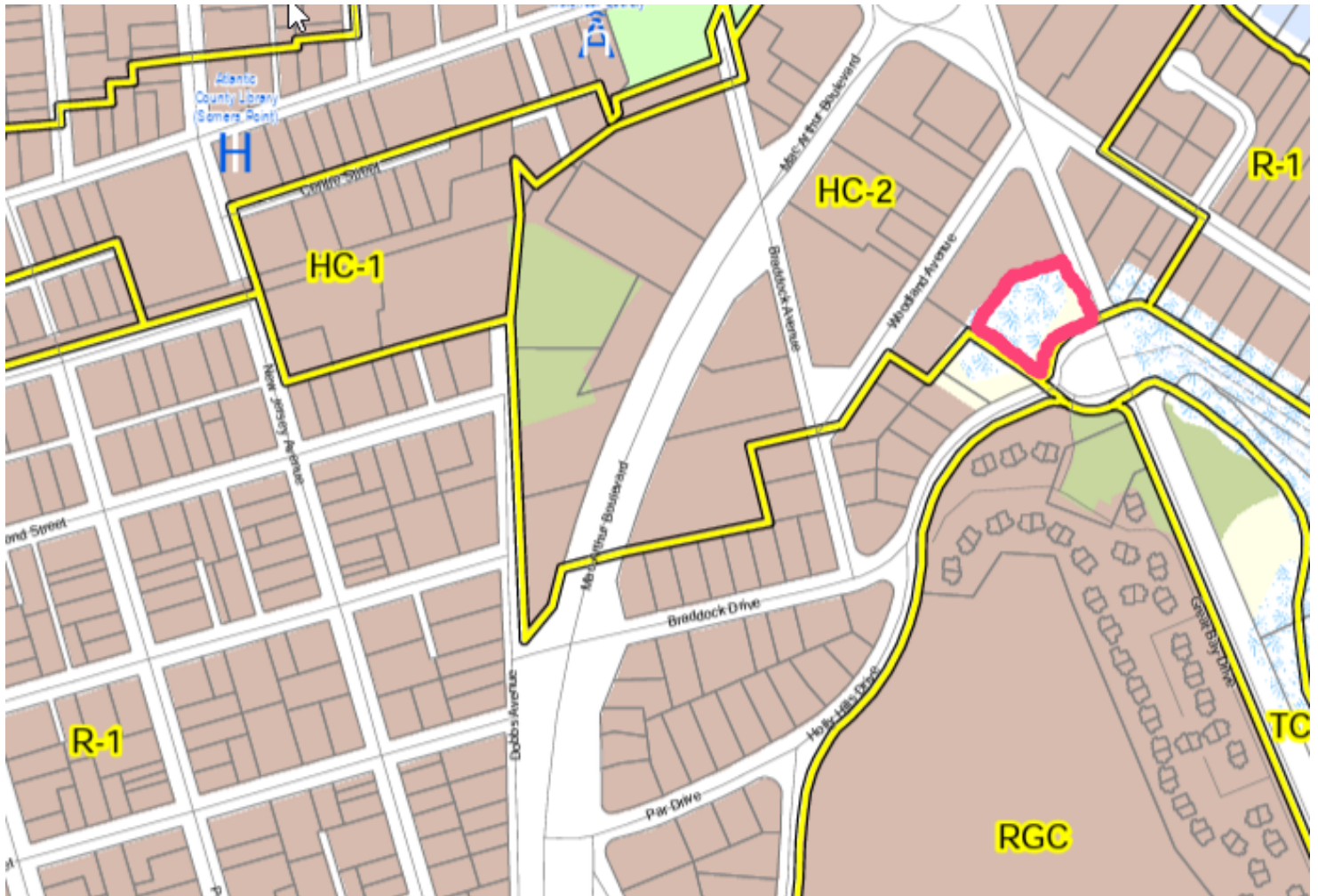
Location



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Description



115 Holly Hills Drive (Block 1915 Lot 3) is a 40,481 SF lot located in Somers Point, NJ. It fronts 2 roads - Somers Point-Mays Landing Road (County Route 559 with a 60-foot right of way) and Holly Hills Road (a City road with a right-of-way of 50', although the subject lot is located on the larger circular entrance). The lot contains jurisdictional wetlands, which have been confirmed by the NJDEP via issuance of a Letter of Interpretation, approved on 8/2/2023 and valid until 8/2/2028. Onsite wetlands require a 50-foot transition area (buffer) and the linear ditch, that divides the property east and west has a 0-foot buffer, significantly limiting the development area of the lot. The lot is located in the HC-2 zone (Highway Commercial - Two) (base lot size, 15,000 SF) although immediately adjacent to existing single-family residences in the R-1 zone (base lot size, 7,500 SF). Access from Somers Point Mays Landing Road is not practical because of wetlands, ditch and wetland buffers.

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Zoning Comments



We are proposing a small single family dwelling (~1,500 square foot footprint) on the residential side (Holly Hills) requiring variances for -

- **use** (commercial to residential)
- **front yard setback** (50 feet to 31 feet)

The lot has a total frontage of **319.4 feet** (40,481 sq. ft.) and fronts 2 roads -

- **101.2 feet (32%)** - Somers Point-Mays Landing Road
- **218.2 feet (68%)** - Holly Hills Drive

Additionally, there is a drainage ditch (green area - points 001-003) that terminates at the start of Holly Hills Drive (Point 001) and bisects the property in similar percentages of land area - 68% on the west side (Holly Hills) and 32% on the east side (Somers Point Mays Landing Road). The development of adjacent properties on the east side is commercial (HC-2) and development on the west side (Holly Hills) is residential (R-1).

Note #1 - If the zoning of the west side (Holly Hills) of the property was in the residential zoning (R-1), no variances would be required and front yard could be reduced to 20 feet versus proposed 31 feet.

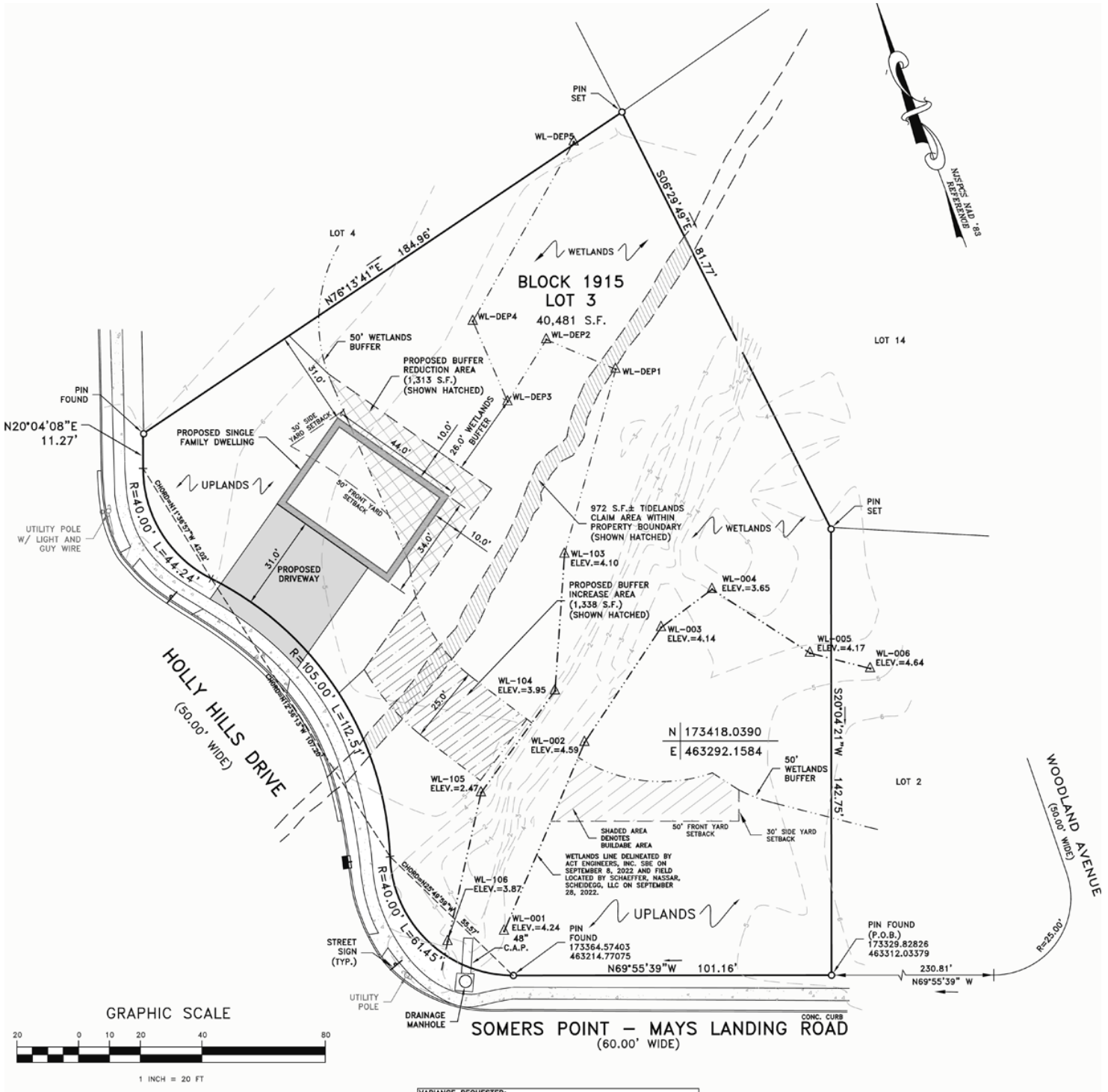
Note #2 - Allowable (HC-2) uses are - Retail stores and shops; banks and financial institutions; fully enclosed restaurants; craft shops; barbershops and beauty parlors; studios for artists or photographers and sculptors; indoor health club, squash or racquetball facilities; family billiard parlor; indoor recreational facilities; indoor cinema; delicatessens; retail bakery; taverns; dinner theaters, theaters for the performing arts or other cultural facilities; electronic appliance and other service shops; nursery and garden centers; dry cleaning/laundry establishments; factory authorized new automobile sales, agencies and services, including repair shop adjacent to and in connection therewith, including new and used car lots; automobile repair shops.

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Survey/Variance Plan

PDF



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Proposed Dwelling



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Plan reversed



Building Details

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Engineering

Schaeffer Nassar Scheidegg Consulting Engineers

**1425 Cantillon Boulevard
Mays Landing NJ 08330**

ACT Engineers

**1 Washington Blvd, Suite 3
Robbinsville, NJ 08691**

Legal

Griffith & Carlucci Pc

**761 Asbury Ave, Suite 201
Ocean City, NJ 08226**

Contact

Jim Ginn

**info@115HollyHills.com
(609) 226-5709**

Reference/Links

1. [Somers Point Planning CRC form](#)
2. [Variance Plan](#)
3. [State of NJ Wetlands LOI](#)
4. [Survey](#)
5. [Riparian Grant](#)
6. [HC-2 Zoning Requirements](#)
7. [R-1 Zoning Requirements](#)
8. [Proposed Residential Plan](#)
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