

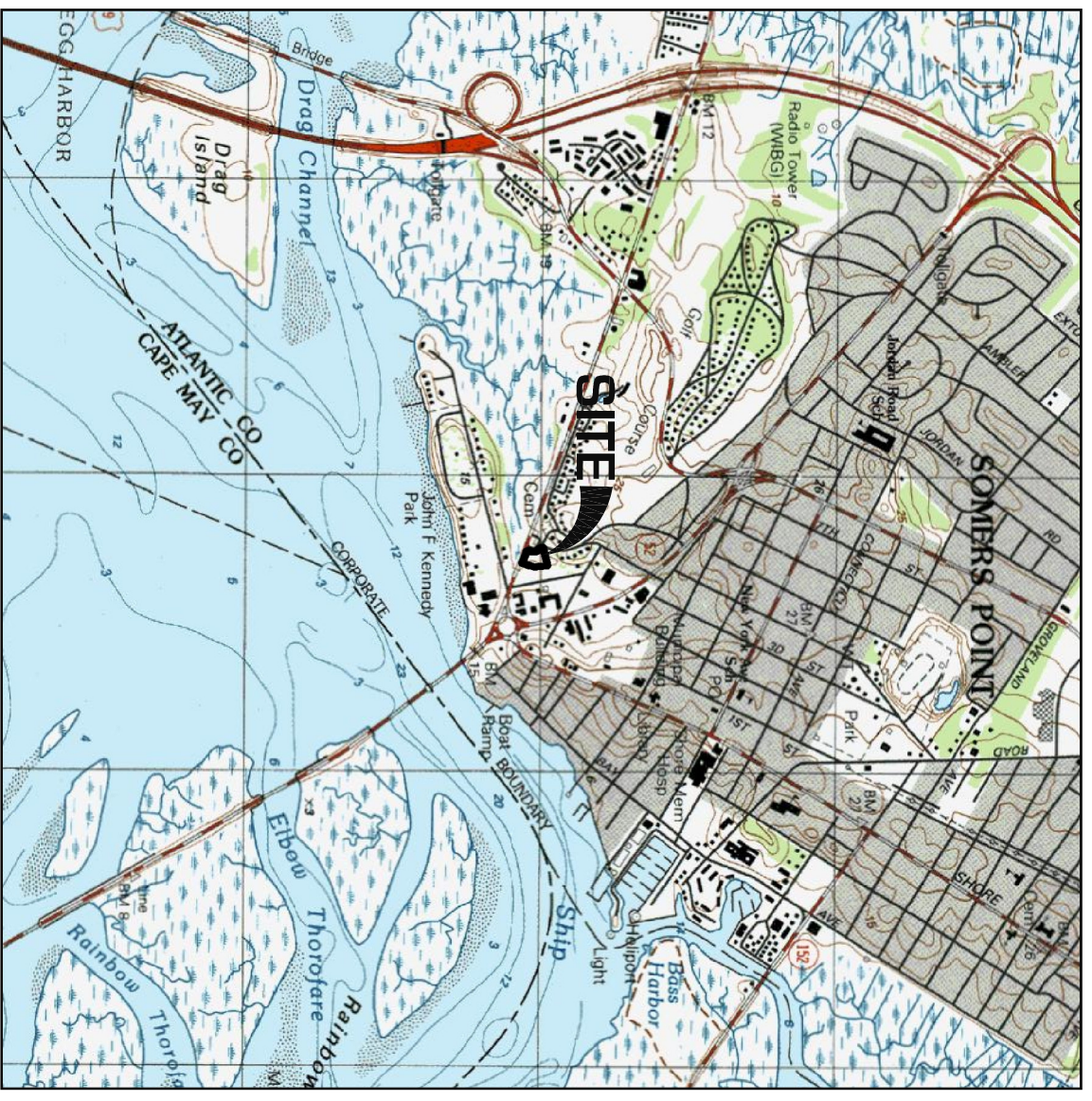
VARIANCE REQUESTED:
 1. A VARIANCE FOR 31 FT FRONT YARD SETBACK, WHERE A MINIMUM FRONT YARD SETBACK 50 FT IS REQUIRED.

- NOTES:**
1. APPLICANT/OWNER: 9 MANGLONA COURT OCEAN VIEW, NJ, 08230 609-228-5709
 2. THIS PLAN WAS PREPARED BY REFERENCING SURVEY BY SCHAEFFER NASSAR SCHEIDEGG CONSULTING ENGINEERS, LLC, DATED 10-4-22, SIGNED BY HOWARD TRANSUE, PLS.
 3. THE SCOPE OF THIS PROJECT IS TO CONSTRUCT A SINGLE FAMILY DWELLING THAT WILL MEET THE WETLAND AVERAGING BUFFERING REQUIREMENT.
 4. THIS PROPERTY SHALL UTILIZE PUBLIC WATER AND SEWER.
 5. THE SITE IS SUBJECTED TO FEMA FLOOD HAZARD.
 6. ALL MECHANICAL & ELECTRICAL EQUIPMENT SHALL BE INSTALLED AT OR ABOVE DESIGN FLOOD ELEVATION.

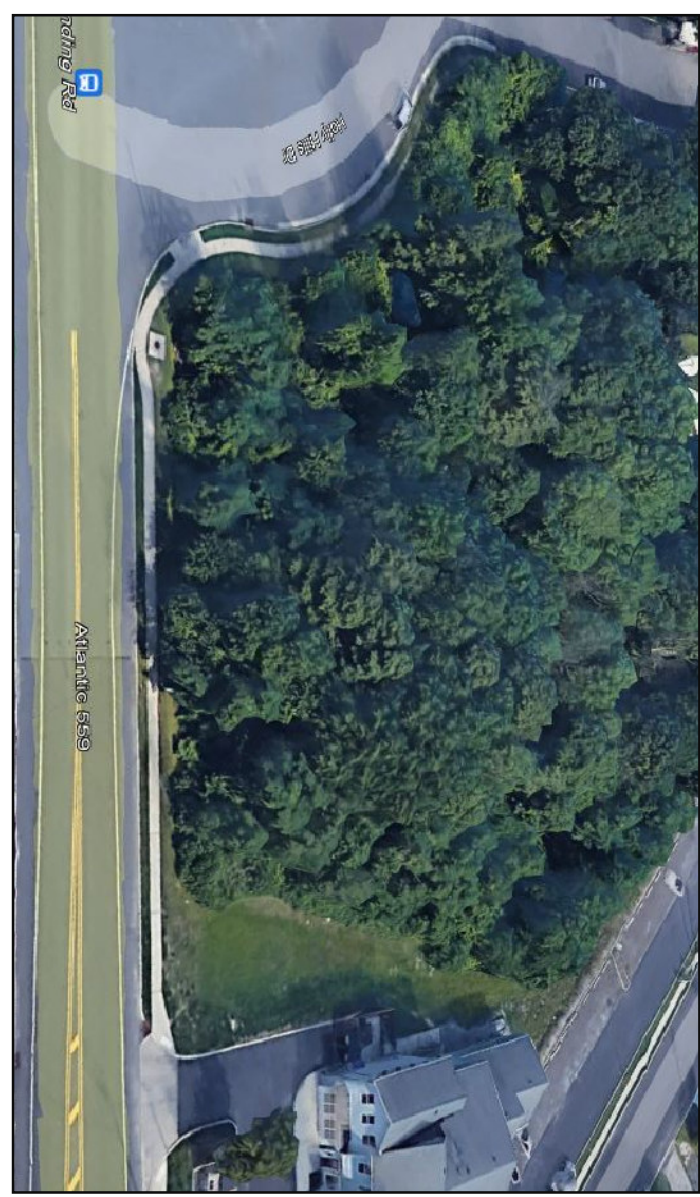
NOTE:
 WETLANDS LINE DELINEATED BY ACT ENGINEERS, INC. SEP ON SEPTEMBER 8, 2022 AND FIELD LOCATED BY SCHAEFFER, NASSAR AND SCHEIDEGG, LLC ON SEPTEMBER 28, 2022.
 PROPERTY IN QUESTION IS LOCATED WITHIN THE GREAT EGG HARBOR BAY WATERSHED.
 TOPOGRAPHY BASED ON N.A.V.D. 1988 DATUM.
 TIDELANDS CLAIM LINE TAKEN FROM TIDELANDS MAP 168-2016, ELBOW THORFARE, OCEAN CITY.

ZONE REQUIREMENTS
 HIGHWAY COMMERCIAL-HC2

ITEM	REQUIRED	PROPOSED	STATUS
MINIMUM LOT AREA	15,000 SF	40,481 SF	CONFORMING
MINIMUM LOT WIDTH	100 FT	319.96 FT	CONFORMING
MINIMUM LOT DEPTH	100 FT	319.96 FT	CONFORMING
MINIMUM LOT SETBACK FRONT YARDS	50 FT	31 FT	NONCONFORMING
MINIMUM LOT SETBACK SIDE YARD	30 FT	31 FT	CONFORMING
MINIMUM LOT SETBACK REAR YARD	N/A	116 FT	CONFORMING
LOT COVERAGE	30%	7.1%	CONFORMING
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	CONFORMING
DOMINANT OPEN SPACE	30%	82%	CONFORMING



QUAD MAP



SITE PHOTOS

200' LIST

City of Somers Point DEPARTMENT OF TAX & SEWER COLLECTION
 October 18, 2023

I certify that attached is a list of property owners within "zone" of MAYS LANDING ROAD and MAYS LANDING ROAD. I have not included any information which is not readily ascertainable when considering the nature of the tax map and the provision of the information used to generate the attached.

Please Note:
 - 5100 Radium Highway, Somers Point, NJ 08230
 - Public Works Department
 - Manager, Census Bureau
 - 80 Oak Park, 100
 - Newark, NJ 07102
 - Atlantic County Planning Dept
 - Room 9 of 8, English Ave
 - NJ 08223

Block	Lot	Property Location	Project	Owner
1814	27	WOODLAND AVE	2	CHESTNUT OWNER, MAYS LANDING RD
1814	28	WOODLAND AVE	11C	CHESTNUT OWNER, MAYS LANDING RD
1814	29	WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	1	111 HOLLY HILLS DR	2	CHESTNUT OWNER, MAYS LANDING RD
1815	2	199 HOLLY HILLS DR	2	CHESTNUT OWNER, MAYS LANDING RD
1815	3	199 HOLLY HILLS DR	2	CHESTNUT OWNER, MAYS LANDING RD
1815	4	199 HOLLY HILLS DR	2	CHESTNUT OWNER, MAYS LANDING RD
1815	5	189 WOODLAND AVE	2	CHESTNUT OWNER, MAYS LANDING RD
1815	6	189 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	7	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	8	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	9	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	10	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	11	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	12	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	13	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	14	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	15	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	16	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	17	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	18	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	19	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	20	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	21	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	22	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	23	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	24	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	25	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	26	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	27	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	28	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	29	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	30	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	31	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	32	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	33	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	34	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	35	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	36	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	37	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	38	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	39	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	40	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	41	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	42	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	43	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	44	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	45	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	46	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	47	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	48	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	49	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD
1815	50	122 WOODLAND AVE	4A	CHESTNUT OWNER, MAYS LANDING RD



SOILS MAP

PLANS FOR PERMIT PURPOSES ONLY

10/18/23 Sheet 2 of 1

REV.#	DATE	BY	REVISION DESCRIPTION

FILE# 22-396

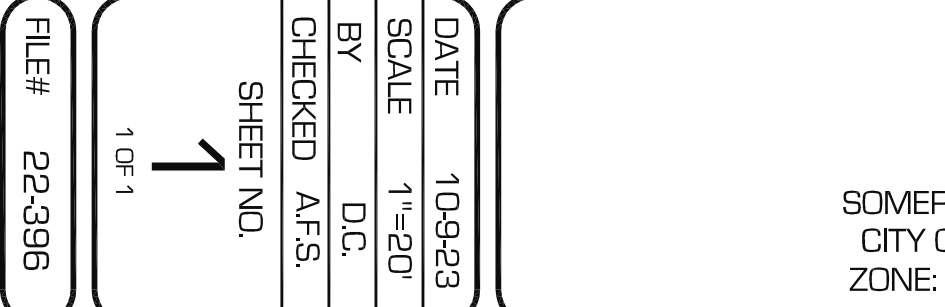
VARIANCE PLAN FOR:
JAMES GIN

SOMERS POINT - MAYS LANDING ROAD, BLOCK 1915, LOT 3
 CITY OF SOMERS POINT, ATLANTIC COUNTY, NEW JERSEY
 ZONE: HC2 - HIGHWAY COMMERCIAL, TAX MAP SHEET #22

ANDREW F. SCHAEFFER
 PROFESSIONAL ENGINEER

HOWARD A. TRANSUE
 PROFESSIONAL LAND SURVEYOR

DATE: 10-9-23
 SCALE: 1"=20'
 CHECKED: A.F.S.
 SHEET NO: 1
 1 OF 1



Schaeffer Nassar Scheidegg
 CONSULTING ENGINEERS, LLC
 Surveyors • Environmentalists • Planners
 1425 Cantillon Boulevard • Mays Landing • New Jersey
 Telephone: (609) 625-7400 • Fax: (609) 909-0253
 Certificate of Authorization #24GA28103800