

- NOTES:**
- 1) WETLANDS LINE DELINEATED BY ACT ENGINEERS, INC. SBE ON SEPTEMBER 8, 2022 AND FIELD LOCATED BY SCHAEFFER, NASSAR AND SCHEIDEGG, LLC ON SEPTEMBER 28, 2022.
  - 2) PROPERTY IN QUESTION IS LOCATED WITHIN THE GREAT EGG HARBOR BAY WATERSHED.
  - 3) TOPOGRAPHY BASED ON N.A.V.D. 1988 DATUM.
  - 4) TIDELANDS CLAIM LINE TAKEN FROM TIDELANDS MAP 168-2016, ELBOW THOROFARE, OCEAN CITY.
  - 5) FRESHWATER WETLANDS/WATER BOUNDARY LINE AS VERIFIED BY NJDEP, FILE NO. 0121-02-0010.1, APPROVED 8/2/2023.

**VARIANCE REQUESTED:**

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

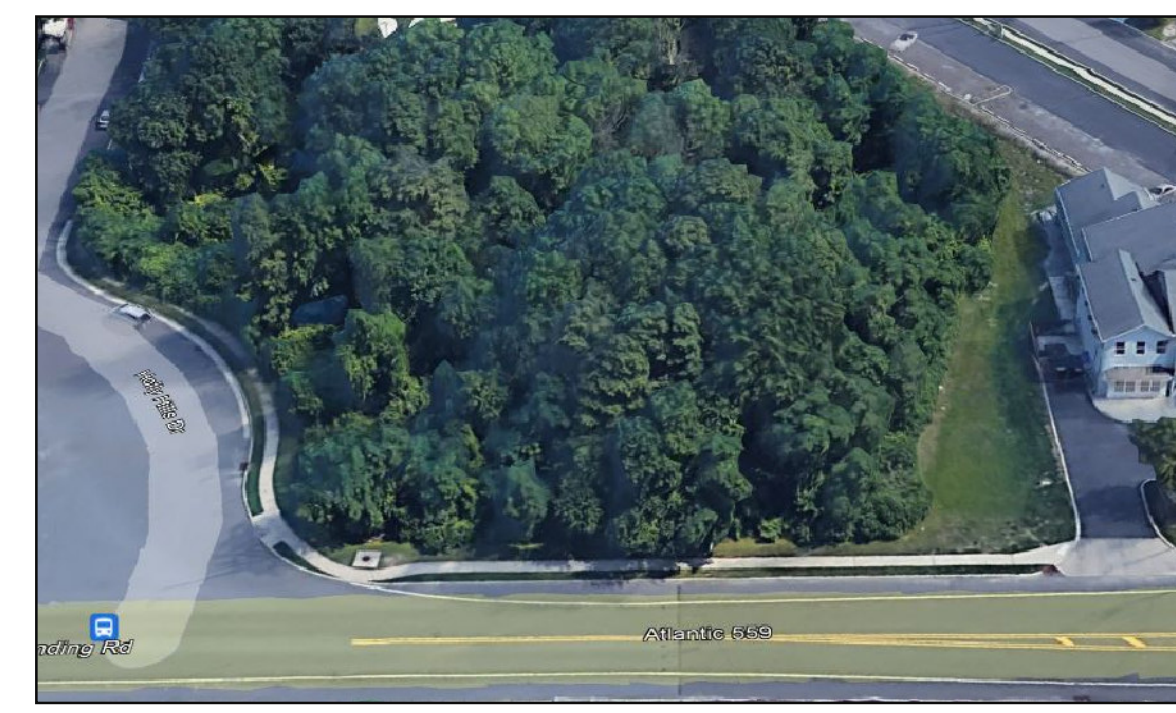
- NOTES:**
1. APPLICANT/OWNER: JAMES GINN, 9 MAGNOLIA COURT, OCEAN VIEW, NJ, 08230, 609-226-5709
  2. THIS PLAN WAS PREPARED BY REFERENCING SURVEY BY SCHAEFFER, NASSAR, SCHEIDEGG CONSULTING ENGINEERS, LLC, DATED 10-4-22, SIGNED BY HOWARD TRANSUE, PLS.
  3. THE SCOPE OF THIS PROJECT IS TO CONSTRUCT A SINGLE FAMILY DWELLING THAT WILL MEET THE WETLAND AVERAGING BUFFERING REQUIREMENT.
  4. THIS PROPERTY SHALL UTILIZE PUBLIC WATER AND SEWER.
  5. THE SITE IS SUBJECT TO FEMA FLOOD HAZARD.
  6. ALL MECHANICAL & ELECTRICAL EQUIPMENT SHALL BE INSTALLED AT OR ABOVE DESIGN FLOOD ELEVATION.

**ZONE REQUIREMENTS**  
HIGHWAY COMMERCIAL-HC2

ITEM	REQUIRED	PROPOSED	STATUS
MINIMUM LOT AREA	15,000 SF	40,481 SF	CONFORMING
MINIMUM LOT WIDTH	100 FT	319.36 FT	CONFORMING
MINIMUM LOT DEPTH	100 FT	319.36 FT	CONFORMING
MINIMUM LOT SETBACK FRONT YARDS	50 FT	20 FT	NON-CONFORMING
SIDE YARD	30 FT	31 FT	CONFORMING
REAR YARD	N/A	116 FT	CONFORMING
LOT COVERAGE	30%	7.7 %	CONFORMING
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	CONFORMING
COMMON OPEN SPACE	30 %	82 %	CONFORMING



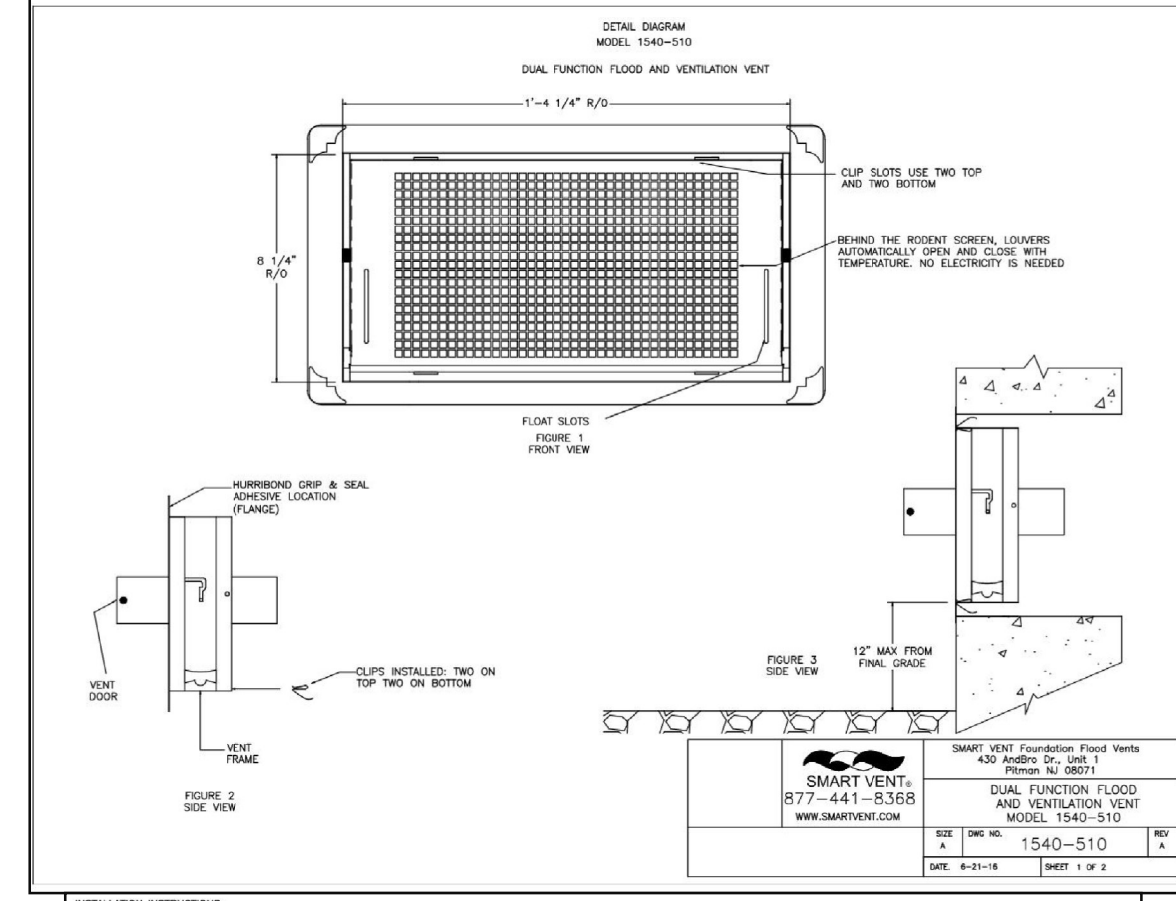
QUAD MAP



SITE PHOTOS



SOILS MAP



FLOOD VENT DETAILS

**200' LIST**  
City of Somers Point  
DEPARTMENT OF TAX & SEWER COLLECTION

I certify the attached is a list of property owners within 200' of BLOCK 1915 LOT 3 based on the information provided by the City of Somers Point Tax Assessor and the map of Block 1915 Lot 3 which is reasonably accurate when considering the scale of the tax map and the precision of the instruments used to measure the distances.

Please Notify:

City of Somers Point  
2100 Harding Highway, Suite 100  
Mays Landing, NJ 08230

Atlantic County Planning Dept.  
PO Box 719  
Beach 8, Mays Landing, NJ  
Northside, NJ 08223

Line King, CTC

Block Lot	Property Location	Property Owner	City, State	Zip Code
1914 4	27 WOODLAND AVE	CLERENT OWNERS	188 WOODLAND AVE	08230
1914 5	25 WOODLAND AVE	CLERENT OWNERS	188 WOODLAND AVE	08230
1914 6	16 CARPENTERS BLVD	CLERENT OWNERS	205 CARPENTERS BLVD	08230
1915 4	111 HOLLY HILLS DR	CLERENT OWNERS	115 HOLLY HILLS DR	08230
1915 5	189 HOLLY HILLS DR	CLERENT OWNERS	188 HOLLY HILLS DR	08230
1915 13	188 WOODLAND AVE	CLERENT OWNERS	188 WOODLAND AVE	08230
1915 14	118 WOODLAND AVE	CLERENT OWNERS	188 WOODLAND AVE	08230
1915 14-03	112 WOODLAND AVE	CLERENT OWNERS	188 WOODLAND AVE	08230
1915 15-02	NAVS LANDING RD	CLERENT OWNERS	188 WOODLAND AVE	08230
1915 15-03	1 GREAT BAY DR	CLERENT OWNERS	188 WOODLAND AVE	08230
1915 15-04	2 GREAT BAY DR	CLERENT OWNERS	188 WOODLAND AVE	08230
1915 15-05	3 GREAT BAY DR	CLERENT OWNERS	188 WOODLAND AVE	08230
1915 15-06	4 GREAT BAY DR	CLERENT OWNERS	188 WOODLAND AVE	08230
1915 15-07	13 BROADWAY	CLERENT OWNERS	188 WOODLAND AVE	08230

NJDEP STAMP

**Schaeffer Nassar Scheidegg**  
CONSULTING ENGINEERS, LLC  
Surveyors • Environmentalists • Planners  
1425 Candler Boulevard • Mays Landing • New Jersey  
Telephone: (609) 626-7400 • Fax: (609) 908-0253  
Certificate of Authorization #246A2810309

**HOWARD A. TRANSUE**  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LIC. NO. 33541

**ANDREW F. SCHAEFFER**  
PROFESSIONAL ENGINEER  
NEW JERSEY LIC. NO. 282883

**WETLANDS BUFFER AVERAGING & VARIANCE PLAN FOR: FOR:**

**JAMES GINN**

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

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

PLANS FOR PERMIT PURPOSES ONLY