



- 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



City of Somers Point
DEPARTMENT OF TAX & SEWER COLLECTION

October 18, 2023

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 maps of the City, which is reasonably accurate when considering the scale of the map and the precision of the instruments used to measure the distances.

Please Notify:

Conceiv Real Estate Development
5100 Harding Highway Suite 399
Mays Landing, NJ 08030

Public Service Electric and Gas Company
Manager- Corporate Properties
80 Park Plaza, T08
Newark, NJ 07102

Atlantic County Planning Dept.
PO Box 719
Route 9 & Dolphin Ave
Northfield, NJ 08225

Lisa King, CTC
Tax Collector

P.O. Box 137 • Somers Point, NJ 08244 • (609) 921-9888 x141 • Fax: (609) 925-0536
www.somerspointnj.org

200' LIST

Block Lot	Property Location	Property Class	Owner	Zip Code
1914 4	27 WOODLAND AVE	2	CURRENT OWNER 1917 HILBERT DR MAYS LANDING, NJ	08230
1914 5	25 WOODLAND AVE	15C	CURRENT OWNER 1 W NEW JERSEY AVE SOMERS POINT, NJ	08244
1914 6	16 MACARTHUR BLVD	4A	CURRENT OWNER 205 CAMPBELL DR #200 WILLINGBORO, NJ	08046
1915 4	111 HOLLY HILLS DR	2	CURRENT OWNER 109 HOLLY HILLS DR SOMERS POINT, NJ	08244
1915 5	109 HOLLY HILLS DR	2	CURRENT OWNER 109 HOLLY HILLS DR SOMERS POINT, NJ	08244
1915 13	108 WOODLAND AVE	2	CURRENT OWNER 108 WOODLAND AVE SOMERS POINT, NJ	08244
1915 14.01	110 WOODLAND AVE	4A	CURRENT OWNER 605 2ND AVE MILLSBORO POINT, NJ	08223
1915 14.02	112 WOODLAND AVE	4A	CURRENT OWNER 1909 FERNDALE DR OCEAN CITY, NJ	08226
1941 5.02	MAYS LANDING RD	15F	CURRENT OWNER MAYS LANDING RD SOMERS POINT, NJ	08244
1941 5.02 C0001	1 GREATE BAY DR	2	CURRENT OWNER 1 GREATE BAY DR SOMERS POINT, NJ	08244
1941 5.02 C0002	2 GREATE BAY DR	2	CURRENT OWNER 420 SOUTH CUMMINGS AVE GLASSBORO, NJ	08028
1941 5.02 C0003	3 GREATE BAY DR	2	CURRENT OWNER 3 GREATE BAY DR #3 SOMERS POINT, NJ	08244
1941 5.02 C0004	4 GREATE BAY DR	2	CURRENT OWNER 4 GREATE BAY DR SOMERS POINT, NJ	08244

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Block Lot	Property Location	Property Class	Owner	Zip Code
2013 1.01	11 BROADWAY	2	CURRENT OWNER 11 BROADWAY SOMERS POINT, NJ	08244
2013 1.02	9 BROADWAY	2	CURRENT OWNER 9 BROADWAY SOMERS POINT, NJ	08244
2013 1.03	9 BROADWAY REAR	1	CURRENT OWNER 9 BROADWAY SOMERS POINT, NJ	08244
2013 4	7 BROADWAY	1	CURRENT OWNER 4 BROADWAY SOMERS POINT, NJ	08244
2014 13.04	13 BROADWAY	2	CURRENT OWNER 13 BROADWAY SOMERS POINT, NJ	08244

NJDEP STAMP

Schaeffer Nassar Scheidegg
CONSULTING ENGINEERS, LLC
Surveyors • Environmentalists • Planners
1425 Cancellation Boulevard • Mays Landing • New Jersey
Telephone: (609) 825-7400 • Fax: (609) 909-0253
Certificate of Authorization #249A2810390

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
FILE# 22-396

PLANS FOR PERMIT PURPOSES ONLY