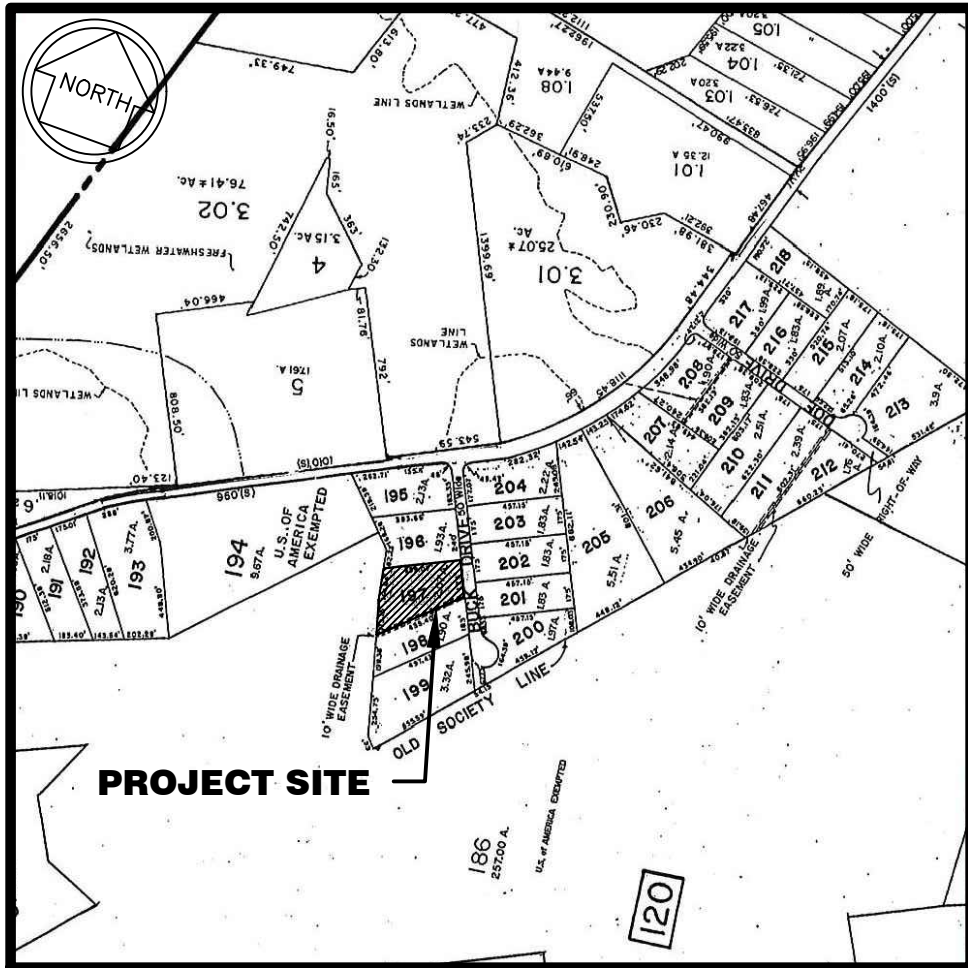
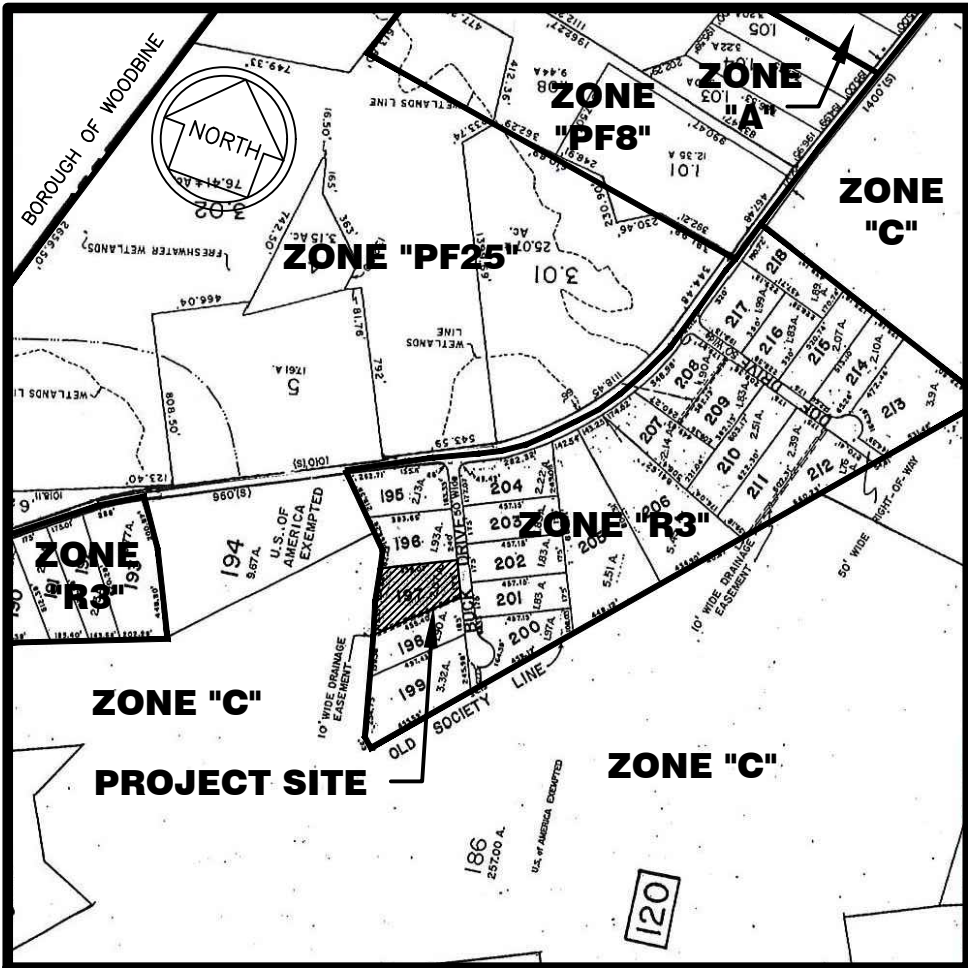


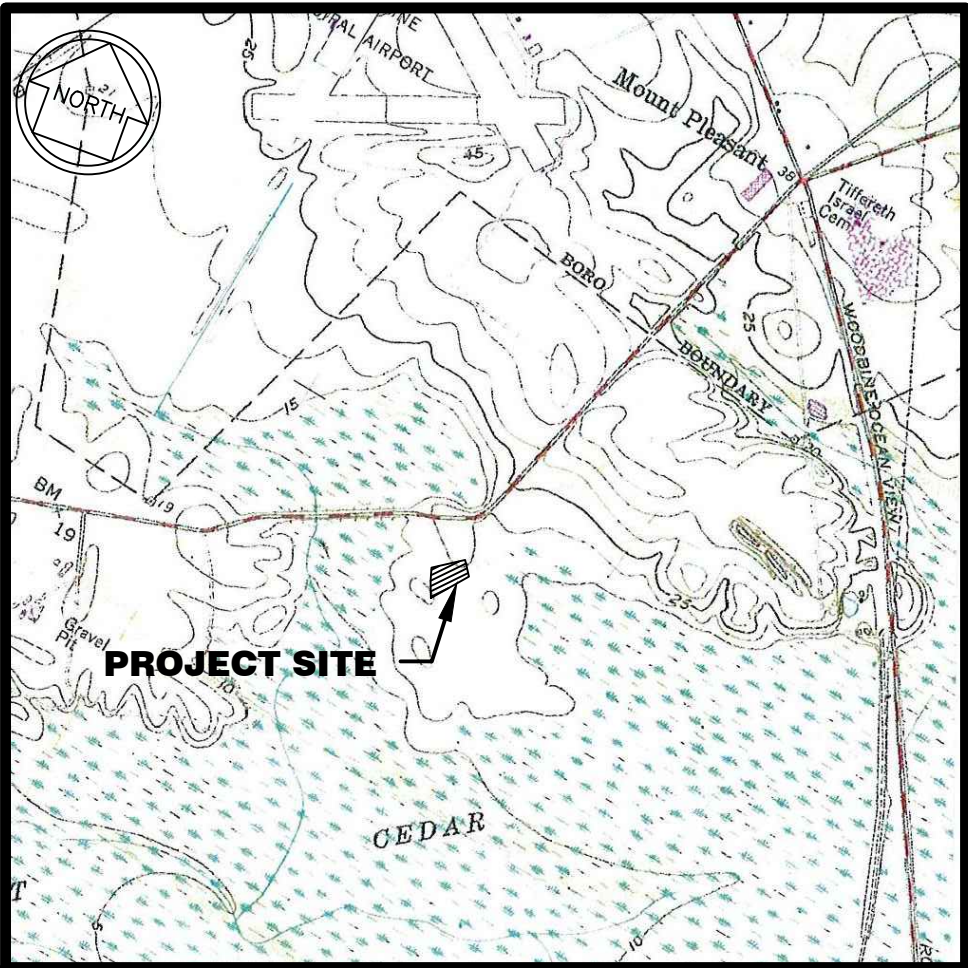
ZONING VARIANCE PLAN
FOR
CORY J. & DEVON HACKETT
LOT 197, BLOCK 120
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY



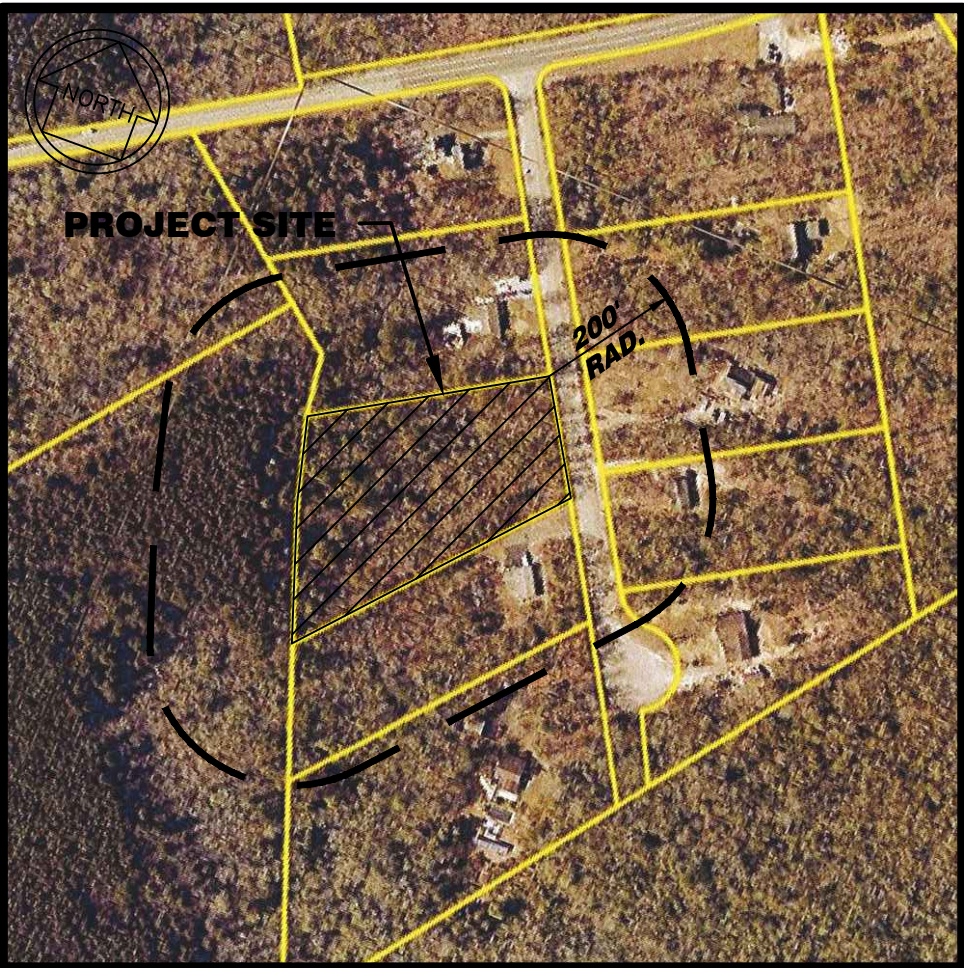
TAX MAP
DENNIS TOWNSHIP TAX MAP SHEET Nos. 21 & 24
NO SCALE



ZONING MAP
DENNIS TOWNSHIP TAX MAP SHEET Nos. 21 & 24
NO SCALE



U.S.G.S. MAP
WOODBINE QUADRANGLE
SCALE: 1" = 2000'



AERIAL MAP
N.T.S.
LOCATION OF ADJACENT STRUCTURES WITHIN
200' OF THE PROJECT SITE
SOURCE: CAPE MAY IMS WEBSITE

GENERAL NOTES:

- OWNER OF RECORD: CORY J. AND DEVON HACKETT
60 LAKE VISTA DRIVE
CAPE MAY COURT HOUSE, NEW JERSEY 08210
PHONE: (609) 402-6860
- APPLICANT:
CORY J. AND DEVON HACKETT
60 LAKE VISTA DRIVE
CAPE MAY COURT HOUSE, NEW JERSEY 08210
PHONE: (609) 402-6860
- THE APPLICANT IS SEEKING APPROVAL FROM THE DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD TO ALLOW A PROPOSED FIFTH WHEEL TRAILER TO BE LOCATED AND OCCUPIED ON THE PRE-EXISTING NON-CONFORMING PARCEL AS A TEMPORARY RESIDENCE FOR THE APPLICANT'S USE UNTIL THE APPLICANT'S NEW HOUSE CONSTRUCTION IS COMPLETED.
- THE PROJECT SITE IS LOCATED WITHIN THE "R3" (RURAL DENSITY RESIDENTIAL) DISTRICT.
- FOR PROPOSED RESIDENCE, REFER TO PLANS ENTITLED "RESIDENCE FOR MR. & MRS. HACKETT, DENNIS TOWNSHIP, NJ", PREPARED BY HARRY S. HARPER, ARCHITECT & PLANNER DATED MAY 15, 2023.
- FOR PROPOSED SEPTIC SYSTEM, REFER TO PLAN ENTITLED "PLAN OF PROPOSED SEWAGE DISPOSAL SYSTEM AND PLOT PLAN/LAYOUT PLAN, LOT 197, BLOCK 120, DENNIS TOWNSHIP, CAPE MAY COUNTY, N.J.", PREPARED BY GIBSON ASSOCIATES, P.A. DATED MAY 02, 2022, REVISED JUNE 20, 2023.
- WETLANDS LIMITS, TRANSITION AREAS, EXISTING TOPOGRAPHY AND SURVEY INFORMATION BASED ON PLAN ENTITLED "PLAN OF SURVEY, LOT 197, BLOCK 120, DENNIS TOWNSHIP, CAPE MAY COUNTY, N.J.", PREPARED BY GIBSON ASSOCIATES, P.A. DATED DECEMBER 14, 2020, REVISED JANUARY 10, 2022. SAID PLAN WAS STAMPED APPROVED BY THE N.J.D.E.P. AS PART OF A LETTER OF INTERPRETATION (L.O.I.)-LINE VERIFICATION AND TRANSITION AREA WAIVER APPLICATION (N.J.D.E.P. FILE NO. 0504-21-0001.1 FW210001). SAID PLAN (WITHOUT APPROVAL STAMP) WAS LATER REVISED ON APRIL 11, 2022 TO ADDRESS APPLICABLE CONDITIONS OF N.J.D.E.P. APPROVED LETTER OF INTERPRETATION AND RECORDED IN THE CAPE MAY COUNTY CLERK'S OFFICE (SEE NOTE 10).
- FRESHWATER WETLANDS LIMITS SHOWN WERE VERIFIED BY THE N.J.D.E.P. AND RESOURCE VALUE CLASSIFICATION DETERMINED BY THE N.J.D.E.P. VIA LETTER OF INTERPRETATION/LINE VERIFICATION DATED JANUARY 13, 2022.
- FRESHWATER WETLANDS TRANSITION AREA WAIVER-EXEMPTION APPROVED BY THE N.J.D.E.P. VIA LETTER DATED JANUARY 13, 2022.
- BOTH THE LETTER OF INTERPRETATION AND TRANSITION AREA WAIVER-EXEMPTION, ALONG WITH THE PLAN OF SURVEY (WITHOUT APPROVAL STAMP) REVISED ON APRIL 11, 2022 TO ADDRESS APPLICABLE CONDITIONS OF N.J.D.E.P. WAS RECORDED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON APRIL 12, 2022 IN DEED BOOK 4051, PAGE 236. SAID PLAN OF SURVEY WAS ALSO RECORDED IN THE CAPE MAY COUNTY CLERK'S OFFICE AS FILED MAP NO. 13934.
- LIST OF REQUESTED VARIANCES AND/OR DESIGN WAIVERS:
 - USE VARIANCE TO PERMIT A PROPOSED FIFTH WHEEL TRAVEL TRAILER TO BE OCCUPIED AS A TEMPORARY RESIDENCE SECTION 185-14(C)3.
 - VARIANCE TO EXCEED ALLOWABLE BUILDING HEIGHT PER SECTION 185-14(C)3.
 - ANY AND ALL ADDITIONAL VARIANCES AND/OR DESIGN WAIVERS THAT MAY BE DEEMED NECESSARY.

CERTIFIED LIST OF ADJ. PROPERTY OWNERS WITHIN 200':

BLOCK	LOT	QUAL	PROPERTY OWNER & MAILING ADDRESS PROPERTY LOCATION	PAGE
120	186		UNITED STATES OF AMERICA 300 WESTGATE CENTER DR. HADLEY, MA 01035.9587 PETERSBURG, RO-BEAR	
120	194		UNITED STATES OF AMERICA 300 WESTGATE CENTER DR. HADLEY, MA 01035.9587 275 PETERSBURG RD	
120	196		SIOLKOWSKI, PHILIP S & PATRICIA L 12 BUCK DR. WOODBINE, NJ 08270.9453	
120	197		HACKETT, CORY J & DEVON 4017 ALEXANDER DR MAYS LANDING, NJ 08330.3004 22 BUCK DR	
120	198		ROBINSON, ZEBULON A & AYALA, ASHLEY 26 BUCK DR. WOODBINE, NJ 08270.9453 26 BUCK DR	
120	199		HARMON, HANCY J 36 BUCK DR. WOODBINE, NJ 08270.9453 36 BUCK DR	
120	200		CONNOLLY, JASON T & DANLEY, TERRI D 35 BUCK DR. WOODBINE, NJ 08270.3701 35 BUCK DR	
120	201		CONAWAY, ROBERT I 25 BUCK DR. WOODBINE, NJ 08270.3701 25 BUCK DR	
120	202		GIBB, WILLIAM A SR 19 BUCK DR. WOODBINE, NJ 08270.3701 19 BUCK DR	
120	203		HAMER, DOUGLAS F & JEANETTE A 11 BUCK DR. WOODBINE, NJ 08270.3701 11 BUCK DR	
120	204		PITTS, BRANDI M 213 PETERSBURG RD WOODBINE, NJ 08270.3707 213 PETERSBURG RD	

TOWNSHIP OF DENNIS
Tax Assessment Department
571 Petersburg Road
P.O. Box 204
Dennisville, NJ 08214
Phone: (609) 861-9700 ext. 341
Fax: (609) 861-9719

LEE ANN RUSS, CTA
Tax Assessor

JUL 24 2023

GIBSON ASSOCIATES PA

ATTEST *Lee Ann Russ*
LEE ANN RUSS, CTA

CAPE MAY COUNTY PLANNING BOARD
DN-309, CENTRAL MAIL ROOM
CAPE MAY COURT HOUSE, NJ 08210

VERIZON COMMUNICATIONS
% ENGINEERING DEPARTMENT
10 TANSBORO RD, FL 2
BERLIN, NJ 08009

SOUTH JERSEY GAS COMPANY
% JOSEPH SCHNEIDER
GENERAL MANAGER
SYSTEM ENGINEERING & PLANNING
1 SO JERSEY PLAZA
FOLSOM, NJ 08037

CONNECTIV REAL ESTATE DEPARTMENT
5100 HARDING HIGHWAY, SUITE 399
MAYS LANDING, NJ 08330-9902

(CONTINUED)

ZONING SCHEDULE: (ZONE "R-3" SINGLE FAMILY RESIDENTIAL)

DESCRIPTION	REQUIRED "R-3" ZONE	REQUIRED "R-3" ZONE (SECTION 185-37(F))	EXISTING LOT 197 (VACANT LOT)	PROPOSED LOT 197	VARIANCE
MINIMUM LOT AREA	3 ACRES	N/A	2.17± ACRES	2.17± ACRES*	NO
MINIMUM LOT FRONTAGE	150'	150'	175'	175'*	NO
MINIMUM LOT WIDTH	150'	150'	197.12'**	197.12'*	NO
MINIMUM LOT DEPTH	300'	300'	403.84'	403.84'*	NO
PRINCIPAL BUILDING					
MINIMUM FRONT YARD SETBACK	100'	72.34'	N/A	72.5'	NO
MINIMUM SIDE YARD SETBACK	35'	25.32'	N/A	53.7'	NO
MINIMUM REAR YARD SETBACK	100'	72.34'	N/A	216.44'	NO
MAXIMUM BUILDING COVERAGE	10%	20%	N/A	4188 SQ. FT./4.4%	NO
MAXIMUM BUILDING HEIGHT	30'	21.7'	N/A	24.7' ***	YES
PARKING (R.S.I.S. REQ'D. FOR 4 BDRM.)	2.5 SPACES	2.5 SPACES	N/A	3 SPACES	NO
ACCESSORY BUILDING (PROPOSED FIFTH WHEEL TRAILER)					
MINIMUM SIDE YARD SETBACK	35'	25.32'	N/A	OVER 25.32'	NO
MINIMUM REAR YARD SETBACK	35'	25.32'	N/A	OVER 25.32'	NO
MAXIMUM BUILDING COVERAGE	2%	2%	N/A	0%	NO
DISTANCE TO PRINCIPAL BUILDING	20'	14.6'	N/A	28.1'	NO
IMPERVIOUS COVERAGE					
MAX. IMPERVIOUS COVERAGE	15%	15%	N/A	4597 SQ. FT./4.9%	NO

* EXISTING CONDITION NOT IMPACTED BY PROPOSED DEVELOPMENT
** MEASURED ALONG 72.34' FRONT YARD SETBACK LINE
*** SCALED DISTANCE FROM FINISH FLOOR TO ROOF PEAK IN ARCHITECTURAL PLANS REFERENCED IN NOTE IS 20.7'. MIN. FINISH FLOOR IN SEPTIC PLANS REFERENCED IN NOTE 6 IS ELEV. 24.0 (N.A.V.D. 88), THEREBY SETTING THE ROOF PEAK AT ELEV. 44.7 (N.A.V.D. 88). PROPOSED FINISH GRADE MEASURED 5' FROM FOUNDATION WALL OF BUILDING FACING STREET IS ELEV. 20.0 (N.A.V.D. 88), SO SCALED BUILDING HEIGHT IS 24.7'.

UTILITIES:

COMCAST CABLE
901 W LEEDS AVENUE
ABSECON, NJ 08201

PUBLIC SERVICE ELECTRIC & GAS CO.
MANAGER-CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102

CAPE ATLANTIC SOIL
CONSERVATION DISTRICT
ATTN: MICHAEL KENT
6260 OLD HARDING HIGHWAY
MAYS LANDING, NJ 08330

ENGINEERING PORTION OF THIS PROJECT PREPARED BY: <i>Louis A. Scheidt</i> LOUIS A. SCHEIDT PROFESSIONAL ENGINEER N.J.P.E. LICENSE No. 24321	LAND SURVEYING PORTION OF THIS PROJECT PREPARED BY: <i>William F. Seaman</i> WILLIAM F. SEAMAN LICENSED PROFESSIONAL LAND SURVEYOR N.J.P.L.S. LICENSE No. GS-041380	 GIBSON ASSOCIATES, P.A. CONSULTING ENGINEERS AND SURVEYORS 522 SEA ISLE BOULEVARD OCEAN VIEW, NEW JERSEY 08230 (609) 624-1944 ZONING VARIANCE PLAN LOT 197, BLOCK 120 DENNIS TOWNSHIP CAPE MAY COUNTY, N.J.
DATE	REVISIONS	DRAWN: JJS/ROC CHECKED: WPF/WES DATE: 08-01-23 SCALE: 1" = 30' BOOK 50 PAGE 26 DWG. No. 3538-3D

