

- Applicant: Rixon Realty, c/o Paul Rixon, 71 Route 50, Seaville, NJ 08230, Phone: 609-827-7555
- Owner: Dawn Scharnagl, 136 Ryans Run, Sicklerville, NJ 08081, Phone: 856-885-3370
- Project Site: 256 Woodbine Oceanview Rd., Ocean View, NJ 08230
- The project site is known as Block 226, Lot 9, as shown on the Township of Dennis Tax Map, Sheet #26.
- The project site is located in the (R3) Rural Single Family Residential Zoning District.
- The project site consists of an area of 19,329± SF (0.44± AC).
- The project site is currently vacant.
- It is the intent of the applicant to construct a single family dwelling & associated driveway on site.
- The proposed dwelling shall be serviced by the existing on-site septic system & proposed well. The installed septic was approved by the Cape May County Health Department in 2004.
- All concrete curb, sidewalk, pavement disturbed in kind within road rights-of-way are to be repaired in kind.
- All traffic signs, other signs, mailboxes, poles and/or safety devices that will be removed during construction are to be reinstalled at the proper location.
- This application proposes less than 1 AC of disturbance and less than a quarter AC of new impervious cover, therefore, stormwater management is not required.
- Survey information taken from plan entitled "Plan of Survey" Block 226 Lot 9, Dennis Township, Cape May County, NJ prepared by DeVaul Surveying, LLC, Mark G. DeVaul, NJPLS #34844 & dated 2/28/2025.
- The proposed application will require approvals from the following agencies:
  - Dennis Township Land Use Board
  - Cape Atlantic Soil Conservation District

**R3 - Rural Single Family Residential Zoning District**  
**Section 185-37(F)**

Description	Required	Proposed	Variance
Principal Building			
Lot Area	3 AC	0.44 AC	YES*
Lot Frontage	100'	200.40'	NO
Lot Width	100'	199.96'	NO
Lot Depth	125'	96.27'	YES*
Front Yard Setback (min.)			
Woodbine Oceanview Rd.	54.7'	52.4'	YES
Corson Tavern Rd.	119.5'	82.6'	YES
Side Yard Setback (min.)	17.5'	68.8'	NO
Rear Yard Setback (min.)	14.7'	14.7'	NO
Building Height (max.)	12'	17.44'	YES
Building Coverage (max.)	20%	7.45%	NO
Impervious Coverage (max.)	20%	15.18%	NO
Parking Requirements (per RSIS)			
Dwelling (3-Bedroom)	2.0 spaces	2 spaces	NO

\*Pre-existing non-conforming condition

**Variations Required**

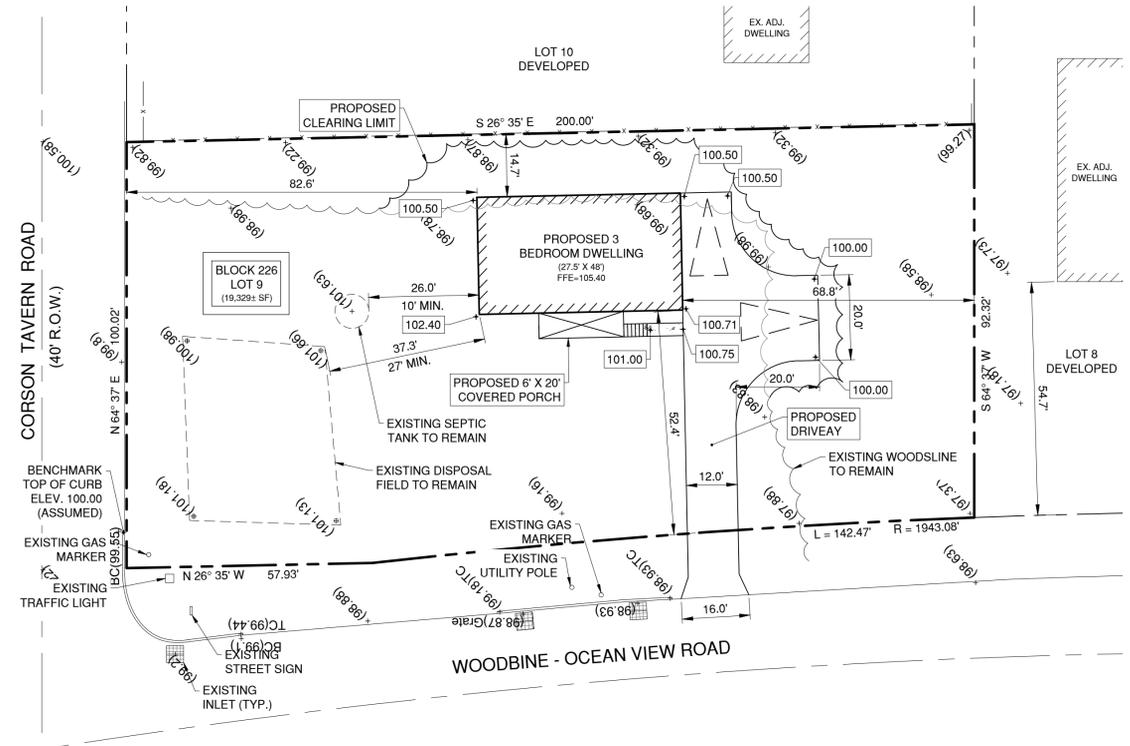
- A C bulk variance is required to permit the existing lot area of 19,329 SF, where 3 AC is required.
- A C bulk variance is required to permit the existing lot depth of 96.27', where 125' is required.
- A C bulk variance is required to permit a front yard setback on Woodbine Oceanview Rd. of 52.8', where 54.3' is required.
- A C bulk variance is required to permit a front yard setback on Corson Tavern Rd. of 76.0', where 119.5' is required.
- A C bulk variance is required to permit a building height of 17.44', where 12' is required.

- DN-309, CENTRAL MAIL ROOM, CAPE MAY COURT HOUSE, NJ 08210
- COMCAST CABLE, 901 W LEEDS AVENUE, ABSECON, NJ 08201
- VERIZON COMMUNICATIONS % ENGINEERING DEPARTMENT, 10 TANSBORO RD, FL 2, BERLIN, NJ 08009
- PUBLIC SERVICE ELECTRIC & GAS CO. MANAGER-CORPORATE PROPERTIES, 80 PARK PLAZA, 70B, NEWARK, NJ 07102
- SOUTH JERSEY GAS COMPANY % JOSEPH SCHNEIDER, GENERAL MANAGER, SYSTEM ENGINEERING & PLANNING, 1 SO JERSEY PLAZA, FOLSOM, NJ 08037
- CAPE ATLANTIC SOIL CONSERVATION DISTRICT, ATTN: MICHAEL KENT, 6260 OLD HARDING HIGHWAY, MAYS LANDING, NJ 08330
- CONNECTICUT REAL ESTATE DEPARTMENT, 5100 HARDING HIGHWAY, SUITE 399, MAYS LANDING, NJ 08330-9902
- STATE OF NJ-DOT, CN-600 1035 PARKWAY AVE, TRENTON, NJ 08625-0600

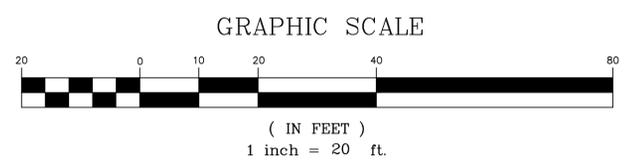
Block Lot	Property Location	Property Class	Owner	Zip Code
224 76	350 WOODBINE-OCEANVIEW RD	4A	ATLANTIC CITY ELECTRIC CO R/E DEPT 5100 HARDING HWY MAYS LANDING, NJ	08320260
225.01 9	305 WOODBINE-OCEANVIEW RD	4A	ATLANTIC CITY ELECTRIC CO R/E DEPT 5100 HARDING HWY MAYS LANDING, NJ	08320260
226 6	246 WOODBINE-OCEANVIEW RD	1	PITTLUGA, PETER A & MARIA R 240 WOODBINE-OCEANVIEW RD OCEAN VIEW, NJ	082201062
226 7	248 WOODBINE-OCEANVIEW RD	2	APFA, RICHARD A 250 WOODBINE OCEANVIEW RD OCEAN VIEW, NJ	082201062
226 8	250 WOODBINE-OCEANVIEW RD	15F	APFA, RICHARD A & BARBARA J 250 WOODBINE OCEANVIEW RD OCEAN VIEW, NJ	082201062
226 9	256 WOODBINE-OCEANVIEW RD	1	SCHARNAGL, DAWN H 136 RYANS RUN SICKLERVILLE, NJ	080813714
226 10	430 CORSON TAVERN RD	2	KACZOR, WALTER J 430 CORSON TAVERN RD OCEAN VIEW, NJ	082201064
226 11	436 CORSON TAVERN RD	2	DELLA SALA, GEORGE & MATTHEW G 436 CORSON TAVERN RD OCEAN VIEW, NJ	082201064
233 4	145 WOODBINE-OCEANVIEW RD	2	BRV, JOSEPH W & JULIA M 145 WOODBINE OCEANVIEW RD OCEAN VIEW, NJ	082201016
233 5	149 WOODBINE-OCEANVIEW RD	2	KEENAN, COURTNEY M 149 WOODBINE OCEANVIEW RD OCEAN VIEW, NJ	082201016
233 6	153 WOODBINE-OCEANVIEW RD	2	EDWARDS, FRANK P JR 300 77TH ST SEA ISLE CITY, NJ	082431278
233 7	424 CORSON TAVERN RD	2	OPUSZYNSKI, CHERYL A & JOSEPH M 424 CORSON TAVERN RD OCEAN VIEW, NJ	082201024
233 8	420 CORSON TAVERN RD	2	LYONS, TERRI 420 CORSONS TAVERN RD OCEAN VIEW, NJ	082201024
233 9	5 RED CEDAR DR	2	BERSON, KIMBERLY A 5 RED CEDAR DR OCEAN VIEW, NJ	082201031
233 10	9 RED CEDAR DR	2	ALLEN, STACY L 20 NW 11TH ST DELRAY BEACH, FL	33442949

**200' PROPERTY OWNERS LIST**

TOWNSHIP OF DENNIS APPROVAL BLOCK	
Chairman _____	Date _____
Secretary _____	Date _____
Engineer _____	Date _____



**VARIANCE PLAN**



**EDA** Engineering Design Associates, P.A.  
Engineers - Environmental Planners - Landscape Architects  
CAMBRIDGE PROFESSIONAL OFFICES  
1000 Cambridge Street, Suite 200  
Cambridge, MA 02142  
(609) 390-0332 • Fax (609) 390-9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION # Z602373200

**VARIANCE PLAN**  
BLOCK 226, LOT 9  
TOWNSHIP OF DENNIS  
CAPE MAY COUNTY, NEW JERSEY

**JOSEPH H. MAFFEI**  
PROFESSIONAL ENGINEER  
N.J.P.E. LIC. #37894

IF THIS PLAN OR DOCUMENT DOES NOT CONTAIN A RAISED SEAL IMPRESSION BEARING THE NAME AND REGISTRATION NUMBER OF THE ABOVE SIGNED PROFESSIONAL, IT MAY NOT BE AN AUTHORIZED COPY OF THE ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED. REPRODUCTION OR FURTHER DISSEMINATION OF THE CONTENTS IN WHOLE OR IN PART REQUIRES PERMISSION IN WRITING FROM ENGINEERING DESIGN ASSOCIATES, P.A.

REVISION	DATE	BY



DATE: 5/1/2025	DRAWN BY: MAJ
SCALE: AS NOTED	CHECKED BY: JHM
PROJECT #: 10624	SHEET: 1 OF 1