

PROPERTY OWNERS WITHIN 200' OF BLOCK 241, LOT 2.01 TOWNSHIP OF DENNIS, CAPE MAY COUNTY, NJ

BLOCK	LOT	QUAL	PROPERTY OWNER & MAILING ADDRESS	PROPERTY LOCATION
236	3		WAY, RONALD J & WAY, LINDA R 2391 RT 9 S OCEAN VIEW, NJ 08230-1002	08230-1002
236	4		WAY, EVELYN H REV TRUST 2391 RT 9 S OCEAN VIEW, NJ 08230-1002	08230-1002
236	8		WAY, RONALD J 2391 RT 9 S OCEAN VIEW, NJ 08230-1002	08230-1002
236	9		TURNER PARTNERS LP 2357 RT 9 S OCEAN VIEW, NJ 08230-1001	08230-1001
236	10		TURNER PARTNERS LP PO BOX 607 OCEAN VIEW, NJ 08230-0607	08230-0607
241	1		EDWARDS, FRANK P JR 300 77TH ST SEA ISLE CITY, NJ 08243-1278	08243-1278
241	2.02		EDWARDS, FRANK P JR 300 77TH ST SEA ISLE CITY, NJ 08243-1278	08243-1278
241	2.03		EDWARDS, FRANK P JR 300 77TH ST SEA ISLE CITY, NJ 08243-1278	08243-1278
241	2.04		14 FAIRWAY COURT LLC 234 RAGAN RD CAPE MAY COUNTY, NJ 08210-1175	08210-1175
241	3		FRANKLIN SAVINGS BANK SEA 1179 RT 9 S, PO BOX 230 WOODSTOWN, NJ 08098-0230	08098-0230
242	16		DORLAND, ROSEMARY E 66 OCEAN VIEW DR OCEAN VIEW, NJ 08230-1019	08230-1019
242	5		SCHROCK, BARBARA A G 62 OCEAN VIEW DR OCEAN VIEW, NJ 08230-1019	08230-1019
242	22		GLENN, ROSEMARY L & DONNA S 2342 RT 9 S OCEAN VIEW, NJ 08230-1020	08230-1020
242	23		CAMP, RANDOLPH 2342 RT 9 S OCEAN VIEW, NJ 08230-1020	08230-1020
245	13		TURNER PARTNERS LP PO BOX 607 OCEAN VIEW, NJ 08230-0607	08230-0607

TOWNSHIP OF DENNIS
Tax Assessment Department
571 Powersburg Road
P.O. Box 304
Dennisville, NJ 08214
Phone: (609) 861-9700 ext. 241
Fax: (609) 861-9719
LEE ANN RUSS, CTA
Tax Assessor

DN-306, CENTRAL MAIL ROOM
CAPE MAY COUNTY HOUSES, NJ 08210
VEGION COMMUNICATIONS
% ENGINEERING DEPARTMENT
% FANBERG RD, FL 2
BIRLTON, NJ 08009
SOUTH JERSEY GAS COMPANY
% JOSEPH SCINIGER
GENERAL MANAGER
SYSTEM ENGINEERING & PLANNING
130 JERSEY PLAZA
FOLSOM, NJ 08077
CONCRETE REAL ESTATE DEPARTMENT
5100 HARRISON HIGHWAY, SUITE 300
MAYS LANDING, NJ 08230-9902
COMCAST CABLE
901 W LEBAN AVENUE
ARLINGTON, NJ 08011
PUBLIC SERVICE ELECTRIC & GAS CO.
MANAGER-CORPORATE PROPERTIES
80 PARK PLAZA, 7TH
NEWARK, NJ 07102
CAPE ATLANTIC SOIL
CONSERVATION DISTRICT
ATTN: MICHAEL SMYTH
6280 OLD HARRISON HIGHWAY
MAYS LANDING, NJ 08230
STATE OF NJ DOT
CN-400 1035 PARKWAY AVE
TRENTON, NJ 08620-0900

- GENERAL NOTES**
- Applicant/Owner: Ocean View Lighthouse, LLC
Attn: Michael Meyers
Ocean View, NJ 08230
Phone (484) 318-1388
Project Location: 2576 Route 9
Dennis Township
Cape May County
 - The project site is known as Block 241, Lot 2.01, as shown on the Tax Plate #26 of the Dennis Township Tax Maps. The site address is 2576 Route 9.
 - The project site is located in the (OVC) Ocean View Center Zoning District.
 - The project site consists of an area of 1.40 Acres (61,111.03 SF).
 - The site is currently occupied by a miniature golf course, a 1,024 SF brewery building and a partially paved parking lot.
 - It is the intent of the Applicant to construct a 40'x80' two-story pole barn building to relocate the existing brewery operations and create a larger bar & tap room. The second story will be completed at a future date, creating a half second floor. The existing one-story frame building will continue to operate as a bar & tap room, and the existing brewing location will be converted to a pizza take-out. A design waiver is requested for the gravel parking spaces and lack of curbing around the parking lot.
 - The existing septic system will be increased as needed, as directed by the County Health Department.
 - There is an increase to the existing impervious coverage with the construction of the new pole barn building and concrete walkways. The increase is less than a quarter acre, therefore not defined as a major development requiring a stormwater management plan. A proposed sub-surface trench system has been designed to store and infiltrate runoff generated by the proposed roof area only.
 - 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.
 - The proposed application will require approvals from the following agencies:
 - Dennis Township Land Use Board
 - Cape May County Planning Board
 - Cape Atlantic Soil Conservation District
 - Cape May County Health Department

- VARIANCES REQUESTED**
- Section 185-23(B):** A 'D' Use Variance is requested to permit the expansion of a non-conforming use of the brewery, in which the brewery is not a permitted use in the OVC Zone.
- Section 185-23(B):** A 'D' Use Variance is requested to permit three principal uses: a miniature golf course, take-out pizza, and a brewery, in which the brewery is not a permitted use in the OVC Zone.
- Section 185-23(D):** A 'C' Bulk Variance is requested to permit a primary front yard setback of 130.9 feet, whereas 8 feet maximum is required.
- Section 185-23(D):** A 'C' Bulk Variance is requested to permit a rear yard building setback of 25 feet, whereas 55 feet maximum is required.
- Section 185-23(D):** A 'C' Bulk Variance is requested to permit a primary street facade built to BTL of 0% at 0 feet since the proposed building will be located 130.9 feet from the primary front property line.
- Section 185-23(E):** A 'C' Bulk Variance is requested to permit the proposed lot coverage of 64.32%, whereas a maximum of 60% is permitted.
- Section 185-23(E):** A 'C' Bulk Variance is requested to permit a primary front yard parking setback of 27.4 feet, whereas 30 feet is required.
- WAIVERS REQUESTED**
Section 185-38.A.(2) requires all parking areas to be paved and curbed.
A waiver is requested from this item. The existing driveway and parking area is partially paved and concrete wheel stops are provided for each parking space in lieu of curbing.

- VARIANCES & WAIVERS**
- This set of plans has been prepared for purposes of municipal and agency review and approval. This set of plans shall not be utilized as construction documents until all conditions of approval have been satisfied on the drawings and each drawing has been revised to indicate "Issued for Construction."
- Contractor shall check and verify all existing utilities, grades, site dimensions and existing conditions before proceeding with construction. Any discrepancies or unusual conditions are to be reported to design engineer/project staff immediately for adjustments or directions.
- All construction to be performed in accordance with NJDOT Standard Specifications and supplementary specifications for this project.
- These drawings do not include the necessary components for construction safety; however, all construction must be done in compliance with the Occupational Safety and Health Act of 1970 and all rules and regulations appurtenant to this project.

CONTRACTOR NOTES

Outbound and topographic survey information taken from plan entitled "Survey of Block 241, Lot 2.01, Township of Dennis, Cape May County, New Jersey prepared by James R. Boney, N.J.P.L.S. #31264, dated October 31, 2023, revised November 28, 2023

SURVEY INFORMATION

SCHEDULE OF SHEETS	DATE	REVISED
COVER SHEET.....	09/10/25	-
MINOR SITE PLAN.....	09/10/25	-
GRADING, DRAINAGE, SOIL EROSION PLAN.....	09/10/25	-
ENGINEERING DETAILS.....	09/10/25	-
SOIL EROSION & SEDIMENT CONTROL PLAN.....	09/10/25	-

ZONING INFORMATION : (OVC) OCEAN VIEW CENTER DISTRICT

The proposed use is not a permitted use within the OVC Zoning District. No stand-alone or bar only operations are permitted.

Requirement	Required	Existing	Proposed	Variance
Lot Size	1 acre	1.40 acres	1.40 acres	No
Lot Width	150'	150'	150'	No
Lot Depth	200'	300'	300'	No
Build-to-Line - Front Min	0'	141.9'	130.9'	No
Build-to-Line - Front Max	8'	141.9'	130.9'	Yes
Build-to-Line - Side	30'	55.8'	55.8'	No
Build-to-Line - Rear	55'	130.7'	25'	Yes
Primary Street Facade at BTL	50% at 0'	0%	0%	Yes
Building Length	100' max	40.3'	40.3'	No
Building Facade Length	30' max.	40.3'	40.3'	No
Building Height	30'	<30'	<30'	No
Building Stories	2.5	1	1	No
Distance Between Buildings	20'	35.8'	32.4'	No
Total Building Coverage	35%	4.58% (2,800 SF)	9.82% (6,000 SF)	No
Lot Coverage	60%	56.61% (34,997 SF)	64.32% (39,309 SF)	Yes

Parking Requirement	Required	Existing	Proposed	Variance
Brewery (50 seats)	17 spaces			
[1 space / 3 seats]				
Miniature Golf (18 holes)	18 spaces			
[1 spaces / hole]				
Pizza Take-out (27 seats)	9 spaces			
[1 space / 3 seats]				
TOTAL	44 spaces	32 spaces	44 spaces	No

Parking Setback Requirement	Required	Existing	Proposed	Variance
Front - Primary St	30' min.	27.4' *	27.4' *	Yes
Side Setback	10' min.	15.7'	11.4'	No
Rear Setback	10' min.	197'	13.0'	No

Signage Requirement	Required	Existing	Proposed	Variance
Freestanding Sign				
Quantity	1 sign	n/a	1 sign	No
Area	32 SF	n/a	32 SF	No
Height	12'	n/a	<12'	No
Setback (R.O.W.)	10'	<10' *	12'	No
Setback (Side)	10'	<10' *	23.7'	No

* Existing non-compliance

PROPERTY OWNERS LIST WITHIN 200'

GENERAL NOTES

CONTRACTOR NOTES

ZONING INFORMATION



AMENDED MINOR SITE PLAN
BLOCK 241, LOT 2.01
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY



Engineers - Landscape Architects - Planners



COVER SHEET
BLOCK 241, LOT 2.01
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

EDA Engineering Design Associates, P.A.
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: 24062970300

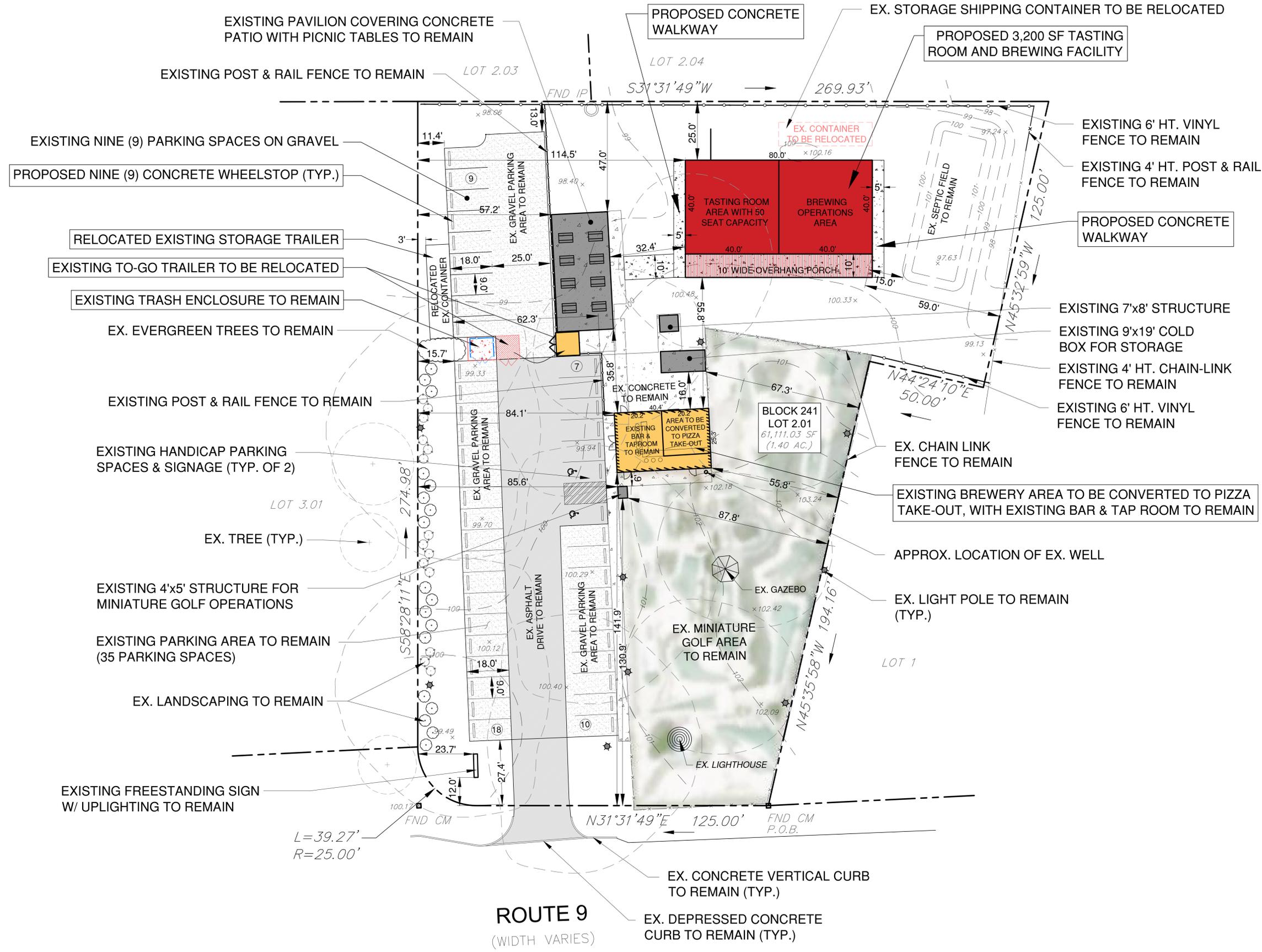
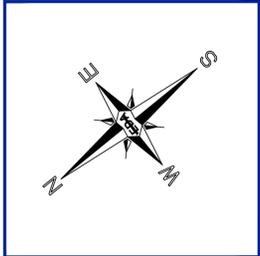
VINCENT C. ORLANDO
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498

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REVISION	DATE	BY



DATE: 09/10/25	DRAWN BY: NEW
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 10164	SHEET: 1 OF 5



AMENDED MINOR SITE PLAN



Engineers - Landscape Architects - Planners

EDA Engineering Design Associates, P.A.
 Environmental Planners, Landscape Architects
 CAMBRIDGE PROFESSIONAL OFFICES
 1000 Cambridge Street, Cambridge, MA 02142
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AMENDED MINOR SITE PLAN
 BLOCK 241, LOT 2.01
 DENNIS TOWNSHIP
 CAPE MAY COUNTY, NEW JERSEY

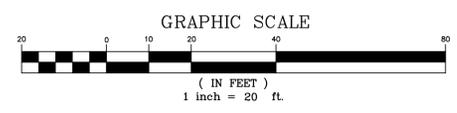
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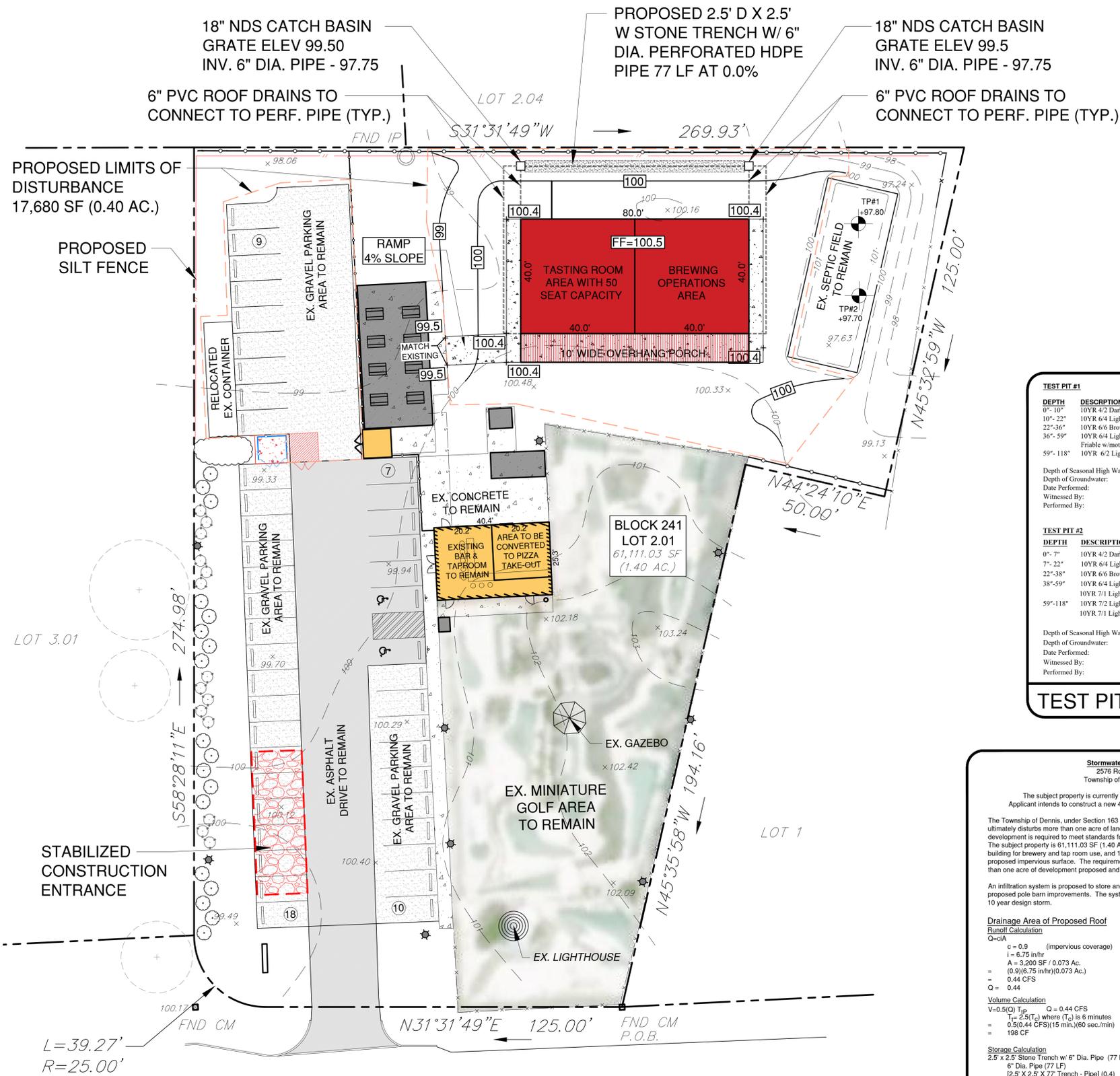
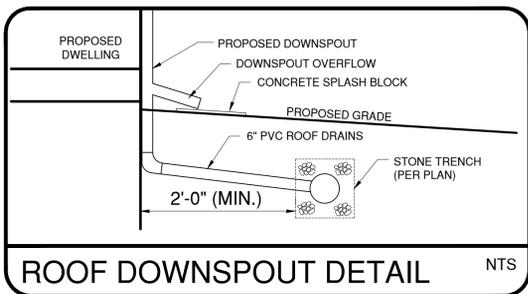
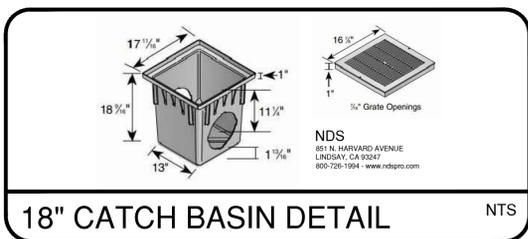
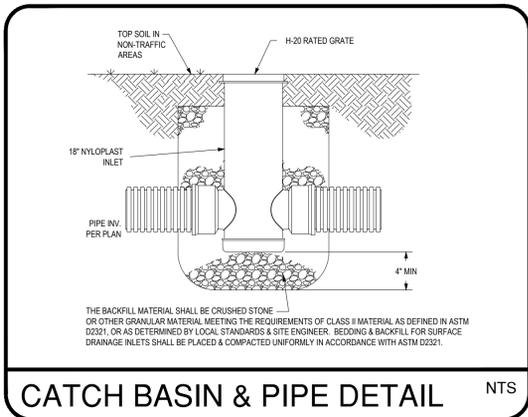
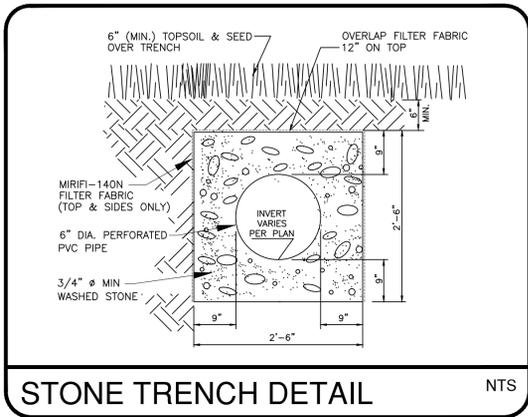
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SCALE: 1"=20'	CHECKED BY: VCO
PROJECT #: 10164	SHEET: 2 OF 5





TEST PIT #1

DEPTH	DESCRIPTION
0'-10"	10YR 4/2 Dark Grayish Brown, Sandy Loam, Subangular Blocky, Friable
10'-22"	10YR 6/4 Light Yellowish Brown, Loamy Sand, Subangular Blocky, Friable
22'-36"	10YR 6/6 Brownish Yellow, Loamy Sand, Subangular Blocky, Friable
36'-59"	10YR 6/4 Light Yellowish Brown, Loamy Sand, Subangular Blocky, Friable w/mottles of 10YR 7/1 Light Gray, Few, Fine & Faint
59'-118"	10YR 6/2 Light Brownish Gray, Fine Sand, Single Grain Loose

Depth of Seasonal High Water: 36"
Depth of Groundwater: 47"
Date Performed: 3/20/2024
Witnessed By: Heather Carr Johnson, Cape May County Health Dept.
Performed By: Christopher J. Carey, LLA

TEST PIT #2

DEPTH	DESCRIPTION
0'-7"	10YR 4/2 Dark Grayish Brown, Sandy Loam, Subangular Blocky, Friable
7'-22"	10YR 6/4 Light Yellowish Brown, Loamy Sand, Subangular Blocky, Friable
22'-38"	10YR 6/6 Brownish Yellow, Loamy Sand, Subangular Blocky, Friable
38'-59"	10YR 6/4 Light Yellowish Brown, Loamy Sand, Subangular Blocky, w/mottles of 10YR 7/1 Light Gray, Few, Fine & Faint
59'-118"	10YR 7/2 Light Gray, Fine Sand, Single Grain Loose w/mottles of 10YR 7/1 Light Gray, Common, Medium, Distinct

Depth of Seasonal High Water: 38"
Depth of Groundwater: 53"
Date Performed: 3/20/2024
Witnessed By: Heather Carr Johnson, Cape May County Health Dept.
Performed By: Christopher J. Carey, LLA

TEST PIT RESULTS

Stormwater Management Calculations
2576 Route 9 - Block 241, Lot 2.01
Township of Dennis, Cape May County, NJ

The subject property is currently operating as a miniature golf course and a brewery. Applicant intends to construct a new 40x80' pole barn building to relocate brewery operations.

The Township of Dennis, under Section 163 of the code, defines a major development as one that ultimately disturbs more than one acre of land and creates one quarter acre of impervious surface. A major development is required to meet standards for stormwater runoff, quality and quantity set by the Township. The subject property is 61,111.03 SF (1.40 Acre). The applicant intends to construct a 3,200 SF pole barn building for brewery and tap room use, and 1,512 SF of concrete walkway, totaling 4,712 SF / 0.108 acre of proposed impervious surface. The requirements of Chapter 163 are not required to be met as there is less than one acre of development proposed and less than one quarter acre of proposed impervious surface.

An infiltration system is proposed to store and infiltrate the runoff generated by the roof area of the proposed pole barn improvements. The system was designed using the Rational Formula, Q=cA, for the 10 year design storm.

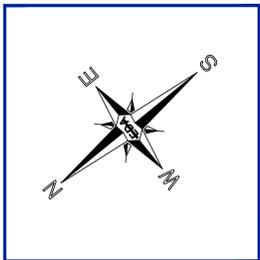
Drainage Area of Proposed Roof
Runoff Calculation
Q=cA
c = 0.9 (impervious coverage)
i = 6.75 in/hr
A = 3,200 SF / 0.073 Ac.
= (0.9)(6.75 in/hr)(0.073 Ac.)
= 0.44 CFS
Q = 0.44

Volume Calculation
V=0.5(Q)T_p Q = 0.44 CFS
T_p = 2.5(T_d) where (T_d) is 6 minutes
= 0.5(0.44 CFS)(15 min.)(60 sec/min)
= 198 CF

Storage Calculation
2.5' x 2.5' Stone Trench w/ 6" Dia. Pipe (77 LF) = 15.09 CF
[2.5' X 2.5' X 77' Trench - Pipe] (0.4) = 186.46 CF
Total = 201.55 CF

Summary
The 10 year design storm generates approximately 198 CF of stormwater runoff. An infiltration system with a stone trench has been designed to store approximately 201.55 CF of runoff for the proposed structure. Areas of the property not accounted for in the calculations will follow existing drainage patterns and shall not have a negative impact on the adjacent lots.

STORMWATER CALCULATIONS



EDAA Engineering Design Associates, P.A.
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GRADING, DRAINAGE & SOIL EROSION PLAN
BLOCK 241, LOT 2.01
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

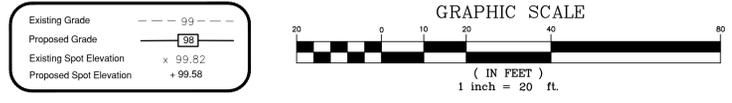
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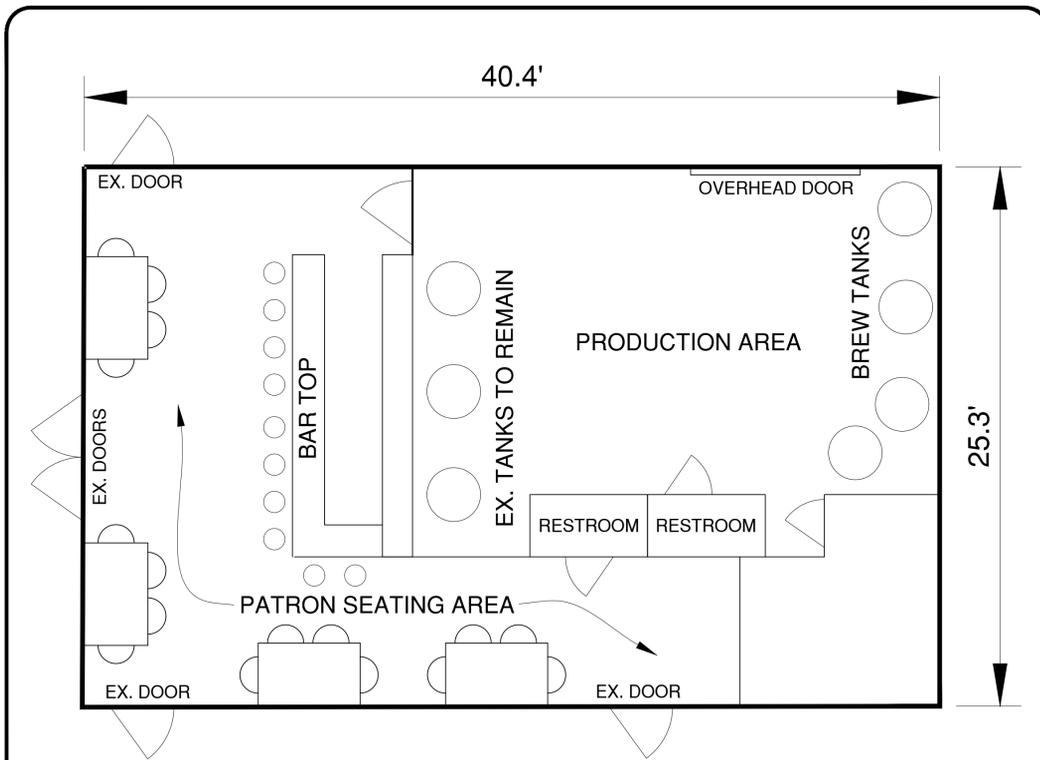
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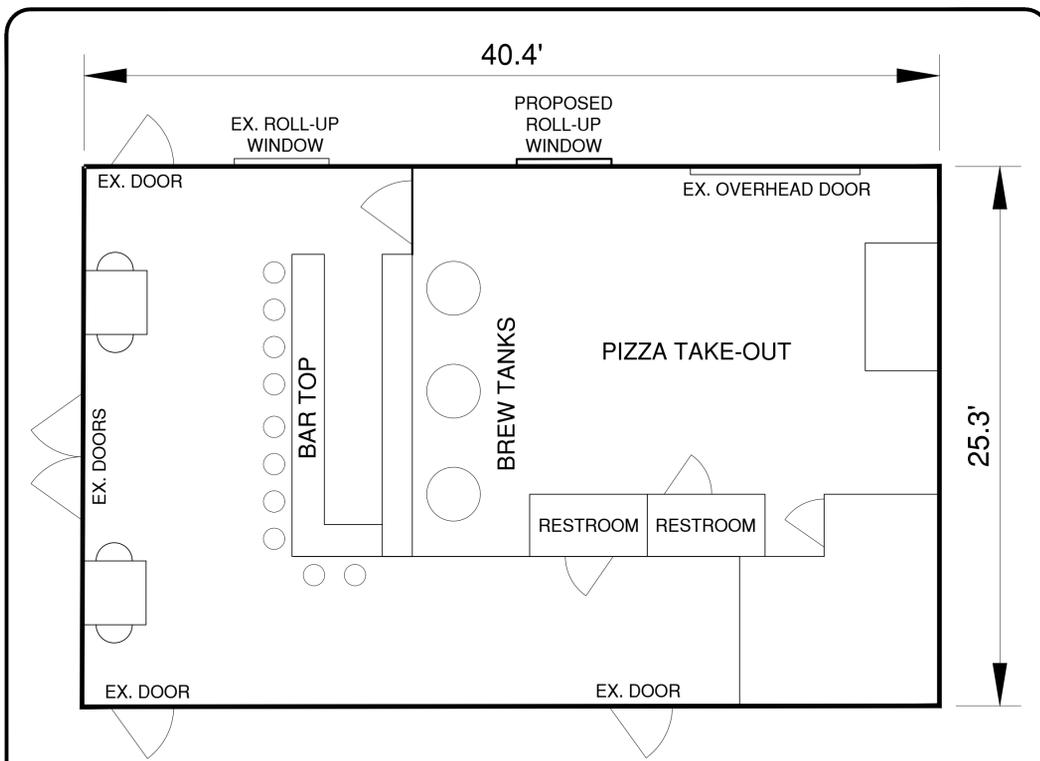
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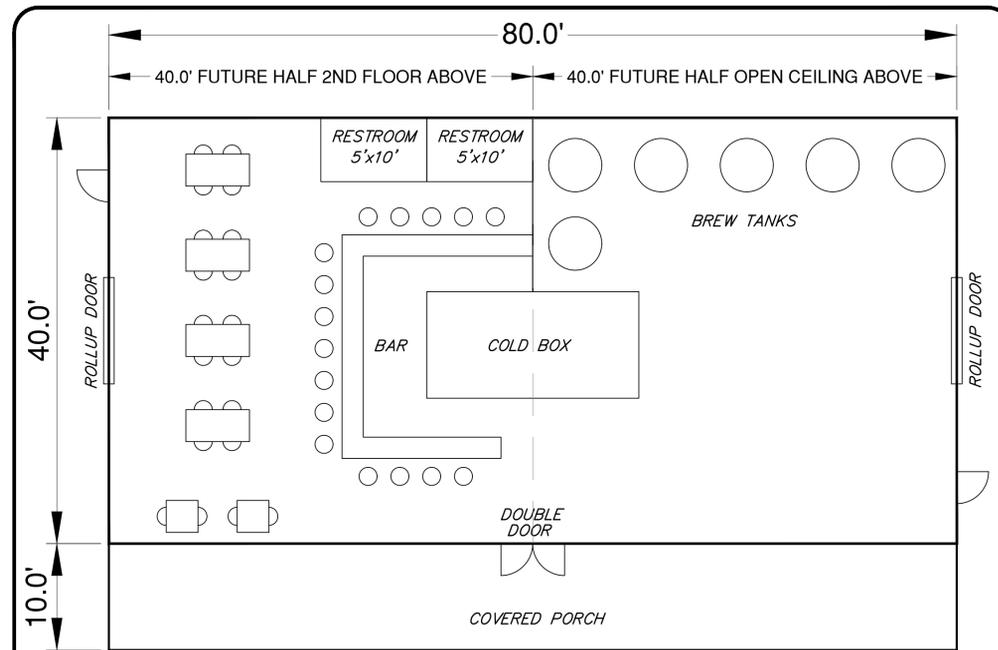
GRADING, DRAINAGE & SESC PLAN



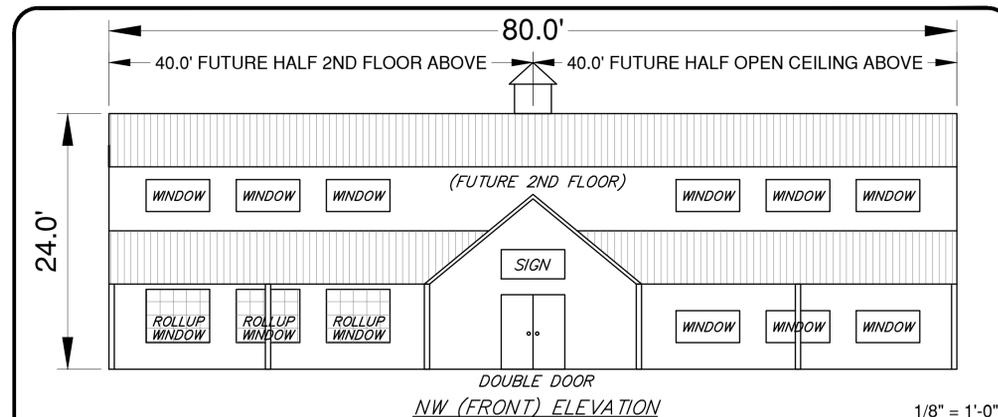
EXISTING FLOOR PLAN OF BREWERY & TAP ROOM 1/4" = 1'-0"



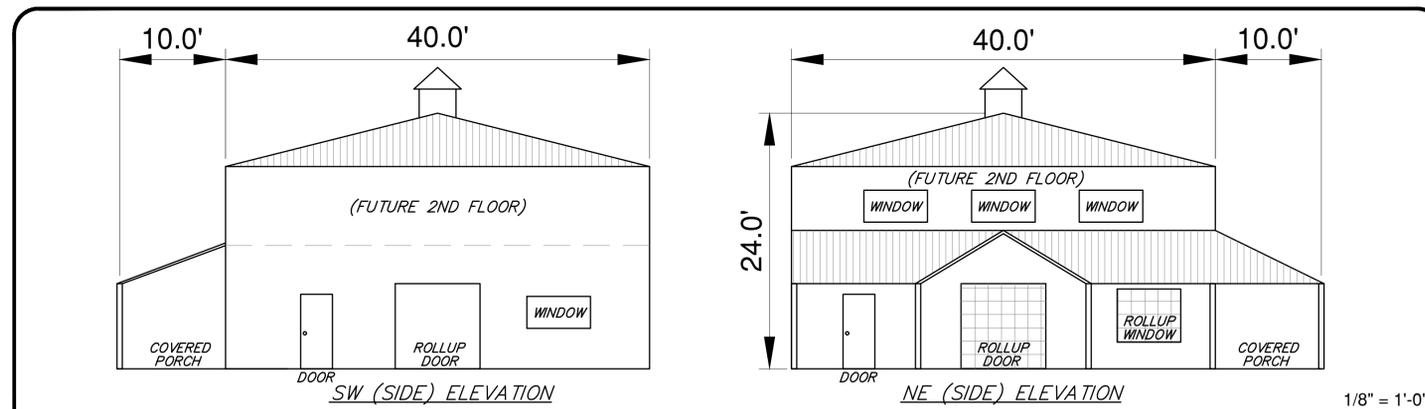
PROPOSED FLOOR PLAN OF PIZZA TAKE-OUT & TAP ROOM 1/4" = 1'-0"



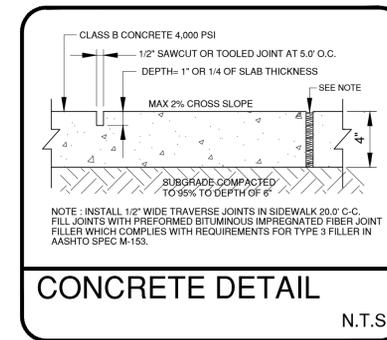
PROPOSED FLOOR PLAN OF NEW BREWERY AND TAP ROOM 1/8" = 1'-0"



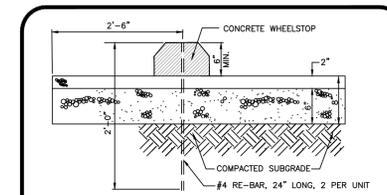
PROPOSED NW ELEVATION OF NEW BREWERY & TAP ROOM 1/8" = 1'-0"



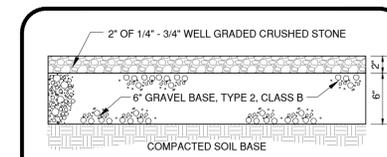
PROPOSED NE & SW ELEVATION OF NEW BREWERY & TAP ROOM 1/8" = 1'-0"



CONCRETE DETAIL N.T.S.



WHEELSTOP DETAIL N.T.S.



STONE PAVING DETAIL N.T.S.

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 CAPE MAY COUNTY, NEW JERSEY

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