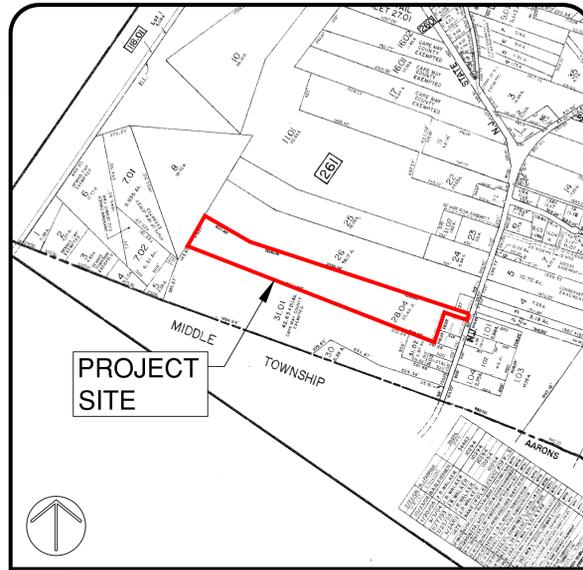


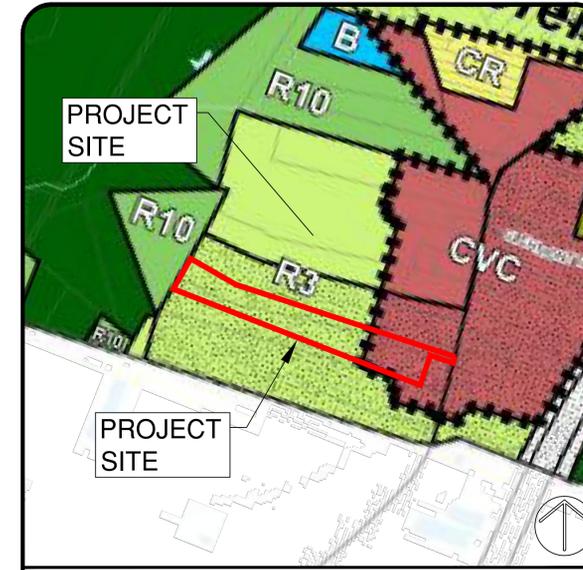
AERIAL MAP
(NJDEP GEOWEB) N.T.S.



TOWNSHIP OF DENNIS TAX MAP
(PLATE #28) 1" = 1000'



U.S.G.S. MAP
(WOODBINE QUADRANGLE) 1" = 2000'



DENNIS TOWNSHIP ZONING MAP
(CVC & R3 ZONING DISTRICTS) 1" = 1000'

PROPERTY OWNERS LIST WITHIN 200'

Block	Lot	Owner	Address	Area	Acres	Notes
281	1	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	2	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	3	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	4	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	5	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	6	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	7	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	8	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	9	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	10	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	11	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	12	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	13	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	14	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	15	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	16	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	17	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	18	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	19	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	20	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	21	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	22	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	23	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	24	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	25	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	26	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	27	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	28	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	29	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	30	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	31	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	32	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	33	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	34	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	35	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	36	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	37	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	38	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	39	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	40	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	41	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	42	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	43	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	44	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
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281	51	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	52	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	53	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	54	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	55	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	56	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	57	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	58	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	59	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	60	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	61	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	62	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
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281	64	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	65	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	66	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	67	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	68	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	69	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	70	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	71	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	72	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	73	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	74	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	75	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	76	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	77	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	78	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	79	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
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281	97	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	98	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	99	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	
281	100	STAFFORD FAMILY, LLC	281 STAFFORD	1.39	1.39	

- General Notes**
- Owner: Stafford Family, LLC Applicant: Bluefin Capital, LLC
P.O. Box 523 702 PA 113, Suite B
Ocean View, NJ 08230 Souderton, PA 18964
c/o Mark McGuire
 - The project site is known as Block 261, Lot 28.04 as shown on the Township of Dennis Tax Map, Plate No. 28. It is 25.41± acres. Also apart of the application are Lots 28.02 & 28.03.
 - The property is located in the CVC-Clermont Village Center and R3-Rural Density Residential Zoning District. It currently contains a self-storage facility.
 - It is the intent of the applicant to subdivide the existing residential use from the self-storage facility onto a new, separate lot. It is the intent of the applicant to expand the self-storage facility with (25) 50' x 50' outdoor storage units. Each unit will be fenced and have a 16' wide gate. A 102' x 317' climate controlled self storage building is proposed under Phase II. It will replace (10) of the outdoor storage units. The applicant also intends to re-subdivide Lots 28.02 & 28.03 to create conforming lots.
 - The applicant is seeking Subdivision and Use Variance Approval as a part of this application since self-storage is not a permitted use in either zoning district. Should the Use Variance be granted, the applicant will present a Site Plan for approval.
 - There are no proposed changes to the existing residential uses.
 - Stormwater runoff from the proposed development will be stored on-site to meet Township and NJDEP requirements.
 - This application requires approval from the following agencies:
Dennis Township Consolidated Land Use Board

Survey Information

Outbound and topographic survey information was taken from a plan entitled "Plan of Survey with Elevations situate in Block 261, Lots 24.02, 24.03 & 24.04, Township of Dennis, Cape May County, NJ" prepared by Cape Land Surveying, George Swensen, NJPLS, 1217 S. Shore Rd., Palermo, NJ. The survey is dated September 17, 2025. Elevations are in feet and refer to NAVD 1988.

SURVEY INFORMATION

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

SCHEDULE OF SHEETS

COVER SHEET.....	1 OF 3
PHASE 1 VARIANCE PLAN.....	2 OF 3
PHASE 2 VARIANCE PLAN.....	3 OF 3

TOWNSHIP OF DENNIS APPROVAL

Chairman _____	Date _____
Secretary _____	Date _____
Engineer _____	Date _____

Zoning Information

Requirement	Required	Existing	Proposed	Variance
Proposed Lot A (Clermont Village Center District)				
Lot Area	1 acres	1.39 acres	1.34 acres	No
Lot Frontage	150'	83.0'	212.9'	No
Lot Width	150'	220.3'	212.9'	No
Lot Depth	200'	275.4'	276.8'	No
Front Yard Setback	0' Min., 8' Max.	68.7'	68.7'	Yes*
Side Yard Setback	30' each	55.8', 39.9'	55.8', 30.1'	No
Rear Yard Setback	55'	69'	70.3'	No
Building Coverage	35%	6.7%	6.9%	No
Lot Coverage	60%	20.7%	21.5%	No
Building Height	30'	<30'	<30'	No
Proposed Lot B (Clermont Village Center District)				
Lot Area	1 acres	0.94 acres	1.0 acres	No
Lot Frontage	150'	150'	157.4'	No
Lot Width	150'	150'	157.4'	No
Lot Depth	200'	275.4'	276.7'	No
Front Yard Setback	0' Min., 8' Max.	n/a	8'	No
Side Yard Setback	30' each	n/a	30' each	No
Rear Yard Setback	55'	n/a	55'	No
Building Coverage	35%	n/a	35%	No
Lot Coverage	60%	n/a	60%	No
Building Height	30'	n/a	30'	No
Proposed Lot C (Clermont Village Center District)				
Lot Area	1 acres	25.41 acres	1.77 acres	No
Lot Frontage	150'	83.0'	0'	Yes
Lot Width	150'	447.5'	211.63'	No
Lot Depth	200'	2536'	364.5'	No
Front Yard Setback	0' Min., 8' Max.	n/a	231.5'	Yes*
Side Yard Setback	30' each	43.3', 62.6'	61.1', 68.7'	No
Rear Yard Setback	55'	>100'	82.6'	No
Building Coverage	35%	5.2%	3%	No
Lot Coverage	60%	19%	22.6%	No
Building Height	30'	<30'	<30'	No
Proposed Lot D (R-3 Rural Single Family Residential Zoning District)				
Lot Area	3 acres	25.41 acres	23.62 acres	No
Lot Frontage	150'	83.0'	83.0'	No*
Lot Width	150'	447.5'	447.5'	No
Lot Depth	300'	2536'	2536'	No
Front Yard Setback	100'	n/a	3.2'	Yes
Side Yard Setback	35' each	43.3', 62.6'	35', 35'	No
Rear Yard Setback	100'	>100'	>100'	No
Building Coverage	10%	5.2%	8.2%	No
Lot Coverage	15%	19%	29.5%	Yes
Building Height	30'	<30'	<30'	No

*Denotes PreExisting NonConformity

ZONING INFORMATION

DATE: 11/11/25	DRAWN BY: MJH
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 10736	SHEET: 1 OF 3

EDA Engineering Design Associates, P.A.
Engineers, Environmental Planners, Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
5 Cambridge Drive Ocean View New Jersey 08230
(609) 390-0332 • Fax (609) 390-9204
CERTIFICATE OF AUTHORIZATION: 26542/2020

COVER SHEET
BLOCK 261, LOT 28.04
TOWNSHIP OF DENNIS
CAPE MAY COUNTY, NEW JERSEY

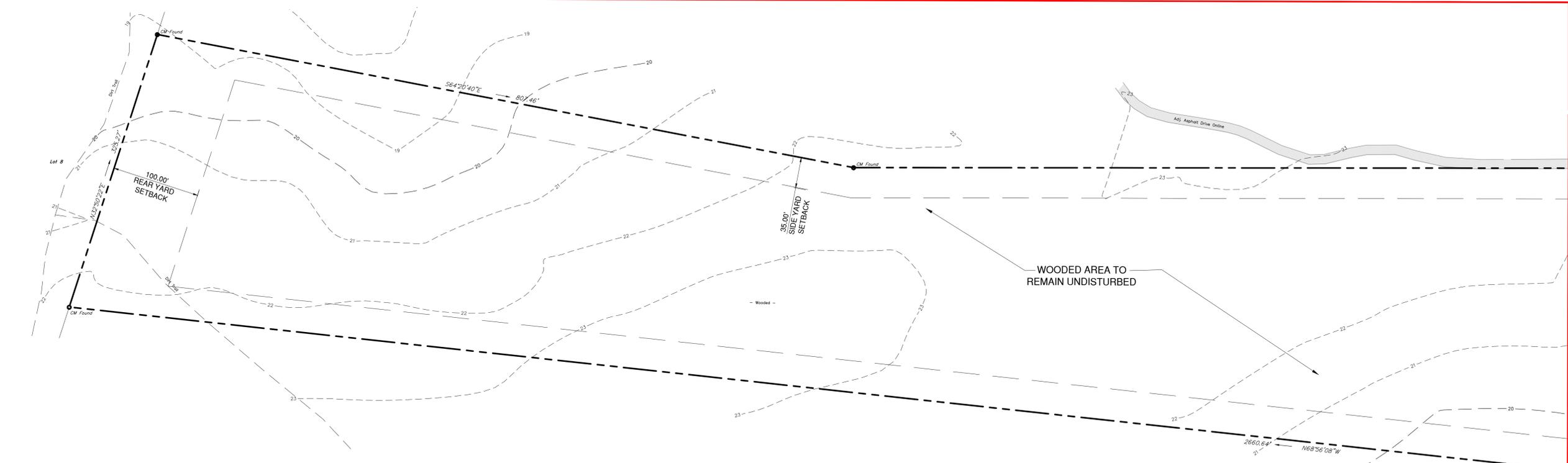
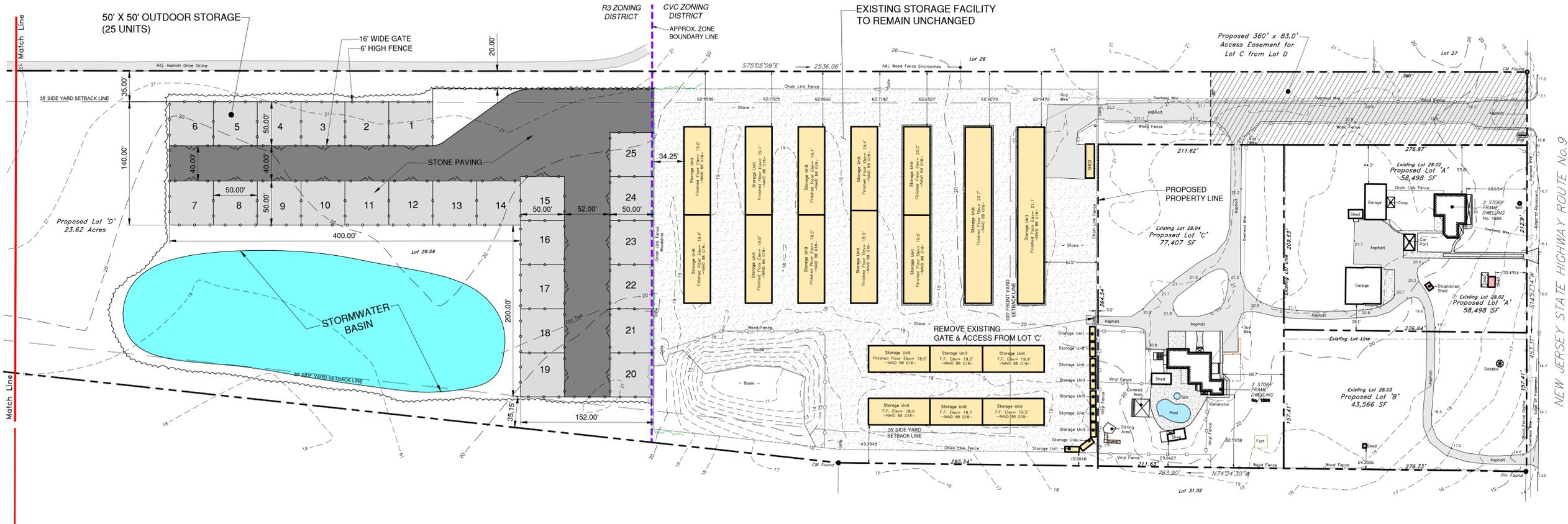
VINCENT C. ORLANDO
PROFESSIONAL ENGINEER
N.J.E. LIC. #322498

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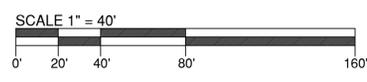
REVISION	DATE	BY

EDA

DATE: 11/11/25	DRAWN BY: MJH
SCALE: AS NOTED	CHECKED BY



PHASE 1 VARIANCE PLAN



NEW JERSEY STATE HIGHWAY ROUTE No. 9

EDA Engineering Design Associates, P.A.
 Environmental Planners Landscape Architects
 CAMBRIDGE PROFESSIONAL OFFICES
 5 Cambridge Drive Ocean View New Jersey 08230
 (609) 390-0332 Fax (609) 390-9204
 CERTIFICATE OF AUTHORIZATION: 2662727630

VARIANCE PLAN - PHASE 1
 BLOCK 261, LOT 28.04
 TOWNSHIP OF DENNIS
 CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO
 PROFESSIONAL ENGINEER
 N.J.P.E. LIC. #322498

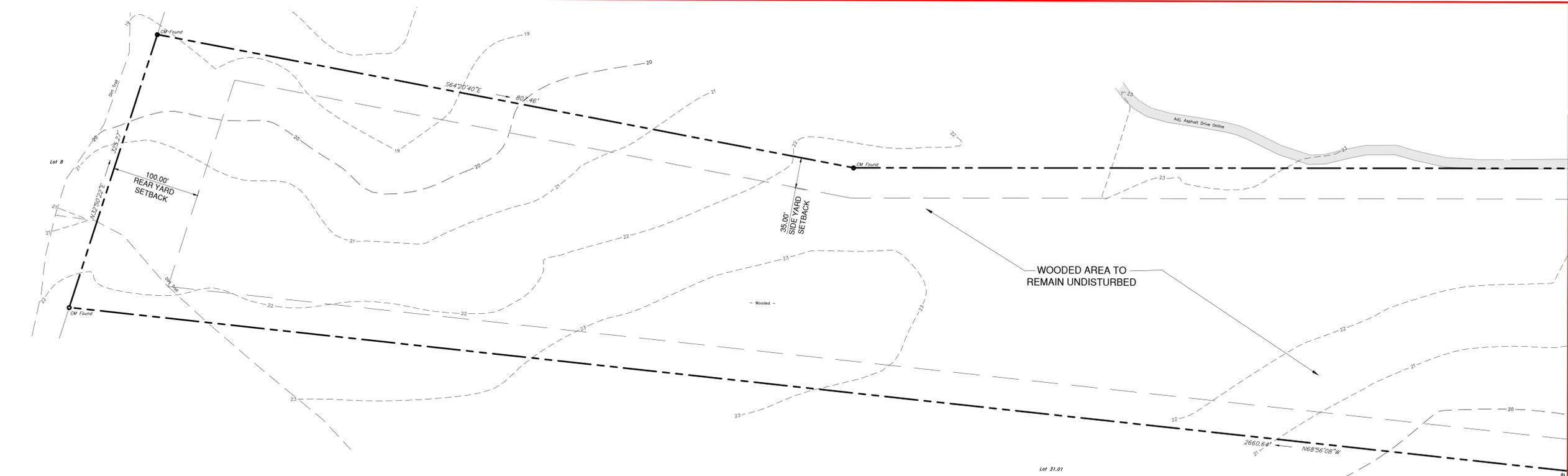
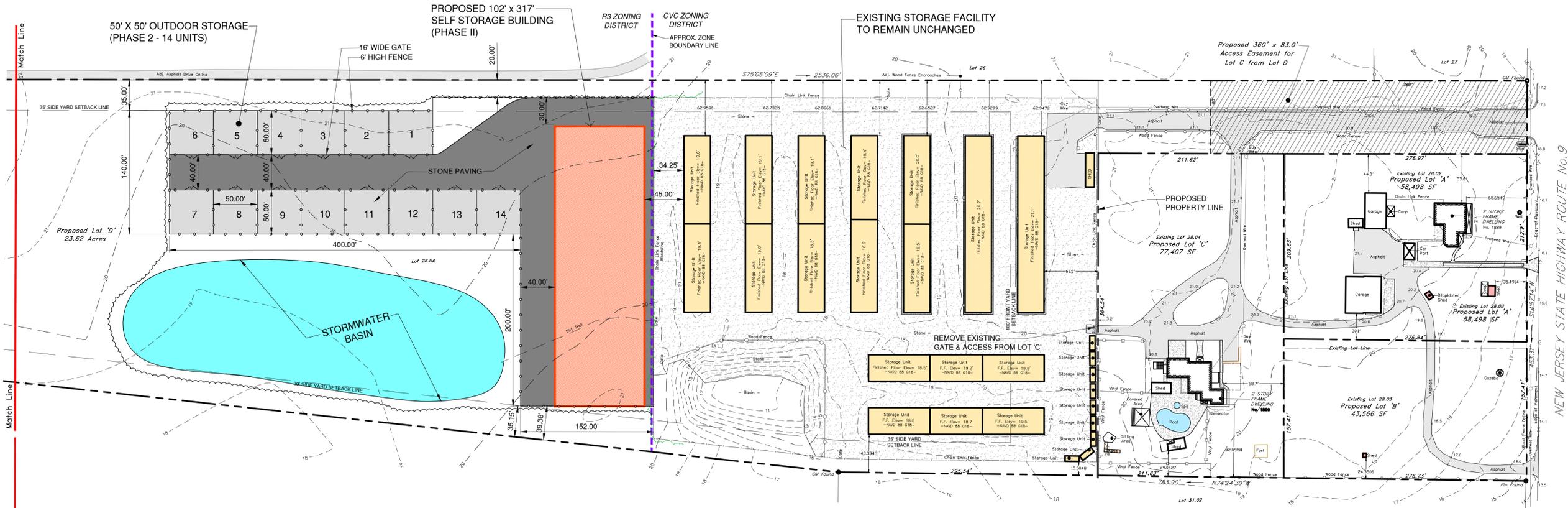


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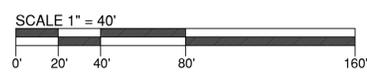
REVISION	DATE	BY



DATE: 11/11/25	DRAWN BY: MJH
SCALE: 1"=40"	CHECKED BY: VCO
PROJECT #: 10736	SHEET: 2 OF 3



PHASE 2 VARIANCE PLAN



NEW JERSEY STATE HIGHWAY ROUTE No. 9

EDA Engineering Design Associates, P.A.
 Environmental Planners, Landscape Architects
 CAMBRIDGE PROFESSIONAL OFFICES
 5 Cambridge Drive Ocean View, New Jersey 08230
 (609) 390-0332 • Fax (609) 390-9204
 CERTIFICATE OF AUTHORIZATION: 2662727000

VARIANCE PLAN - PHASE 2
 BLOCK 261, LOT 28.04
 TOWNSHIP OF DENNIS
 CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO
 PROFESSIONAL ENGINEER
 N.J.P.E. LIC. #322498

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REVISION	DATE	BY



DATE: 11/11/25	DRAWN BY: MJH
SCALE: 1"=40'	CHECKED BY: VCO
PROJECT #: 10736	SHEET: 3 OF 3