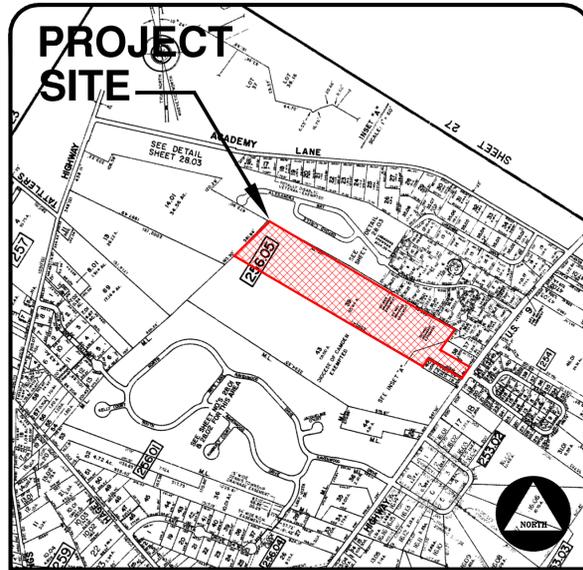


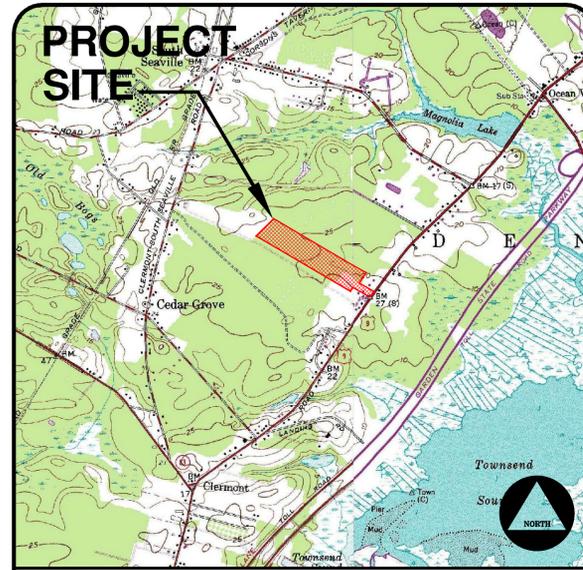
**PROJECT SITE**  
GENERAL LOCATION  
(CAPE MAY COUNTY ROADWAY MAP)

1" = 2000'



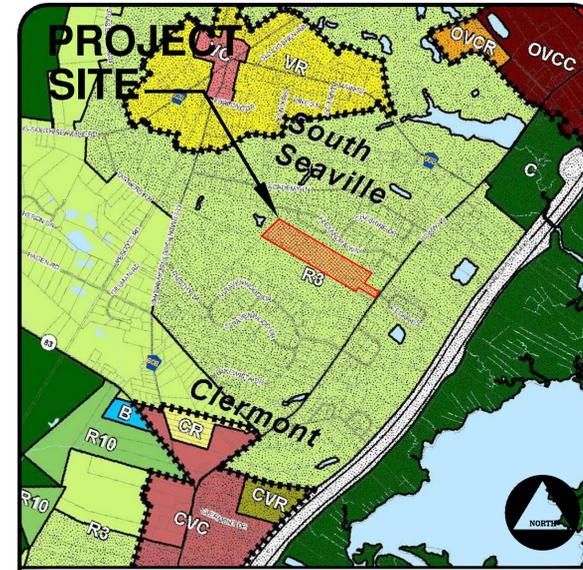
**PROJECT SITE**  
DENNIS TOWNSHIP  
(SHEET #28)

1" = 1000'



**PROJECT SITE**  
U.S.G.S. MAP  
(WOODBINE & SEA ISLE CITY QUADRANGLE)

1" = 2000'



**PROJECT SITE**  
DENNIS TOWNSHIP ZONING MAP  
(R3) RURAL DENSITY RESIDENTIAL ZONING DISTRICT

1" = 1000'

Block	Property Location	Owner	City, State	Zip Code
233.03	2239 W. ALEXANDRIA WAY	DE ROUSE, SUSAN M & WISBY A TRUST	13 CEDAR DR	08201105
233.03	084715.01	084715.01	CAPE MAY COURT HOUSE, NJ	08201105
233.03	2 CEDAR DR	CALLAHAN, BERNARD	3 CEDAR DR	08201105
233.03	084715.01A	084715.01A	CAPE MAY COURT HOUSE, NJ	08201105
233.03	6 CEDAR DR	BOVO, BARBARA J	6 CEDAR DR	08201105
233.03	084715.02	084715.02	CAPE MAY COURT HOUSE, NJ	08201105
233.03	7 CEDAR DR	ROALLOT, DALE T & JANE L	7 CEDAR DR	08201105
233.03	084715.01A	084715.01A	CAPE MAY COURT HOUSE, NJ	08201105
233.03	2346 RT 9	FORCANG, LINDA	2346 RT 9	08201166
233.03	084715.013	084715.013	CAPE MAY COURT HOUSE, NJ	08201166
233.03	2329 RT 9	LOVE, WATKINS & JOANN	2329 RT 9	08201166
233.03	084715.012	084715.012	CAPE MAY COURT HOUSE, NJ	08201166
233.03	2324 RT 9	WELLS, ROBERT L & MARCY A	2324 RT 9	08201115
233.03	084715.011	084715.011	CAPE MAY COURT HOUSE, NJ	08201115
236.05	138 KINGSDOM WAY	138 KINGSDOM WAY	138 KINGSDOM WAY	08201113
236.05	084715.12	084715.12	CAPE MAY COURT HOUSE, NJ	08201113
236.05	358 KINGSDOM WAY	VINTAGE PROPERTIES LLC	358 KINGSDOM WAY	08201228
236.05	14.01	358 KINGSDOM WAY	358 KINGSDOM WAY	08201228
236.05	2361 RT 9	BAKER, MICHAEL W & CHRISTINE J ZENIL	2361 RT 9	08201165
236.05	36.15	2361 RT 9	2361 RT 9	08201165
236.05	2361 RT 9	BAKER, MICHAEL W & CHRISTINE J ZENIL	2361 RT 9	08201165
236.05	36.15	2361 RT 9	2361 RT 9	08201165
236.05	14 DEVON CT	HUSGAR, KATHI C & ROBERT J	14 DEVON CT	08210
236.05	36.16	14 DEVON CT	14 DEVON CT	08210
236.05	15 DEVON CT	SCHERER, DAVID A & BARBARA A	15 DEVON CT	08210114
236.05	36.17	15 DEVON CT	15 DEVON CT	08210114
236.05	23 ALEXANDRIA WAY	CLARK, MICHAEL W	23 ALEXANDRIA WAY	08210112
236.05	36.19	23 ALEXANDRIA WAY	23 ALEXANDRIA WAY	08210112
236.05	25 ALEXANDRIA WAY	SONZALE, JANE L	25 ALEXANDRIA WAY	08210112
236.05	36.20	25 ALEXANDRIA WAY	25 ALEXANDRIA WAY	08210112
236.05	27 ALEXANDRIA WAY	SINETH, ALYSSA L & ROBERTOTT, DANNA	27 ALEXANDRIA WAY	08210112
236.05	36.21	27 ALEXANDRIA WAY	27 ALEXANDRIA WAY	08210112
236.05	31 ALEXANDRIA WAY	KOOP, KEVIN & CHRISTINA BOGDAN	31 ALEXANDRIA WAY	08201222
236.05	36.22	31 ALEXANDRIA WAY	31 ALEXANDRIA WAY	08201222
236.05	35 ALEXANDRIA WAY	HEATH, BRIGGS & ROMA	35 ALEXANDRIA WAY	08210112
236.05	36.23	35 ALEXANDRIA WAY	35 ALEXANDRIA WAY	08210112
236.05	39 ALEXANDRIA WAY	DEWITT, ANTHONY & ZORNOFF	39 ALEXANDRIA WAY	08210112
236.05	36.24	39 ALEXANDRIA WAY	39 ALEXANDRIA WAY	08210112
236.05	43 ALEXANDRIA WAY	KHAI, JAMES	43 ALEXANDRIA WAY	08210112
236.05	36.25	43 ALEXANDRIA WAY	43 ALEXANDRIA WAY	08210112
236.05	4 OXFORD CIRCLE	OWEN, DONALD P & JANE S	4 OXFORD CIRCLE	08210112
236.05	36.26	4 OXFORD CIRCLE	4 OXFORD CIRCLE	08210112
236.05	8 OXFORD CIRCLE	SHANNETT, CHARLES & SUSAN	8 OXFORD CIRCLE	08210112
236.05	36.27	8 OXFORD CIRCLE	8 OXFORD CIRCLE	08210112
236.05	13 OXFORD CIRCLE	THEOPHIL, ROBERT & ROSEANN	13 OXFORD CIRCLE	08210112
236.05	36.28	13 OXFORD CIRCLE	13 OXFORD CIRCLE	08210112
236.05	16 OXFORD CIRCLE	GARSKILL, STEPHEN & HOLLY	16 OXFORD CIRCLE	08210112
236.05	36.29	16 OXFORD CIRCLE	16 OXFORD CIRCLE	08210112
236.05	20 OXFORD CIRCLE	CAUVET, JOSEPH J JR & BARBARA A	20 OXFORD CIRCLE	08210112
236.05	36.30	20 OXFORD CIRCLE	20 OXFORD CIRCLE	08210112
236.05	67 ALEXANDRIA WAY	ROSE, JOSEPH JR	67 ALEXANDRIA WAY	08210112
236.05	36.31	67 ALEXANDRIA WAY	67 ALEXANDRIA WAY	08210112
236.05	71 ALEXANDRIA WAY	FRANZONI, ANTHONY JR & CORALINE	71 ALEXANDRIA WAY	08210112
236.05	36.32	71 ALEXANDRIA WAY	71 ALEXANDRIA WAY	08210112
236.05	75 ALEXANDRIA WAY	KARAY, ROBERT W & WENDY L	75 ALEXANDRIA WAY	08210112
236.05	36.33	75 ALEXANDRIA WAY	75 ALEXANDRIA WAY	08210112
236.05	2255 RT 9	SMITH, CLARENCE III	2255 RT 9	08201740
236.05	37	084715.17	084715.17	08201740
236.05	2245 RT 9	GLAZIER, JOSEPH R	2245 RT 9	08210115
236.05	38	084715.18	084715.18	08210115
236.05	2241 RT 9	TAMERLANE CAMPGROUND INC	2241 RT 9	08230510
236.05	39	084715.19	084715.19	08230510
236.05	2237 RT 9	SCHWARTZ, BONNIE L	2237 RT 9	08210115
236.05	40	084715.20	084715.20	08210115
236.05	2235 RT 9	RODMAN, LUC	2235 RT 9	08210115
236.05	41	084715.21	084715.21	08210115
236.05	2233 RT 9	OWEN, DONALD P	2233 RT 9	08210115
236.05	42	084715.22	084715.22	08210115
236.05	1221 RT 9	1221 RT 9	1221 RT 9	08210115
236.05	43	084715.23	084715.23	08210115

PROPERTY OWNERS LIST WITHIN 200'

- Applicant/Owner: Tamerlane Campground c/o Ryan Stackhouse  
PO Box 510  
Ocean View, NJ 08230  
Phone 609-624-0767  
Project Site: 2241 Route 9  
Dennis Township
- The project site is known as Block 256.05 Lot 39, as shown on the Tax Plate # 28 of the Dennis Township Tax Maps.
- The project site is located in the (R3) Rural Density Residential Zoning District.
- The project site consists of an area of 34.38 Acres (1,497,592.80 SF).
- It is the intent of the applicant to construct 2,304 (36'x64') maintenance building and 4,000 SF (40' x 100') "utility" building.
- The proposed application will require approvals from the following agencies:
  - Dennis Township Planning Board
  - Cape May County Planning Board
- It is the intent of the applicant to seek a Conditional Use Variance for the side yard setback for proposed maintenance building.

GENERAL NOTES

Outbound and topographic survey information taken from plan entitled "Plan of Survey", Block 256.05, Tax Lot 39, Dennis Township, Cape May County, New Jersey prepared by Gibson Associates, P.A., William F. Seaman N.J.P.L.S. #GS-041380, dated 08/03/06 revised 8/07/25.

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

	SHEET NUMBER	ORIGINAL DATE	LAST REVISION DATE
COVER SHEET	1 OF 3	10/22/25	1/12/26
OVERALL SITE PLAN	2 OF 3	10/22/25	-
ENLARGEMENT PLAN	3 OF 3	10/22/25	-

ZONING INFORMATION  
(R3) RURAL DENSITY RESIDENTIAL ZONING DISTRICT  
CONDITIONAL USE - CAMPGROUNDS IN ACCORDANCE WITH DENNIS TOWNSHIP ORDINANCE SECTION 185-14 & SECTION 75-2 & 75-3

Description	Required	Proposed	Variance
Lot Area	40 Acres	34.38 Acres	NO *
Side Yard to Campsite	100'	Enc.	NO **
Maintenance Building			
Front Yard Setbacks	200'	688'	NO
Side Yard to Building	100'	60'	YES
"Utility" Building			
Front Yard Setbacks	200'	996'	NO
Side Yard to Building	100'	229'	NO

\* existing non conforming condition.  
\*\* current site encroach into adjacent property.

ZONING INFORMATION

DENNIS TOWNSHIP APPROVAL BLOCK

Chairman	Date
Secretary	Date
Engineer	Date

VINCENT C. ORLANDO

PROFESSIONAL ENGINEER  
N.J.P.E. LIC. #32498



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REV. PER	ENGINEER COMMENTS	DATE	PTJ
1/12/26			
REVISION		DATE	BY



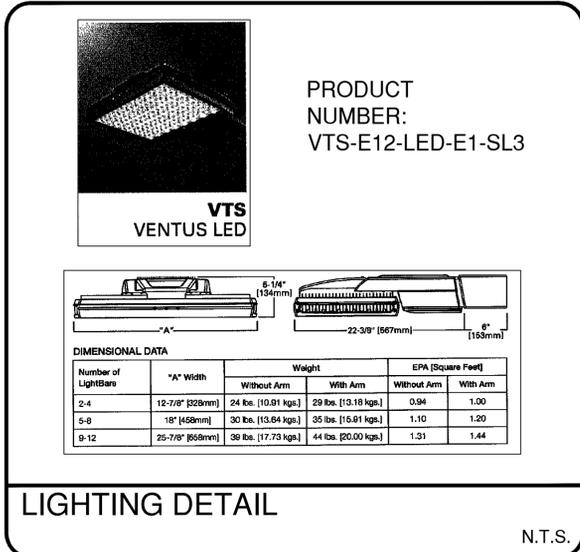
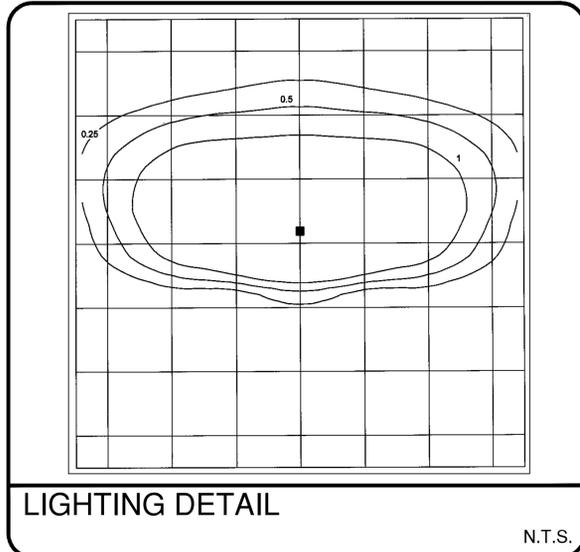
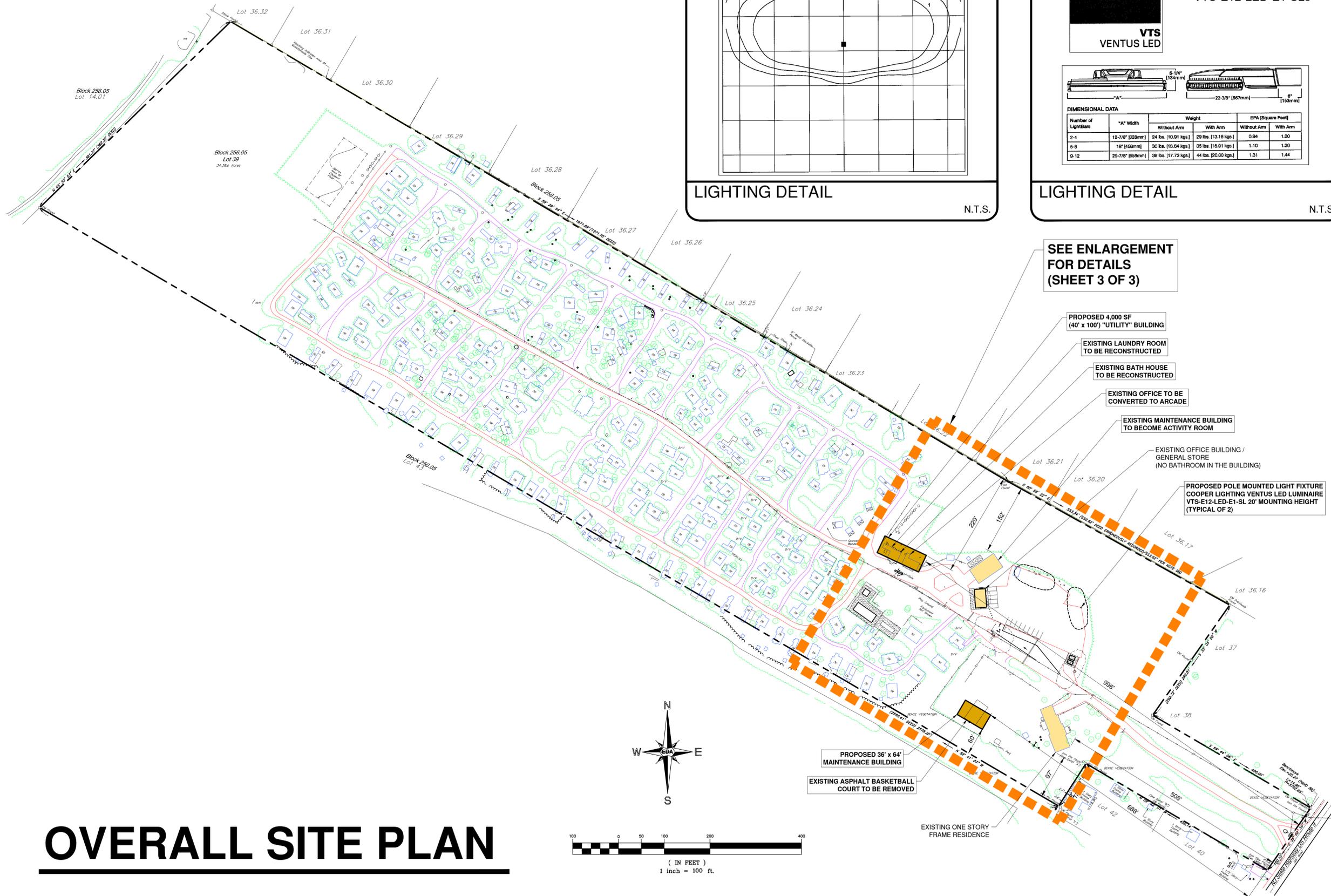
DATE: 10/22/25	DRAWN BY: PTJ
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 10681	SHEET: 1 OF 3



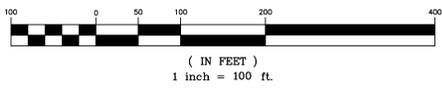
**COVER SHEET**  
BLOCK 256.05 LOT 39  
DENNIS TOWNSHIP  
CAPE MAY COUNTY, NEW JERSEY

Engineering Design Associates, P.A.  
Cambridge Professional Offices  
www.engineeringdesign.com

CERTIFICATE OF AUTHORIZATION 24082373000  
(609) 390-0332 • Fax (609) 390-9204



**SEE ENLARGEMENT FOR DETAILS (SHEET 3 OF 3)**



# OVERALL SITE PLAN

**EDA** Engineering Design Associates, P.A.  
Engineers - Environmental Planners - Landscape Architects  
CAMBRIDGE PROFESSIONAL OFFICES  
100 Cambridge Street, Suite 200  
Cambridge, MA 02142  
(609) 390-0332 • Fax (609) 390-9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION # 24082373000

**SITE PLAN**  
BLOCK 256.05 LOT 39  
DENNIS TOWNSHIP  
CAPE MAY COUNTY, NEW JERSEY

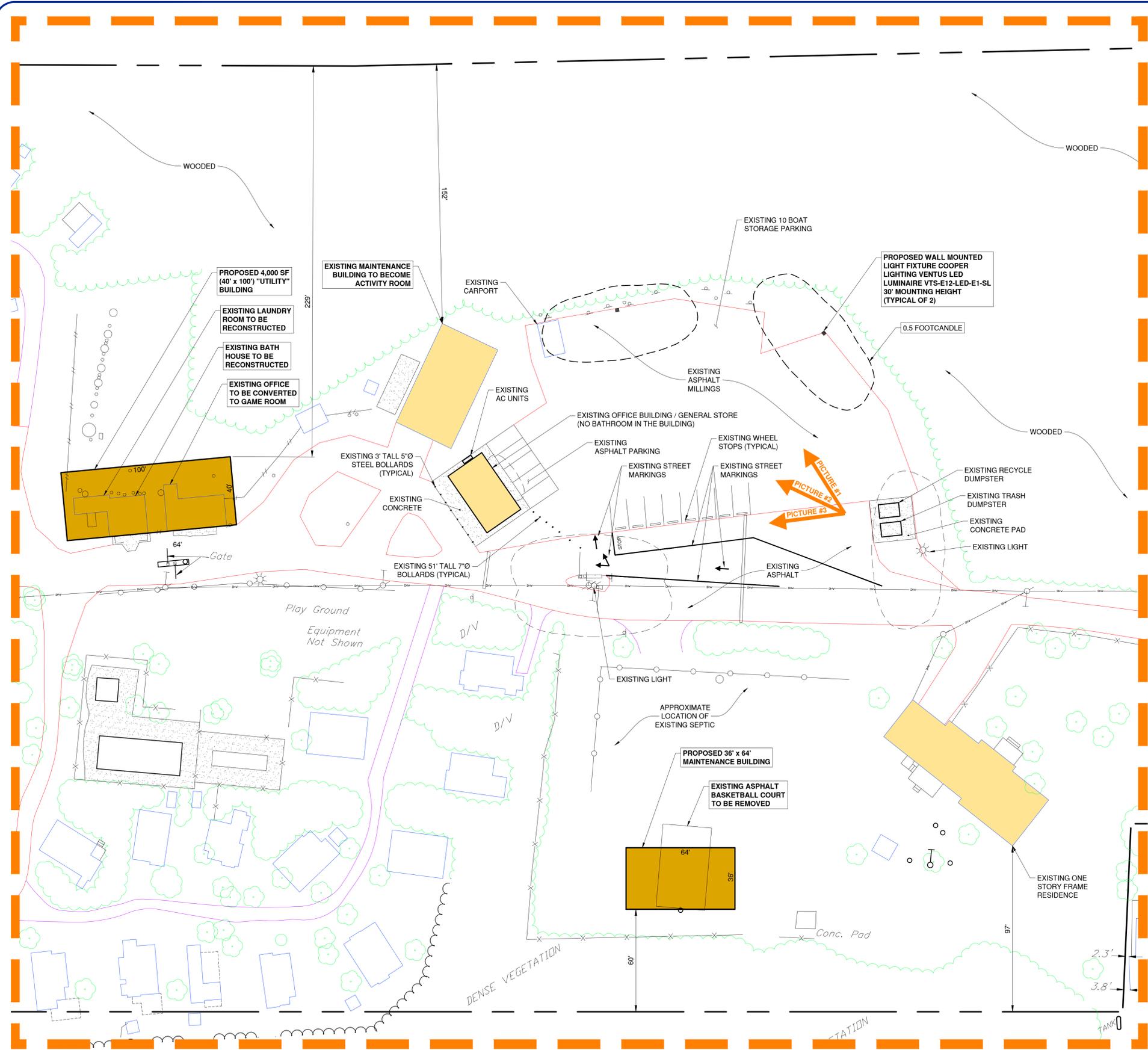
**VINCENT C. ORLANDO**  
PROFESSIONAL ENGINEER  
N.J.P.E. LIC. #32498

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REVISION	DATE	BY



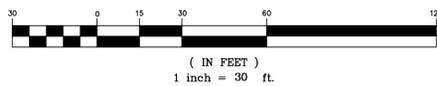
DATE: 10/22/25	DRAWN BY: PTJ
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 10681	SHEET: 2 OF 3



# ENLARGEMENT PLAN



Engineers - Landscape Architects - Planners



PICTURE #1 DETAIL

N.T.S.



PICTURE #2 DETAIL

N.T.S.



PICTURE #3 DETAIL

N.T.S.



Engineering Design Associates, P.A.  
 Environmental Planners, Landscape Architects  
 CAMBRIDGE PROFESSIONAL OFFICES  
 5 Cambridge Center  
 Cambridge, MA 02142  
 (609) 390-0332 • Fax (609) 390-9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION # 240A2375000

**ENLARGEMENT PLAN**  
 BLOCK 256.05 LOT 39  
 DENNIS TOWNSHIP  
 CAPE MAY COUNTY, NEW JERSEY

**VINCENT C. ORLANDO**

PROFESSIONAL ENGINEER  
 N.J.P.E. LIC. #32498



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REVISION	DATE	BY



DATE: 10/22/25	DRAWN BY: PTJ
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 10681	SHEET: 3 OF 3