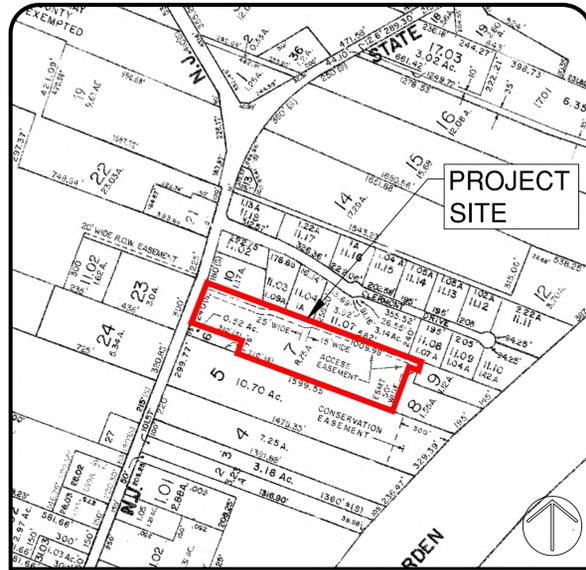
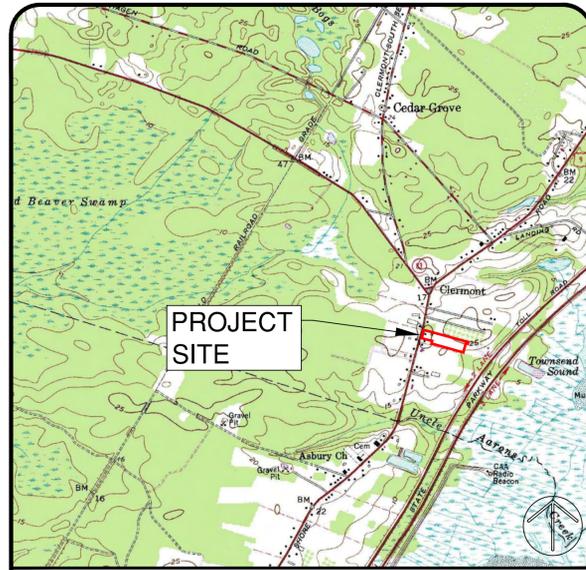


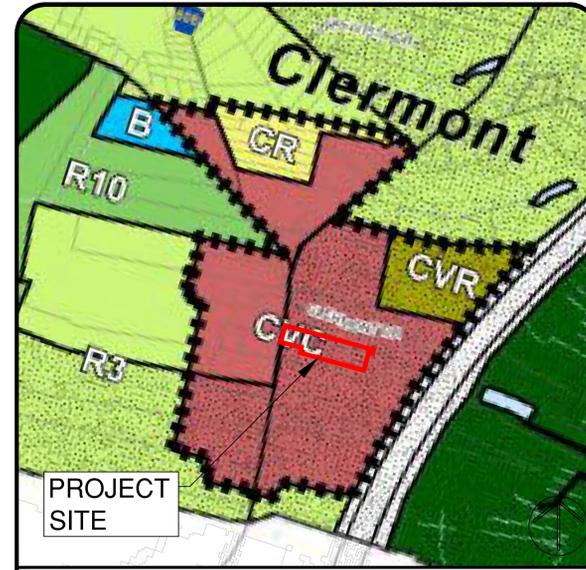
GENERAL LOCATION MAP
(GOOGLE AERIAL MAP) 1" = 300'



DENNIS TOWNSHIP TAX MAP
(SHEET #28) 1" = 400'



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



DENNIS TOWNSHIP ZONING MAP
(CVC - CLERMONT VILLAGE CENTER DISTRICT) 1" = 1000'

To Be Submitted Under
Separate Cover

PROPERTY OWNERS LIST WITHIN 200'

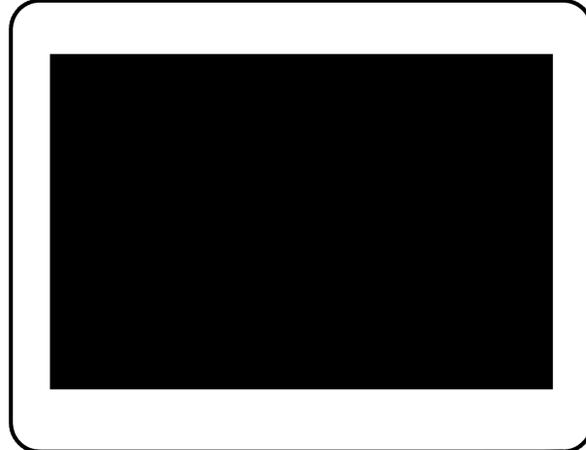
- General Notes**
1. Owner/Applicant:
Salamone Contractors Group
2930 Felton Road
Norristown, PA 19401
Attn: Nicholas Salamone
 2. The project site, at 1944 Route 9, is known as Block 262, Lot 7 as shown on the Dennis Township Tax Map, Plate No. 28. It is 8.92 acres.
 3. The property is located in the CVC-Clermont Village Center Zoning District. It currently contains a 16,668± SF furniture store.
 4. It is the intent of the applicant to construct a 9,600 SF storage building and five parking spaces behind the retail building on an existing stone pad.
 5. There is no increase in stormwater runoff. Runoff from the proposed building will be directed to the adjacent stormwater basin.
 6. There are no proposed changes to the existing signage or existing building. There are no proposed changes to the existing utility connections.
 7. The application requires a Use Variance as storage buildings are not a permitted use in the zoning district.
 8. The proposed building will not have a bathroom. There are no proposed changes to the existing septic system.
 9. Any concrete curb or sidewalk and/or asphalt pavement disturbed within the right-of-way shall be repaired in kind.
 10. All traffic signs, utility poles, mailboxes and traffic safety devices moved during construction shall be reinstalled in their proper location.
 11. This application requires approval from the following agencies:
Dennis Township Consolidated Land Use Board
Cape May County Planning Board
DelAtlantic Conservation District

GENERAL NOTES

Survey Information

Outbound and topographic survey information was taken from a plan entitled "Boundary and Topographical Plan, 1944 Route 9 North, Clermont, NJ 08210" prepared by Wilkinson & Associates, Inc., 1220 Valley Forge Road, Suite 22, Phoenixville, PA; Timothy Jphnson, NJPLS. The survey is dated January 8, 2024.

SURVEY INFORMATION



CONTRACTOR NOTES

Zoning Information
CVC - Clermont Village Center Zoning District

Requirement	Required	Existing	Proposed	Variance
Lot Area	1 acre	8.92 acres	8.92 acres	No
Lot Width	150'	224.54'	224.54'	No
Lot Depth	200'	1,333.9'	1,333.9'	No
Front Yard Setback	0'-8"	79.95'	79.95'	No*
Side Yard Setback	30'	33.9', 102.3'	30.0', 96.4'	No**
Rear Yard Setback	55'	1,007±'	914±'	No**
Building Length	100'	167'	120'	Yes
Building Coverage	35%	4.3%	6.7%	No
Lot Coverage	60%	27.6%	27.6%	No
Building Height	2.5' stories	1 story	1 story	No
	30'	<30'	24'	No
Distance between Bldgs.	20'	n/a	30.7'	No
Parking Requirements				
Front Yard Parking Setback	30'	18±'	18±'	No*
Side Yard Parking Setback	10'	27±'	27±'	No
Rear Yard Parking Setback	10'	>10'	>10'	No
Existing 16,668 SF Retail	83 spaces	38 spaces	n/c	No*
5 spaces/1000 SF				
Proposed 9,600 SF Storage	10 spaces	n/a	5 spaces	Yes
1 space/1000 SF				

*Denotes PreExisting NonConformity
**Dimension to Proposed Building

ZONING INFORMATION

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: 24542/2020

COVER SHEET
BLOCK 262, LOT 7
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

EDA

DATE: 2/10/26	DRAWN BY: MJH
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 10867	SHEET: 1 OF 5

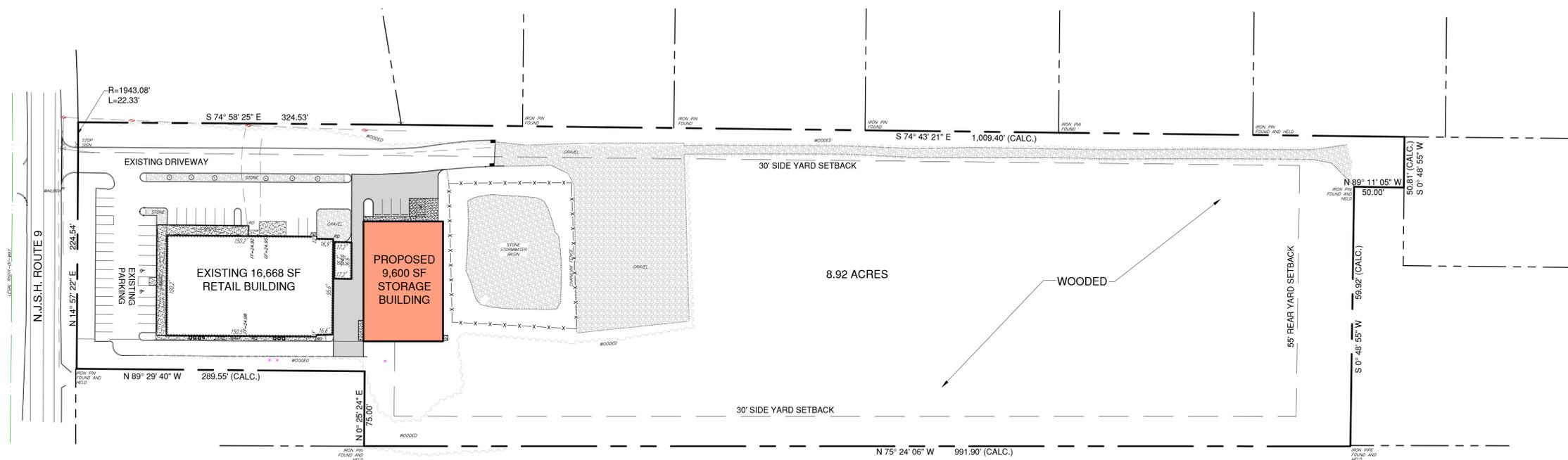
BLUEFISH SITE PLAN
BLOCK 262, LOT 7
TOWNSHIP OF DENNIS
CAPE MAY COUNTY, NEW JERSEY

SCHEDULE OF SHEETS

COVER SHEET.....1 OF 5
SITE PLAN.....2 OF 5
GRADING AND DRAINAGE PLAN.....3 OF 5
ENGINEERING DETAILS PLAN.....4 OF 5
SOIL EROSION AND SEDIMENT CONTROL PLAN.....5 OF 5

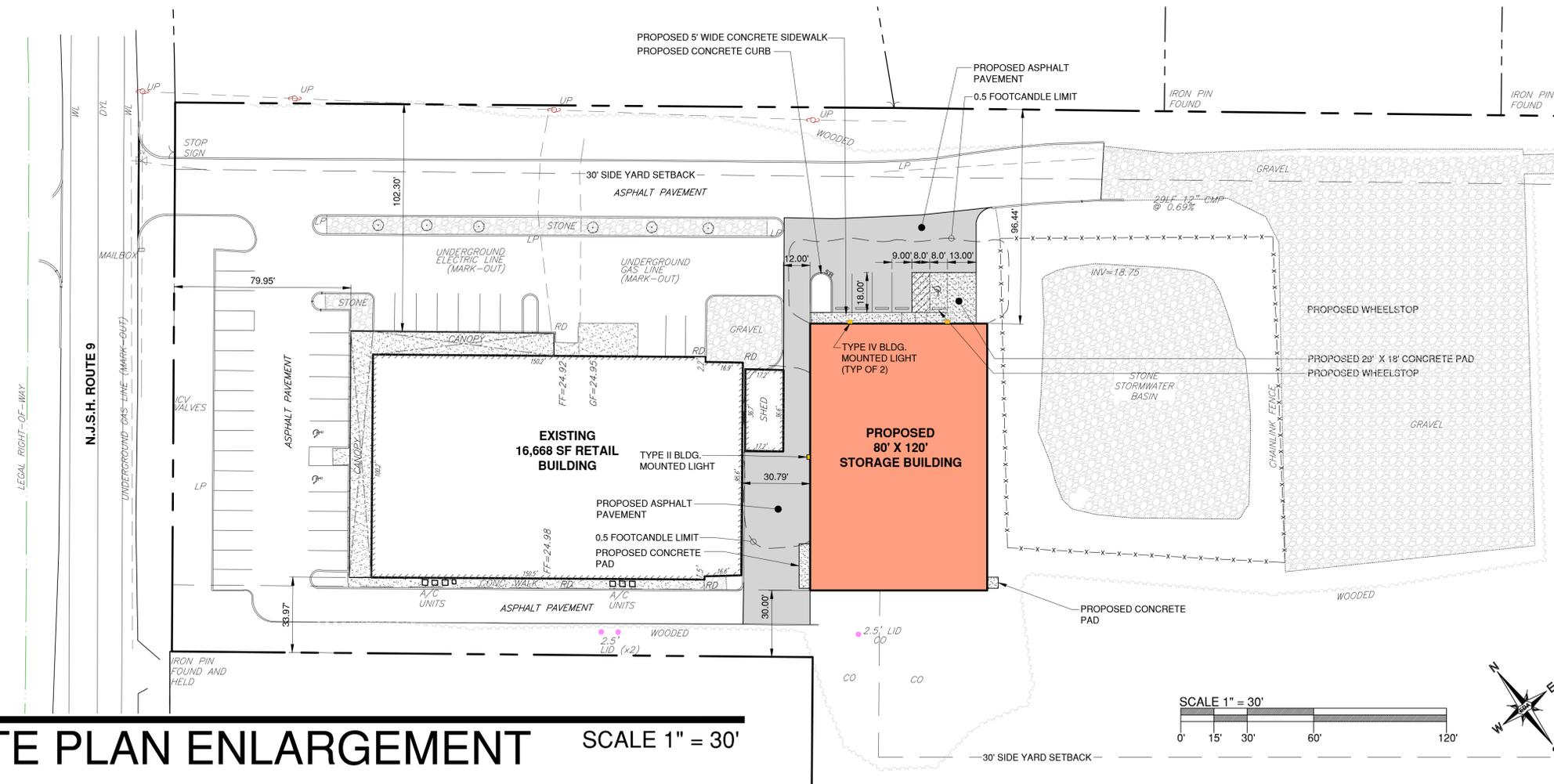
DENNIS TOWNSHIP APPROVAL

Chairman	Date
Secretary	Date
Engineer	Date



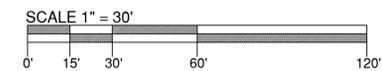
OVERALL SITE PLAN

SCALE 1" = 60'



SITE PLAN ENLARGEMENT

SCALE 1" = 30'



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 #264273329

SITE PLAN
 BLOCK 262, LOT 7
 TOWNSHIP OF DENNIS
 CAPE MAY COUNTY, NEW JERSEY

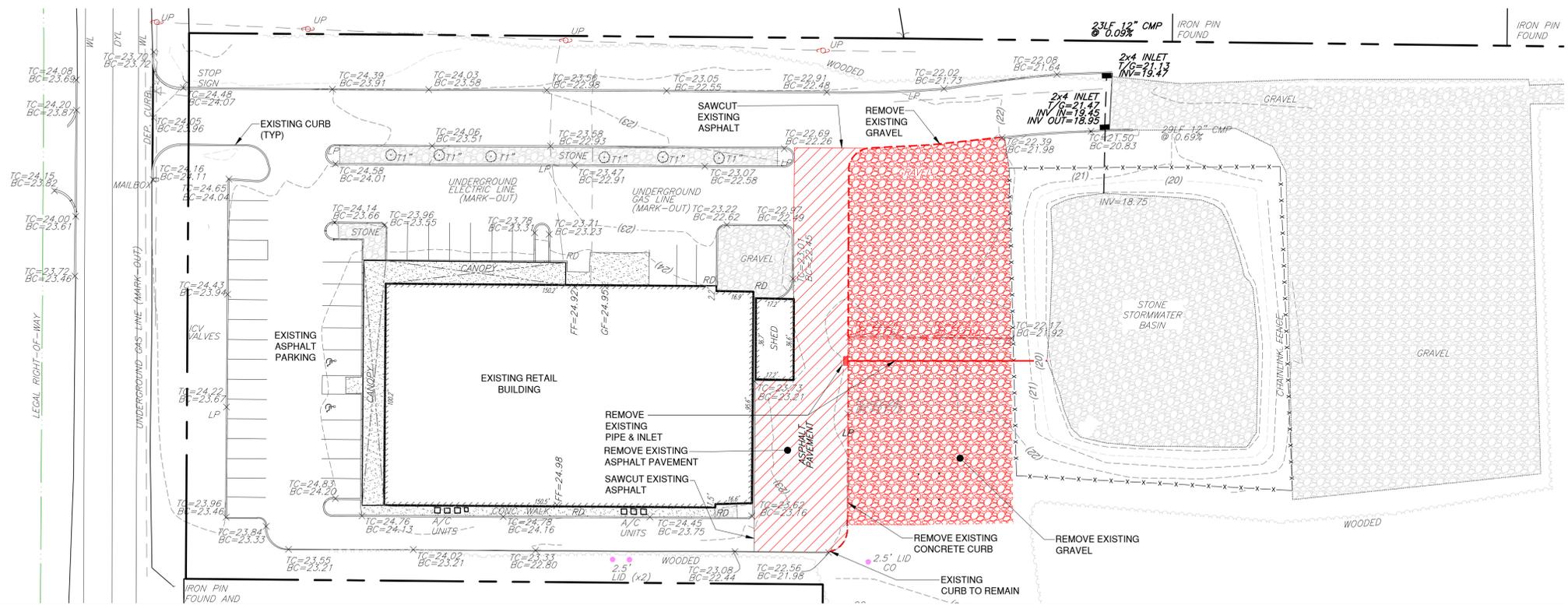
VINCENT C. ORLANDO
 PROFESSIONAL ENGINEER
 N.J.P.E. LIC. #32498

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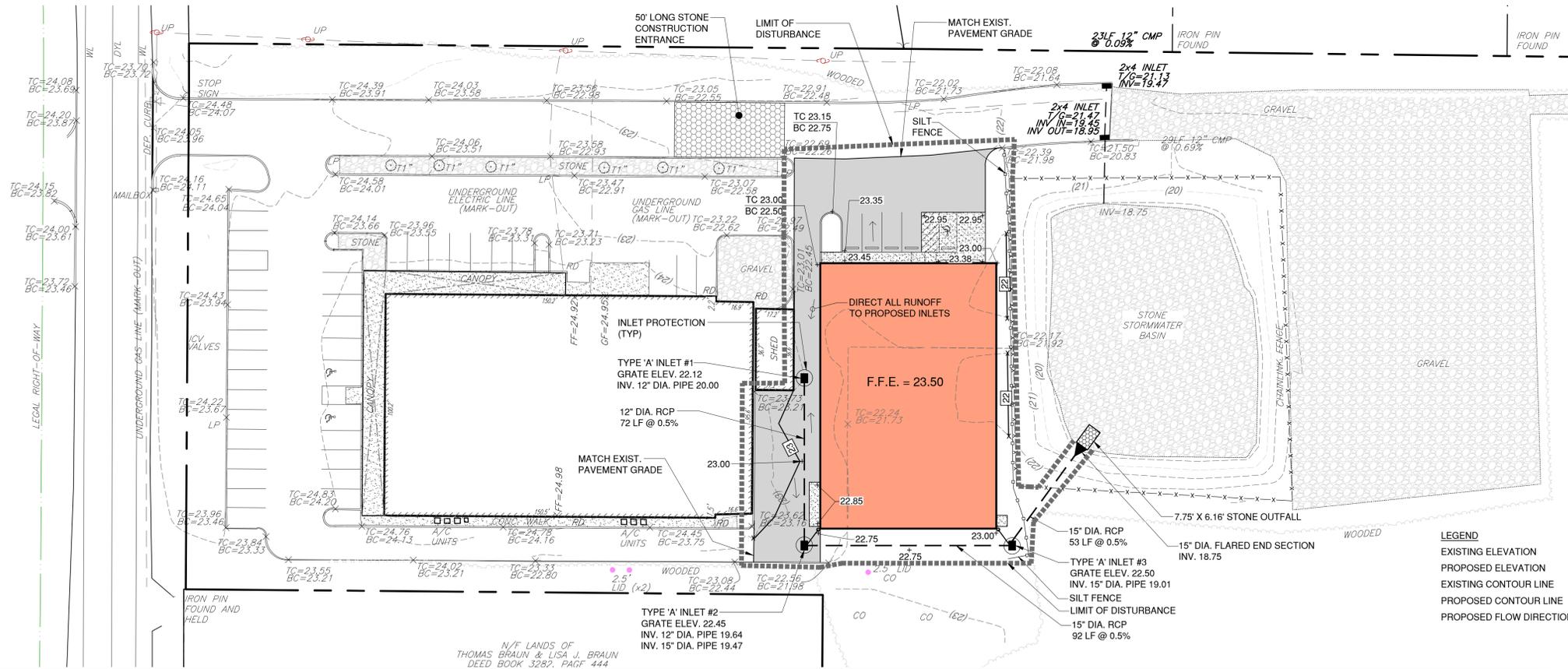
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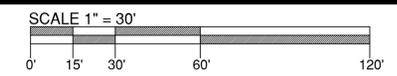
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SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 10867	SHEET: 2 OF 5



CLEARING PLAN



GRADING & DRAINAGE PLAN



EDA Engineering Design Associates, P.A.
 Environmental Planners Landscape Architects
 CAMBRIDGE PROFESSIONAL OFFICES
 5 Cambridge Drive Ocean View, New Jersey 08220
 (609) 390-0322 • Fax (609) 390-9204
 CERTIFICATE OF AUTHORIZATION: 2504273209

GRADING & DRAINAGE PLAN
 BLOCK 262, LOT 7
 TOWNSHIP OF DENNIS
 CAPE MAY COUNTY, NEW JERSEY

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

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PROJECT #: 10867	SHEET: 3 OF 5

