



- General Notes**
1. Owner/Applicant:  
The Wharf at Stone Harbor c/o John Grace  
P.O. Box 111  
Stone Harbor, New Jersey 08247
  2. The project site is known as Block 95.04, Lots 234-237, 152.02 & 154.03 as shown on the Borough of Stone Harbor Tax Map, Plates #13 & 15, a.k.a. 348 96th Street. It is 6,000 SF.
  3. The majority of the property is located in the BD - Business Zoning District. The remainder of the site is located in the Residential 'B' District. It contains five retail units and two second level apartments over a portion of the first level.
  4. It is the Intent of the applicant to construct two additional second level apartments over the portion of the building that is currently one level.
  5. There are no proposed changes to the existing retail units. No additional parking spaces are proposed. The proposed units will access existing utility services.
  6. A Use Variance was previously granted by the Zoning Board for a residential use are on the northern side of 96th Street between Sunset Drive and Third Avenue.
  7. Any concrete curb or sidewalk and/or asphalt pavement disturbed in the right-of-way during construction shall be repaired in kind. Any sidewalk replacement shall be ADA compliant.
  8. All traffic signs, utility poles, mailboxes and traffic safety devices moved during construction shall be reinstalled in their proper location.
  9. The application requires approval from the following agencies:  
Borough of Stone Harbor Zoning Board  
Cape May County Planning Board

**Survey Information**

Outbound survey information was taken from a plan entitled "First Floor Plan, Lots 234-237, 152.02, 154.03, Block 95.04, Borough of Stone Harbor, Cape May County, NJ", prepared by Sam Deneka, PLS, Stone Harbor Surveyors, 9809 Third Avenue, Stone Harbor, NJ. The survey is dated December 4, 2002 and revised to Dec. 11, 2002.

**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 N.J.DOT 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.

**Zoning Information**  
BD - Business District Zone

Requirement	Required	Existing	Proposed	Variance
Lot Area	4,000 SF	6,000 SF	6,000 SF	No
Lot Frontage	N/A	N/A	N/A	No
Front Yard Setback	10'	3.63'	23.5'	No**
Side Yard Setback	10'	0.93', 0.87'	0.93', 0.87'	Yes
Rear Yard Setback	10'	0.4'	10'	No***
Interior Floor Area	600 SF/unit	664 SF	770 SF	No
Building Coverage	100%	71.4%	74.3%	No
Lot Coverage	100%	100%	100%	No
Building Height	28'	25'±	30'-5"	No

**Parking Requirement**  
2 Unit Residential 4 spaces 0 spaces 0 spaces Yes  
(2 spaces/unit)  
No Parking is Required for Commercial Use

\*Denotes PreExisting NonConformity  
\*\*23.5' Setback to Proposed Second Level Deck  
\*\*\*10' to Proposed Second Floor

**Additional Variances Previously Granted**  
560-18D(1)(d) Residential Use on the Northeasterly side of 96th Street between Third Ave. and Sunset Dr.  
560-36 Lots in Two Districts

SEE SHEET 3 OF 3

PROPERTY OWNERS LIST WITHIN 200'

GENERAL NOTES

CONTRACTOR NOTES

ZONING INFORMATION

**EDA** Engineering Design Associates, P.A.  
Cambridge Professional Offices  
Environmental Planners, Landscape Architects  
1000 390-0332 • Fax (609) 390-0204  
CERTIFICATE OF AUTHORIZATION: 06A-271939

**VARIANCE PLAN**  
BLOCK 95.04, LOTS 234 - 237, 152.02 & 154.02  
BOROUGH OF STONE HARBOR  
CAPE MAY COUNTY, NEW JERSEY

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

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REVISION	DATE	BY
Rev. Building Height	4/19/21	MJH

**EDA**

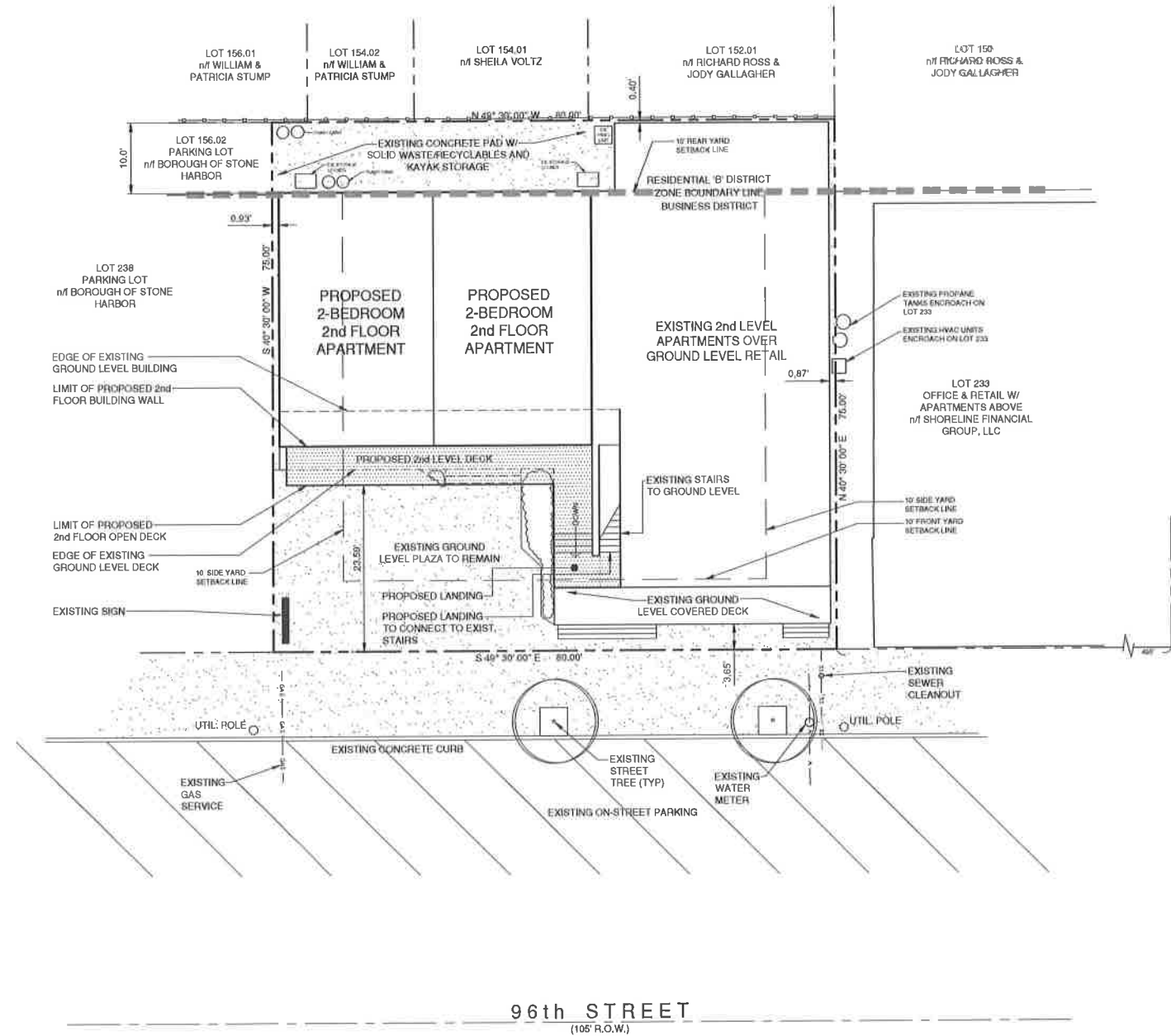
BOROUGH OF STONE HARBOR APPROVAL

Chairman _____	Date _____
Secretary _____	Date _____
Engineer _____	Date _____
Applicant _____	Date _____
County Planning Board _____	Date _____

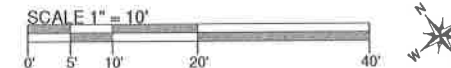
DATE: 8/16/17	DRAWN BY: MJH
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 7882	SHEET: 1 OF 3



**Notes**  
 There are no Freshwater Wetlands or Wetland Buffers on the Property.  
 The Property is Located in the AE Elevation 9 Flood Zone.



# VARIANCE PLAN



## BOROUGH OF STONE HARBOR APPROVAL

Chairman: \_\_\_\_\_ Date: \_\_\_\_\_  
 Secretary: \_\_\_\_\_ Date: \_\_\_\_\_  
 Engineer: \_\_\_\_\_ Date: \_\_\_\_\_

Rev. Property Owner	1/8/18	MJH
REVISION	DATE	BY



DATE: 6/16/17	DRAWN BY: MJH
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 7682	SHEET: 2 OF 3

**EDA** Engineering Design Associates, P.A.  
 Environmental Planners Landscape Architects  
 CAMBRIDGE PROFESSIONAL OFFICES  
 1000 Cambridge Street, Suite 200  
 Cambridge, MA 02142  
 (603) 390-0032 • Fax: (603) 390-9204  
 CERTIFICATE OF AUTHORIZATION: 000007390

**VARIANCE PLAN**  
 BLOCK 95.04, LOTS 234-237, 152.02 & 154.03  
 BOROUGH OF AVALON  
 CAPE MAY COUNTY, NEW JERSEY

**VINCENT C. ORLANDO**  
 PROFESSIONAL ENGINEER  
 J.P.E. LIC. #92498

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