

LOWER TOWNSHIP PLANNING BOARD
APPLICATION FOR DEVELOPMENT (FORM #1)

Applicant's
Name: 9860 Pacific Avenue, LLC Phone 609-463-4601

Address: 9860 Pacific Avenue, Wildwood Crest, NJ Zip 08260

Owner's Name: Giuseppe Cataldo and Marie Cataldo a/k/a Maria Cataldo

Owner's Address: 8900 Pacific Avenue, Wildwood Crest, NJ 08260

Subject Property - Street Address: 9860 and 9900 Pacific Avenue, Wildwood Crest, NJ 08260

Subject Property - Block & Lot Numbers Block 717, Lots 1, 2, 3, 4, 5, and 30

1. Specify which power(s) the Planning Board is requested to exercise:

- 70c.1 Hardship Variance
- 70c.2 Variance
- 67 Conditional Use
- 34 Building Permit in street bed, public drain area, etc.
- 35 Building Permit where lot does not abut street
- Other (Specify)

2. Request is hereby made for permission to add a walk-in freezer at the
above-referenced premises.

contrary to requirements of Section (s) _____ of the Development Ordinance.

2a. List all variances sought: Side yard setback whereby 10 feet are proposed as to the
proposed walk-in and front yard setback as to the relocated shed.

Said property measures 160' x 120' and contains approximately 0.4408± acres
~~square feet~~, and is located in the GB-1 Zoning District.

with without _____ sewer.

3. The size of the proposed building is _____ x _____; Height _____;
stories _____; square feet _____.

4. The setbacks of the principal building will be: Front _____; Front _____; existing building to remain.
Rear _____; Side _____; Side _____; Percent of lot coverage _____.

5. Setbacks of accessory building will be: (if applicable) N/A
Front _____; Rear _____; Side _____; Side _____; Percent of lot coverage _____ %
* Distance to nearest building: _____ Height _____ # of Stories _____

6. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good, and will not substantially impair the intent and purpose of the Zone Plan and Development Ordinance.

The existing use of the property will not change as only a walk-in freezer is proposed. This is a permitted use in the zone.

7. What are the EXCEPTIONAL conditions of the property supporting the granting of the variance?

Existing shape, size, and building configuration which is not proposed to change.

I, Lyndsy M. Newcomb, attorney for applicant, do hereby certify that the information presented in this application is true and accurate, to the best of my knowledge.

Lyndsy M. Newcomb
Signature

6/25/20
Date

c/o Giovanni Sanzone (wclittleitaly@gmail.com)
Applicant E-mail address

NAME, ADDRESS AND PHONE OF ATTORNEY,
IF APPLICANT WILL BE REPRESENTED:

Lyndsy M. Newcomb, Esquire, 211 Bayberry Drive, Suite 2A

Cape May Court House, NJ 08210 (609)463-4601

Either the applicant, or an attorney, must be present at

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

Minor Site Plan Waiver Application [400-77D]

A. PLEASE CHECK BOX IF IT APPLIES:

1. The Lot, the application for development is on, "Is not an existing or proposed vacant lot.
2. The size of the proposed addition does not exceed 25% of the existing building.

Anthony M. DeCicco Atty. For app.
Applicant Signature

6/24/20
Date

B. Please submit the following information:

- (1) Twenty current copies of a survey prepared by a NJ Licensed Land Surveyor [three (3) sealed] of the site and 20 copies of a drawing showing the location of all existing buildings and entrances, including height and dimensions of buildings. The drawings may be prepared by an applicant or a representative. The current use of the site must be indicated on the drawing.
- (2) The applicant shall submit a letter requesting a minor site plan waiver from the Planning Board.
- (3) Minor site plan application shall not require review by the Township Engineer except on a case-by-case basis, as ordered by the Planning Board.
- (4) The Planning Board shall review the application and grant the Waiver, or refer the application for a Preliminary and Final Site Plan review before the Planning Board.

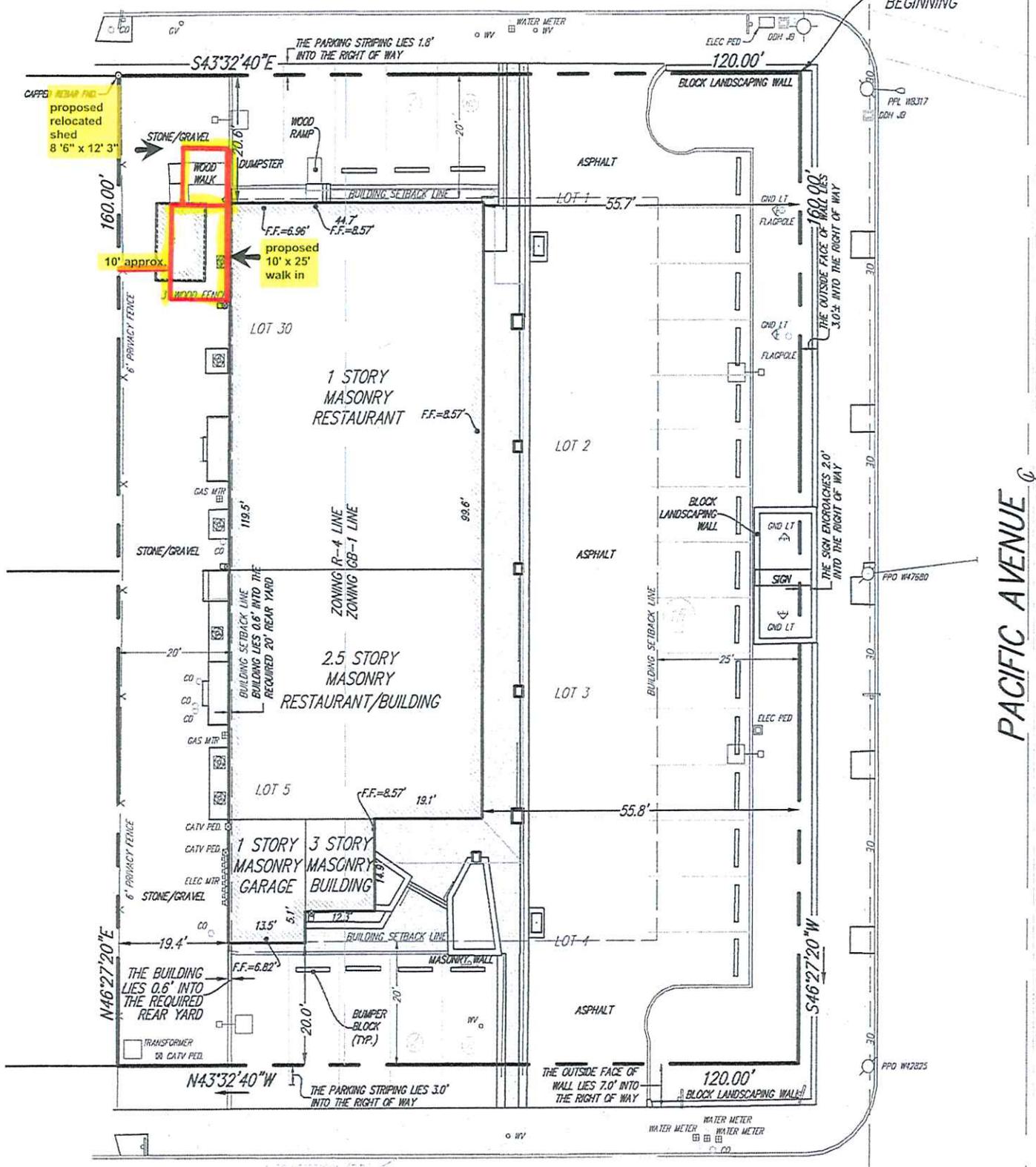
C. Fee [400-80A.2]

1. Applicant shall submit the following minimum fee with application for minor site plan waiver.
 - a. Minor Site Plan Waiver \$450.00
 - b. The applicant is responsible for any reasonable professional fees connected with the application:
 1. Resolution Fee \$150.00
 2. Engineering Fee. To be submitted on a case by case basis, as ordered by the Planning Board.
 - c. Variance fee as required.

AUSTIN AVENUE

50' WIDE

POINT OF BEGINNING



NORTH STATION AVENUE

PACIFIC AVENUE

LEGEND

- OPEN SQUARE
- CAPPED REBAR FOUND
- 4" x 4" UNIT
- LIGHT POLE
- ELECTRIC PESTAL
- CATCH BASIN
- ELECTRIC METER BOX
- FLAGPOLE
- GROUND LIGHT
- SIGN
- CABLE TV PERSHALL
- PERSHALL SIGNAL LIGHT
- VALVE
- GAS VALVE
- GAS METER
- SWIMWAY CLEANOUT
- HAND-CAP PARKING
- UNMARKED MANHOLE
- ROOF BRIM WITH DOWN SPOUT
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- WATER METER
- FINE HYDRANT
- WATER VALVE
- CENTER LINE
- CURB
- CONCRETE WALL/PAD/PARKING
- FENCE

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER (FILE NO.) NJFA15-1051 GD
COMMITMENT DATE: MARCH 10, 2015
SCHEDULE B - SECTION II - EXCEPTIONS
#9900 PACIFIC AVENUE

11. Deed of Easement as attached and defined by instrument recorded in Deed Book 2029 of Page 111. **WETZEL THE PROPERTY**
BLOCK 717 NORTH STATION AVENUE, CAPE MAY COUNTY, NEW JERSEY

PROPERTY DESCRIPTION

DESCRIPTION OF PROPERTY KNOWN AS 11.1 that certain lot, piece or parcel of land, with the buildings and improvements thereon as shown on the attached plat, lying and being in Lower Township, County of Cape May and State of New Jersey, being more particularly described as follows:

Beginning at on the east, the intersection of the westerly line of Pacific Avenue (60' wide) with the southerly line of North Station Avenue, North forty-three degrees thirty-two minutes forty-two seconds West (N 43° 32' 42" W) one hundred twenty and no hundredths (120.00) feet to a nail & wedge set marking the intersection of said line of Pacific Avenue with the westerly line of North Station Avenue (60' wide); thence

(1) Along said line of Pacific Avenue, South forty-two degrees twenty-seven minutes twenty seconds West (S 42° 27' 20" W) one hundred twenty and no hundredths (120.00) feet to a nail & wedge set marking the intersection of said line of Pacific Avenue with the westerly line of North Station Avenue (60' wide); thence

(2) Along said line of North Station Avenue, North forty-three degrees thirty-two minutes forty-two seconds West (N 43° 32' 42" W) one hundred twenty and no hundredths (120.00) feet to a nail & wedge set marking the intersection of said line of Pacific Avenue with the westerly line of North Station Avenue (60' wide); thence

(3) Along the relation line between said lots 5 & 6 and continuing along the relation line between lots 29 & 30, North forty-three degrees twenty-seven minutes twenty seconds East (N 43° 27' 20" E) one hundred and no hundredths (100.00) feet, to an iron pin set in the depressed southerly line of North Station Avenue, marking the common Northwesterly corner of said lots 29 & 30; thence

(4) Along said line of North Station Avenue, South forty-three degrees thirty-two minutes forty-two seconds East (S 43° 32' 42" E) one hundred twenty and no hundredths (120.00) feet, to the point and piece of beginning.

PER INFORMATION PURPOSES ONLY:

BEING known as Lot 1, Block 717, on the Official Tax Map of Lower Township being commonly known as 9900 Pacific Avenue, Newark Creek, New Jersey

END OF LEGAL DESCRIPTION

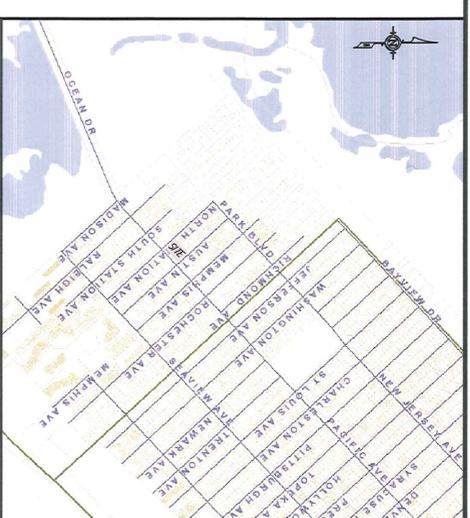
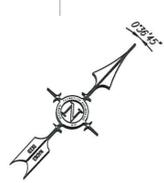
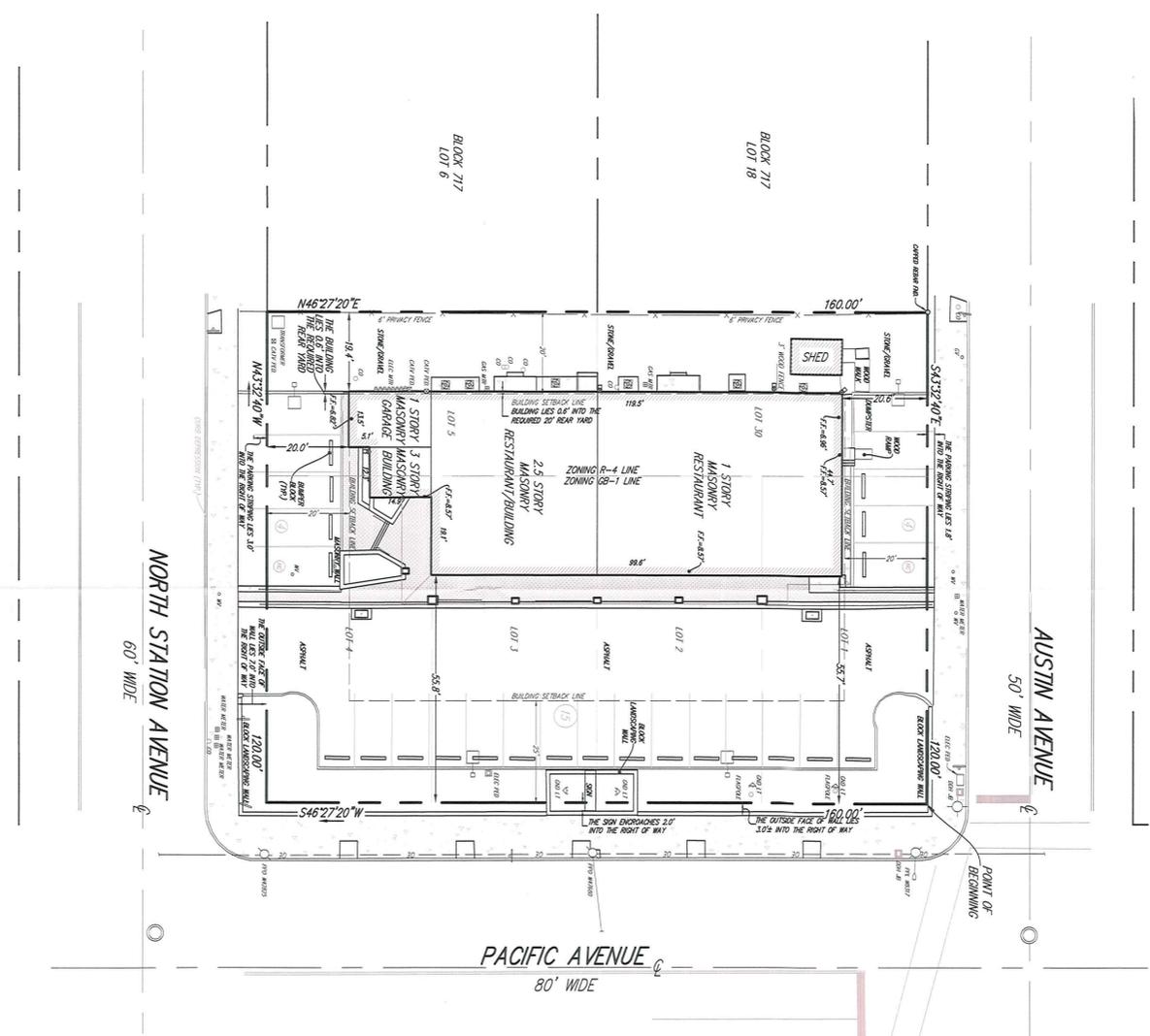
SURVEYOR'S CERTIFICATION

I, **JOHN J. TRAYNOR III, P.E., P.L.S.**, the undersigned, being duly sworn, depose and say that I am a duly Licensed Professional Land Surveyor in the State of New Jersey, and I am the author of the foregoing plat, and I certify that the same is a true and correct copy of the original plat on file in my office, and I am not aware of any fraud or mistake in the same.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, fully established and adopted by ALTA and the National Board of Standards and Practices for Professional Land Surveyors, Inc. (NBSPLS) on March 17, 2011.

JOHN J. TRAYNOR III, P.E., P.L.S.
 PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER 24603541000

DATE



LOCATION MAP
SCALE 1" = 800'

SITE DATA AND NOTES

1. OWNER: MGC PROPERTIES, LLC
2. PROPERTY ADDRESS: 9900 PACIFIC AVENUE, NEWARK CREEK, NJ 08280
3. TAX PARCEL NUMBER: 095-0072-0080
4. SOURCE OF TITLE: LOT 1, BLOCK 717
5. LOT SIZE: DEED BOOK 2021, PAGE 102
6. ZONING: R-1
7. ZONING STANDARDS: ZONING R-1
8. DATE OF SURVEY: ZONING OR-1
9. DATE: FRONT YARD = 20', SIDE YARD = 14', REAR YARD = 20', FRONT YARD = 25', SIDE YARD = 6', REAR YARD = 25'
10. UTILTY NOTES: SURVEY CONDUCTED BY TRANSECON ENGINEERING SURVEYING ON MARCH 27, 2015. NEW JERSEY STATE PLAT AND 63' HUNDRED COMPENSATED USING PER USE COLLECTION ON THE LEFT SHORDBET (SERIAL REFERENCE SYSTEM (SERIALS) BEHINDS) SHOWN ARE IN THE DEED (SERIALS) BEHINDS.
11. EASMENTS: UTILITIES ARE SHOWN ACCORDING TO FIELD LOCATION OF VISIBLE SURFACE IMPROVEMENTS.
12. EASEMENTS: 24 REGULAR SPACES, 2 HANDICAP SPACES, TOTAL 26 SPACES.
13. EASEMENTS: PER ZONING R-1 & R-4 EACH DWELLING UNIT WHEN ENCLOSING DWELLING UNIT IN THE R-1 DISTRICT ON LOTS WITH MORE THAN 50 FEET OF FRONTAGE, LOTS WITH 50 FEET OF FRONTAGE OR LESS SHALL PROVIDE ONE PARKING SPACE PER ONE ONE AND A HALF (1.5) TIMES THE GROSS FLOOR AREA OF THE UNIT. THE SPACES SHALL BE A MINIMUM OF NINE FEET BY 18 FEET WITH A MINIMUM SURFACE OF CLAM SHELLS, WALKED AND GRADED. THE SPACES SHALL BE A MINIMUM OF NINE FEET BY 18 FEET WITH A MINIMUM SURFACE OF CLAM SHELLS, WALKED AND GRADED. THE SPACES SHALL BE A MINIMUM OF NINE FEET BY 18 FEET WITH A MINIMUM SURFACE OF CLAM SHELLS, WALKED AND GRADED. THE SPACES SHALL BE A MINIMUM OF NINE FEET BY 18 FEET WITH A MINIMUM SURFACE OF CLAM SHELLS, WALKED AND GRADED.
14. EASEMENTS: ACCESS TO THE PROPERTY IS FROM AUSTIN AVENUE AND NORTH STATION AVENUE.
15. EASEMENTS: THERE ARE NO ENCUMBRANCES FOUND.
16. EASEMENTS: THERE IS NO OBSERVED EVIDENCE OF CONSENT EASEMENT APPEARING TO BE IN PROGRESS OR CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
17. EASEMENTS: THIS SITE DOES NOT HAVE ANY EVIDENCE OF BEING USED AS A SOIL WASTE DUMP, SLUMP OR SWAMPY LANDFILL.
18. EASEMENTS: THERE WERE NO REMOVED METEORITES ON SITE.

SCALE: 1" = 20'
 GRAPHIC SCALE (FEET)
 0 20 40
 JUNE 3, 2020

NO.	DATE	REVISION	BY	CHECKED

JOHN J. TRAYNOR III, P.E., P.L.S. IS NOT RESPONSIBLE FOR ANY CHANGES MADE BY OTHERS TO THIS PLAN AND/OR ITS ELECTRONIC FILES.

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR
MGC PROPERTIES, LLC
 KNOWN AS
LOT NO. 1, BLOCK 717
#9900 PACIFIC AVENUE
 (CAPE MAY COUNTY)
TAX PARCEL: 095-0072-0080
 (LOT 1, BLOCK 717)
 LOWER TOWNSHIP, CAPE MAY COUNTY, NEW JERSEY

JOHN J. TRAYNOR III, P.E., P.L.S.
 NEW JERSEY REGISTRATION NUMBER 24603541000
 MIDDLETOWN DELAWARE

PROJECT NO.:
 DATE: 03.14.2015
 CAD FILE:
 9900-pacific-ave_alta
 DRAWN BY:
 CHECKED BY:
 DWS
 DWG. NO.:
 SHEET NO.:
 1 OF 1