



NEW ENGLAND ROAD  
(49.50' WIDE)

SHUNPIKE ROAD  
(CO. ROUTE 649) (49.50' WIDE)

NEW ENGLAND ROAD  
(49.50' WIDE)

SHUNPIKE ROAD  
(CO. ROUTE 649) (49.50' WIDE)

**LIST OF PROPERTY OWNERS WITHIN 200 FEET**

OWNER'S NAME	ADDRESS	PROPERTY ID	PROPERTY CLASSIFICATION	PROPERTY TYPE	PROPERTY AREA (S.F.)	PROPERTY CLASSIFICATION	PROPERTY TYPE
THOMAS & TRACY	1400 HAZARD WAY, SUITE 315	743	644-B	COMMERCIAL	1,000	644-B	COMMERCIAL
AMBI TRACY	1400 HAZARD WAY, SUITE 315	743	644-B	COMMERCIAL	1,000	644-B	COMMERCIAL
DEAN MC KEON	1400 HAZARD WAY, SUITE 315	743	644-B	COMMERCIAL	1,000	644-B	COMMERCIAL
...	...	...	...	...	...	...	...

**GENERAL NOTES**

- OWNER/APPLICANT: GINO CIANCAGLINI, MILLVILLE, NJ 08222
- TOTAL LOT AREA IS 20,250 S.F.
- THE EXISTING USE IS AN AUTO JUNKYARD.
- THIS PROPERTY AND ALL SURROUNDING PROPERTIES WITHIN 200' OF THE SITE ARE WITHIN THE "R-1" RESIDENTIAL DISTRICT.
- THE SCOPE OF THIS PROJECT IS TO APPLY FOR A USE VARIANCE TO ALLOW THE CONSTRUCTION OF A SELF-STORAGE FACILITY.
- THE PROPOSED PROJECT IS SUBJECT TO REVIEW BY THE LOWER TOWNSHIP ZONING BOARD.
- THE PROPERTY SHALL BE SERVICED BY PUBLIC WATER SERVICE AND PRIVATE SEPTIC SYSTEM.
- SOLID WASTE REMOVAL SHALL BE COORDINATED WITH A PRIVATE HAULER.
- OUTBOUND TRAFFIC AND EXISTING CONDITIONS PLAN PREPARED BY SCHAEFFER NASSAR SCHEIDEGG CONSULTING ENGINEERS, LLC, SIGNED BY HAROLD E. NOON, P.L.S., DATED 4-22-20.
- THERE ARE NO EXISTING EASEMENTS, COVENANTS OR RESTRICTIONS AFFECTING THE USAGE OF THIS LAND FOR THE PURPOSES INTENDED.
- ALL CONSTRUCTIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, CODES AND ORDINANCES.
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR TO EXERCISE CAUTION DUE TO POSSIBILITY OF HIDDEN UTILITIES AND FEATURES THAT MAY BE UNAPPRECIATED OR UNDETECTABLE BY STANDARD SURVEYING METHODS (E.G., UNDERGROUND UTILITIES THAT MAY BE SERVICE ANY FORMER STRUCTURE).
- ALL EXISTING AVAILABLE UTILITIES SHALL BE UTILIZED FOR THE PURPOSE OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE, CLEANUP AND SECURITY OF ALL FACILITIES DURING CONSTRUCTION. UPON ACCEPTANCE OF ALL SITE IMPROVEMENTS, OWNER SHALL ASSUME RESPONSIBILITY.

**VARIANCE/AMENDERS REQUESTED:**

- A USE VARIANCE IS REQUESTED TO CONVERT THE EXISTING AUTO JUNKYARD INTO A SELF-STORAGE FACILITY IN A RESIDENTIAL DISTRICT.
- A VARIANCE FOR 18.8% PRINCIPAL BUILDING COVERAGE, WHERE 10.0% IS PERMITTED. NOTE THAT PRINCIPAL BUILDING COVERAGE IS PERMITTED UP TO 20.0% IN RESIDENTIAL BUSINESS DISTRICTS.

**"R-1" RESIDENTIAL - ZONE REQUIREMENTS**

ITEM	REQUIRED	PROPOSED	STATUS
MINIMUM LOT AREA	1.0 ACRE	6,617.2 ACRES	CONFORMING
MINIMUM LOT FRONTAGE	150 FEET	270.75 FEET	CONFORMING
MINIMUM LOT WIDTH	150 FEET	188.83 FEET	CONFORMING
MINIMUM LOT DEPTH	200 FEET	1,092.46 FEET	CONFORMING
MINIMUM FRONT YARD	50 FEET	50.2 FEET	CONFORMING
MINIMUM SIDE YARD	30 FEET	30.0 FEET	CONFORMING
MINIMUM REAR YARD	30 FEET	30.0 FEET	CONFORMING
MINIMUM REAR YARD	30 FEET	30.0 FEET	CONFORMING
MAX. PRINCIPAL BUILDING COVERAGE	10%	18.8%	NONCONFORMING
MAX. ACCESSORY BUILDING COVERAGE	10%	0.0%	CONFORMING

**ZONING BOARD APPROVALS**

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE
TAX COLLECTOR	DATE



**PLANS FOR PERMIT PURPOSES ONLY**

**OWNERSHIP AND USE OF DOCUMENTS:**

THIS DOCUMENT IS THE PROPERTY OF SCHAEFFER NASSAR SCHEIDEGG CONSULTING ENGINEERS, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SCHAEFFER NASSAR SCHEIDEGG CONSULTING ENGINEERS, LLC.

DATE: 5/2/20  
SCALE: 1"=30'  
BY: B.G.  
CHECKED: A.F.S.  
SHEET NO. 1 OF 1

**VARIANCE PLAN FOR: GINO CIANCAGLINI**

1024 SHUNPIKE ROAD, BLOCK 749, LOTS 6 & 1.07  
TOWNSHIP OF LOWER, CAPE MAY COUNTY, NEW JERSEY  
ZONE: R-1 RESIDENTIAL; TAX MAP SHEET # 10

ANDREW F. SCHAEFFER  
PROFESSIONAL ENGINEER  
NEW JERSEY LIC. NO. 328893  
5/2/20  
DATE

**Schaeffer Nassar Scheidegg**  
CONSULTING ENGINEERS, LLC  
Surveyors • Environmentalists • Planners  
1425 Cantillon Boulevard • Mays Landing • New Jersey  
Telephone: (609) 628-7400 • Fax: (609) 608-0253  
Certificate of Authorization #24GA28103800

**REVISIONS**

REV #	DATE	BY	REVISION DESCRIPTION