

**EXHIBIT G - Planning Board Approval Original Site Plan July, 1984**  
**Note: page 1-setbacks for rear yard 25ft. Page 2- describes sides of building and min. 20ft buffer**

LOWER TOWNSHIP PLANNING BOARD

(21194)

APPLICATION FOR DEVELOPMENT (Form #1)

Applicant's/Appellant's Name: Frederick S. Cowan

Address: 533 Greenwood Ave, Jenkintown, PA 19096

Owner's Name: Robert A. & Donna Ciampitti

Address: 11 Darlene Circle, Broomall PA 19008

Subject Property - Street Address: 9702, 9800, 9900 Pacific Avenue

Subject Property - Block & Lot Numbers: Block 712, Lots 3,4,5; Block 717, Lots 1,2,3,4,5,30; Block 722, Lots 1,3,30

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

- 57c - Hardship Variance
- 54 - Conditional Use
- 25 - Building Permit in bed of street, public drain area, etc.
- 27 - Building Permit where lot does not abut street
- Other (specify)

2. Request is hereby made for permission to seek relief from the sign requirements for setback from street line, number of permitted signs, and maximum area of sign for individual activity (describe proposal)  
contrary to the requirements of Section 405.6 of the Zoning Ordinance, for relief as follows:  
*# 84-11*  
*7/19/84*  
**APPROVED**  
**LOWER TOWNSHIP PLANNING BOARD**  
*Secretary*

2.a. List the variances sought: Number of signs permitted, 2 permitted/4 proposed  
0.8 + proposed; area of sign for individual activity 4 sq.ft. permitted/21.33 sq.ft. proposed.

Said property measures 80' x 120' - 80' x 120' and contains approximately 9,600 S.F.  
9,600 S.F. square feet and is located in the following zoning district:  
19,200 S.F.  
GB-1

3. The size of the proposed building is:  
49' x 49' ; Height 28' ; Stories 1-1 ; Square Feet 2200  
80' x 44' ; Height 32' ; Stories 2 ; Square Feet 3520

4. The setbacks of the principal building will be:  
51'-51' ; 25' ; 6' ; 25'  
 Front 51' ; Rear 25' ; Side 20' ; Side 25' ; Percent of Lot Coverage 18%

**van note-harvey associates**

223 North Main Street  
Suite 103  
Cape May Court House, NJ 08210  
Phone: 609-465-2600



Attachment #1  
Lower Township Planning Board  
Application for Development (Form #1)

File No. 21194

Pacific Avenue Shopping Center  
9702-9800-9900 Pacific Avenue  
Diamond Beach, Lower Township  
Cape May County, New Jersey

Relief is being sought from the requirements of the zone for the number of permitted signs, (2 permitted/4 proposed); the minimum sign setback from a street line, (15 feet permitted/0.8  $\pm$  proposed); in the area of a sign for an individual activity (4 sq.ft. permitted/21.33 sq.ft. proposed).

Although the application covers the three parcels comprising the overall site, the signs are limited to the central portion situate on block 717, lots 1,2,3,4,5 & 30. That parcel is bounded on three sides by existing, improved streets, North Station Avenue, Austin Avenue and Pacific Avenue. The fourth side abutts a residential zone and mandates a minimum 20' feet buffer requirement. When considering the entire four sides of the site as being restricted by yard/buffering requirements and given the fact that the entire parcel is only 160 x 120' the remaining buildable portions of ground become extremely limited.

The curb line to property line distance along Pacific Avenue is 14' and when combined with the already utilized areas of the ground necessitate the placement of the primary advertising sign centered between the parking area and the property line and resulting in a 0.8'  $\pm$  offset from the street sideline. The sign location will be approximately 14.8' from the face of the curb along Pacific Avenue.

(Continued)