

TOWNSHIP OF LOWER
December 16, 2019

Engineering Design Associates, P.A.
5 Cambridge Drive
Ocean View, NJ 08230
Attention: Candace E. Higgins
Re: Block 499.01 Lots 3 & 31

Dear Mr. Higgins,
Pursuant to N.J.S.A. 40:45D-4.1, enclosed please find the certified list of property owners within two hundred feet of the above referenced property.

Also to be included on the notification list is:
County Road Estate Department
2300 Harding Highway Suite 309
Maya Landing, NJ 08530

If you have any questions regarding this matter, please feel free to contact this office.

Sincerely,
Vincent C. Orlando, P.E.

PROPERTY ID	PROPERTY LOCATION	OWNER NAME & ADDRESS	PROPERTY ID	PROPERTY LOCATION	OWNER NAME & ADDRESS
101.01	400 PARK DRIVE	400 PARK DRIVE TOWNSHIP OF LOWER OCEAN VIEW, NJ 08230	101.01	400 PARK DRIVE	400 PARK DRIVE TOWNSHIP OF LOWER OCEAN VIEW, NJ 08230
101.02	101.02	101.02	101.02	101.02	101.02
101.03	101.03	101.03	101.03	101.03	101.03
101.04	101.04	101.04	101.04	101.04	101.04
101.05	101.05	101.05	101.05	101.05	101.05
101.06	101.06	101.06	101.06	101.06	101.06
101.07	101.07	101.07	101.07	101.07	101.07
101.08	101.08	101.08	101.08	101.08	101.08
101.09	101.09	101.09	101.09	101.09	101.09
101.10	101.10	101.10	101.10	101.10	101.10
101.11	101.11	101.11	101.11	101.11	101.11
101.12	101.12	101.12	101.12	101.12	101.12
101.13	101.13	101.13	101.13	101.13	101.13
101.14	101.14	101.14	101.14	101.14	101.14
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101.17	101.17	101.17	101.17	101.17	101.17
101.18	101.18	101.18	101.18	101.18	101.18
101.19	101.19	101.19	101.19	101.19	101.19
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101.21	101.21	101.21	101.21	101.21	101.21
101.22	101.22	101.22	101.22	101.22	101.22
101.23	101.23	101.23	101.23	101.23	101.23
101.24	101.24	101.24	101.24	101.24	101.24
101.25	101.25	101.25	101.25	101.25	101.25
101.26	101.26	101.26	101.26	101.26	101.26
101.27	101.27	101.27	101.27	101.27	101.27
101.28	101.28	101.28	101.28	101.28	101.28
101.29	101.29	101.29	101.29	101.29	101.29
101.30	101.30	101.30	101.30	101.30	101.30
101.31	101.31	101.31	101.31	101.31	101.31
101.32	101.32	101.32	101.32	101.32	101.32
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101.37	101.37	101.37	101.37	101.37	101.37
101.38	101.38	101.38	101.38	101.38	101.38
101.39	101.39	101.39	101.39	101.39	101.39
101.40	101.40	101.40	101.40	101.40	101.40
101.41	101.41	101.41	101.41	101.41	101.41
101.42	101.42	101.42	101.42	101.42	101.42
101.43	101.43	101.43	101.43	101.43	101.43
101.44	101.44	101.44	101.44	101.44	101.44
101.45	101.45	101.45	101.45	101.45	101.45
101.46	101.46	101.46	101.46	101.46	101.46
101.47	101.47	101.47	101.47	101.47	101.47
101.48	101.48	101.48	101.48	101.48	101.48
101.49	101.49	101.49	101.49	101.49	101.49
101.50	101.50	101.50	101.50	101.50	101.50

- General Notes**
1. Owner/Applicant:
Ed Niemann
15 Sheriff Taylor Boulevard
North Cape May, NJ 08204
 2. The project site is known as Block 499.01, Lots 3 & 31 as shown on the Township of Lower Tax Map, Plate No. 6.11. It is 5.23 acres.
 3. The property is located in the R-2 Single Family Residential Zoning District. It is currently vacant.
 4. The applicant received approval in March 2001 from the Planning Board (Resolution #01-16) for the subdivision of the property into four lots. Water and sanitary sewer services have been extended to the site for the proposed lots.
 5. The applicant is seeking revised subdivision approval for minor changes to the lot layout based upon revised survey information. There is no proposed change to the street width.
 6. The stormwater management system was previously approved with a series of underground infiltration trenches. The layout is being revised to eliminate the trenches in the proposed right-of-way.
 7. Any concrete curb or sidewalk and/or asphalt pavement disturbed within the right-of-way shall be repaired in kind.
 8. All traffic signs, utility poles, mailboxes and traffic safety devices moved during construction shall be reinstalled in their proper location.
 9. This application requires approval from the following agencies:
Lower Township Planning Board
Cape May County Planning Board
Cape Atlantic Conservation District
New Jersey Department of Environmental Protection

Survey Information

Outbound and topographic survey information was taken from a plan entitled "Plan of Survey with Elevations situate in Block 499.01, Lots 3 and 31, Township of Lower, Cape May County, New Jersey" prepared by The Martinelli Group, George Swensen, NJPLS. The survey is dated November 15, 2019. Elevations are in feet and refer to NAVD 1988.

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 NJDOT 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
R-2 Single Family Residential Zoning District

Requirement	Required	Proposed	Variance
Lot 3.01			
Lot Area	0.5 acre	0.5 acre	No
Lot Frontage	100'	193.6'	No
Lot Width	100'	193.6'	No
Lot Depth	120'	108.5'	Yes
Side Yard Setback	20'	20'	No
Front Yard Setback	30'	30'	No
Rear Yard Setback	20'	20'	No
Gross Floor Area	1,000 SF	>1,000 SF	No
Building Coverage	12%	<12%	No
Building Height	35'	<35'	No
Lot 3.02			
Lot Area	0.5 acre	0.69 acre	No
Lot Frontage	100'	77.07'	No*
Lot Width	100'	101.7'	No
Lot Depth	120'	142'	No
Side Yard Setback	20'	20'	No
Front Yard Setback	30'	30'	No
Rear Yard Setback	20'	20'	No
Gross Floor Area	1,000 SF	>1,000 SF	No
Building Coverage	12%	<12%	No
Building Height	35'	<35'	No
Lot 3.03			
Lot Area	0.5 acre	3.02 acre	No
Lot Frontage	100'	78.03'	No*
Lot Width	100'	143.8'	No
Lot Depth	120'	126.1'	No
Side Yard Setback	20'	20'	No
Front Yard Setback	30'	30'	No
Rear Yard Setback	20'	20'	No
Gross Floor Area	1,000 SF	>1,000 SF	No
Building Coverage	12%	<12%	No
Building Height	35'	<35'	No
Lot 3.04			
Lot Area	0.5 acre	0.66 acre	No
Lot Frontage	100'	211.8'	No
Lot Width	100'	143.8'	No
Lot Depth	120'	210'	No
Side Yard Setback	20'	20'	No
Front Yard Setback	30'	30'	No
Rear Yard Setback	20'	20'	No
Gross Floor Area	1,000 SF	>1,000 SF	No
Building Coverage	12%	<12%	No
Building Height	35'	<35'	No

*Lot Frontage can be reduced by 75% on cul-de-sac

NJRSIS Requirement

Dwelling Units per Acre	0.73
Average Daily Trips/Unit	10.2 Trips/Day
Total Trips	40.8 Total Trips/Day
Intensity	Low
Street Hierarchy	Rural
Right-of-Way Width	40'
Curb Required	No
Sidewalk Required	No
Cartway Width	20'
Parking	2.5 spaces

PROPERTY OWNERS LIST WITHIN 200'

GENERAL NOTES

CONTRACTOR NOTES

SCHEDULE OF SHEETS

COVER SHEET.....	1 OF 5
SUBDIVISION 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

TOWNSHIP OF LOWER APPROVAL

Chairman	Date
Secretary	Date
Engineer	Date

ZONING INFORMATION

EDA Engineering Design Associates, P.A.
Engineers - Landscape Architects - Planners
CAMBRIDGE PROFESSIONAL OFFICES
5 Cambridge Drive, Ocean View, NJ 08230
(609) 390-0332 • Fax (609) 390-9204
CERTIFICATE OF AUTHORIZATION: 2402927000

COVER SHEET
BLOCK 499.01, LOTS 3 & 31
TOWNSHIP OF LOWER
CAPE MAY COUNTY, NEW JERSEY

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

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REVISION	DATE	BY

EDA

DATE: 1/31/20	DRAWN BY: MJH
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 8612	SHEET: 1 OF 5

MIMOSA DRIVE SUBDIVISION

BLOCK 499.01, LOTS 3 & 31

TOWNSHIP OF LOWER

CAPE MAY COUNTY, NEW JERSEY

EDA Engineering Design Associates, P.A.
 Environmental Planners, Landscape Architects
 CAMBRIDGE PROFESSIONAL OFFICES
 5 Cambridge Drive Ocean View, New Jersey 08220
 (609) 390-0332 • Fax (609) 390-9204
 CERTIFICATE OF AUTHORIZATION: 24529279300

SUBDIVISION PLAN
 BLOCK 499.01, LOTS 3 & 31
 TOWNSHIP OF LOWER
 CAPE MAY COUNTY, NEW JERSEY

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

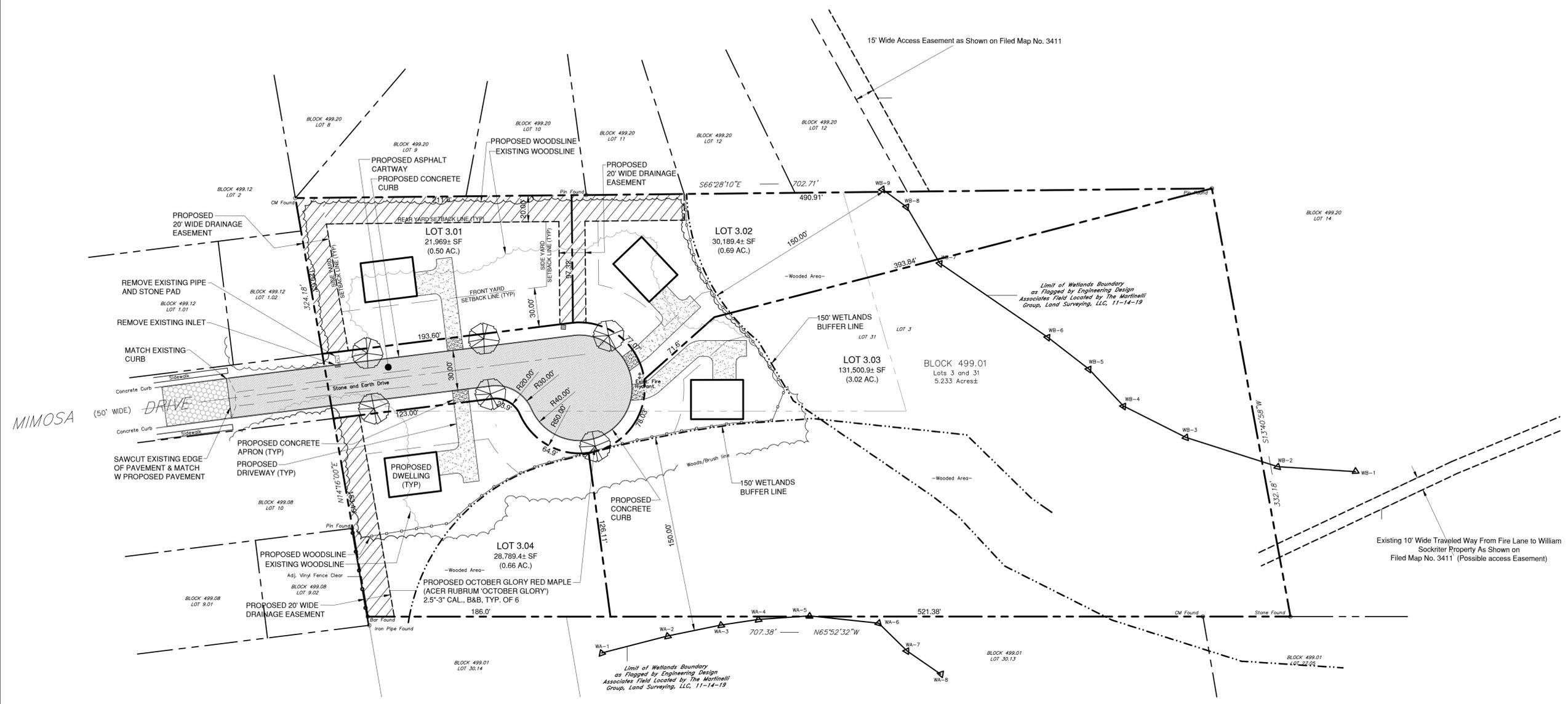


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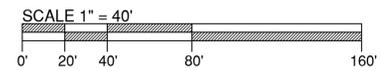
REVISION	DATE	BY

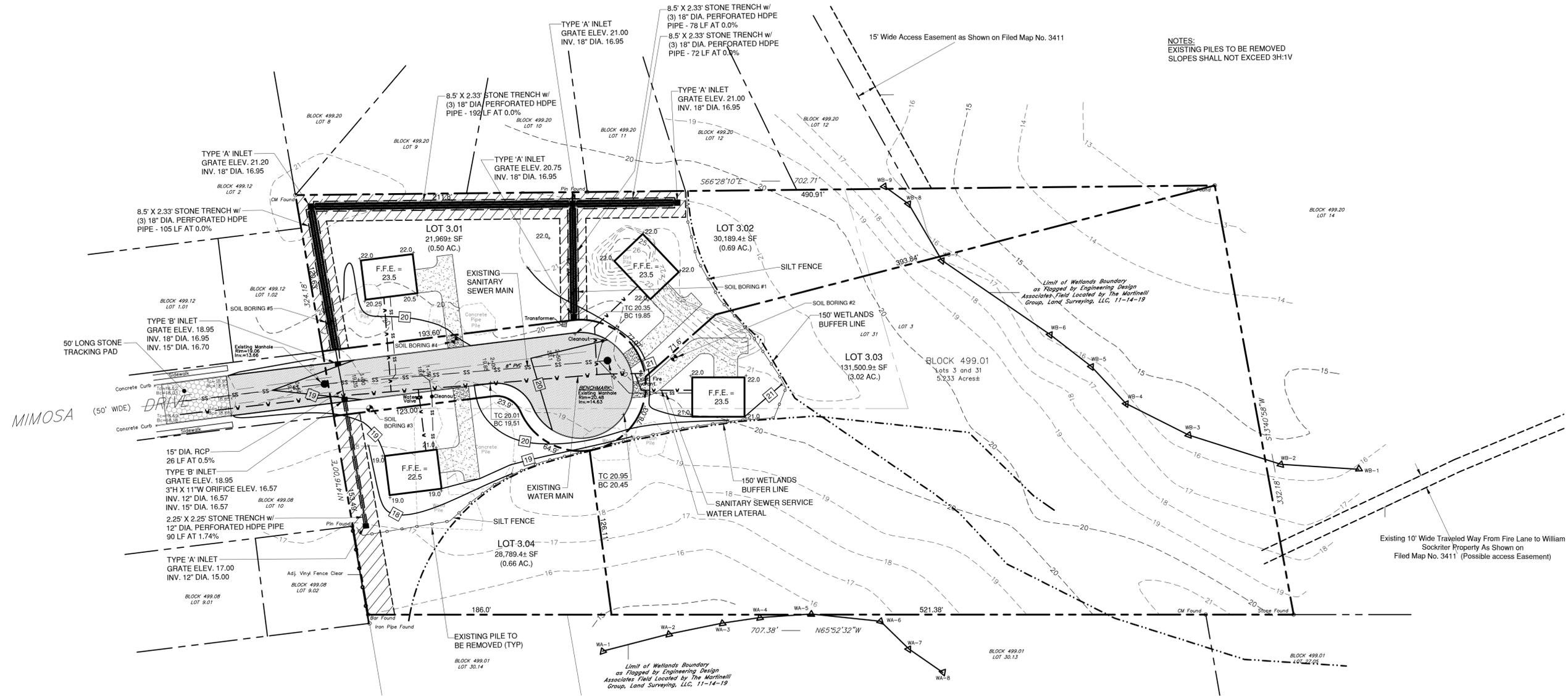


DATE: 1/31/20	DRAWN BY: MJH
SCALE: 1" = 40'	CHECKED BY: VCO
PROJECT #: 8612	SHEET: 2 OF 5



SUBDIVISION PLAN





NOTES:
EXISTING PILES TO BE REMOVED
SLOPES SHALL NOT EXCEED 3H:1V

GRADING & DRAINAGE PLAN

SOIL EROSION & SEDIMENT CONTROL PLAN

TEST PIT #1

DEPTH	DESCRIPTION
0'-6"	10YR 4/3 Dark Brown/Brown Sandy Loam, Subangular Blocky, Friable
6'-15"	10YR 5/6 Yellowish Brown Sandy Loam, Subangular Blocky, Friable
15'-26"	10YR 5/8 Yellowish Brown Sandy Clay Loam, Subangular Blocky, Friable
26'-38"	10YR 6/8 Brownish Yellow Loamy Sand, Subangular Blocky, Friable
38'-49"	10YR 7/6 Yellow Sand, Single Grain, Loose
49'-59"	10YR 6/6 Brownish Yellow Loamy Sand, Subangular Blocky, Friable
59'-71"	10YR 7/6 Yellow Sand, Single Grain, Loose with mottles of 10YR 8/2 White Gray @ 59' Common, Medium and Distinct
71'-91"	10YR 8/3 Very Pale Brown Coarse Sand, 30% Gravel, Single Grain, Loose with mottles of 10YR 6/1 Gray/Light Gray Common, Medium and Distinct
Depth to Seasonal High Water: 59'	
Depth to Groundwater: None to 91'	
Date Performed: 11/15/00	
Performed By: John Kornick	

TEST PIT #2

DEPTH	DESCRIPTION
0'-15"	10YR 4/3 Dark Brown/Brown Sandy Loam, Subangular Blocky, Friable
15'-22"	10YR 6/4 Light Yellowish Brown Sandy Loam, Subangular Blocky, Friable
22'-34"	10YR 4/6 Dark Yellowish Brown Sandy Clay Loam, Subangular Blocky, Friable
34'-47"	10YR 6/6 Brownish Yellow Sandy Loam, Subangular Blocky, Friable
47'-64"	10YR 7/6 Yellow Sand, Single Grain, Loose
64'-93"	10YR 8/6 Yellow Sand, Single Grain, Loose with mottles of 10YR 7/2 Light Gray @ 64' Common, Medium and Distinct
Depth to Seasonal High Water: 64'	
Depth to Groundwater: None to 93'	
Date Performed: 11/15/00	
Performed By: John Kornick	
Witnessed by: Linda Wilde, Cape May County Health Department	

SOIL BORING #3

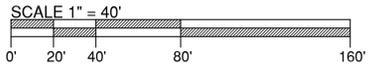
DEPTH	DESCRIPTION
0'-7"	10YR 4/3 Dark Brown Sandy Loam, Subangular Blocky, Friable
7'-31"	10YR 5/6 Yellowish Brown Sandy Loam, Subangular Blocky, Friable
31'-41"	10YR 6/4 Light Yellowish Brown Loamy Sand, Subangular Blocky, Friable
41'-45"	10YR 7/6 Yellow Sand with layers of 10YR 6/8 Brownish Yellow Sandy Loam, Subangular Blocky, Friable
45'-51"	10YR 6/6 Brownish Yellow Fine Sand, Single Grain, Loose
51'-62"	10YR 7/4 Very Pale Brown Fine Sand, Single Grain, Loose
62'-73"	10YR 8/2 White Coarse Sand, Single Grain, Loose with mottles of 10YR 6/8 Brownish Yellow @ 62' Common, Medium and Distinct
73'-96"	10YR 7/2 Light Gray Sand, Single Grain, Loose
Depth to Seasonal High Water: 62"	
Depth to Groundwater: 92"	
Date Performed: 3/14/01	
Performed By: John Kornick	

SOIL BORING #4

DEPTH	DESCRIPTION
0'-8"	10YR 4/3 Dark Brown Sandy Loam, Subangular Blocky, Friable
8'-33"	10YR 5/6 Yellowish Brown Sandy Loam, Subangular Blocky, Friable
33'-46"	10YR 6/4 Light Yellowish Brown Loamy Sand, Subangular Blocky, Friable
46'-52"	10YR 7/6 Yellow Sand with layers of 10YR 6/8 Brownish Yellow Sandy Loam, Subangular Blocky, Friable
52'-64"	10YR 6/6 Brownish Yellow Fine Sand, Single Grain, Loose
64'-81"	10YR 7/4 Very Pale Brown Fine Sand, Single Grain, Loose with mottles of 10YR 7/2 Light Gray @ 64' Common, Medium and Distinct
81'-101"	10YR 7/1 Light Gray Sand, Single Grain, Loose
Depth to Seasonal High Water: 64"	
Depth to Groundwater: None to 101"	
Date Performed: 3/14/01	
Performed By: John Kornick	

SOIL BORING #5

DEPTH	DESCRIPTION
0'-6"	10YR 4/2 Dark Grayish Brown Sandy Loam, Subangular Blocky, Friable
6'-27"	10YR 5/6 Yellowish Brown Sandy Loam, Subangular Blocky, Friable
27'-43"	10YR 6/4 Light Yellowish Brown Loamy Sand, Subangular Blocky, Friable
43'-51"	10YR 7/6 Yellow Sand, Single Grain, Loose
51'-61"	10YR 6/6 Brownish Yellow Sand, Single Grain, Loose
61'-76"	10YR 7/4 Very Pale Brown Sand, Single Grain, Loose with mottles of 10YR 6/2 Light Brownish Gray @ 61' Common, Medium and Distinct
76'-97"	10YR 7/2 Light Gray Sand, Single Grain, Loose
Depth to Seasonal High Water: 61"	
Depth to Groundwater: None to 97"	
Date Performed: 03/14/01	
Performed By: John Kornick	



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REVISION	DATE	BY



DATE: 1/31/20	DRAWN BY: MJH
SCALE: 1" = 40'	CHECKED BY: VCO
PROJECT #: 8612	SHEET: 3 OF 5

