

NOTE:
 1. BEING COMMONLY KNOWN AS LOTS 10, 11, 12 & 13, BLOCK 232 ON THE CURRENT OFFICIAL TAX MAP OF THE TOWNSHIP OF LOWER.
 2. STREET ADDRESS: 29 BAYBERRY ROAD
 3. ALSO BEING KNOWN AND ASSOCIATED AS LOTS 10, 11, 12 & 13, BLOCK 3 ON A PLAN OF SALES PREPARED BY CAR MODELTON, INC. DATED DECEMBER 18, 1946, DULY FILED IN THE OFFICE OF THE CLERK OF CAPE MAY COUNTY, NEW JERSEY.
 4. SURVEY CONDUCTED IN ACCORDANCE WITH SHORE TITLE AGENCY, INC FILE NO. NCM-34424-20.
 5. DEED REFERENCE:
 P.O. BK. 3129 PG 986
 LOT 15, BK. 3129 PG 988
 6. THE LOT AND BLOCK NUMBERS WERE VERIFIED BY THE TAX ASSESSOR.
 7. ALL EXISTING STRUCTURES AND IMPROVEMENTS ARE TO BE REMOVED.
 8. DISTRICT PROPERTY IS IN THE R-3 ZONING DISTRICT.
 9. THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
 OWNER/PARTICULAR:
 R. J. MARINO PROPERTIES, LLC
 58 THRESSER LANE
 CAPE MAY COURT HOUSE, NJ 08210

MUNICIPAL CLERK'S CERTIFICATION

INTERIOR MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED IN THE MUNICIPAL AND LAND USE LAW, P.L. 1975, C. 291 (C-40)50 ET SEQ. OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

MUNICIPAL CLERK _____ DATE _____

MUNICIPAL ENGINEER'S CERTIFICATION

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW," RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THEREON.

TOWNSHIP ENGINEER _____ DATE _____

TAX COLLECTOR CERTIFICATION

I HEREBY CERTIFY THAT THE TAXES HAVE BEEN PAID ON THE LANDS SUBMITTED BY THIS MAP

TAX COLLECTOR _____ DATE _____

OWNER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THE LAND SUBMITTED BY THIS MAP IS OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID IS GIVEN.

OWNER _____ DATE _____

ZONING BOARD APPROVAL

THIS MAP IS HEREBY APPROVED BY THE ZONING BOARD OF THE TOWNSHIP OF LOWER.

ZONING BOARD CHAIRPERSON _____ DATE _____

ZONING BOARD SECRETARY _____ DATE _____
 ZONING BOARD ENGINEER _____ DATE _____

CAPE MAY COUNTY PLANNING BOARD

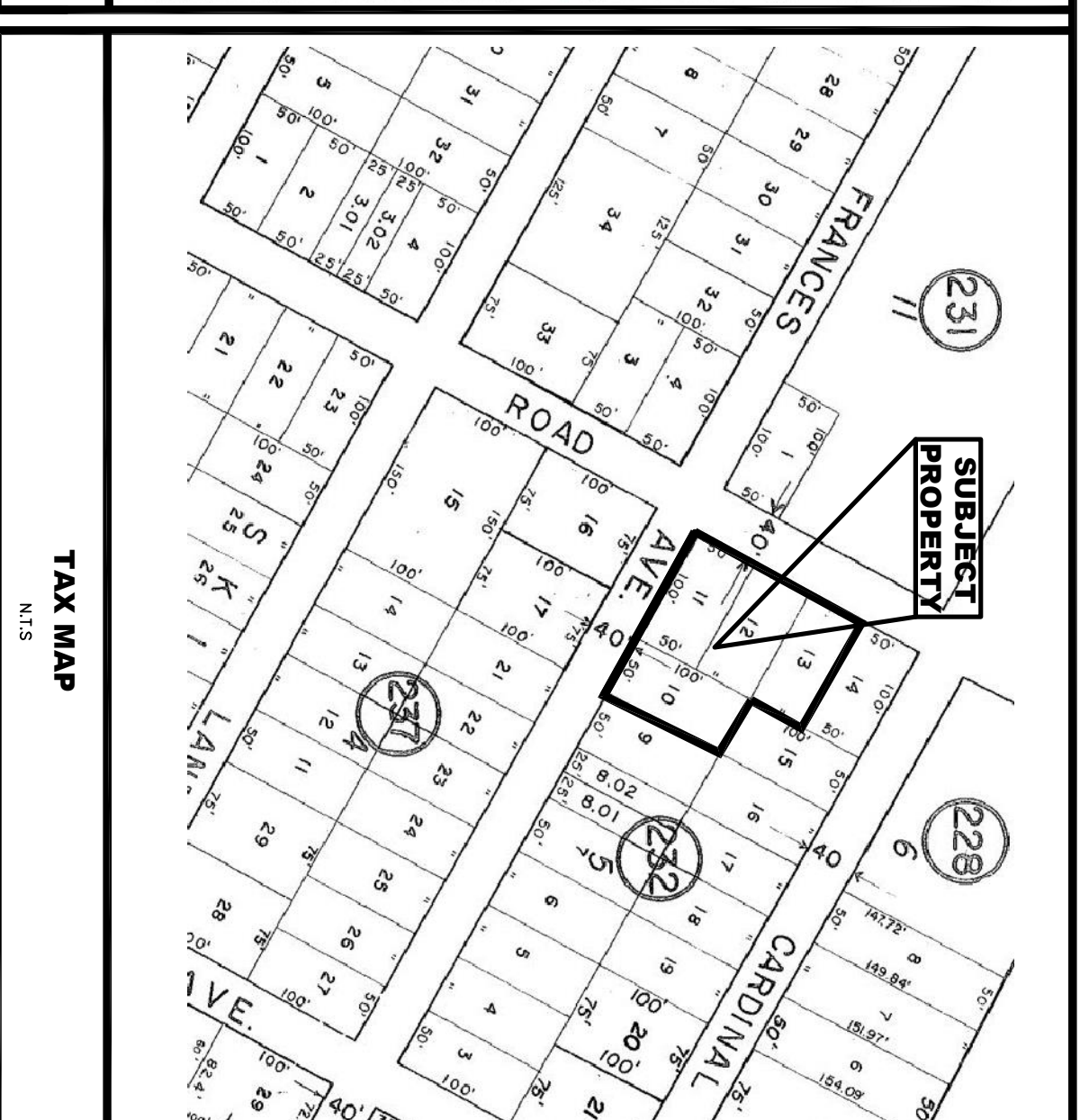
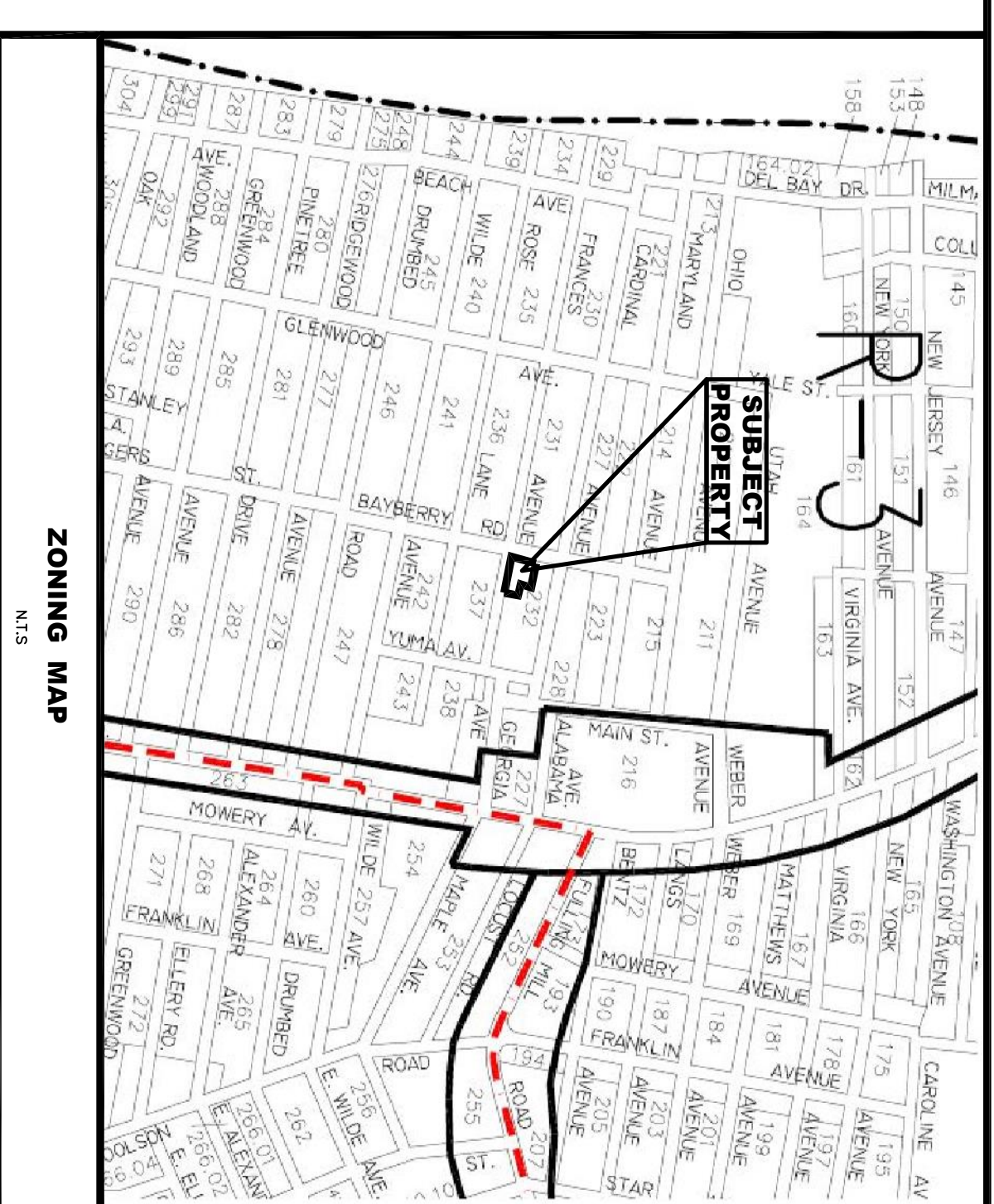
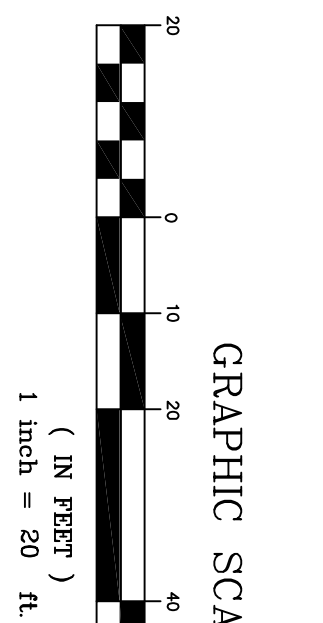
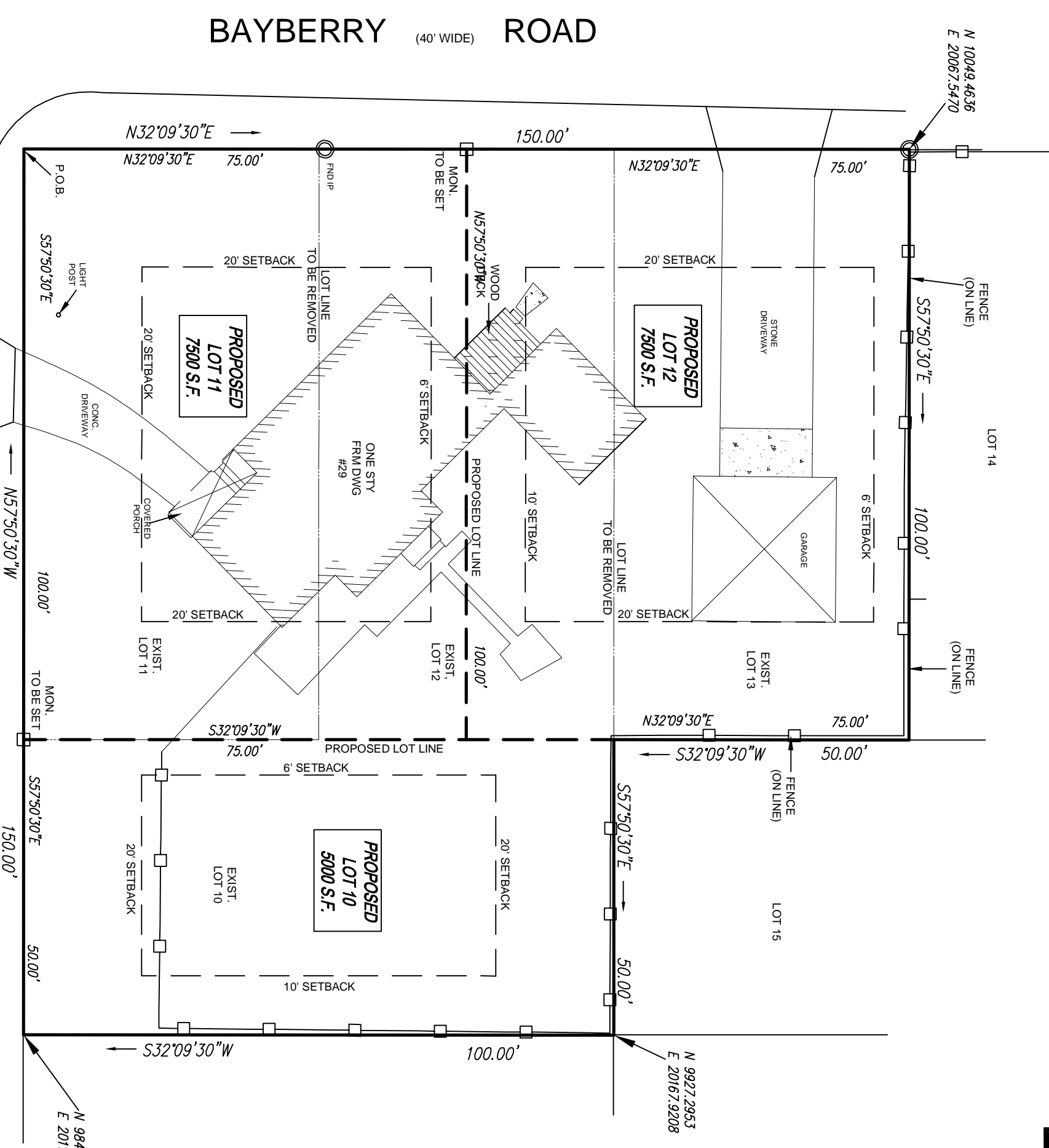
THIS MAP IS HEREBY APPROVED BY THE CAPE MAY COUNTY PLANNING BOARD SUBJECT TO THE FOLLOWING CONDITIONS, AGREEMENTS, AND CONDITIONS SET FORTH BY THE CAPE MAY COUNTY PLANNING BOARD

CHAIRPERSON _____ DATE _____
 ENGINEER _____ DATE _____

ZONING TABLE

Prerequisite Building	REQUIRED	EXISTING	LOT A	LOT B	LOT C
Minimum					
Lot Area	7,500 SF	20,000 SF	7,500 SF	7,500 SF	5,000 SF*
Lot Frontage	75 FT	150 FT	75 FT	75 FT	50 FT
Lot Width	75 FT	150 FT	75 FT	75 FT	50 FT
Lot Depth	90 FT	150 FT	100 FT	100 FT	100 FT
Side Yard	6 & 10 FT	greater than 6 & 10 FT	greater than 6 & 10 FT	greater than 6 & 10 FT	greater than 6 & 10 FT
Front Yard	20 FT	> 20 SF	> 20 SF	> 20 SF	> 20 SF
Rear Yard	20 FT	> 20 SF	> 20 SF	> 20 SF	> 20 SF
Gross Floor Area	600 SF	> 600 SF	> 600 SF	> 600 SF	> 600 SF
Accessory Building					
Minimum	4 FT	> 4 SF	> 4 SF	> 4 SF	> 4 SF
Distance to side line	4 FT	> 4 SF	> 4 SF	> 4 SF	> 4 SF
Distance to rear line	6 FT	> 6 SF	> 6 SF	> 6 SF	> 6 SF
Distance to other building	6 FT	> 6 SF	> 6 SF	> 6 SF	> 6 SF
Maximum					
Building coverage of principal building	30%	< 30%	< 30%	< 30%	< 30%
Building coverage of accessory building(s) and/or structures	10%	< 10%	< 10%	< 10%	< 10%

* = Variance Required
 Floodzone = Zone B



200' OWNERS LIST

TAXING DISTRICT 05 LOWER TWP	ADJACENT PROPERTY LISTING	APPLICANT, MARINCCI COMPANY OF CAPE MAY	TAXING DISTRICT 05 LOWER TWP	ADJACENT PROPERTY LISTING	APPLICANT, MARINCCI COMPANY OF CAPE MAY
227	103 CARDINAL AVENUE	HUNT, CHRISTINE G & TILLY, JOYCE W	232	29 BAYBERRY ROAD	THE BUNT TRS C/O HIRSH HOBBS
228	28 CARDINAL AVENUE	GEORGE, VICTOR G & DAWN M	233	111-113	3701 ROBERT BLVD, STE 200
229	8	SMITH, NORAH ANNE	234	31 BAYBERRY ROAD	WHITMAN, CHARLES & CHRISTINE
230	10	LETT, COLLEEN AVENUE	235	36 CARDINAL AVENUE	STEWART, DAVID ANTHONY & LORRAINE
231	BAYBERRY ROAD	ANNUNZI, GIOVANNA	236	34 CARDINAL AVENUE	RYAN, RICK
232	103 FRANCES AVENUE	PHILLIPS, ST	237	28 BAYBERRY ROAD	BRUNNELL, CONN E & KRISTINE R
233	104 CARDINAL AVENUE	RICCIARDI, JOSEPH F & LINDA L	238	108 SYSTEMS ST	ORRILL, KEVIN J
234	28 FRANCES AVENUE	PHILLIPS, ST	239	87 ROSE LANE	613 E THOMPSON ST
235	101 FRANCES AVENUE	RICCIARDI, JOSEPH F & LINDA L	240	20 ROSE LANE	PHILADELPHIA, PA
236	102 FRANCES AVENUE	COYNE, ROBERT & JONIE	241	33 ROSE LANE	108 SYSTEMS ST
237	105 FRANCES AVENUE	BARON, THOMAS A JR	242	35 ROSE LANE	CAPE MAY, NJ
238	28 FRANCES AVENUE	BARON, THOMAS A JR	243	36 ROSE LANE	SEERAVEN, DONNA R
239	101 FRANCES AVENUE	PHILLIPS, ST	244	37 ROSE LANE	18 BRISTOL VILLAGE #10
240	102 FRANCES AVENUE	PHILLIPS, ST	245	38 ROSE LANE	SHROCKWELL, PA
241	103 FRANCES AVENUE	PHILLIPS, ST	246	39 ROSE LANE	19408
242	104 FRANCES AVENUE	PHILLIPS, ST	247	40 ROSE LANE	20 MINN, ST
243	105 FRANCES AVENUE	PHILLIPS, ST	248	41 ROSE LANE	21 MINN, ST
244	106 FRANCES AVENUE	PHILLIPS, ST	249	42 ROSE LANE	22 MINN, ST
245	107 FRANCES AVENUE	PHILLIPS, ST	250	43 ROSE LANE	23 MINN, ST
246	108 FRANCES AVENUE	PHILLIPS, ST	251	44 ROSE LANE	24 MINN, ST
247	109 FRANCES AVENUE	PHILLIPS, ST	252	45 ROSE LANE	25 MINN, ST
248	110 FRANCES AVENUE	PHILLIPS, ST	253	46 ROSE LANE	26 MINN, ST
249	111 FRANCES AVENUE	PHILLIPS, ST	254	47 ROSE LANE	27 MINN, ST
250	112 FRANCES AVENUE	PHILLIPS, ST	255	48 ROSE LANE	28 MINN, ST
251	113 FRANCES AVENUE	PHILLIPS, ST	256	49 ROSE LANE	29 MINN, ST
252	114 FRANCES AVENUE	PHILLIPS, ST	257	50 ROSE LANE	30 MINN, ST
253	115 FRANCES AVENUE	PHILLIPS, ST	258	51 ROSE LANE	31 MINN, ST
254	116 FRANCES AVENUE	PHILLIPS, ST	259	52 ROSE LANE	32 MINN, ST
255	117 FRANCES AVENUE	PHILLIPS, ST	260	53 ROSE LANE	33 MINN, ST
256	118 FRANCES AVENUE	PHILLIPS, ST	261	54 ROSE LANE	34 MINN, ST
257	119 FRANCES AVENUE	PHILLIPS, ST	262	55 ROSE LANE	35 MINN, ST
258	120 FRANCES AVENUE	PHILLIPS, ST	263	56 ROSE LANE	36 MINN, ST
259	121 FRANCES AVENUE	PHILLIPS, ST	264	57 ROSE LANE	37 MINN, ST
260	122 FRANCES AVENUE	PHILLIPS, ST	265	58 ROSE LANE	38 MINN, ST
261	123 FRANCES AVENUE	PHILLIPS, ST	266	59 ROSE LANE	39 MINN, ST
262	124 FRANCES AVENUE	PHILLIPS, ST	267	60 ROSE LANE	40 MINN, ST
263	125 FRANCES AVENUE	PHILLIPS, ST	268	61 ROSE LANE	41 MINN, ST
264	126 FRANCES AVENUE	PHILLIPS, ST	269	62 ROSE LANE	42 MINN, ST
265	127 FRANCES AVENUE	PHILLIPS, ST	270	63 ROSE LANE	43 MINN, ST
266	128 FRANCES AVENUE	PHILLIPS, ST	271	64 ROSE LANE	44 MINN, ST
267	129 FRANCES AVENUE	PHILLIPS, ST	272	65 ROSE LANE	45 MINN, ST
268	130 FRANCES AVENUE	PHILLIPS, ST	273	66 ROSE LANE	46 MINN, ST
269	131 FRANCES AVENUE	PHILLIPS, ST	274	67 ROSE LANE	47 MINN, ST
270	132 FRANCES AVENUE	PHILLIPS, ST	275	68 ROSE LANE	48 MINN, ST
271	133 FRANCES AVENUE	PHILLIPS, ST	276	69 ROSE LANE	49 MINN, ST
272	134 FRANCES AVENUE	PHILLIPS, ST	277	70 ROSE LANE	50 MINN, ST
273	135 FRANCES AVENUE	PHILLIPS, ST	278	71 ROSE LANE	51 MINN, ST
274	136 FRANCES AVENUE	PHILLIPS, ST	279	72 ROSE LANE	52 MINN, ST
275	137 FRANCES AVENUE	PHILLIPS, ST	280	73 ROSE LANE	53 MINN, ST
276	138 FRANCES AVENUE	PHILLIPS, ST	281	74 ROSE LANE	54 MINN, ST
277	139 FRANCES AVENUE	PHILLIPS, ST	282	75 ROSE LANE	55 MINN, ST
278	140 FRANCES AVENUE	PHILLIPS, ST	283	76 ROSE LANE	56 MINN, ST
279	141 FRANCES AVENUE	PHILLIPS, ST	284	77 ROSE LANE	57 MINN, ST
280	142 FRANCES AVENUE	PHILLIPS, ST	285	78 ROSE LANE	58 MINN, ST
281	143 FRANCES AVENUE	PHILLIPS, ST	286	79 ROSE LANE	59 MINN, ST
282	144 FRANCES AVENUE	PHILLIPS, ST	287	80 ROSE LANE	60 MINN, ST
283	145 FRANCES AVENUE	PHILLIPS, ST	288	81 ROSE LANE	61 MINN, ST
284	146 FRANCES AVENUE	PHILLIPS, ST	289	82 ROSE LANE	62 MINN, ST
285	147 FRANCES AVENUE	PHILLIPS, ST	290	83 ROSE LANE	63 MINN, ST
286	148 FRANCES AVENUE	PHILLIPS, ST	291	84 ROSE LANE	64 MINN, ST
287	149 FRANCES AVENUE	PHILLIPS, ST	292	85 ROSE LANE	65 MINN, ST
288	150 FRANCES AVENUE	PHILLIPS, ST	293	86 ROSE LANE	66 MINN, ST
289	151 FRANCES AVENUE	PHILLIPS, ST	294	87 ROSE LANE	67 MINN, ST
290	152 FRANCES AVENUE	PHILLIPS, ST	295	88 ROSE LANE	68 MINN, ST
291	153 FRANCES AVENUE	PHILLIPS, ST	296	89 ROSE LANE	69 MINN, ST
292	154 FRANCES AVENUE	PHILLIPS, ST	297	90 ROSE LANE	70 MINN, ST
293	155 FRANCES AVENUE	PHILLIPS, ST	298	91 ROSE LANE	71 MINN, ST
294	156 FRANCES AVENUE	PHILLIPS, ST	299	92 ROSE LANE	72 MINN, ST
295	157 FRANCES AVENUE	PHILLIPS, ST	300	93 ROSE LANE	73 MINN, ST
296	158 FRANCES AVENUE	PHILLIPS, ST	301	94 ROSE LANE	74 MINN, ST
297	159 FRANCES AVENUE	PHILLIPS, ST	302	95 ROSE LANE	75 MINN, ST
298	160 FRANCES AVENUE	PHILLIPS, ST	303	96 ROSE LANE	76 MINN, ST
299	161 FRANCES AVENUE	PHILLIPS, ST	304	97 ROSE LANE	77 MINN, ST
300	162 FRANCES AVENUE	PHILLIPS, ST	305	98 ROSE LANE	78 MINN, ST
301	163 FRANCES AVENUE	PHILLIPS, ST	306	99 ROSE LANE	79 MINN, ST
302	164 FRANCES AVENUE	PHILLIPS, ST	307	100 ROSE LANE	80 MINN, ST

PUBLIC UTILITIES

Concetti Real Estate Department
 5100 Harding Highway Suite 399
 Mays Landing, NJ 08330

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SUBDIVISION PLAN AND THE THEREON SHOWN ARE IN ACCORDANCE WITH THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THIS MAP COMPLETES WITH THE PROVISIONS OF THE MAP FILING LAW ON SET.

DATE: 01-08-2021
 DATE: 01-08-2021

MINOR SUBDIVISION PLAN OF:
BLOCK 232 LOTS 10, 11, 12 & 13
 TOWNSHIP OF LOWER CAPE MAY COUNTY NEW JERSEY

DATE: 01-08-20
 SCALE: AS SHOWN
 DRAWN BY: JME
 PROJ: 20-1578
 REV:

13 STONE MILL CT, E.H.T., NJ 08234 Ph: (609)798-9013