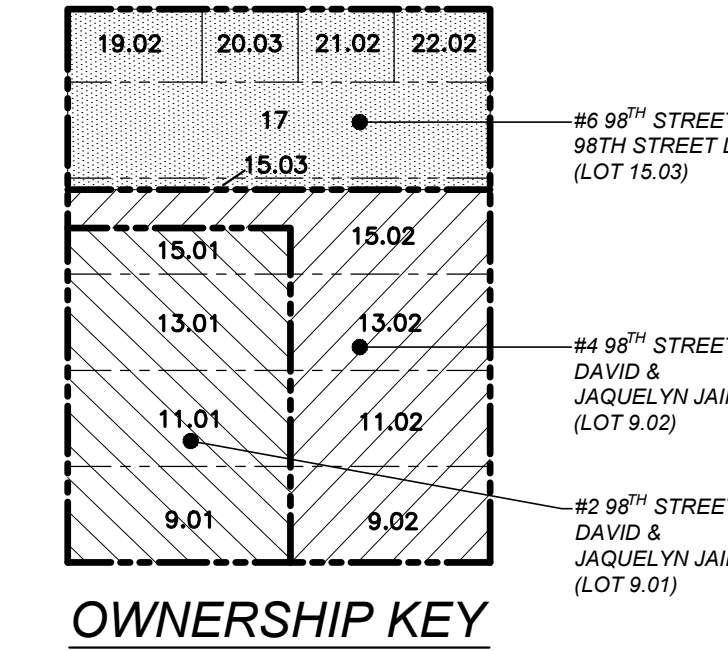


**ZONING SCHEDULE**  
RESIDENTIAL "A" ZONING DISTRICT

ITEM	ORDINANCE CHAPTER 560-13	REQUIRED / ALLOWED	PROPOSED		VARIANCE	
			LOT A	LOT B	LOT A	LOT B
LOT AREA	TABLE I	6,600 SF. MIN.	8,352 SF.	7,488 SF.	NO	NO
LOT FRONTAGE	TABLE I	80 FT. MIN.	144.00 FT.	0 FT.	NO	YES
REAR YARD	TABLE I	10 FT. MIN.	10 FT.	N/A	NO	N/A
SIDE YARD	TABLE I	10 FT. MIN.	10/25 FT.	10 FT.	NO	NO
REAR YARD	TABLE I	25 FT. MIN.	10 FT.	25 FT.	YES	NO
BLDG. COVERAGE	TABLE I	900 SF. MIN.	2,088 SF.	1,872 SF.	NO	NO
BLDG. COVERAGE	TABLE II	25% MAX.	25%	25%	NO	NO
LOT COVERAGE (IMPERVIOUS)	TABLE II	55% MAX.	55%	55%	NO	NO
LOT COVERAGE (W/ SEMI-PERVIOUS)	TABLE II	70% MAX.	70%	70%	NO	NO
BLDG. HEIGHT	TABLE II	23 FT. (FLAT ROOF)	23 FT.	23 FT.	NO	NO
	TABLE II	31 FT. (PEAKED ROOF)	31 FT.	31 FT.	NO	NO
HABITABLE STORIES	TABLE II	2 MAX.	2	2	NO	NO
BLDG. LENGTH	TABLE II	100 FT. MAX.	100 FT.	100 FT.	NO	NO
REAR YARD AREA	560.30 (3)	N/A	1,440 SF.	1,300 SF.	N/A	N/A
BUILDING AREA	560.30 (3)	20% OF REAR YARD OR 440 SF. MAX.	288 SF.	260 SF.	NO	NO
FRONT YARD	560.30 (1)	20 FT. MIN.	20 FT.	N/A	NO	N/A
REAR YARD	560.30 (1)	5 FT. MIN.	5 FT.	5 FT.	NO	NO
SIDE YARD	560.30 (2)	5 FT. MIN.	15 FT.	5 FT.	NO	NO
NOT IN REAR YARD	560.30 (2)	10 FT. MIN.	15 FT.	10 FT.	NO	NO
HEIGHT	D (1)	14 FT. MAX.	14 FT.	14 FT.	NO	NO
POOL FRONT	560-43D	20 FT. MIN.	20 FT.	N/A	NO	N/A
POOL REAR	560-43D	10 FT. MIN.	10 FT.	N/A	NO	NO
POOL SIDE	560-43D	10 FT. MIN.	10 FT.	10 FT.	NO	NO
NUMBER OF CURB CUTS	560-31D(3)	(2) SINGLE CUTS	1 SINGLE 1 DOUBLE	N/A	YES	N/A
DISTANCE BETWEEN CURB CUTS	560-31D(3)	20 FT. MIN.	3 FT.	10 FT.	YES	NO

**AREA SCHEDULE**

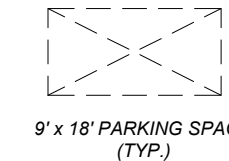
LOT	EXISTING	PROPOSED
LOT 9.01	5,046 SF.	
LOT 9.02	5,624 SF.	
LOT 15.03	5,170 SF.	
LOT A		8,352 SF.
LOT B		7,488 SF.
TOTAL	15,840 SF.	15,840 SF.



**OWNERSHIP KEY**

**GENERAL NOTES**

- SUBJECT TO ANY RIGHTS, RESTRICTIONS, CLAIMS AGREEMENTS OR EASEMENTS THAT AN ACCURATE TITLE REPORT MAY FIND.
- OUTBOUND INFORMATION WAS TAKEN FROM DEED INFORMATION RECORDED IN DEED BOOK 3703 PAGE 897, DEED BOOK 4108 PAGE 367.
- OFFSETS SHOWN ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- UTILITIES SHOWN IN PART.
- THIS PROPERTY WAS FIELD SURVEYED ON JULY 3, 2023.
- THIS SITE CONTAINS IMPROVEMENTS SHOWN HEREON. ADDITIONALLY, THIS SITE MAY CONTAIN STRUCTURES AT THE SURFACE OR BELOW THE SURFACE AND NOT VISIBLE, I.E. IRRIGATION, UTILITIES, ETC.
- LOT NUMBER AND ADDRESSES WILL BE ASSIGNED BY THE TAX ASSESSOR.
- TOTAL LOT AREA IS 15,840 SF.
- ELEVATIONS ARE BASED ON N.A.V.D 1988 AS ESTABLISHED BY GPS CONTROL.
- PROJECT BENCHMARK IS THE TOP OF THE STORM MANHOLE RIM AS SHOWN ON THE EXISTING CONDITION LOCATED NEAR THE CENTERLINE OF 98TH STREET. ELEVATION = 8.15.
- SPOT ELEVATIONS AND PHYSICAL FEATURES ARE WITHIN NATIONAL MAP ACCURACY STANDARDS, I.E. 90% OF ALL ELEVATIONS ARE ACCURATE TO 1/2 CONTOUR INTERVAL.
- SUBJECT PROPERTY IS IN ZONE X AND PARTIALLY IN ZONE VE12 AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR COMMUNITY No.34009C0242F PANEL 242 OF 311 DATED 10-05-2017.



IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF THIS MAP IS HEREBY GIVEN.

**OWNER / CO-APPLICANT**

98TH STREET LLC  
2699 DUNE DRIVE  
AVALON, NJ 08202

IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF THIS MAP IS HEREBY GIVEN.

**OWNER / CO-APPLICANT**

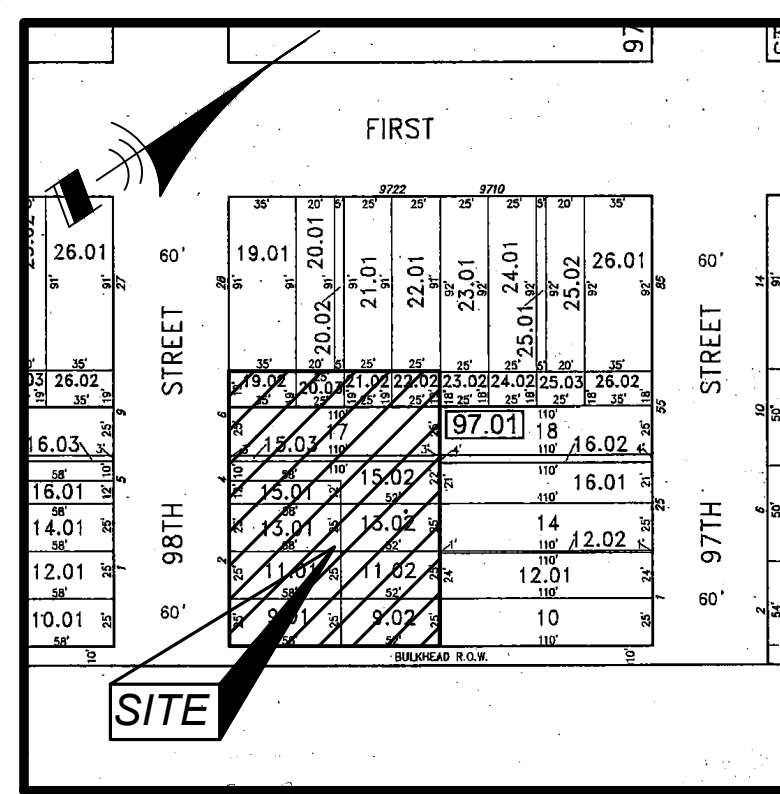
DAVID & JAQUELYN JAINDL  
3150 COFFEETOWN ROAD  
OREFIELD, PA 18069

IT IS HEREBY CERTIFIED THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF BOROUGH OF STONE HARBOR PLANNING BOARD AT AN OFFICIAL MEETING HELD ON... IT IS FURTHER CERTIFIED THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY.

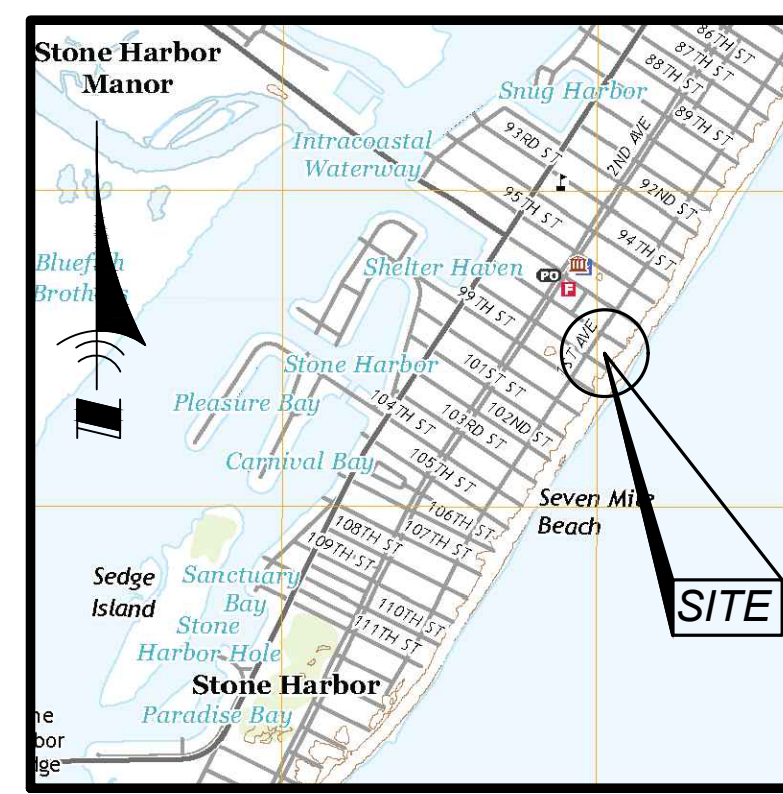
SECRETARY	DATE
ENGINEER	DATE
CHAIRPERSON	DATE

Borough of Stone Harbor  
Planning Board

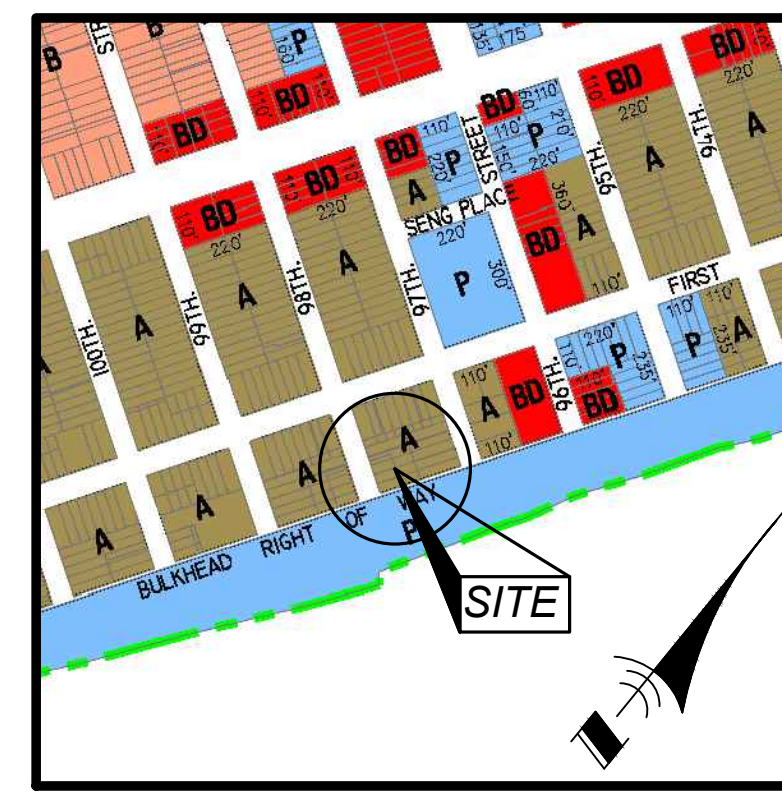
**CAPE MAY COUNTY APPROVALS**



**TAX MAP**  
No Scale



**USGS/LOCATION MAP**  
SCALE: 1"=2000'



**ZONING MAP**  
Scale 1"=500'

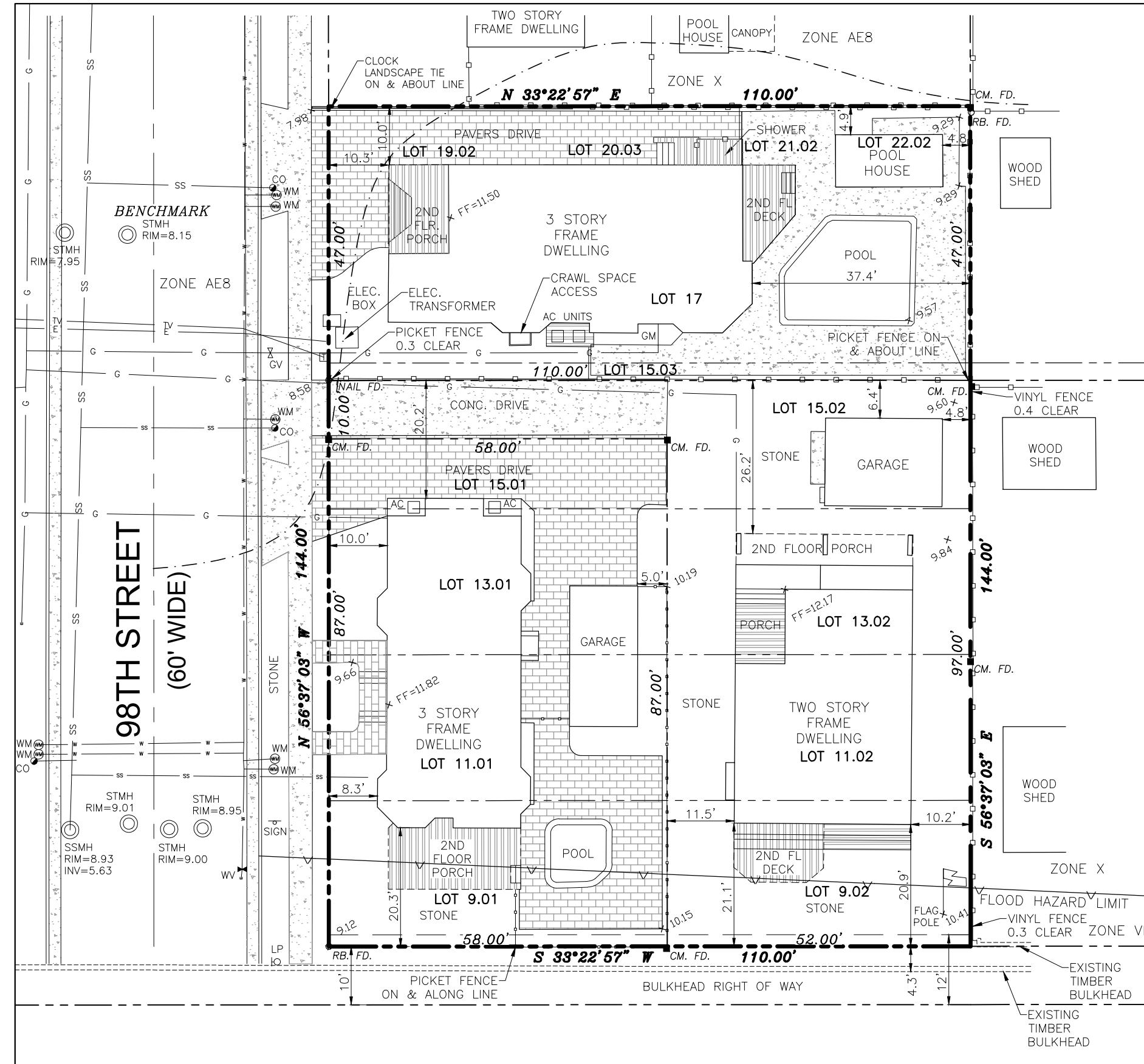
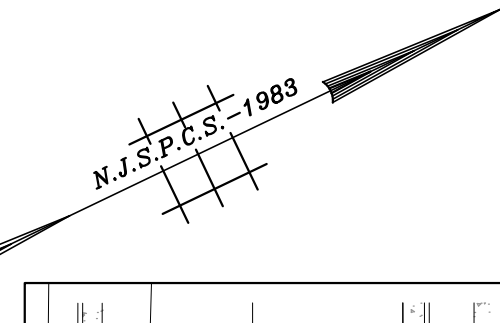
**CERTIFIED LIST OF PROPERTY OWNERS WITHIN 200' RADIUS OF SITE**



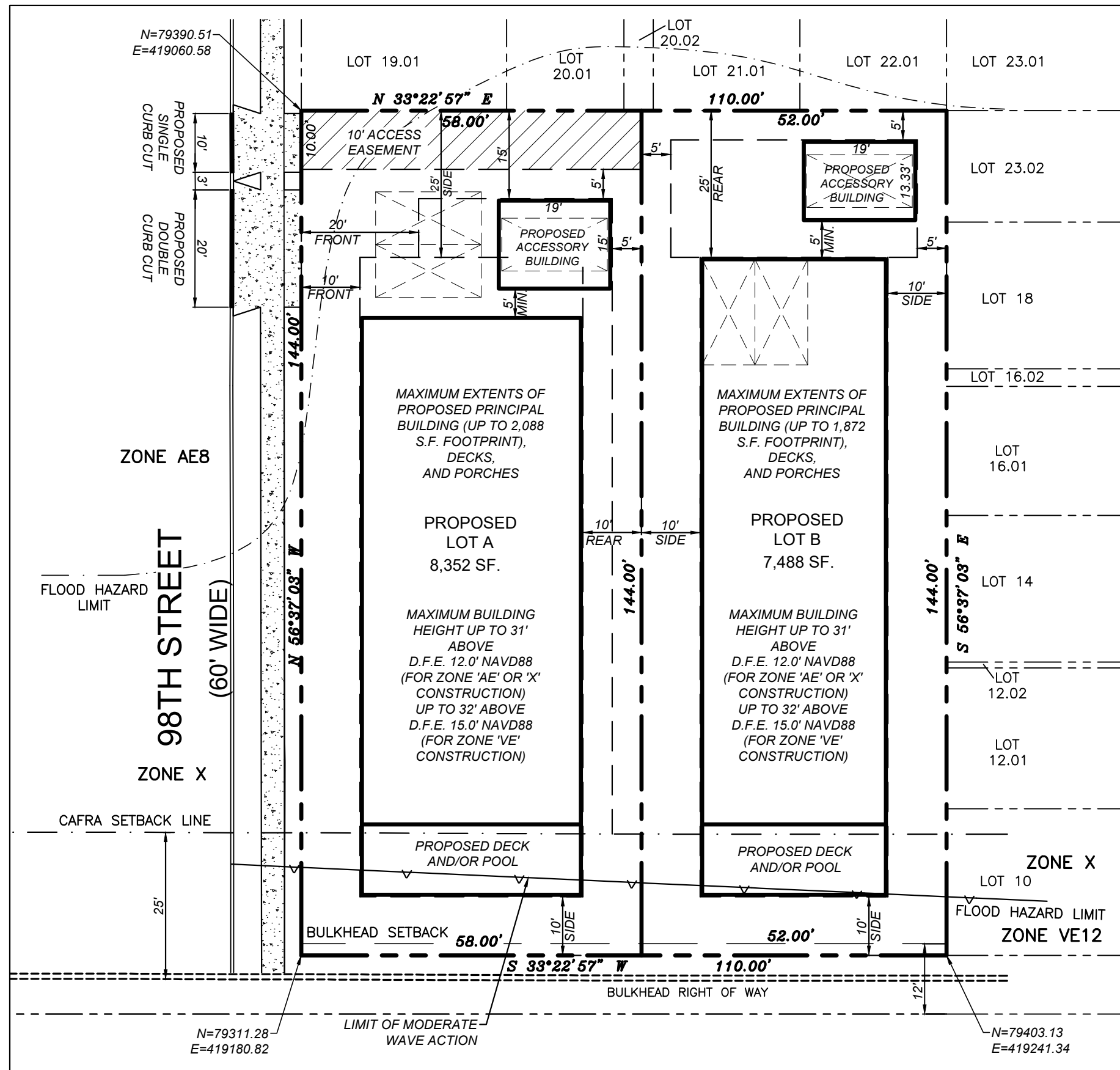
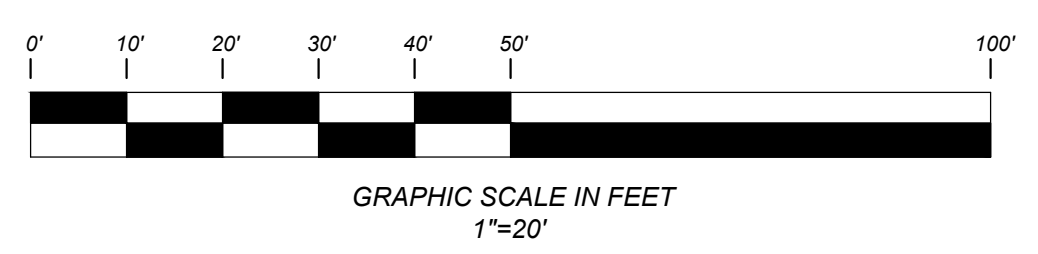
Keith A. Davis, Esq.  
Nehmad Davis & Goldstein, PC  
4008 Ocean Heights Avenue  
Egg Harbor Township, NJ 08234  
Tel: 609.971.0101, 902, 11.01, 11.02, 13.01, 13.02, 15.01 & 15.02  
2, 4 & 6 98th Street  
Dear Mr. Davis:  
The attached is a list of property owners within 200 feet of the above referenced property according to the official Tax Map and Tax Duplicate of the Borough of Stone Harbor. This list is certified by me on this 7th day of July, 2023.

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNER NAME & ADDRESS
60.01	829W 20 117TH ST	15C	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	2 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	6 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	10 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	14 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	18 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	22 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	26 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	30 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	34 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	38 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	42 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	46 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	50 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	54 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	58 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	62 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	66 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	70 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	74 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	78 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	82 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	86 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	90 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	94 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247
66.01	98 97TH ST	2	BOGDANSKI, THOMAS D & JOSEPH A 2025 BRANDENBURG DRIVE STONE HARBOR, NJ 08247

Stone Harbor Public Works Dept.  
9708 Second Avenue  
Stone Harbor, NJ 08247  
South Jersey Gas Company  
Joseph Schneider, General Manager  
1 South Jersey Plaza  
Folsom, NJ 08037  
Atlantic City Electric  
Real Estate Department  
5100 Harding Highway, Suite 299  
Mays Landing, NJ 08330-9902  
Comcast Cable  
1500 Route 47, Suite 12C  
Rio Grande, NJ 08242  
Verizon - Engineering Department  
10 Vanhook Rd  
Floor 2  
Berlin, NJ 08009  
Cape May County Planning Board  
Leslie Giamino, Director  
4 Moore Road, DN 309  
Cape May Court House, NJ 08210  
Cape May County Engineer  
Robert Church  
4 Moore Road, DN 402  
Cape May Court House, NJ 08210



**EXISTING CONDITION**



**PROPOSED CONDITION**

No.	REVISION	DATE	BY

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 07/06/2023 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

*William P. McManus*  
**WILLIAM P. McMANUS, P.L.S.**  
PROFESSIONAL LAND SURVEYOR  
N.J. LICENSE NO. 31660

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 APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

**MUNICIPAL ENGINEER**

**WILLIAM P. McMANUS**  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LICENSE NO. 31660

*William P. McManus*

**DUFFY • DOLCY • McMANUS & ROESCH**

634 Lost Pine Way, Galloway, N.J. 08205 Phone: (609) 652 - 0105 Fax: (609) 652-2032

**MINOR SUBDIVISION**

Block 97.01 Lots 9.01, 9.02, 11.01, 11.02, 13.01, 13.02, 15.01, 15.02, 15.03, 17, 19.02, 20.03, 21.02 & 22.02

**BOROUGH OF STONE HARBOR**

County of Cape May State of New Jersey

Scale: 1"=20' Proj: 10940 Date: 7-10-23 Dwg. 1 of 1  
Dwn. By: AVD Chk. By: WPM Fd. Bk. File No.

NOTE: THIS DRAWING IS NOT VALID UNLESS A RAISED SEAL IS AFFIXED HERETO.

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