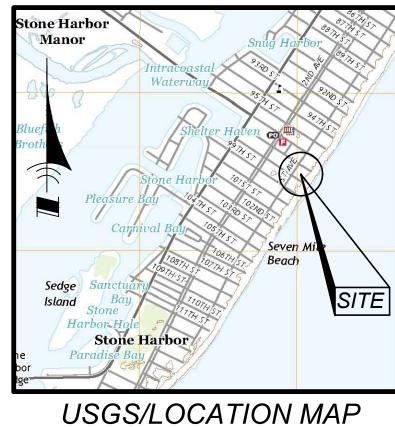


TAX MAP

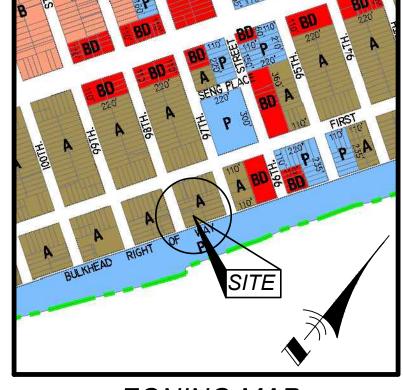
CERTIFIED LIST OF

PROPERTY OWNERS

WITHIN 200' RADIUS OF SITE



SCALE: 1"=2000'



ZONING MAP

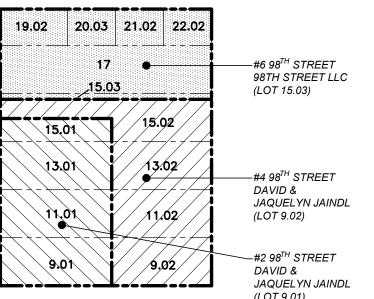
ZONING SCHEDULE

RESIDENTIAL "A" ZONING DISTRICT

ITEM			ORDINANCE CHAPTER 560-13	REQUIRED / ALLOWED	PROPOSED		VARIANCE	
					LOT A	LOT B	LOTA	LOT B
LOT AREA			TABLE I	6,600 SF. MIN.	8,352 SF.	7,488 SF.	NO	NO
LOT FRONTAGE		TABLE I	60 FT. MIN.	144.00 FT.	0 FT.	NO	YES	
MINIMUM SETBACKS	FRONT 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
ဂ္ဂ	BUILDING AREA		560.30 (3)	20% OF REAR YARD OR 440 SF. MAX.	288 SF.	260 SF.	NO	NO
RIE	FRONT YARD		560.30 (1)	20 FT. MIN.	20 FT.	N/A	NO	N/A
SSC	REAR YARD		560.30 (1)	5 FT. MIN.	5 FT.	5 FT.	NO	NO
ACCESSORIES	SIDE YARD	IN REAR 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
BUILDING	HEIGHT		D (1)	14 FT. MAX.	14 FT.	14 FT.	NO	NO
OIL	POOL FRONT		560-43D	20 FT. MIN.	20 FT.	N/A	NO	N/A
В	POOL REAR		560-43D	10 FT. MIN.	10 FT.	10 FT.	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.	
LOTA		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.
- 2. OUTBOUND INFORMATION WAS TAKEN FROM DEED INFORMATION RECORDED IN
- DEED BOOK 3703 PAGE 897, DEED BOOK 4108 PAGE 367. 3. OFFSETS SHOWN ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR
- CONSTRUCTION PURPOSES. 4. UTILITIES SHOWN IN PART.
- 5. THIS PROPERTY WAS FIELD SURVEYED ON JULY 3, 2023.
- 6. 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.
- 7. LOT NUMBER AND ADDRESSES WILL BE ASSIGNED BY THE TAX ASSESSOR.
- 8. TOTAL LOT AREA IS 15,840 SF.
- 9. 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
- 10. 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.



D-

BOROUGH OF STONE HARBOR STONE HARBOR, NEW JERSEY 08247 TELEPHONE (609) 368-5102 FAX (609) 368-2619

Keith A. Davis, Esq. Nehmad Davis & Goldstein, P 4030 Ocean Heights Avenue Egg Harbor Township, NJ 08234

Re: Block 97.01, Lot(s) 9.01, 9.02, 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	OWNERS NAME & ADDRESS	
80.01	80TH TO 111TH ST	15C	BOROUGH OF STONE HARBOR 95TH & SECOND AVE STONE HARBOR, NJ	08247
96.01	2 97TH ST	2	BURKHOLDER, THOMAS O & JUL 3012 BARRINGTON LANE	OITH A
11			ALLENTOWN, PA	18103
96.01 13	6 97TH ST	2	CUNEO, DAVID K & ELEANOR 885 HADDON AVE COLLINGSWOOD, NJ	08108
96.01 17	10 97TH ST	2	DECOLA REVOCABLE TRUST, LE 2220 MIRAMONTE COURT NAPLES, FL	34105
96.01 19	14 97TH ST	2	GIVLER, FAYE L TRUS & FAYE 1745 SPEED WELL RD LANCASTER, PA	17601
97.01 9.01	2 98TH ST L11.01,13.01,15.01	2	JAINDL, DAVID & JACQUELYN 3150 COFFEETOWN RD OREFIELD, PA	18069
97.01 9.02	4 98TH ST L11.02,13.02,15.02	2	BROWN, HOWARD WILLIAM & CO 4137 JACKSON DR LAFAYETTE HILL, PA	ONSTANCE
97.01 10	1 97TH ST L12.01	2	BINDEROW, ALEX & LISA 111 MURRAY ST, APT.44W NEW YORK, NY	10007
97.01 12.02	25 97TH ST L14,16.01	2	DOCTORS, MARC D & MARY E 25 97TH STREET STONE HARBOR, NJ	08247
97.01 15.03	6 98TH ST L17,19.02,20.03,	2	BUCK, MICHELLE & AMBROSE 1125 QUAIL HOLLOW RD HUMMELSTOWN, PA	17036
97.01 16.02	55 97TH ST L18,23.02,24.02,	2	HANDY 2012 QPR TRUST% SUSA 201 EAST GAY ST, #106 WEST CHESTER, PA	AN C.HAN 19380
97.01 19.01	28 98TH ST L20.01	2	MAPES, CHARLES F JR & DOR. 4544 PROVINCE LINE RD PRINCETON, NJ	IS K 08540
97.01 20.02	9722 FIRST AVE L21.01,22.01	2	HENRY, MATTHEW P 748 MEADOWBROOK RD KENNETT SQUARE, PA	19348
97.01 23.01	9710 FIRST AVE L24.01,25.01	2	COOPER, MARY BETH A & DAV. 263 ALDEN STREET SPRINGFIELD, MA	ID W 01109
97.01 25.02	85 97TH ST L26.01	2	BELFATTO, THOMAS M & VIOLE 167 HAINES DRIVE MOORESTOWN, NJ	
98.01 9	2 99TH ST L11,13	2	SULLIVAN, BRIAN F & DELANY 1649 MANDEVILLE CANYON RD LOS ANGELES, CA	, DEIDRE 90049
98.01 10.01	1 98TH ST L12.01,14.01,16.01	2	MCKINNEY, J BRUCE & SARAH 139 ELM AVE HERSHEY, PA	H, TTER
98.01 10.02	5 98TH ST L12.02,14.02,16.02	2	LEONARD, LORRAINE 100 96TH STREET, UNIT 206 STONE HARBOR, NJ	08247
98.01 15	12 99TH ST L17	2	ALLEN, BRIAN S 12 DOERING WAY CRANFORD, NJ	07016
98.01 16.03	9 98TH ST L18,23.02,24.02,	2	MANACHER, JAMES TODD 7 WATERFRONT ESTATES DR LANCASTER, PA	17602
98.01 21	9820 FIRST AVE L22	2	TONER, THOMAS J JR & MARA 201 HONEYSUCKLE CT HANOVER, PA	LIN S 17331

SELKO, MARY TRUSTEE C/O JOHN SELKO 360 WEDGEWOOD RD BETHLEHEM, PA 18017

Stone Harbor Public Works Dept. Stone Harbor, NJ 08247 South Jersey Gas Company Joseph Schneider, General Manager 1 South Jersey Plaza Folsom, NJ 08037 Atlantic City Electric

98.01 9810 FIRST AVE 23.01 L24.01,25.01

98.01 27 98TH ST 25.02 L26.01

Real Estate Department 5100 Harding Highway, Suite 399 Mays Landing, NJ 08330-9902 Comcast Cable 1500 Route 47, Suite 12C

Rio Grande, NJ 08242 10 Tansboro Rd Berlin, NJ 08009

Cape May County Planning Board Leslie Gimeno, Director 4 Moore Road, DN 309 Cape May Court House, NJ 08210 Cape May County Engineer Robert Church

Cape May Court House, NJ 08210

4 Moore Road, DN 402

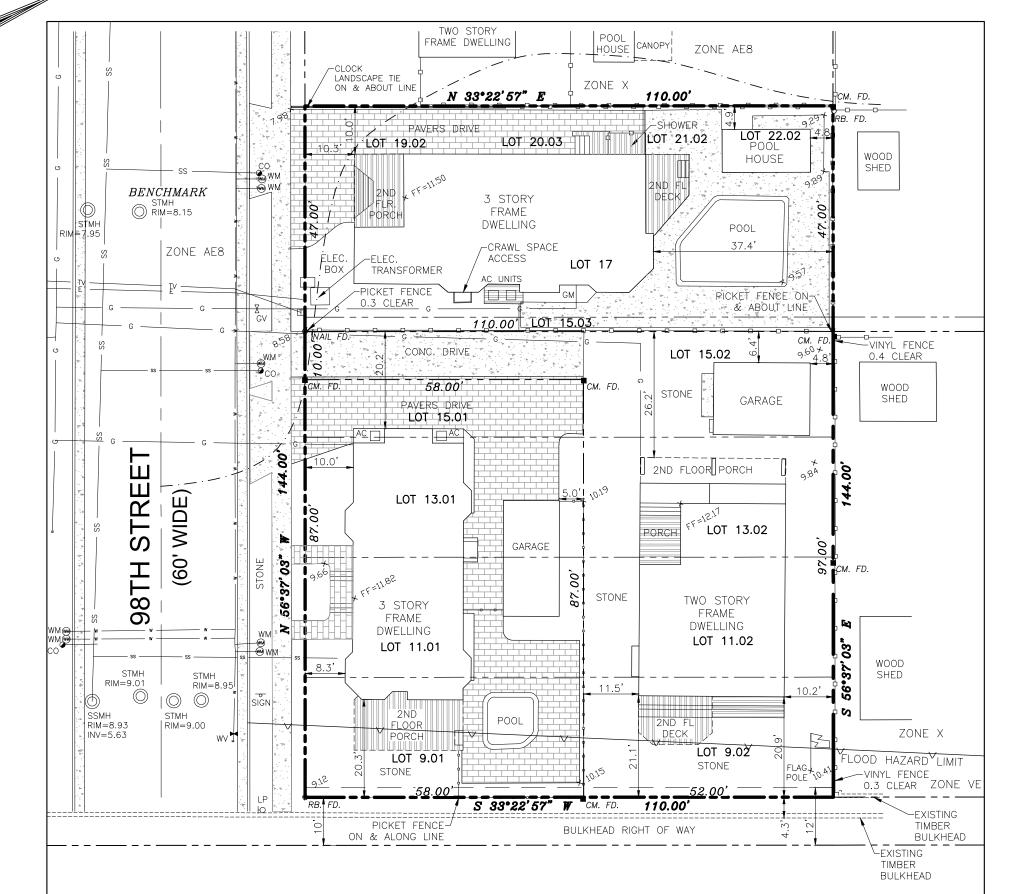
MUNICIPAL ENGINEER

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY

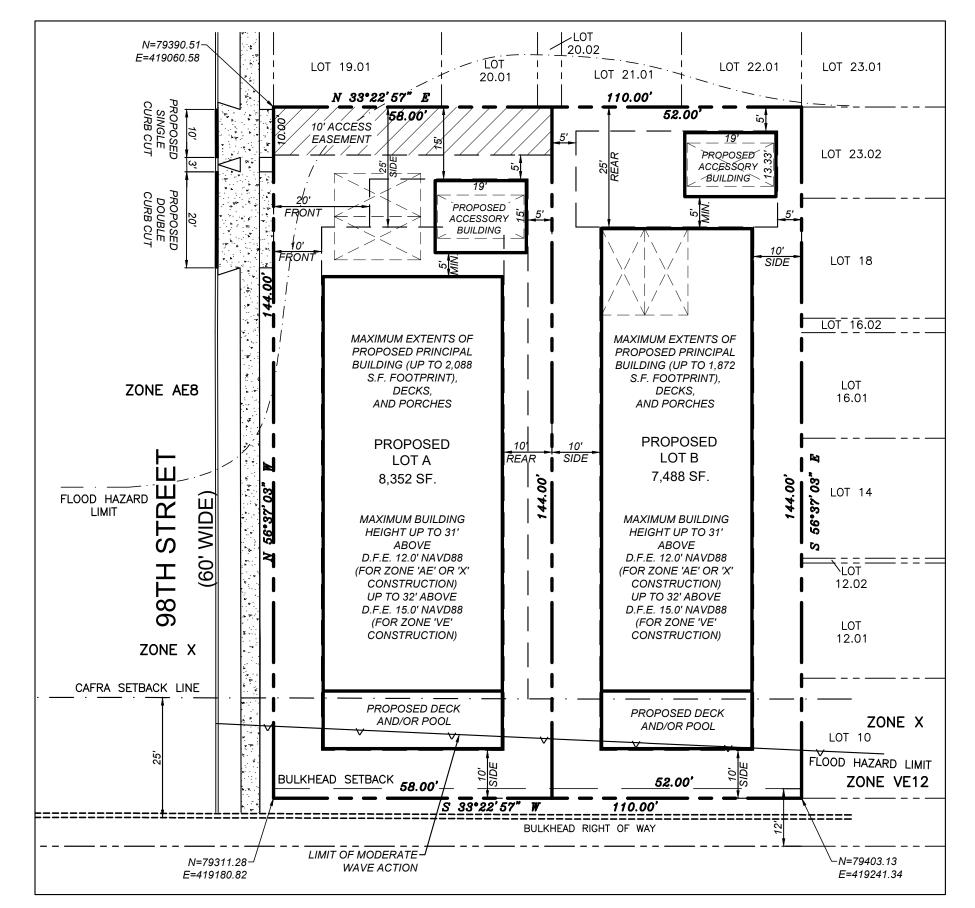
OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL AND

APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS







PROPOSED CONDITION

No. DATE REVISION

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 CERTIFY 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

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.

GRAPHIC SCALE IN FEET 1"=20'

PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 31660



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

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

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

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