

Solicitor Manos  
Engineer Doran  
Construction Official McBrien

Chairman: J. Craddock  
S. Rowan  
D. Tapp  
B. Marshall  
R. Granus  
M. Kedziora  
ALTERNATE: E. Lawler  
J. Helbig

A regular meeting of the City of Somers Point Zoning Board of Adjustment will be held March 8, 2021 by remote access only by video and audio means. The meeting will begin at 7:00 p.m. At the time of the meeting, anyone from the public wishing to attend may do so remotely by accessing the video and audio of the meeting on the internet at <https://us02web.zoom.us/j/2314924591> on a supportable desktop computer, laptop computer, tablet or other supportable device. You may be required to download the "Zoom" meeting application at or prior to the time of the meeting. Anyone from the public may also attend the meeting by accessing only the audio of the meeting by telephone by calling 1-301-715-8592 and entering meeting ID 231 492 4591. Additional local call-in numbers can be found at <https://us02web.zoom.us/j/2314924591>.

The agenda of the meeting, and copies of any application before the Board, and any maps and documents relating to any application before the Board, may be found on the internet at [http://www.somerspointgov.org/mainpages/zoning\\_board.asp](http://www.somerspointgov.org/mainpages/zoning_board.asp) under the "Zoning Board Meeting Dates and Board Documents" section. The agenda will additionally be posted as required by law. Copies of any application before the Board, and any maps and documents relating to any application before the Board, may also be inspected by the public on weekdays (except holidays) during regular business hours at City Hall, 1 W. New Jersey Avenue, Somers Point, NJ.

For additional information, you may contact Jayne Meischker, Board Secretary, at the City of Somers Point Planning and Zoning Office, at (609) 927-9088 x 142, or by email at [jmeischker@spgov.org](mailto:jmeischker@spgov.org).

ZONING BOARD AGENDA  
MARCH 8, 2021 REMOTELY  
REGULAR MEETING 7:00 PM

1. Flag Salute
2. Open Public Meetings Act
3. Roll Call
4. Approval of minutes from January meeting and Resolutions 1 & 2 appointing professionals
5. Applications: Cellco Partnership d/b/a Verizon Wireless, Block 251/Lot 1. 319 New Rd. Zoned GB. Add 2 building mounted wireless antennas and supporting equipment on existing building

Mr. & Mrs. John Drozdowski, Block 1513/Lot 13. 59 Higbee Ave. Zoned HVR. "C"  
Variance to construct front landing and open porch

6. Public session
7. Other business

Jayne Meischker, Board Secretary

**WARREN O. STILWELL, PARTNER**  
EMAIL: [wstilwell@cooperlevenson.com](mailto:wstilwell@cooperlevenson.com)

Direct Phone (609) 572-7624  
Direct Fax (609) 572-7625

FILE NO. 52773/00125

January 18, 2021

Jayne Meischker, Secretary  
Somers Point Zoning Board  
City Hall  
1 West New Jersey Avenue  
Somers Point, New Jersey 08244

**Re: Application of Cellco Partnership d/b/a Verizon Wireless/Ocean Heights Shopping Center, Block 251, Lot 1 a/k/a 319 New Road (Verizon Wireless Site ID: ATC Ocean Heights Shopping Center-MC-Small Cell)**

Dear Ms. Meischker:

This office represents Cellco Partnership d/b/a Verizon Wireless ("VZW") in connection with the proposed installation of two building-mounted wireless antennas and related equipment on an existing building at the Ocean Heights Shopping Center, in the GB-General Business Zone.

As you know, we initially filed an application for this project with the Planning Board. Based on subsequent conversations with City representatives, we understand that the Board's professionals have determined that the proposed development will require a use variance, which vests jurisdiction with the Zoning Board.

Accordingly, accompanying this letter are ten(10) partial sets of an application to the Zoning Board for use variance and site plan approval for the wireless facilities, consisting of:

1. Development Application, with Addendum;
2. Minor Site Plan Checklist;
3. Photosimulations of the proposed facilities; and

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COOPER LEVENSON, P.A.

Jayne Meischker, Secretary  
January 18, 2021  
Page 2

4. Copy of Atlantic County Planning Department's October 26, 2020 approval.

The prior Planning Board application also included ten (10) copies of the Project Plan Set prepared by Advantage Engineers (4 sheets, revised through 9-23-2020 and signed 10-15-2020); and checks in the amounts of \$525.00 and \$1,000.00 for the application and escrow fees.

You have offered to use those plan sets in lieu of requiring ten (10) new sets, and to apply the checks to the Zoning Board fees.

Please let me know if any additional information or documents are needed for your completeness review.

Thank you.

Very truly yours,



Warren O. Stilwell

WOS/mls  
Enclosures

CLAC 6145177.1

**Somers Point Zoning Board of Adjustment Application**

In the Matter of the Appeal of: Cellco Partnership d/b/a Verizon Wireless

Name:

Address: 180 Washington Valley Rd., Bedminster, NJ 07921

1. This application concerns Block 251, Lot 1 on the tax map of the City of Somers Point, having the following street address: \_\_\_\_\_  
319 New Road, Route 9

\_\_\_\_\_  
New Rd., DeFeo Lane

2. The land has frontage on & Bethel Rd of \_\_\_\_\_ feet and a depth of \_\_\_\_\_ feet.

3. I have filed a Plot Plan and Survey of the premises within the Secretary of the Zoning Board of Adjustment of the City of Somers Point which may be examined at the Code Enforcement Office, 1 West New Jersey Avenue, Somers Point, New Jersey, on which Plot I have indicated existing boundary lines and structures and changes requested to be granted herein.

4. The land is in GB zone, and the present use of the land is: \_\_\_\_\_  
Shopping Center

4a. Lot size 51.72 acres ~~square feet~~

5. I desire to make the following changes (insert how the existing use will be changed or modified): add two building-mounted wireless antennas and supporting equipment on existing building.

6. Plan prepared by: Advantage Engineers

7. Type of Appeal:

- An inspection of the  Zoning Ordinance  Zoning Map
- A special exception to the Zoning Ordinance
- A Variance from the strict application of the Zoning Ordinance
- A Use Variance

8. I desire the Zoning Board of Adjustment to grant a Variance or a Special Use Permit (specify in detail action of the Zoning Officer)

\_\_\_\_\_  
Signature of Tax Collector

9. Set Forth in Detail, including all facts that you wish to rely on at the Hearing, why the Zoning Board should grant your application. (Application may be decided on reasons herein in the event that no one desires to be heard on the application). \_\_\_\_\_

\_\_\_\_\_  
SEE ADDENDUM TO APPLICATION  
\_\_\_\_\_

10. State Name, Address, and Telephone number of the Attorney representing the Applicant, if any. Warren O. Stilwell, Esq., Cooper Levenson, P.A.  
1125 Atlantic Avenue, Atlantic City, NJ 08401  
609-572-7624

11. Set Forth any previous applications made to this Board for the above property indicating date and result. This application was initially filed with the Planning Board in October 2020.

12. Applicants Telephone number: ~~Home~~ - Warren O. Stilwell, Esq., Attorney for Applicant  
Work - 609-572-7624

\*\*\*\*\*

**SITE PLAN AND SUBDIVISION**

**SITE PLAN**

1. Property Land Use Shopping Center

2. Density - Permitted \_\_\_\_\_

- Proposed No change

3. Percentage of Building Coverage - Permitted 30%

- Proposed 30% (no change)

4. Number of Parking Spaces - Required \_\_\_\_\_

- Proposed No change

5. Number of Residential Units Proposed N/A

6. Square Footage of Residential Units - Permitted N/A

Square Footage of Lot \_\_\_\_\_ - Proposed \_\_\_\_\_

7. Front Yard Setback - Required 75 feet

- Proposed 26.72 feet (existing)

8. Rear Yard Setback - Required 50 feet

- Proposed N/A (existing)

9. Side Yard Setback - Required N S E W (Circle One) 25 feet

- Proposed 75.46 feet

9a. Side Yard Setback - Required N S E W (Circle One) \_\_\_\_\_

- Proposed \_\_\_\_\_

10. Building Height - Permitted 35 feet

- Proposed 24 feet (existing - no change)

11. Classification of Structure: One Story  Two Story  Three or More  Other \_\_\_\_\_

12. Facilities for Trash and Garbage Disposal N/A (Proposed facilities are unmanned and generate no waste).

Private: Yes  No

13. Buffer Zones - Describe Location and Extent Provided N/A

14. Recreational Facilities Provided N/A

15. If Ten (10) Units or More are Proposed, an Environmental Impact Statement is Required. N/A

**SUBDIVISION N/A**

1. Total Area of Tract \_\_\_\_\_

2. Portion being Subdivided \_\_\_\_\_

3. Number of Lots being Created \_\_\_\_\_

4. Purpose of Subdivision \_\_\_\_\_

5. Proposed Use of New Lots \_\_\_\_\_

*Warren O. Stilwell*

Signature of Applicant or Representative

Warren O. Stilwell, Esq., Attorney for Applicant  
\*\*\*\*\*

State of New Jersey, County of Atlantic

Signature of Applicant or Attorney *Warren O. Stilwell*  
Warren O. Stilwell, Esq.

Signature of Notary *Mary L. Spissinger*

Sworn to Me on this 18th Day of JAN., 20 21

MARY L. SPISSINGER  
A Notary Public of New Jersey  
My Commission Expires 06/10/2013 *2023*

## ADDENDUM TO APPLICATION

APPLICANT: Cellco Partnership d/b/a Verizon Wireless

SITE: Ocean Heights Shopping Center, 319 New Road a/k/a Block 251, Lot 1

ZONE: GB-General Business

PROPOSED DEVELOPMENT: Applicant proposes to install two building mounted antennas and equipment at the Ocean Heights Shopping Center. The antennas will be mounted above the building's lower roof, with a maximum height matching that of the building's top roof, at about 22.2 feet AGL. The antennas will be connected by cabling to the equipment mounted at roughly between 3 feet and 6 feet AGL, within a 6 foot by 6 foot leased area protected by 5 ballards.

The facilities will be unmanned, and will generate no noise, odor, waste, traffic or parking demand. They will not impact stormwater runoff or drainage at the site.

COMPLIANCE WITH SOMERS POINT'S WIRELESS ORDINANCE: The regulations governing wireless telecommunications facilities are contained in Section 114-121.2 of the Land Use Ordinance. The proposed facilities comply with the height and setback requirements. Testimony from the Applicant's experts will demonstrate compliance with the locational requirements as a fourth priority location under Subsection D(4).

The Applicant will also provide expert testimony and photosimulations to show compliance with the visual impact standards of Subsection E, the design standards of Subsection F and the collocation standards of Subsection G.

MINOR SITE PLAN CHECKLIST WAIVERS: The Applicant is requesting a number of waivers from Minor Site Plan Checklist items. The basis for all of the waivers is that the proposed facilities are minimal in scope and will have no impact on any of the traditional areas of site plan review, such as traffic circulation, parking and drainage. As noted above, the facilities are unmanned, and extremely small in scale, particularly in comparison to the existing use and development of the site as a commercial shopping center.

### CHECKLIST SECTION "C" – ADDITIONAL DOCUMENTATION:

C-1: Applicant is not aware of any condition in any prior approvals of the shopping center, which would affect the proposed development.

C-2: The owner's authorization accompanies this application.

C-3: No off-site improvements are proposed.

C-4: The development was approved October 26, 2020 by the Atlantic County Planning Department. Applicant understands any Board approval will be conditioned on obtaining all other required approvals.



C-5: Applicant requests a waiver of the traffic study given the nature of the proposed development.

C-6: Construction is projected to start as soon as possible after approval, and to last approximately one month.

C-7: Applicant will comply with any additional information requests from the Board.

CLAC 6145197.1

**BRIXMOR**  
Property Group

September 29, 2020

TO: City of Somers Point  
1 West New Jersey Avenue  
Somers Point, NJ 08244

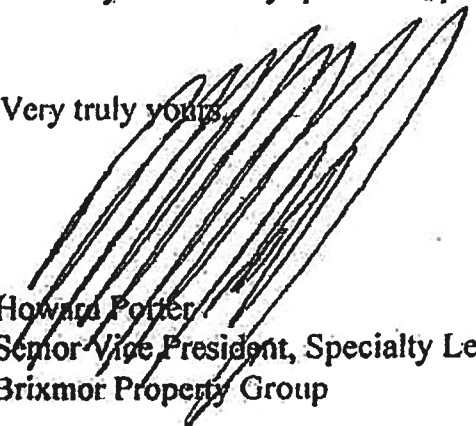
Re: Celco Partnership d/b/a Verizon Wireless  
Site: Ocean Heights Shopping Center  
Address: 319 New Road (Route 9), Somers Point, NJ 08244

To Whom It May Concern:

Village Plaza, LLC hereby authorizes Celco Partnership d/b/a Verizon Wireless, their agents, representatives, successors, or assigns to act on its behalf in the filing of any and all applications for approvals, permits and authorizations necessary to construct, alter, or upgrade a proposed wireless telecommunications facility on our property located at 319 New Road (Route 9), (commonly known as Ocean Heights Shopping Center).

Should you have any questions, please contact me at the above address or by phone at (781) 313-2010.

Very truly yours,



Howard Potter  
Senior Vice President, Specialty Leasing  
Brixmor Property Group

**CITY OF SOMERS POINT  
PLANNING BOARD/ZONING BOARD OF ADJUSTMENT  
1 WEST NEW JERSEY AVENUE  
SOMERS POINT, NJ 08244**

**MINOR SITE PLAN CHECKLIST**

Applicant Cellco Partnership d/b/a Verizon - Wireless Application # \_\_\_\_\_  
Date Filed \_\_\_\_\_ Block # 251 Lot 1

The following checklist is designed to assist applicants in preparing plans for Planning Board/Zoning Board of Adjustment review. Applicant should check off each item and submit the checklist with the application to ensure that the information is included on the plan. **ITEMS OMITTED WILL DELAY CONSIDERATION BY THE BOARD.** The site plan shall show the following information and be drawn according to all relevant standards set forth in The Somers Point Code of Developmental Regulations 114-144 and 114-145:

**§ 114-144 Submission of application for minor site plan.**

[Added 7-9-1992 by Ord. No. 20-1992]

- A. Standards for review. The data to be included for a minor site plan shall be sufficient to enable the municipal agency to determine that the proposed site design shall not have a deleterious effect upon the neighborhood and that it is designed in conformance with the standards of this chapter.
- B. Submission requirements. The applicant shall file with the administrative officer, at least 28 days prior to the meeting of the municipal agency, the following:
- 1. The required application forms supplied by the administrative officer.
  - 2. The application and escrow fees required pursuant to § 114-201.
  - \*  3. A signed escrow agreement. To be provided
  - \*  4. Certification by the Tax Collector that all taxes are paid to date. To be provided
  - 5. A copy of the minor site plan checklist.
  - \*  6. The site plan, which shall be a true and accurate map drawn to a scale of not less than one inch equals 50 feet, on a sheet 24 by 36 inches, or drawn to a scale of one inch equals 100 feet, with the exact size, shape and location of existing and proposed buildings, with all

\*Waiver requested - See "Addendum" to Application

yard dimensions and the actual dimensions of each lot to be built upon.

- 7. A key map, at a scale of not less than one inch equals 2,000 feet, showing the location of the tract within the city and its relation to major streets, water bodies and political boundaries within the area.
- 8. Certification and signature lines for the Chairman, Secretary and Engineer of the appropriate reviewing board and other reviewing agencies.
- 9. A reference meridian.
- 10. Applicable zoning; covenants running with the land, existing deed restrictions and the proposed use of the property clearly shown or exhibited in separate documentation.
- 11. Setback dimensions, which shall be shown on the plan.
- \*  12. Existing and proposed contours with intervals of one foot where slopes are 3% or more and spot elevations where needed to show the situation properly (indicate datum). \*N/A
- \*  13. Location on site and 500 feet there from of ponds, streams, drainage ditches and watercourses. \*Waiver requested - See Addendum
- \*  14. All buildings, structures, wooded areas, easements, rights-of-way, signs, lights and paving within the tract and 100 feet there from. \*Waiver requested - see Addendum
- 15. Tax Map Sheet, block and lot number for the site and the names of the owners, lot lines and block and lot numbers of lands within 200 feet of the site; existing and proposed zoning requirements.
- 16. The names and addresses of the record owner and person who prepared the plan.
- 17. Proposed buildings or structures, including dimensions, distances from property lines, corner elevations, first floor elevation, floor areas, front, rear and side elevations and preliminary architectural plans shown on the site plan.
- \*  18. The location and arrangement of vehicular access ways and location; the size and capacity of all parking and loading areas shall be included. Waiver Requested - see Addendum
- \*  19. Curbs, sidewalks, walkways and all other areas devoted to pedestrian use, which shall be clearly delineated. \*Waiver requested - See Addendum
- 20. A complete landscape plan, including size and type of all plants, shall be included.
- \*  21. The location of all utilities shall be shown, including water supply, sewers, gas and electric services, lighting, illumination and refuse storage area. Provisions for industrial

waste or effluent shall be shown. \*Waiver Requested - See Addendum

- \*  22. A storm drainage system shall be shown and the applicant shall supply drainage calculations to substantiate the size and location of the proposed storm drainage system. \*Waiver requested - See Addendum
- \*  23. A parking schedule. \*Waiver requested - See Addendum
- \*  24. Pavement construction detail. \*Waiver Requested - See Addendum
- \*  25. The locations and details of all signs. \* N/A
- \*  26. Designs and details of any structures, such as curbs, sidewalks, retaining walls, manholes, headwalls and retention basins. The locations, dimensions, capacity and depth of underground storage tanks, along with a detail showing the proposed method of anchoring shall be shown. \*Waiver Requested - See Addendum
- \*  27. Where work is to be done in the municipal right-of-way, a detailed plan at any scale of not less than one inch equals 30 feet, showing the layout of any intersection, including driveways to a municipal road. This plan shall show the following: \* N/A
  - a. Existing elevations of the center line of the municipal road every 25 feet to extend 100 feet beyond the property line or intersection pavements transition.
  - b. Proposed elevations of the curb, gutter and top of curb every 25 feet along the municipal road.
  - c. Half cross sections every 50 feet and at critical points along the municipal road and spot elevations of the center line, edge of pavement and proposed curbing along the municipal road.
  - d. Pavement markings, signs and traffic control islands and devices.
  - e. Proposed structures.
- \*  28. Provisions for soil erosion and sediment control. \* Waiver Requested - See Addendum
- 29. Other information as may be required by the reviewing board.

C. Minor site plan approval requires the following documentation:

- 1. Certification from the applicant stating that no record exists of a previous site plan approval for the site which would affect the proposed application.
- 2. Certification that the applicant is the agent or owner of the land or that the owner has given consent under an option agreement.
- 3. Detailed cost estimates for the proposed construction of off-site improvement for bond calculation purposes.
- 4. Written approval of local, county, state or federal organizations as required.
- 5. A traffic study.
- 6. A construction timetable.
- 7. Any additional documentation as may be required by the reviewing board.



Dennis Levinson  
County Executive

# Atlantic County

## Department of Regional Planning and Development

Monday, October 26, 2020

John Peterson  
Department Head

Division of Planning  
609/645-5898 FAX: 609/645-5836  
TDD: 348-5551

Division of Engineering  
609/645-5898 FAX: 609/645-5964

Office of GIS

### NOTIFICATION OF FAVORABLE REVIEW OF LAND DEVELOPMENT APPLICATION

**County File Number:** S-1-2020  
**Project Name:** ATC Ocean Heights Shopping Center - MC  
**Type:** Site Plan  
**Municipality:** Somers Point  
**Applicant:** Warren Stilwell, Esq.  
Cooper Levenson Law  
1125 Atlantic Avenue  
Atlantic City, NJ 08401  
**Plan Preparer:** Advantage Engineers  
520 Fellowship Road, Ste. A-106  
Mt. Laurel, NJ 08054

Dear Applicant:

Your application for County review of plans to develop land has been reviewed favorably by the Atlantic County Development Review Committee.

If applicable, please see the attached sheet(s) for comments and recommendations. If you have any questions regarding this matter please contact me at (609) 645-5898.

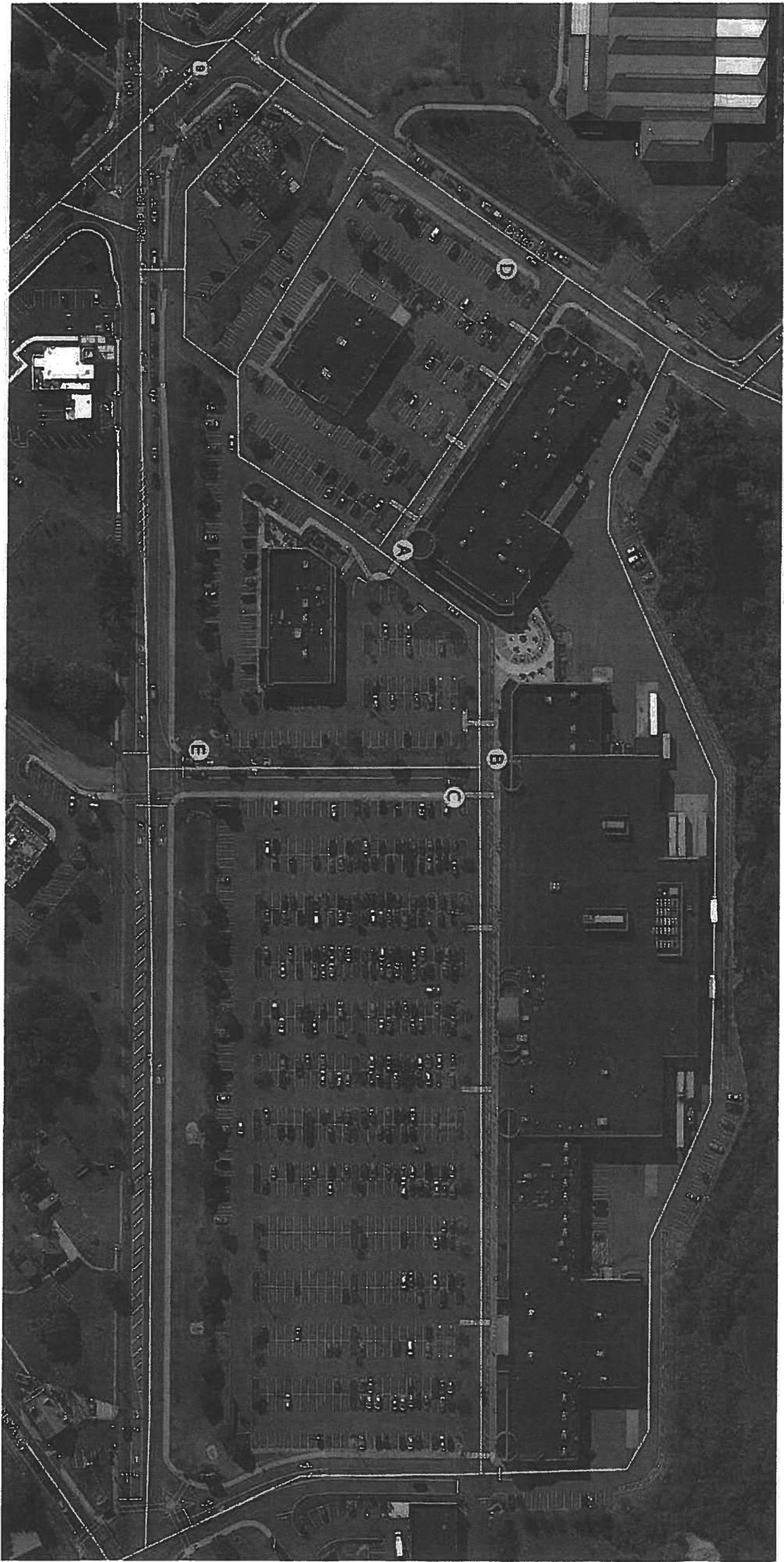
Sincerely

Brian Walters, P.P., AICP  
Principal Planner



P.O. Box 719 • New Road and Dolphin Avenue • Northfield, New Jersey 08225-0719  
Visit our web site at: <http://www.aclink.org>  
Atlantic County is an Equal Opportunity Employer





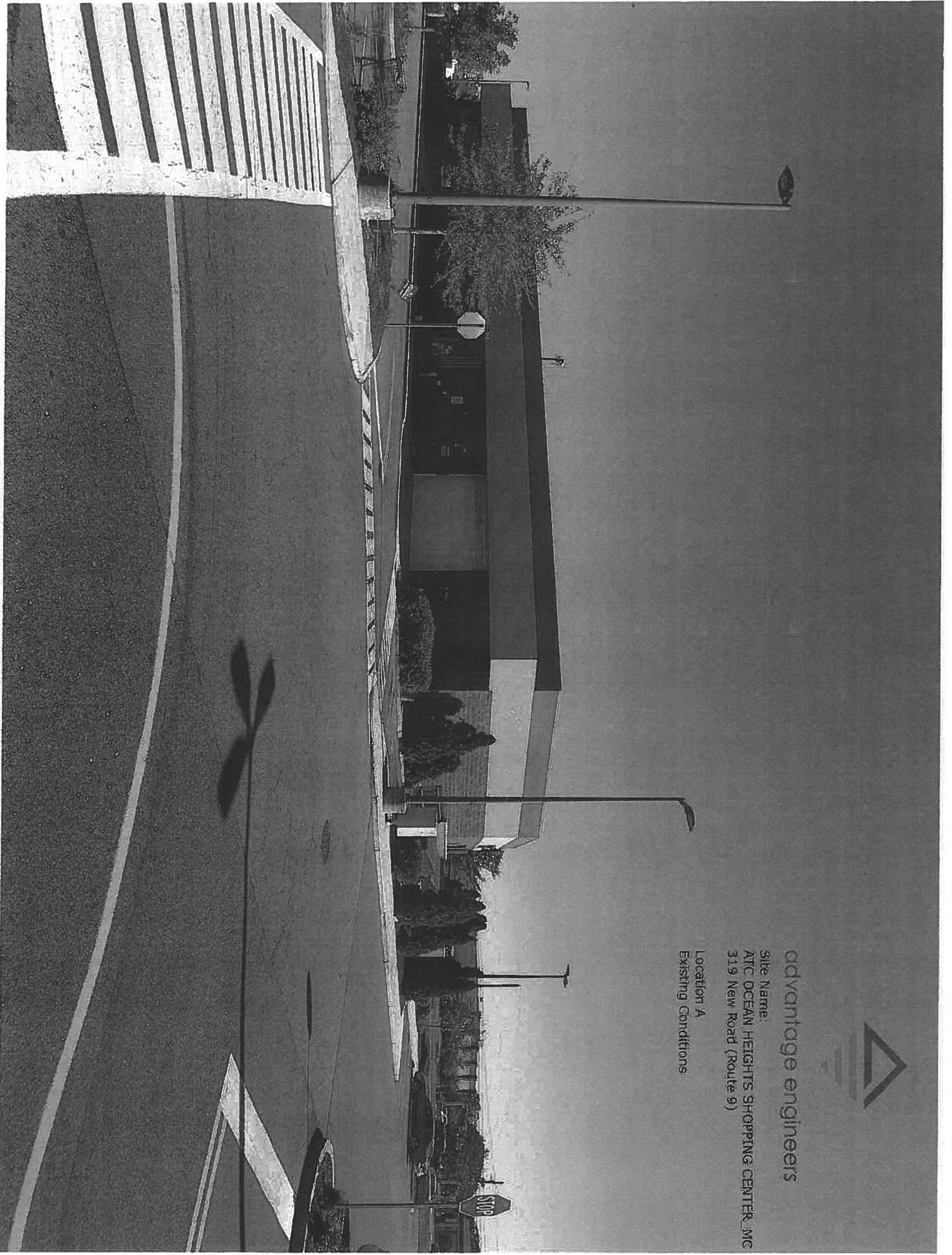




advantage engineers

Site Name:  
ATC OCEAN HEIGHTS SHOPPING CENTER, MC  
319 New Road (Route 9)

Location A  
Existing Conditions:

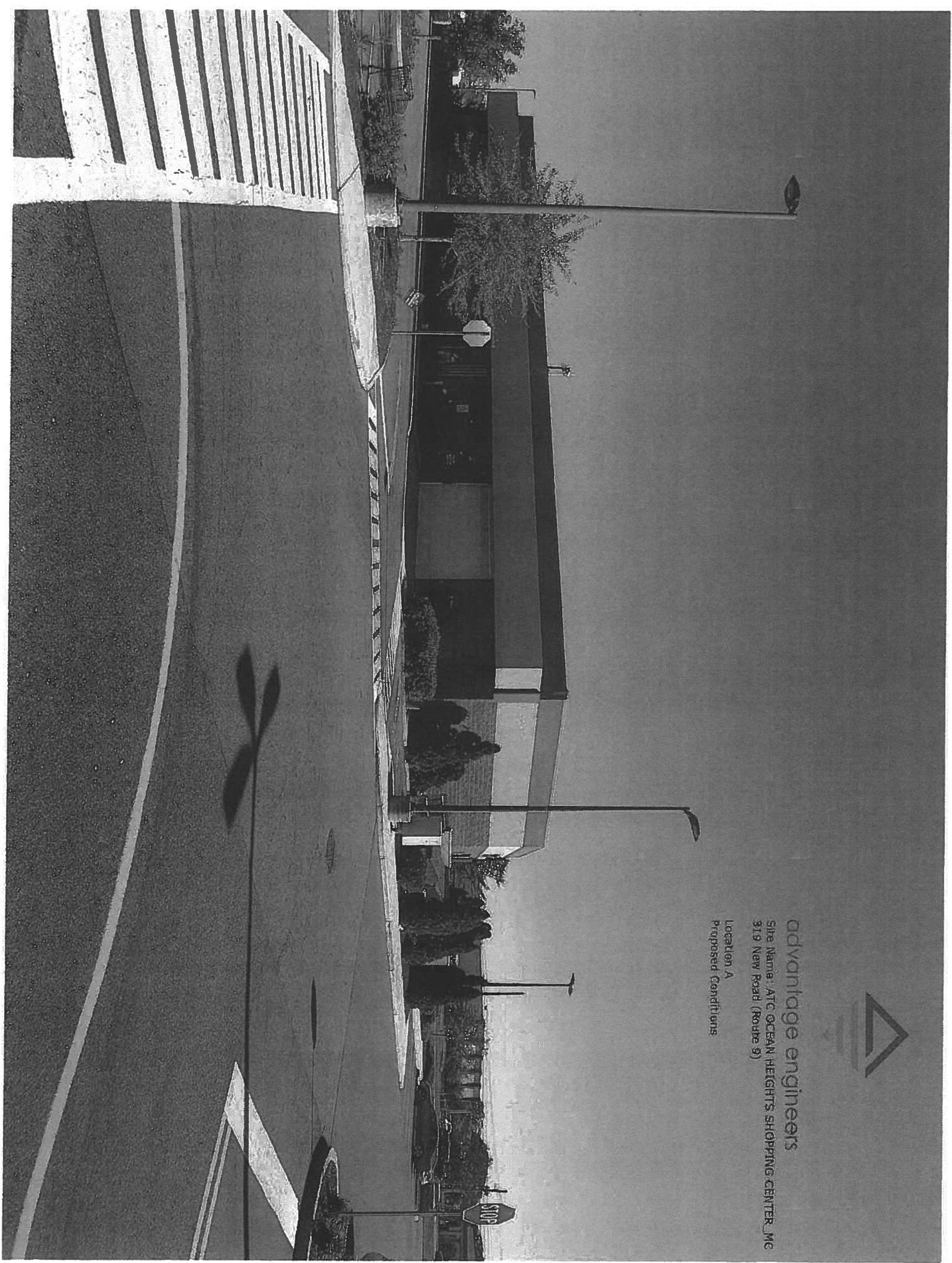


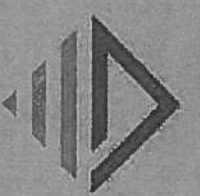


advantage engineers

Site Name: ATC OCEAN HEIGHTS SHOPPING CENTER, MG  
319 New Road (Route 9)

Location: A  
Proposed: Conduits





advantage engineers

Site Name: ATC OCEAN HEIGHTS SHOPPING CENTER\_MC  
319 New Road (Route 9)

Location B - Existing Conditions



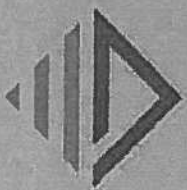


advantage engineers

Site Name: ATC OCEAN HEIGHTS SHOPPING CENTER\_MC  
319 New Road (Route 9)

Location B  
Proposed Conditions

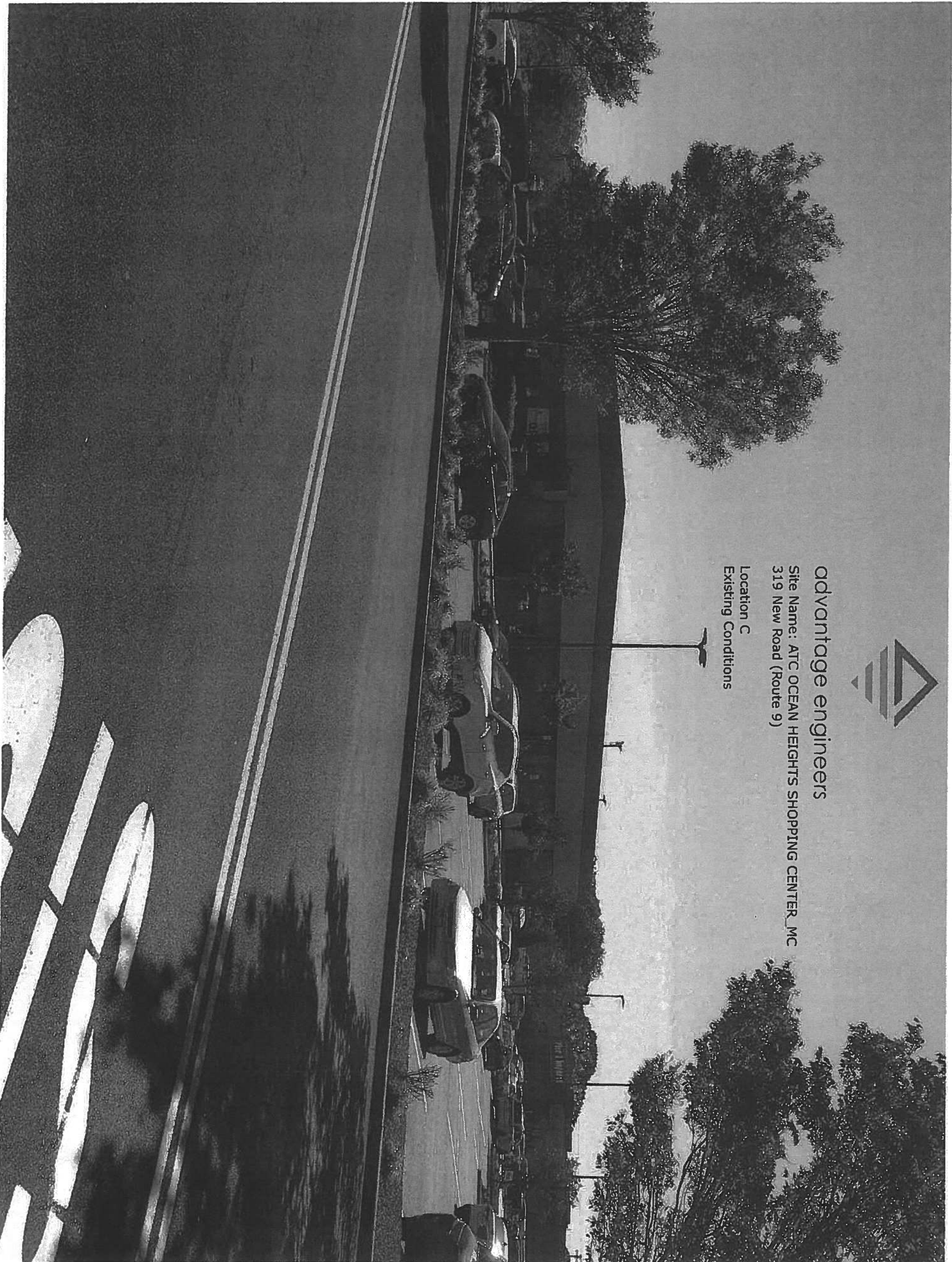




advantage engineers

Site Name: ATC OCEAN HEIGHTS SHOPPING CENTER, MC  
319 New Road (Route 9)

Location C  
Existing Conditions

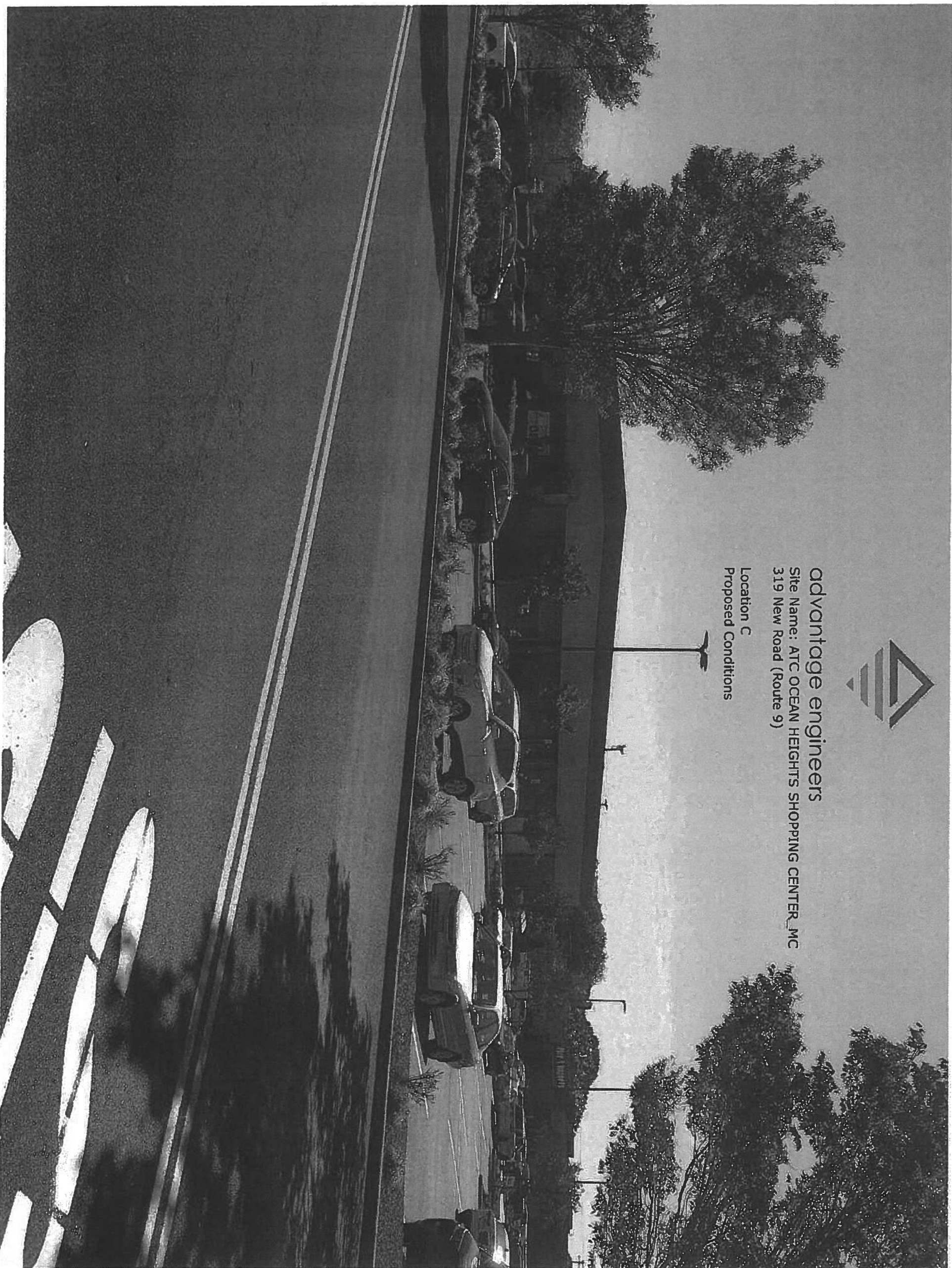




advantage engineers

Site Name: ATC OCEAN HEIGHTS SHOPPING CENTER\_MC  
319 New Road (Route 9)

Location C  
Proposed Conditions





advantage engineers

Site Name: ATC OCEAN HEIGHTS SHOPPING CENTER, MC  
319 New Road (Route 9)

Location D  
Existing Conditions





advantage engineers

Site Name: ATC OCEAN HEIGHTS SHOPPING CENTER\_MC  
319 New Road (Route 9)

Location D  
Proposed Conditions



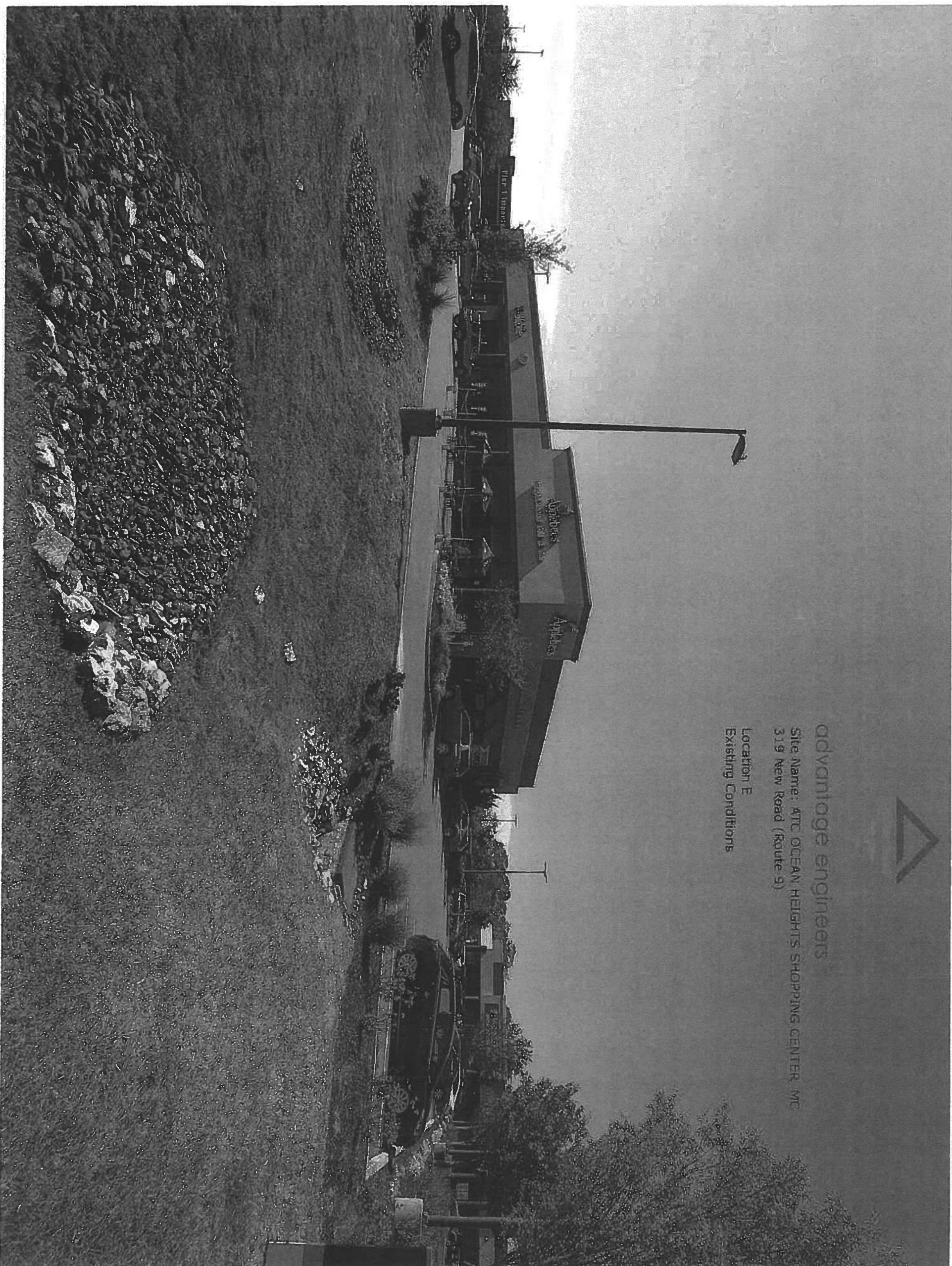




advantage engineers

Site Name: ATL OCEAN HEIGHTS SHOPPING CENTER, NC  
319 New Road (Route 9)

Location E  
Existing Conditions

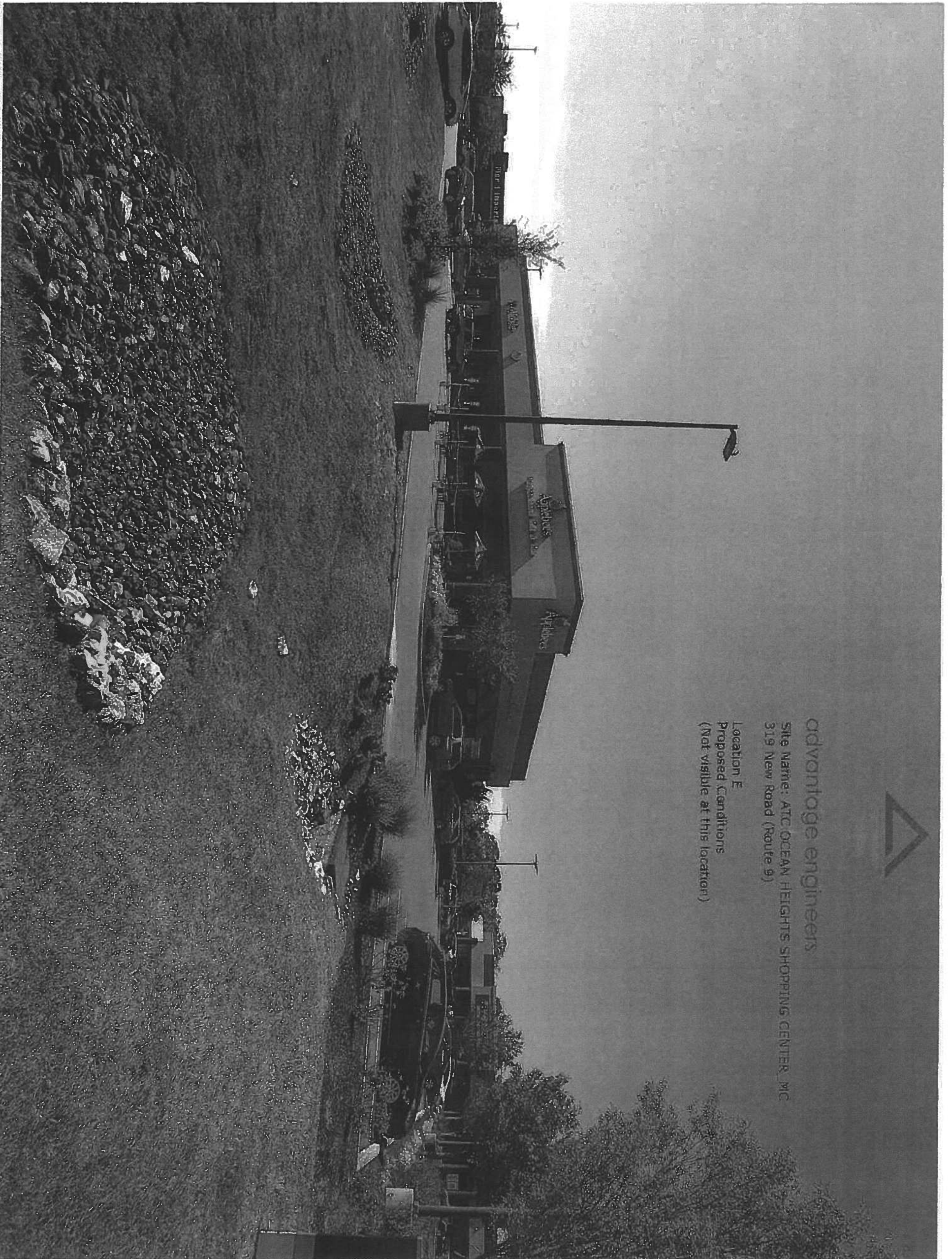




advantage engineers

Site Name: AIC OCEAN HEIGHTS SHOPPING CENTER, MC  
319 New Road (Route 9)

Location E  
Proposed Conditions  
(Not visible at this location)



**TOWN SIGNATURES:**

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
 TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**SITE INFORMATION:**

**SITE NAME:** ATC OCEAN HEIGHTS SHOPPING CENTER\_MC  
**SITE ADDRESS:** 319 NEW ROAD (ROUTE 9)  
 SOMERS POINT, NEW JERSEY 08244  
**JURISDICTION:** CITY OF SOMERS POINT  
 ATLANTIC COUNTY, NEW JERSEY  
**ZONING:** GB - GENERAL BUSINESS  
**PARCEL ID:** BLOCK 251, LOT 1  
**PARCEL SIZE:** 51.72 ACRES  
**SITE COORDINATES:** N 39° 19' 52.25" (39.3312) (NAD83)  
 W 74° 35' 42.72" (74.5952) (NAD83)  
**GROUND ELEVATION:** 9.6± (NVD 88)  
**STRUCTURE TYPE:** BUILDING  
**STRUCTURE HEIGHT:** 24.4± AGL (TOP OF CAMERA)  
**LANDLORD NAME:** VILLAGE PLAZA, LLC  
**LANDLORD ADDRESS:** P.O. BOX 4900  
 SCOTTSDALE, ARIZONA 85261  
**APPLICANT:** CELCO PARTNERSHIP DBA  
 VERIZON WIRELESS  
 2 VALLEY SQUARE / SUITE 300  
 512 EAST TOWNSHIP LINE ROAD  
 BLUE BELL, PENNSYLVANIA 19422  
**APPLICANT CONTACT:** JOHN HERRIOTT  
 609-927-9188  
 JHERRIOTT@ADVANTAGEENGINEERS.COM

**MUNICIPAL DATA:**

**MUNICIPALITY:** CITY OF SOMERS POINT  
 1 WEST NEW JERSEY AVENUE  
 SOMERS POINT, NEW JERSEY 08244  
 609-927-9088  
**POLICE:** SOMERS POINT POLICE DEPARTMENT  
 1 WEST NEW JERSEY AVENUE  
 SOMERS POINT, NEW JERSEY 08244  
 609-927-9181  
**FIRE:** SOMERS POINT FIRE DEPARTMENT  
 1 WEST NEW JERSEY AVENUE  
 SOMERS POINT, NEW JERSEY 08244  
 609-927-9088  
 FOR EMERGENCIES CALL 911

**ABBREVIATIONS:**

ATS AUTOMATIC TRANSFER SWITCH MAX MAXIMUM  
 AWG AMERICAN WIRE GAUGE MGR MASTER GROUND BAR  
 ATTN ATTENTION MNS MINIMUM  
 BTS BASE TRANSMISSION SYSTEM MTS MANUAL TRANSFER SWITCH  
 CONT CONTINUED NEC NATIONAL ELECTRICAL CODE  
 CU COPPER POB POINT OF BEGINNING  
 DWG DRAWING POC POINT OF CONNECTION  
 EMT ELECTRICAL METALLIC TUBING POT POINT OF TERMINATION  
 GEN GENERATOR PFC POWER PROTECTION CABINET  
 GROUND GROUND PVC POLYVINYL CHLORIDE  
 IBC INTERNATIONAL BUILDING CODE RGS RIGID GALVANIZED STEEL  
 IFC INTERNATIONAL FIRE CODE RF RADIO FREQUENCY  
 LOD LIMIT OF DISTURBANCE TYP TYPICAL

**NEW JERSEY CODE COMPLIANCE:**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

BUILDING CODE: INTERNATIONAL BUILDING CODE 2018 (NEW JERSEY EDITION)  
 ELECTRICAL CODE: NATIONAL ELECTRICAL CODE 2017  
 FIRE SAFETY CODE: INTERNATIONAL FIRE CODE 2018 (NEW JERSEY EDITION)  
 USE GROUP: U (UTILITY)  
 CONSTRUCTION TYPE: IIB

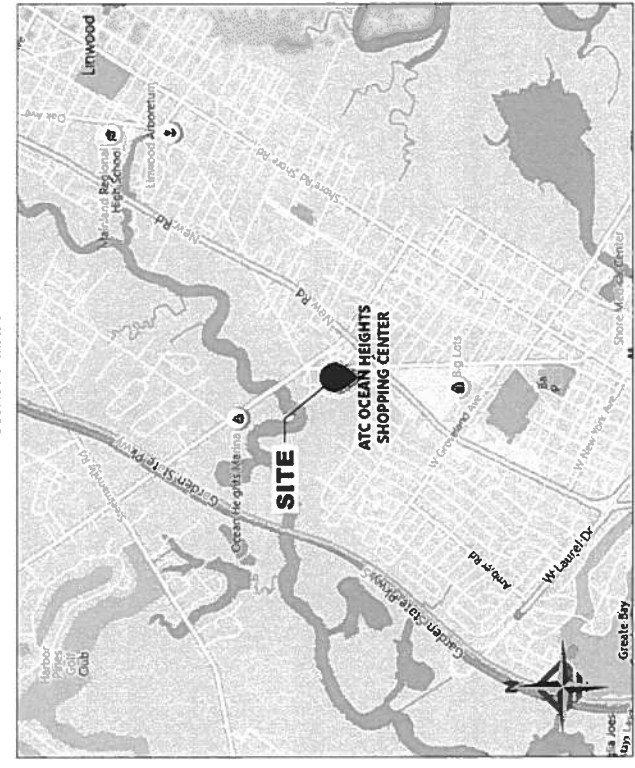
# CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS

**SITE NAME:**  
**ATC OCEAN HEIGHTS SHOPPING CENTER\_MC**

**SMALL CELL INSTALLATION**

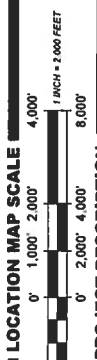
**SITE ADDRESS:**  
**319 NEW ROAD (ROUTE 9)**  
**SOMERS POINT, NEW JERSEY 08244**

**VICINITY MAP:**



**DRIVING DIRECTIONS:**  
 HEADING FROM VERIZON OFFICE AT 512 EAST TOWNSHIP LINE ROAD: TURN RIGHT ONTO WALTON ROAD. TURN LEFT ONTO WEST GERMAN TOWN PIKE. TAKE RAMP FOR I-76 SOUTH TOWARD CHESTER. TAKE EXIT 16 FOR I-76 EAST TOWARD PHILADELPHIA. KEEP RIGHT TO STAY ON I-76 EAST. KEEP STRAIGHT ONTO RT-42 SOUTH. KEEP STRAIGHT ONTO ATLANTIC CITY EXPRESSWAY. TAKE RAMP FOR GARDEN STATE PARKWAY TOWARD CAPE MAY. TAKE EXIT 30 TOWARD OCEAN CITY DOWN TOWARD SOMERS POINT. KEEP STRAIGHT ONTO RT-57 WEST LAUREL DRIVE. TURN LEFT ONTO US-9 / NEW ROAD. SITE IS ON THE LEFT.

**LOCATION MAP:**



**PROJECT DESCRIPTION:**

- NEW EQUIPMENT TO BE WALL MOUNTED WITHIN A NEW 6'-0" x 6'-0" (36.9 S.F.) LEASE AREA.
- TWO (2) NEW ANTENNAS, THREE (3) NEW RRHS, FOUR (4) NEW SPLITTERS, FOUR (4) NEW DIPLEXERS AND TWO (2) NEW RECTIFIERS TO BE INSTALLED ON THE EXISTING BUILDING.
- NEW ELECTRICAL SERVICE TO BE INSTALLED TO EQUIPMENT
- NEW TELCO SERVICE TO BE INSTALLED TO EQUIPMENT.

**NOTE TO GENERAL CONTRACTOR:**  
 NO WORK IS TO BE PERFORMED ON THIS SITE WITHOUT REVIEW OF THE APPROVED STRUCTURAL ANALYSIS. IF ANY DISCREPANCIES ARE FOUND THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING. AT NO TIME WILL ANY ADDITIONAL ANTENNAS BE INSTALLED WITHOUT WRITTEN CONSENT FROM THE STRUCTURAL ENGINEER.

**SHEET INDEX:**

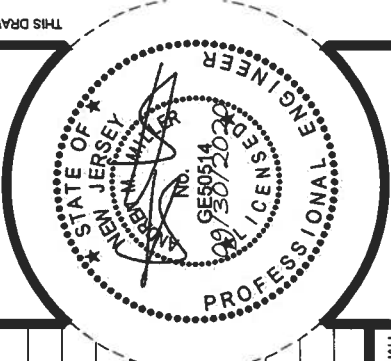
DRAWING SHEET:	DRAWING TITLE:
T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	EQUIPMENT PLAN & ELEVATION
Z-3	DETAILS

**PLAN REVISIONS:**

REV#	DATE	DESIGNER	DESCRIPTION
A	05-14-19	MBM	ISSUED FOR PERMITS
B	05-21-19	MEG	ISSUED FOR PERMITS
0	10-22-19	MBM	RELOCATED EQUIPMENT
1	02-18-20	MBM	REVISED MOUNT
2	09-23-20	MRL	ISSUED FOR ZONING

**AE DESIGN INFO:**  
 DESIGNER: MBM  
 AE JOB NO: 19E0174.001  
**DRAWING TITLE:**  
 TITLE SHEET  
**DRAWING SHEET:**  
 T-1

**SITE INFORMATION:**  
 SITE NAME: ATC OCEAN HEIGHTS SHOPPING CENTER\_MC  
 SITE ADDRESS: 319 NEW ROAD (ROUTE 9)  
 SOMERS POINT, NEW JERSEY 08244  
 JURISDICTION: CITY OF SOMERS POINT  
 ATLANTIC COUNTY, NEW JERSEY  
**SHEET NUMBER:**  
 1 OF 4  
**ENGINEER SEAL:**  
 AE CERTIFICATION OF AUTHORIZATION  
 # 260A03073100



ANDREW M. MILLER, PE  
 NEW JERSEY PROFESSIONAL ENGINEER  
 LICENSE # GE05014

**DRAWING SCALE NOTES:**  
 THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 22"x34". CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



**Know what's below.  
 Call before you dig.**  
 PROTECT YOURSELF. GIVE \$3000.  
 CALL 811 BEFORE YOU DIG.  
 THE DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL APPLICABLE REGULATIONS THERE TO.

CELLCO PARTNERSHIP d/b/a  
**VERIZON WIRELESS**  
 2 VALLEY SQUARE / SUITE 300  
 512 EAST TOWNSHIP LINE ROAD  
 BLUE BELL, PENNSYLVANIA 19422

advantage engineers  
 10711 COMMERCE DRIVE, SUITE 100  
 WILMINGTON, DE 19840  
 PHONE: (303) 634-2277  
 WWW.AE.COM

**GENERAL NOTES:**

- THIS PLAN WAS PREPARED USING AN APPROVED PLAN ENTITLED "ALTA/CASMAP LAND TITLE SURVEY" BY BOCK & CLARK'S NATIONAL SURVEY NETWORK, DATED 01-30-2006 AND SHOULD NOT BE CONSTRUED AS AN ACCURATE SURVEY.
- THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
- NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (THERE IS NO HANDICAP ACCESS REQUIRED).
- THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
- THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOIL WASTE RECEPTEACLES.
- ACCORDING TO THE PRELIMINARY E.I.R.M. COMMUNITY PANEL # 34991C0428G, DATED 05-30-2014, THE PROPOSED SITE IS NOT WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN.

**CELLCO PARTNERSHIP 4IN/A  
VERIZON WIRELESS**

2 VALLEY SQUARE / SUITE 300  
612 EAST TOWNSHIP LINE ROAD  
BLUE BELL, PENNSYLVANIA 19422

**advantage engineers**

1700 W. BROADWAY SUITE 1109  
PHILADELPHIA, PA 19103-1314  
WWW.ADVANTAGE-ENGINEERS.COM

**PLAN REVISIONS:**

NO.	DATE	DESCRIPTION	ISSUED FOR ZONING
4			
3			
2	09-23-20	MRL	ISSUED FOR ZONING
1	02-18-20	MJM	REVISED AMOUNT
0	10-22-19	MJM	RELOCATED EQUIPMENT
8	09-21-19	MEG	ISSUED FOR R/W (NEW YORK)
A	05-14-19	MJM	ISSUED FOR R/W (NEW YORK)
REV	DATE	DESCRIPTION	REVISION

**AE DESIGN INFO:**

DESIGNER: MBM  
AE JOB NO: 19E0174.001

**DRAWING TITLE:**  
SITE PLAN

**DRAWING SHEET:**  
Z-1

**SITE INFORMATION:**  
SITE NAME:  
ATC OCEAN HEIGHTS  
SHOPPING CENTER\_MC

SITE ADDRESS:  
319 NEW ROAD (ROUTE 9)  
SOMERS POINT,  
NEW JERSEY 08244

JURISDICTION:  
CITY OF SOMERS POINT  
ATLANTIC COUNTY, NEW JERSEY

**SHEET NUMBER:**  
2 OF 4

**ENGINEER SEAL:**  
AE CERTIFICATE # 240A26073100



ANDREW M. MILLER PE  
NEW JERSEY PROFESSIONAL ENGINEER  
LICENSE # GE05014

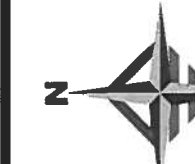
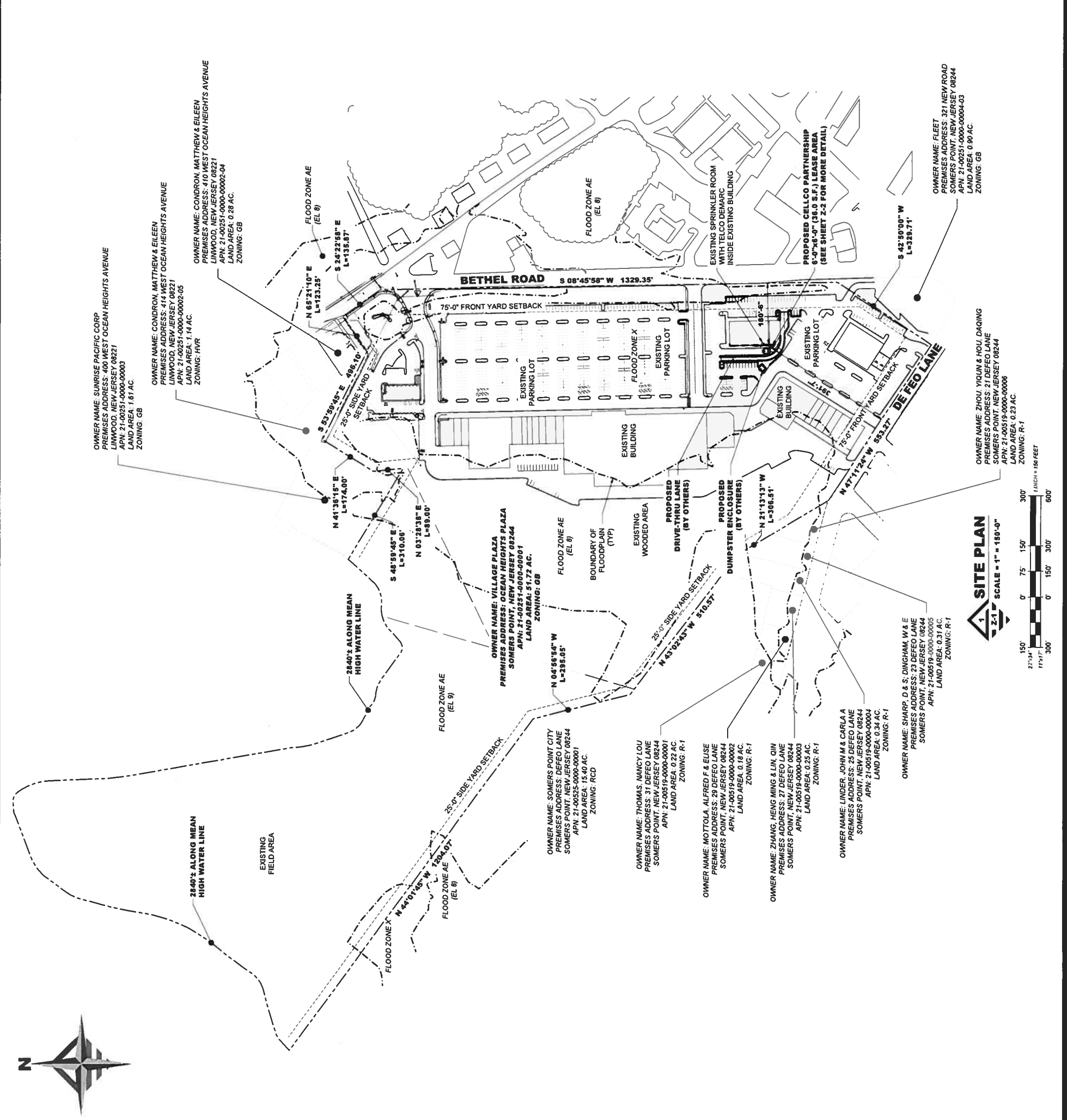
**ZONING DISTRICT**  
GB - GENERAL BUSINESS

DESCRIPTION:	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT AREA:	60,000 S.F.	2,264,075 S.F.	NO CHANGE
MIN. LOT WIDTH:	200 FT	1,582 FT	NO CHANGE
MAX. BUILDING COVERAGE:	30%	5%	NO CHANGE
MIN. FRONT YARD:	75 FT	26.72 FT	NO CHANGE
MIN. SIDE YARD:	25 FT	75.46 FT	NO CHANGE
MIN. REAR YARD:	50 FT	N/A	NO CHANGE
MAX. BUILDING HEIGHT:	35 FT	24 FT	NO CHANGE



PROTECT YOURSELF, OWE THREE  
Know what's below you dig.  
Call before you dig.

THIS DRAWING DOES NOT INCLUDE NECESSARY CONSTRUCTION DETAILS. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL APPLICABLE REGULATIONS. THERE IS NO WARRANTY HEREIN TO ANY PARTY.



THIS DRAWING IS PROPERTY OF ADVANTAGE ENGINEERS, LLC. IT IS FOR THE EXCLUSIVE USE OF THIS PROJECT. ANY RE-USE OF THIS DRAWING WITHOUT THE EXPRESSED WRITTEN CONSENT OF ADVANTAGE ENGINEERS, LLC IS PROHIBITED.

**CELLCO PARTNERSHIP d/b/a  
VERIZON WIRELESS**

2 VALLEY SQUARE / SUITE 300  
612 EAST TOWNSHIP LINE ROAD  
BLUE BELL, PENNSYLVANIA 19422



**advantage engineers**

133 BELLEVILLE-ROCKWELL WAREHOUSE  
4750 W. MARKET STREET  
PHILADELPHIA, PA 19141  
WWW.ADVANTAGEENGINEERS.COM

**PLAN REVISIONS:**

REV	DATE	DESIGNER	DESCRIPTION
4			
3			
2	09-23-20	MBM	ISSUED FOR ZONING
1	02-18-20	MBM	REVISED MOUNT
0	10-22-19	MBM	RELOCATED EQUIPMENT
B	09-21-19	MEG	ISSUED FOR 9% RESUB (20)
A	05-14-19	MBM	ISSUED FOR 9% RESUB (20)

**IAE DESIGN INFO:**

DESIGNER: MBM  
AE JOB NO: 19ED174.001

**DRAWING TITLE:**

EQUIPMENT PLAN & ELEVATION

**DRAWING SHEET:**

**Z-2**

**SITE INFORMATION:**

SITE NAME:  
**ATC OCEAN HEIGHTS  
SHOPPING CENTER\_MC**  
SITE ADDRESS:  
**319 NEW ROAD (ROUTE 9)  
SOMERS POINT,  
NEW JERSEY 08244**

JURISDICTION:  
CITY OF SOMERS POINT  
ATLANTIC COUNTY, NEW JERSEY

**SHEET NUMBER:**

**3 OF 4**

**ENGINEER SEAL:**

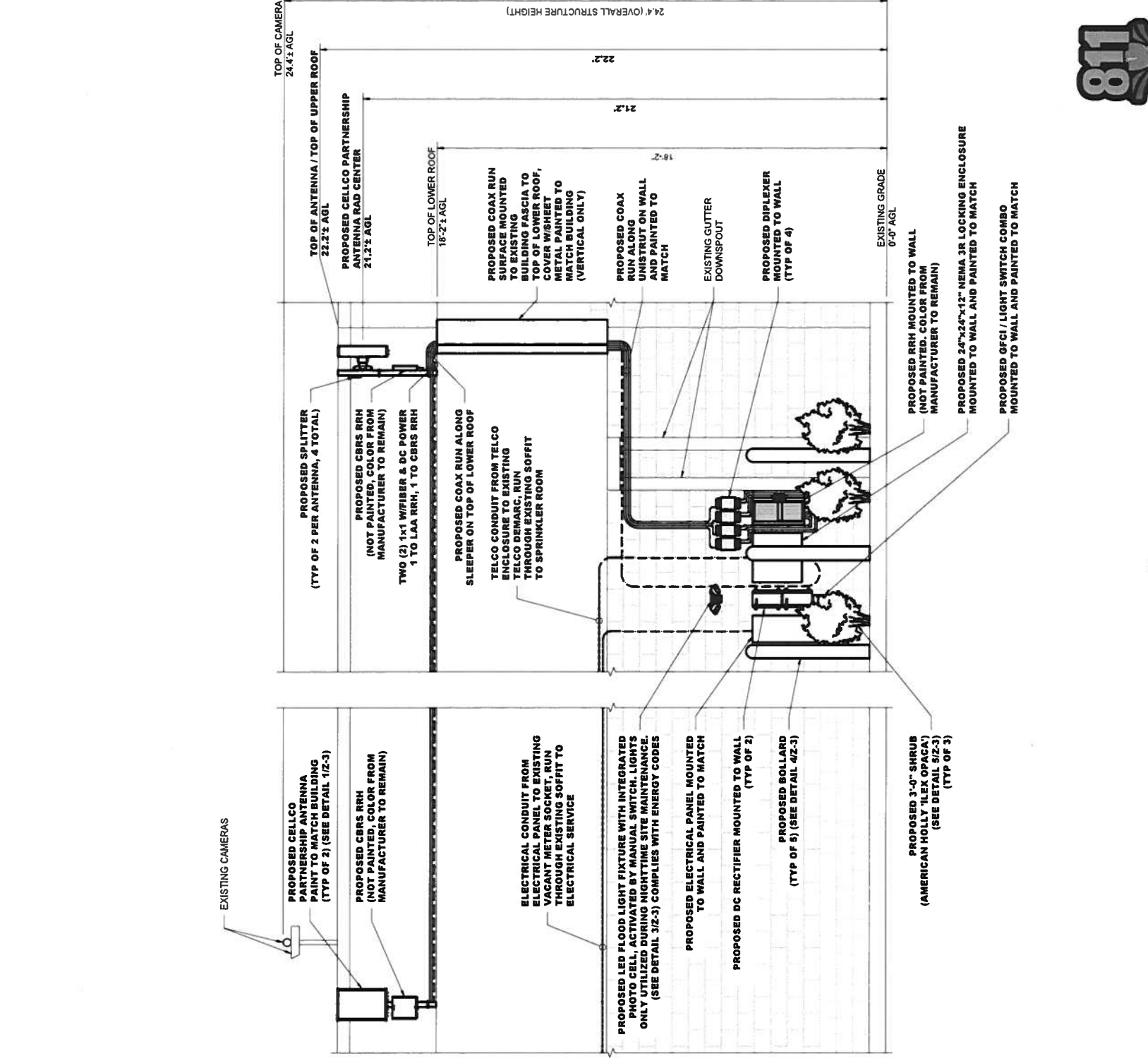
AE CERTIFICATION # 26A03021200



ANDREW M. MILLER, PE  
NEW JERSEY PROFESSIONAL ENGINEER  
LICENSE # GE05014

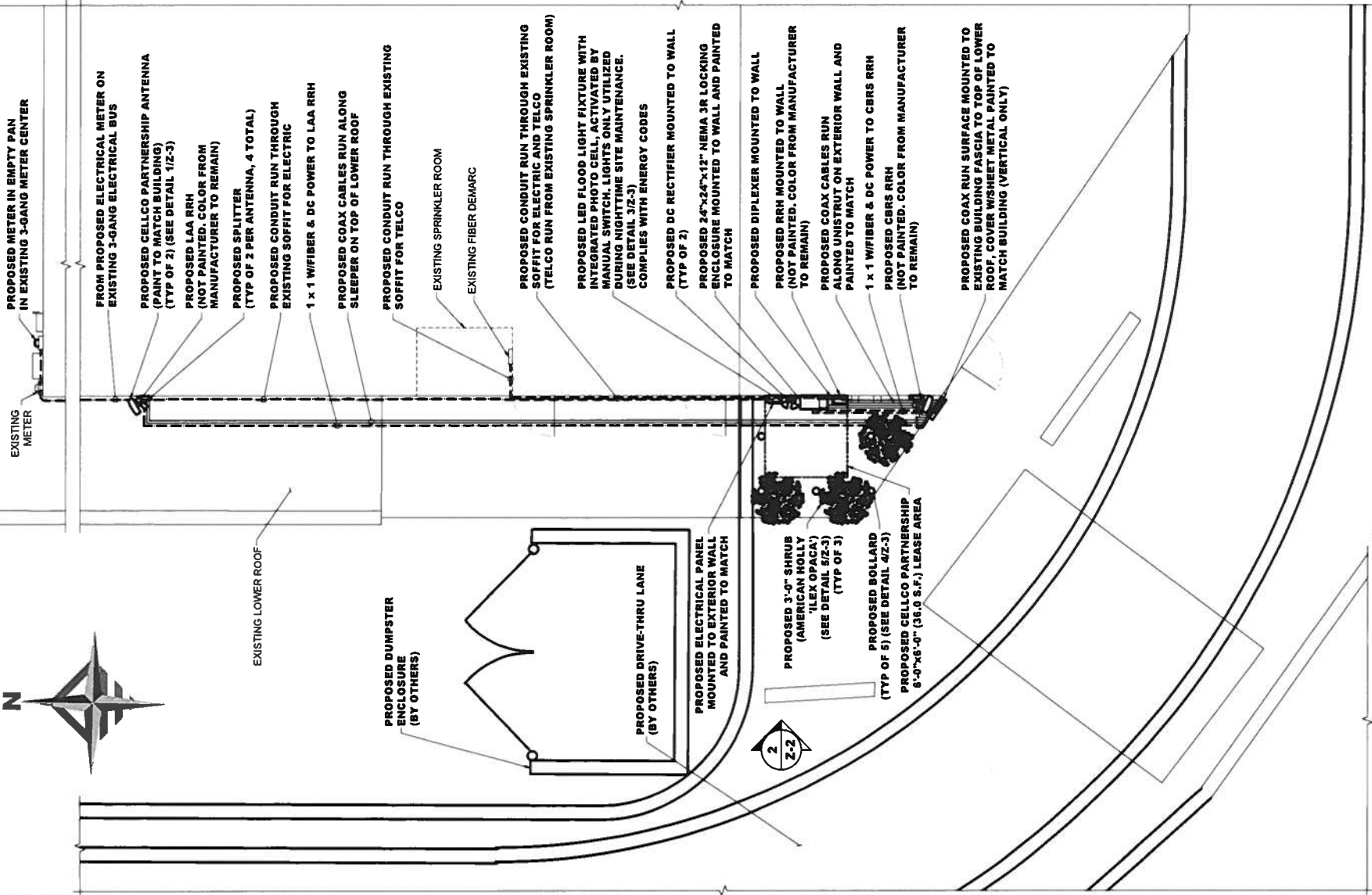
**LANDSCAPING SCHEDULE**

SCIENTIFIC NAME	COMMON NAME	HARDINESS ZONE	GROWTH HABIT	NATIVE SPECIES	QUANTITY	INITIAL PLANTING HEIGHT
ILEX OPACA	AMERICAN HOLLY	5-9	TREE, SHRUB	YES	3	3'-0"



**Know what's below you dig.**

PROTECT YOURSELF, ONE THREE  
EIGHT ONE ONE  
THIS DRAWING DOES NOT INCLUDE NECESSARY  
CONTRACTS FOR OTHER ENGINEERS OR ALL  
CONTRACTS FOR OTHER ENGINEERS AND SHALL  
BE WITH THE OCCUPATIONAL SAFETY AND HEALTH  
ACT OF 1970. THESE TO APPLICANT.



CELLCO PARTNERSHIP d/b/a  
**VERIZON WIRELESS**

2 VALLEY SQUARE / SUITE 300  
612 EAST TOWNSHIP LINE ROAD  
BLUE BELL, PENNSYLVANIA 19422



advantage engineers

137331 Valley Forge Blvd, Suite 300  
Blue Bell, PA 19380  
www.advantage-engineers.com

**PLAN REVISIONS:**

REV #	DATE	DESIGNER	DESCRIPTION
4			
3			
2	08-23-20	MRL	ISSUED FOR ZONING
1	02-18-20	MJM	REVISED MOUNT
0	10-22-19	MJM	RELOCATED EQUIPMENT
B	09-21-19	MEG	ISSUED FOR 80% REVIEW (CDN)
A	05-14-19	MJM	ISSUED FOR 80% REVIEW (CDN)

**AE DESIGN INFO:**

DESIGNER: MBM  
AE JOB NO: 19E0174.001

**DRAWING TITLE:**

DETAILS

**DRAWING SHEET:**

Z-3

**SITE INFORMATION:**

SITE NAME:  
ATC OCEAN HEIGHTS  
SHOPPING CENTER\_MC  
319 NEW ROAD (ROUTE 9)  
SOMERS POINT,  
NEW JERSEY 08244

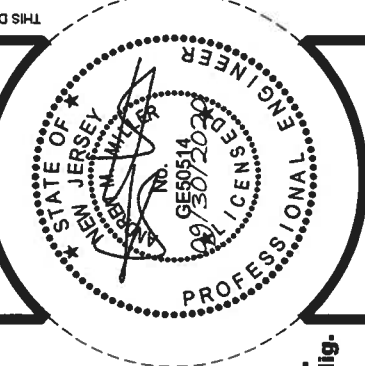
JURISDICTION:  
CITY OF SOMERS POINT  
ATLANTIC COUNTY, NEW JERSEY

**SHEET NUMBER:**

4 OF 4

**ENGINEER SEAL:**

AE CERTIFICATE # 246430823100  
# 246430823100

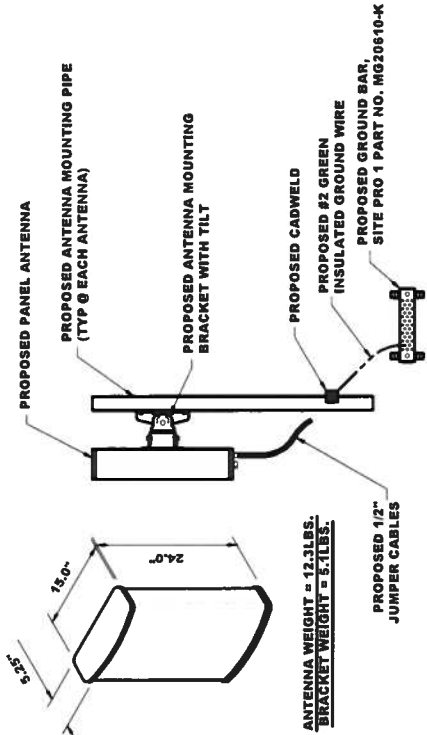


ANDREW W. MILLER, PE  
NEW JERSEY PROFESSIONAL ENGINEER  
LICENSE # GE50514



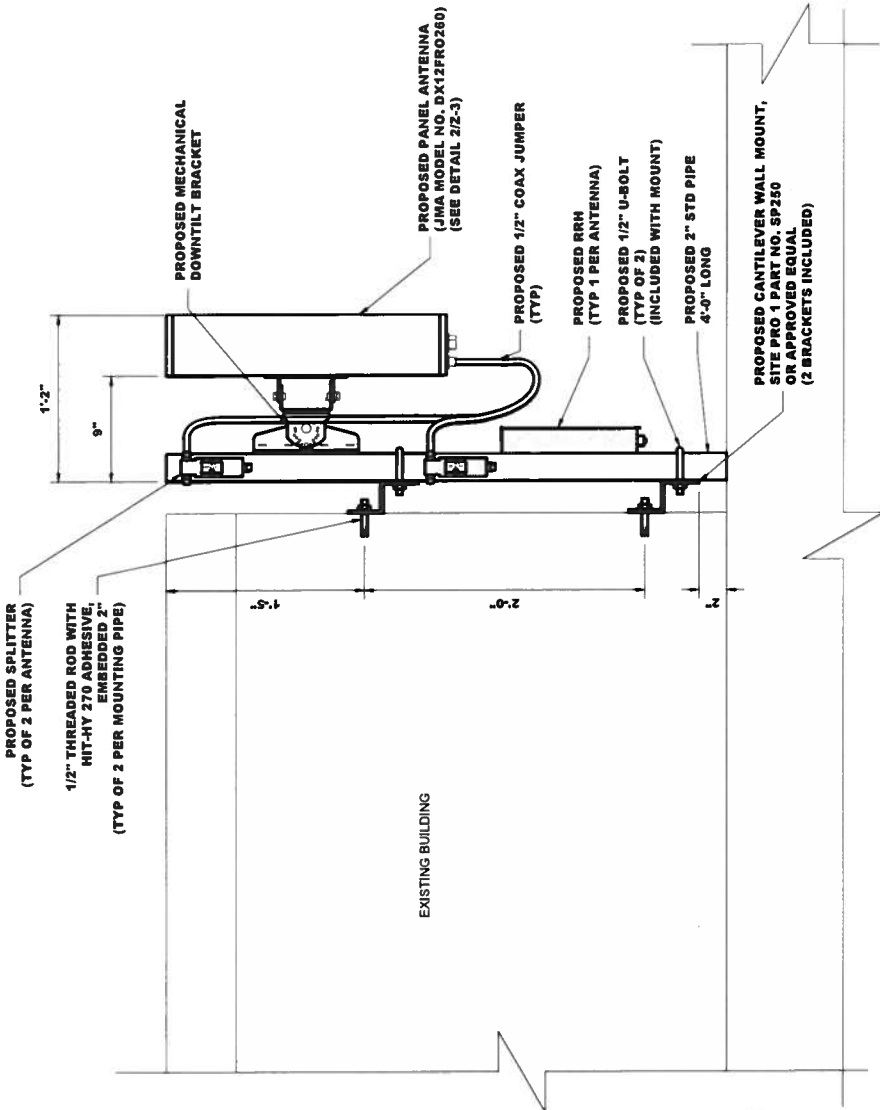
Know what's below you dig.

PROTECT YOURSELF. DIG DEEPER.  
THIS DRAWING DOES NOT INCLUDE NECESSARY  
CONSTRUCTION DETAILS FOR ALL UTILITIES.  
WITH THE OCCUPATIONAL SAFETY AND HEALTH  
ACT OF 1970 AND ITS AMENDMENTS  
HERE TO APPROPRIATE.



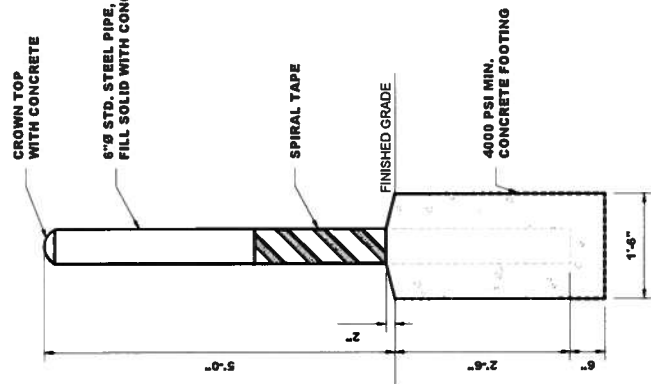
DESCRIPTION	APPROXIMATE INITIAL LUMENS	WATTS
RAB LIGHTING # BULLETX1212AA	1,664	24

NOTE: FIXTURE TO BE PROVIDED WITHOUT MOTION SENSOR.



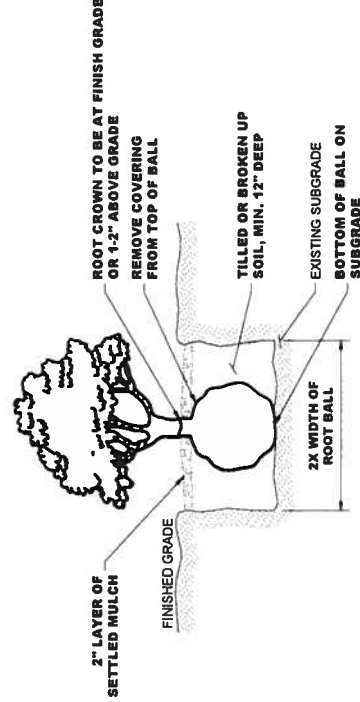
NOTE: ANTENNA MOUNT AND CABLES SHALL BE PAINTED TO MATCH THE EXISTING BUILDING. REMOTE RADIO HEADS SHALL NOT BE PAINTED, AND ARE TO REMAIN AS COLORED BY THE MANUFACTURER.

**1 ANTENNA MOUNTING DETAIL**  
Z-3 N.T.S.



**4 BOLLARD DETAIL**  
Z-3 N.T.S.

**2 DX12FRO260 ANTENNA DETAIL**  
Z-3 N.T.S.



**3 EVERGREEN SHRUB PLANTING DETAIL**  
Z-3 N.T.S.

**3 LED LIGHT FIXTURE**  
Z-3 N.T.S.

**Somers Point Zoning Board of Adjustment Application**

In the Matter of the Appeal of:

**Name:** Mr. and Mrs. John Drozdowski

**Address:** 1459 Meadowview Drive  
Pottstown, PA 19464

1. This application concerns Block 1513, Lot 13 on the tax map of the City of Somers Point, having the following street address: \_\_\_\_\_  
59 Higbee Avenue  
Somers Point, NJ

2. The land has frontage on Higbee Avenue of 40 feet and a depth of 100ft feet.

3. I have filed a Plot Plan and Survey of the premises within the Secretary of the Zoning Board of Adjustment of the City of Somers Point which may be examined at the Code Enforcement Office, 1 West New Jersey Avenue, Somers Point, New Jersey, on which Plot I have indicated existing boundary lines and structures and changes requested to be granted herein.

4. The land is in HVR zone, and the present use of the land is: \_\_\_\_\_  
Single Family Dwelling

4a. Lot size 4,000 square feet.

5. I desire to make the following changes (insert how the existing use will be changed or modified): Construct an open porch at the front of the house that will extend to the side of the existing house. I am requesting a side yard variance to allow this porch to be constructed as described.

6. Plan prepared by: Edwin N. Howell, RA, PP Architect and Planner

7. Type of Appeal:

- An inspection of the  Zoning Ordinance  Zoning Map
- A special exception to the Zoning Ordinance
- A Variance from the strict application of the Zoning Ordinance
- A Use Variance

8. I desire the Zoning Board of Adjustment to grant a Variance or a Special Use Permit (specify in detail action of the Zoning Officer)

The Zoning Officer provided a denial for our application for a Zoning Permit due to a porch encroachment into the left side yard. See attached Refusal of Zoning Permit.

\_\_\_\_\_  
**Signature of Tax Collector**

9. Set Forth in Detail, including all facts that you wish to rely on at the Hearing, why the Zoning Board should grant your application. (Application may be decided on reasons herein in the event that no one desires to be heard on the application). \_\_\_\_\_

SEE ATTACHED

10. State Name, Address, and Telephone number of the Attorney representing the Applicant, if any. \_\_\_\_\_

None at this time, I will represent myself and present my Architect as a witness.

11. Set Forth any previous applications made to this Board for the above property indicating date and result. No prior applications that we know of \_\_\_\_\_

12. Applicants Telephone number: Home - (484) 942-3492

Work - Same

\*\*\*\*\*

**SITE PLAN AND SUBDIVISION**

**SITE PLAN**

1. Property Land Use \_\_\_\_\_

2. Density - Permitted \_\_\_\_\_

- Proposed \_\_\_\_\_

3. Percentage of Building Coverage - Permitted \_\_\_\_\_

- Proposed \_\_\_\_\_

4. Number of Parking Spaces - Required \_\_\_\_\_

- Proposed \_\_\_\_\_

5. Number of Residential Units Proposed \_\_\_\_\_

6. Square Footage of Residential Units - Permitted \_\_\_\_\_

Square Footage of Lot \_\_\_\_\_ - Proposed \_\_\_\_\_



**ATTACHMENT TO THE VARIANCE APPLICATION FOR – Question #9:**

**Applicant:** Mr. and Mrs. Jack Drozdowski  
1459 Meadowview Drive  
Pottstown, PA 19464

**And**

59 Higbee Avenue  
Somers Point, NJ

**Application** Side Yard Variance (Left Side) for an open porch  
59 Higbee Ave

*Set forth in Detail, including all facts that you wish to rely on at the Hearing, why the Zoning Board should grant you application.*

To maintain the character of our historic home we have chosen to locate an addition we would like to make to our home at the rear. There will be only minor alterations to the front of the house.

The rear addition will be where our covered porch is currently located. We didn't want to lose our porch, but this location, but after a lot of consideration and help from our architect we feel the rear of the house is the appropriate spot to attach the addition to our home.

Being mindful of the historic nature of our home and its location in the City we are proposing the removal of the hazardous steps and replacing them with new steps and landing on the front of the house along with a wrap around porch frequently found on historic homes. The appropriate connection of the porch to the house would be to the corner of the house. This would also allow the area of the porch to be similar to what we were removing at the rear.

We have appeared before the Historic Commission, who agreed the porch would be appropriate if extended to the side of the home and have noted in their approval letter that we would not need to reappear should the Zoning Board grant the variance.

Discussing our application with our architect we feel the open porch will provide adequate open air and space rather than extending our building toward the street or putting a roof over the porch. We also feel we are promoting the conservation of Historic structures, which Somers Point tries so hard to maintain. Also since the open porch is such a low profile piece of construction we feel it will not have any adverse affect on the intent and purpose of the Zoning Ordinance and Historic Zone Plan. We also feel there will be no detriment to the public good caused by the granting of our side yard variance. We feel the proposed design will be in keeping with the neighborhood scheme for front porches.

We hope you agree.

---

7. Front Yard Setback - Required \_\_\_\_\_

- Proposed \_\_\_\_\_

8. Rear Yard Setback - Required \_\_\_\_\_

- Proposed \_\_\_\_\_

9. Side Yard Setback - Required N S E W (Circle One) \_\_\_\_\_

- Proposed \_\_\_\_\_

9a. Side Yard Setback - Required N S E W (Circle One) \_\_\_\_\_

- Proposed \_\_\_\_\_

10. Building Height - Permitted \_\_\_\_\_

- Proposed \_\_\_\_\_

11. Classification of Structure: One Story\_\_ Two Story\_\_ Three or More\_\_ Other\_\_\_\_\_

12. Facilities for Trash and Garbage Disposal \_\_\_\_\_

\_\_\_\_\_

Private: Yes\_\_\_ No \_\_\_\_\_

13. Buffer Zones - Describe Location and Extent Provided \_\_\_\_\_

\_\_\_\_\_

14. Recreational Facilities Provided \_\_\_\_\_

\_\_\_\_\_

15. If Ten (10) Units or More are Proposed, an Environmental Impact Statement is Required.

**SUBDIVISION**

1. Total Area of Tract \_\_\_\_\_

2. Portion being Subdivided \_\_\_\_\_

3. Number of Lots being Created \_\_\_\_\_

4. Purpose of Subdivision \_\_\_\_\_

\_\_\_\_\_

5. Proposed Use of New Lots \_\_\_\_\_

\_\_\_\_\_

John P. [Signature]  
Signature of Applicant or Representative

\*\*\*\*\*

PA @

State of New Jersey, County of CHESTER

Signature of Applicant or Attorney John P. [Signature]

Signature of Notary Mark S. Clemens

Sworn to Me on this 5<sup>th</sup> Day of February 20 21

Commonwealth of Pennsylvania

Notarial Seal  
MARK S CLEMENS - Notary Public  
NORTH COVENTRY TWP, CHESTER COUNTY  
My Commission Expires Jul 12, 2021

I declare to the best of my knowledge, information, and belief, this map or plan is a result of a field survey made on 11/11/2020, by me or under my direct supervision in accordance with the rules and regulations promulgated by the State Board of Professional Engineers and Land Surveyors N.J.A.C. 17:27-2.1. I am a duly Licensed Professional Engineer and Land Surveyor in the State of New Jersey. This information shows correct dimensions and bearings as a result of the data of the field survey, except such improvements or encroachments, if any, below the surface or not visible.

This declaration is given solely to the below mentioned parties for this transaction and is transferable except as follows:

- A) To the Title Insurance Company as to the premises shown herein
- B) To the Mortgagee holder the declaration shall survive in its successive transfers unless in their interests they appear.

Caution: If this document does not contain the original signature of the professional, it is not an authorized original document and may have been altered.

BY:   
 Steven Glasser, P.E., P.L.S.  
 Professional Land Surveyor  
 New Jersey License # 030485

Revised official shown site for existing references only and are not to be used for design or construction of any kind.

Revised dimensions, materials and loads per or hereby refer to any high water (if any) are not shown on this survey.

This property is located in Flood Zones A-1 and B as shown on NEDR 17884, City of Somers Point, Atlantic County, New Jersey, Community No. 38817. See also R. Effective Date November 17, 1987.

Certified by:

- John J. Drozdowski and Mimi E. Drozdowski
- Surety Title Company LLC
- First American Title Insurance Company

Surety File No. 2934 NF-01

Property Address is:  
 - 59 Hibbee Avenue  
 - Somers Point, N.J. 08244

NJ Certificate of Authorization #24GA2797500

PLAN OF SURVEY

BLOCK 1513 LOT 13

CITY OF SOMERS POINT  
 COUNTY OF ATLANTIC STATE OF NJ

DATE: 11/11/2020

PRICE GLASSER ASSOCIATES

PROFESSIONAL LAND SURVEYORS

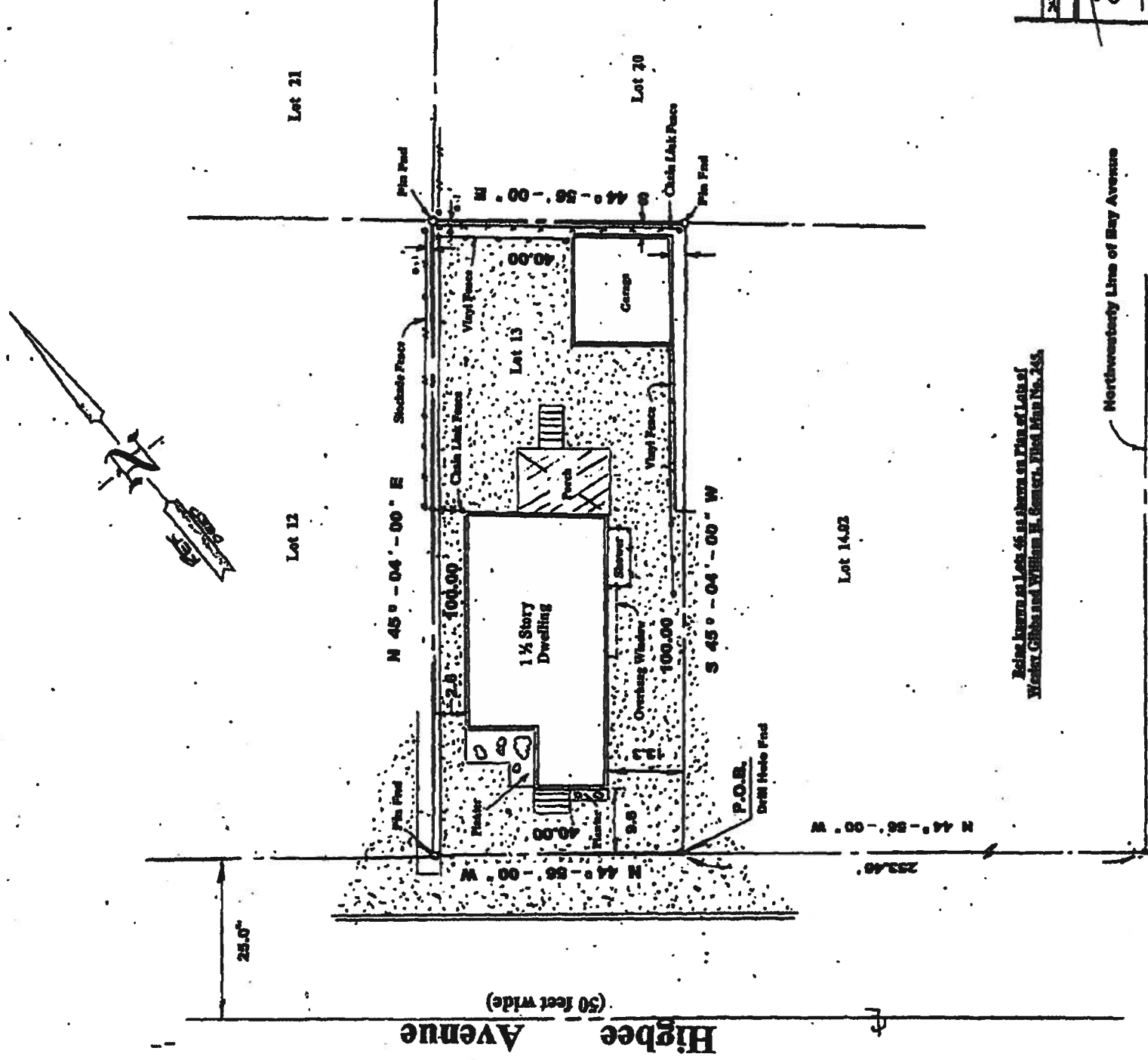
331 TILTON ROAD, NORTHFIELD NJ 08225

Phone: 609-426-4444

Fax: 609-426-4444

PROJECT NO. 20-144

STEVEN GLASSER, P.L.S.  
 License No. 030485



Reference to Lots 46 as shown on Plan of Lots of Wm. Gibbs and William B. Somers, Filed Map No. 265.

# City of Somers Point

1 West New Jersey Avenue · Somers Point, NJ 08244 · 927.9088 Ext. 142 fax: 927.0177

## DEPARTMENT OF ZONING/CODE ENFORCEMENT

### REFUSAL OF ZONING PERMIT

**DUE TO NEW JERSEY PUBLIC LAW OFFICE STAFF WILL SUPPLY ONLY FACTUAL INFORMATION. FORMAT AND QUESTIONS TO BE SUPPLIED BY LEGAL COUNSEL**

Date:	1/29/21				
Applicant Name:	John Drozdowski		Property Address:	59 Higbee Ave.	
Block:	1513	Lot:	13	Zone: HVR	
Your application for a permit to:		Construct new front landing and open porch			
is hereby denied for non-compliance with the provisions of Article (s):					
section (s):					
of the municipal zoning ordinance for the following reasons:					
	<b><u>REQUIRED</u></b>		<b><u>Existing</u></b>	<b><u>Proposed</u></b>	<b><u>Variance Needed</u></b>
Lot Area:	7500 sf		4000	4000	ENC
Lot Width	70 ft		40	40	ENC
Front Yard Setback:	20 ft reduced 10.8	house porch	9' 7 1/4" 5' 7 3/4"	9' 7 1/4" 5' 9 3/4"	ENC *
Front Yard Setback:	20 ft				
Side Yard Setback	10 ft RT 5.4	Gar House	1 13	1 13	ENC C
Side Yard Setback:	10 ft L 5.4	Gar House	23 2'7"	23 2'7"	C 2.8
Rear Yard Setback:	35 ft 18.9	Gar House	1.5 34	1.5 34	ENC C
Lot Coverage	40%		29 %	34%	C
Height:	35 ft				
Parking:	2 Per Unit.		2	2	
Sidewalks:	X YES	<input type="checkbox"/> NO			
<b><u>Summary of Application</u></b>					
<p>The proposed porch extends into the side yard setback</p> <p style="text-align: right;">*deck can extend into front</p>					
<hr/> <p>Jim Mc Brien Zoning/Code Enforcement Officer</p>					
<b><u>Official Use</u></b>					
Structures	874	Sq. ft. &		sq ft. &	sq ft.
Addition:	210	Sq. ft.	Deck	Rear 27	Sq ft.
Pool:		Sq. ft.	Other	Front porch 147	Sq ft.
Accessory Bldg:	256	Sq ft.			

**Somers Point Historic Preservation Commission**  
**Somers Point City Hall**  
**1 West New Jersey Avenue**  
**Somers Point, NJ 08244**

\*\*\*\*\*

**Certificate of Appropriateness**

Name of Applicant Mr and Mrs John Drozdowski

Address (for written notification) 1459 Meadowview Drive  
Pottstown, PA 19464

Telephone # (484) 942-3492

Address of Property 59 Higbee Avenue  
Somers Point

Block 1513 Lot 13

\*\*\*\*\*

This application was reviewed by the HPC on:  
1/13/21

HPC Recommendations:

Plans approved as submitted.  
\* If Zoning Board approves sideyard set-back,  
SPHPC approves extension of front porch to  
left end of house.

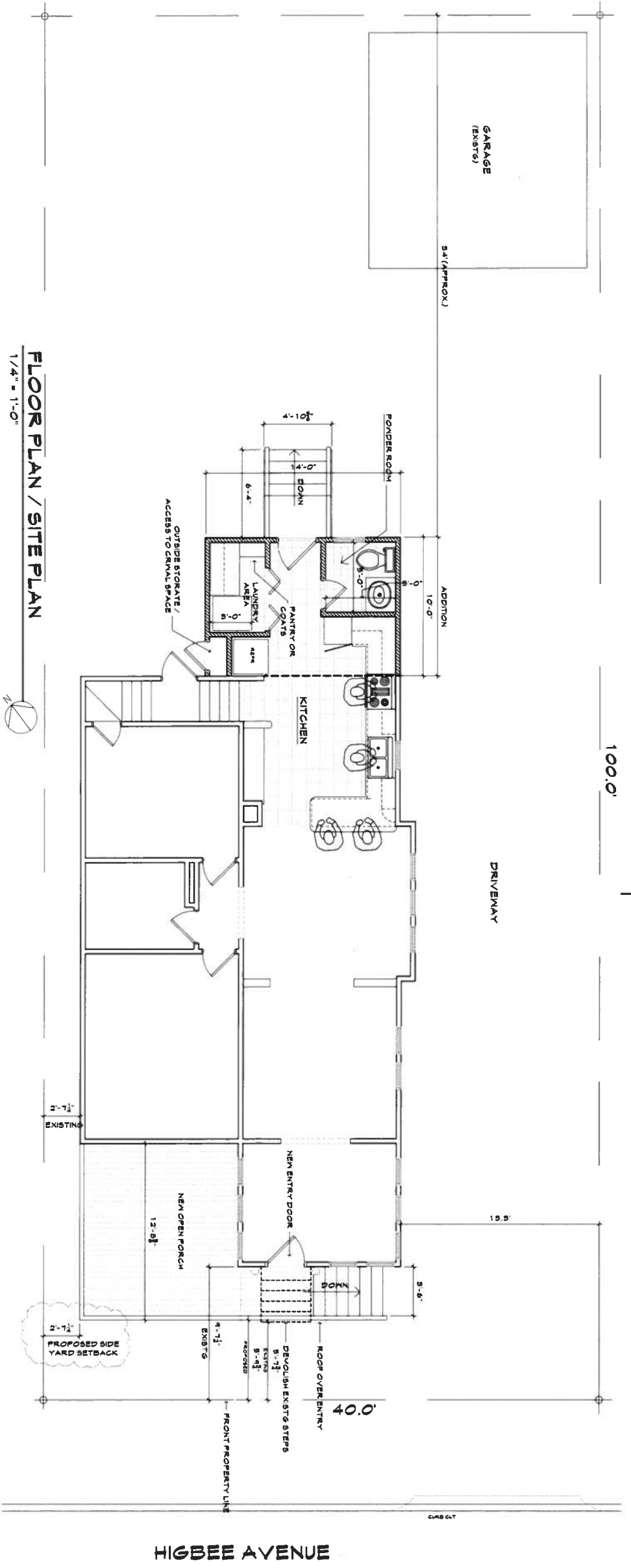
\*\*\*\*\*

Certificate of Appropriateness is:

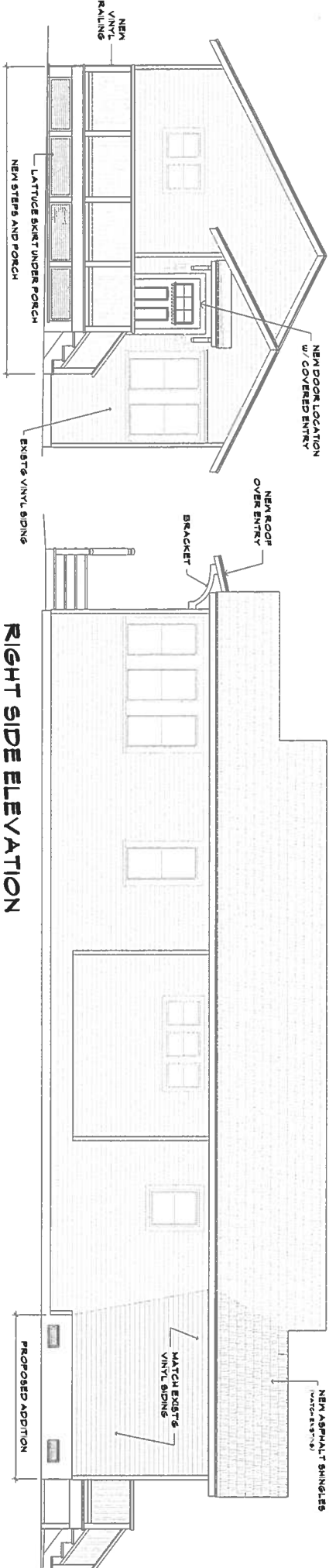
Granted  \_\_\_\_\_ Continued \_\_\_\_\_  
Denied \_\_\_\_\_  
Waived \_\_\_\_\_

HPC Signature Donald White

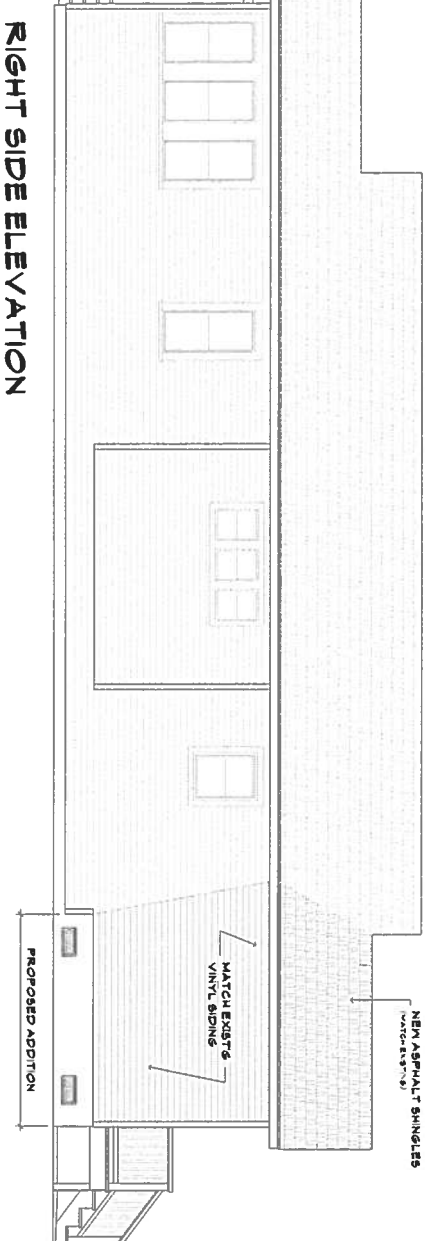
Date of HPC Meeting 1/13/21



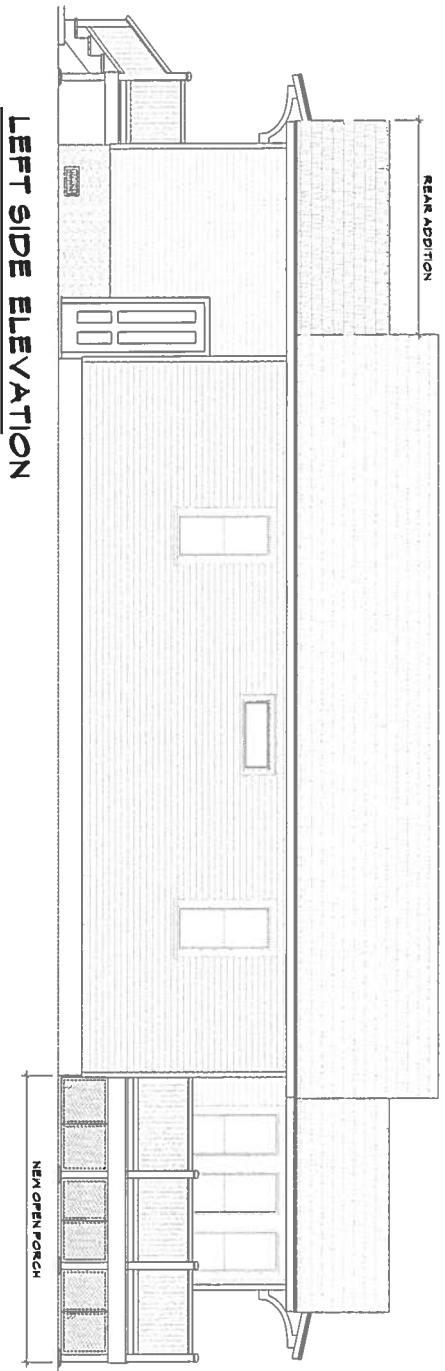
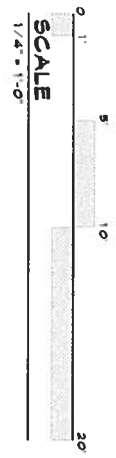
**FLOOR PLAN / SITE PLAN**  
1/4" = 1'-0"



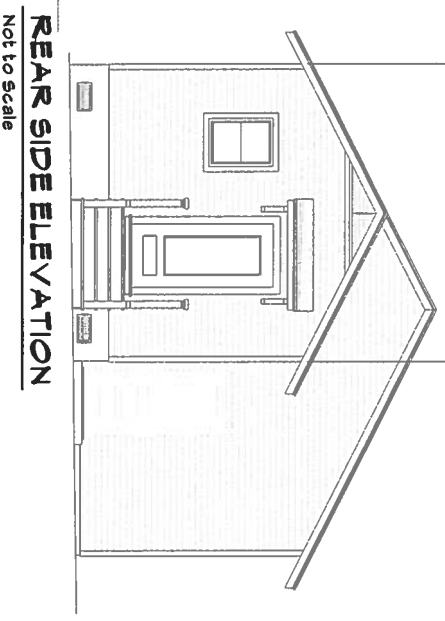
**FRONT ELEVATION**  
NOT TO SCALE



**RIGHT SIDE ELEVATION**  
1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
NOT TO SCALE



**REAR SIDE ELEVATION**  
NOT TO SCALE

**ZONING SUMMARY**

PROJECT:	Addition and Alteration to the Drozdowski Residence		
LOCATION:	69 Higbee Avenue, Somers Point, NJ		
LOT AND BLOCK:	Block 1513, Lot 13		
ZONE:	Historic Village Residential (HVR) Zone		
PROPOSED USE:	Single Family Dwelling (Existing and Proposed)		
DESCRIPTION	ALLOWED	EXISTING	PROPOSED
Lot Area	7500sf	4000sf (1)	4000sf
Lot Width	70'	40'	40'
Lot Depth	100'	100'	100'
Setbacks			
Front (Building)	10.0ft (1)	9'-7 1/4"	9'-7 1/4"
Front (Steps)	5'-4ft (1)	2'-7"	TBR
Right Side	5'-4ft (1)	13'-3ft	5'-8 3/4"
Left Side	5'-4ft (1)	13'-3ft	2'-7" (6)
Rear	35ft	35.5ft (5)	35.5ft
Building Coverage	40% (1)	29.00%	34.00%
Impervious Coverage	60%	91.0%	91% (6)
Building Height	35ft	17.6ft	17.6ft
Parking	2 cars	2 cars	2 cars

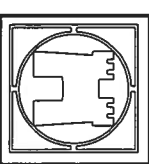
- Notes:**
- 1) A bulk requirement reduction is permitted for undetached lots (4000sf / 7500 = 53.3% permitted)
  - 2) TBR - To be removed
  - 3) Section 116.14 Projections into required yards - permits open porches to extend 12ft into front yards
  - 4) Bidding to remain at setback - proposed open porch requested to be set at existing side yard dimension
  - 5) Dimension scaled from survey - Addition will be where rear deck is located currently
  - 6) The addition will occupy the same footprint as the existing covered porch at the rear of the house

#	REVISION DESCRIPTION	By	Date
	CLIENT: Mr. and Mrs. Jack Drozdowski		
	SURVEYOR: Price Glasser Associates		
	ARCHITECT: Edwin N. Howell, RA, PP		
	PLANNER: Edwin N. Howell, RA, PP		

PROPOSED ALTERATION AND ADDITION TO  
**DROZDOWSKI RESIDENCE**  
59 HIGBEE AVENUE, SOMERS POINT, NJ  
BLOCK 1513 LOT 13

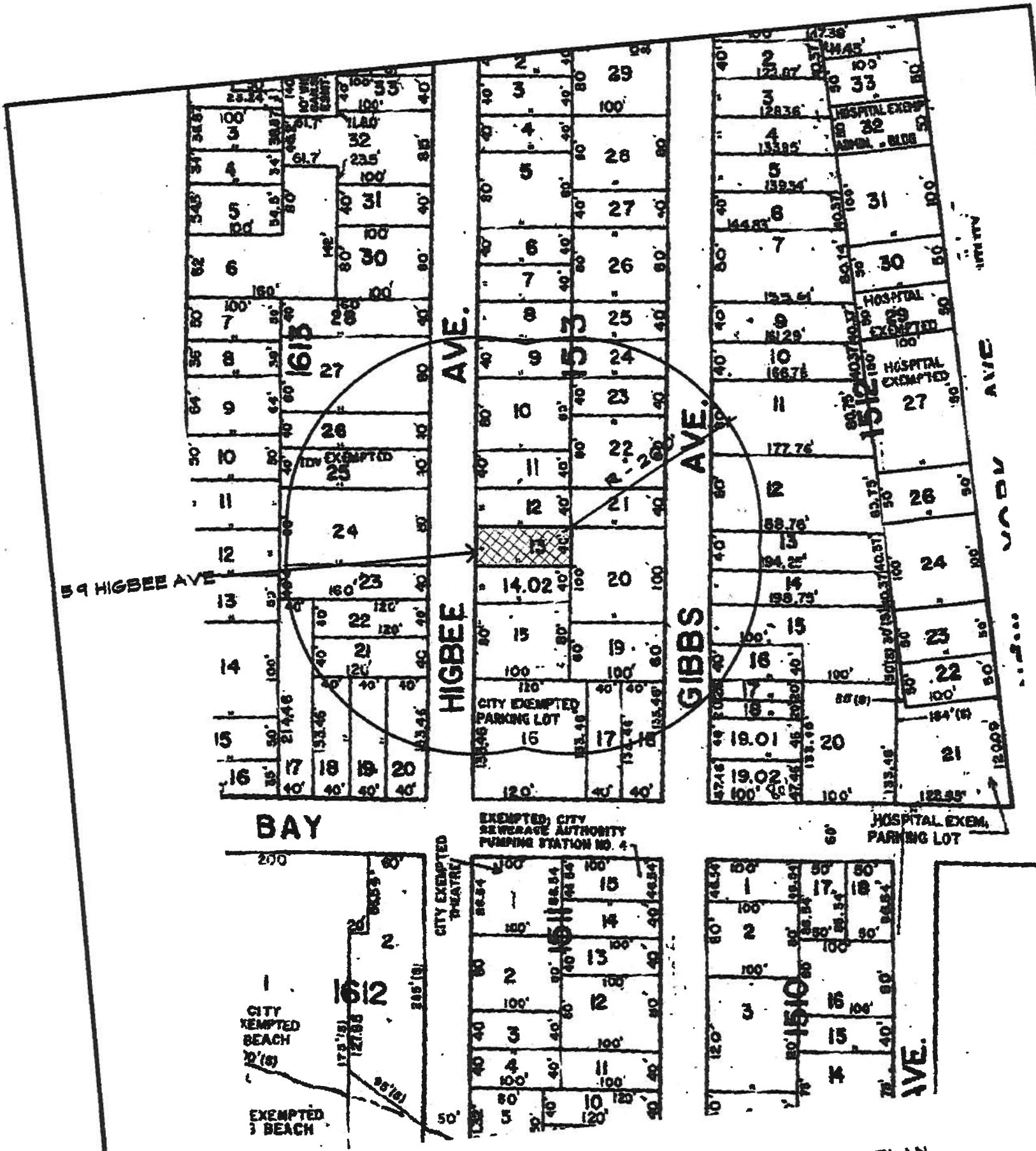
Edwin N. Howell  
Architect

**EDWIN N. HOWELL RA, PP**  
Architect Planner  
9 Otter Lane, Egg Harbor Township, NJ 08234  
(609) 398-5246 (609) 602-0909 e-mail: enhowell@aol.com



Commission #  
Date: 2-4-21  
Sheet # 1 OF 1

**VARIANCE PLAN**

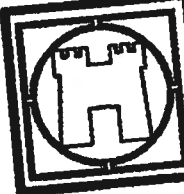


# TAX MAP

PARTIAL TAX MAP PLAN

Not to Scale

ARCHITECT'S LEGAL EXEMPTION  
PLANNING LICENSE NUMBER  
  
DATE: 2-1-21



**EDWIN N. HOWELL RA, PP**  
Planner  
Architect  
9 Otter Lane, Egg Harbor Twp., NJ 08234  
(609) 398-5246 (609) 602-0909 e-mail: enhowell@aol.com

PROPOSED ALTERATION AND ADDITION TO  
**DROZDOWSKI RESIDENCE**  
59 HIGBEE AVENUE, SOMERS POINT, NJ  
BLOCK 1915 LOT 15

Commission #

2213

Sheet # 1 of 1





**SOMERS POINT**  
NEW JERSEY  
*the shore starts here!*

# *City of Somers Point*

DEPARTMENT OF TAX & SEWER COLLECTION

February 16, 2021

I certify the attached is a list of property owners within 200' of **Block 1513 lot 13** based on the information provided in the maps of the City, which is reasonably accurate when considering the scale of the tax map and the precision of the instruments used to measure the distances.

**Please notify:**

Conectiv Real Estate Department  
5100 Harding Highway, Ste#399  
Mays Landing, NJ 08330

Public Service Electric and Gas Company  
Manager-Corporate Properties  
80 Park Plaza, T6B  
Newark, NJ 07102

Sincerely,

  
Meghan Dilks  
Tax Clerk

Batch Id: GH

Identification	Name	Street Address	City, State	Zip	Property Location
Block: 1512 Lot: 11 Qual:	BAGHERPOUR, FARHAD & DAVID	55 GIBBS AVE	SOMERS POINT, NJ	08244	55 GIBBS AVE
Block: 1512 Lot: 12 Qual:	SCHULTZ, ALBERT & CYNTHIA	17 ELLIS RD	WILLOW GROVE, PA	19090	59 GIBBS AVE
Block: 1512 Lot: 13 Qual:	HERBST, JOHN E & BETH A	9933 N MAIN ST, EXTENDED	GLEN ROCK, PA	17327	67 GIBBS AVE
Block: 1512 Lot: 14 Qual:	KELLEY, JOSEPH J.	71 GIBBS AVE	SOMERS POINT, NJ	08244	71 GIBBS AVE
Block: 1512 Lot: 15 Qual:	ECK, JAMES	73 GIBBS AVE	SOMERS POINT, NJ	08244	73 GIBBS AVE
Block: 1512 Lot: 16 Qual:	GRABELL, KENNETH & PAMELA	19 W AMHERST RD	BALA CYNWYD, PA	19004	75 GIBBS AVE
Block: 1512 Lot: 17 Qual:	WELSH, THOMAS	77 GIBBS AVE	SOMERS POINT, NJ	08244	77 GIBBS AVE
Block: 1513 Lot: 8 Qual:	ROGER & CATHERINE MCNAMARA IRR TR	402 SHARON GARDEN CT	WOODBRIIDGE, NJ	07095	39 HIGBEE AVE
Block: 1513 Lot: 9 Qual:	MIDCO LLC C/O MALLORY DECK	796 GOLF COURSE RD	BIRDSBORO, PA	19508	43 HIGBEE AVE
Block: 1513 Lot: 10 Qual:	SACKS, THOMAS; HOFFMAN, TRACY & LINDA	536 GRINGS HILL RD	READING, PA	19518	45 HIGBEE AVE

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Identification	Name	Street Address	City, State	Zip
		Property Location		
Block: 1513 Lot: 11 Qual:	LIEBL, CAROLINE & JEFFREY	1767 RFD LONG GROVE, IL 53 HIGBEE AVE		60047
Block: 1513 Lot: 12 Qual:	RAGONE, MARCI A	55 HIGBEE AVE SOMERS POINT, NJ 55 HIGBEE AVE		08244
Block: 1513 Lot: 14.02 Qual:	GUIDOTTI, ELSIE	63 HIGBEE AVE SOMERS POINT, NJ 63 HIGBEE AVE		08244
Block: 1513 Lot: 15 Qual:	SCORDO, PETER	65-67 HIGBEE AVE SOMERS POINT, NJ 67 HIGBEE AVE		08244
Block: 1513 Lot: 16 Qual:	SOMERS POINT CITY	1 W NEW JERSEY AVE SOMERS POINT, NJ 739 BAY AVE		08244
Block: 1513 Lot: 17 Qual:	G & W OFFICE COMPLEX ASSOC LLC	512 CEDARBROOK LANE LINWOOD, NJ 731 BAY AVE		08221
Block: 1513 Lot: 19 Qual:	CARBER, DAVID L. SR & CATHERINE B.	78 GIBBS AVE SOMERS POINT, NJ 78 GIBBS AVE		08244
Block: 1513 Lot: 20 Qual:	CONOVER, RICHARD A & BARBARA L	56 GIBBS AVE SOMERS POINT, NJ 56 GIBBS AVE		08244
Block: 1513 Lot: 21 Qual:	SHERIDAN, JOSEPH & MARY JO	50 GIBBS AVE SOMERS POINT, NJ 50 GIBBS AVE		08244
Block: 1513 Lot: 22 Qual:	WEBER, EDWARD L JR & GAIL V	76 BAYVIEW DR SOMERS POINT, NJ 48 GIBBS AVE		08244

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Identification	Name	Street Address	City, State	Zip
		Property Location		
Block: 1513 Lot: 23 Qual:	PURDY, CORDELIA I	421 BRIARWOOD RD	WALLINGFORD, PA	19086
		44 GIBBS AVE		
Block: 1513 Lot: 24 Qual:	LAWLER, ELIZABETH	42 GIBBS AVE	SOMERS POINT, NJ	08244
		42 GIBBS AVE		
Block: 1513 Lot: 25 Qual:	SHEPPARD, JOHN	115 TUCKAHOE RD	SEWELL, NJ	08080
		38 GIBBS AVE		
Block: 1613 Lot: 17 Qual:	WILEY, DENNIS & KATHLEEN	815 DELENE RD	RYDAL, PA	19046
		749 BAY AVE		
Block: 1613 Lot: 18 Qual:	LAWLESS, ROBERT E & EILEEN M	PO BOX 341	SOMERS POINT, NJ	08244
		747 BAY AVE		
Block: 1613 Lot: 19 Qual:	LEUPOLD, GEORGE F JR	745 BAY AVE	SOMERS POINT, NJ	08244
		745 BAY AVE		
Block: 1613 Lot: 20 Qual:	KIRK BRANDOW LLC (C/O SUITE 105)	191 PRESIDENTIAL BLVD	BALA CYNWYD, PA	19004
		741 BAY AVE		
Block: 1613 Lot: 21 Qual:	BROOKS, WILLIAM N & BRENDA N	131 KINGS HIGHWAY	MOORESTOWN, NJ	08057
		62 HIGBEE AVE		
Block: 1613 Lot: 22 Qual:	BARBER, ANDREW & KELLY	301 HUGHES AVE	CAPE MAY, NJ	08204
		60 HIGBEE AVE		
Block: 1613 Lot: 23 Qual:	MCDEVITT, MICHAEL & NANCY	58 HIGBEE AVE	SOMERS POINT, NJ	08244
		58 HIGBEE AVE		
Block: 1613	CATES, PATRICIA; TACCARINO, TIMOTHY			

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Identification	Name	Street Address	City, State	Zip
		Property Location		
Lot: 24		56 HIGBEE AVE		
Qual:		SOMERS POINT, NJ		08244
		56 HIGBEE AVE		
Block: 1613	DELGIORNO, MICHAEL & GERALDINE			
Lot: 25		50 HIGBEE AVE		
Qual:		SOMERS POINT, NJ		08244
		50 HIGBEE AVE		
Block: 1613	ROYCROFT, RICHARD			
Lot: 26		48 HIGBEE AVE		
Qual:		SOMERS POINT, NJ		08244
		48 HIGBEE AVE		
Block: 1613	GIACINTO, TINA B			
Lot: 27		38 HIGBEE AVE		
Qual:		SOMERS POINT, NJ		08244
		38 HIGBEE AVE		
Block: 1613	KENNEDY, KEVIN S & SALLY M			
Lot: 28		100 BLEMKER RD		
Qual:		READING, PA		19606
		34 HIGBEE AVE		