

Scale 1"=400"

SITE SONING MAP



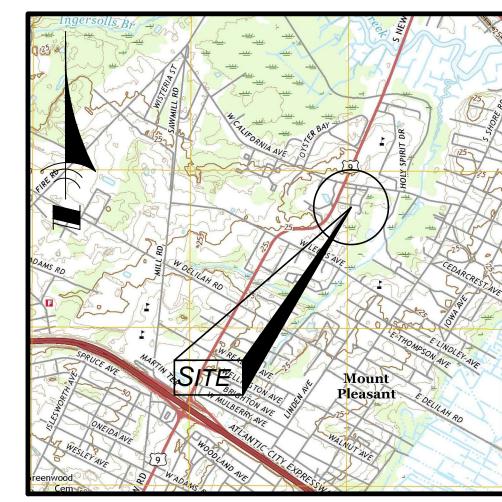
SOIL MAP
Scale 1"=2000'

ZONING SCHEDULE "MF" ZONING DISTRICT MULTIFAMILY RESIDENTIAL STANDARDS

			i		1	
	ITEM	TOWNSHIP LAND USE CODE 300 -	REQUIRED/ ALLOWED	PROPOSED/ EXISTING	VARIANCE	
USE		22 F (2)(a)	APARTMENTS	APARTMENTS/ FITNESS ROOM	NO	
LC	T AREA	22 F (5)	1.0 AC.	10.99 AC.	NO	
ACCESSORY SETBACKS	FRONT YARD	22 F (6)	NO CLOSER THAN THE REAR OF PRINCIPAL BUILDING	320 ± FT.	NO	
ACC	SIDE YARD	22 F (6)	5 FT.	122.5 FT.	NO	
	REAR YARD	22 F (6)	5 FT.	N/A	NO	
MAXIMUM COVERAGE		22 F (6)	ALL ACCESSORY STRUCTURES 500 SF.	4,320 SF. ⁽¹⁾	YES	
BUILDING HEIGHT		22 F (6)	THE LOWER OF 1 STORY OR 15 FT.	22′ 3″ ±	YES	
PARKING		55	2 SPACES PER 2 BEDROOM UNITS 228 2-BEDROOM UNITS = 456 SPACES REQUIRED	322 SP ON SITE SUBTRACT 1 SPACE ⁽²⁾ 321 SP PROVIDED	NO ⁽²⁾	

(1) SEE AREA CHART BELOW
(2) ONE STANDARD SPACE REMOVED IN ORDER TO ACCOMODATE HANDICAP PARKING VARIANCE GRANTED BY PREVIOUS APPROVAL D&R PB 608-2017

EXISTING COMMUNITY BUILDING	LOWER FLOOR: 1,872 SF <u>UPPER FLOOR: 1,872 SF</u> TOTAL: 3,744 SF
PROPOSED ADDITION (FITNESS ROOM)	576 SF
	GRAND TOTAL: 4,320 SF

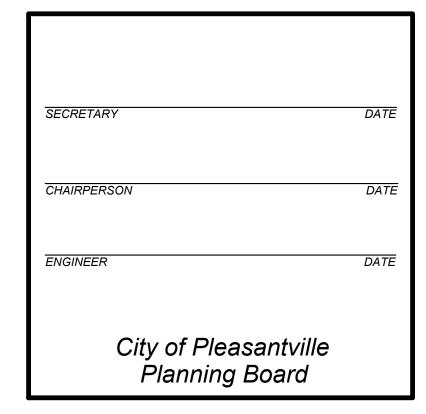


USGS/LOCATION MAP

SCALE: 1"=2000'

OWNER/APPLICANT

CALIFORNIA APARTMENT ASSOCIATION LP. 1377C SPENCER AVENUE LANCASTER, PA 17603-6599 PHONE: 717-393-0463



LIST OF DRAWINGS

<u>TITLE</u>	SHEET
COVER SHEET	1 of 3
SURVEY	2 of 3
MINOR SITE PLAN	3 of 3

No.	REVISION	DATE	BY

200' RADIUS OF SITE

CITY OF ABSECON

Municipal Complex
500 Mill Rd.
ABSECON, NJ 08201

Absecon Absolutely!

Brian Conover
Tax Assessor
Phone (609) 641-0663 Ext 114
Fax (609) 645-5098

May 19, 2017

200-FOOT PROPERTY OWNERS LIST
PLANNING DEPARTMENT

I hereby certify that the following is an accurate and complete list of properties within
200 feet of Block 201 and Lot 22 in the CITY OF PLEASANTVILLE as shown on
Sheets 29 and 30 of the current tax map of the CITY OF ABSECON and that the names
and addresses of the assessed owners as indicated have been obtained from the current
tax duplicate of the CITY OF ABSECON. Notice must be given to all property owners
within 200 feet of the subject property pursuant to the requirements of N.J.S.A. 40:55d-

Joy Lewkowski
Administrative Assistant
City of Absecon

You are required to notify the highlighted Homcowners Ass

Oyster Bay Condo Association
28 Oyster Bay Rd
Absecon, NJ 08201

Gathering Bel Aire-Homcowners Association
C/O Community Realty
36 Main Street
Pleasantville, NJ 08205

Woodland Village Condo Association
110 E. Woodland Ave
Absecon, NJ 08201

3590 US HWY 9 Old Bridge, NJ 08857 Absecon Townhouse Association C/O New Vistas PO Box 229 Northfield, NJ 08225

PO Box 229
Northfield, NJ 08225

You are required to notify the highlighted municipality listed below:

Galloway Township
Tax Assessors Office
300 E. Jimmie Leeds Rd.
Galloway, NJ 08205
Egg Harbor Township
Tax Assessors Office
3515 Bargaintown Rd
Egg Harbor Twp, NJ 08234

City of Pleasantville
Tax Assessors Office
18 N. First Street

YOU ARE REQUIRED TO NOTIFY THE HIGHLIGHTED AGENCIES

COUNTY ROADS
ATLANTIC COUNTY PLANNING BOARD
P.O. BOX 719
NORTHFIELD, NJ 08225-0719

CALIFORNIA AVENUE
CR# 663
MAYS LANDING RD
CR# 655
MILL ROAD
CR# 655
SHOW JERSEY AVENUE
CR# 630

NJ.D.O.T.-STATE ROUTES
NJ. COMMISIONER OF TRANSPORTATION
1035 PARRWAY AVE EWING TOWNSHIP
TRENTON, NJ 08618

ABSECON BOULEVARD
WHITE HORSE PIKE
US ROUTE #30
UN ROUTE #30
US ROUTE #30
SHORE ROAD
US ROUTE #9
EAST WYOMING AVENUE
US ROUTE #9
EAST WYOMING AVENUE
US ROUTE #9
SHORE ROAD
U

Verizon Engineering Dept.
10 Tansborn Rd. Flr. 2
Berlin, NJ 08009

New Jersey American Water Co
Construction Department
3215 Fire Rd
Egg Harbor Twp, NJ 08234-5857

AT&T
Dieter Wolfe-Outside Plant
RD 1 Box 222A
Berlin, NJ 08009

Atlantic County Utilities Authority
Tom Ganard, Deputy Chief Engineer
PO Box 996
Suite 106
Pleasantville, NJ 08232-0996

Comeast
Greg Smith, Project Manager
901 W. Leeds Ave

Holio Service Electric & Gas
Manager-corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102-4194

State of New Jersey DOT
CN 600, PO Box 600
Trenton, NJ 08625-0600

Trenton, NJ 08625-0600

South Jersey Transportation
Attn: Samuel L. Donelson, PC
PO Box 351
Hammonton, NJ 08037

Atlantic City International Airport
Attn: Sharon Gordon
101 Atlantic City Int'l Airport, Suite 106
Egg Harbor Twp., NJ 08234

Tryth Fighter Wing Atlantic City
Colonel Randall King
400 Langley Blvd

TAXING DISTRICT OI ARSECUM CITY LISTING APPLICANT: DUFFY, MCMANUS & ROBSCH FAGE 1

PROPERTY ID PROPERTY LOCATION CLASS OWNERS NAME & ADDRESS

299 705 S NEW RD 1 CEP FRAITLY, LLC
11.01 100 UNIVERSITY AVE 500
EXCHISTER, MY 14607

CITY OF PLEASANTVILLE RECEIVED MAR 1 0 2021 Richard L. Buscemi, CTA Tay Accessor

Phone 609.484.3634

The City Feel the Energy.

CERTIFIED LIST OF PROPERTY OWNERS WITHIN

March 8, 2021

Duffy Dolcy McManus & Roesch
634 Lost Pine Way Galloway, NJ 08205

RE: Certified Owner List: Block 201 Lot 2

RE: Certified Owner List: Block 201 Lot 22

Dear Applicant:

Per your request, enclosed is a Certified List of Pleasantville City Property Owners within 200' of the above referenced property.

Notifications must be sent in accordance with the State of New Jersey Municipal Land Use Law and any other State, County rules or Local Ordinances and statues as it pertains to Property Owner Notification.

If you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,

OLLO

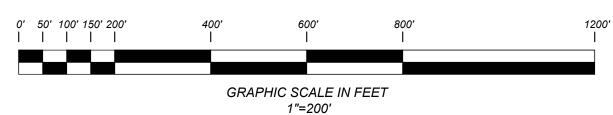
Richard L. Buscemi, CTA

200	8	C0010	200	8	C0011	200	8	C00
TOWNE PROPS LLC			HARTMAN, WM P JR		TAHA, ABDALLAH & TAGHRID			
50 BAYSIDE			6414 BLACK EHT, NJ	HORSE PI	KE	20 SHADY B WATCHUNG,		
SOMERS POIN	NT, NO	08244	ERI, NO		08234	marchio, o		
200	В	C0013	200	8	C0014	200	В	C00
CRUZ, JOSHU	JA		VALENTIN,	ODALIS		VALENTIN,		
2303 ARCTIC		e ⁿ	1201 N NEW		T C-14	103 DREXEL	AVE	
ATLANTIC C	ITY, NJ	08401	ABSECON,	ŊJ	08201	EHT, NJ		
		08401			00201			
200	8	C0016	200	8	C0017	200	8	C00
WACA INVEST	IMENTS LI	id.	CRUZ HOLDI	NGS LLC		HARTMAN, W	M P JR	
3090 N BAS			2303 ARTIC			6414 BLACK	HORSE PI	KE
VINELAND, 1	NJ.	08360	ATLANTIC C	TTY, NJ	08401	EHT, NJ		
		00200						
200	9		200	55		201	14.01	
EAST COAST	LANDING	APTS LLC%M	COMMUNITY	ENTERPRIS	ES CORPORAT	ATLANTIC C	AUM YTI	
160 CLUBHO			11 SPRING	ST		PO BOX 117	,	
KING OF PR	USSIA, P		FREEHOLD,	NJ		ATLANTIC C	CITY, NJ	
		19406			07728			
201	19.0	2	201	36		201	37	
GAMARRA, M	ANUEL		TUCCILLO,	JEFFREY		LOPEZ, VIC	OLETA & RI	KER,
1160 N NEW	RD		211 E 8TH	ST		1152 N NEW		
ABSECON, N	J		FLORENCE,	NJ	08518	ABSECON, 1	ŊJ	
		08201			08518			
402	16		404	ı		404	7	
ONG, PACIT	a D		ROMERO, J	DITH		GONZALEZ,	OMAYRA &	angel
333 ELMWOO		т J-215	336 MALLA			332 MALLA	RD CT	
MAPLE WOOD	, NJ		PLEASANTV:	LLE, NJ		PLEASANTV	ILLE, NJ	
		07040			08232			
404	8		404	10		404	12	
US BANK TR	TIST NA º	HHM. LLC	BANNISTER	. MARY J		LEE, SANC	ERIA	
3701 REGEN			324 MALLA			320 MALLA		
IRVING,	TX		PLEASANTV			PLEASANTV	ILLE, NJ	
		75063			08232			
404	14		404	16		404	18	
		INA, HENRY			KAPLAN, ELL	JUAREZ, C		
316 MALLAR			312 MALLA			306 MALLA		
PLEASANTVI	LLE, NJ	08232	PLEASANTV	ILLE, NJ	08232	PLEASANTV	LLLE, NJ	
404	23		404	26				
			DUNCTAN M	INSTON &	CHERVI.			
GUNTER, JA	MES & MI	CHEL SCOTT	DUNCAM, N	THE TON O	CHANCE			

CALIFORNIA APARTMENTS



SOURCE: https://njgin.state.nj.us/NJ_NJGINExplorer/DataDownloads.jsp



WILLIAM P. McMANUS

PROFESSIONAL PLANNER
NEW JERSEY LICENSE No.3622

DUFFY DOLCY McManus & ROESCH

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

COVER SHEET - MINOR SITE PLAN

Block 201

Lot 22 TAX MAP SHEET 18

CITY OF PLEASANTVILLE

County of Atlantic State of New Jersey

Scale: AS NOTED Proj: 10098 Date: 01-08-21 Dwg. 1 of 3

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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