



PRELIMINARY / FINAL SITE PLAN

FOR

GREAT WHITE MARINE

CHANGE OF USE

541 SOUTH MAINE STREET

OF LOT 11 - BLOCK 135

TOWNSHIP OF STAFFORD

TOWNSHIP OF STAFFORD
 Assessment Department
 260 East Bay Avenue
 Manahawkin, NJ 08050
 (609) 597-1000 x 8546

June 6, 2017

WSB Engineering Group, P.A.
 1018 Schenck's Mill Lane Road
 Toms River, NJ 08753

RE: 200' Property List
 Block 135, Lot 11 - 541 South Main Street

Enclosed please find a certified list of property owners within 200 feet of the above referenced property. Since we have no assurance that all existing easements are shown on our tax maps, we are supplying you with a list of all utility and cable companies operating in Stafford Township that also need to be notified.

Atlantic City Electric
 Attn: Real Estate Dept.
 5100 Harding Hwy., Suite 399
 Mays Landing, NJ 08330

Ocean County Sewerage Authority
 501 Hickory Ln., PO Box P
 Bayville, NJ 08721

NJ Natural Gas Co.
 c/o Legal Dept
 1415 Wyckoff Rd., PO Box 1464
 Wall, NJ 07719

Comcast Cablevision of NJ LLC
 One Comcast Center, Tax Dept
 Philadelphia, PA 19103

Bell Atlantic c/o Verizon
 540 Broad St., Room 305
 Newark, NJ 07101

AT&T Co.
 Attn: Tax Department
 PO Box 7235
 Bedminster, NJ 07921

Stafford Twp. Water & Sewer Utility Dept.
 260 East Bay Avenue
 Manahawkin, NJ 08050

In addition, the following highlighted roadways must also be notified.

Highway: New Jersey Turnpike Authority PO Box 5042 Woodbridge, NJ 07095
 County Road: Ocean County Planning Dept. PO Box 2191 Toms River, NJ 08754

State Road: State of New Jersey DOT CN 600 Trenton, NJ 08625

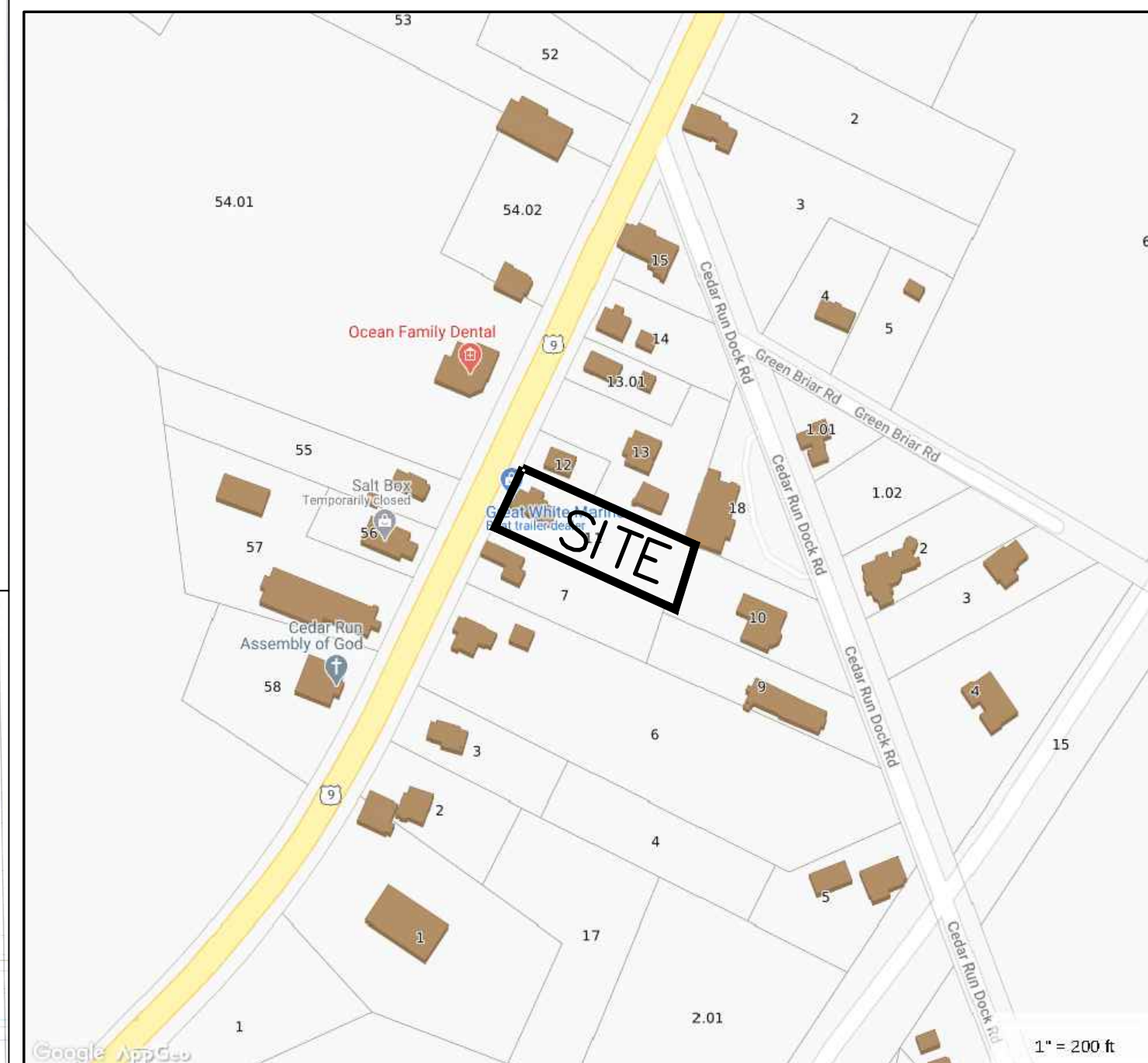
If you should have any questions regarding this list, do not hesitate to call this office.

Sincerely,

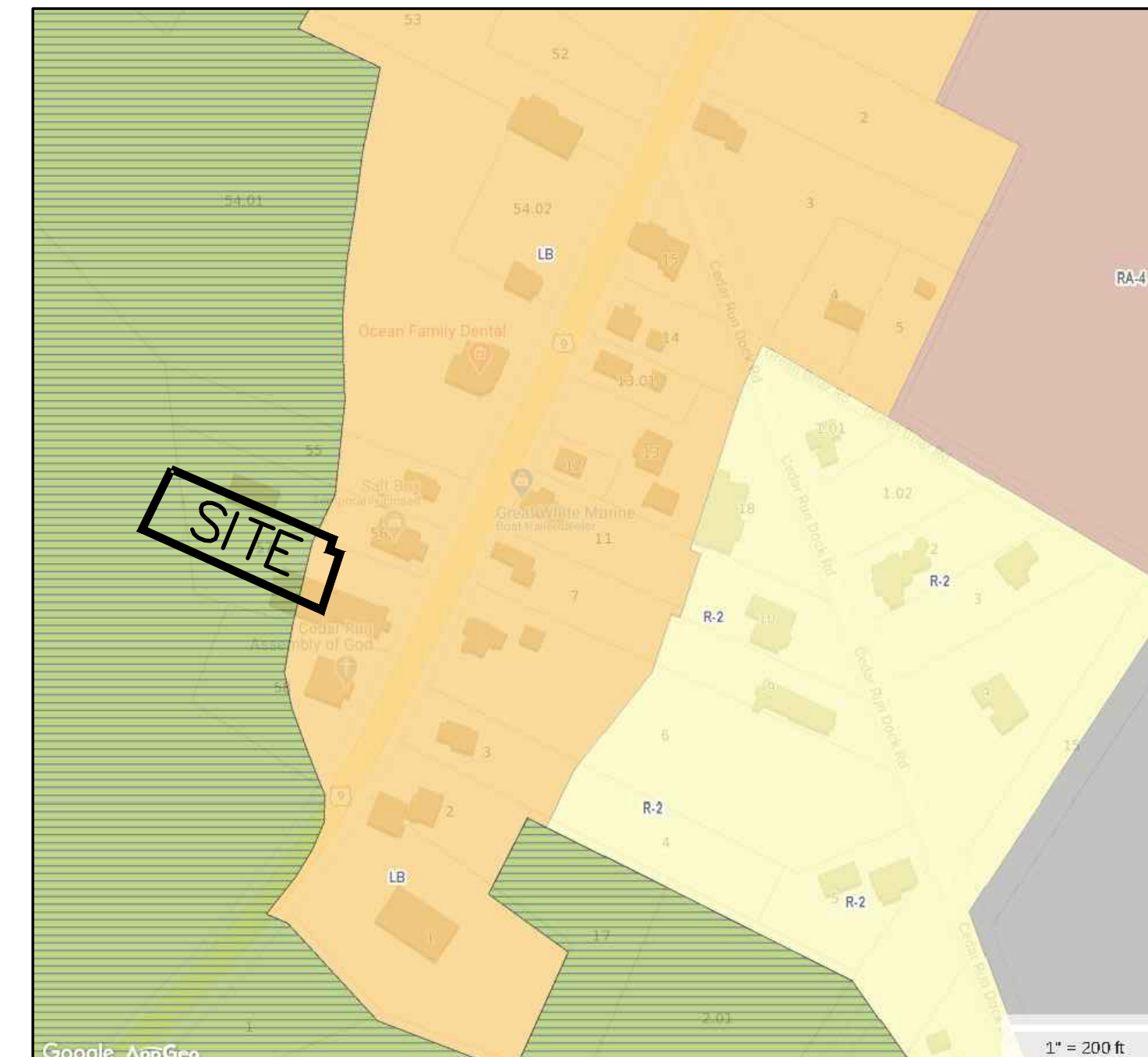
 Beth A. Mathis, CTA
 Land Use Search Officer

TAKING DISTRICT	ADJACENT PROPERTY LISTING	CLASS	OWNERS NAME & ADDRESS	APPLICANT: Block 135, Lot 11	PAGE 1
54.01	524 SOUTH MAIN STREET	4A	GILBERT, HARRY J 524 SOUTH MAIN STREET CEDAR RUN NJ 08092	COUNTY 15 OCEAN	
124	550 SOUTH MAIN STREET	2	CEDAR RUN ASSEMBLY OF GOD 562 SOUTH MAIN ST CEDAR RUN NJ 08092		
124	556 SOUTH MAIN STREET	4A	THELKE, JAMES & JANICE 80 BERRINGTON AVE WEST CREEK NJ 08092		
124	562 SOUTH MAIN STREET	15D	CEDAR RUN ASSEMBLY OF GOD 562 SOUTH MAIN STREET CEDAR RUN NJ 08092		
135	551 SOUTH MAIN STREET	2	LEARY, DENNIS E & DIANNE V 3811 29TH ST CHESAPEAKE BEACH MD 20732		
135	549 SOUTH MAIN STREET	2	BURTON, MATTHEW T 549 SOUTH MAIN STREET CEDAR RUN NJ 08092		
135	65 CEDAR RUN DOCK ROAD INC. LOT 8	2	HSBC BANK USA NA 3416 STATEVIEW BLVD FORT MILL SC 29715		
135	57 CEDAR RUN DOCK ROAD	2	KURKIAN, VIRGINIA L 57 CEDAR RUN DOCK ROAD WEST CREEK NJ 08092		
135	531 SOUTH MAIN STREET	2	WALLINGER, GARY & REBECCA 531 SOUTH MAIN STREET CEDAR RUN NJ 08092		
135	527 SOUTH MAIN STREET	15F	WINKL, GREN & SUSAN 527 SOUTH MAIN STREET CEDAR RUN NJ 08092		
135	517 SOUTH MAIN STREET	2	LEAL, MARCELO & PAULA 517 SOUTH MAIN STREET CEDAR RUN NJ 08092		
135	515 SOUTH MAIN STREET	2	MESSESCOLA, FERNANDO & MICHELLE 549 E THIRD ST PLAINFIELD NJ 07060		
135	41 CEDAR RUN DOCK ROAD	15F	STAFFORD ITAL-AMER SOCIAL & CIVIC PO BOX 632 MANAHAWKIN NJ 08050		
136	38 CEDAR RUN DOCK ROAD	1	STOW, SEAN 286 7TH ST SIRIP CITY NJ 08008		
136	60 CEDAR RUN DOCK RD N/S	1	JILLSON, JEFFREY S & KRISTIN 60 CEDAR RUN DOCK RD CEDAR RUN NJ 08092		
136	60 CEDAR RUN DOCK ROAD	2	JILLSON, KRISTIN MARIE & JEFFREY S 60 CEDAR RUN DOCK ROAD CEDAR RUN NJ 08092		

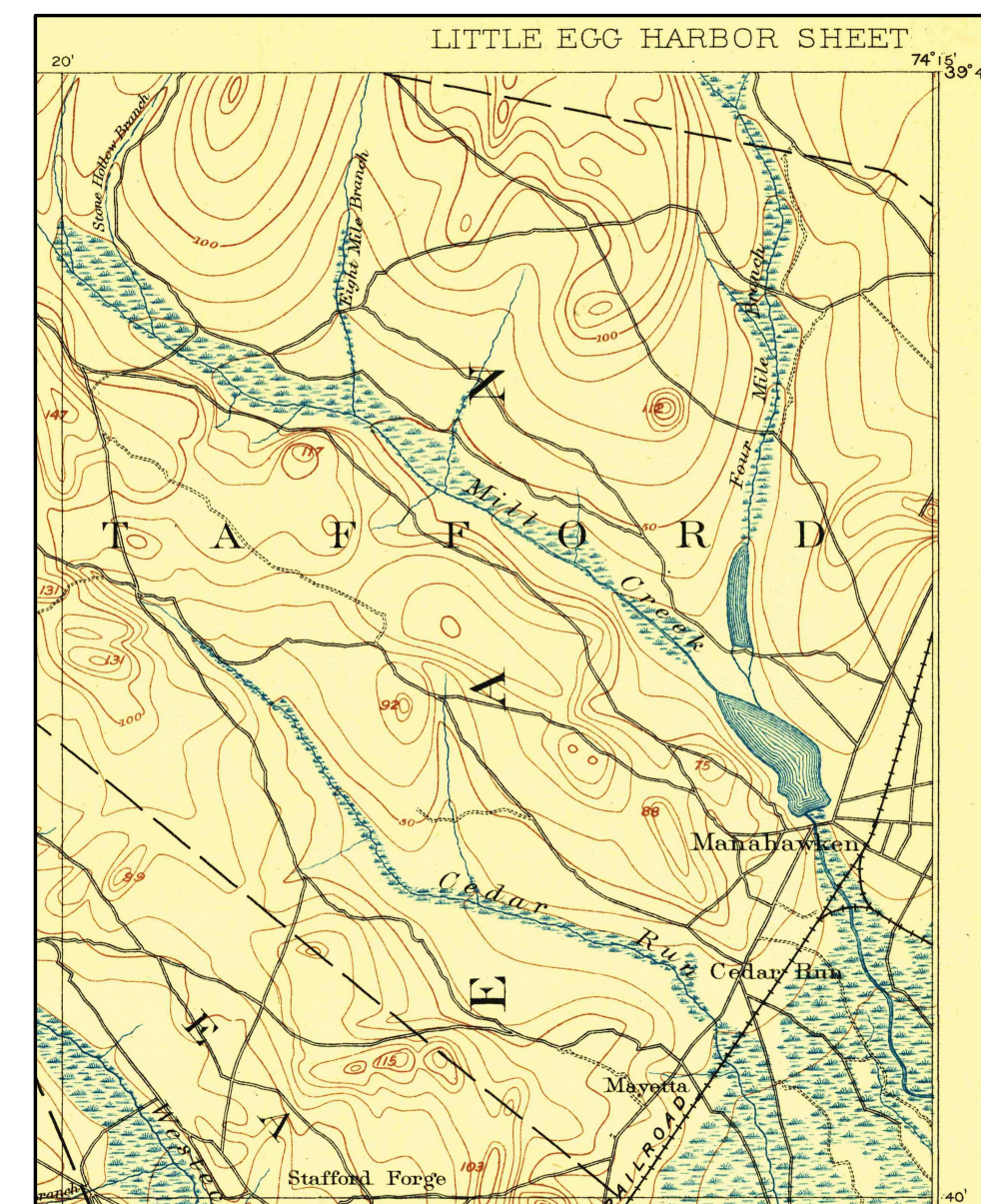
PROPERTY OWNERS LIST



STREET MAP SCALE: 1"=200' +/-



ZONING MAP SCALE: 1"=200' +/-



USGS QUAD MAP

WAIVERS REQUESTED:

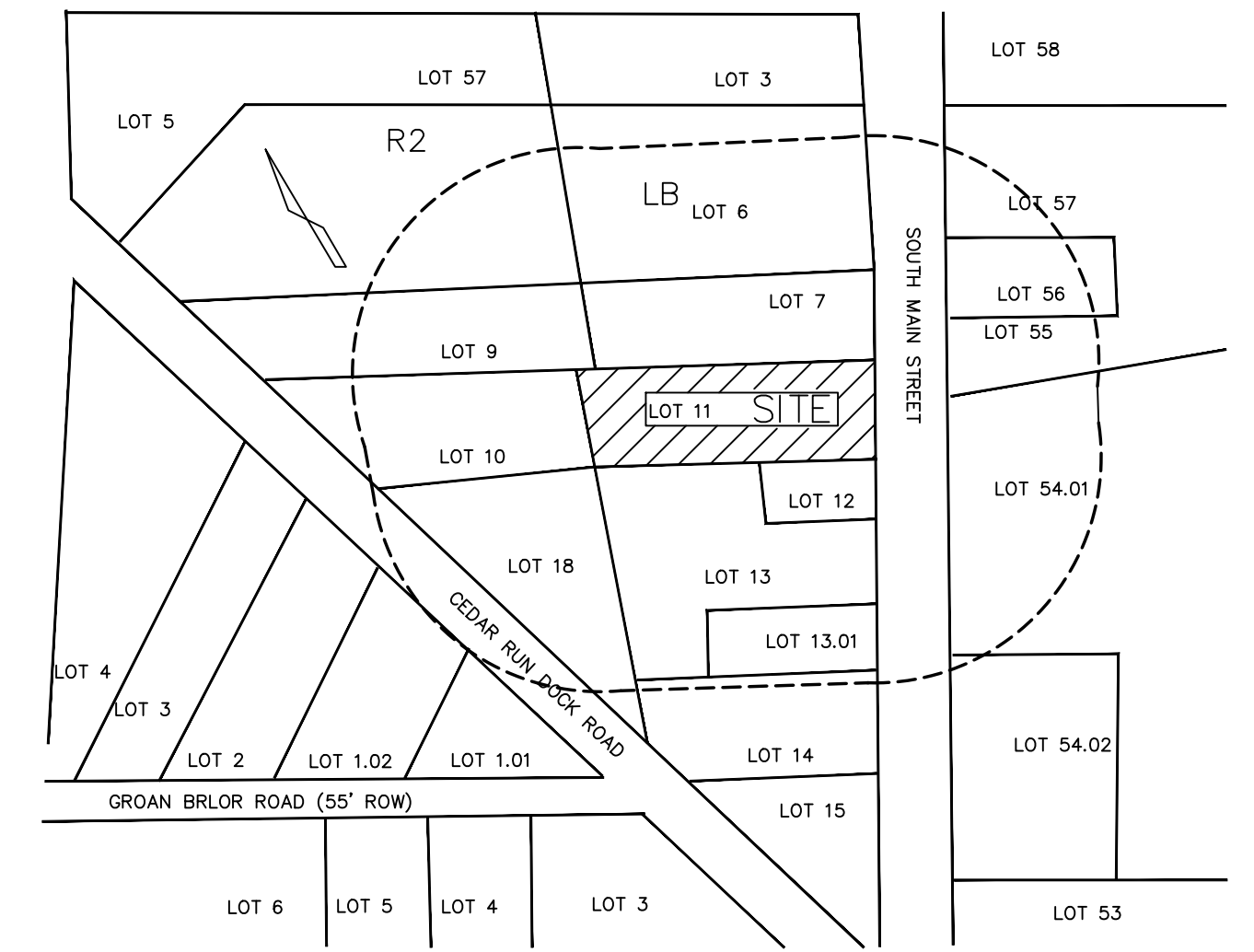
1. TRAFFIC STUDY
2. CURBING
3. SIDEWALKS:
4. SHADE TREES
5. LANDSCAPING
6. BUFFERS
7. PAVING

ZONING DATA: ZONE LB

PRIMARY STRUCTURE:	REQUIRED	EXISTING	PROPOSED
LOT AREA (SF)	20,000	22,034	22,034
LOT WIDTH (FT)	150	85.74*	85.74*
LOT DEPTH (FT)	100	257.14	257.14
FRONT SETBACK (FT)	60	15.21*	15.21*
SIDE SETBACK (FT)	20	8.41*	8.41*
REAR SETBACK (FT)	20	>20	>20
MAX BLDG HT (FT)	45	<35	<35
MAX BLDG COVERAGE (%)	65	5.8	5.8
MIN GREEN SPACE (%)	45		
GREEN SPACE REAR & SIDE (&)	40		

ACCESSORY STRUCTURE:
 SHED SETBACK (FT) 20 1* NA
 * = EXISTING CONDITION VARIANCE REQUIRED
 ** = VARIANCE REQUIRED

ZONING Variance : Retail Sales , Boat Trailer Sales



TAX/KEY MAP SCALE: 160'"/ +/-

SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. GRADING & UTILITY PLAN
4. LANDSCAPE, LIGHT, SIGN PLAN
5. SOIL EROSION PLAN
6. SOIL EROSION NOTES
7. SOIL COMPACTION PLAN

I hereby approve of the filing of this plan as it is in accordance with my desires.

Owner: ANTHONY PASQUA
 GREAT WHITE MARINE, LLC
 541 SO. MAIN ST
 WEST CREEK, NJ 08092

Owner: ANTHONY PASQUA
 GREAT WHITE MARINE, LLC
 541 SO. MAIN ST
 WEST CREEK, NJ 08092

Applicant: _____
 Approved by the Stafford Township Planning Board on
 Date: _____

Zoning Board Chairman _____

Zoning Board Secretary _____

I hereby certify that all tax payments for this property are current at the time of signing of this plan.

Stafford Township Tax Collector _____ Date _____

APPROVED BY THE OCEAN COUNTY PLANNING BOARD

BOARD DIRECTOR _____ DATE _____

RECORDING SECRETARY _____ DATE _____

COUNTY ENGINEER _____ DATE _____

DOUGLAS C. PELIKAN, PE
 CIVIL & ARCHITECTURAL ENGINEERING
 1701 Pennington Rd. - Ewing, NJ 08618
 Phone: (609) 865-1596
 Email: dcpelikan@verizon.net

FEBRUARY 05, 2021
 DATE SIGNED

DOUGLAS C. PELIKAN
 N.J. LIC. PROFESSIONAL ENGINEER - GE27632

COVER SHEET
GREAT WHITE MARINE
CHANGE OF USE
 541 SO. MAIN STREET
 LOT 11 - BLOCK 135
 situate in
 STAFFORD TOWNSHIP

OCEAN COUNTY NEW JERSEY
 SCALE: AS NOTED FEBRUARY 05, 2021
 DRAWN BY: PROJECT NO. DRAWING FILE: SHEET NO.
 DCP _____

REV.	DESCRIPTION	DATE	BY
1.	Zoning Notes	04-06-23	DCP