

# VARIANCE PLAN

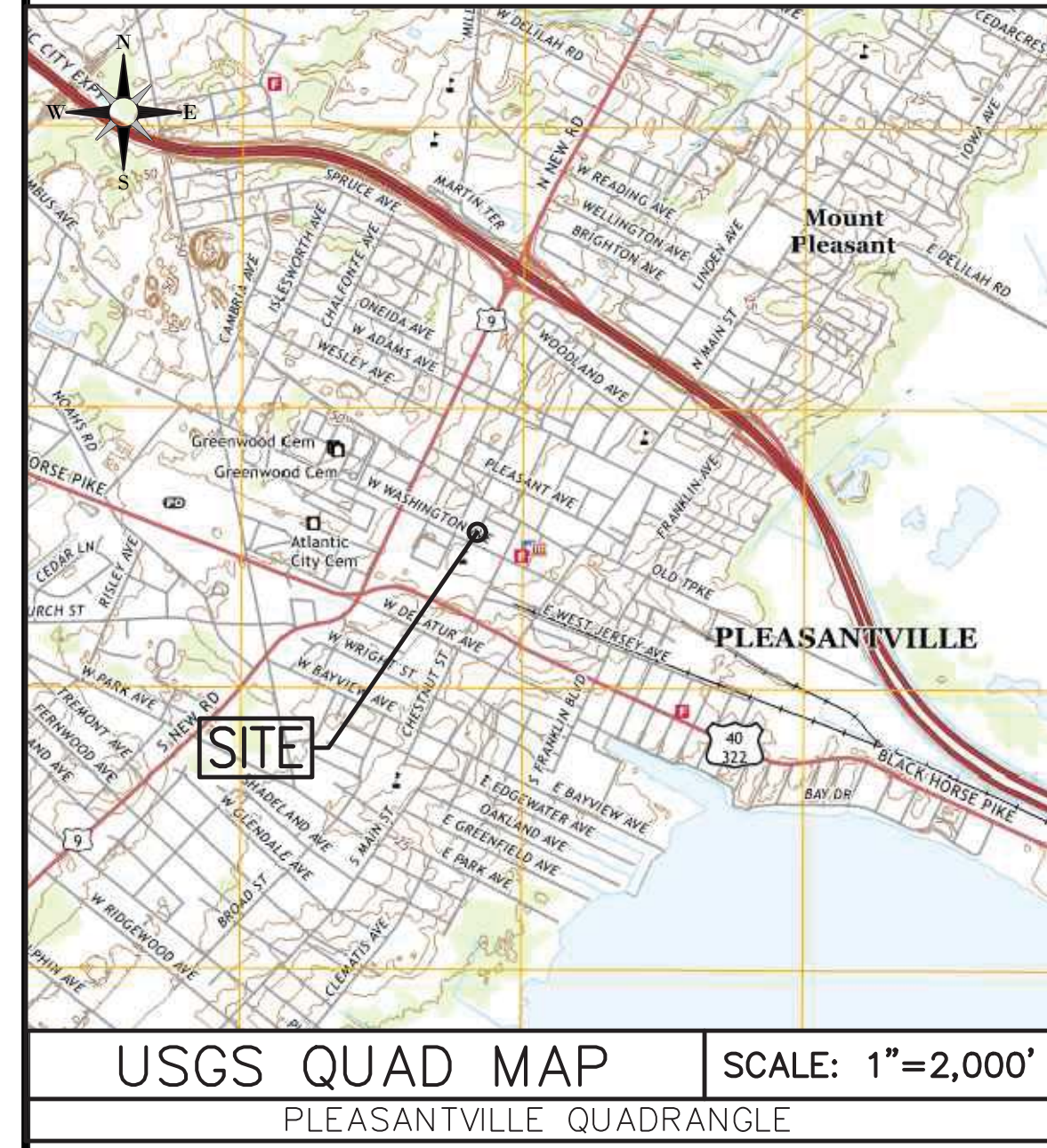
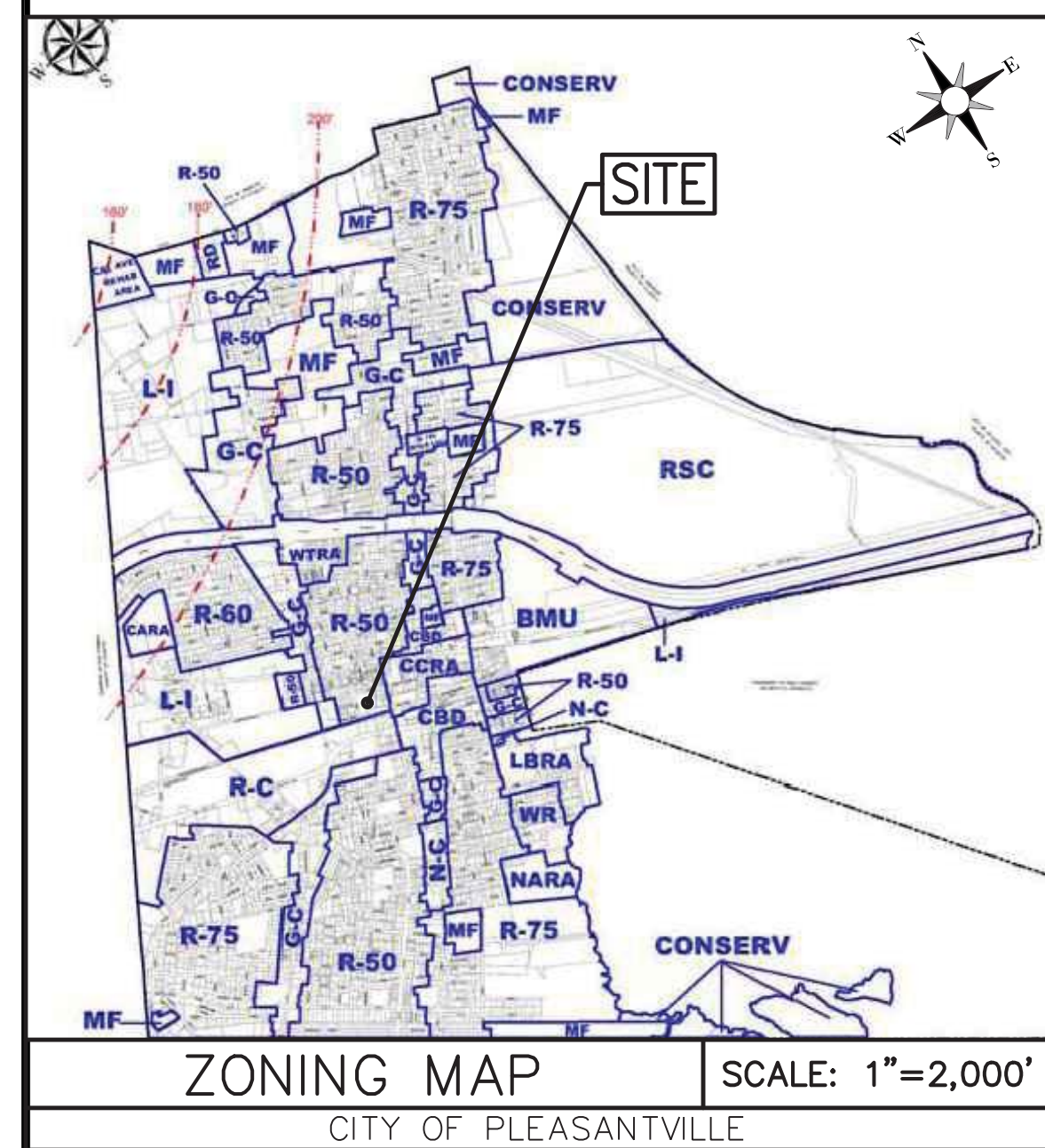
## TEEN CHALLENGE NEW JERSEY

### 5 N. SECOND STREET

### BLOCK 100, LOT 24

### CITY OF PLEASANTVILLE

### ATLANTIC COUNTY, NJ

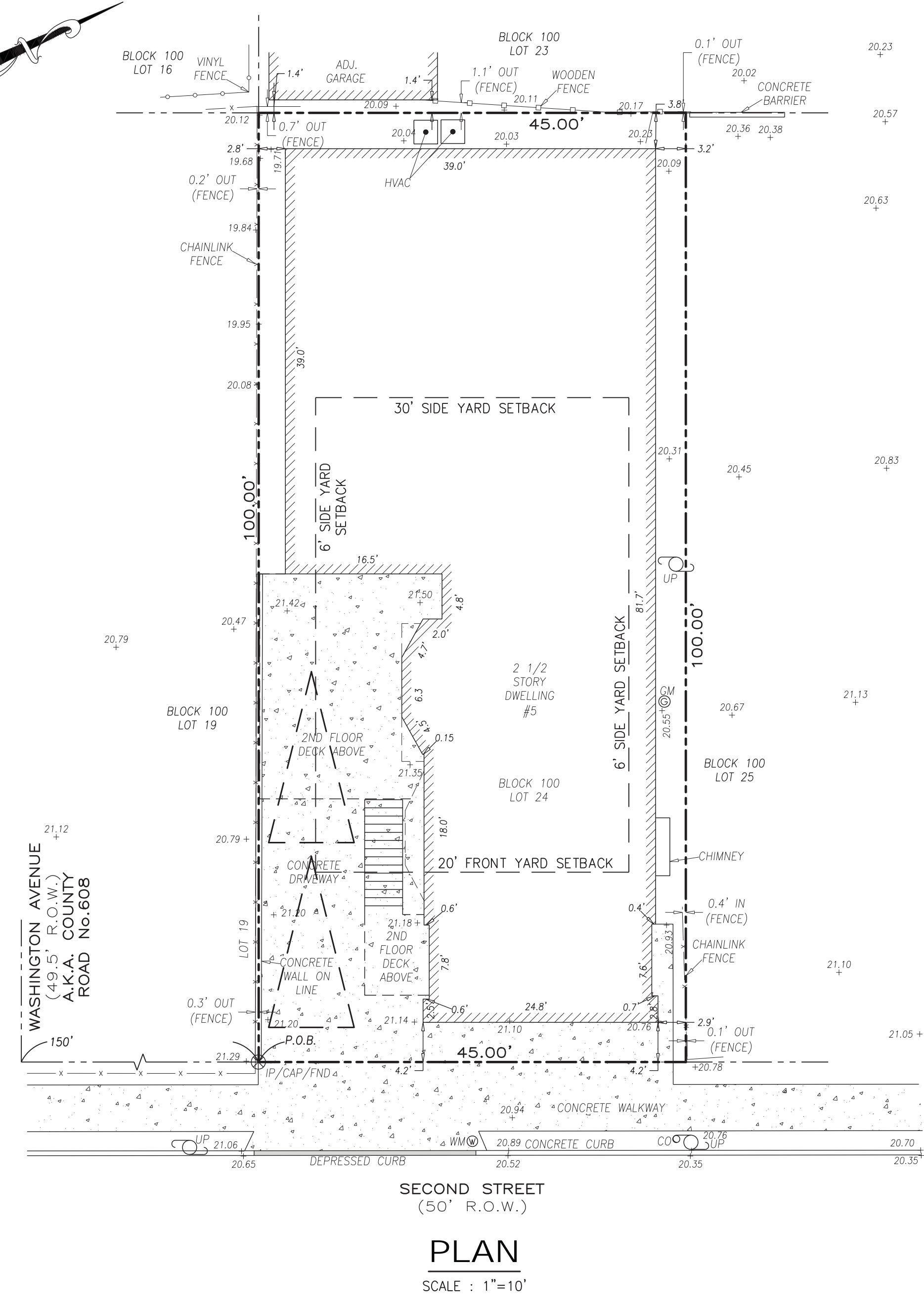


#### 200FT PROPERTY OWNER'S LIST

B-84 L-1 Q- CL-15A LOC-225 W WASHINGTON AVE PLEASANTVILLE BOARD OF EDUCA PO BOX 960 PLEASANTVILLE, NJ 082320960	B-84 L-12 Q- CL-15A LOC-213 W WASHINGTON AVE PLEASANTVILLE BOARD OF EDUCA PO BOX 960 PLEASANTVILLE, NJ 082320960	B-84 L-13 Q- CL-2 LOC-211 W WASHINGTON AVE BOZIL, JACQUES & MARIE & JOH 211 W WASHINGTON AVE PLEASANTVILLE, NJ 08232
B-100 L-1 Q- CL-2 LOC-242 W WASHINGTON AVE ELDER, DEBORAH S & LAMB, LOR 242 W WASHINGTON AVE PLEASANTVILLE, NJ 08232	B-100 L-2 Q- CL-2 LOC-236 W WASHINGTON AVE MEDAL-ARIAS, INEX 6795 WASHINGTON AVE EHT, NJ 08234	B-100 L-3 Q- CL-2 LOC-232 W WASHINGTON AVE BOIANELLI, CHRISTOPHER 311 N BURGHELY AVE VENTNOR, NJ 08206
B-100 L-4 Q- CL-2 LOC-230 W WASHINGTON AVE ABUSADA, CHAFIC 13 SOOY LN ABSECON, NJ 08201	B-100 L-5 Q- CL-2 LOC-8 N THIRD ST CHARLES, CHRISTOPHER & JUDY 8 N THIRD ST PLEASANTVILLE, NJ 08232	B-100 L-7 Q- CL-2 LOC-14 N THIRD ST TRICE, CHRISTINA & JUDGE A 14 N THIRD ST PLEASANTVILLE, NJ 08232
B-100 L-7.01 Q- CL-2 LOC-21 VOLA LANE ANDUJAR, ERICA & VASQUEZ-PAV 21 VOLA LANE PLEASANTVILLE, NJ 08232	B-100 L-13 Q- CL-2 LOC-226 W WASHINGTON AVE ROWELL, SAMUEL JR 226 W WASHINGTON AVE PLEASANTVILLE, NJ 082328156	B-100 L-14 Q- CL-2 LOC-222 W WASHINGTON AVE ANDREW, STEPHEN & EZRA 222 W WASHINGTON AVE PLEASANTVILLE, NJ 08232
B-100 L-20 Q- CL-2 LOC-211 ABBEY LANE PRATT, NOAH 211 ABBEY LN PLEASANTVILLE, NJ 08232	B-100 L-36 Q- CL-2 LOC-13 VOLA LANE MALAVE, ISRAEL & RODRIGUEZ, 6 N THIRD ST PLEASANTVILLE, NJ 08232	B-100 L-37 Q- CL-2 LOC-12 N THIRD ST ANDREW, STEPHEN & EZRA 222 W WASHINGTON AVE PLEASANTVILLE, NJ 08232
B-100 L-38 Q- CL-2 LOC-11 VOLA LANE LEOS PROPERTY INC 125 PENNY LANE PLEASANTVILLE, NJ 08232	B-100 L-39 Q- CL-2 LOC-11 VOLA LANE EBBER, JAMES J & JILL A 205 GARDENVIEW RD EHT, NJ 08234	B-100 L-40 Q- CL-2 LOC-216 W WASHINGTON AVE FLOREZ, SONIA 216 W WASHINGTON AVE PLEASANTVILLE, NJ 08232
B-100 L-41 Q- CL-2 LOC-212 W WASHINGTON AVE HENDERSON, MARDEN B & LINDA 212 W WASHINGTON AVE PLEASANTVILLE, NJ 08232	B-100 L-42 Q- CL-2 LOC-223 ABBEY LANE REED, CLARA M EST & REED, VA 223 ABBEY LANE PLEASANTVILLE, NJ 08232	B-100 L-43 Q- CL-2 LOC-6 VOLA LANE JONES, SHIRENA D 6 VOLA LANE PLEASANTVILLE, NJ 08232
B-100 L-44 Q- CL-2 LOC-219 ABBEY LANE GERALD, WALTER & EVANS, LAKI 219 ABBEY LN PLEASANTVILLE, NJ 08232	B-100 L-45 Q- CL-2 LOC-217 ABBEY LANE BANDI PROPERTY MGMT LLC 1202 TILTON RD #1 NORTHFIELD, NJ 08225	B-100 L-46 Q- CL-2 LOC-215 ABBEY LANE SILVERIO, FRANCIS & FERRER, 215 ABBEY LN PLEASANTVILLE, NJ 08232
B-100 L-49 Q- CL-2 LOC-4 VOLA LANE BATISTA, MARIA & BENETEZ, V 4 VOLA LANE PLEASANTVILLE, NJ 08232	B-100 L-50 Q- CL-2 LOC-17 VOLA LANE ULERIO, LUIS MANUEL 303 HIGHEST LANE FEASTERVILLE TREVOLVE PA 19053	B-100 L-51 Q- CL-2 LOC-10 N THIRD ST SERRANO, ALEXIS 315 GRAMMERCY PL ATLANTIC CITY, NJ 08401
B-100 L-52 Q- CL-2 LOC-15 VOLA LANE ULERIO, LUIS MANUEL 301 HIGHEST LN FEASTERVILLE, PA 19053	B-100 L-53 Q- CL-4B LOC-9 VOLA LANE MIRANDA, ANTHONY R 310 N SURREY AVE VENTNOR, NJ 08406	B-100 L-54 Q- CL-2 LOC-9 VOLA LANE FRONT PROPERTIES LLC 1500 NEW ROAD NORTHFIELD, NJ 08225

#### UTILITIES

South Jersey Gas Co. 1 South Jersey Plaza, Folsom NJ 08037	Gas
Atlantic City Electric Co, Real Estate 5100 Harding Hwy #339, Mays Landing, NJ 08330-9902	Electric
Comcast Cable 901 W Leeds Ave, Absecon, NJ 08201	Cable
Verizon—NJ 540 Broad St., Newark, NJ 07102	Telephone
New Jersey Transit 1 Penn Plaza East, Newark, NJ 07105	Public Transit
New Jersey DOT Rte 70 & NJ Tpk, Cherry Hill, NJ 08034	
Atlantic County Engineering Dept. P O Box 719, Northfield, NJ 08225	
Commissioner, NJ DEP P O Box 412, Trenton, NJ 08625-0412	Lakes Bay and/or Tennis Basin
City of Pleasantville, Davinna King-Ali, City Clerk 18 N First St, Pleasantville, NJ 08232	City of Northfield
Northfield City Clerk 1600 Shore Rd., Northfield NJ 08225	City of Northfield
Egg Harbor Twp. Clerk 3515 Bargintown Rd., Egg Harbor Twp., NJ 08234	Egg Harbor Township
Absecon City Clerk 500 Mill Rd., Absecon, NJ 08201	City of Absecon



#### ZONING CONFORMANCE CHART: R-50 "SINGLE-FAMILY" RESIDENTIAL ZONING DISTRICT

	REQUIREMENT	EXISTING	PROPOSED	CONFORMS
MIN LOT AREA	5,000 SF	4,500 SF	4,500 SF	NO*
MIN LOT WIDTH	50 FT	45 FT	45 FT	NO*
MIN LOT DEPTH	100 FT	100 FT	100 FT	YES
MIN FRONT YARD SETBACK	20 FT	4.2 FT	4.2 FT	NO*
MIN SIDE YARD SETBACK	6 FT, 20 FT TOTAL	2.9 FT, 5.7 TOTAL	2.9 FT, 5.7 TOTAL	NO*
MIN REAR YARD SETBACK	30 FT	3.8 FT	3.8 FT	NO*
MAX. BUILDING HEIGHT	2.5 STORIES, 35 FT	34.3 FT, 2.5 STORIES	34.3 FT, 2.5 STORIES	YES
MAX. BUILDING COVERAGE	30%	64.6% (2,909 SF)	64.6% (2,909 SF)	NO*
MAX. IMPERVIOUS COVERAGE	60%	86.8% (3,906 SF)	86.8% (3,906 SF)	NO*

#### PARKING REQUIREMENT CHART

	REQUIREMENT	EXISTING	PROPOSED	CONFORMS
TWO-FAMILY, 5 BEDROOMS	3.0	2	2	NO*

\* = PRE-EXISTING NON-CONFORMING

#### NOTES:

- APPLICANT: TEEN CHALLENGE NEW JERSEY  
5 N. SECOND STREET  
PLEASANTVILLE, NJ 08232
- OWNER: TEEN CHALLENGE NEW ENGLAND  
1315 MAIN STREET  
BROCKTON, MA 02301
- TRACT IS KNOWN AS BLOCK 100, LOT 24 AS SHOWN ON SHEET 14 OF THE OFFICIAL TAX MAP OF THE CITY OF PLEASANTVILLE.
- TOTAL TRACT AREA IS 4,500 SF.
- THE SUBJECT TRACT IS ZONED R-50 SINGLE-FAMILY INDICATED ON THE ZONING MAP.
- PRESENT USE: NON-CONFORMING FUNERAL HOME/RESIDENTIAL BUILDING
- PROPOSED USE: RESIDENTIAL USE FOR WOMEN RECOVERING FROM ALCOHOL AND DRUG ADDICTION.
- BOUNDARY AND EXISTING TOPOGRAPHY INFORMATION SHOWN WAS TAKEN FROM A PLAN TITLED, "PLAN OF SURVEY & TOPOGRAPHY, 5 NORTH SECOND STREET, BLOCK 100, LOT 4, CITY OF PLEASANTVILLE, ATLANTIC COUNTY, NEW JERSEY" PREPARED BY DANTE GUZZI ENGINEERING ASSOCIATES UNDER THE SUPERVISION OF STEVEN C. WOODROW, N.J.P.L.S. LICENSE NO. 27514, DATED 03/04/2021.
- ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM, NGS BENCHMARK DISK "1 N 6" (EL. 24.69) PID #D08295.
- THIS PLAN PROPOSES A CHANGE IN USE OF THE EXISTING STRUCTURE.
- PROPERTY LIES IN ZONE "C" (AREA OF MINIMAL FLOODING) AS SHOWN ON F.I.R.M. #340015 0002 B DATED 01/19/1983.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- NO WETLANDS EXIST ON SITE AS SHOWN PER NJ-GEOWEB.
- THE PROPOSED BUILDING IS TO BE SERVICED BY PUBLIC SEWER AND WATER.
- ALL ACCESSIBLE FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE NJ BARRIER-FREE SUBCODE 5.23-7 AND CURRENT ADA REQUIREMENTS.
- THE OWNER OR HIS REPRESENTATIVE, IS TO DESIGNATE AND INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT N.J.A.C. 5:23-2.21(e) OF THE NEW JERSEY CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON).

#### CITY OF PLEASANTVILLE

BOARD CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

### VARIANCE PLAN

## DEBLASIO & ASSOCIATES

CONSULTING ENGINEERS AND PLANNERS

4701 NEW JERSEY AVENUE  
WILDWOOD, NJ 08260  
PHONE (609) 854-3311  
FAX (609) 854-4323  
WWW.DEBLASIOASSOC.COM  
Certification of Authorization No. 246A28284900

#### TEEN CHALLENGE NEW JERSEY

#### 5 N. SECOND STREET

#### CITY OF PLEASANTVILLE

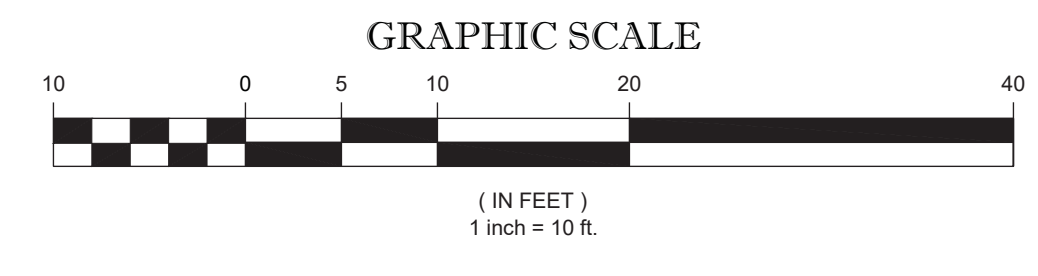
#### ATLANTIC COUNTY, NEW JERSEY

Design: JMM	Drawn: JMM	Check: MAD	Date: 05/10/2021
-------------	------------	------------	------------------

*Marc A. DeBlasio* 5/10/2021  
MARC A. DEBLASIO, PE DATE

New Jersey License No. 41599

Scale: AS NOTED	Job No.: PVT/202001	Sheet No.: 1	Total: 1
-----------------	---------------------	--------------	----------



COPYRIGHT 2021, DEBLASIO & ASSOCIATES, P.C. - ALL RIGHTS RESERVED. THE COPYING OR REUSE OF THIS DOCUMENT OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF DEBLASIO & ASSOCIATES, P.C. IS PROHIBITED.