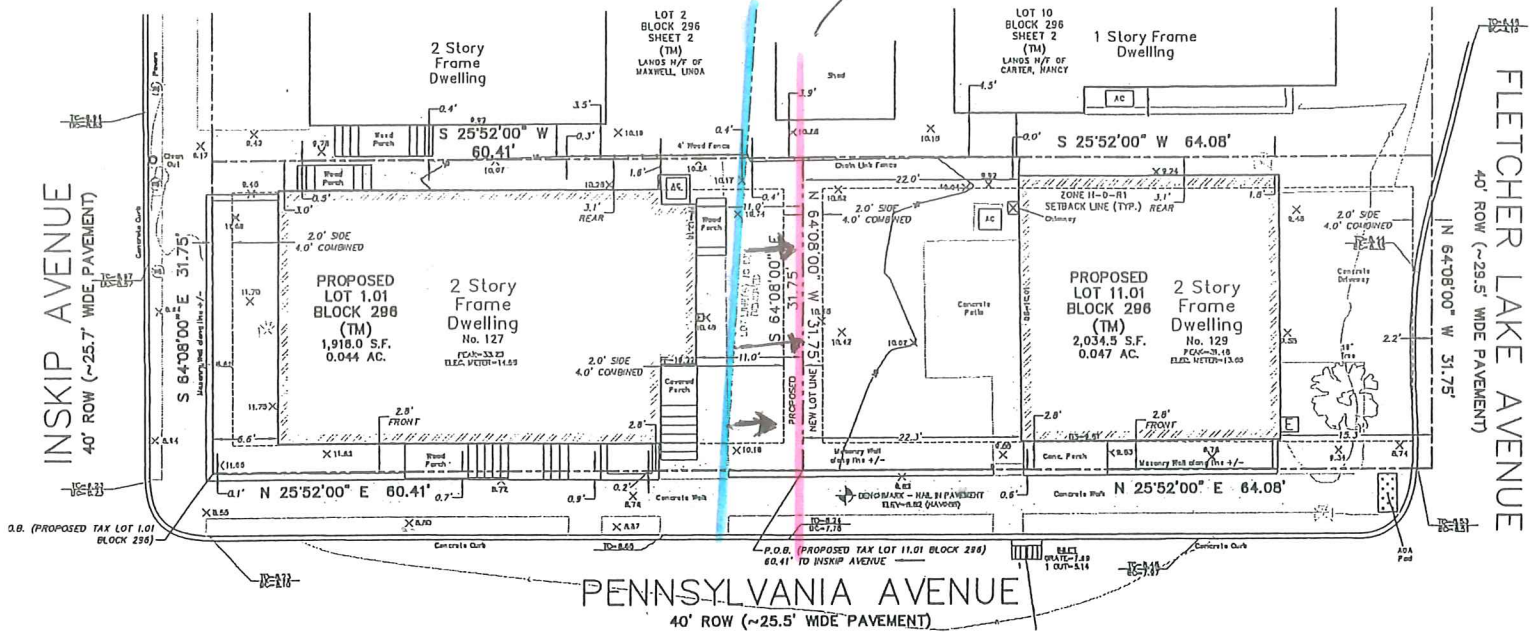


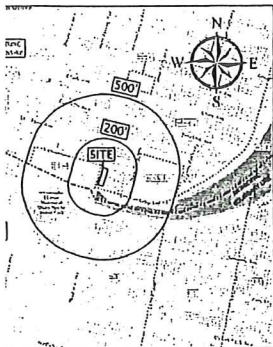
SITE (PROPOSED) [SCALE: 1"=10']



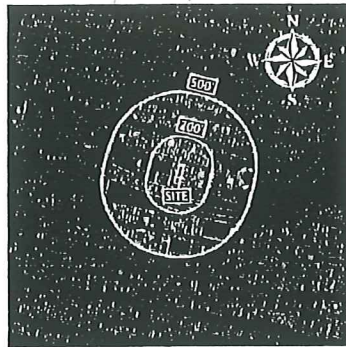
OF TAX LOT 1 BLOCK 296 TAKEN ON  
DECEMBER 22, 2022



PICTURE OF TAX LOT 11 BLOCK 296 TAKEN ON  
APRIL 4, 2023



KEY MAP - SCALE: 1"=522.81'  
 IDIAN BASED ON NJ-GEOWEB NORTH



SATELLITE MAP — SCALE: 1"=522.81'  
MERIDIAN BASED ON NJ-GEOWEB NORTH

| Category                                    | Required                                                                                                                                                                                                                                         | Existing Lot B Block 296                   | Existing Lot 31 Block 296                                     | Proposed Lot 1.01 Block 296                 | Proposed Lot                   |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------|---------------------------------------------|--------------------------------|
| Minimum Lot Area                            | 1,800 s.f.                                                                                                                                                                                                                                       | 3,699 s.f.                                 | 2,252 s.f.                                                    | 1,918 s.f.                                  | 2.0                            |
| Maximum Density                             | 24.10/Acre                                                                                                                                                                                                                                       | 1.00/Acre                                  | 1.00/Acre                                                     | 1.00/Acre                                   | 1.01                           |
| Maximum Floor Area to Setback               | n/a                                                                                                                                                                                                                                              | 1.5                                        | 0.5                                                           | 1.12                                        |                                |
| Minimum Lot Width                           | 30.0 ft.                                                                                                                                                                                                                                         | 57.5 ft.                                   | 72.0 ft.                                                      | 60.4 ft.                                    | 6                              |
| Minimum Lot Frontage                        | 30.0 ft.                                                                                                                                                                                                                                         | 31.8 ft. (Penning Avenue)                  | 31.8 ft. (Fletcher Lake Avenue)                               | 31.8 ft. (Hospit Avenue)                    | 31.8 ft. (Hospit Avenue)       |
| Minimum Lot Depth                           | 60.0 ft.                                                                                                                                                                                                                                         | 52.5 ft. (Pennsylvania Avenue)             | 72.0 ft. (Pennsylvania Avenue)                                | 60.4 ft. (Pennsylvania Avenue)              | 64.1 ft. (Pennsylvania Avenue) |
|                                             |                                                                                                                                                                                                                                                  | 31.8 ft.                                   | 31.8 ft.                                                      | 31.8 ft. <sup>1</sup>                       | 31                             |
| Minimum Front Yard Setback                  | 10.0 ft. or the average alignment of those front building and front porch lines of existing buildings within 200 feet on each side of the lot and within the same block front and within the same zone district                                  |                                            | 2.8 ft.                                                       | 2.8 ft.                                     | 3                              |
|                                             |                                                                                                                                                                                                                                                  | Required: 2.8 ft.                          | Required: 2.8 ft.                                             | Required: 2.8 ft.                           | Required                       |
| Minimum Side Yard Setback                   | 2.0 ft.                                                                                                                                                                                                                                          | 6.6 ft. (northeast)<br>3.8 ft. (southwest) | 27.9 ft. (northeast)<br>15.3 ft. (southwest)                  | 6.6 ft. (northeast)<br>11.0 ft. (southwest) | 22.0 ft.<br>15.3 ft.           |
| Minimum Cornered Side Yard Setback          | 4.0 ft.                                                                                                                                                                                                                                          | 10.4 ft.                                   | 42.3 ft.                                                      | 17.6 ft.                                    | 3                              |
| Minimum Rear Yard Setback                   | 3.1 ft.                                                                                                                                                                                                                                          | 1.1 ft.                                    | 2.0 ft. <sup>1</sup>                                          | 2.0 ft. <sup>1</sup>                        | 1                              |
| Maximum Percent Building Coverage           | 85.00%                                                                                                                                                                                                                                           | 63.49%                                     | 31.74%                                                        | 56.62%                                      | 3                              |
| Maximum Percent Total Lot Coverage          | 90.00%                                                                                                                                                                                                                                           | 83.49%                                     | 56.43%                                                        | 74.31%                                      | 6                              |
| Maximum Number of Stories                   | 2.5 story                                                                                                                                                                                                                                        | 2.0 story                                  | 2.0 story                                                     | 2.0 story                                   | 2                              |
| Maximum Building Height, feet               | 35.0 ft.                                                                                                                                                                                                                                         | 22 ft. 4 ft.                               | 22 ft. 4 ft.                                                  | 22 ft. 4 ft.                                | 22                             |
| Minimum Impervious Area, s.f.               | 1,000 s.f.                                                                                                                                                                                                                                       | 1,240.2 s.f.                               | 1,791 s.f. <sup>1</sup>                                       | 1,458.2 s.f. <sup>1</sup>                   | 1.5                            |
| Minimum Impervious Area, diameter of circle | 16.0 ft.                                                                                                                                                                                                                                         | 25.9 ft.                                   | 25.9 ft.                                                      | 25.9 ft.                                    | 1                              |
| Minimum Off-Street Parking Spaces           | No off-street parking permitted or required for residential lot/lot districts.                                                                                                                                                                   | 0 Total Parking Spaces                     | 1 Total Parking Spaces (two-car attached garage) <sup>2</sup> | 0 Total Parking Spaces                      | 2 Total Parking attached       |
| Minimum Loading Spaces                      | n/a <sup>3</sup>                                                                                                                                                                                                                                 | n/a                                        | n/a                                                           | n/a                                         | n/a                            |
| Signs                                       | Permitted uses: Community Center, community shelter, detached single-family residence, park, place of worship, Open-air Camp Meeting Association (OCMA) facilities in accordance with permitted, conditional and accessory uses in the district. | Detached Single-Family Residences          | Detached Single-Family Residence                              | Detached Single-Family Residence            | Detached Residence Res         |
| Floor Area                                  | n/a                                                                                                                                                                                                                                              | 2,141.6 s.f.                               | 1,412.2 s.f.                                                  | 2,141.6 s.f.                                | 1.4                            |

<sup>1</sup> non-conforming pre-existing  
<sup>2</sup> non-conforming requires variance

A white Wolf and Sheltie mix in Sell Canal Harbor has been obtained from the ultimate user pursuant to P.L. 2010, c. 141

[illegible]