

List of adjoining features that intersect 200 foot buffer from Subject Property.

Block	Lot	Qual	Location	Owners	Address	City/State	ZipCode
661	42		202 RT US 9 N D	ANTONICK, LUCYONNIE JOEL	202 N SHORE RD	MARMORA, NJ	08223
661	43		2 REDWISH AVE	DE MICHELLE, PAUL & DIANE	2 REDWISH AVE	MARMORA, NJ	08223
661	44		205 DRIANE AVE	DE MICHELLE, PAUL, ALFONSE & DIANE	2 REDWISH AVE	MARMORA, NJ	08223
661	68		3 REDWISH AVE	FUNK, FRED H & BEVERLY, TTEES, ETAL	3 REDWISH AVE	MARMORA, NJ	08223
661	69		1 REDWISH AVE	CRAPALLO, BRIAN & MARGIE S	1 REDWISH AVE	MARMORA, NJ	08223
661	70		220 RT US 9 N D	ROLLER, ROBERT J	220 RT US 9 N D	BEESLEYS PT, NJ	08223
723	23		11 LAKE CORSON LA	PETIT, ROBERT A & KIMBERLY M	11 LAKE CORSON LA	MARMORA, NJ	08223
723	24		91 LAKE CORSON LA	MONTELLONE, JOSEPH J & DANIELLE P	91 LAKE CORSON LA	MARMORA, NJ	08223
723	25		7 LAKE CORSON LA	MEICKERT, KARE V & SUZANNE A	7 LAKE CORSON LA	MARMORA, NJ	08223
723	26		145 ALLENDALE RD	FRACHT, FRIEDRICK W	145 ALLENDALE RD	MARMORA, NJ	08223
723	27		3 LAKE CORSON LA	THOMSEN, C Z & JEANETTE C	3 LAKE CORSON LA	MARMORA, NJ	08223
723	28		1 LAKE CORSON LA	RULLAN, SCOTT M	1 LAKE CORSON LA	MARMORA, NJ	08223
723	34		205 RT US 9 N D	DOMPERRIE, VICTOR J	205 RT US 9 N D	MARMORA, NJ	08223
723	35		207 RT US 9 N D	BRINNO, DOMINICK C & BROWN, ERIN M	207 N SHORE RD	MARMORA, NJ	08223
723	36		209 RT US 9 N D	HALPERN, MICHAEL E & ROBIN A	8 BAYARE RD	MARMORA, NJ	08223
723	37		8 BAYARE RD	HALPERN, MICHAEL E & ROBIN A	8 BAYARE RD	MARMORA, NJ	08223
723	38		215 RT US 9 N D	MAYER, FRANK W & MARGARET A	215 RT US 9 N D	MARMORA, NJ	08223
723	39		8 BAYARE RD	MAC LEO, CERALD J JR	8 BAYARE RD	MARMORA, NJ	08223
723	40		2 BAYARE RD	MAC LEO, CERALD J JR	2 BAYARE RD	MARMORA, NJ	08223
723	41		4 BAYARE RD	FAMER, ROBERT C & HILLEN J	4 BAYARE RD	MARMORA, NJ	08223
723	42		6 BAYARE RD	CRONIN, KEVIN	6 BAYARE RD	UPPER TOWNSHIP, NJ	08220
723	43		10 BAYARE RD	COMETORI, NINA J	10 BAYARE RD	BEESLEYS POINT, NJ	08223
723	44		12 BAYARE RD	LAUDY, SARAH A & TIMOTHY J	12 BAYARE RD	BEESLEYS POINT, NJ	08223
723	45		14 BAYARE RD	LEIBO, JOHN	14 BAYARE RD	MARMORA, NJ	08223
723	46		16 BAYARE RD	GURDOL, JOSHUA M & JESSICA A	16 BAYARE RD	MARMORA, NJ	08223
723	47		18 BAYARE RD	SETO, MICHIO, ETAL	20 BAYARE RD	MARMORA, NJ	08223
723	48		20 BAYARE RD	SETO, YOSHITO & NANCY	20 BAYARE RD	MARMORA, NJ	08223
723	49		21 BAYARE RD	SHARP, A KENNETH & ANGELA A	21 BAYARE RD	MARMORA, NJ	08223
723	50		17 BAYARE RD	EDWARDS, BRIAN & HEIDI	17 BAYARE RD	MARMORA, NJ	08223
723	51		17 BAYARE RD	EDWARDS, BRIAN & HEIDI	17 BAYARE RD	MARMORA, NJ	08223
723	52		11 BAYARE RD	GALLAGHER, DOREEN E	11 BAYARE RD	BEESLEYS POINT, NJ	08223
723	53		9 BAYARE RD	HANSEN, JONATHAN	9 BAYARE RD	MARMORA, NJ	08223
723	54		7 BAYARE RD	SWARTZ, JESSE P & MICHELLE T	113 WESTAR AVE	MARMORA, NJ	08223
723	55		3 BAYARE RD	FALES, JOSEPH	3 BAYARE RD	MARMORA, NJ	08223-1537
723	56		1 BAYARE RD	KEMENOSKI, KAROLANN	1 BAYARE RD	MARMORA, NJ	08223
723	58.01		6 GARDENERS LA	RUSZ, MARIA	419 JACSON DR	LAFAYETTE HILL, PA	19444
723	58.04		4 GARDENERS LA	GRAHAM, GAIL P	4 GARDENERS LA	BEESLEYS PT, NJ	08223
723	60.01		10 HOMESTEAD CT	SHELLON, WAYNE D & MARGARET M	10 HOMESTEAD CT	MARMORA, NJ	08223
723	60.02		12 HOMESTEAD CT	STEELE, DONALD & KAREN	12 HOMESTEAD CT	MARMORA, NJ	08223
723	62		217 RT US 9 N D	YAROSHESKI, CAROL	211 PANNON AVE	GLENDSIDE, PA	19038

PROPERTY OWNERS LIST WITHIN 200'

1. Applicant/Owner:
Engine One Vineyard, LLC
Ocean City Winery, LLC
c/o Mike Halpern
8 Bayaire Road
Marmora, NJ 08223
Phone (856) 655-6593
2. The project site is known as Block 723 Lot 37, as shown on the Tax Plate # 12 of the Upper Township Tax Maps.
3. The project site is located in the (R) Center Residential Zoning District.
4. The project site consists of an area of 5.277 Acres (229,872 SF).
5. An existing two-story dwelling, a 2,400 SF metal garage building and approximately 3.05 acres of grape farm fields is located on the project site. The remaining cover is approved crop cover and woodland. The site is a pre-existing non-conforming use, as the property operated as a tree farm from 1970 until 2016, at which point farm practices converted to grape farming to present day.
6. It is the intent of the Applicant to convert the existing 2,400 SF metal garage into a production & storage facility for a winery. The Applicant also intends to expand the vineyard by an additional 0.56 acres for a total of 3.61 acres of grape farm field.
7. Outbound and topographic survey information taken from plan entitled "Partial Topographic Survey", Situate in Block 723, Tax Lot 37 Township of Upper, Cape May County, New Jersey prepared by The Martinelli Group, LLC, Stephen C. Martinelli N.J.P.L.S. #04653, dated 06/16/05, revised through 03/25/21.
8. The proposed improvements shall be serviced from a proposed on-site septic system and exist well.
9. All concrete curb, sidewalk, pavement disturbed in kind within road rights-of-way are to be repaired in kind.
10. All traffic signs, other signs, mailboxes, poles and/or safety devices that will be removed during construction are to be reinstalled at the proper location.
11. The proposed application will require approvals from the following agencies:
 - Cape May County Agricultural Board
 - Cape Atlantic Soil Conservation District - Certification #248-21, dated 6/11/21, expires 12/9/24.

GENERAL NOTES

ZONING INFORMATION : (R) CENTER RESIDENTIAL ZONING DISTRICT

Description	Required	Existing	Proposed	Variance
Lot Area	40,000 SF	229,872 SF	229,872 SF	NO
Minimum Lot Frontage	140'	30.65'	30.65'	NO
Minimum Lot Width	140'	30.65'	30.65'	NO
Minimum Lot Depth	175'	136.08'	136.08'	NO
Maximum Building Height	35'	<35'	<35'	NO
Maximum Building Coverage	10%	2.15%	2.15%	NO
Maximum Imperviable Coverage	30%	4.15%	4.15%	NO
Landscape Buffer	10'	27.6'	15.1'	NO
Principal Building Setbacks:				
Min. Front Yard (Bayaire Road)	25'	36.6'	36.6'	NO
Min. Front Yard (vacated First Ave)	25'	53.5'	53.5'	NO
Min. Side Yard	25'	26.0'	26.0'	NO
Min. Rear Yard	50'	216.17'	216.17'	NO
Accessory Building Setbacks:				
Min. Side Yard	15'	27.6'	27.6'	NO
Min. Side Yard Total	30'	100.8'	100.8'	NO
Min. Rear Yard	15'	73.2'	73.2'	NO
Min. Distance to Other Building	15'	36.83'	36.83'	NO
Max. Accessory Building Coverage	5%	1.28%	1.28%	NO

ZONING INFORMATION

This set of plans has been prepared for purposes of municipal and agency review and approval. This set of plans shall not be utilized as construction documents until all conditions of approval have been satisfied on the drawings and each drawing has been revised to indicate " Issued for Construction."

Contractor shall check and verify all existing utilities, grades, site dimensions and existing conditions before proceeding with construction. Any discrepancies or unusual conditions are to be reported to design engineer/project staff immediately for adjustments or directions.

All construction to be performed in accordance with NJDOT Standard Specifications and supplementary specifications for this project.

These drawings do not include the necessary components for construction safety; however, all construction must be done in compliance with the Occupational Safety and Health Act of 1970 and all rules and regulations appurtenant to this project.

CONTRACTOR NOTES

SITE PLAN FOR OCEAN CITY WINERY, LLC BLOCK 723, LOT 37 UPPER TOWNSHIP CAPE MAY COUNTY, NEW JERSEY

SCHEDULE OF SHEETS

COVER SHEET	SHEET NUMBER	ORIGINAL DATE	LAST REVISION DATE
COVER SHEET	1 OF 4	5/17/21	02/10/23
EXISTING CONDITIONS & DEMOLITION PLAN.....	2 OF 4	5/17/21	11/18/22
SITE PLAN	3 OF 4	5/17/21	02/10/23
SITE PLAN ENLARGEMENT	4 OF 4	5/17/21	02/10/23

Engineering Design Associates, P.A.
Cambridge Professional Offices
Cambridge Professional Offices
www.engineeringdesign.com
CERTIFICATE OF AUTHORIZATION: 24GCE970300

COVER SHEET
BLOCK 723 LOT 37
UPPER TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO

PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498

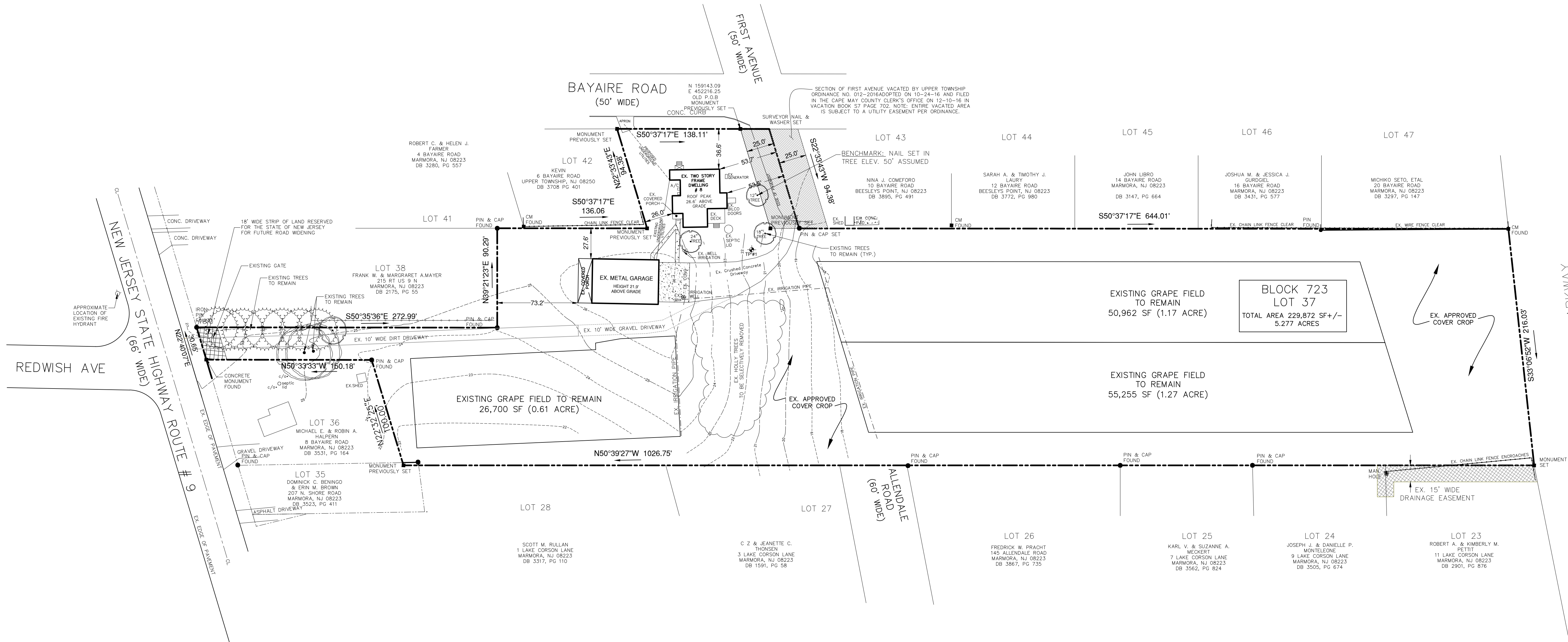
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REVISION	DATE	BY
REV. PER OWNER	02/10/23	NEW
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REV. PER OWNER	07/25/22	NEW
REV. PER TOWNSHIP	12/07/21	NEW
REV. PER OWNER	11/22/21	NEW
REV. PER COUNTY	09/16/21	NEW
REV. PER COUNTY	07/29/21	NEW
REV. PER CACD	06/07/21	NEW
REV. PER SITE PLAN	05/26/21	NEW

DATE: 05/17/21 DRAWN BY: NEW

SCALE: AS NOTED CHECKED BY: VCO

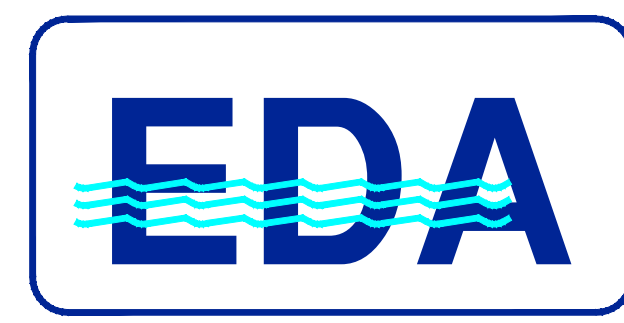
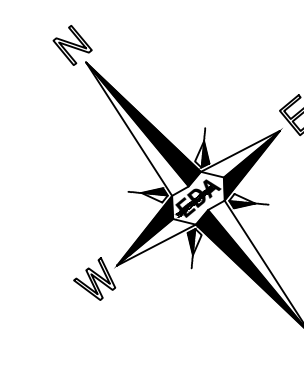
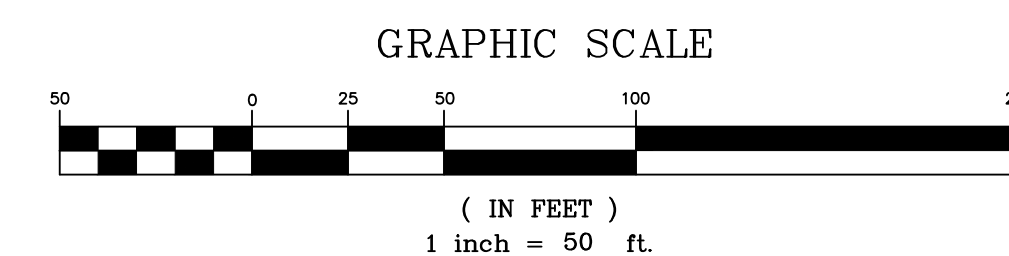
PROJECT #: 9121 SHEET: 1 OF 4



EXISTING CONDITIONS & DEMOLITION PLAN



Engineers - Landscape Architects - Planners



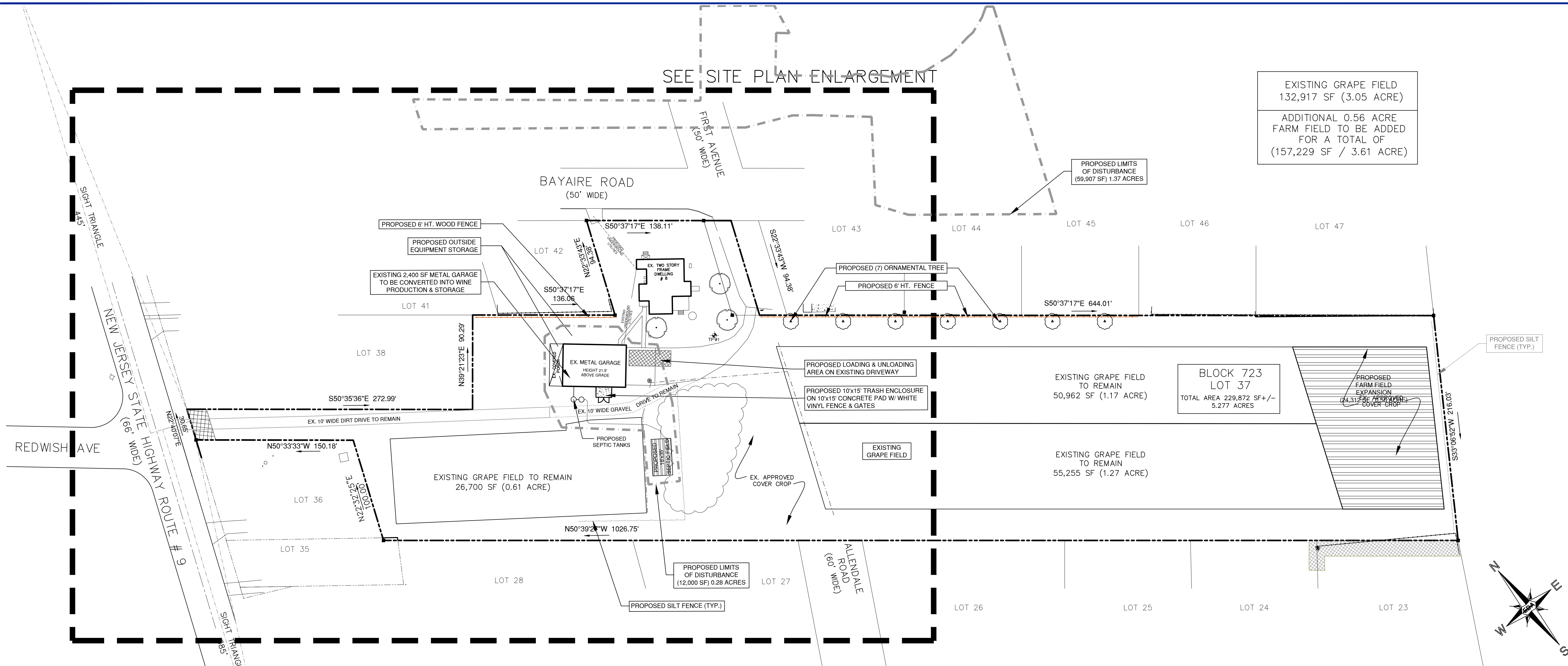
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SCALE: 1"=50'	CHECKED BY: VCO
PROJECT #: 9121	SHEET: 2 OF 4

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VINCENT C. ORLANDO
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 N.J.P.E. LIC. #32498

EDA Engineering Design Associates, P.A.
 Environmental Planners, Landscape Architects
 CAMBRIDGE PROFESSIONAL OFFICES
 609.390.0332 • Fax (609) 390.9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION # 2464297000

EXISTING CONDITIONS & DEMOLITION PLAN
 BLOCK 723 LOT 37
 UPPER TOWNSHIP
 CAPE MAY COUNTY, NEW JERSEY



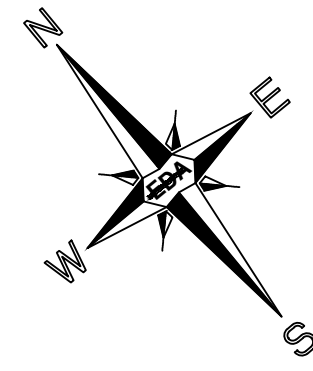
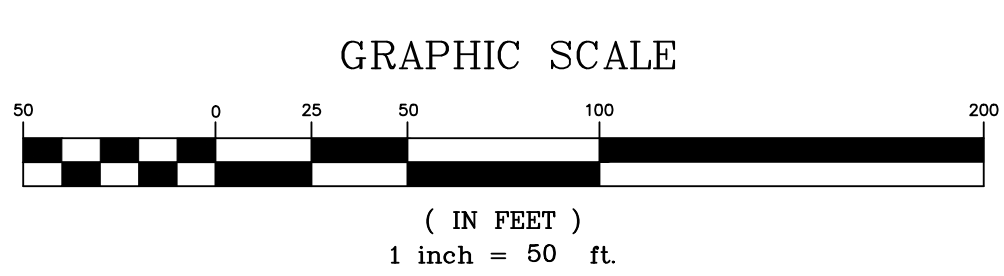
EXISTING GRAPE FIELD
132,917 SF (3.05 ACRE)

ADDITIONAL 0.56 ACRE
FARM FIELD TO BE ADDED
FOR A TOTAL OF
(157,229 SF / 3.61 ACRE)

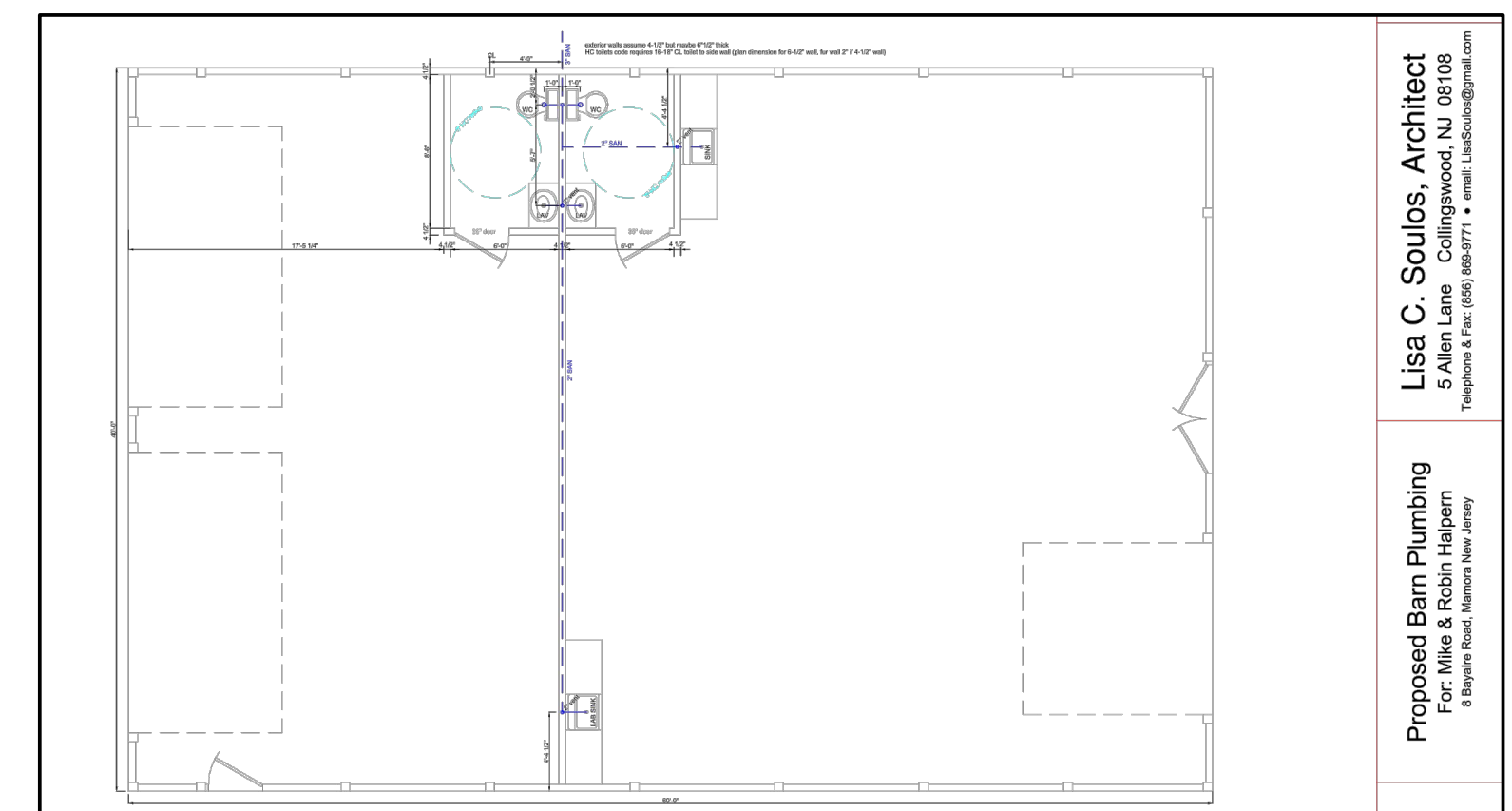
PROPOSED LIMITS
OF DISTURBANCE
(89,907 SF) 1.37 ACRES

*** NOTE:**
CAPE MAY COUNTY HEALTH DEPARTMENT
APPROVAL WILL BE SOUGHT FOR SEPTIC
DESIGN PRIOR TO CONSTRUCTION

SITE PLAN



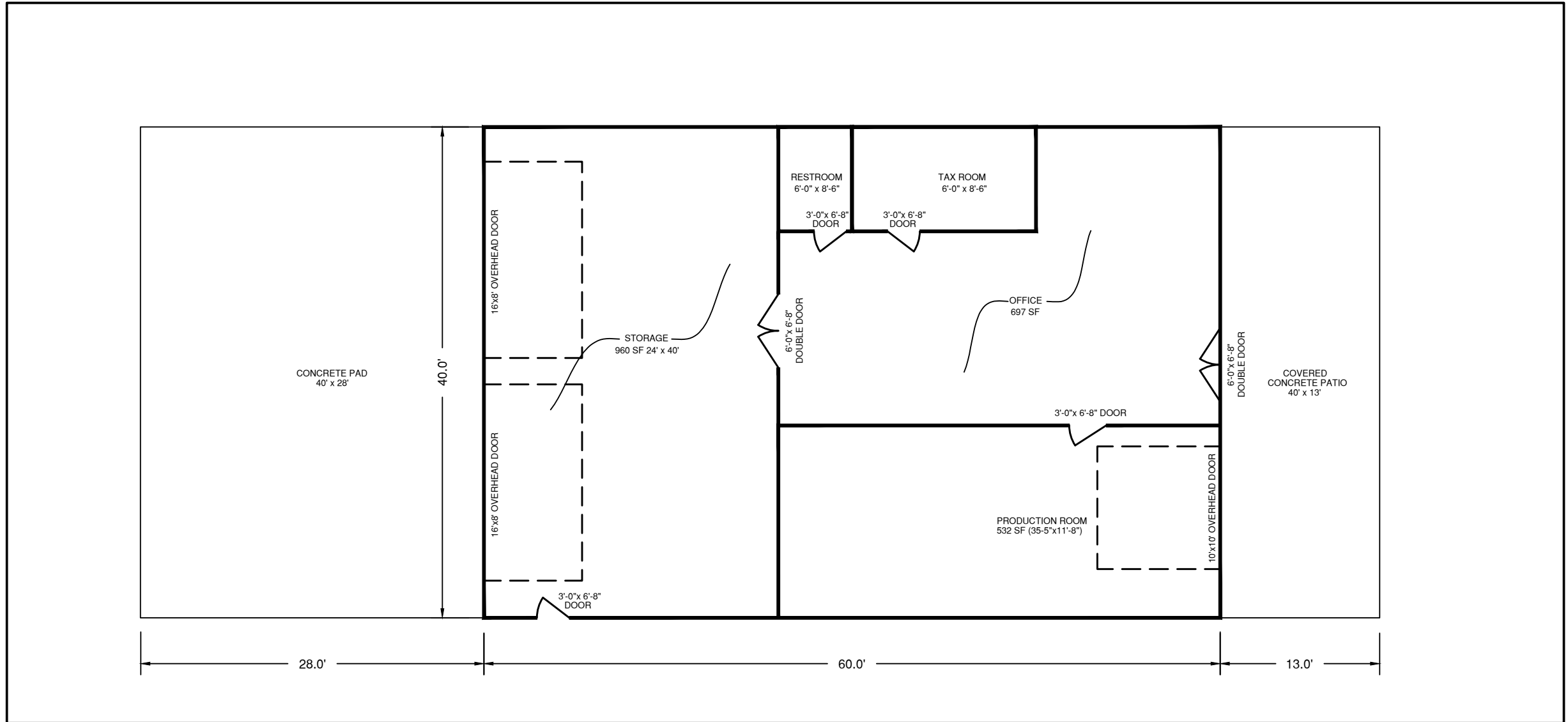
REFER TO ARCHITECTURAL PLANS PREPARED BY:
LISA C. SOULOS, ARCHITECT
5 ALLEN LANE
COLLINGSWOOD, NJ 08108
PH: 856-863-9771
email: LisaSoulos@gmail.com



Lisa C. Soulos, Architect
5 Allen Lane, Collingswood, NJ 08108
Telephone: 856 (609) 863-9771 • email: LisaSoulos@gmail.com

Proposed Barn Plumbing
For: Mike & Robin Halpern
880 High Road, Morrisville, New Jersey

PROPOSED BARN PLUMBING PLAN
SCALE: 1"=10'-0"



PROPOSED FLOOR PLAN
SCALE: 1"=10'-0"



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1000 Cambridge Street, Suite 200
Cambridge, MA 02142
(609) 390-0332 • Fax (609) 390-9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION: 24642770309

SITE PLAN
BLOCK 723 LOT 37
UPPER TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498

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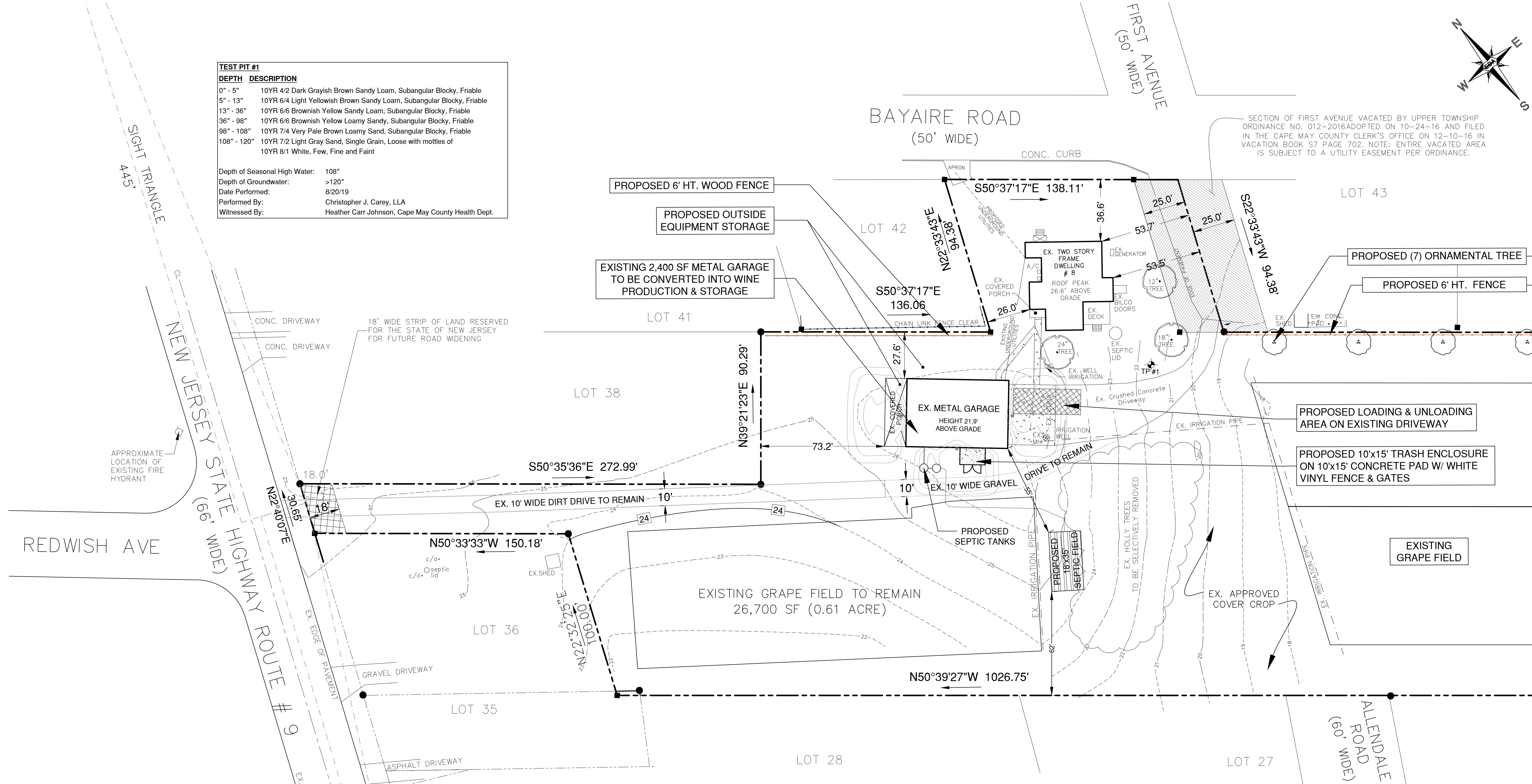
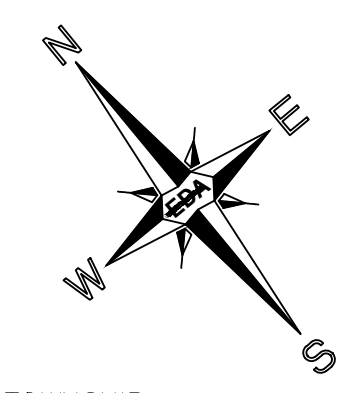
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REV. PER SITE PLAN	05/26/21	NEW



DATE: 05/17/21	DRAWN BY: NEW
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 9121	SHEET: 3 OF 4

DEPTH	DESCRIPTION
0" - 5"	10YR 4/2 Dark Grayish Brown Sandy Loam, Subangular Blocky, Friable
5" - 13"	10YR 6/4 Light Yellowish Brown Sandy Loam, Subangular Blocky, Friable
13" - 36"	10YR 6/6 Brownish Yellow Sandy Loam, Subangular Blocky, Friable
36" - 98"	10YR 6/6 Brownish Yellow Loamy Sandy, Subangular Blocky, Friable
98" - 108"	10YR 7/4 Very Pale Brown Loamy Sand, Subangular Blocky, Friable
108" - 120"	10YR 7/2 Light Gray Sand, Single Grain, Loose with mottles of 10YR 8/1 White, Few, Fine and Faint

Depth of Seasonal High Water: 108"
 Depth of Groundwater: >120"
 Date Performed: 8/20/19
 Performed By: Christopher J. Carey, LLA
 Witnessed By: Heather Carr Johnson, Cape May County Health Dept.



SECTION OF FIRST AVENUE VACATED BY UPPER TOWNSHIP ORDINANCE NO. 012-2016 ADOPTED ON 10-24-16 AND FILED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON 12-10-16 IN VACATION BOOK 57 PAGE 702. NOTE: ENTIRE VACATED AREA IS SUBJECT TO A UTILITY EASEMENT PER ORDINANCE.

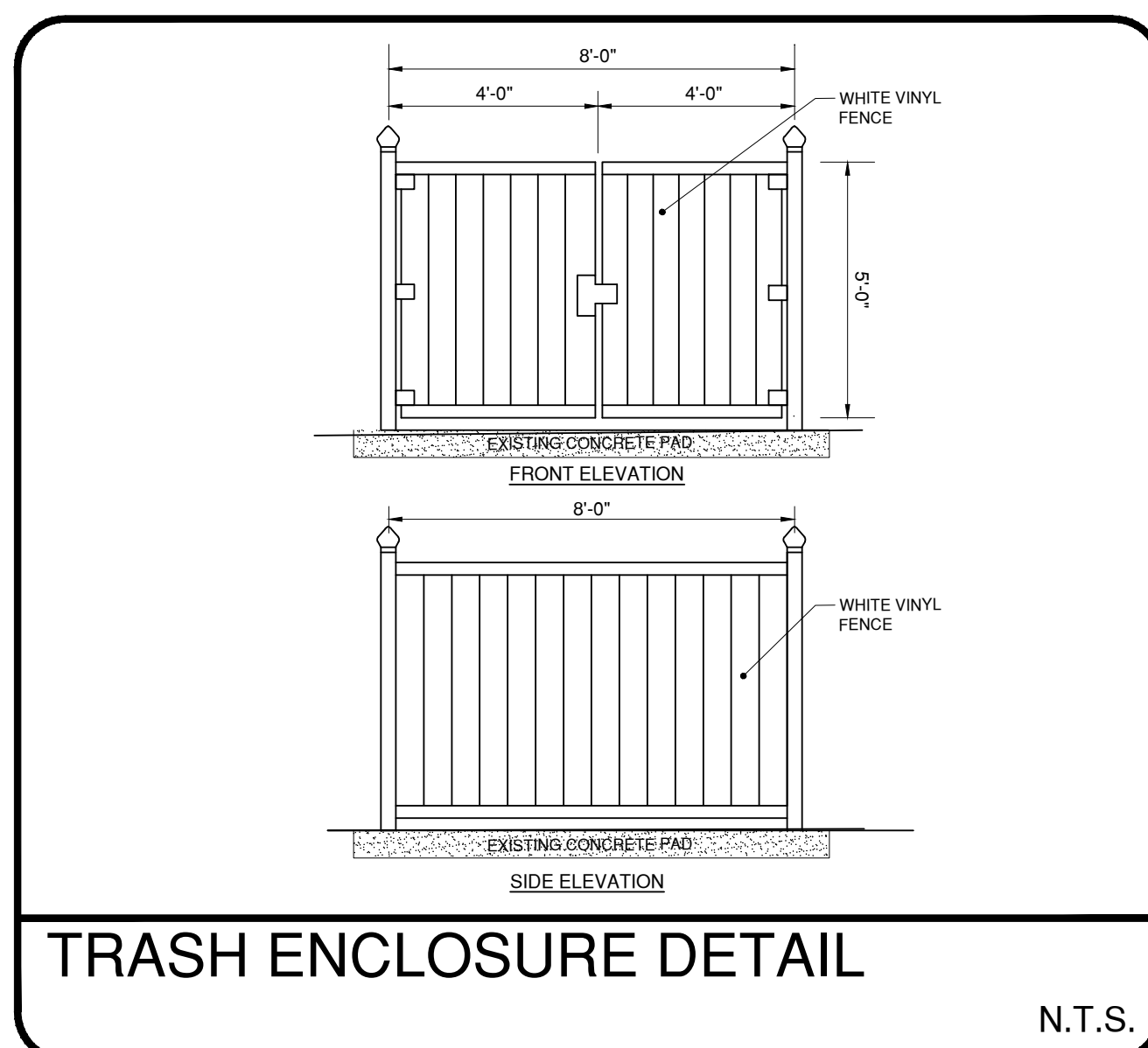
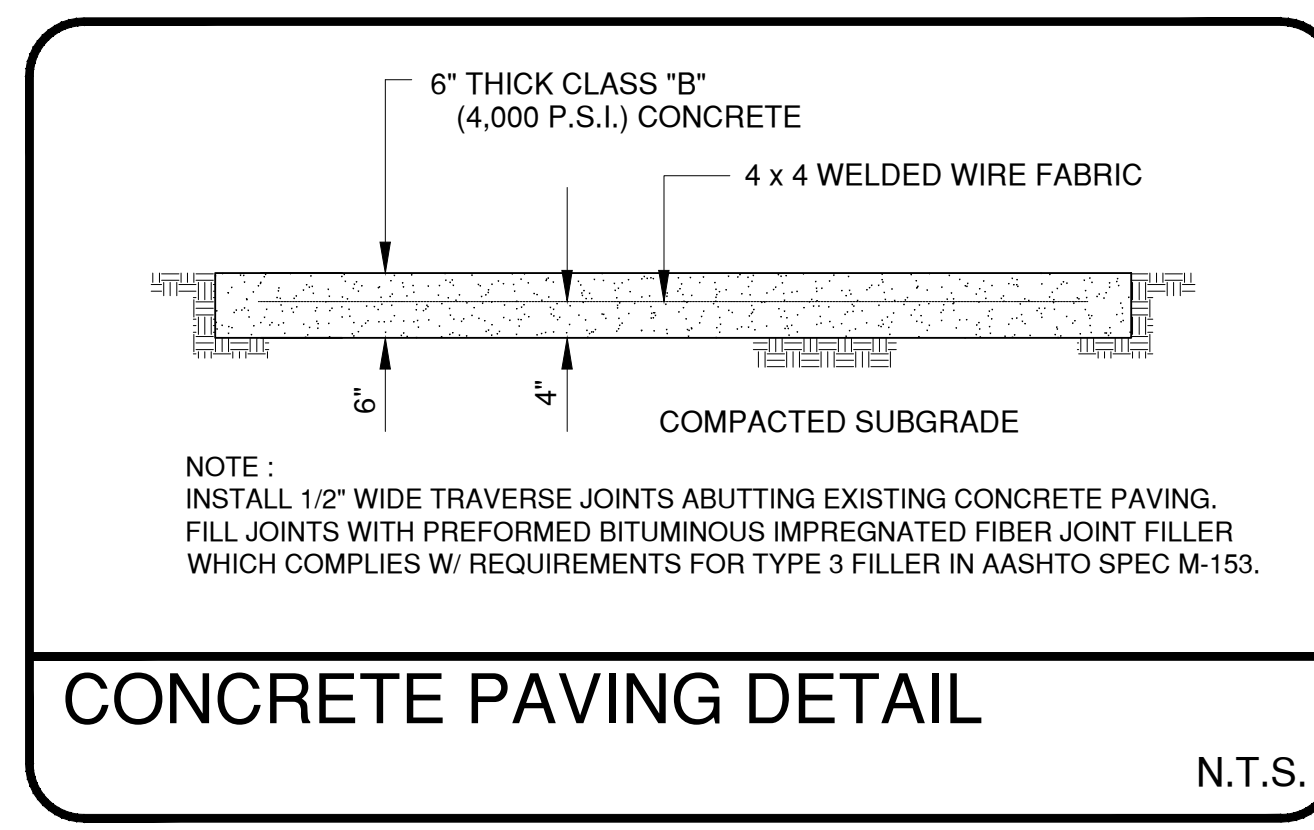
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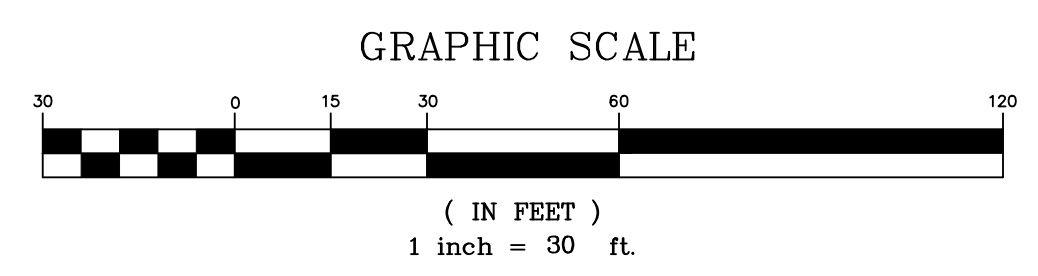
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REV. PER COUNTY	09/16/21	NEW
REV. PER COUNTY	07/29/21	NEW
REV. PER SITE PLAN	05/26/21	NEW



*** NOTE:**
 CAPE MAY COUNTY HEALTH DEPARTMENT APPROVAL WILL BE SOUGHT FOR SEPTIC DESIGN PRIOR TO CONSTRUCTION



SITE PLAN - ENLARGEMENT

EDA

DATE: 05/17/21 DRAWN BY: NEW
 SCALE: 1"=30' CHECKED BY: VCO
 PROJECT #: 9121 SHEET: 4 OF 4