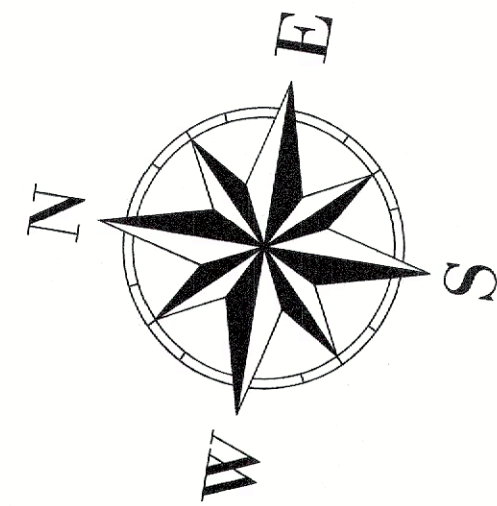
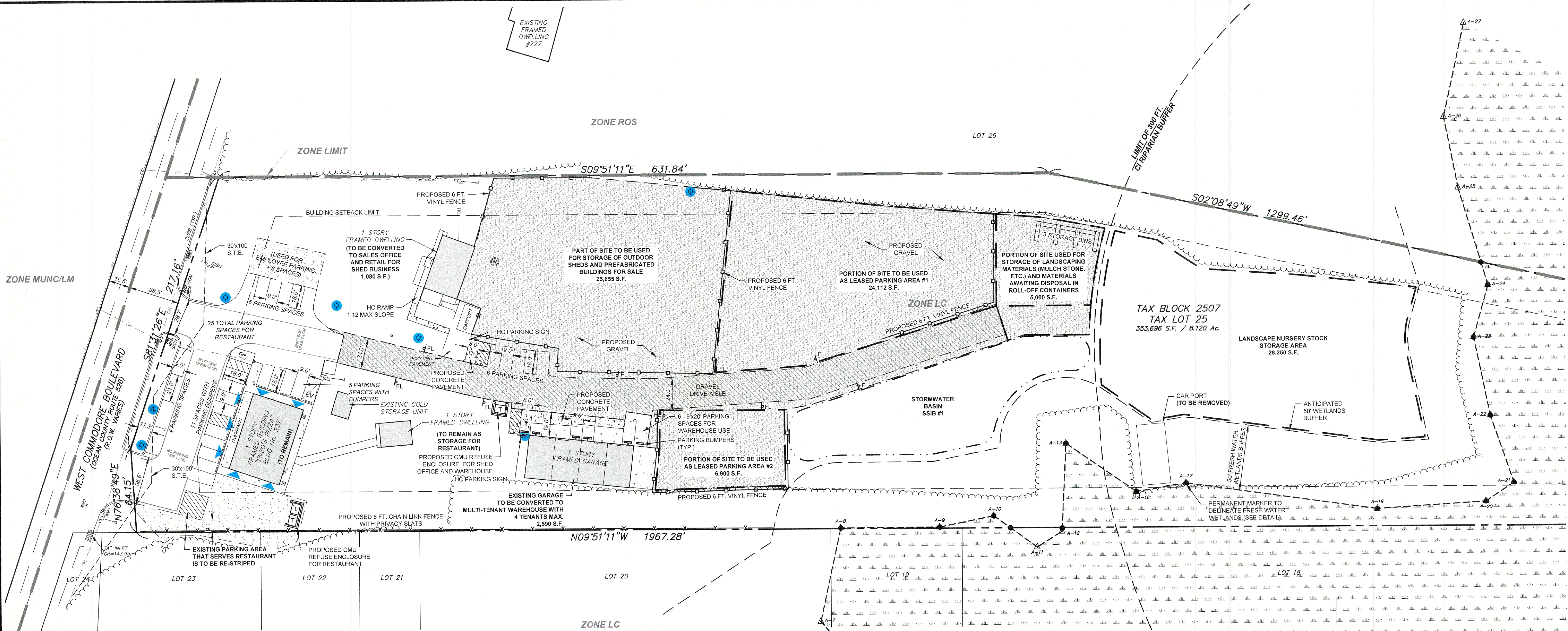


No.	DATE	DESCRIPTION	BY
2	10/14/2025	PER JACKSON ZONING BOARD	BK
1	9/10/2025	EDITS PER CLIENT MEETING	BK

PDS
PROFESSIONAL DESIGN SERVICES, L.L.C.

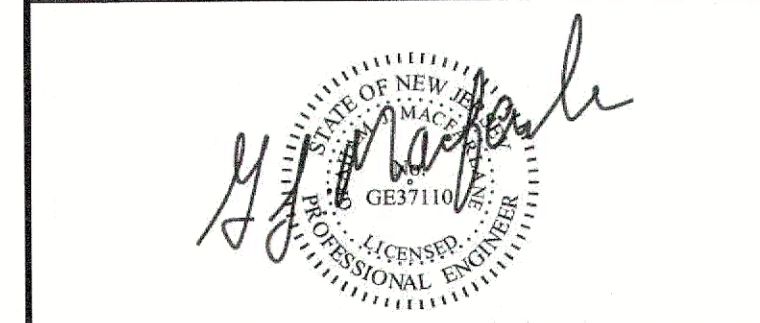
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS,
ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES
1245 AIRPORT ROAD, SUITE 1, LAKEWOOD, NEW JERSEY 08701
PHONE: 732.363.0060 FAX: 732.363.0073
NEW JERSEY STATE BOARD OF P.E. & L.S.
CERTIFICATE OF AUTHORIZATION NO. 246A5125400

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SITE PLAN AND VARIANCE
VARIANCE PLAN

FOR
BLOCK 2507 - LOT 25
(REFERENCE TAX MAP SHEET No. 25)

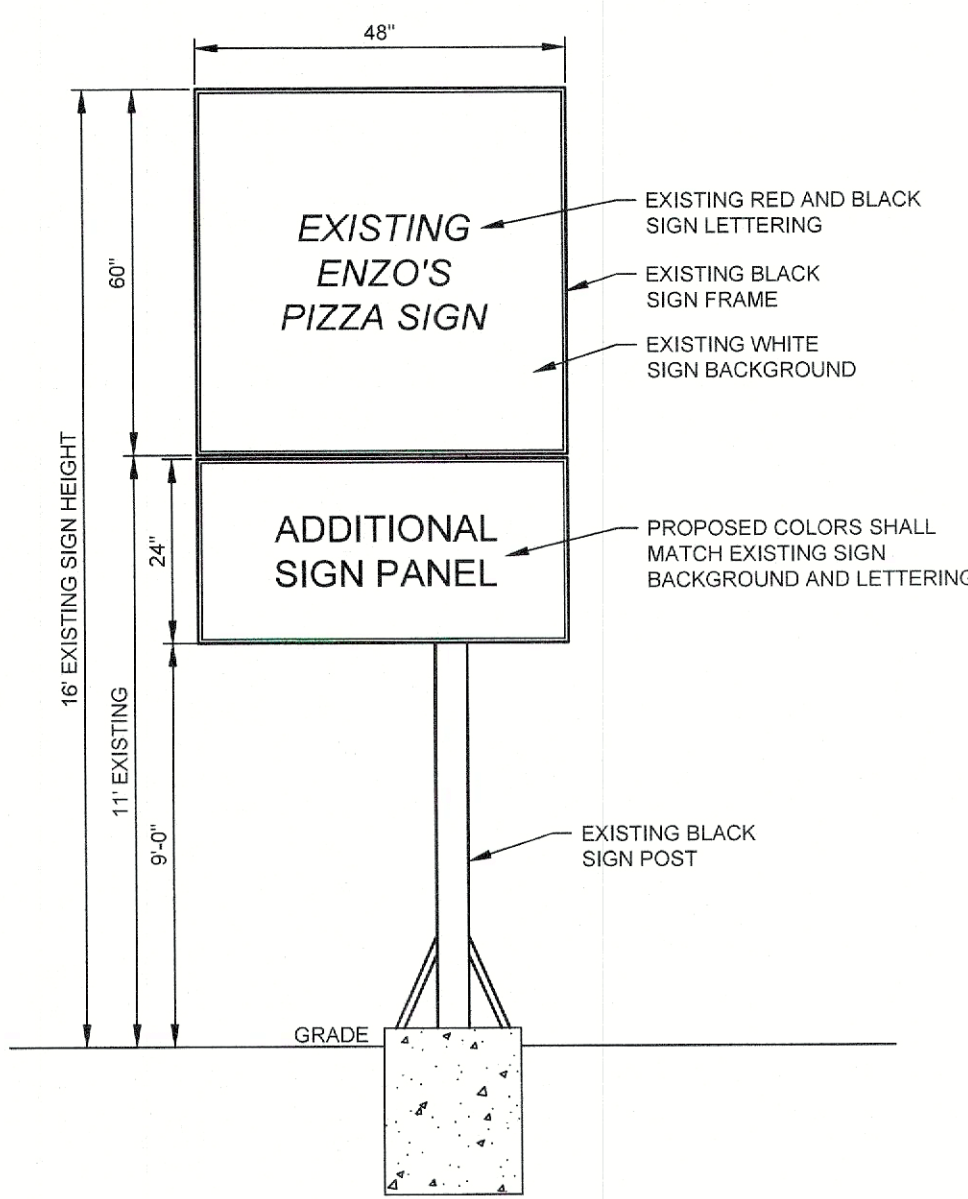
OCEAN COUNTY TOWNSHIP OF JACKSON NEW JERSEY

SCALE: 1" = 40' JOB NUMBER: 322277

DRAWN BY: BK DATE: 10/09/2024

DESIGN/CALC'D BY: GJM SHEET: 2

CHECKED BY: GJM 10



EXISTING FREE STANDING SIGN DETAIL
N.T.S.

FREE STANDING SIGN REQUIREMENTS (244-207)			
	REQUIRED	PROVIDED	NOTE
HEIGHT	16 FT.	16 FT.	COMPLIES
SIGN AREA	51 FT. MAXIMUM	28 SQ. FT.	COMPLIES
MIN. R.O.W. SETBACK	25 FT. FOR 26-75 S.F.	11 FT.	VARIANCE REQUIRED

FREE STANDING SIGN	
FREE STANDING SIGNS SHALL BE PERMITTED IN THE LC ZONE	COMPLIES
GROUND SIGNS SHALL NOT EXCEED SIXTEEN FEET IN HEIGHT	COMPLIES
THE BOTTOM OF THE SIGN SHALL BE AT LEAST SEVEN FEET ABOVE GRADE	COMPLIES
THE TOP 15% OF THE SIGN IS RESERVED FOR DISPLAYING THE NAME OF THE COMPLEX OR THE ADDRESS	COMPLIES
THE TENANT/OCCUPANT NAMES MUST BE UNIFORM IN STYLE AND COLOR	COMPLIES
LETTERING SHALL BE A MINIMUM OF SIX INCHES IN HEIGHT	COMPLIES

ZONE LC REQUIREMENTS		
LOT AREA	REQUIRED 1 ACRE	PROVIDED 8.12 ACRES
LOT WIDTH	200 FT.	270 FT.
LOT FRONTAGE	200 FT.	281.31 FT.
LOT DEPTH	225 FT.	678 FT.
FRONT YARD SETBACK	50 FT.	73.55 FT.
REAR YARD SETBACK	50 FT.	NA
SIDE YARD SETBACK	30 FT.	35.82 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	<35 FT.
ACCESSORY BUILDING USE REQUIREMENTS		
FRONT YARD SETBACK	NOT PERMITTED	NA
REAR YARD SETBACK	20 FT.	NA
SIDE YARD SETBACK	15 FT.	31.93 FT.
MAXIMUM BUILDING HEIGHT	15 FT.	NA
MAXIMUM BUILDING COVERAGE	25%	1.9%
MAXIMUM LOT COVERAGE	60%	7.4%
PARKING AREA SETBACK FROM R.O.W.	25 FT.	11.5 FT.*
SETBACK FROM RESIDENTIAL PROPERTY LINE	20 FT.	NA
SETBACK FROM NONRESIDENTIAL PROPERTY LINE	10 FT.	9.12 FT.*
*EXISTING CONDITION		

PARKING TABULATION			
RESTAURANT	2,400 S.F.	1/50 S.F.	48
OFFICE	1,080 S.F.	1/200 S.F.	6
WAREHOUSE	2,590 S.F.	1/1,500 S.F.	2+4 = 6
TOTAL CURRENTLY REQUIRED			48
TOTAL REQUIRED FOR PROPOSED APPLICATION			56
TOTAL PROVIDED (INCLUDING EV CREDITS)			44

- NOTES:**
- ONE EV READY PARKING SPACE IS TO BE PROVIDED SINCE FEWER THAN 50 PARKING SPACES ARE PROPOSED.
 - ALL VEHICLES TO BE PARKED IN THE FOR LEASE PARKING AREAS SHALL BE PROPERLY REGISTERED AND OPERABLE.

244-193 LANDSCAPE AND BUFFER AREA		COMPLIES
ALL PROPOSED USES, OTHER THAN SINGLE-FAMILY AND TWO-FAMILY DWELLINGS SHALL PROVIDE BUFFER AREAS ALONG ALL SIDE AND REAR PROPERTY LINES WHICH ABUT AREAS ZONED FOR RESIDENTIAL USE AND ALONG FRONT PROPERTY LINES ON LOCAL, MINOR COLLECTOR AND MAJOR COLLECTOR STREETS WHICH ABUT AREAS ZONED FOR RESIDENTIAL USE. THE SUBJECT PROPERTY DOES NOT ABUT ANY AREAS ZONED FOR RESIDENTIAL USE; THERE IS NO BUFFER REQUIRED.		
244-197 OFF-STREET PARKING: NONRESIDENTIAL DEVELOPMENT		
B. STALL	(1) EACH PERPENDICULAR OR ANGLE OFF-STREET PARKING SPACE SHALL OCCUPY A RECTANGULAR AREA OF NOT LESS THAN NINE FEET IN WIDTH AND 18 FEET IN DEPTH.	COMPLIES
C.	(1) ASILES FROM WHICH CARS DIRECTLY ENTER OR LEAVE PARKING SPACES SHALL NOT BE LESS THAN 24 FEET.	COMPLIES
D.	(1) ENTRANCE AND EXIT DRIVES SHALL HAVE A MINIMUM WIDTH OF 18 FEET FOR THOSE DESIGNED FOR ONE-WAY TRAFFIC AND 24 FEET FOR THOSE CARRYING TWO-WAY TRAFFIC	COMPLIES
E.	PAINT STRIPING: ALL PARKING AREAS SHALL PROVIDE PAINT STRIPING TO DELINEATE PARKING STALLS, BARRIER LINES, LANE LINES, DIRECTIONAL ARROWS, STOP LINES, FIRE LINES AND OTHER STRIPING AS MAY BE REQUIRED TO ENSURE SAFE AND CONVENIENT TRAFFIC CIRCULATION. STRIPING SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES.	COMPLIES
F.	TRAFFIC SIGNS: ALL PARKING AREAS SHALL PROVIDE TRAFFIC CONTROL SIGNS AND DEVICES NECESSARY TO ENSURE SAFE AND CONVENIENT TRAFFIC CIRCULATION. SUCH DEVICES SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES.	COMPLIES
G.	CURBING: THE PERIMETER OF ALL PARKING AREAS AND INTERNAL ISLANDS WITHIN ALL PARKING AREAS OPEN TO THE GENERAL PUBLIC SHALL HAVE CONTINUOUS CAST-IN-PLACE CONCRETE CURBING	WAIVER REQUESTED
H.	PAVING: ALL PARKING AREAS SHALL PROVIDE PAVEMENT IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL STREET AND MINOR COLLECTOR STREETS SET FORTH IN 224-210	WAIVER REQUESTED
I.	LOCATION OF PARKING	
(3)	WHERE PARKING IS PERMITTED BETWEEN THE FRONT BUILDING LINE AND THE RIGHT-OF-WAY LINE, WHETHER BY THIS CHAPTER OR VARIANCE, A SAFETY ISLAND OR RAISED MEDIAN SEPARATING THE PUBLIC STREET FROM THE PARKING AREA SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING MINIMUM REQUIREMENTS.	COMPLIES
(6)	THE WIDTH OF THE SAFETY ISLAND SHALL BE THAT WIDTH BETWEEN THE PROPOSED CURBLINE AND A POINT EIGHT FEET INSIDE THE PROPERTY LINE. WHEN THIS WIDTH IS LESS THAN 18 FEET, THE PARKING AREA SHALL BE REDUCED TO PROVIDE A MINIMUM WIDTH FOR THE SAFETY ISLAND OF 18 FEET. ALL REQUIRED TREE AND SHRUB PLANTINGS SHALL BE PLACED ON THE ON-SITE PORTION OF THE SAFETY ISLAND.	COMPLIES
(8)	WHEN PERPENDICULAR OR ANGLED PARKING SPACES ABOUT THE SAFETY ISLAND, THE STALL DEPTH MAY BE MEASURED FROM A POINT ONE FOOT OUTSIDE THE FACE OF THE CURB FOR PERPENDICULAR SPACES OR ANGLED SPACES GREATER THAN 60° AND TWO FEET OUTSIDE THE FACE OF CURB FOR SIXTY-DEGREE-ANGLE SPACES. SUCH PARKING SPACES SHALL BE SEPARATED FROM ACCESS DRIVES BY CURBED ISLANDS WITH A MINIMUM WIDTH OF 10 FEET	NA
(6)	SAFETY ISLANDS SHALL BE LANDSCAPED, TOP SOILED AND BE PROVIDED WITH A COVER OR MULCH OF MAINTENANCE-FREE MATERIALS WHICH PROVIDE A CLEAR AND UNMISTAKABLE DISTINCTION BETWEEN THE PARKING AREA AND THE SAFETY ISLAND	COMPLIES
(8)	NOTWITHSTANDING THE USE OF MAINTENANCE-FREE MATERIALS, THERE SHALL BE PROVIDED AN AVERAGE OF AT LEAST ONE DECIDUOUS TREE TWO INCHES IN DIAMETER AT BREAST HEIGHT EVERY 40 FEET, OR PART THEREOF, ON ALL SAFETY ISLANDS	WAIVER REQUESTED
(9)	NO COMMERCIAL SIGNS, LIGHT STANDARDS OR OTHER ABOVE GROUND OBSTRUCTIONS OTHER THAN PLANTINGS AND TRAFFIC CONTROL DEVICES AND SIGNS SHALL BE PERMITTED WITHIN 10 FEET OF THE STREET RIGHT-OF-WAY.	COMPLIES
(4)	ALL REQUIRED PARKING SPACES AND FACILITIES SHALL BE LOCATED ON THE SAME LOT OR PARCEL AS THE STRUCTURE OR USE IT SHALL SERVE	COMPLIES
(5)	REQUIRED PARKING SPACES FOR THE PHYSICALLY HANDICAPPED SHALL BE LOCATED TO PROVIDE CONVENIENT ACCESS TO BUILDING ENTRANCES BY WAY OF DEPRESSED CURBS	COMPLIES
J.	NUMBER OF PARKING LOT SPACES	
(1)	PARKING LOTS HAVE 90 OR FEWER SPACES SHALL BE DESIGNED TO PROVIDE THE FOLLOWING MINIMUM DESIGN REQUIREMENTS	
(a)	A SAFETY ISLAND IN ACCORDANCE WITH SUBSECTION I ABOVE WHERE PARKING IS PROVIDED IN THE FRONT YARD AREA	COMPLIES
(b)	AN UNBROKEN LANDSCAPING STRIP ALONG SIDE AND REAR PROPERTY LINES A MINIMUM OF 10 FEET IN WIDTH	COMPLIES
(c)	NOT MORE THAN ONE TWO-WAY ACCESS DRIVE OR TWO ONE-WAY ACCESS DRIVES SHALL BE PERMITTED ON ANY STREET	WAIVER REQUESTED
(d)	WHERE POSSIBLE, ACCESS DRIVES SHALL NOT BE LOCATED CLOSER THAN 100 FEET TO THE NEAREST RIGHT-OF-WAY LINE OF AN INTERSECTING STREET	COMPLIES
(e)	NO PARKING STALL SHALL BE LOCATED TO REQUIRE A VEHICLE TO BACK INTO ANY PORTION OF THE RIGHT-OF-WAY IN ORDER TO ENTER OR EXIT THE PARKING STALL	COMPLIES
(f)	ALL PARKING AREAS FOR 10 OR MORE VEHICLES SHALL HAVE ARTIFICIAL LIGHTING THAT WILL PROVIDE A MINIMUM LIGHTING LEVEL OF 0.5 HORIZONTAL FOOT CANDLE THROUGHOUT THE PARKING AREA AND ACCESS DRIVES	WAIVER REQUESTED

- LEGEND:**
- EXISTING EDGE OF WOODS
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING WATER BOX
 - EXISTING WATER METER
 - EXISTING SIGN
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE
 - EXISTING GUY WIRE
 - EXISTING OVERHEAD WIRES
 - EXISTING CHAIN LINK FENCE
 - EXISTING WOOD FENCE
 - EXISTING VINYL FENCE
 - EXISTING WETLANDS LIMIT
 - EXISTING WETLANDS BUFFER
 - LIMIT OF 300 FT. CI RIPARIAN BUFFER
 - PROPOSED 6 FT. VINYL FENCE
 - PROPOSED EDGE OF GRAVEL
 - PROPOSED FIRE LANE SIGN
 - PROPOSED FIRE LANE MARKINGS AND STRIPING
 - GRAVEL DRIVE AISLE TO BE FREE AND CLEAR OF OBSTRUCTIONS
 - PROPOSED PARKING WITH BUMPER
 - PROPOSED CONCRETE PAVEMENT
 - EXISTING POLE MOUNTED LIGHT
 - EXISTING BUILDING MOUNTED LIGHT

EXHIBIT A-5