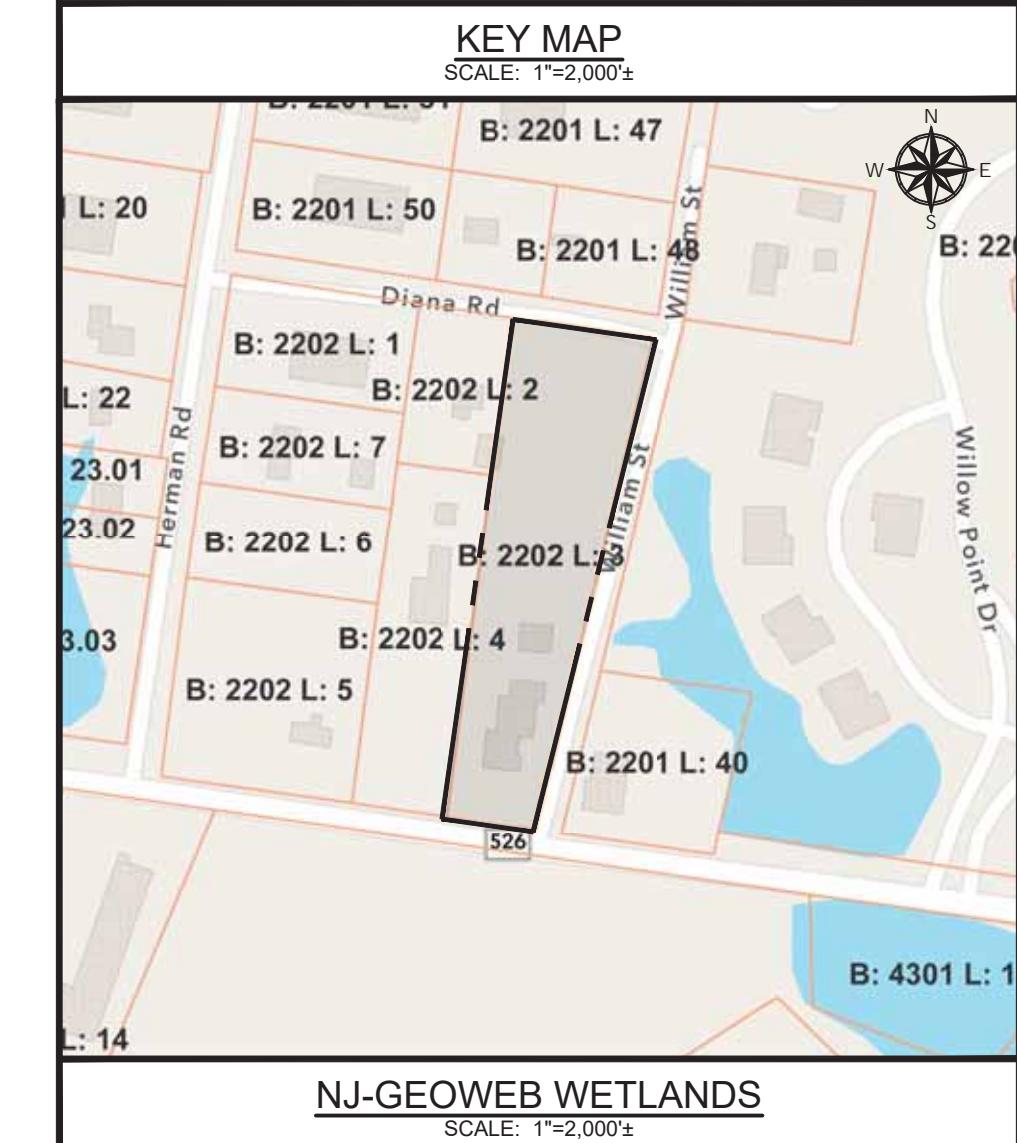
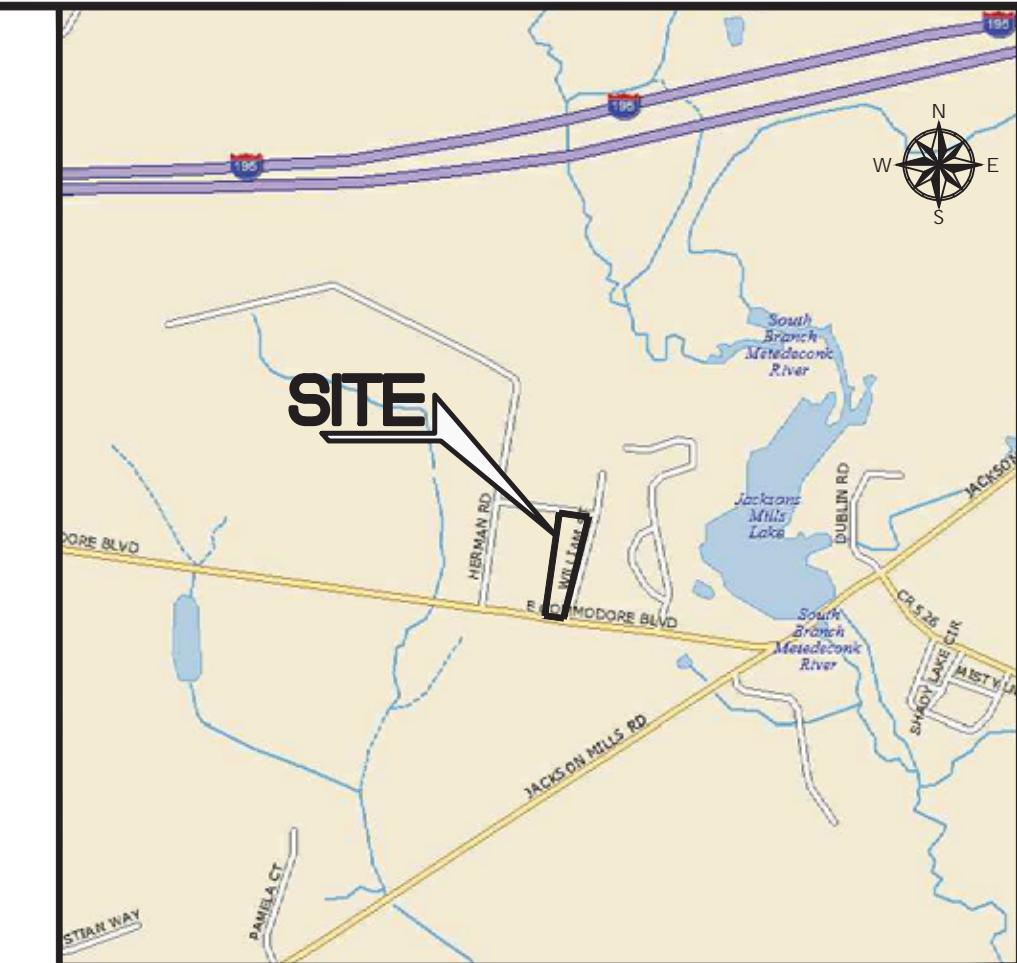
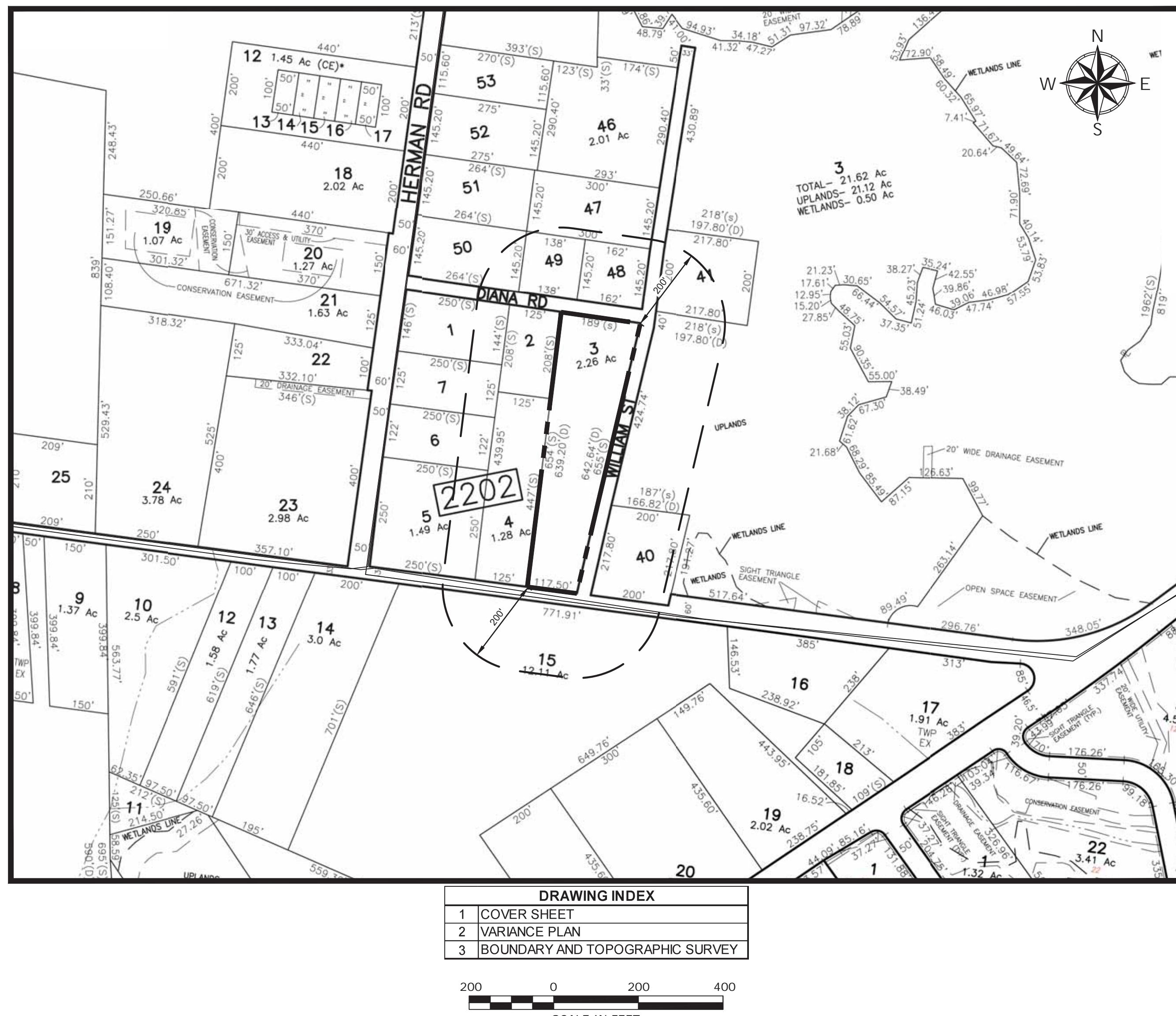


VARIANCE PLAN FOR 156 EAST COMMODORE BOULEVARD TAX BLOCK 2202 - TAX LOT 3 TOWNSHIP OF JACKSON OCEAN COUNTY NEW JERSEY

PROPERTY OWNERS LIST



APPROVED BY
THE JACKSON TOWNSHIP ZONING BOARD

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

No. DATE DESCRIPTION BY

PDS
PROFESSIONAL DESIGN SERVICES, L.L.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS,
ENVIRONMENTALISTS, CONSTRUCTION SERVICES
1245 AIRPORT ROAD, SUITE 1, LAKewood, NEW JERSEY 0701
PHONE: 732-363-0060 FAX: 732-363-0061
NEW JERSEY STATE BOARD OF P.E. & L.S.
CERTIFICATE OF AUTHORIZATION NO 24G-L25(2540)

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N.J. PROFESSIONAL PLANNER LICENSE #33L00617400
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STEVEN@PDS-NJ.COM

GENERAL NOTES

1. BEING KNOWN AS TAX BLOCK 2202 - LOT 3 AS SHOWN ON THE JACKSON TOWNSHIP TAX MAP SHEET 22 AND CONTAINS 2.197 ACRES.
2. OUTBOUND & SURVEY INFORMATION SHOWN PURSUANT TO A MAP PREPARED BY PROFESSIONAL DESIGN SERVICES, LLC, ENTITLED "MAP OF SURVEY, TAX BLOCK 2202 - TAX LOT 3, TOWNSHIP OF JACKSON, OCEAN COUNTY, NEW JERSEY" DATED SEPTEMBER 28, 2020, REVISED APRIL 21, 2025.
3. THE SITE IS LOCATED IN THE HC - HIGHWAY COMMERCIAL ZONE. THE SITE IS CURRENTLY UTILIZED AS A CONTRACTORS OFFICE, SHOWROOM, GARAGE, WAREHOUSE AND SHOP, WITH ASSOCIATED OUTDOOR STORAGE OF GOODS, PRODUCTS, EQUIPMENT AND MATERIALS.
4. WAIVER IS REQUIRED FROM INSTALLATION OF SIDEWALK ALONG SITE FRONTRAGE; CONTRIBUTION TO PEDESTRIAN SAFETY FUND TO BE PROVIDED IN ACCORDANCE WITH LOCAL ORDINANCE REQUIREMENTS.
5. THERE IS NO TREE REMOVAL PROPOSED WITH THIS APPLICATION.

USE VARIANCE

1. IT IS PROPOSED TO SEEK APPROVAL TO UTILIZE THE SITE FOR OUTDOOR STORAGE OF BUILDING MATERIALS, IN SUPPORT OF THE MULTI-TENANT WAREHOUSE AND OFFICE SPACES.
THE HC ZONE DOES NOT PERMIT OUTDOOR STORAGE OF BUILDING MATERIALS. USE VARIANCE APPROVAL IS REQUIRED IN ACCORDANCE WITH NJSA 40:55D-706
2. THIS PLAN IS SUBMITTED IN SUPPORT OF AN APPLICATION FOR USE VARIANCE. SINCE THERE IS NO DEVELOPMENT PROPOSED, THE APPLICATION IS NOT DEFINED AS A SITE PLAN, AND DOES NOT REQUIRE APPLICATION NOR APPROVAL OF A SITE PLAN.

OWNER/APPLICANT
ZYSR LLC
411 BOULEVARD OF AMERICAS
SUITE 403
LAKEWOOD, NJ 08701

EXHIBIT A-2

VARIANCE PLAN

COVER SHEET

FOR

BLOCK 2202 - LOT 3
(REFERENCE TAX MAP SHEET No. 22)

TOWNSHIP OF JACKSON
OCEAN COUNTY NEW JERSEY

SCALE:	1" = 200'	JOB NUMBER:	320157
DRAWN BY:	BK	DATE:	5/21/2025
DESIGN/CALC'D BY:	GJM	SHEET:	1
CHECKED BY:	GJM	2	

