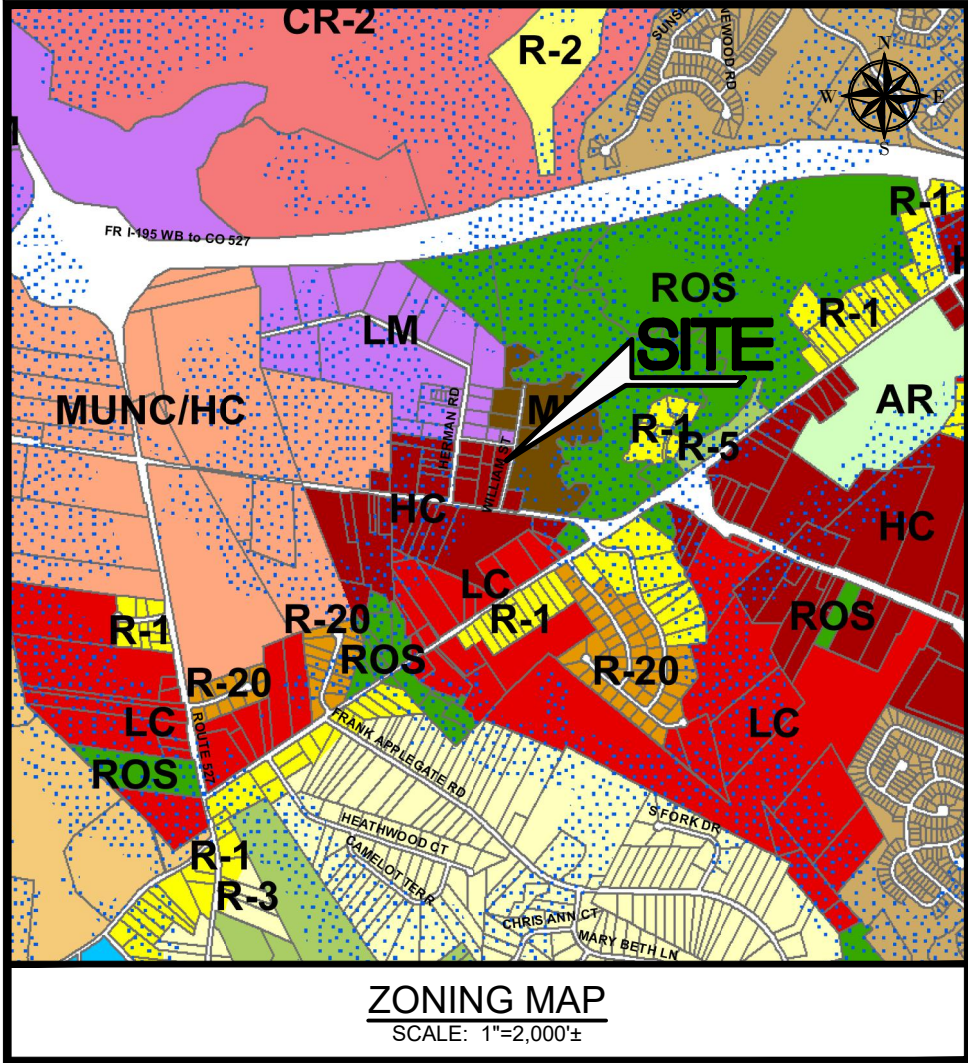
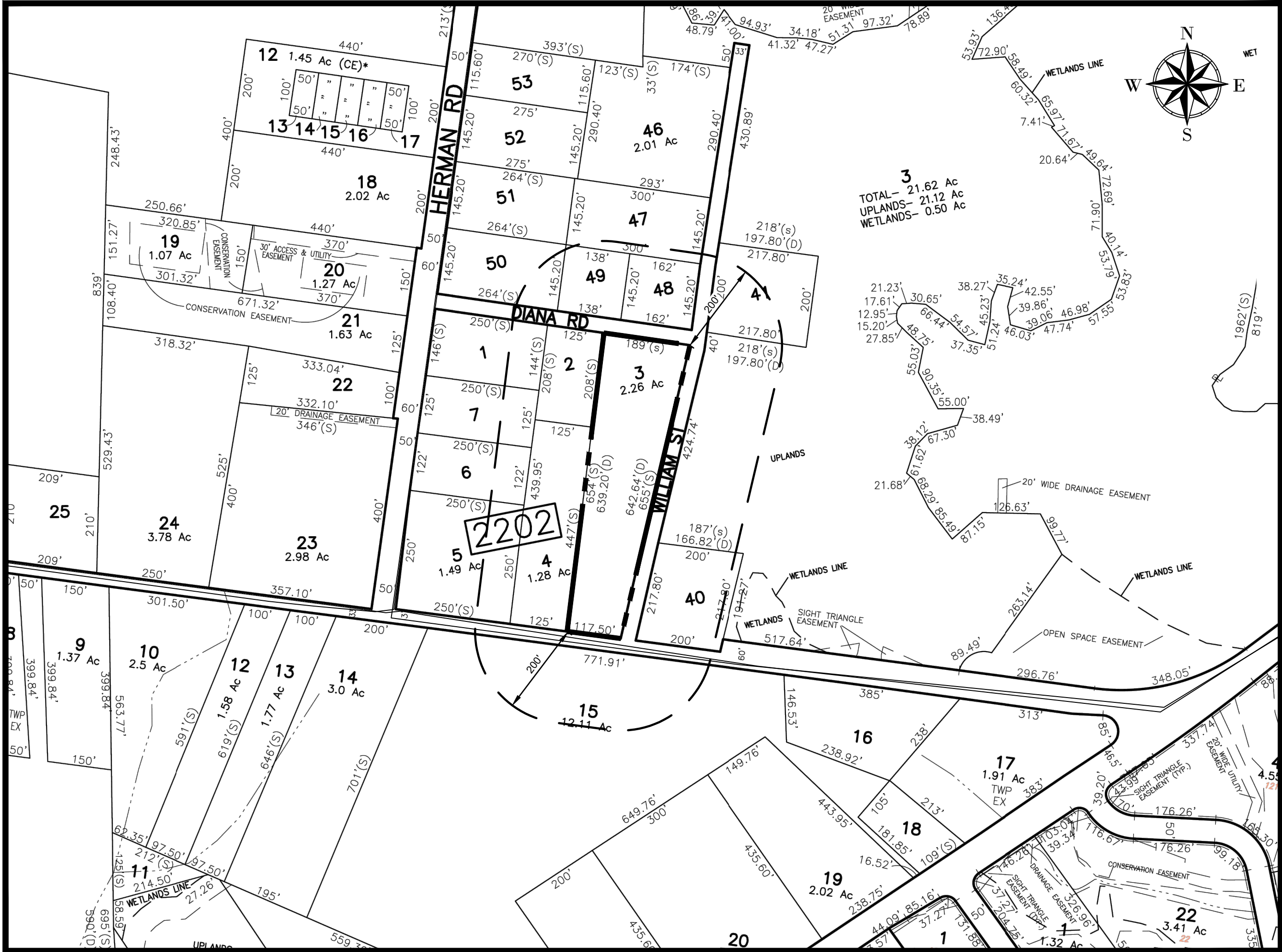


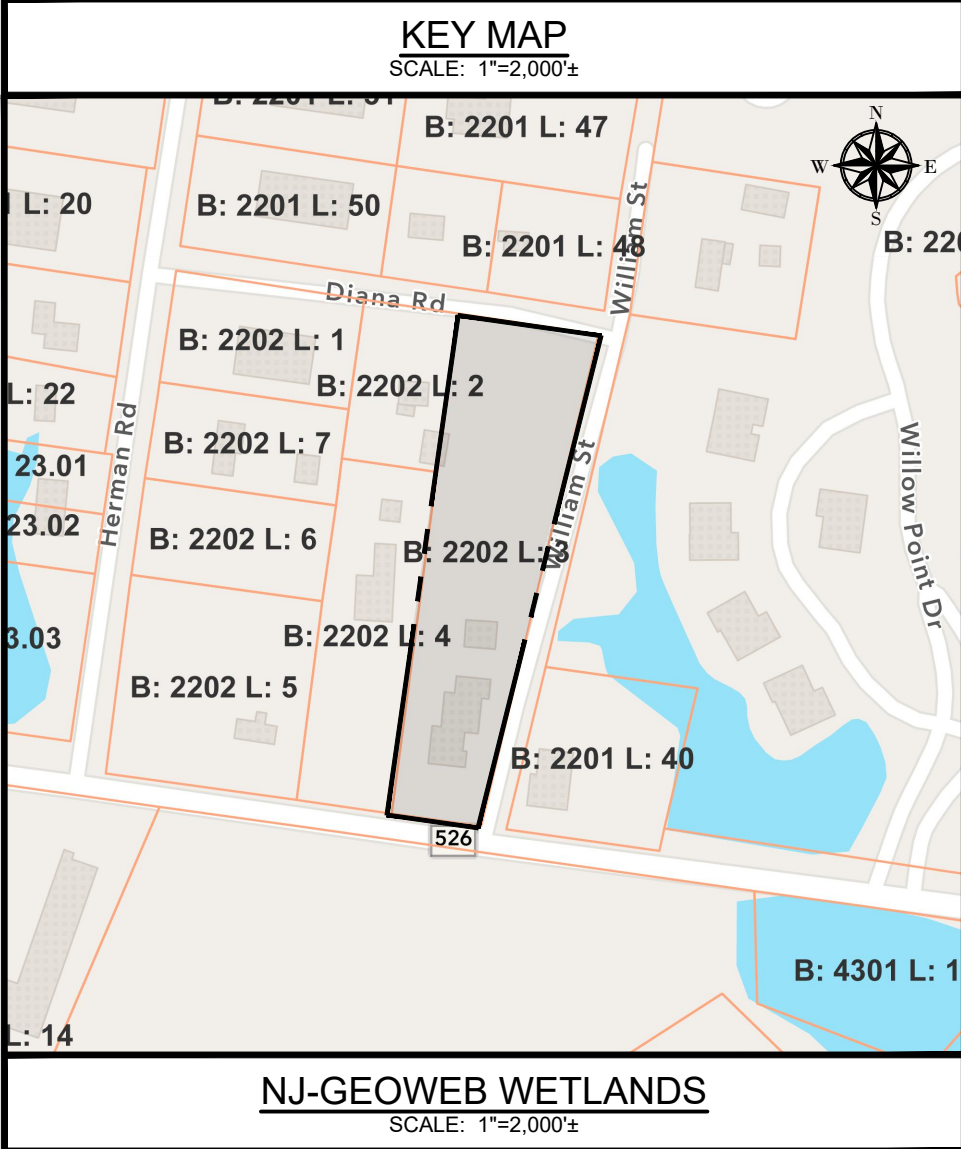
OWNERSHIP OF DOCUMENTS  
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PROPERTY OWNERS LIST



DRAWING INDEX	
1	COVER SHEET
2	VARIANCE PLAN
3	BOUNDARY AND TOPOGRAPHIC SURVEY



GENERAL NOTES

- BEING KNOWN AS TAX BLOCK 2202 - LOT 3 AS SHOWN ON THE JACKSON TOWNSHIP TAX MAP SHEET 22 AND CONTAINS 2.197 ACRES.
- 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.
- 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.
- WAIVER IS REQUIRED FROM INSTALLATION OF SIDEWALK ALONG SITE FRONTAGE, CONTRIBUTION TO PEDESTRIAN SAFETY FUND TO BE PROVIDED IN ACCORDANCE WITH LOCAL ORDINANCE REQUIREMENTS.
- THERE IS NO TREE REMOVAL PROPOSED WITH THIS APPLICATION.

USE VARIANCE

- 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.
- 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

APPROVED BY  
THE JACKSON TOWNSHIP ZONING BOARD

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

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CERTIFICATE OF AUTHORIZATION NO. 240A28125400

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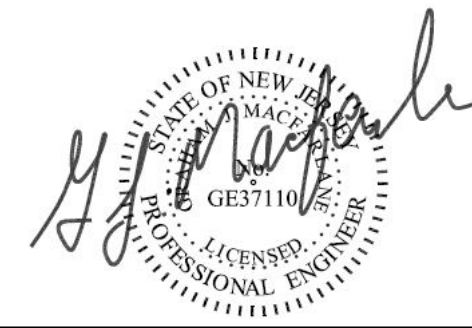
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VARIANCE PLAN

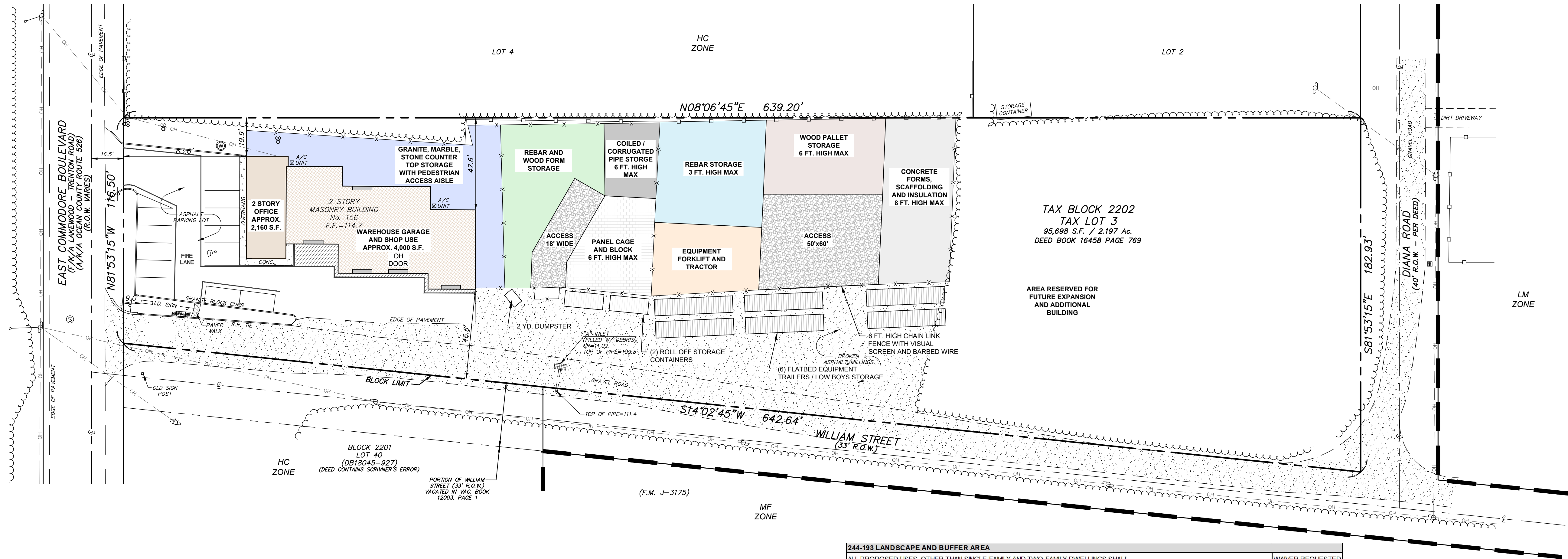
COVER SHEET

FOR

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

OCEAN COUNTY	TOWNSHIP OF JACKSON	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





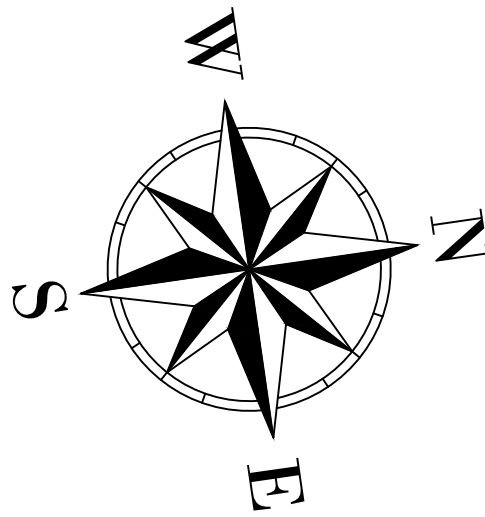
ZONE HC REQUIREMENTS		
	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	95,698 S.F.
LOT WIDTH	175 FT.	122.7 FT. (NC)
LOT FRONTAGE	175 FT.	724.17 FT.
LOT DEPTH	200 FT.	639.2 FT.
FRONT YARD SETBACK	60 FT.	63.6 FT.
REAR YARD SETBACK	40 FT.	NA
SIDE YARD SETBACK	25 FT.	19.9 FT. (NC)
MAXIMUM BUILDING HEIGHT	35 FT.	<35 FT.
ACCESSORY BUILDING USE REQUIREMENTS		
FRONT YARD SETBACK	NOT PERMITTED	NA
REAR YARD SETBACK	25 FT.	NA
SIDE YARD SETBACK	25 FT.	NA
MAXIMUM BUILDING HEIGHT	15 FT.	NA
MAXIMUM BUILDING COVERAGE	30%	5.5%
MAXIMUM LOT COVERAGE	75%	13.7%
PARKING AREA SETBACK FROM R.O.W.	20 FT.	6.25 FT. (NC)
SETBACK FROM RESIDENTIAL PROPERTY LINE	20 FT.	NA
SETBACK FROM NONRESIDENTIAL PROPERTY LINE	10 FT.	13.5 FT.
*EXISTING NON-CONFORMANCE		

PARKING TABULATION		
OFFICE	2,160 S.F.	1/200 S.F.
		1/1,500 S.F.
		+ 1 SPACE PER EACH VEHICLE USED IN CONNECTION WITH THE BUSINESS
WAREHOUSE	4,000 S.F.	3+2 = 5
TOTAL CURRENTLY REQUIRED		16
TOTAL PROVIDED		13

<b>244-193 LANDSCAPE AND BUFFER AREA</b>		WAIVER REQUESTED WETLANDS AND WETLANDS BUFFER ARE LOCATED ON ADJ. LOT IN MF ZONE.
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.		
<b>244-197 OFF-STREET PARKING: NONRESIDENTIAL DEVELOPMENT</b>		
<b>B. STALL</b>		
(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
<b>C.</b>		
(1) AISLES FROM WHICH CARS DIRECTLY ENTER OR LEAVE PARKING SPACES SHALL NOT BE LESS THAN 24 FEET.		WAIVER 17 FT. PROVIDED
<b>D.</b>		
(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
<b>E. PAINT STRIPING</b> 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
<b>F. TRAFFIC SIGNS</b> 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
<b>G. CURBING</b> 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
<b>H. PAVING</b> ALL PARKING AREAS SHALL PROVIDE PAVEMENT IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL STREET AND MINOR COLLECTOR STREETS SET FORTH IN 224-210.		WAIVER
<b>I. LOCATION OF PARKING</b>		
(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.		
(a) 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.		WAIVER 5 FT. PROVIDED
(b) WHEN PERPENDICULAR OR ANGLED PARKING SPACES ABUT 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.		WAIVER
(c) 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
(d) 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
(e) 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.		WAIVER ID SIGN 9 FT. FROM R.O.W.
(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
<b>J. NUMBER OF PARKING LOT SPACES</b>		
(1) PARKING LOTS HAVE 50 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.		WAIVER
(b) AN UNBROKEN LANDSCAPING STRIP ALONG SIDE AND REAR PROPERTY LINES A MINIMUM OF 10 FEET IN WIDTH.		WAIVER
(c) NOT MORE THAN ONE TWO-WAY ACCESS DRIVE OR TWO ONE-WAY ACCESS DRIVES SHALL BE PERMITTED ON ANY STREET.		COMPLIES
(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

<b>LEGEND:</b>	
	EXISTING EDGE OF WOODS
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING SIGN
	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	EXISTING OVERHEAD WIRES
	EXISTING CHAIN LINK FENCE
	EXISTING CHAIN LINK FENCE WITH PRIVACY SCREEN AND BARBED WIRE
	EXISTING 6 FT. BOARD ON BOARD FENCE
	EXISTING EDGE OF GRAVEL
	EXISTING FIRE LANE MARKINGS AND STRIPING
	GRAVEL DRIVE AISLE TO BE FREE AND CLEAR OF OBSTRUCTIONS
	EXISTING PARKING
	EXISTING CONCRETE WALK
	OFFICE USE
	WAREHOUSE USE

**NOTE RE: IDENTIFIED STORAGE AREA**  
AREA DEPICTED ON THIS PLAN FOR STORAGE OF VARIOUS PRODUCTS, EQUIPMENT, MATERIALS AND GOODS, ARE APPROXIMATE ONLY. BASED ON SEASONAL OR MARKET FLUCTUATIONS, SIZE OF SPECIFIC AREA UTILIZED FOR VARIOUS ITEMS MAY ADJUST AS NEEDED.



30 0 30 60  
SCALE IN FEET

No.	DATE	DESCRIPTION	BY
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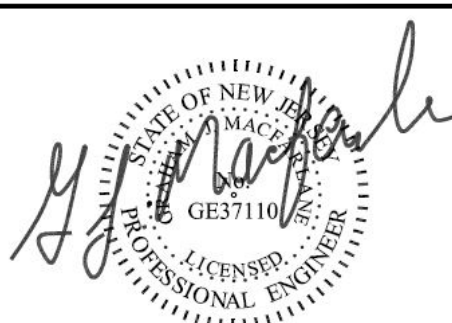
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## VARIANCE PLAN

FOR

BLOCK 2202 - LOT 3

(REFERENCE TAX MAP SHEET NO. 22)

OCEAN COUNTY	TOWNSHIP OF JACKSON	NEW JERSEY
SCALE: 1" = 30'	JOB NUMBER: 320157	
DRAWN BY: GJM	DATE: 5/21/2025	
DESIGN/CALC'D BY: GJM	SHEET: 2	
CHECKED BY: GJM		2