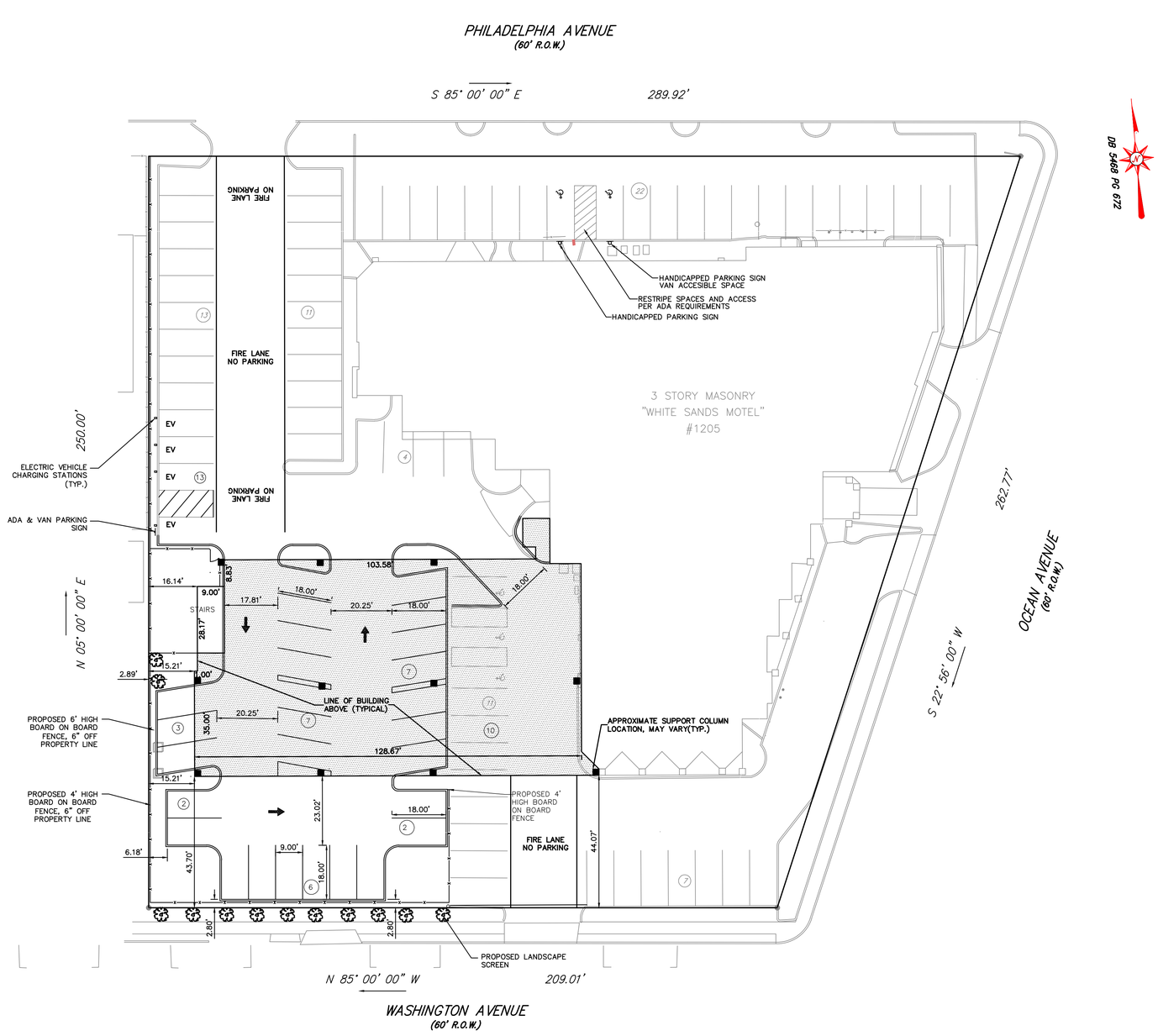

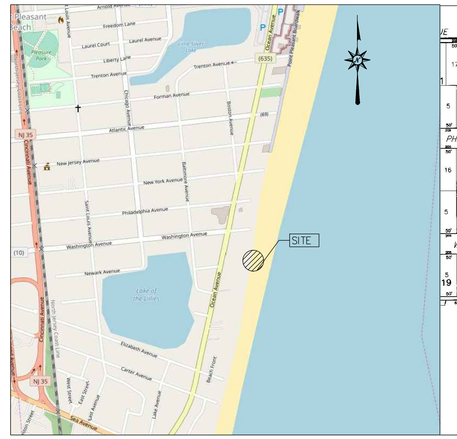

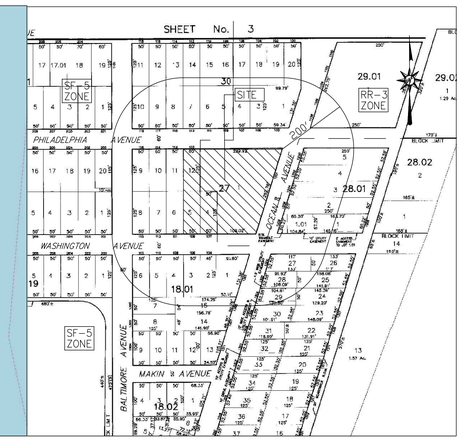

LOCATION MAP

SCALE 1"= 1,500±'

AREA MAP

SCALE 1"= 200±'

ZONING REQUIREMENTS

CRITERIA	REQUIRED SF-5 ZONE HOTELS-MOTELS(COND. USE) PER ZONING SCHEDULE	REQUIRED RR-3 ZONE	PROVIDING
MINIMUM LOT AREA	5,000 S.F.	30,000 S.F.	62,366.95 SQ. FT.
MINIMUM LOT FRONTAGE	50 FT.	150 FT.	209.01 FT. (WASHINGTON AVE.) 262.77 FT. (OCEAN AVE.) 289.92 FT. (PHILADELPHIA AVE.)
MINIMUM LOT WIDTH	50 FT.	150 FT.	190.83 FT. (WASHINGTON AVE.) 210.21FT. (OCEAN AVE.) 255.55FT. (PHILADELPHIA AVE.)
MINIMUM LOT DEPTH	100 FT.	100 FT.	125.00 FT.
MINIMUM SIDE YARD	5 FT.	15 FT.	15.21 FT. (BLDG.)
MINIMUM REAR YARD	30 FT.	30 FT.	N/A
MINIMUM FRONT YARD	25 FT.	25 FT.	43.70 FT. WASHINGTON AVE. 8.20 FT OCEAN AVE. ** 30.0 FT. PHILADELPHIA AVE.
ACCESSORY SIDE & REAR	5 FT.	10 FT.	N/A
BUILDING COVERAGE (%)	30 %(18,710 SQ. FT.)	30 %(18,710 SQ. FT.)	46.11%% (28,753 SQ. FT.) *
IMPERVIOUS COVERAGE (%)	50%	70%	92.44% (57,654 SQ. FT.) *
BUILDING HEIGHT FEET	35 FT.	35 FT.	38'-6" TO PARAPET (EL. 47.5') * 44'-0" TO TOP OF STAIR TOWER (EXEMPT) (EL. 53.0') 47'-0" TO TOP OF GAZEBO ON ROOF (EL. 56.0') *
BUILDING HEIGHT STORIES	2	2	3 **
BUILDING HEIGHT – ACCESSORY (FEET)	16 FT./1 STORY	NOT SPECIFIED	N/A

** EXISTING CONDITION

MINIMUM OFF STREET PARKING: (19–11.7)

HOTELS: 1 SPACE PER 2 ROOMS PLUS: 1 PER EMPLOYEE ON SHIFT PLUS 1/4 SEATS IN A PUBLIC DINNING ROOM	PER 19–11.7 (b) 6 1 SPACE PER 2 ROOMS 70 ROOMS= 35 SPACES 11 EMPLOYEES PER SHIFT=11 SPACES BALLROOM + LOUNGE 245 SEATS=61 SPACES TOTAL REQUIRED = 107 SPACES PER 19–12.3 b 5 (CONDITIONAL USE) HOTELS/MOTELS SHALL PROVIDE 1.5 SPACES PER UNIT 70 ROOMS = 70 X 1.5 = 105 6 SPACES FOR SPA/SALON TOTAL REQUIRED = 111 SPACES	68 SPACES EXISTING (1 BEING ELIMINATED FOR ADA COMPLIANCE) 27 NEW SPACES PROPOSED 94 TOTAL SPACES PROPOSED 4 EV READY SPACES = CREDIT FOR 98 SPACES

GENERAL NOTES

1. PROPERTY KNOWN AS BLOCK 27, LOTS 1, 4, 5 & 12 AS INDICATED ON THE OFFICIAL TAX MAP OF THE BOROUGH OF POINT PLEASANT BEACH. SITE IS SHOWN ON TAX MAP SHEET #2, DATED SEPT. 2001, LAST REVISED 12/02.
2. TOTAL AREA OF SITE = 62,366.95 SQ. FT. / 1.35 ACRES
3. EXISTING USE: LOTS 4 & 5, RESIDENTIAL HOMES.
   LOT 1, HOTEL
   PROPOSED USE: HOTEL
4. BOUNDARY AND EXISTING INFORMATION BASED ON A SURVEY ENTITLED "SURVEY OF PROPERTY, BLOCK 27 LOTS 1, 4 & 5 POINT PLEASANT BEACH BOROUGH, OCEAN COUNTY, NEW JERSEY" AS PREPARED BY O'DONNELL, STANTON & ASSOCIATES, INC. SURVEY SIGNED BY STUART D. CHRISTIE NJ PLS # GS28345, DATED 10/24/16. NO REVISIONS, FILE NO. 16081.00.
5. PER DEED BOOK 5468, PAGE 0672, RECORDED MAY 14, 1997, LOT 12 WAS CONSOLIDATED INTO LOT 1.
6. ALL EXISTING IMPROVEMENTS ON LOT 4 & 5 TO BE REMOVED.
7. APPLICANT PROPOSES TO RECONFIGURE EXISTING UNITS, CONSTRUCT A 3 STORY, 20 ROOM ADDITION TO THE EXISTING HOTEL AND OTHER ASSOCIATED IMPROVEMENTS.
8. PROPOSED BUILDING DIMENSIONS, LOCATION, AND LAYOUT AS SHOWN ON PLANS PREPARED BY YEZZI ASSOCIATES, ENTITLED "NEW ADDITION FOR: WHITE SANDS RESORT & SPA", PLANS DATED 09/15/2022 UNSIGNED AND UNSEALED SHEETS 1–9, NO REVISIONS.
9. THIS PLAN IS PREPARED ONLY FOR THE VARIANCE APPLICATION. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

* VARIANCES REQUESTED:

1. HOTEL USE NOT PERMITTED IN THE SF–5 ZONE, A USE VARIANCE IS REQUESTED.
2. OFF STREET PARKING LOT NOT PERMITTED, EXISTING CONDITION & PROPOSED (SF–5 ZONE)
3. MAXIMUM IMPERVIOUS COVERAGE REQUIRED 70%; PROPOSING 92.44%(+/–)
4. MAXIMUM BUILDING HEIGHT PERMITTED 35 FT.; PROPOSING 38'–6" TO PARAPET ROOF.
5. MAXIMUM BUILDING HEIGHT PERMITTED 35 FT.; PROPOSING 47'–0" TO TOP OF ROOF TOP GAZEBO.
6. MAXIMUM NUMBER OF FLOORS PERMITTED 2; PROPOSING 3.
7. MINIMUM OFF–STREET PARKING REQUIRED 107 SPACES; PROPOSING 94 SPACES (98 SPACES PROVIDED WITH E.V. CREDIT)
8. BUFFER ZONE REAR SETBACK TO RESIDENTIAL ZONE, 10 FEET REQUIRED, 2.89 FT PROPOSED.
9. MAXIMUM BUILDING COVERAGE PERMITTED 30%; PROPOSING 46.11%

DESIGN WAIVER REQUESTED:

1. PARKING WITHIN FRONT YARD IN A RESIDENTIAL ZONE NOT PERMITTED.

APPLICANT/OWNER
1106 OCEAN AVENUE INC.
1106 OCEAN AVENUE
POINT PLEASANT BEACH, NJ 08742–3346

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT

REV	DESCRIPTION	AUTH	DATE
3	REVISED ZONING TABULATIONS PER MEETING WITH BOARD ENGINEER	TRP	10/15/23
2	REMOVED SIDE YARD VARIANCE, REDUCED BUILDING COVERAGE, ADD E.V. CHARGING STATIONS AND CREDITS.	TRP	09/14/22
1	REVISED BUILDING FOOTPRINT PER ARCHITECT	TRP	07/28/22

DATE:	JULY 09,2022
SCALE:	1"=20'
DESIGNED BY:	TRP
DRAWN BY:	TRP
CHECKED BY:	MJL
JOB NO.	20031.00

VanCleef ENGINEERING ASSOCIATES
VAN CLEEF ENGINEERING ASSOCIATES, LLC
1705 ROUTE 37 EAST, TOMS RIVER, NJ 08753
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (732) 573-0490
CERT. OF AUTHORIZATION NO. 24GA28132300

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

VARIANCE PLAN

FOR

WHITE SANDS HOTEL & SPA

BLOCK 27, LOTS 1, 4 & 5
POINT PLEASANT BEACH, OCEAN COUNTY, NEW JERSEY

1/1

Millis J Looney 10/17/23

MILLIS J. LOONEY — DATE
NEW JERSEY PROFESSIONAL ENGINEER LICENSE NUMBER 35722

NOTE:
REVISION #2 CONSISTS OF:REMOVED SIDE YARD VARIANCE, REDUCED BUILDING COVERAGE, ADD E.V. CHARGING STATIONS AND CREDITS.

THE PARKING DEFICIT WAS 11% 107 SPACES REQUIRED, 95 SPACES PROPOSED.
THE PARKING DEFICIT HAS BEEN REDUCED TO 7.5%, 107 SPACES REQUIRED, 99 SPACES PROPOSED.

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL, IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

SERIAL NO. _____

TO LOCATE UNDERGROUND UTILITIES
IF YOU'RE GOING TO DIG, BLAST OR DRILL
THREE (3) WORKING DAYS NOTICE
REMEMBER
IT'S THE LAW!
Know what's below. Call before you dig. 811 1-800-272-1000
Dig Safely.

F:\Projects\Private, Clients\20020\20031 – white sands (shala)\Cad\20031.00-white sand variance 07-29-22.dwg tpetsold 10/17/2023 11:13:57 AM