

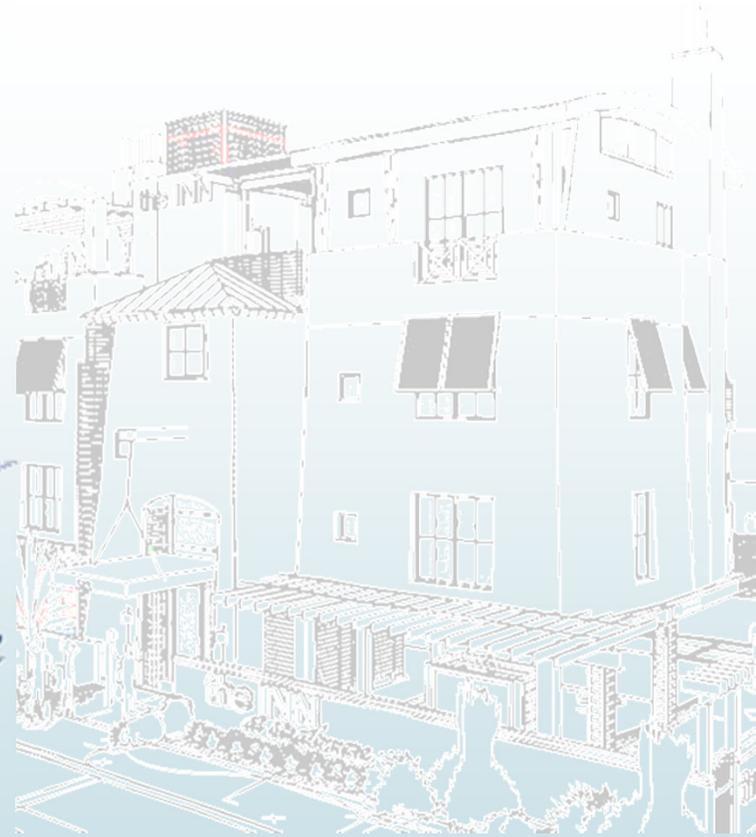
the **INN** 
at strathmere
312 | ocean drive | strathmere | nj

Zoning Board Presentation

Township of Upper

September 10, 2020

william mclees
architecture



site
location



existing
photos

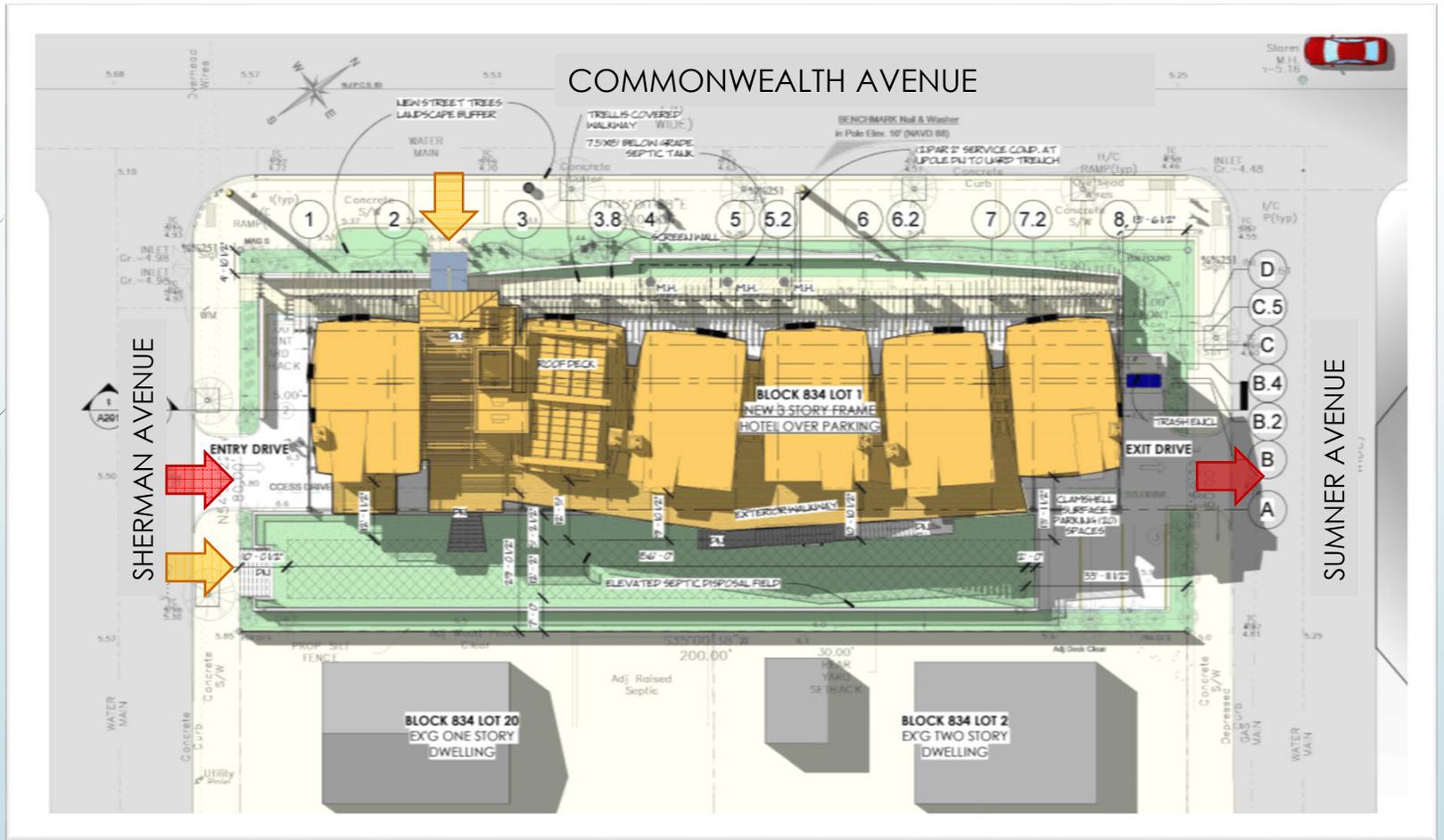
view
south



view
north

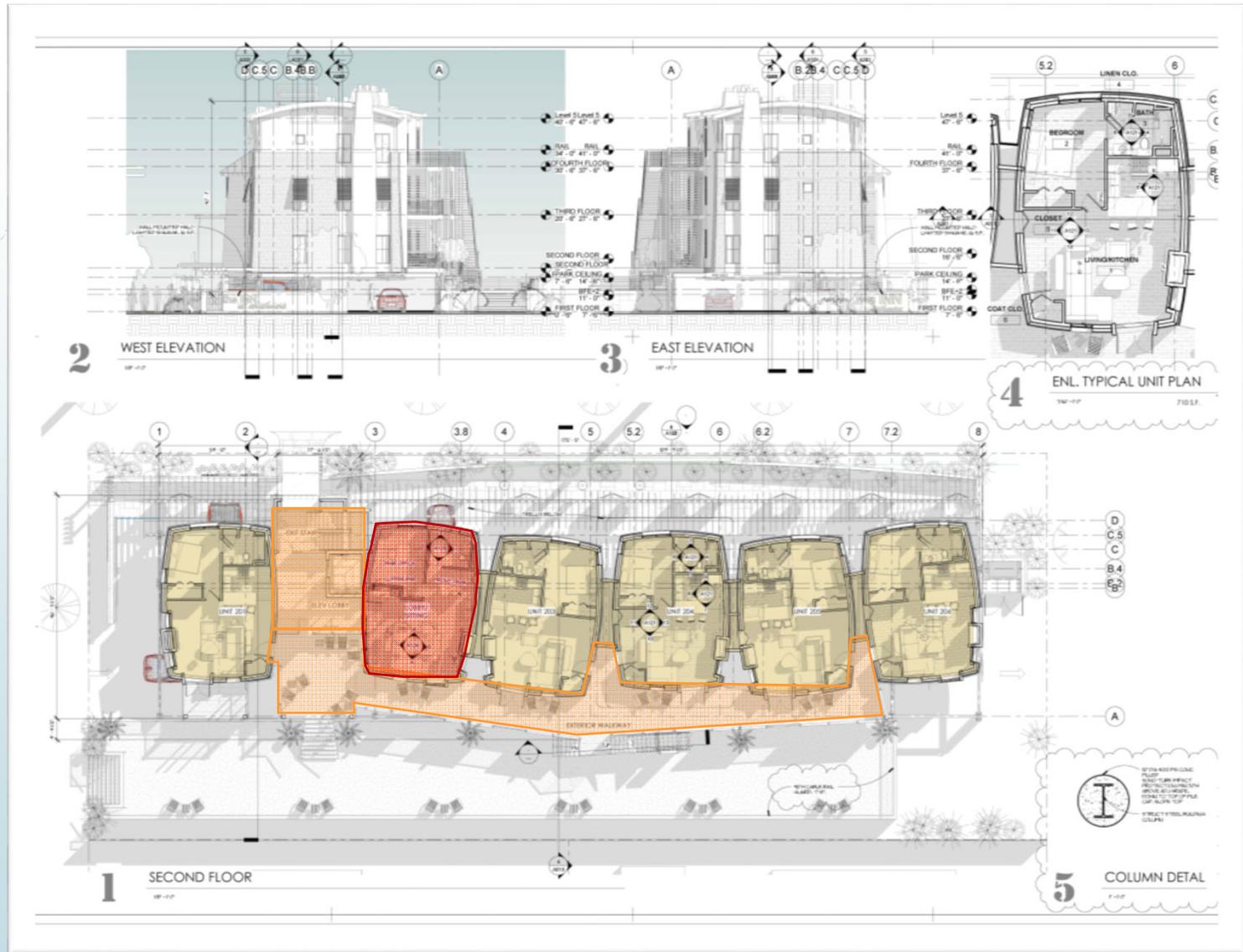


site plan

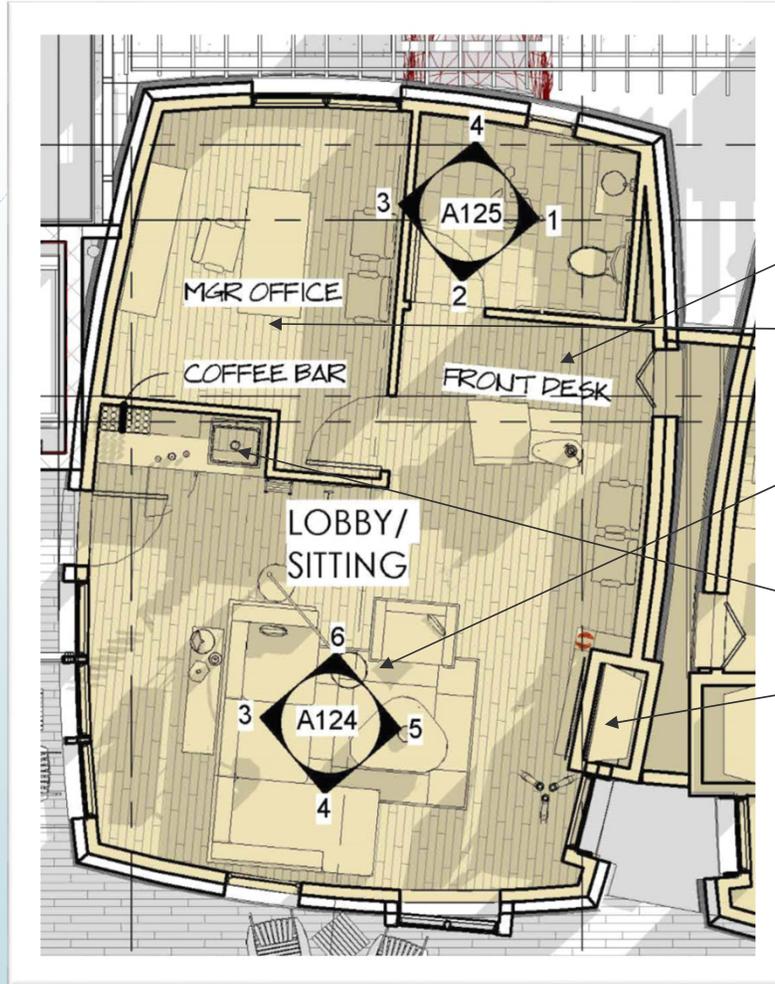


side
 elevations

second
 floor



lobby
plan



Front desk

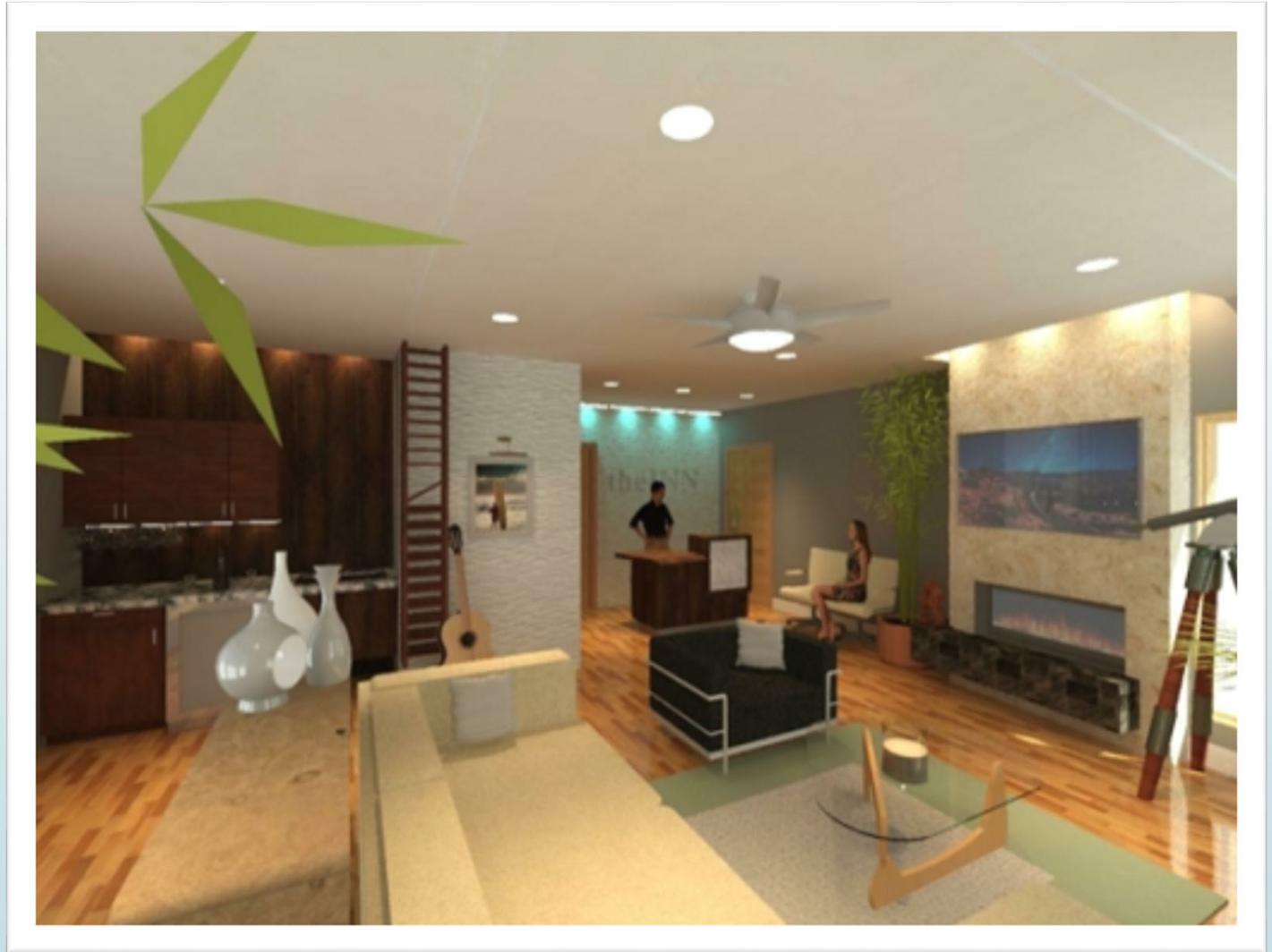
Manager's office

Lobby- sitting/gathering
space

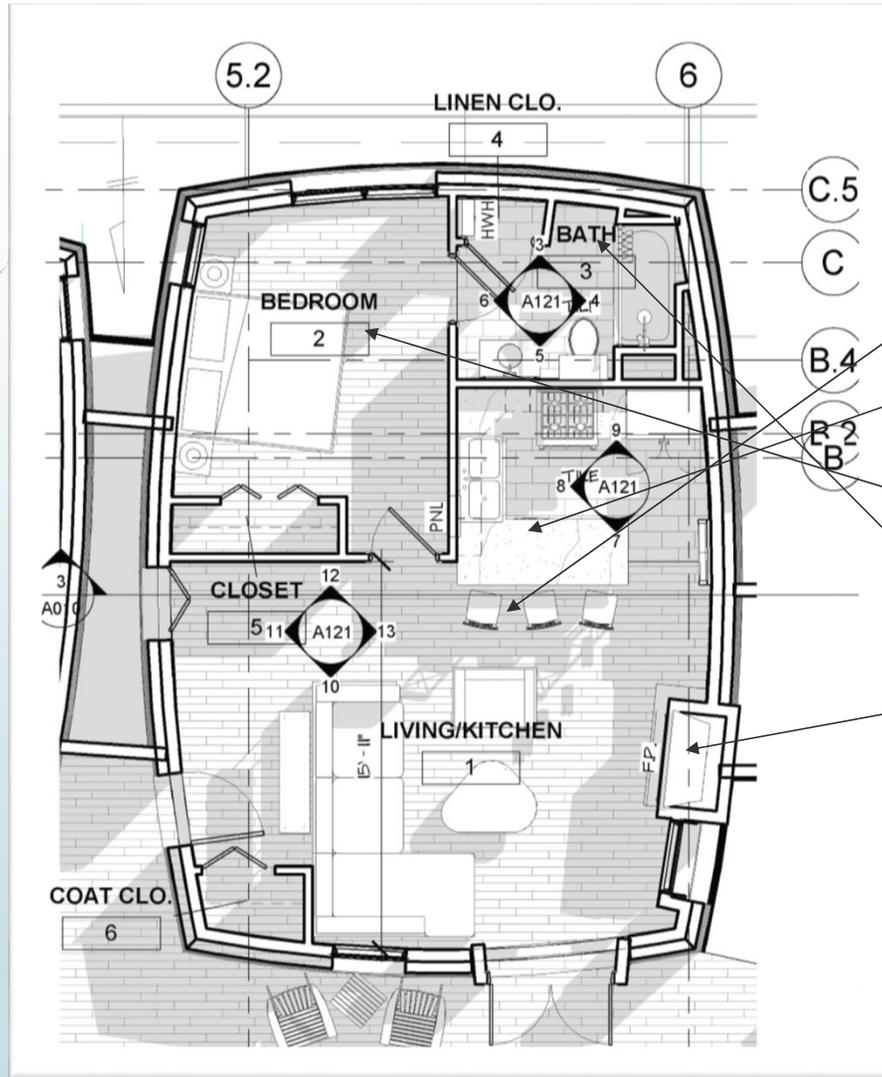
Coffee bar

Fireplace

lobby
view



typical
 unit



Living Room/Kitchen

Breakfast bar

Bedroom

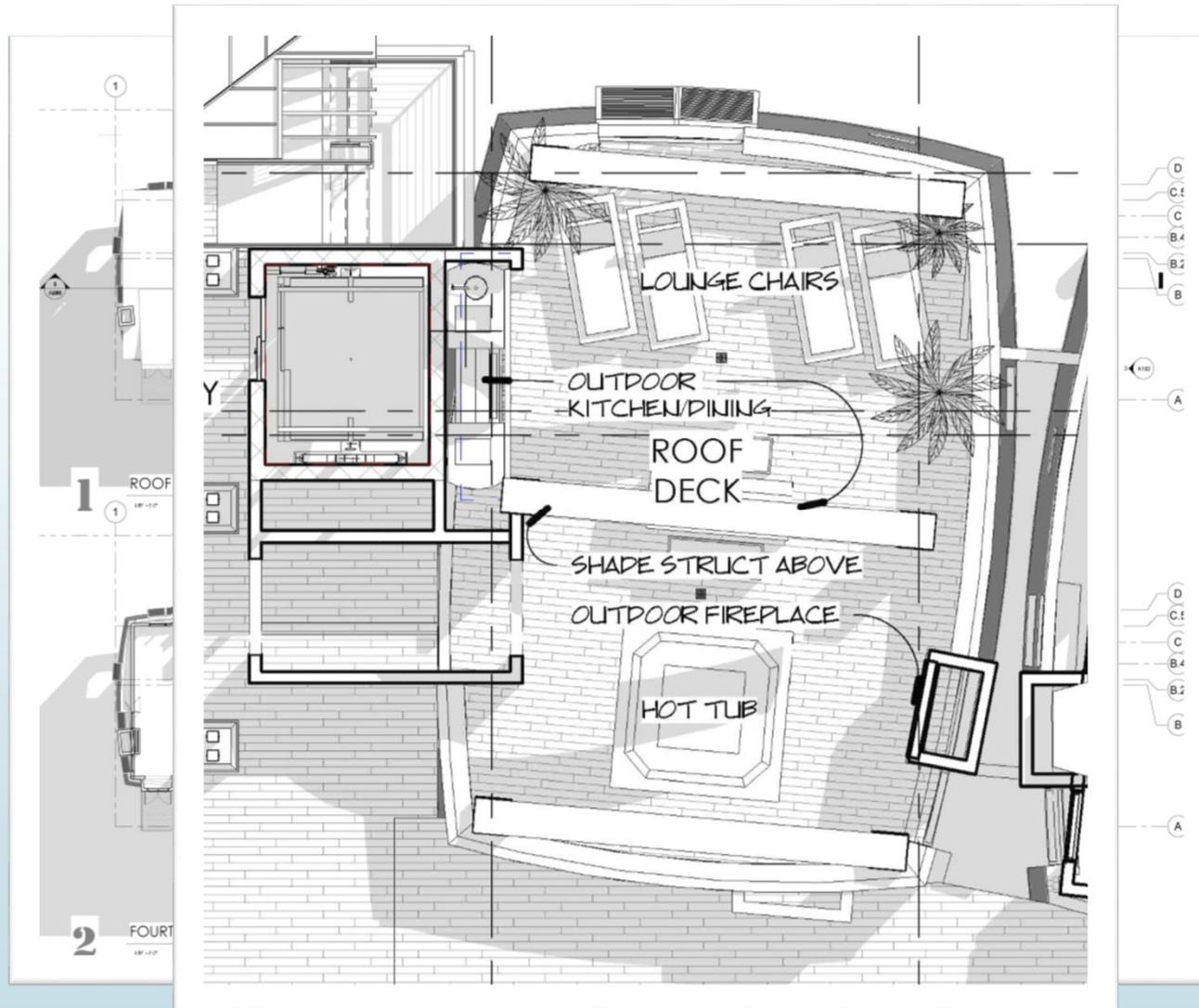
Bathroom

Fireplace

typical
unit



roof
deck



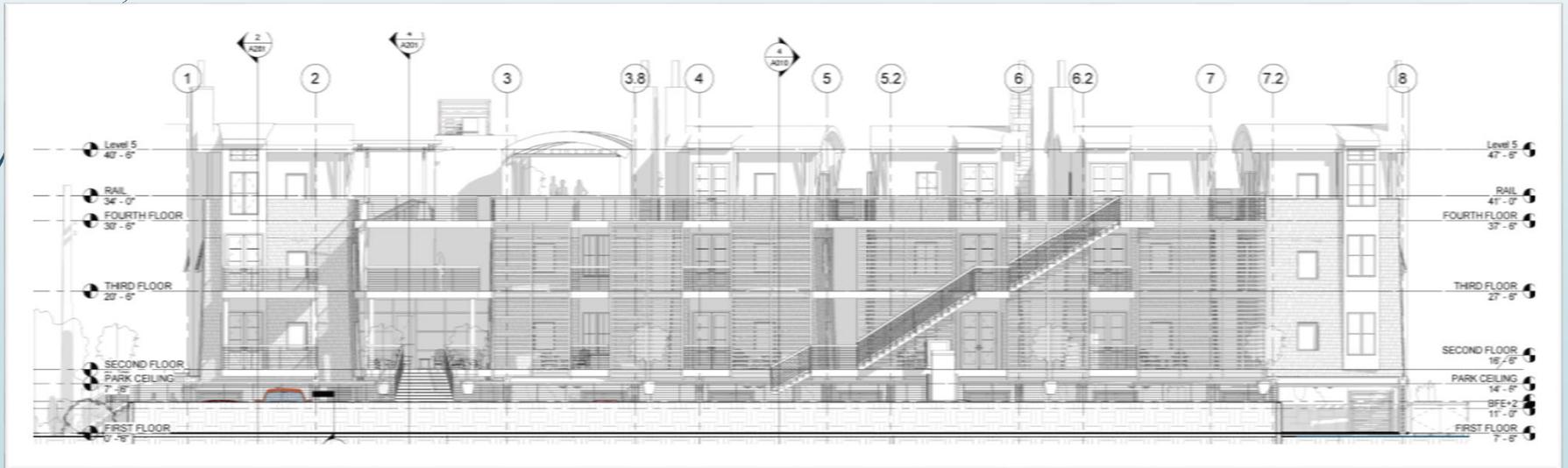
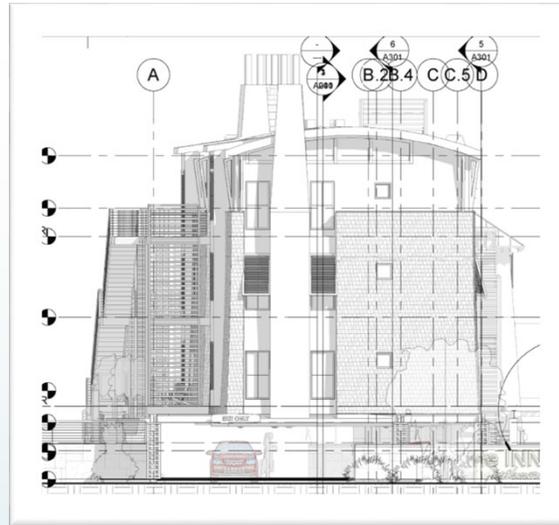
sherman
elevation

commonwealth
elevation



summer
 elevation

rear
 elevation



the **INN** 
at strathmere
513 | ocean drive | strathmere | nj

**commonwealth
avenue
view south**



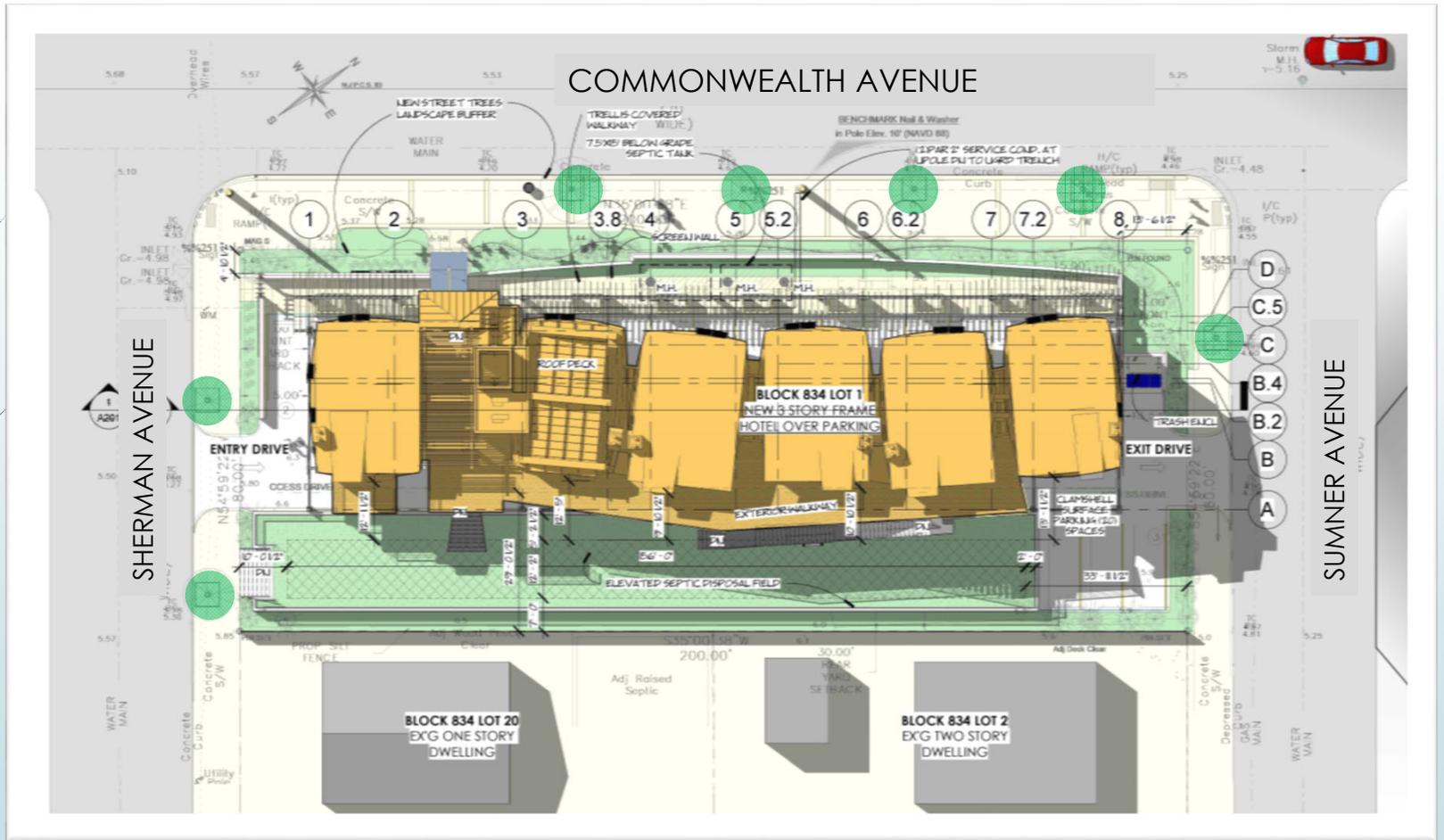
the **INN** 
at strathmere
513 | ocean drive | strathmere | nj

**commonwealth
avenue**
view north

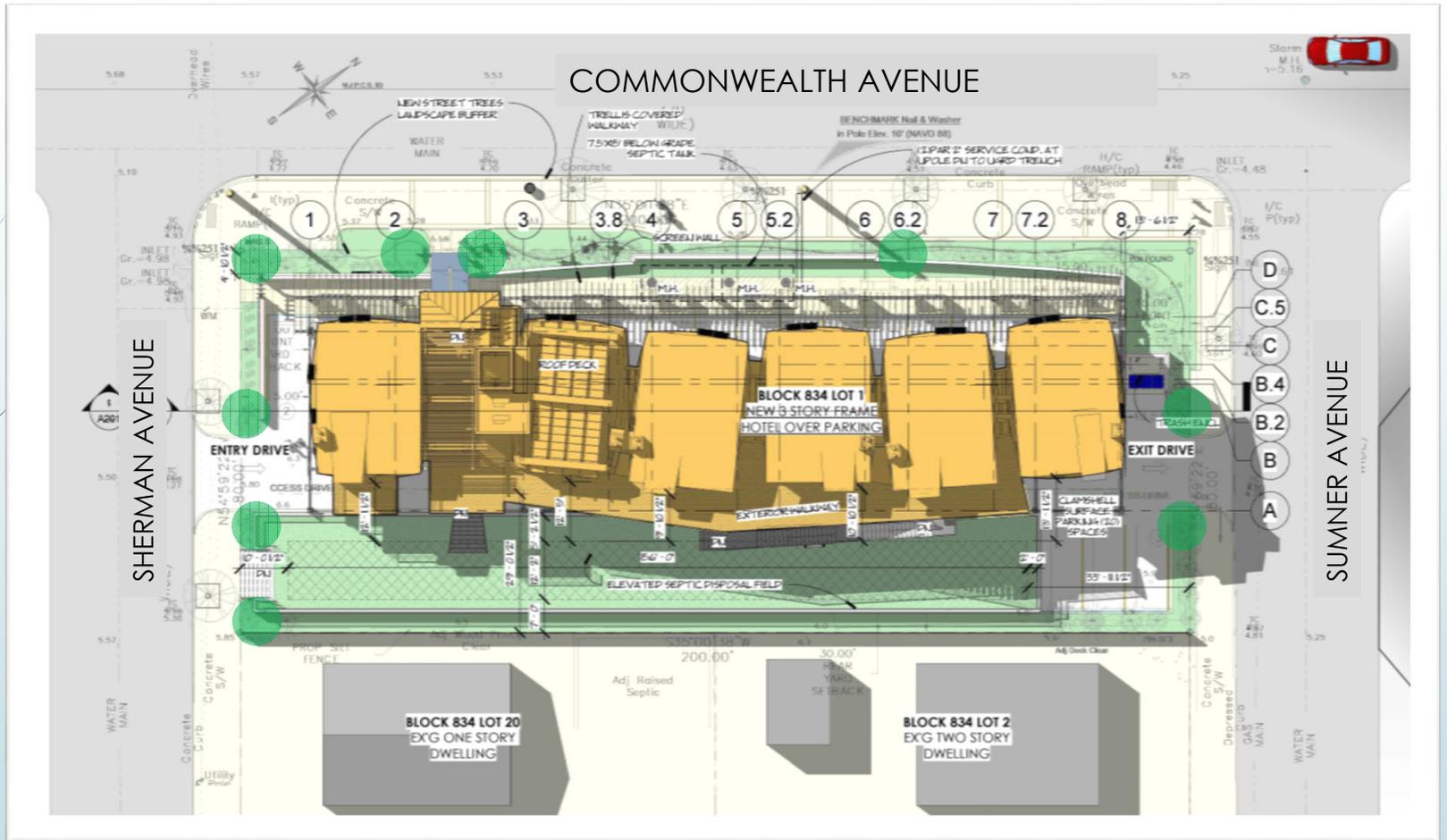


**commonwealth
avenue**
view north

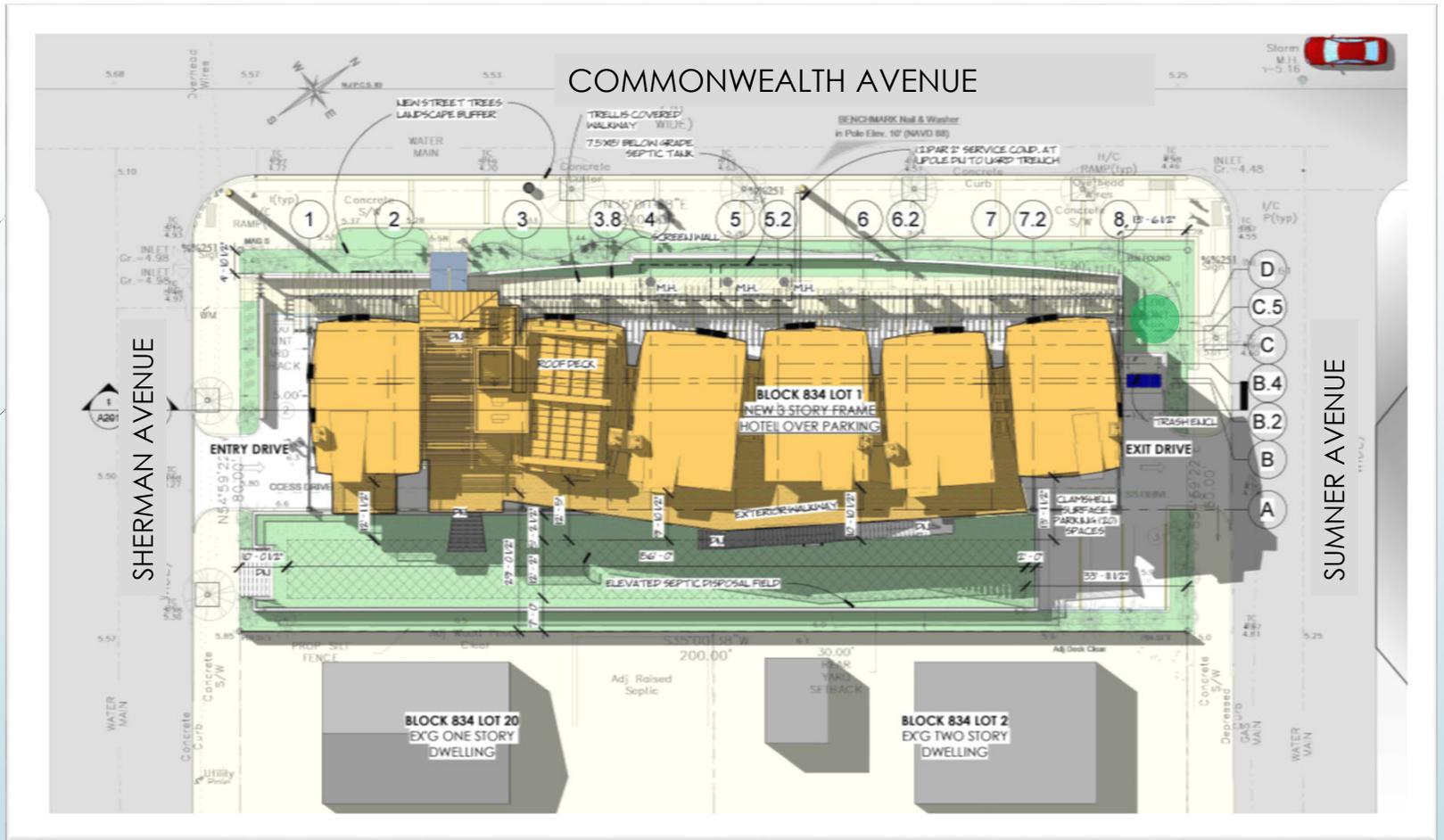




landscape
plan

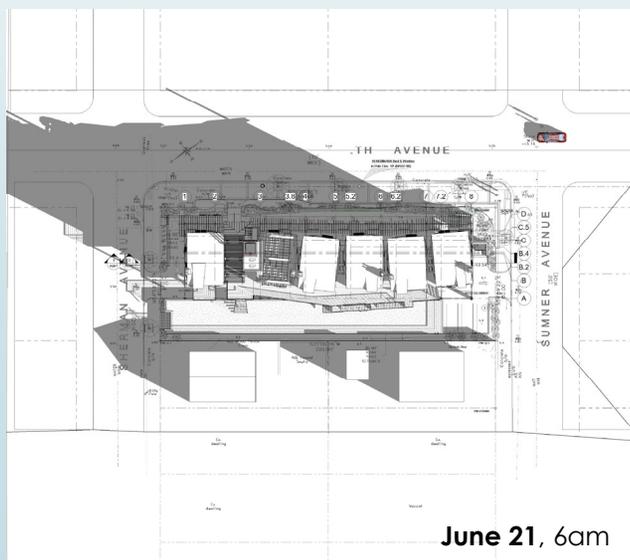
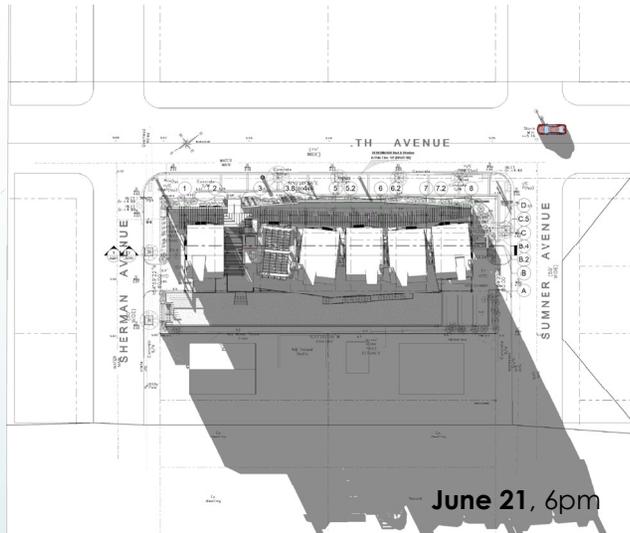


landscape
 plan

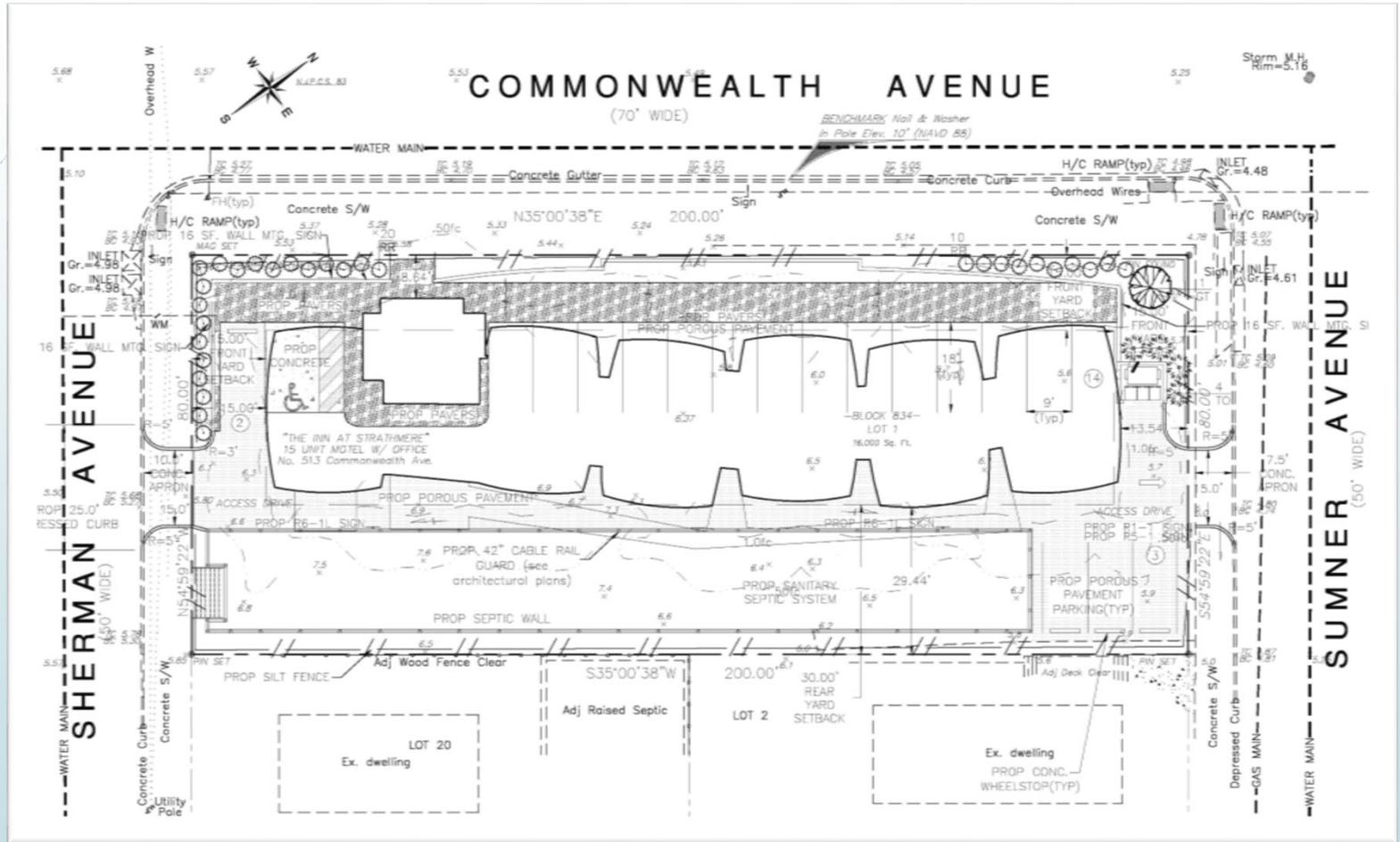


landscape
plan

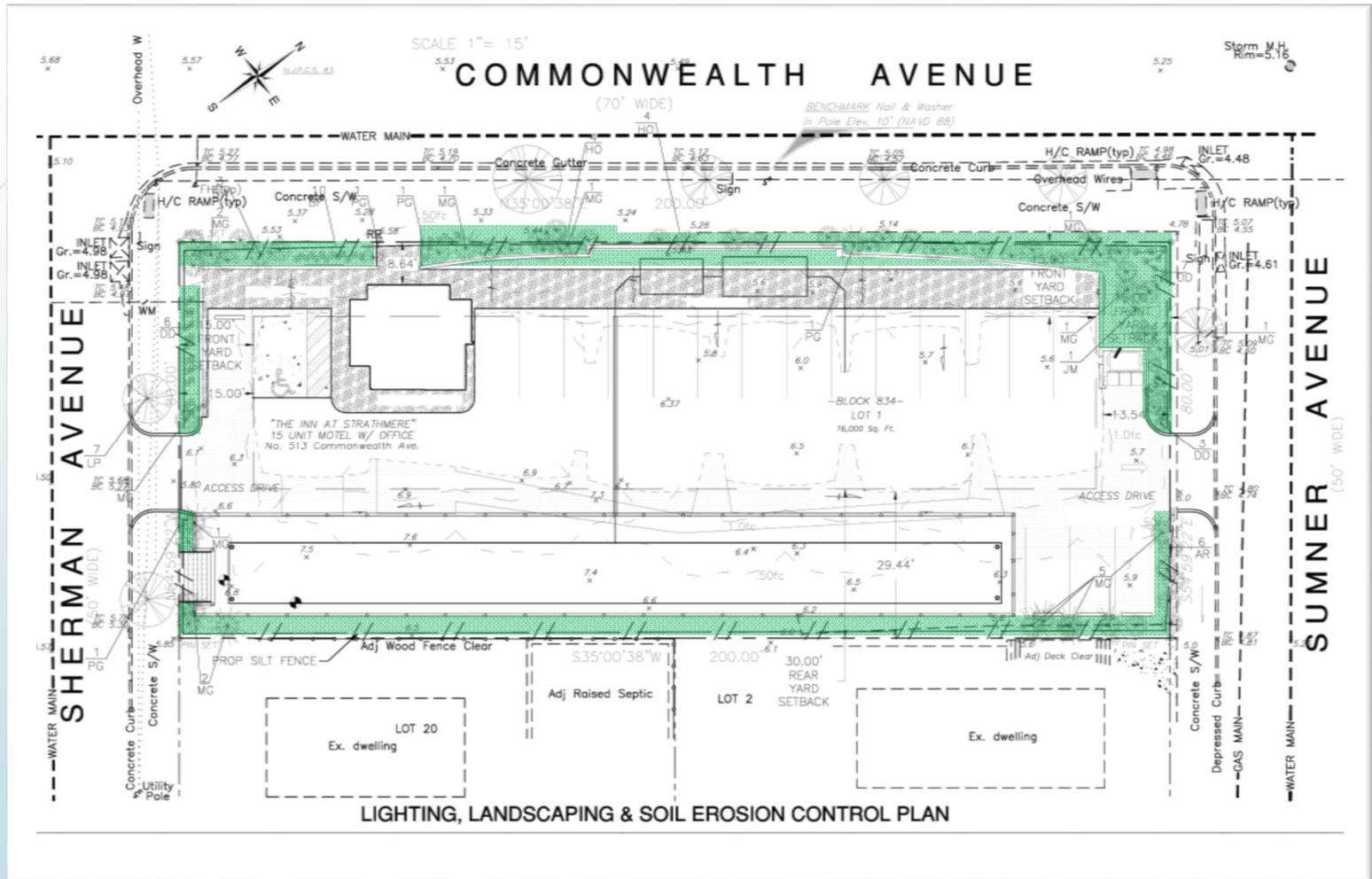
Sun shadow study



site
 plan



landscape
 plan



zoning
 schedule

RC - RESORT COMMERCIAL DISTRICT				
ITEM	PERMITTED OR REQUIRED	EXISTING	PROPOSED	STATUS
USE		HOTEL	HOTEL	ENC
LOT REQUIREMENTS				
LOT SIZE (MIN)	6,000 SF.	16,000 SF.	16,000 SF.	C
LOT WIDTH (MIN)	50 FT.	80 FT.	80 FT.	C
LOT DEPTH (MIN)	100 FT.	200 FT.	200 FT.	C
LOT FRONTAGE (MIN)	50 FT.	80 FT.	80 FT.	C
LOT COVERAGE (MIN)	60%	29.65%	60.79% *	DNC
MINIMUM REQUIRED YARD SETBACKS				
FRONT (COMMONWEALTH AVENUE)	15 FT.	2.4 FT.	8.64 FT.	DNC
FRONT (SHERMAN AVENUE)	15 FT.	5.1 FT.	15 FT.	C
FRONT (SUMNER AVENUE)	15 FT.	5.4 FT.	13.54 FT.	DNC
SIDE	8 FT.	-	-	-
REAR	30 FT.	35 FT.	29.44 FT.	DNC
BUILDING				
BLDG COVERAGE	30%	22.45%	33.81%	DNC
HEIGHT	35 FT.	17.1 FT.	40'-1" TO RIDGE / 43'-6" TO ELEVATOR PENTHOUSE FROM FLOOD PROTECTION ELEVATION	DNC
PARKING				
HOTEL	1.25 PER DWELLING UNIT X 15 UNITS = 19 SPACES (18.75)	16 ± SPACES	18 + 1 H/C = 19	C
SIGNS				
WALL-MOUNTED				
NUMBER	ONE	NONE	THREE (3)	DNC
AREA	10% OF WALL / 16 SF MAX.		16 SF, EACH	DNC
HEIGHT	ROOFLINE		5'±	C
PROJECTION	<8"		<8"	C
FREE-STANDING				
NUMBER	ONE		NONE PROPOSED	
AREA	32 SF MAX.			
HEIGHT	HEIGHT OF BLDG. / 35 FT. MAX.			
SETBACK	10 FT.			
DRIVEWAY APRON				
	12 FT.	60 FT.	15 FT.	C
FENCE IN FRONT YARD				
	4 FT.		4 FT.	C

* = NOT INCLUDING POUROUS PAVEMENT.

C = CONFORMS DNC = DOES NOT CONFORM

ZONING INFORMATION

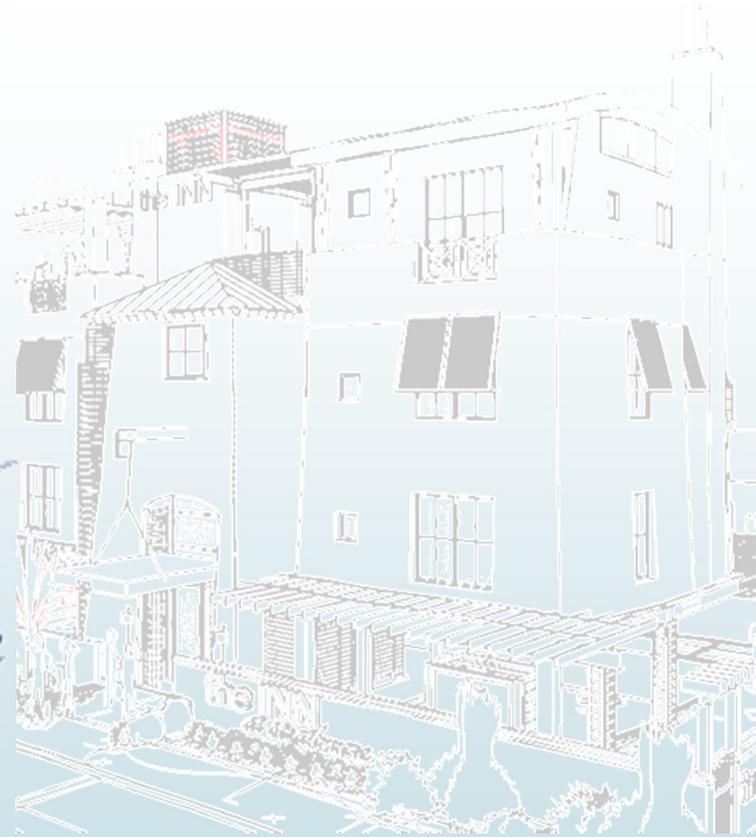
planning
analysis

BUILDING HEIGHT REQUIREMENTS COMPARISON BY ZONING DISTRICT

ZONING DISTRICT	Permitted Building Height	Proposed Building Height	Status
Resort Commercial (RC)	35'	40' 1"	Variance Required
Town Center Core (TCC) (Permits Hotel Use)	45'	40' 1"	Would Comply
Town Center (TC) (Permits Hotel Use)	45'	40' 1"	Would Comply
Waterfront Town Center (WTC) (Permits Hotel Use)	45'	40' 1"	Would Comply

► Thank you...

the **INN** 
at strathmere
312 | ocean drive | strathmere | nj



william mclees
architecture

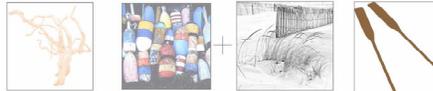
application
submission

MAJOR SITE PLAN APPLICATION FOR:

the INN

at strathmere

513 | ocean drive | strathmere | nj



BLOCK 834 LOT 1
513 COMMONWEALTH AVENUE
UPPER TOWNSHIP, NJ

LIST OF DRAWINGS

NUMBER	DESCRIPTION	ISSUE DATE	REVISED
A001	ELABORATED TYPICAL LIFT FLOOR PLAN, CEILING PLAN & ATTACHED ELEVATION	06/09/20	
C	COVERSHEET	5.8.20	
1.0P	PROPOSED COVER SHEET	5.8.20	
1.0P	PROPOSED SITE PLAN	5.8.20	
1.0P	LANDSCAPE PLAN	5.8.20	
1.0P	SCALING PLAN	5.8.20	
1.0P	SCALING PLAN	06/26/20	
A02	PROPOSED TYPICAL LIFT FLOOR PLAN, CEILING PLAN & ATTACHED ELEVATION	5.8.20	
A03	PROPOSED TYPICAL LIFT FLOOR PLAN, CEILING PLAN & ATTACHED ELEVATION	5.8.20	7.2.20
A04	PROPOSED TYPICAL LIFT FLOOR PLAN, CEILING PLAN & ATTACHED ELEVATION	5.8.20	

PROJECT TEAM

OWNER: STRATHMERE MOTEL, INC.
117 MOUNT VERNON AVENUE
HAUUCKVILLE, NJ 08033
409.301.7598

ARCHITECT: WILLIAM MCLEES ARCHITECTURE
5 MACARTHUR BLVD
SUMMIT POINT, NJ 08044
409.927.0888
CONTACT: WILLIAM C. MCLEES AIA

CIVIL ENGINEER: R. BRUCE & ASSOCIATES
91 MATS LANDING RD
SUMMIT POINT, NJ 08044
409.392.8311
CONTACT: ROBERT BRUCE, PE

SURVEYOR: STEPHEN MARTINELLI SURVEYING
1217 ROUTE 9 SOUTH
EGG HARBEN, NJ 08023
409.392.9416
CONTACT: STEPHEN MARTINELLI, PLS



**william mclees
architecture**
5 MacArthur Blvd | Summit Point, NJ
609.927.0888 | 609.927.0889
www.wmarch.net

William C. Mclees, AIA
NJ Registration: A114054
PA Registration: PA403479

William Mclees Architecture, LLC
New Jersey State Certificate of Authorization
#21AC0000000

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CLIENT
STRATHMERE MOTEL, INC.
PROJECT
THE INN AT STRATHMERE PROPOSED NEW DEVELOPMENT

**513 COMMONWEALTH AVENUE
BLOCK 834 LOT 1
STRATHMERE, NJ**

No.	Description	Date

COVERSHEET

SCALE: 1/2" = 1'-0"
DATE: 5.8.20
DRAWN BY: BMC

C
COMMISSION: 1/27/20

application
submission

TAX MAP SHEET - 33.02

ZONING MAP - STRATHMERE

CAPE MAY CO. SOILS SHEET No. 13

N.W.I. QUAD - SEA ISLE CITY

U.S.G.S. QUAD - SEA ISLE CITY

LOCATION MAP

RC - RESORT COMMERCIAL DISTRICT

ITEM	PERMITTED OR REQUIRED	EXISTING OR PROPOSED	STATUS
USE		HOTEL	ENC
LOT REQUIREMENTS			
LOT WIDTH (MIN)	6,000 SF	16,000 SF	C
LOT DEPTH (MIN)	50 FT	80 FT	C
LOT DEPTH (MAX)	100 FT	200 FT	C
LOT FRONTAGE (MIN)	50 FT	80 FT	C
LOT COVERAGE (MIN)	60%	29,85% / 69,32%	ENC
MINIMUM REQUIRED YARD SETBACKS			
FRONT (COMMONWEALTH AVENUE)	18 FT	8.64 FT	ENC
FRONT (SHERMAN AVENUE)	18 FT	19 FT	C
FRONT (SUMNER AVENUE)	12 FT	13.54 FT	ENC
SIDE	8 FT	8 FT	C
REAR	30 FT	29.44 FT	ENC
BUILDING			
FLOOR COVERAGE	35%	72,45% / 33,81%	ENC
HEIGHT	35 FT	40'-1" TO 72'-0" / 43'-6" TO ELEVATOR PENTHOUSE	ENC
PARKING			
HOTEL	1.25 PER DWELLING UNIT X 15 UNITS = 19 SPACES (18,75)	18 + 1 H/C = 19	C
SIGNS			
WALL-MOUNTED SIGNAGE	ONE	THREE (3)	ENC
AREA	10% OF WALL / 16 SF MAX	16 SF EACH	ENC
HEIGHT	ROOFLINE	8'-6"	C
PROLIFERATION	<8"	<8"	C
FREE-STANDING			
NUMBER	ONE	NONE PROPOSED	
AREA	82 SF MAX		
HEIGHT	HEIGHT SP. BLDG. / 35 FT. MAX.		
SETBACK	18 FT.		

C = CONFORMS ENC = EXISTING NON-CONFORMING
 E = EXISTING ENC = DOES NOT CONFORM

ZONING INFORMATION

SITE PLAN

THE INN AT STRATHMERE
513 COMMONWEALTH AVENUE
BLOCK 834 LOT 1
TOWNSHIP OF UPPER
CAPE MAY COUNTY, NEW JERSEY

GENERAL NOTES

- EXISTING CONDITIONS PLOTTED FROM "PLAN OF SURVEY" PREPARED BY STEPHEN C. MANTRELLI, NJ LIC #20058 DATED MARCH 20, 2020.
- CONTOURS & ELEVATIONS ARE SHOWN IN FEET AND ARE REFERENCED TO NAVD 83 BENCHMARK IS NAIL AND WASHER IN POLE ON COMMONWEALTH AVENUE AT ELEVATION 10.
- FEMA FLOOD ZONE; FEMA F.I.R.M. MAP ZONE "AE" ELEVATION 9
- SOILS: THE SOIL SURVEY FOR CAPE MAY COUNTY SHOWS THIS PROPERTY TO BE PART OF ZONATION: BEHOLDERS (A-1) (P) (M) (F) (X) PER SHEET 13 OF THEIR SOILS MAP.
- EXISTING USE: FORMER 2,850+SF STRATHMERE MOTEL.
- PROPOSED USE: 8,415+SF STRATHMERE INN, 15 UNITS, WITH ASSOCIATED PARKING AND STORMWATER MANAGEMENT.
- BUILDING AREA: EXISTING 2,850+SF GFA, 17,818 BUILDING COVERAGE AND 29,85% TOTAL IMPERVIOUS COVERAGE OR 0.387 AC. LOT.
- EMPLOYEES: ONE
- HOURS OF OPERATION: 24 HOURS A DAY, 7 DAYS A WEEK
- SOLID WASTE, NEW TRASH/RECYCLING ENCLOSURE PROPOSED.
- UTILITIES: EXISTING SERVICES ARE ADEQUATE, NO CHANGES PROPOSED.
- UTILITY LOCATIONS: THE OWNER OR HIS REPRESENTATIVE IS TO NEGOTIATE AN INDIVIDUAL RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY, DURING THE COURSE OF THE SITE IMPROVEMENTS PRESENT TO NAC 52.5-2.1 (L&D) OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND C.F.R. 1926(K) (OSHA CONTRACT PERSON).
- PROTECTIVE COVENANTS OR DEED RESTRICTIONS: NONE PROPOSED
- AREA OF DISTURBANCE: 14,000 SF

OWNER / APPLICANT

STEPHEN MALONEY
 513 COMMONWEALTH AVENUE
 STRATHMERE, NEW JERSEY
 08245

INDEX OF SHEETS

SHEET NO. 1. INFORMATION SHEET
 2. SITE PLAN
 3. GRADING, DRAINAGE, LIGHTING, LANDSCAPING AND SOIL EROSION CONTROL, PLAN
 4. ENGINEERING DETAILS PLAN
 5. SOIL EROSION AND SEDIMENT CONTROL SPECIFICATIONS AND DETAILS

MUNICIPAL APPROVAL

THE SITE PLAN IS APPROVED BY THE PLANNING BOARD OF THE CITY OF STRATHMERE.

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

PROPERTY OWNERS WITHIN 200 FEET

Adairville City, Florida
 8001 Highway 19
 33411
 813-938-1111

Diana Short
 GIS Supervisor
 New Jersey American Water Company, Inc.
 1025 Laurel Oak Road
 Freehold, NJ 08043

Conover C&A
 901 West End Avenue
 Albany, NY 12211

South Jersey Gas Company
 1 South Jersey Plaza
 Freeport, NJ 08027

Walden
 P.O. Box 4833
 Freeport, NJ 08023

PROPERTY OWNERS WITHIN 200 FEET

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REVISIONS

NO.	DATE	BY	DESCRIPTION

ROBERT A. BRUCE
 Professional Engineer
 81 Bay Landing Road
 Somers Point, NJ 08244-1117
 Telephone: (609) 268-2371 Fax: (609) 268-2212
 Lic. License Number: 24824

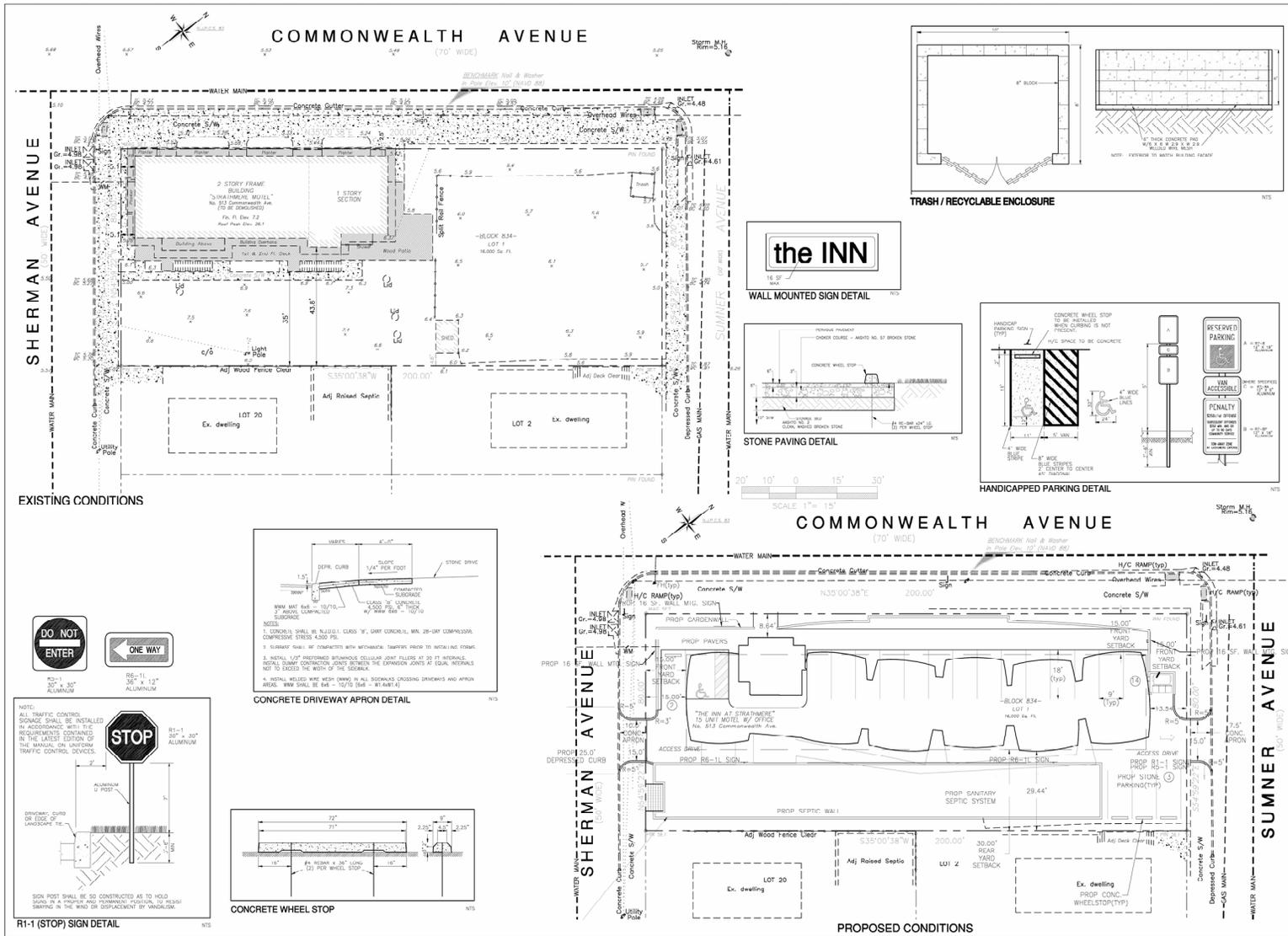
ROBERT BRUCE & ASSOCIATES
 Consulting Engineers and Planners
 81 Bay Landing Road
 Somers Point, NJ 08244-1117
 Telephone: (609) 268-2371 Fax: (609) 268-2212

INFORMATION SHEET

THE INN AT STRATHMERE
 513 COMMONWEALTH AVENUE
 BLOCK 834 LOT 1
 TOWN OF STRATHMERE
 CAPE MAY COUNTY, NEW JERSEY

URN: 301 CRD: 804
 SCALE: AS NOTED
 DATE: 1/31/20
 PROJ. NO.: 200003
 SHEET: 1 OF 6

application
submission



NO.	DATE	BY	DESCRIPTION

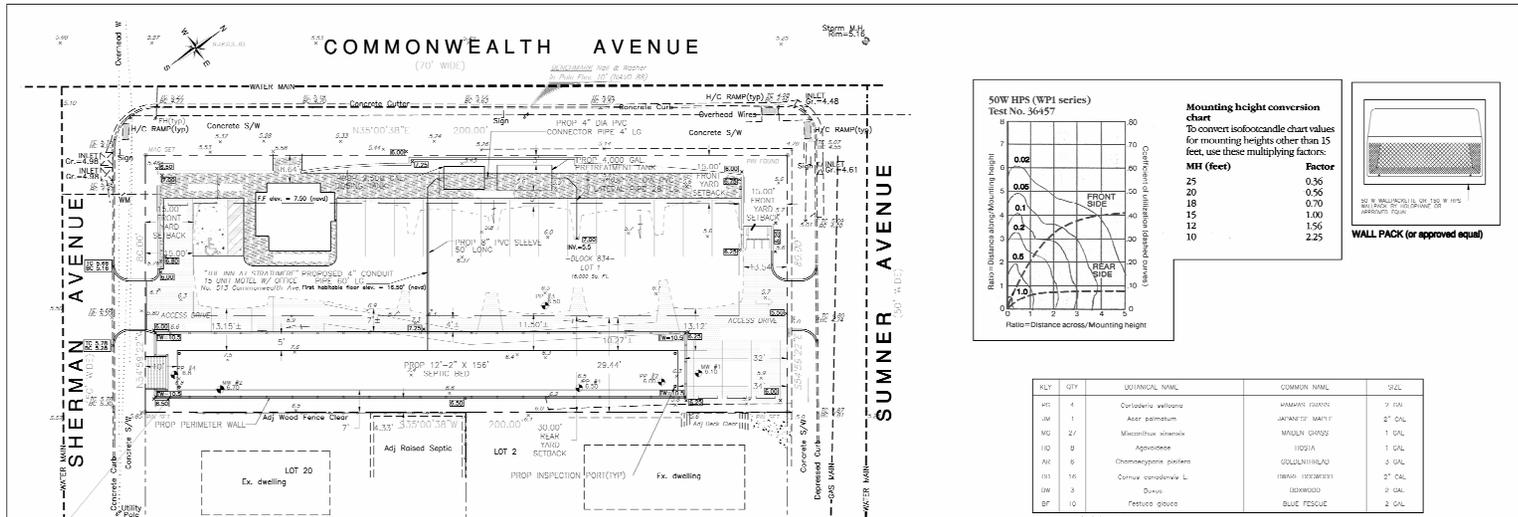
ROBERT A. BRUCE
Professional Engineer
Robert A. Bruce
No. License Number: 28804

ROBERT BRUCE & ASSOCIATES
Consulting Engineers and Planners
81 Maple Landing Road
Somers Point, NJ 08079
Telephone: (609) 942-1111 Fax: (609) 942-2122

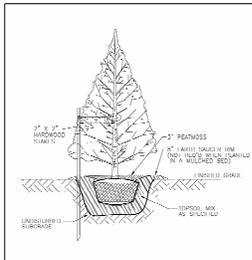
SITE PLAN
THE INN AT STRATHMERE
513 COMMONWEALTH AVENUE
BLOCK 854, LOT 1
TOWNSHIP OF UPPER
CAPE MAY COUNTY, NEW JERSEY

DRAWN BY:	CHKD. BY:
SCALE: 1" = 15'	DATE: 1/21/20
PROJECT: 230003	SHEET: 2 OF 3

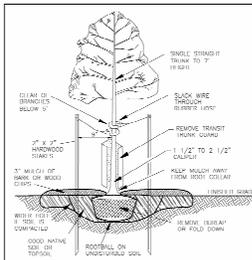
application
submission



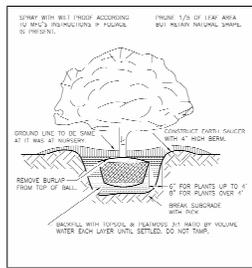
GRADING AND DRAINAGE PLAN



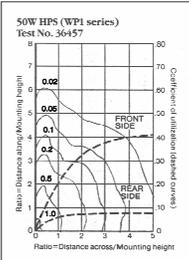
EVERGREEN PLANTING DETAIL



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



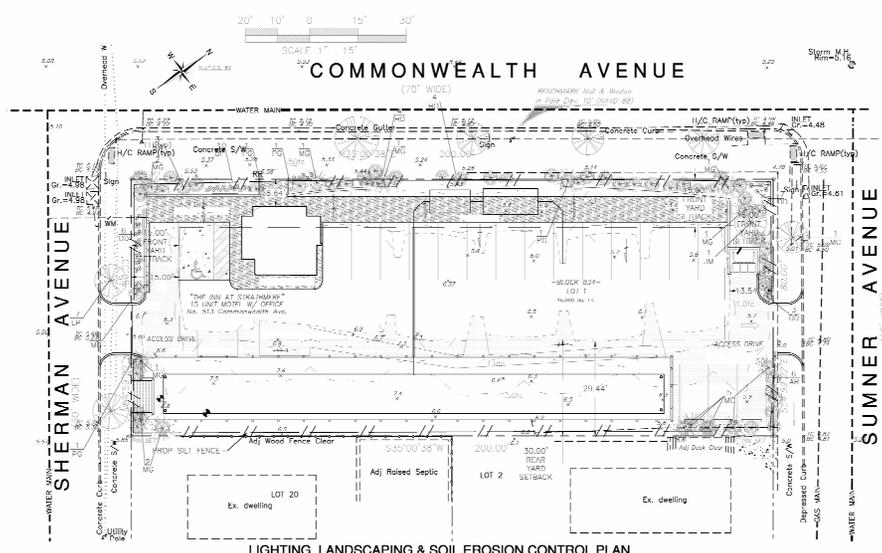
Mounting height conversion chart
To convert to footcandle chart values for mounting heights other than 15 feet, use these multiplying factors:

MH (feet)	Factor
25	0.36
20	0.56
18	0.70
15	1.00
12	1.56
10	2.25



PLANTING SCHEDULE

PLT	QTY	COMMON NAME	COMMON NAME	SIZE
HT1	4	Curatavia wilsonia	HAWAIIAN TORONJ	7' GAL
JM	1	Acer palmatum	JAPANESE MAPLE	2\"/>
MC	27	Mazanthus silvestris	MOUND GRASS	1\"/>
UC	8	Agrostoides	10GA	1\"/>
AL	6	Chamaecrista patens	QUEENSLAND	2\"/>
IS1	16	Cornus canadensis L.	FRAMA. BERRYBUSH	2\"/>
OW	3	Ornith	ORNITH	2\"/>
BF	10	Pennisetum glaberr	BLUE PEGUSSO	2\"/>



LIGHTING, LANDSCAPING & SOIL EROSION CONTROL PLAN

DATE	1/21/20
SCALE	1" = 15'
PROJECT	513 COMMONWEALTH AVENUE
SHEET	3 OF 3

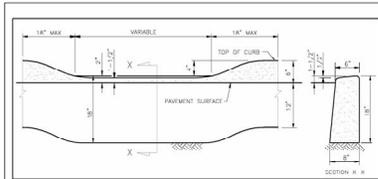
ROBERT A. BRUCE
Professional Engineer
[Signature]
Lic. License Number 28624

ROBERT BRUCE & ASSOCIATES
Consulting Engineers and Planners
61 Stone Cottage, Newport
Somers Point, N.J. 08044-1111
Telephone: (609) 897-3711 Fax: (609) 898-2812

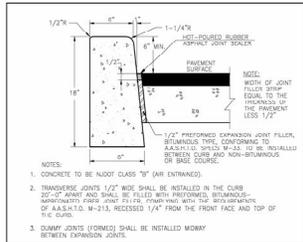
GRADING, DRAINAGE, LIGHTING, LANDSCAPING and SOIL EROSION CONTROL PLAN
THE INN AT STRATHMORE
513 COMMONWEALTH AVENUE
BLOCK 84, LOT 1
CAPE MAY COUNTY, NEW JERSEY

DATE	04/2/20
SCALE	1" = 15'
DATE	1/21/20
PROJECT	513 COMMONWEALTH AVENUE
SHEET	3 OF 3

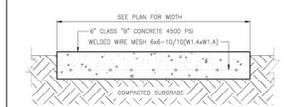
application submission



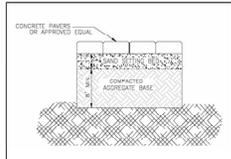
DEPRESSED CURB AT DRIVEWAYS



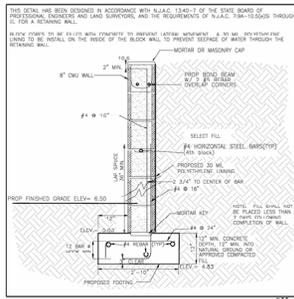
CONCRETE VERTICAL CURB



CONCRETE PAD



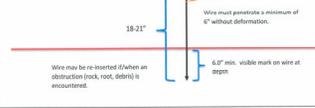
PAVER CROSS SECTION DETAIL



RETAINING WALL DETAIL

Probing Wire Test - 15.5 ps steel wire (survey flag)

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the wire.



Handheld Soil Penetrometer Test

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the probe. Probe must penetrate at least 6 inches with less than 300 psi reading on the gauge.



Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements

1. **Subgrade** with **prior to the installation of base** (see permanent seeding and stabilization notes for test requirements) shall be free of excessive compaction to a depth of 6 inches to enhance the establishment of permanent vegetative cover.
2. Areas of the site which are subject to compaction testing and/or mitigation are **graphically denoted** on the certified soil erosion control plan.
3. **Compaction testing locations** are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction remediation form, available from the local soil conservation district. This form must be filled out and submitted prior to receiving a certificate of compliance from the district.
4. In the event that testing indicates compaction in excess of the maximum thresholds indicated for the simplified testing methods (see details below), the contractor/owner shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan (including exempt areas), or (2) perform additional, more detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

Compaction Testing Methods

- A. Probing Wire Test (see detail)
- B. Hand-held Penetrometer Test (see detail)
- C. Tube Bulk Density Test (licensed professional engineer required)
- D. Nuclear Density Test (licensed professional engineer required)

Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

Soil compaction testing is not required if/when subsoil compaction remediation (scarification/tilage 18" minimum depth) or similar is proposed as part of the sequence of construction.

Procedures for Soil Compaction Mitigation

Procedures shall be used to mitigate excessive soil compaction **prior to placement of topsoil** and establishment of permanent vegetative cover.

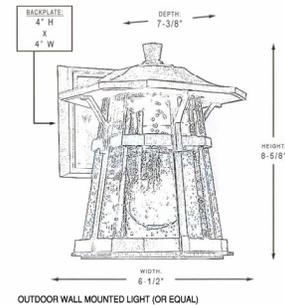
Restoration of compacted soils shall be through deep scarification/tilage 18" minimum depth where there is no danger to underground utilities (cables, irrigation systems, etc.). In the alternative, another method as specified by a New Jersey Licensed Professional Engineer maybe substituted subject to District Approval.

GENERAL

- A. THE CONTRACTOR SHALL PERFORM ALL WORK, TURNISH ALL MATERIALS, AND INSTALL ALL MEASURES TO REASONABLY CONTROL SOIL EROSION RESULTING FROM CONSTRUCTION OPERATIONS AND MINIMIZE LOSS OF STABILMENT FROM THE CONSTRUCTION SITE.
- B. WHEN NO WORK IS TO BE PERFORMED ON CRITICAL AREAS FOR MORE THAN 60 DAYS, THEY SHALL BE PROTECTED BY TEMPORARY SEEDING, MULCHING, OR SODDING, OR THE LENGTHS SHALL BE REDUCED BY THE INSTALLATION OF DIVERSIONS OR OTHER MEANS.
- C. THE PERMANENT VEGETATIVE COVER SHALL BE ACCOMPLISHED WITHIN 10 DAYS AFTER FINAL GRADING OPERATIONS HAVE BEEN COMPLETED.

SEQUENCE OF DEVELOPMENT

1. NOTIFY THE COUNTY SOIL CONSERVATION DISTRICT 72 HOURS IN ADVANCE OF ANY LAND DISTURBANCE ACTIVITIES.
2. INSTALL SILT FENCE, INLET PROTECTION (IF REQUIRED) AND ANY OTHER REQUIRED TEMPORARY MEASURES AS INDICATED.
4. PERFORM SITE CLEARING, STRIP AND STOCKPILE TOPSOIL.
5. RUDIGH GRADING.
6. INSTALL UNDERGROUND UTILITIES; PLACE INLET FILTERS AS REQUIRED.
7. INSTALL CURBING; PLACE PARKING LOT/ROADWAY SUBBASE.
8. BEGIN BUILDING CONSTRUCTION.
9. FINE GRADE; INSTALL PAVING.
10. ESTABLISH PERMANENT VEGETATIVE COVER ON ALL DISTURBED AREAS AND LANDSCAPE.
11. REMOVE SOIL EROSION CONTROL MEASURES AFTER STABILIZATION IS ACCOMPLISHED.



OUTDOOR WALL MOUNTED LIGHT (OR EQUAL)

NO.	DATE	BY	DESCRIPTION

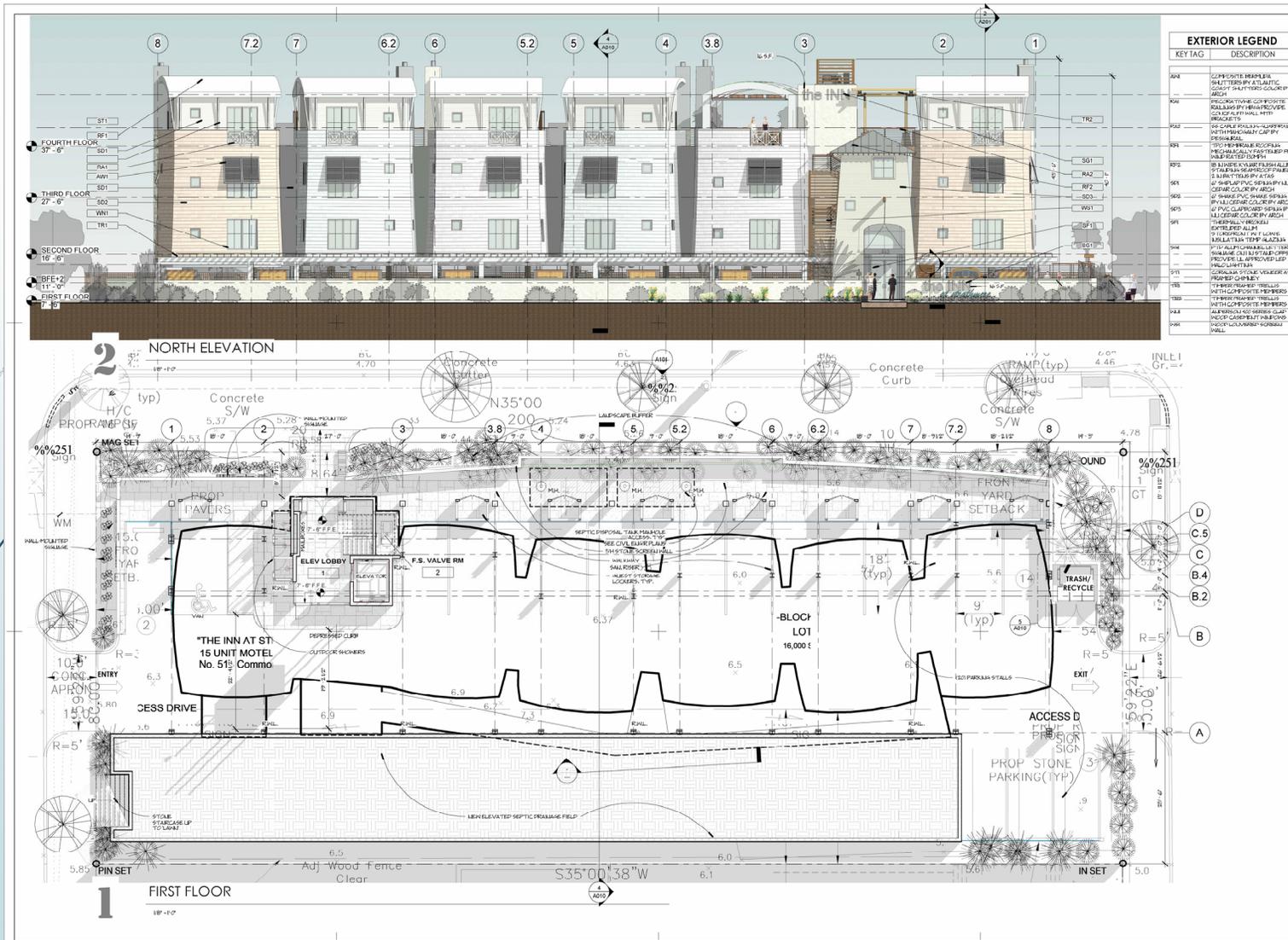
ROBERT A. BRUCE
Professional Engineer
No. License Number 26844

ROBERT BRUCE & ASSOCIATES
Consulting Engineers and Planners
41 May Landing Road
Somers Point, N.J. 08444-1111
Telephone (609) 896-2171 Fax (609) 896-2192

ENGINEERING DETAILS
THE INN AT STRATHMERE
518 COMMONWEALTH AVENUE
PO BOX 100
TOWNSHIP OF UPPER
CAPE MAY COUNTY, NEW JERSEY

DRAWN: SBT
SCALE: N.T.S.
DATE: 1/21/20
PROJECT: 220003
SHEET: 6 OF 7

application
submission





**william mclees
architecture**
5 MacArthur Blvd | Somers Point, NJ
609.927.0888 | 609.927.0889
www.wmclai.net

William C. McLees, AIA
NJ Registration A14054
PA Registration KA63379

William McLees Architecture, LLC
New Jersey State Certificate of Authorization
#21A-C0005500

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CLIENT:
STRATHMERE MOTEL, INC.

PROJECT:
THE INN AT STRATHMERE PROPOSED NEW DEVELOPMENT

513 COMMONWEALTH AVENUE
BLOCK 834 LOT 1
STRATHMERE, NJ

No.	Description	Date

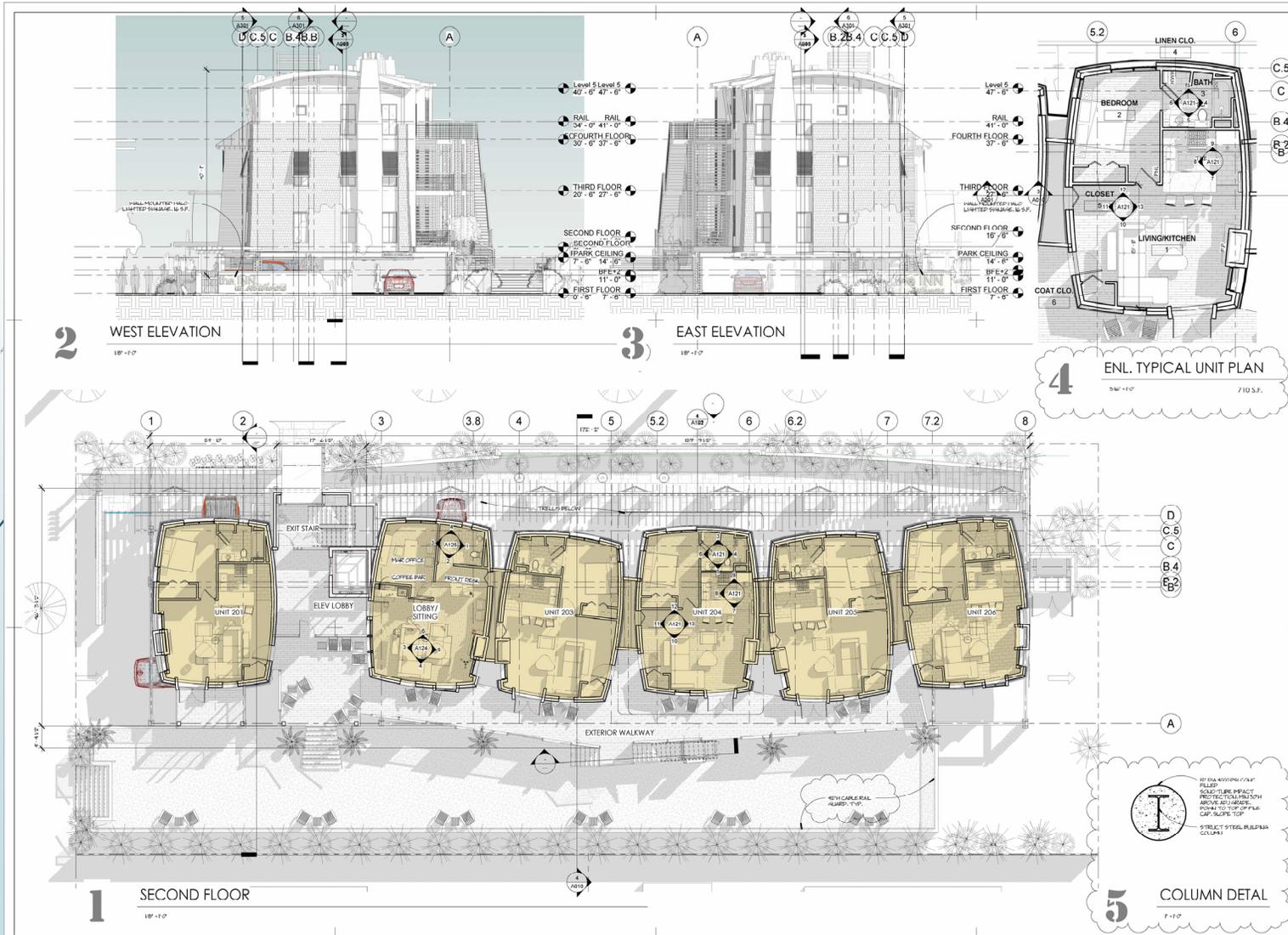
FIRST FLOOR PLAN & NORTH ELEVATION

SCALE: 1/8" = 1'-0"
DATE: 5.8.20
DRAWN BY: BMC

A101

COMMISSION: P20701

application
submission



**william mclees
architecture**
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609.927.0888 | 609.927.0889
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#21A-C0005500

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CLIENT
STRATHMERE MOTEL, INC.
PROJECT

THE INN AT STRATHMERE PROPOSED NEW DEVELOPMENT

513 COMMONWEALTH AVENUE
BLOCK 834 LOT 1
STRATHMERE, NJ

No.	Description	Date
1	ZONING COMMENTS	7.6.20

SECOND FLOOR PLAN, ELEVATIONS & ENLARGED TYPICAL UNIT PLAN

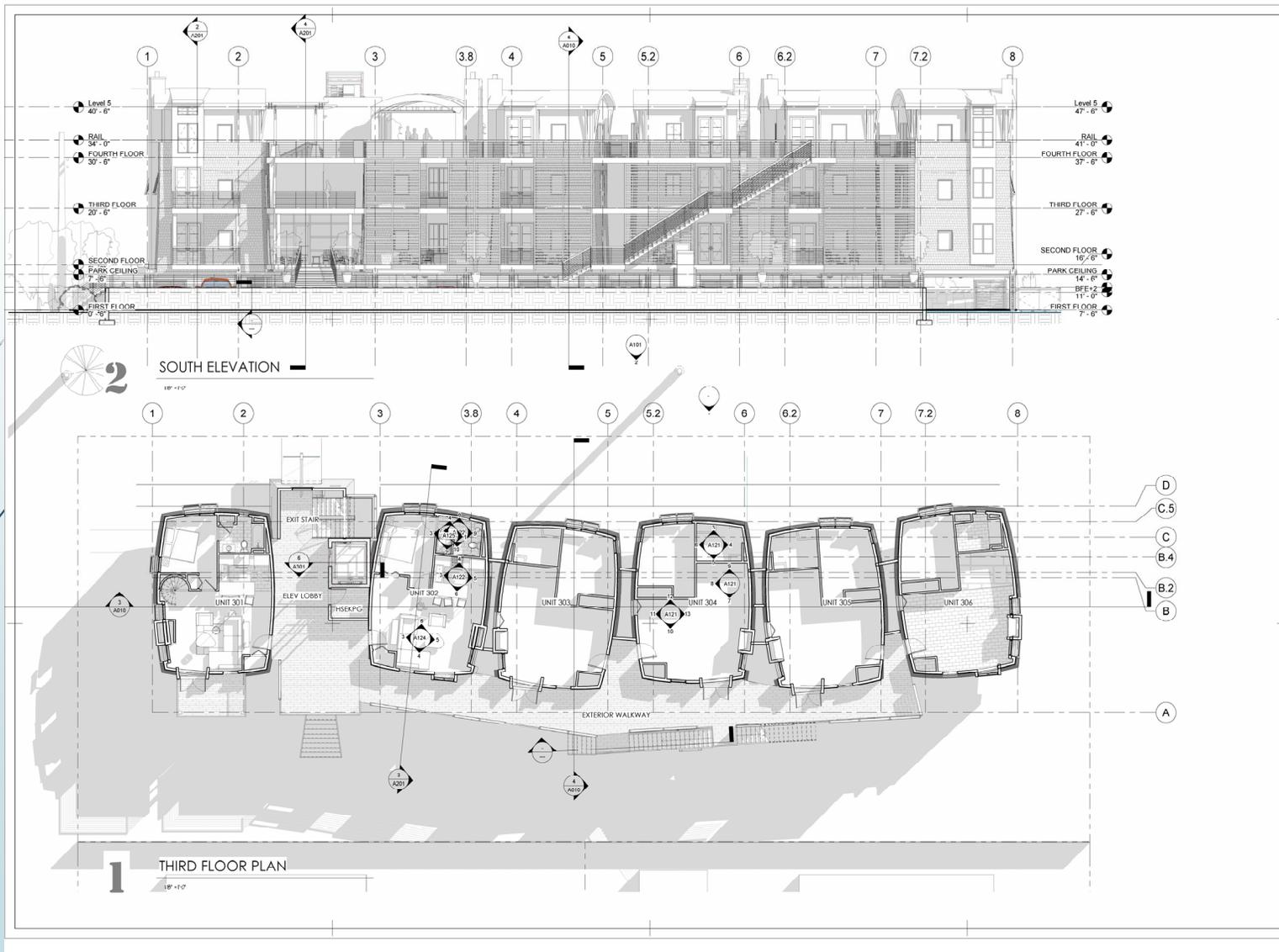
SCALE: A
DATE: 5.8.20
DRAWN BY: BMC

A102

COMMISSION: P077041

8/27/2020 8:20:57 AM

application
submission



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CLIENT
STRATHMERE MOTEL, INC

PROJECT
THE INN AT STRATHMERE PROPOSED NEW DEVELOPMENT

513 COMMONWEALTH AVENUE
BLOCK 834 LOT 1
STRATHMERE, NJ

No.	Description	Date

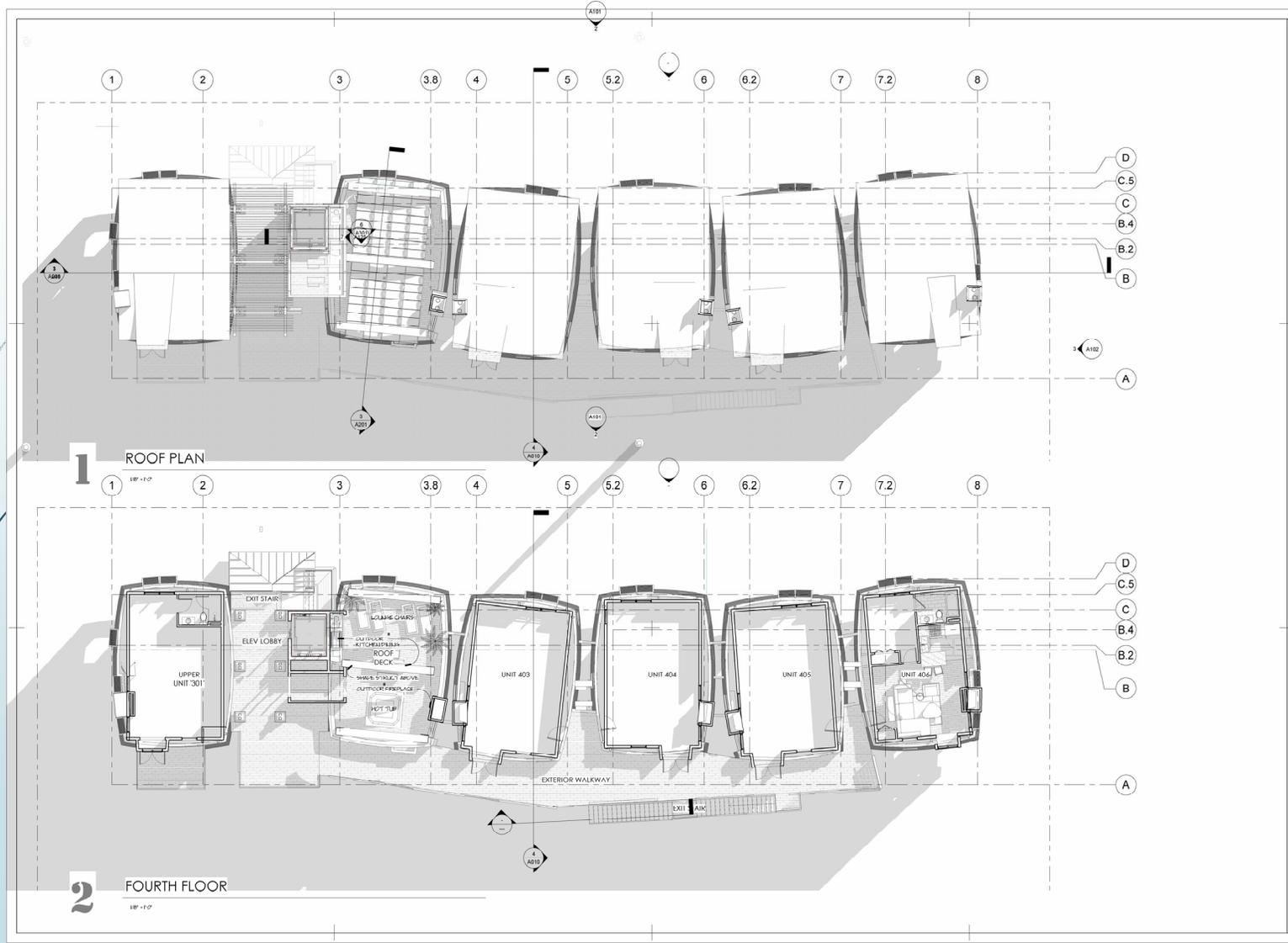
THIRD FLOOR PLAN & SOUTH ELEVATION

SCALE: 1/8" = 1'-0"
DATE: 5.8.20
DRAWN BY: PMC

A103
COMMISSION: PCT01

8/27/2020 8:31:56 AM

application
submission



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PA Registration RA213479

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CLIENT
STRATHMERE MOTEL, INC
PROJECT
THE INN AT STRATHMERE PROPOSED NEW DEVELOPMENT

513 COMMONWEALTH AVENUE
BLOCK 834 LOT 1
STRATHMERE, NJ

No.	Description	Date

FOURTH FLOOR AND ROOF PLAN

SCALE: 1/8" = 1'-0"
DATE: 5-8-20
DRAWN BY: BJC

A104
COMMISSION: 1927204

application
submission



Richard M. King, Jr. Esq.
Amanda R. Moscillo, Esq.

June 15, 2020

Ms. Shelley Lea
Township of Upper
c/o Zoning Board of Adjustment
2100 Tuckahoe Road
Petersburg, NJ 08270

RE: Block 834, Lot 1
Our File No. RMK-Maloney

Dear Ms. Lea:

Enclosed please find the following materials pertaining to the application of Strathmere Motel, Inc.'s Preliminary and Final Site Plan Approval with associated variances:

- 1) Application to Zoning Board of Adjustment
- 2) Narrative for Application
- 3) Preliminary/Final Site Plan Application
- 4) Survey (6)
- 5) Stormwater Management Report (2)

Mr. Stephen Maloney, Owner of Strathmere Motel, Inc., will be forwarding separate checks for the appropriate application and escrow fees associated with the enclosed application.

I ask that the matter be reviewed for completeness, and that we be advised of any scheduled hearing so we may provide appropriate notice.

Of course, if there is any deficiency, or any question, I remain available at your convenience.

Thank you.

Sincerely,

LAW OFFICE OF RICHARD M. KING, JR., LLC

Richard M. King, Jr. /s/

Richard M. King, Jr., Esquire

RMK/ka
Enclosures: Itemized above

APPLICATION TO
ZONING BOARD OF ADJUSTMENT
OF THE TOWNSHIP OF UPPER

Applicant's Name Strathmere Motel, Inc.

Applicant's Address 117 Mount Vernon Avenue, Haddonfield, NJ 08033

Applicant's Phone No. (609) 707-7258

Applicant's Fax or E-Mail stephenmaloney@verizon.net

Owner's Name Stephen Maloney

Owner's Address 117 Mount Vernon Avenue, Haddonfield, NJ 08033

Relationship of applicant to owner (i.e., tenant, agent, purchaser under contract, same person, or other) Owner

Location of Premises 513 Commonwealth, Strathmere

(Street)

Block(s) 834 Lot(s) 1

(Tax Map Reference)

The premises are situated on the (east, west, north, south) side of East

Commonwealth (street) and are approximately 0 feet

from intersection of Sherman Avenue (landmark or intersection of

another street) The premises are located in the RC zone as shown on the

Zoning Map of the Township of Upper.

Page 1 of 10

application submission

PART III

TO BE FILLED IN ONLY IF APPLICATION IS MADE DIRECTLY TO THE BOARD OF ADJUSTMENT OR IF ALTERNATIVE RELIEF IS SOUGHT PURSUANT TO N.J.S.A. 40:55D-70c OR d. (If inadequate space is provided, attach additional sheet of paper with additional information)

A. Variances being requested (list sections of the ordinance from which variance is requested:

Expansion of a non-conforming use in the RC Zone, and associated bulk and height variances in the zoning schedule. However, due to the request for a use variance, the height and bulk variances are subsumed in the use variance. See Narrative attached.

B. Proposed construction, alteration, conversion or use:

Proposed new 4-story reconstruction of an existing hotel/motel use to modernize the facility, improve accessibility for guests and meet FEMA, State & Municipal Flood Plain Requirements.

C. If site plan or subdivision approval is being requested in conjunction with a use variance request, set forth the following:

Applicant represents a request for the following:

Subdivision:

Minor Subdivision Approval
 Subdivision Approval (Preliminary)
 Subdivision Approval (Final)
 Number of lots to be created _____
 (including remainder lot)
 Number of proposed dwelling units _____
 (if applicable)

Site Plan:

Minor Site Plan Approval
 Preliminary Site Plan Approval
 [Phases (if applicable) _____]
 Final Site Plan Approval
 [Phases (if applicable) _____]
 Amendment or revision to an approved site plan Area to be distributed (sq. ft.) _____

Total number of proposed dwelling units 15
 Request for waiver from site plan review and approval _____

Waivers requested: _____

Reason for request: _____

1. Said property is 80 FT. x 200 FT., 16,000 S.F.
 (give dimensions and area) and has the following existing structures: _____
containing a single two-story motel building

2. If less than the entire lot is to be utilized for the proposed use or construction, dimensions of the portion of the lot to be utilized are: _____

3. Size of proposed building:

At street level 417 S.F.
 Feet Front 171.50 FT.
 Feet Deep 57.08 FT.
40'-1" to the ridge (from Flood Protection Elevation)
Height 43'-6" to the elevator penthouse (from Flood Protection Elevation)
 Stories 4
 Feet 43 FT.

4. Setbacks of Primary Structure: Setbacks of Accessory Structures:

Front 8.58 FT. _____
 Rear 14.34 FT. _____
 Side 15.0 FT. _____
 Side 13.50 FT. _____
 % Building Coverage 41.30% _____

application
submission

5. Date property acquired: 2011
6. Has there been any previous appeal, request or application to this or any other Township Boards or the Construction Official involving these permits?
Yes No
- If YES, state the nature, date and the disposition of said matter:
Withdrawn before decision.
7. Set forth facts and conditions, including any special reasons, if applicable, which Entitle the applicant to the variance relief requested.
See attached Narrative.
8. Set forth why variance relief requested can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zoning Plan and Zoning Ordinance.
See attached Narrative.
9. All applicants must set forth below or attach to this application the following information (if applicable):
- (a) Type of construction (frame, stone, brick, cement, etc.):
Existing Type V-B, Proposed Type V-A Suppressed
- (b) Present use of existing building(s) and premises:

- Existing two-story motel building
- (c) Describe any deed restrictions affecting this property:
None
- (d) Total proposed floor area: 12,844 S.F.
- (e) Total proposed parking spaces: 19 spaces
- (f) Are photographs of land and buildings involved in the application attached:
X yes no
- (g) Names and addresses of all expert witnesses proposed to be used:
- William C. McLees, Architect
5 MacArthur Boulevard, Somers Point, NJ 08244
- Robert Bruce, Engineer
91 Mays Landing Road, Somers Point, NJ 08244
- Lance Landgraf, PP, AICP
9 Harvard Avenue, Ventnor City, NJ 08406
- (h) Proof of payment of all taxes due and owing on the premises.
10. A legible plot plan or survey to scale (not less than 1" = 100" of the property) indicating the relation of the existing and/or proposed structure with adjoining property and structures accompanies this application. Scale drawings (of not less than .25" = 1" of the proposed building(s) of the existing structure indicating the changes, alterations or additions contemplated will be presented at the hearing, if relevant.
11. A copy of any conditional contract or agreement related to this application must be filed with the application or presented to the Board at the time of hearing.
12. If the applicant is a corporation, partnership or limited liability company, the names and addresses of all stockholders or partners owning a 10% or greater interest in said corporation or partnership shall be set forth in accordance with P.L. 1977 Ch.336.

suited for the proposed purpose, in the sense that it is especially well-suited for the use, in spite of the fact that the use is not permitted in the zone. See also *Kramer v. Bd. Of Adjustment*, 45 N.J. 268 (1965) (sustaining the grant of a use variance that allowed the replacement of a deteriorating beach-front hotel in a residential zone with a new, more attractive, modern motel.)

b. The Associated Height and Bulk Variances

“There is little doubt about the fact that a use variance, by its nature, carries with it the implication that the ordinary bulk and density requirements of the zone will not be applied.” The Appellate Division has observed that “[a] Zoning Board, in considering a ‘use’ variance, must then consider the overall site design” with the result that “the ‘c’ variances are subsumed in the ‘d’ variance.”

That does not mean that a zoning board can entirely ignore the ordinarily applicable limits on height, for example, when evaluating an application for a use variance. It does mean that the board can, as part of granting a use variance, consider the other requested variances as ancillary to the principal relief being sought.

When a zoning board considers an application for a (d)(1) use variance, it tests the associated requests for density and height variances against a more relaxed standard. That means that the applicant is required to demonstrate, to the board’s satisfaction, “that the site will accommodate the problems associated with a proposed use with [a greater density] than permitted by the ordinance.”

II. The Applicant’s Position

a. The use variance:

A hotel use is particularly well-suited for the proposed location. There is a limited market for the permitted commercial uses, such as churches or office buildings. The site has already supported a hotel use since 1959. A hotel is a traditionally permitted use in the commercial zones of resort islands near the New Jersey shore. The project is supported by special reasons, including those set forth in the subsections of N.J.S.A. 40:55D-2

- (a) *Encourage appropriate development for the public health safety, morals and general welfare*
- (b) *Secure safety from fire, flood, panic and other natural and man-made disasters.*

The new construction will replace an outdated hotel with a new modern building that will meet current applicable building codes such as those regulating electric service, HVAC, plumbing, emergency ingress and egress and the American with Disabilities Act.

The new motel will also be fully compliant with the applicable flood elevations and requirements, while the existing structure is located on ground level without any of the precautions intended for flood mitigation and safety.

The applicant is also replacing an existing non-conforming septic system with a new/updated septic system that conforms to today’s standards

(g) provide sufficient space in appropriate locations for a variety of uses to meet the needs of all New Jersey citizens

The project is located along a major corridor and transportation route linking the shore resort barrier islands. The “Ocean Drive” is designed to support the tourism industry of Strathmere and the shore in general, and a hotel use is appropriate for this purpose. The lot is of a sufficient size to support a hotel and is one that has been used successfully for this purpose for over 60 years. The property is surrounded on three sides by roadway, and as to the only side not along road, the adjacent homes and others on the same side of the thoroughway are closer to the ocean than the subject property so ocean views are not affected.

(l) Promote a desirable visual environment through creative development techniques and good civic design and arrangement.

The current building is approximately 100 years old, and was used as a hotel for more than 60 years, and its design is severely outdated. There are air conditioners sticking out of 16 units. The units are very small and not consistent with the expectations of the modern visitor to a shore resort community. The hotel has few of the amenities expected by today’s travelers. The unique and creative proposed design achieves a financially feasible design while at the same time breaking up the structure to create open space between buildings, placing a hot tub elevated and centered on the property, and generally presenting a design the architect intended to be compatible with the more modern yet tasteful trends of current construction on the New Jersey shore.

(m) Encouraging coordination of the various public and private procedures and activities shaping land development with a view to lessening the cost of such development and to the more efficient use of land

The lack of open land suitable for development on the barrier islands, including Strathmere, makes this project an efficient use of land for a necessary and appropriate commercial activity, without eliminating any other current uses or structures. It is also efficient to locate a structure that encourages tourism on the primary traffic corridor of the island.

application submission

The Tourism industry is also encouraged by the Cape May County Comprehensive plan which includes the policy statement

"To maintain the resort economy." The resort economy is the lifeblood of Cape May County. While the development of other facets of the County's economic base are important and should not be neglected, the County's resort economy should come first in major planning considerations. The major investment in land and buildings is significant and must be coupled with the importance of the County as a regional resource for recreation.

The project represents a 7-figure investment in Strathmere and Cape May County.

The project presents special reasons to support the relief sought, and the site is particularly well suited for the proposed use. The project also does not present a substantial detriment to the public good. The project is aesthetically pleasing, the number of units is reduced, and the use is existing. The site is on the main thoroughfare, there will be compliant parking, it is mostly surrounded by roads, and it avoids a "box" construction thus allowing for light air and open space.

The project also does not impair the intent and purpose of the zone plan or zoning ordinance. Although not a permitted use, the hotel has existed for decades, and there is nothing in the ordinance that would explain why hotels are omitted from a "Resort Commercial" zone, nor is there any indication the hotel use would be more intense or harmful than a bar, tavern or restaurant, all of which are permitted. The township has also created zones off the barrier islands where hotels are permitted and encouraged, so the use itself is not offensive to the ordinance or the objectives of the town to promote tourism. Further, the hotel use is traditionally permitted somewhere on a barrier island within a municipality, so the use would not typically "impair" a zoning plan.

The applicant submits there are special reasons to permit expansion of this non-conforming use on this site which is particularly well-suited for the project, and to do so without substantial detriment to the public good and without substantial detriment to the zone plan or zoning ordinance.

b. The height and bulk variance

The applicant is proposing a height of 40' 1" to the ridge of the building, and 43' 6" to the elevator penthouse. The height limitation of 35' in the Resort Commercial Zone is not applicable to motels/hotels because it is not a use specifically contemplated by the ordinance. However, no one suggests the 35 height be ignored. Instead, it is appropriate review the project, the site, the location and the regulations for height in zones where hotels are clearly permitted. The project is in a shore resort, on the main thoroughfare, in a commercial zone. Hotels are permitted in 4 zones in Upper Township- the Village

Zone and three "Town Center" zones. In the Village Zone, the height maximum is 35 feet. The subject property exceeds the minimums of the Village zone for Area, Lot Frontage, Lot Width and Lot Depth. The subject property also is in a more densely developed area and is in a resort commercial zone. Of course, the subject property is not as large as the minimum lot area in the other hotel zones where a height of 45 feet is permitted. Therefore, an appropriate height for the subject motel would properly fall somewhere between the 35 of the Town Village and the 45 of the other Town Center zones. The design for this hotel calls for a height between the 35- and 45-foot height limits in the other zones, consistent with the above analysis.

TOWNSHIP OF UPPER
SITE PLAN

PRELIMINARY / FINAL (CIRCLE ONE OR BOTH)

APPLICANT'S NAME STRATHMERE MOTEL, INC.
ADDRESS 117 MOUNT VERNON AVENUE, HADDONFIELD, NJ 08033
PHONE NUMBER 609-707-7258
FAX _____ OR
EMAIL stephenmaloney@verizon.net
OWNER OF PROPERTY STRATHMERE MOTEL, INC.
ADDRESS 117 MOUNT VERNON AVENUE, HADDONFIELD, NJ 08033
PROPOSED DEVELOPMENT NAME THE INN AT STRATHMERE
LOCATION OF DEVELOPMENT 513 COMMONWEALTH AVENUE, STRATHMERE
BLOCK(S) 834 LOT(S) 1
PROPOSED USE HOTEL
LAND AREA: ACREAGE 0.367 SQUARE FEET 16,000 S.F.
BUILDING AREA: SQ.FT. 12,844 % BLDG. COVERAGE 33.81%
PARKING SPACES REQUIRED 19 SPACES PROVIDED 19
PARKING SPACE DIMENSION: WIDTH 9 LENGTH 18 DRIVE AISLE 22
VARIANCES REQUIRED SEE ATTACHED

SIGNATURE OF APPLICANT Richard M. King, Jr. /s/ DATE 06/09/2020