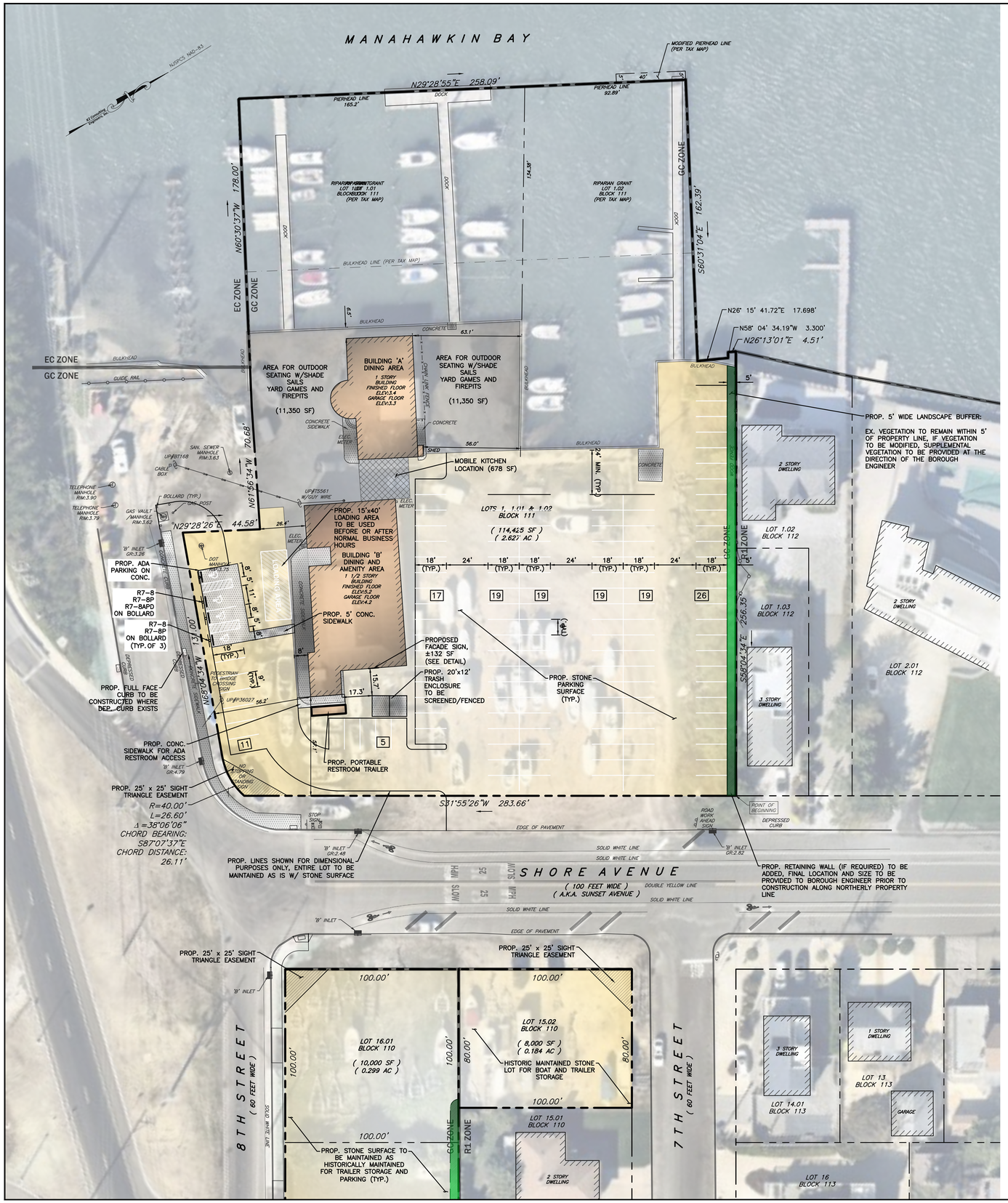


ZONING REQUIREMENTS

ZONING DISTRICT: GC – GENERAL COMMERCIAL DISTRICT (RELATED USES CRITERIA)
BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY
TAX MAP 22 – BLOCK 111 – LOTS 1, 1.01 AND 1.02 (LOTS 1.01 AND 1.02 ARE WATERWARD OF EX. BULKHEAD)
BULK REQUIREMENTS TAKEN FROM LOTS LINES OF LOT 1

CATEGORY	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	16,000 SF	116,503 SF 73,180 SF (UPLAND)	116,503 SF 73,180 SF (UPLAND)	C
MINIMUM LOT FRONTAGE	160 FT	441.2 FT	441.2 FT	C
MINIMUM LOT WIDTH	160 FT	±283 FT	±283 FT	C
MINIMUM FRONT YARD	15 FT			
SHORE AVENUE		57.1 FT	57.1 FT	C
8TH STREET		26.4 FT	26.4 FT	C
MINIMUM SIDE YARD	10 FT	56 FT*	56 FT*	C
MINIMUM REAR YARD	15 FT	6.5 FT*	6.5 FT*	E
MAXIMUM HEIGHT	35 FT 3-STORIES	<35 FT	<35 FT	C
MAXIMUM BUILDING COVERAGE	30%	10.9% (8,000 SF)	10.9% (8,000 SF)	C
MAXIMUM LOT COVERAGE	80%	±12.7% (±9,300 SF)	±12.7% (±9,300 SF)	C

(C) CONFORMS
(V) VARIANCE
(E) EXISTING NON-CONFORMING CONDITION

* DIMENSION TAKEN FROM EX. BUILDING 'A' TO THE BULKHEAD FACE WHICH IS THE COMMON LOT LINE BETWEEN LOT 1 AND LOT 1.01 OR LOT 1.02.

PARKING REQUIREMENTS

ZONING DISTRICT: GC – GENERAL COMMERCIAL DISTRICT (RELATED USES CRITERIA)
OFF-STREET PARKING PER SECTION 16.48.010.F & 16.52.080
BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY
TAX MAP 21 – BLOCK 110 – LOTS 15.01, 16.01 AND 17.01
TAX MAP 22 – BLOCK 111 – LOTS 1, 1.01 AND 1.02

CATEGORY	REQUIRED	PROPOSED	NOTES
RESTAURANTS	1 SPACE FOR EVERY 4 SEATS PLUS 1 SPACE PER 500 SF OF NET HABITABLE FLOOR AREA		
	360 SEATS / 4 SEATS = 90 SPACES 6,000 SF / 500 SF = 12 SPACES		
MARINAS	1 SPACE FOR EVERY 4 SLIPS		
	72 SLIPS / 4 SLIPS = 18 SPACES		
	TOTAL REQUIRED = 120 SPACES	135 SPACES	C
MIN. BUFFER PLANTING STRIP	5 FT	5 FT	C

NOTE: EMPLOYEE PARKING TO BE PROVIDED ON BLOCK 110, LOTS 16.01 AND 17.01.

(C) CONFORMS
(V) VARIANCE

SIGNAGE REQUIREMENTS

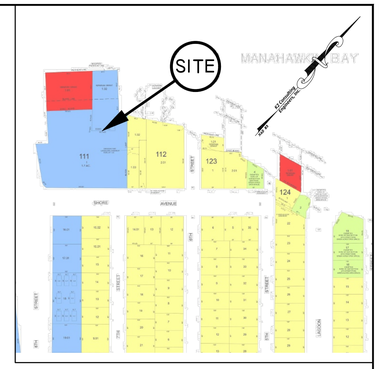
ZONING DISTRICT: GC – GENERAL COMMERCIAL DISTRICT (RELATED USES CRITERIA)
SIGNAGE PER SECTION 16.52.130 & 16.48.010.H
BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY
TAX MAP 22 – BLOCK 111 – LOT 1

CATEGORY	REQUIRED	PROPOSED	NOTES
MAX. FACADE SIGN AREA WEST FACADE (53 FT x ±25 FT=1325 SF)	20% OF FACADE 265 SF	132 SF	C
EAST FACADE (38 FT x ±18 FT=684 SF)	136.8 SF	132 SF	C
MAX. MOUNTED HEIGHT # SIGNS	1 PER FACADE/BUILDING	1 SIGN	C

GENERAL NOTES:

1. OWNER: LOUIS HOCHSTRASSER
   336 FOURTH STREET
   SURF CITY, NJ 08008
   APPLICANT: BALDWIN GRILL LLC
   4569 SOUTH BROAD STREET, ST 200
   HAMILTON, NJ 08620
2. TRACT IS KNOWN AS BLOCK 111 LOT 1 AND BLOCK 110 LOT 15.02 AS SHOWN ON PLATE 22 AND 21 OF THE OFFICIAL TAX MAP OF THE BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY.
3. TOTAL TRACT AREA: BLOCK 111, LOT 1: 116,503 SF (2.674 ACRES) MORE OR LESS.
   BLOCK 110, LOT 15.02: 8,000 SF (0.2 ACRES) MORE OR LESS
4. THE SUBJECT TRACT IS ZONED IN THE GC GENERAL COMMERCIAL ZONING DISTRICT (BLOCK 111, LOT 1) AND R1 RESIDENTIAL ZONING DISTRICT (BLOCK 110, LOT 15.02) AS INDICATED ON THE ZONE MAP DATED AUGUST 2018 AS PROVIDED BY THE BOROUGH OF SHIP BOTTOM.
5. PRESENT USE: MARINA WITH ACCESSORY USES
   PROPOSED USE: MARINA WITH ACCESSORY USES
6. BOUNDARY & EXISTING CONDITION INFORMATION HAS BEEN BASED UPON A FIELD SURVEY AND PLAN ENTITLED "PLAN OF SURVEY AND TOPOGRAPHY" AS PREPARED BY JOHN J. PANKOK P.L.S. OF K2 CONSULTING ENGINEERS, INC., DATED MARCH 9, 2026.
7. LOT LINES AND ADJOINING LOT LINES SHOWN HEREON ARE TAKEN FROM THE OFFICIAL TAX MAPS OF THE BOROUGH OF SHIP BOTTOM.
8. THIS SITE PLAN WAIVER APPLICATION IS FOR THE CONTINUATION OF THE MARINA AND FOOD SERVICES OPERATIONS, UPGRADING THE SITE, IDENTIFYING PARKING AND BOAT STORAGE AS HISTORICALLY USED. EMPLOYEE PARKING TO BE PROVIDED ON BLOCK 110, LOTS 16.01 AND 17.01.
9. NO PHASING IS PROPOSED FOR THIS DEVELOPMENT.
10. PROPERTY IS LOCATED WITHIN ZONE AE9 (ELEV. 9) THE 100 YEAR FLOOD ZONE AS PER 2009 FEMA FLOOD INSURANCE RATE MAP 34029C0603F, EFFECTIVE DATE SEPTEMBER 29, 2006.
11. PROPERTY DOES NOT CONTAIN, NOR IS IT ADJACENT TO, FRESHWATER WETLANDS AS PER THE NJDEP GIS DATABASE FOR CAMDEN COUNTY.
12. THE PROJECT IS LOCATED WITHIN STATE PLANNING AREA PA5–ENVIRONMENTALLY SENSITIVE. PROPERTY ABOVE THE MEAN HIGH WATER IS LOCATED IN A CAFRA CENTER – COASTAL TOWN.
13. THE PROJECT IS LOCATED WITHIN THE BARNEGAT BAY WATERSHED, SUB-WATERSHED – 13KA09 MANAHAWKIN/LEH BAY (MILLCRK-TURTLECOVE) HUC14 #02040301130090.
14. RELOCATED GAS MAINS, TELEPHONE LINES, CABLE TELEVISION LINES AND ELECTRICITY LINES MUST BE INSTALLED UNDERGROUND, IF REQUIRED. ACTUAL LOCATIONS OF THESE UTILITY SERVICES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES IN AREAS OF PROPOSED CONSTRUCTION. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
16. SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
17. THE CONTRACTORS ARE REQUIRED TO CALL FOR A MARKOUT NOT LESS THAN THREE BUSINESS DAYS OR MORE THAN TEN BUSINESS IN ADVANCE OF COMMENCING ANY EXCAVATION WORK.
18. ALL ACCESSIBLE FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE, WITH THE REQUIREMENTS OF THE NJ BARRIER-FREE SUBCODE 5.23-7 AND CURRENT A.D.A. REQUIREMENTS.
19. THE OWNER OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(e) OF THE NEW JERSEY CONSTRUCTION CODE AND CFR 1926.,32(f) (OSHA COMPETENT PERSON).
20. LOTS SHALL BE CONSOLIDATED BY DEED.
21. THE PROPOSED APPLICATION WILL REQUIRE APPROVALS FROM THE FOLLOWING AGENCIES:
    – BOROUGH OF SHIP BOTTOM PLANNING BOARD
    – OCEAN COUNTY PLANNING BOARD
22. HOURS OF OPERATION
    SUNDAY – THURSDAY: 12 PM – 10 PM
    FRIDAY – SATURDAY: 12 PM – 12 AM

30 0 30 60
GRAPHIC SCALE OF FEET



ZONING MAP
NOT TO SCALE

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Professional Civil Engineers
Certificate of Authorization #24GA28187400
36 Tanner Street, Suite 100
Haddonfield, NJ 08033
Phone - 856.310.5205
Fax - 856.616.2441
www.K2CE.com

BY	REVISION	DATE
JWK	REVISED PER GENERAL COMMENT	04/09/2026

SITE RENDERING PLAN

401 W 8TH STREET
BLOCK 111 - LOTS 1, 1.01 AND 1.02 -TAX MAP SHEET 22
BLOCK 110 - LOT 15.01, 16.01 AND 17.01 - TAX MAP SHEET 21
SITUATE IN THE
BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY

JOHN W. KORNICK, P.E.
Professional Engineer, New Jersey Lic. No. 24GE04928500

DATE: 03/26/2026
DESIGN BY: JWK
DRAWN BY: TLM
SCALE: 1"=30'
JOB NO.: PD26-021
SHEET 1 OF 2

DWG. NAME: W:\PROJECT FILES\PD26 Projects\PD26-021 - Hochstrasser Ship Bottom\09-AUTOCAD\DESIGN\PD26-021 SITE RENDERING.dwg