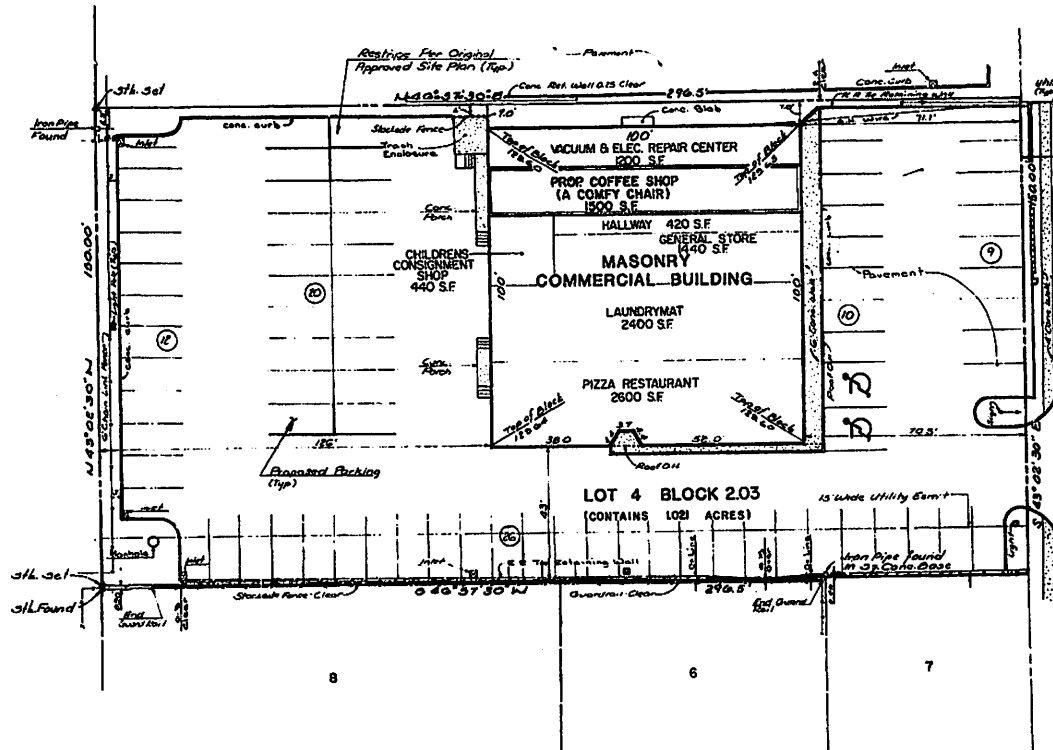


TOWNHOUSE
CONDOMINIUM

BLOCK 2.03

3



LOT 4 BLOCK 2.03
(CONTAINS 1.021 ACRES)

TOWNSHIP OF
LAKEWOOD

TOWNSHIP OF
JACKSON

MUNICIPAL
BOUNDARY

ROUTE 526 WEST COUNTY LINE ROAD
(100' ROW)

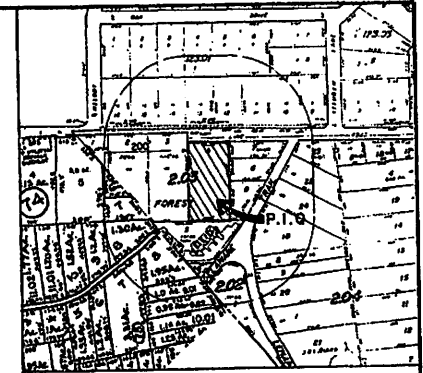
14

13

BLOCK 123.01

12

11



KEY MAP
SCALE: 1" = 50'

GENERAL NOTES:

- OWNER & APPLICANT
JEEKEM CORPORATION
8 HYDE ROAD
FLEMINGTON, NEW JERSEY
- ZONING DISTRICT - B-1
- AREA OF TRACT - 44,475 SF (1.021 AC.)
- EXISTING BUILDING 10,000 SF
BUILDING COVERAGE 22.8%
- ALL SITE IMPROVEMENTS ARE EXISTING.
- PARKING SPACES:
EXISTING: 71 SPACES
PROPOSED: 8 SPACES
TOTAL: 77 SPACES

PARKING USE BREAKDOWN

SERVICE = 1 SP/200 SF
RETAIL = 1 SP/100 SF

1. VACUUM & ELEC. REPAIR CENTER	1,200 SF - 200 SF = 6 SPACES
2. CHILDREN'S CONSIGNMENT SHOP	440 SF - 100 SF = 4 SPACES
3. GENERAL STORE	1,400 SF - 100 SF = 14 SPACES
4. LAUNDRY MAT	2,400 SF - 200 SF = 12 SPACES
5. PIZZA RESTAURANT	2,600 SF - 100 SF = 26 SPACES
6. PROPOSED COFFEE SHOP	1,500 SF - 100 SF = 15 SPACES
TOTAL REQUIRED PARKING	77 SPACES

USE VARIANCE
APPLICATION OF
JEEKEM CORPORATION
FOR
A COMFY CHAIR
COFFEE SHOP

PERMIT: 2870
L20-LV-101402752

BLOCK	LOT	PROPERTY OWNER
2.03	7	COUNTY OF OCEAN ADMINISTRATION BLDG. (1000 W. CITY LINE RD.)
2.03	8	DEWITT TOWNSHIP, NJ (DEPT.)
2.03	9	HALL HOLDINGS CO. 23 MAIN STREET FARMINGDALE, NY 11737
2.03	10	DELAWARE TRAIL
2.03	11	HALL HOLDINGS CO. 23 MAIN STREET FARMINGDALE, NY 11737
2.03	12	DELAWARE TRAIL
2.03	13	SPECIFICAN, FRANKLIN & CLOUGH CAR WASH 1388 W. CITY LINE RD. 08791
2.03	14	ATWOOD, JACQUELINE H. 1 ROSE DRIVE
2.03	15	DAY, EDITH 132 DELAWARE TRAIL 08791
2.03	16	STACHURA, WENDELL & HELEN 808 W. C. RD. & JACKSON, NJ 08791
2.03	17	DELAWARE TRAIL
2.03	18	LOMBARDI, RUSSELL & V. WILSON 102 DELAWARE TRAIL 08791
2.03	19	WELSER, MICHELLE RTE. 6, BOX 1200 751 COW LANE, BAMPFORD, N.J. 07730
2.03	20	TAGLIAPIETRA, JUSTIN 132 DELAWARE TRAIL 08791
2.03	21	WENT, JACQUELINE 134 DELAWARE TRAIL 08791
2.03	22	WILSON, BARBARA 132 DELAWARE TRAIL 08791
2.03	23	ARON, MICHAEL & CLARE 25 FARMERS LANE, TONS RIVER, NJ 08794
2.03	24	LEONARD, CAROL LIVING TRUST 145 DELAWARE TRAIL 08791
2.03	25	FRANKESTEIN, JOYCE 145 DELAWARE TRAIL 08791
2.03	26	KLING, WILLIAM MARCEL 144 DELAWARE TRAIL 08791
2.03	27	MANN, J. & JCM PALACEY 145 DELAWARE TRAIL 08791
2.03	28	REIDSTEIN, JERRY & CHRISTINE 145 DELAWARE TRAIL 08791
2.03	29	DECKERSON, WAYNE & BARBARA 145 DELAWARE TRAIL 08791
2.03	30	CABELL, JAMES & DEBORAH 132 DELAWARE TRAIL 08791
2.03	31	JACOB, JACQUELINE 134 DELAWARE TRAIL 08791
2.03	32	BRUCE, JOSEPH & ANNA 132 DELAWARE TRAIL 08791
2.03	33	CORREIA, RICHARD & ANNA 132 DELAWARE TRAIL 08791
2.03	34	WILLIAMS, RAYMOND 45 H. LANE AVE. ELIZABETH, NJ 07208
2.03	35	WILLIAMS, RAYMOND 45 H. LANE AVE. ELIZABETH, NJ 07208
2.03	36	WILLIAMS, RAYMOND 45 H. LANE AVE. ELIZABETH, NJ 07208
2.03	37	WILLIAMS, RAYMOND 45 H. LANE AVE. ELIZABETH, NJ 07208
2.03	38	WILLIAMS, RAYMOND 45 H. LANE AVE. ELIZABETH, NJ 07208
2.03	39	WILLIAMS, RAYMOND 45 H. LANE AVE. ELIZABETH, NJ 07208
2.03	40	WILLIAMS, RAYMOND 45 H. LANE AVE. ELIZABETH, NJ 07208
2.03	41	WILLIAMS, RAYMOND 45 H. LANE AVE. ELIZABETH, NJ 07208
2.03	42	WILLIAMS, RAYMOND 45 H. LANE AVE. ELIZABETH, NJ 07208
2.03	43	WILLIAMS, RAYMOND 45 H. LANE AVE. ELIZABETH, NJ 07208
2.03	44	WILLIAMS, RAYMOND 45 H. LANE AVE. ELIZABETH, NJ 07208
2.03	45	WILLIAMS, RAYMOND 45 H. LANE AVE. ELIZABETH, NJ 07208
2.03	46	WILLIAMS, RAYMOND 45 H. LANE AVE. ELIZABETH, NJ 07208
2.03	47	WILLIAMS, RAYMOND 45 H. LANE AVE. ELIZABETH, NJ 07208
2.03	48	WILLIAMS, RAYMOND 45 H. LANE AVE. ELIZABETH, NJ 07208
2.03	49	WILLIAMS, RAYMOND 45 H. LANE AVE. ELIZABETH, NJ 07208
2.03	50	WILLIAMS, RAYMOND 45 H. LANE AVE. ELIZABETH, NJ 07208

BLOCK	LOT	PROPERTY OWNER
123.01	1	DELAWARE TRAIL
123.01	2	DELAWARE TRAIL
123.01	3	DELAWARE TRAIL
123.01	4	DELAWARE TRAIL
123.01	5	DELAWARE TRAIL
123.01	6	DELAWARE TRAIL
123.01	7	DELAWARE TRAIL
123.01	8	DELAWARE TRAIL
123.01	9	DELAWARE TRAIL
123.01	10	DELAWARE TRAIL
123.01	11	DELAWARE TRAIL
123.01	12	DELAWARE TRAIL
123.01	13	DELAWARE TRAIL
123.01	14	DELAWARE TRAIL
123.01	15	DELAWARE TRAIL
123.01	16	DELAWARE TRAIL
123.01	17	DELAWARE TRAIL
123.01	18	DELAWARE TRAIL
123.01	19	DELAWARE TRAIL
123.01	20	DELAWARE TRAIL
123.01	21	DELAWARE TRAIL
123.01	22	DELAWARE TRAIL
123.01	23	DELAWARE TRAIL
123.01	24	DELAWARE TRAIL
123.01	25	DELAWARE TRAIL
123.01	26	DELAWARE TRAIL
123.01	27	DELAWARE TRAIL
123.01	28	DELAWARE TRAIL
123.01	29	DELAWARE TRAIL
123.01	30	DELAWARE TRAIL
123.01	31	DELAWARE TRAIL
123.01	32	DELAWARE TRAIL
123.01	33	DELAWARE TRAIL
123.01	34	DELAWARE TRAIL
123.01	35	DELAWARE TRAIL
123.01	36	DELAWARE TRAIL
123.01	37	DELAWARE TRAIL
123.01	38	DELAWARE TRAIL
123.01	39	DELAWARE TRAIL
123.01	40	DELAWARE TRAIL
123.01	41	DELAWARE TRAIL
123.01	42	DELAWARE TRAIL
123.01	43	DELAWARE TRAIL
123.01	44	DELAWARE TRAIL
123.01	45	DELAWARE TRAIL
123.01	46	DELAWARE TRAIL
123.01	47	DELAWARE TRAIL
123.01	48	DELAWARE TRAIL
123.01	49	DELAWARE TRAIL
123.01	50	DELAWARE TRAIL

DELAWARE TRAIL
(10' ROW)

DATE: 11/1/95
BY: [Signature]
DESCRIPTION: [Signature]
REVISIONS: [Signature]

SITE PLAN
AND
USE VARIANCE EXHIBIT
LOT 4, BLOCK 2.03

OCEAN COUNTY, NEW JERSEY

D.W. SMITH ASSOCIATES, P.A.
Professional Engineers & Surveyors
1300 North Center Drive, North Brunswick, NJ 08901
Tel: 732-839-8800
Fax: 732-839-8801