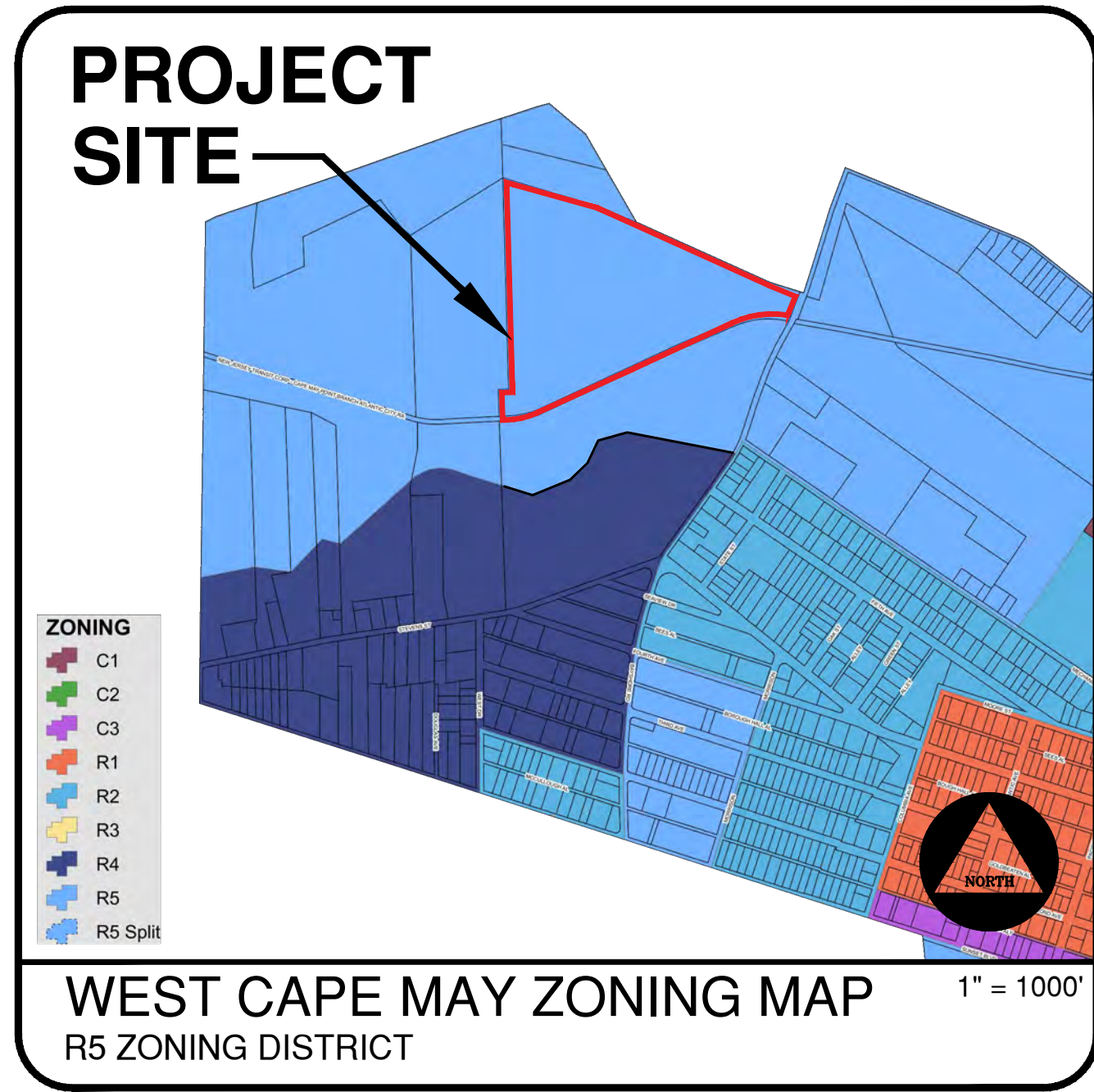
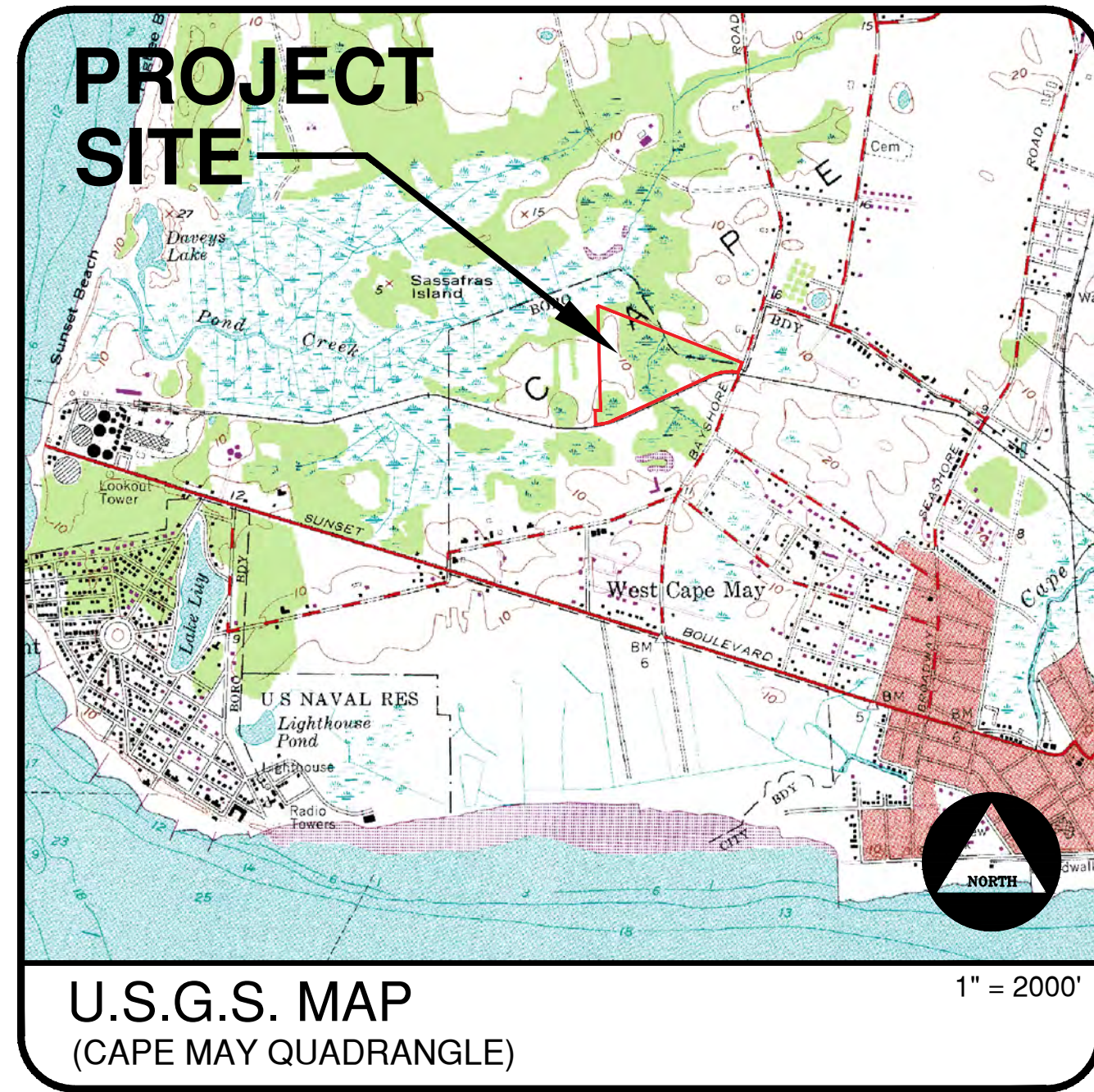
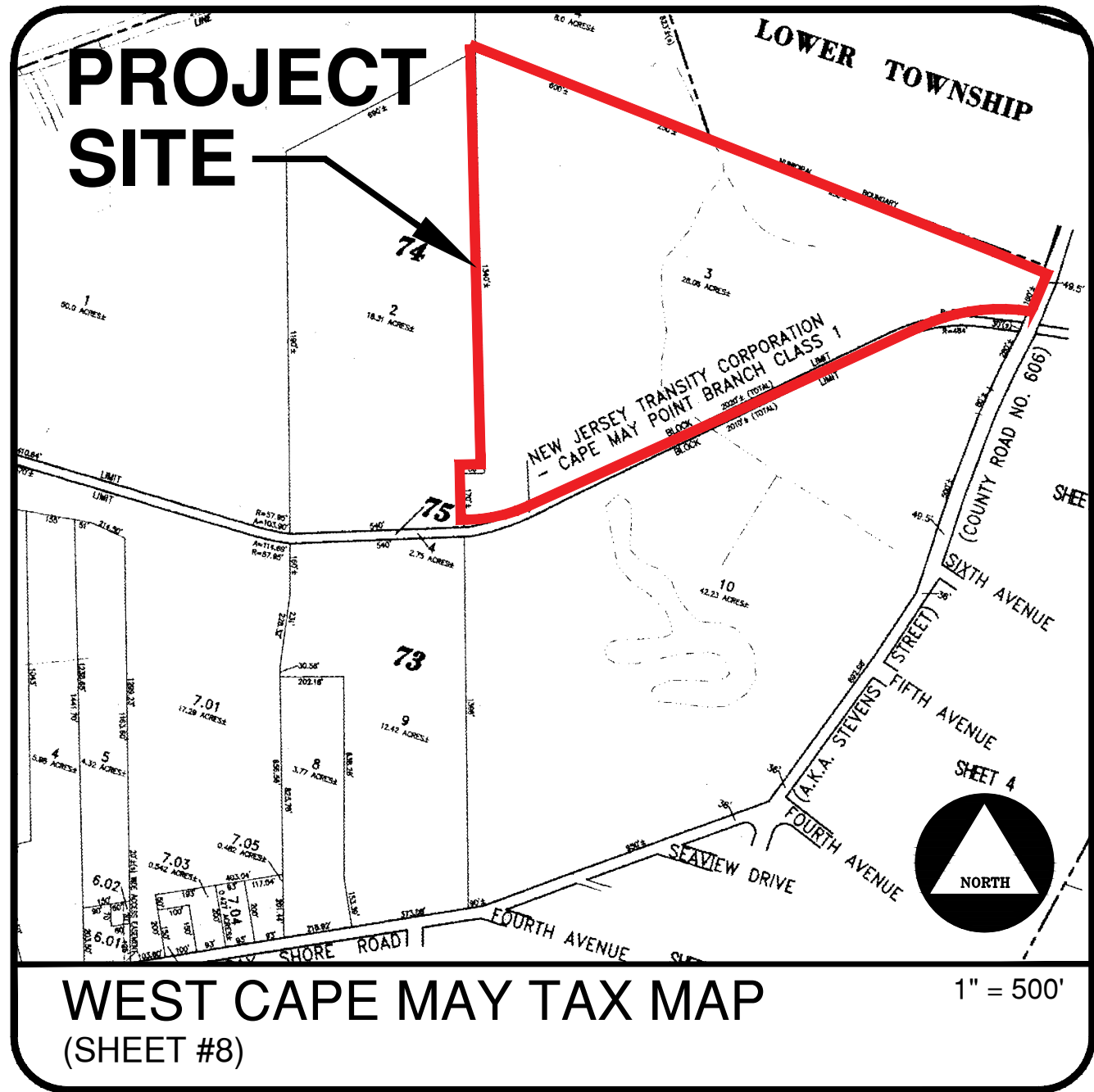
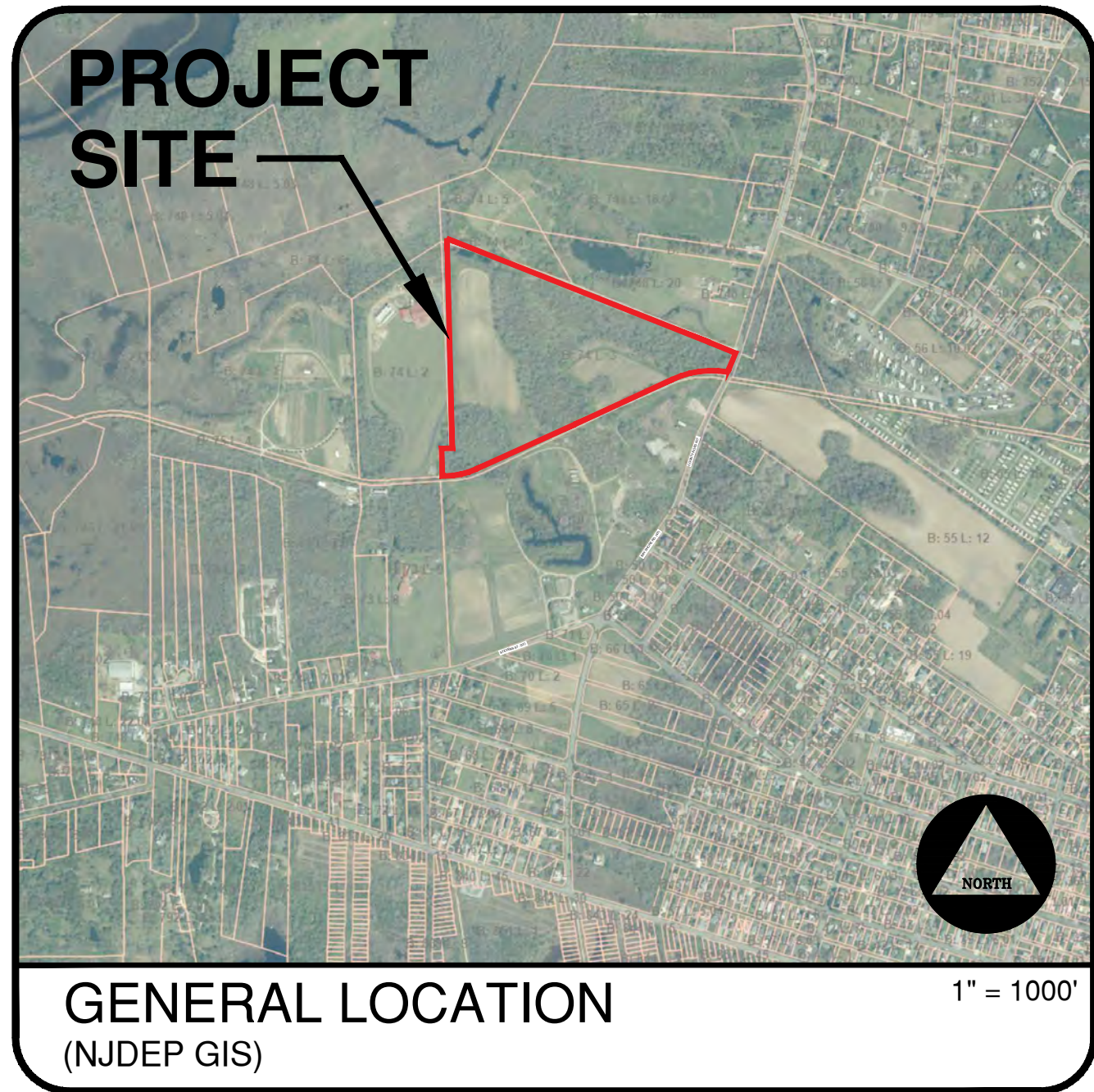




50	328 FIFTH AVE	2	BAILEY, JOHN R & EVELYN	08302
1.03			319 SHEPPARDS HILL RD.	
50	408 STATE ST	2	J.T.G. GROUP LLC	08204
1.06			1382 LAFAYETTE ST	
50	503 BAYSHORE ROAD	2	DUDGINSKI, RONALD F & ANNE P	08204
1.08			503 BAYSHORE RD	
50	BAYSHORE ROAD	1	J.T.G. GROUP LLC	08204
1.10			1382 LAFAYETTE ST	
50	711 FOURTH AVENUE	2	MCALAVEY, MICHAEL & ELEANNE	08721
4			221 MAGNOLIA DR	
51	607 BAYSHORE ROAD	2	GAUDE, GREGORY C & DENISE M	088420330
1.02			17 PORTS LANE	
51	BAYSHORE ROAD	15C	BORO OF WEST CAPE MAY	08204
3			732 BROADWAY	
51	601 BAYSHORE ROAD	2	MILEY, GERARD & ALISON	08204
4			601 BAYSHORE RD	
51	FIFTH AVENUE	15C	BORO OF WEST CAPE MAY	08204
6			732 BROADWAY	
55	315 SIXTH AVENUE	38	JTG GROUP LLC	08204
28			PO BOX 415	
56	167 STIMPSON LA.	1	REEVES, EDWARD C TRUS & EDWARD, C R	08226
1			PO BOX 1093	
69	201 STEVENS STREET	2	GORSKI, SUSAN LYNN	08204
1			201 STEVENS STREET	
69	207 STEVENS STREET	2	KATHERIN, PAMELA	08204
3			207 STEVENS STREET	
70	213 STEVENS STREET	38	REA, DIANE	08204
1			213 STEVENS ST	
51	601 BAYSHORE ROAD	2	MILEY, GERARD & ALISON	08204
4			601 BAYSHORE RD	
51	FIFTH AVENUE	15C	BORO OF WEST CAPE MAY	08204
6			732 BROADWAY	
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69	207 STEVENS STREET	2	KATHERIN, PAMELA	08204
3			207 STEVENS STREET	
70	213 STEVENS STREET	38	REA, DIANE	08204
1			213 STEVENS ST	
73	168 STEVENS ST	38	BRAY WILDE, BARBARA - ETALS	08204
5			168 STEVENS ST	
74	BOUNDARY-LOWER TWP	1	CLUFF, DANIEL W JR	08204
4			1077 SHIRPOKE RD	

BOROUGH OF WEST CAPE MAY
732 Broadway
West Cape May, NJ 08204

ATLANTIC CITY ELECTRIC - REAL ESTATE DEPARTMENT
5100 Harding Hwy, Suite 399
Mays Landing, NJ 08330-9902

BOROUGH OF WEST CAPE MAY WATER & SEWER UTILITY
David Carrick
732 Broadway
West Cape May, NJ 08204

CAPE MAY COUNTY PLANNING BOARD
4 Moore Rd, DN 309
Cape May Court House, NJ 08210

VERIZON COMMUNICATIONS
Engineering Department
10 Tansboro Rd, Floor 2
Berlin, NJ 08609

SOUTH JERSEY GAS COMPANY
System Engineering & Planning
1 South Jersey Plaza
Folsom, NJ 08037

COMCAST CABLE SERVICES
1500 Rt 47, Suite C12
Rio Grande, NJ 08242

- Applicant/Owner: Shore House Canna
124 Sunset Boulevard
West Cape May, NJ 08204
Attn: Dave Christian (215) 828-6057
Tom Nuscis (609) 827-8919
Site Location: 400 Stevens Street
West Cape May
Cape May County, NJ
- The project site is known as Block 74, Lot 3, as shown on the Tax Plate #8 of the Borough of West Cape May Tax Maps.
- The project site is located in the R5 Zoning District.
- The project site consists of an area of 37.502± Acres (1,633,593± SF).
- The property is currently the location of Rhea's Farm Market operation.
- It is the intent of the Applicant to construct a 5,000 SF building and repurpose 5 acres of farm fields into cannabis cultivation and harvest for wholesale distribution.
- A use of cannabis cultivation, manufacturing, wholesaling and distributing is a permitted conditional use within the R5 zone.
- A use variance is a required to permit the proposed use within 1,000 feet from a residential lot, which is a deviation from §27-29.c.8.
- There will be 24/7 on-site video monitoring of the facility. The video shall be maintained for the period prescribed by state law, but in no case less than 30 days.
- On-premises cannabis consumption will be prohibited in all areas.
- All concrete curb, sidewalk, pavement disturbed in kind within road rights-of-way are to be repaired in kind.
- All traffic signs, other signs, mailboxes, poles and/or safety devices that will be removed during construction are to be reinstalled at the proper location.
- The proposed application will require approvals from the following agencies:
 - Borough of West Cape May Planning Board
 - Cape May County Planning Board
 - Cape Atlantic County Soil Conservation District

GENERAL NOTES

Outbound and existing survey information taken from plan entitled "Plan of Survey", Block 73 Lot 10 & Block 74 Lot 3, Borough of West Cape May, Cape May County, New Jersey prepared by Kilam Associates, Consulting Engineers, James K. Walz N.J.P.L.S. #34024, dated 06/16/2000, last revised 06/28/2000.

SURVEY INFORMATION

This set of plans has been prepared for purposes of municipal and agency review and approval. This set of plans shall not be utilized as construction documents until all conditions of approval have been satisfied on the drawings and each drawing has been revised to indicate " Issued for Construction."

Contractor shall check and verify all existing utilities, grades, site dimensions and existing conditions before proceeding with construction. Any discrepancies or unusual conditions are to be reported to design engineer/project staff immediately for adjustments or directions.

All construction to be performed in accordance with NJDOT Standard Specifications and supplementary specifications for this project.

These drawings do not include the necessary components for construction safety; however, all construction must be done in compliance with the Occupational Safety and Health Act of 1970 and all rules and regulations appurtenant to this project.

CONTRACTOR NOTES

ZONING INFORMATION R5 ZONING DISTRICT				
R5 Zoning Requirements Lot Area (Farms)	Required 5 Acres	Existing 37.502 ± Ac.	Proposed 37.502 ± Ac.	Variance NO
Accessory Uses to Farms (Farm Building)				
Minimum Distance to Side Lot Line	40'	>40'	>40'	NO
Minimum Distance to Rear Lot Line	20'	>20'	>20'	NO
Minimum Distance to Principal Building	10'	>10'	>10'	NO
Maximum Lot Coverage	15%	0.0%	0.3%	NO
Maximum Building Height	25'	<25'	<25'	NO
Parking Requirements (§27-27.3) Farms				
	3	>3	>3	NO
Regulations Permitting Cannabis Operations (§603-21) Cannabis cultivation, manufacturing, wholesaling and distributing operations permitted in R-5 zoning district, provided that all operations have a minimum lot size of five (5) acres.				
Cannabis cultivation is a permitted use. Cannabis manufacturing, wholesaling and distributing operations are a conditional use, subject to: - The facility shall meet all of the requirements for licensure. - All cultivation, manufacturing, storage and distribution activities shall take place within enclosed building or greenhouse structures. The facility shall be the sole occupant of its building. - All structures utilized for any manufacturing, wholesaling, storage or distribution of cannabis shall be enclosed by a fence at least seven feet high. - All structures shall be designed, using safety and security barriers, to prevent the unlawful and unauthorized entry into the structures as prescribed by State law. - There shall be controlled access to the site, with 24/7 on-site video monitoring of the exterior and interior of the facility, which video shall be retained and stored for the period prescribed by State law, but in no case shall such video be retained and stored for less than 30 days. - Plans and reports depicting or describing access and security details information concerning the facility shall be deemed and protected as confidential security documents, exempt from disclosure as public records. - There shall be no direct sales to the public from the property. Nothing herein shall permit the retail sale of cannabis or marijuana products, the dispensing of cannabis or marijuana product, or the direct point sale or distribution of marijuana products except to other cannabis businesses licensed by the State. - Cannabis cultivation and manufacturing facilities shall operate in compliance with state and local noise laws and regulations, except in emergency situations requiring the use of a backup generator. - Cannabis cultivation and manufacturing operations shall utilize available technology to filter and re-circulate air, so that odors are not discernable by a reasonable person beyond the property line. - One thousand (1,000) linear feet measured from the lot line of any residence, school, church or park to the nearest portion of the building containing a cannabis use. - Cannabis cultivation and manufacturing operations shall have a backup generator, capable of maintaining, at a minimum, all electronic security systems in the event of a power failure. - Cannabis cultivation and manufacturing facilities shall only be permitted to have one sign, in compliance with sign requirements for the zone. - No light generated by any cannabis cultivation and manufacturing activities shall result in measurable light changes at the nearest property boundary to each structure. - No cannabis or cannabis product shall be smoked, eaten or otherwise consumed on the premises of any cannabis cultivation or manufacturing facility.				
Variance Required - Conditional Uses §27-29.c.8 A Use Variance is required to permit the conditional use of cannabis operations within 576 feet of an adjacent residential use, which is a deviation from item h. (above), where any building containing a cannabis use shall be located a minimum of 1,000 feet from a residential lot.				

ZONING INFORMATION

PROPERTY OWNERS LIST WITHIN 200'				
SCHEDULE OF SHEETS				
COVER SHEET	1 OF 3	06/03/25	-	
EXISTING CONDITIONS & CONTEXT MAP	2 OF 3	06/03/25	-	
SITE PLAN	3 OF 3	06/03/25	-	
SHEET NUMBER ORIGINAL DATE LAST REVISION DATE				

EDA
Engineers - Landscape Architects - Planners

SITE PLAN FOR SHORE HOUSE CANNA BLOCK 74, LOT 3 BOROUGH OF WEST CAPE MAY CAPE MAY COUNTY, NEW JERSEY

WEST CAPE MAY APPROVAL BLOCK	
Chairman	Date
Secretary	Date
Engineer	Date

Engineering Design Associates, P.A.
Cambridge Professional Offices
www.engineeringdesign.com
(609) 390-0332 • Fax (609) 390-9204 • CERTIFICATE OF AUTHORIZATION 240A2970300

COVER SHEET
BLOCK 74, LOT 3
BOROUGH OF WEST CAPE MAY
CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498

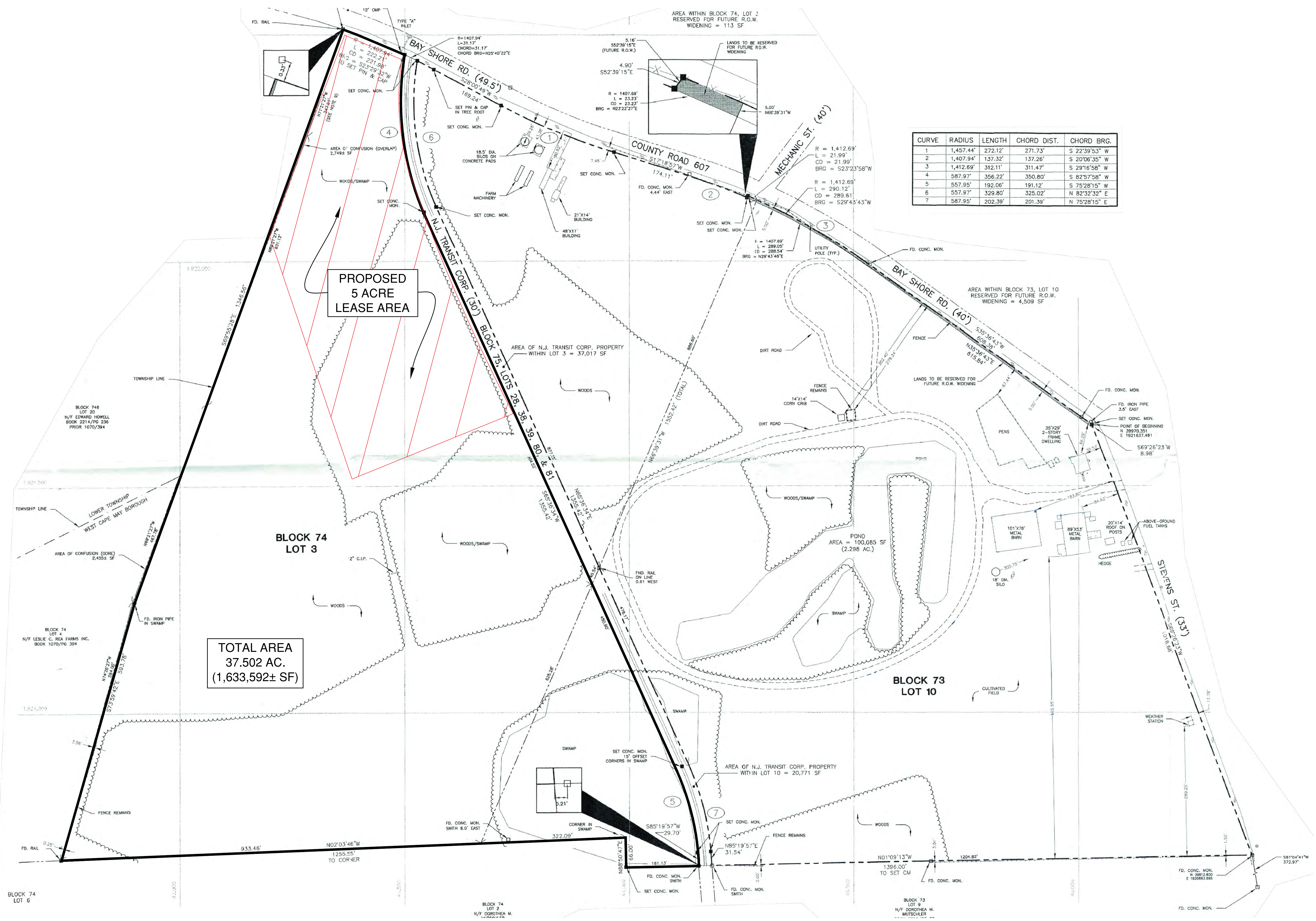
DRAFT

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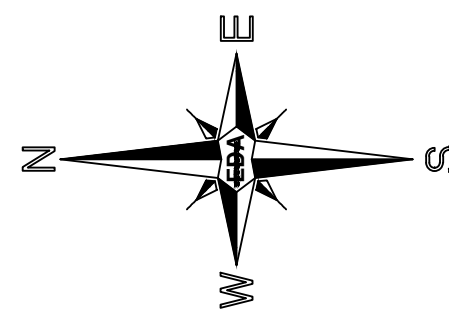
REVISION	DATE	BY
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DATE: 06/03/25
DRAWN BY: NEW
SCALE: AS NOTED
CHECKED BY: VCO
PROJECT #: 10518
SHEET: 1 OF 3

EDA
Engineers - Landscape Architects - Planners



CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.
1	1,457.44'	272.12'	271.73'	S 22°39'53" W
2	1,407.94'	137.32'	137.26'	S 20°06'35" W
3	1,412.69'	312.11'	311.47'	S 29°16'58" W
4	587.97'	356.22'	350.80'	S 82°57'58" W
5	557.96'	192.06'	191.12'	S 75°28'15" W
6	557.97'	329.80'	325.02'	N 82°32'32" E
7	587.95'	202.39'	201.39'	N 75°28'15" E





Engineering
Design
Associates, P.A.

Engineers: Environmental Planners, Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
500 Cambridge Street, Suite 200
Cambridge, MA 02142
(609) 390-0332 • Fax (609) 390-9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION: 2402370309

EXISTING CONDITIONS & CONTEXT MAP
BLOCK 74, LOT 3
BOROUGH OF WEST CAPE MAY
CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO

PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498

DRAFT



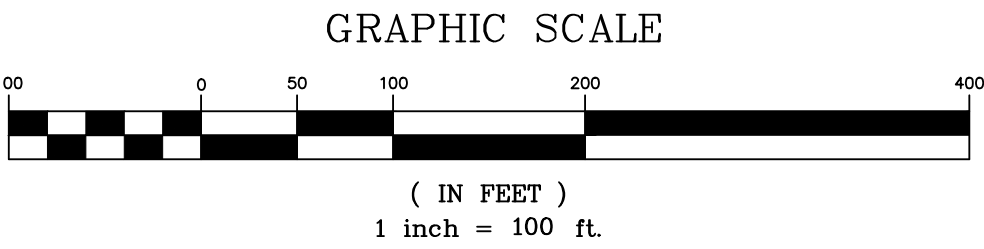
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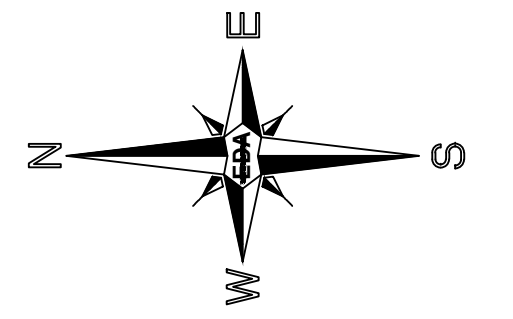
REVISION	DATE	BY



DATE: 06/03/25	DRAWN BY: NEW
SCALE: 1"=100'	CHECKED BY: VCO
PROJECT #: 10518	SHEET: 2 OF 3

EXISTING CONDITIONS & CONTEXT MAP





EDA Engineering Design Associates, P.A.
Engineers Environmental Planners Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
500 Cambridge Street, Suite 200
Cambridge, MA 02142
(609) 390-0332 • Fax (609) 390-9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION 2402970309

SITE PLAN
BLOCK 74, LOT 3
BOROUGH OF WEST CAPE MAY
CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498

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REVISION	DATE	BY



DATE: 06/03/25	DRAWN BY: NEW
SCALE: 1"=100'	CHECKED BY: VCO
PROJECT #: 10518	SHEET: 3 OF 3

SITE PLAN



Engineers - Landscape Architects - Planners

