PREPARED BY:
THE LAW OFFICE OF
RONALD J. GELZUNAS, LLC

BOROUGH OF WEST CAPE MAY
PLANNING/ZONING BOARD APPLICATION

400 Stevens Street
Block 74, Lot 3

P.O. BOX 1288, WILDWOOD CREST, NEW JERSEY 08260
RON@GELZUNASLAW.COM
609-854-4502

PLANNING-ZONING BOARD APPLICATION
BOROUGH OF WEST CAPE MAY
732 BROADWAY
WEST CAPE MAY, NEW JERSEY 08204

The original application, with supporting documentation, must be filed with the office of the Board Assistant. Upon submission, the Board Engineer has a total of **45 days** to complete a review of the application. **Please note: you must contact the Planning-Zoning Board Assistant, Tricia Oliver, at 609-884-1005, ext. 109 or toliver@westcapemay.us with any questions or concerns regarding an application.**

Fully assembled sets/packets are required upon submission, not individual piles of pages; plans must be folded (rolled plans will not be accepted). If the applicant is uncertain as to how to prepare this application, **it is HIGHLY recommended that a professional, such as an Attorney, Engineer, Surveyor, Architect or Planner, be utilized**. *Also note: State statute requires that the date and time of the hearing be included when completing the mandatory notice and advertisements, so this is done after the application is deemed complete and the applicant is offered a hearing date.*

To be completed by the Board Assistant

Date Filed 6/13/25 Application No. #1009-25

Planning Board ✓ Zoning Board of Adjustment _____

Application Fees pd. Escrow Fees pd

Scheduled for:

Review of Completeness _____ Hearing _____

To be completed by the Applicant

1. SUBJECT PROPERTY

Location: 400 Stevens Street Rear

Tax Map Page 8 Block 74 Lot(s) 3

Dimensions: Frontage Odd Shape Depth _____ Total Area 5 Acres

Zoning District R-5

2. **APPLICANT** (Note: if the applicant is a Corporation, Partnership, or Business entity, they must be represented by a New Jersey licensed lawyer.)

Name Shorehouse Canna, LLC

Address 124 Sunset Boulevard, West Cape May, NJ 08204

Telephone Number 215-828-6057 Fax Number Dave@ShoreHouseCanna.com

Applicant is a: Corporation _____ Partnership _____ Individual _____
X LLC

3. **DISCLOSURE STATEMENT**

Pursuant to N.J.S. 40:55D 1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed (Attach pages as necessary to fully comply).

Name Thomas Nuscis Address: 124 Sunset Boulevard, West Cape May, NJ
Interest 51%

Name Nicole Melchiorre Address: 124 Sunset Boulevard, West Cape May, NJ
Interest 49%

4. **If Owner is other than the applicant, provide the following information on the Owner(s).**

Name Leslie C Rea Farms, Inc.

Address 213 Stevens Street, West Cape May, NJ 08204

Telephone _____ Fax Number _____

5. **PROPERTY INFORMATION**

Restrictions, covenants, easements, association by-laws, existing and proposed on the property:

Yes (attach copies) _____ No _____ Proposed _____

NOTE: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

*** IMPORTANT: Be sure to include ANY & ALL prior approvals per a memorialized resolution(s) for the subject property. Failure to do so will delay the application process.**

Present use of the premises: Farm

6. **APPLICANT'S ATTORNEY**

Name Ronald J. Gelzunas, Esq.

Address P.O. Box 1288

Telephone 609-854-4502 Fax Number ron@gelzunaslaw.com

7. **APPLICANT'S ENGINEER**

Name Vince Orlando, Engineering Design Assoc. P.A.

Address 5 Cambridge Drive Ocean View, NJ 08230

Telephone 609-390-9204 Fax Number Info@engineeringdesign.com

8. **APPLICANT'S PLANNING CONSULTANT**

Name _____

Address _____

Telephone_____ Email: _____

9. **APPLICANT'S TRAFFIC ENGINEER**

Name _____

Address _____

Telephone _____ Fax Number _____

10. **List any other Expert who will submit or who will testify for Applicant: (Attach additional sheets as may be necessary)**

Name _____

Field of Expertise _____

Address _____

Telephone _____ Fax Number _____

11. **APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:**

SUBDIVISION:

_____Minor Subdivision Approval

_____Preliminary Subdivision Approval

_____Final Subdivision Approval

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) _____

Area to be disturbed (square feet) _____

Total number of proposed dwelling units _____

_____Request for Waiver from Site Plan Review and Approval

Reason for request: _____

_____

_____ Informal Review

_____ Appeal decision of an Administrative Officer (N.J.S. 40:55D-70a)

_____ Map or Ordinance Interpretation of Special Question (N.J.S. 40:55D-70b)
_____ Variance Relief (hardship) (N.J.S. 40:55D-70c (1))
_____ Variance Relief (substantial benefit) (N.J.S. 40:55D-70c (2))
X_____ Variance Relief (use) (N.J.S. 40:55D-70d)
_____ Conditional Use Approval (N.J.S. 40:55D-67)
_____ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin (N.J.S. 40:55D-34)
_____ Direct issuance of a permit for a lot lacking street frontage (N.J.S. 40:55D-35)

12. **Section(s) of Ordinance from which a variance is requested:**

Section 27-29(c)(8) Conditional Uses (Location)

All variances and or waivers that the Board Engineer may identify in a review memorandum or letter or that may be required by the Board at the time of the hearing.

13. Waivers Requested of Development Standards and/or Submission Requirements: (Attach additional pages as needed)

Waivers are requested from See Plan

All variances and or waivers that the Board Engineer may identify in a review memorandum or letter or that may be required by the Board at the time of the hearing.

14. Attach a copy of the Notice to appear in the official Newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

15. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed)

The Applicant is proposing to construct a 5,000 square foot building which will contain the permitted use of cannabis cultivation, and the conditional use of cannabis manufacturing, wholesaling and/or distributing operations. The proposal will satisfy all of the conditional use standards set forth in Section 27-29(c) except for 27-29(c)(8) which requires the facility to be located one thousand linear feet from the

lot line of any residence. The proposal will meet all of the other conditions set forth in the conditional use standards Section 27-29(c) 1 through 12.

Although the proposed facility location does not meet the required set back from the lot line of a "residence", the nature of the location, set back far from Bayshore Road on a farm field surrounded by woods and wetlands and not visible from the road or easily accessible, renders this location suitable for the proposal and demonstrates that the site can accommodate the deviation from the 1000 foot setback requirement without causing any substantial detriment to the public good or impairment of the ordinance purposes. These circumstances meet the criteria necessary to grant a conditional use variance as set forth by the New Jersey Supreme Court in Coventry Square v. Westwood Zoning Bd. of Adjustment, 138 N.J. 285, 298-299 (1994):

> *We hold that the proof of special reasons that must be adduced by an applicant for a "d" variance from one or more conditions imposed by ordinance in respect of a conditional use shall be proof sufficient to satisfy the board of adjustment that the site proposed for the conditional use, in the context of the applicant's proposed site plan, continues to be an appropriate site for the conditional use notwithstanding the deviations from one or more conditions imposed by the ordinance. Thus, a conditional-use variance applicant must show that the site will accommodate the problems associated with the use even though the proposal does not comply with the conditions of the ordinance established to address those problems.*

16. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? N/A

17. Are any off-tract improvements required or proposed? None

18. Is the subdivision to be filed by Deed or Plat? N/A

19. Other approvals which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Cape May County Municipal Utilities Authority		X	
Cape May County Health Department		X	
Cape May County Planning Board		X	
Cape Atlantic Soil Conservation District		X	

NJ Department of Environmental Protection		X	
Sewer Extension Permit			
Sanitary Sewer Connection Permit			
Stream Encroachment Permit			
Waterfront Development Permit			
Wetlands Permit			
Tidal Wetlands Permit			
CAFRA			
NJ Department of Transportation			

20. Certification from the Tax Collector that all taxes due on the subject property have been paid.

21. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the Board Secretary.

Quantity	Description of Item
20	Variance plan by EDA
20	Application prepared by Ron Gelzunas, Esq.
1	Plan of survey by Killam Associates

22. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicant's Professionals:	Reports Requested
Attorney	ALL
Engineer	ALL

23. Affidavit of Ownership and Certifications (as applicable)

A. I certify that the foregoing statements and the material submitted are true. I further certify that I am the individual applicant or that I am an Officer of the corporation applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

(If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner).
Sworn to and subscribed before me this

9th day of June, 2025

ERIC D MORANO
Notary Public, State of New Jersey
Comm. # 50210477
My Commission Expires 05/25/2028

NOTARY PUBLIC

SIGNATURE OF APPLICANT

B. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

(If the owner is a corporation this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)
Sworn to and subscribed before me this

9th day of June, 2025

ERIC D MORANO
Notary Public, State of New Jersey
Comm. # 50210477
My Commission Expires 05/25/2028

NOTARY PUBLIC

Carol Rea Flynn
SIGNATURE OF APPLICANT

PLEASE NOTE:

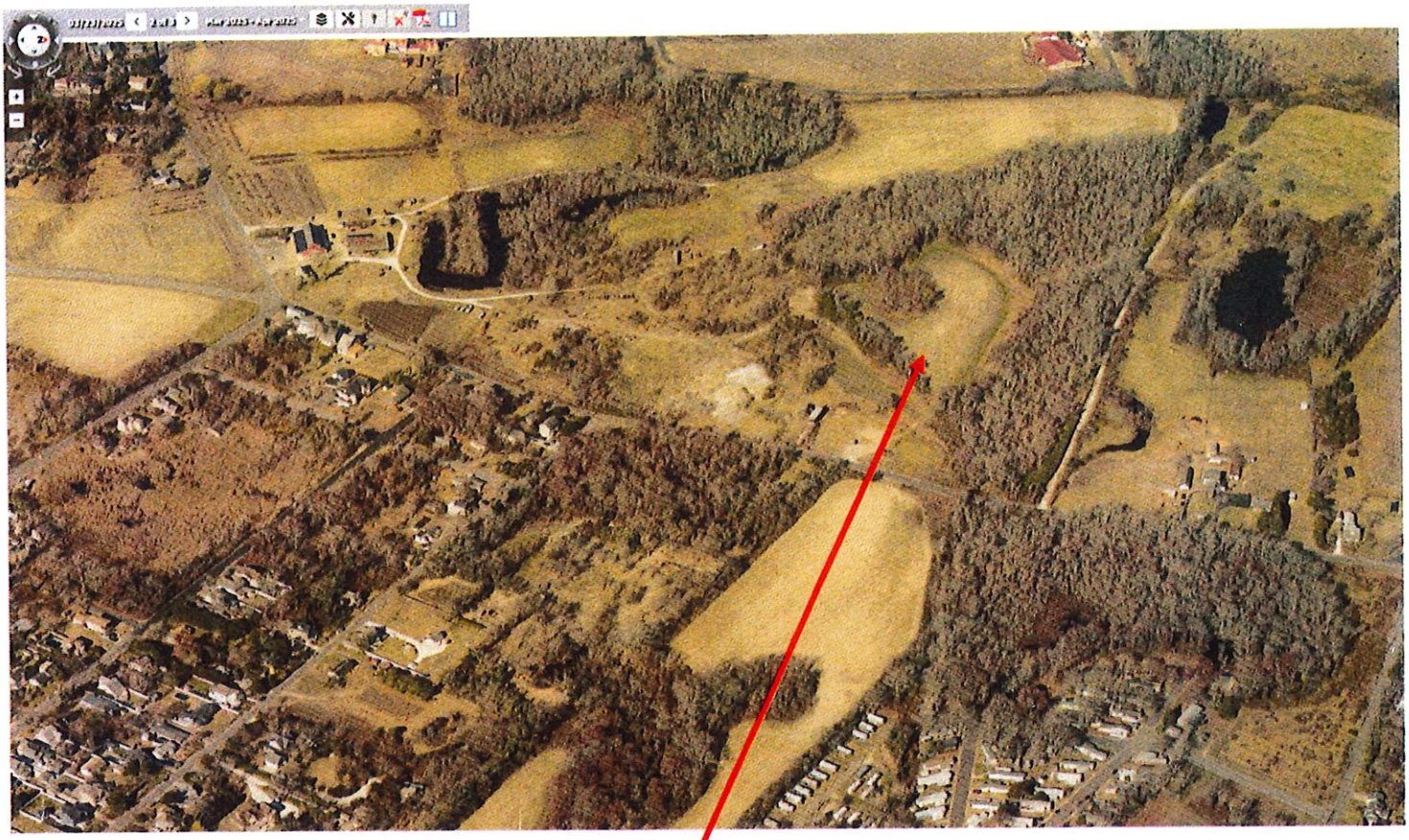
Applicant must be present at the public hearing or have a licensed New Jersey attorney there on his behalf or his application may be postponed.

C. I understand that the initial sum of $ 1,000.00 has been deposited in an escrow account in accordance with the Ordinance of the Borough of West Cape May. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within (15) days. I further understand that al escrow charges which are due and owing shall become a lien on the premises, and shall remain so until paid.

6/9/25
DATE

SIGNATURE OF OWNER/AGENT

EXISTING CONDITIONS
PHOTOS AND SURVEY

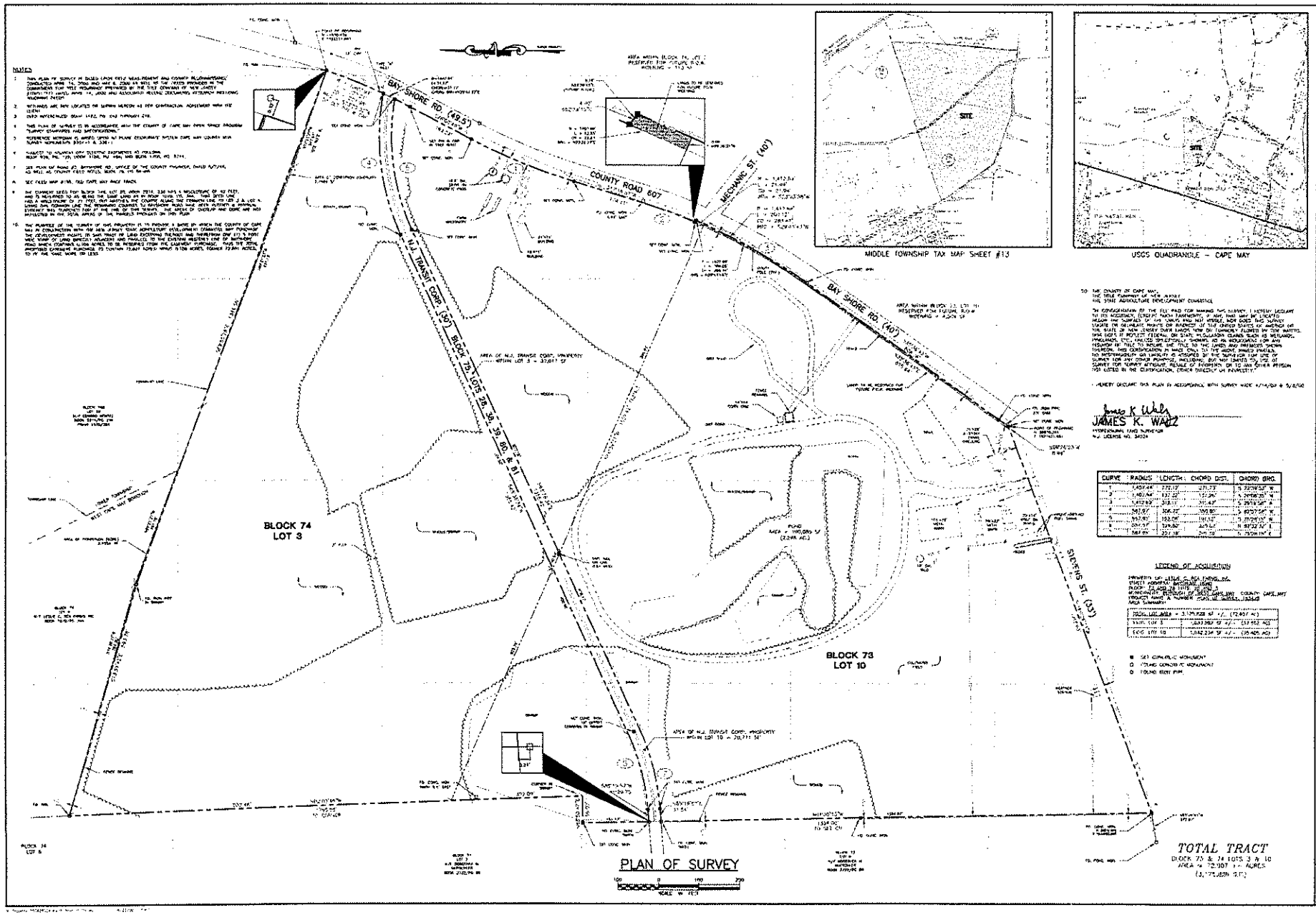


APPROXIMATE FACILITY LOCATION

PROPOSED SITE PLAN

NOTES

1. THIS PLAN OF SURVEY IS BASED UPON FIELD MEAS-UREMENT AND COMPUTER RECONNAISSANCE CONDUCTED APRIL 16, 2000 AND MAY 8, 2000 AS WELL AS THE DATA PROVIDED IN THE COMMITMENT FOR TITLE INSURANCE PREPARED BY THE TITLE COMPANY OF NEW JERSEY (COMM-711 UNITED, APRIL 14, 2000) AND ASSOCIATED RECORD DOCUMENTS RESULTING RECORDING DATA.
2. WETLANDS ARE NOT LOCATED ON SUBJECT PROPERTY AS PER CONFIRMATION AGREEMENT WITH THE CLIENT.
3. DATA REFERENCED FROM LATEST FIELD AND PROVIDED DATA.
4. THIS PLAN OF SURVEY IS IN ACCORDANCE WITH THE COUNTY OF CAPE MAY PRESENT RANGE PROGRAM SURVEY STANDARDS AND SPECIFICATIONS.
5. REFERENCE MERIDIAN IS ASSUMED GRID NJ PLANE COORDINATE SYSTEM CAPE MAY COUNTY NGS SURVEY MONUMENTS (NGS-11 & 336-1)
6. SUBJECT TO ADJACENT ONE PRESENTED PROPERTIES AS PROVIDED BOOK 1006, PG. 129, BOOK 1006, PG. 1084 AND BOOK 1006, PG. 1114.
7. SEE PLAN OF ROAD AT: BAYSHORE RD. OFFICE OF THE COUNTY ENGINEER, DAVID SUTTON, AS WELL AS COUNTY FIELD NOTES, BOOK 78, PG 56 AND
8. SEE FILED MAP #198, OLD CAPE MAY RACE TRACK.
9. THE CURRENT DEED FOR BLOCK 74, LOT 3, WHICH DATED 2014, 2.66 HAS A MEASUREMENT OF 62 FEET, AND IS REFERENCED TO AN BEING THE SAME CONE AS BY BOOK 1006 PG. 1084. THIS DEED LINE HAS A MEASUREMENT OF 1.7 FEET, BUT HOWEVER, THE COUNTS ALONG THE CONTROL LINE TO LOT 2 & LOT 4, LEAVE THE FORMER LINE THE REMAINING COURSES TO BAYSHORE ROAD HAVE BEEN PLOTTED & PROVIDED. EVERYTHING WAS PLOTTED FOR AT THE LINE OF THE TRACK. THE AREAS OF OVERLAP AND GAPS ARE NOT INCLUDED IN THE TOTAL AREAS OF THE PARCELS PROVIDED ON THIS PLAN.
10. THE PURPOSE OF THE SURVEY OF THIS PROPERTY IS TO PROVIDE A BASE BY WHICH THE COUNTY OF CAPE MAY IN CONJUNCTION WITH THE NEW JERSEY STATE AGRICULTURE DEVELOPMENT COMMITTEE MAY PURCHASE THE DEVELOPMENT RIGHTS ON SAID TRACT OR LAND EXCEPTING PARCELS AND PARENTHOW DW LTD & FORT MEIG TRUST OF LAND SPECIALLY ADJACENT AND PARALLEL TO THE EXISTING RAILWAY LINE OF BAYSHORE ROAD WHICH CONTAINS 0.0164 ACRES TO BE RESERVED FROM THE EASEMENT PURCHASE. THUS THE TOTAL PROPOSED EASEMENT PURCHASE TO CONTAIN TRACT SURVEY WHICH IS 108 ACRES, EQUALS 72.841 ACRES, TO IN THE SAME WORE OR LESS



CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.
1	1,450.44'	272.13'	271.73'	N 72°19'53" W
2	1,460.44'	132.32'	132.28'	N 74°58'20" W
3	1,410.93'	318.13'	317.43'	N 79°13'34" W
4	541.97'	306.22'	302.20'	N 80°27'24" W
5	557.97'	193.06'	191.93'	N 79°24'10" W
6	557.97'	124.82'	124.57'	N 69°23'14" W
7	557.97'	221.18'	219.73'	N 55°24'19" W

LEGEND OF ACQUISITION

PROPERTY OF: STEVE C. SEA (WHOLLY)
STREET ADDRESS: BAYSHORE ROAD
BLOCK: 73 LOT: 10
MUNICIPALITY: MIDDLE TWP. COUNTY: CAPE MAY
PROJECT NAME & NUMBER: CAPE MAY COUNTY, 1994
NJ.R. SUBMARK:

TOTAL LOT AREA = 3,172,828 SF +/- (72.847 AC)	
TAKE LOT 10	2,337,992 SF +/- (53.672 AC)
EXCL LOT 10	834,836 SF +/- (19.175 AC)

■ SET CONCRETE MONUMENT
□ FOUND CONCRETE MONUMENT
⊙ FOUND IRON PIPE

JAMES K. WALZ
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 34024

I HEREBY DECLARE THIS PLAN IS ACCORDANCE WITH SURVEY MADE 4/14/00 & 5/8/00

TO: THE COUNTY OF CAPE MAY
THE TITLE COMPANY OF NEW JERSEY
THE STATE AGRICULTURE DEVELOPMENT COMMITTEE

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY DECLARE TO ITS ACCURACY, EXCEPT THOSE EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE GROUND AND NOT VISIBLE, NOR DOES THIS SURVEY TAKE INTO CONSIDERATION RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR THE STATE OF NEW JERSEY OVER LANDS NOW OR FORMERLY FLOODED BY TIDE WATERS, NOR DOES IT REFLECT FEDERAL OR STATE WETLANDS CLAIMS SUCH AS WETLANDS, FLOODLANDS, EXCEPT AS SPECIFICALLY SHOWN, AS AN ACKNOWLEDGMENT FOR ANY REVISION OF TITLE TO REFLECT THE TITLE TO THE LANDS AND INTERESTS SHOWN THEREON. THIS CERTIFICATION IS MADE ONLY TO THE PARTIES NAMED HEREIN, AND NO INTERPRETATION OR LIABILITY IS ATTRIBUTED BY THE SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE, INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY ATTRIBUTE, RESULT OF INTERPRETATION, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

JAMES K. WALZ

Killam
Associates Land Surveyors
813 Route 9 North
P.O. Box 373
Cape May Court House, New Jersey
(609) 463-1373

PLAN OF SURVEY
BLOCK 73, LOT 10 & BLOCK 74, LOT 3
WEST CAPE MAY
CAPE MAY COUNTY - NEW JERSEY

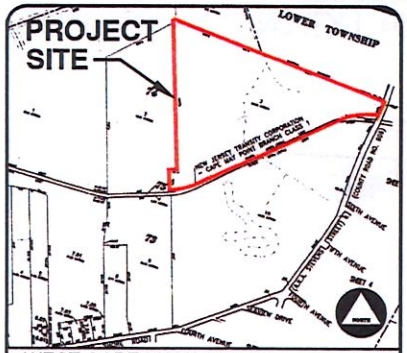
Date	Revision
25 Jun 00	REVISED PER CLIENT COMMENTS
13 Jun 00	REVISED PER CLIENT COMMENTS

Scale 1"=100'	Drawn TBT	Checked JKW	Approved JKW
Approval Date 13 JUN 00			

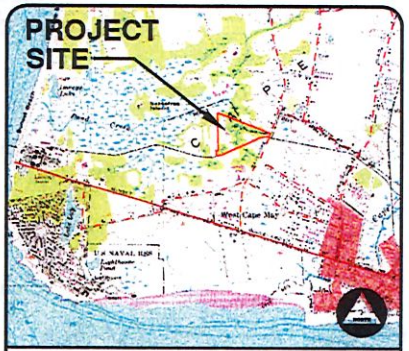
153428

Job	Sheet	Total
8/0	1	1

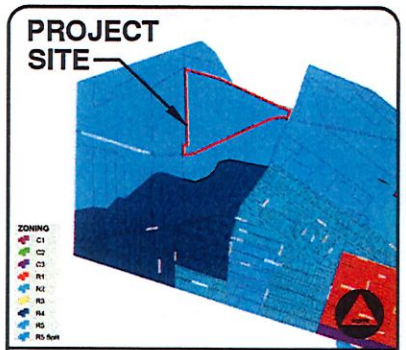
GENERAL LOCATION
(NJDEP GIS)
1" = 1000'



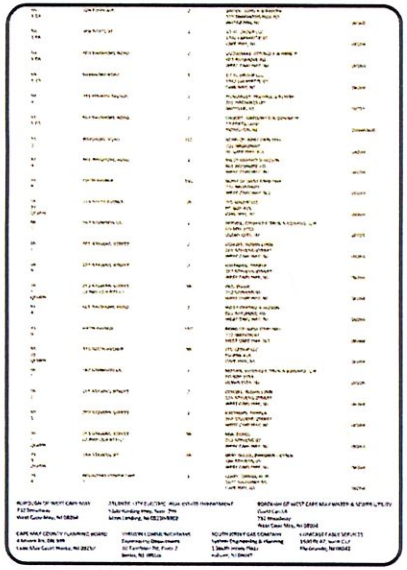
WEST CAPE MAY TAX MAP
(SHEET #8)
1" = 500'



U.S.G.S. MAP
(CAPE MAY QUADRANGLE)
1" = 2000'



WEST CAPE MAY ZONING MAP
R5 ZONING DISTRICT
1" = 1000'



PROPERTY OWNERS LIST WITHIN 200'

1. Applicant/Owner:
   Shore House Canna
   124 Sunset Boulevard
   West Cape May, NJ 08204
   Attn: Dave Christen (215) 828-6057
   Tom Nuccio (609) 827-4919

   Site Location:
   400 Stevens Street
   West Cape May
   Cape May County, NJ

2. 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.
3. The project site is located in the R5 Zoning District.
4. The project site consists of an area of 37.502± Acres (1,633,593± SF).
5. The property is currently the location of Rhea's Farm Market operation.
6. 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.
7. A use of cannabis cultivation, manufacturing, wholesaling and distributing is a permitted conditional use within the R5 zone.
8. 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.
9. 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.
10. On-premises cannabis consumption will be prohibited in all areas.
11. All concrete curb, sidewalk, pavement disturbed in kind within road rights-of-way are to be repaired in kind.
12. 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.
13. 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	Required	Existing	Proposed	Variance
Lot Area (Farms)	5 Acres	37.502 ± Ac.	37.302 ± Ac.	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:

a. The facility shall meet all of the requirements for licensure.
b. 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.
c. All structures utilized for any manufacturing, wholesaling, storage or distribution of cannabis shall be enclosed by a fence at least seven feet high.
d. 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.
   1. 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.
   2. 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.
e. 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.
f. 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.
g. 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.
h. 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.
i. 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.
j. Cannabis cultivation and manufacturing facilities shall only be permitted to have one sign, in compliance with sign requirements for the zone.
k. No light generated by any cannabis cultivation and manufacturing activities shall result in measurable light changes at the nearest property boundary to each structure.
l. 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 575 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

SCHEDULE OF SHEETS	SHEET NUMBER	ORIGINAL DATE	LAST REVISION DATE
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	-

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 _____

EDA Engineering Design Associates, P.A.
Engineers, Environmental Planners, Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
4 Cambridge Drive Ocean View New Jersey 08230
(609) 390-0192 • Fax (609) 390-0431 • www.edaengineeringassoc.com

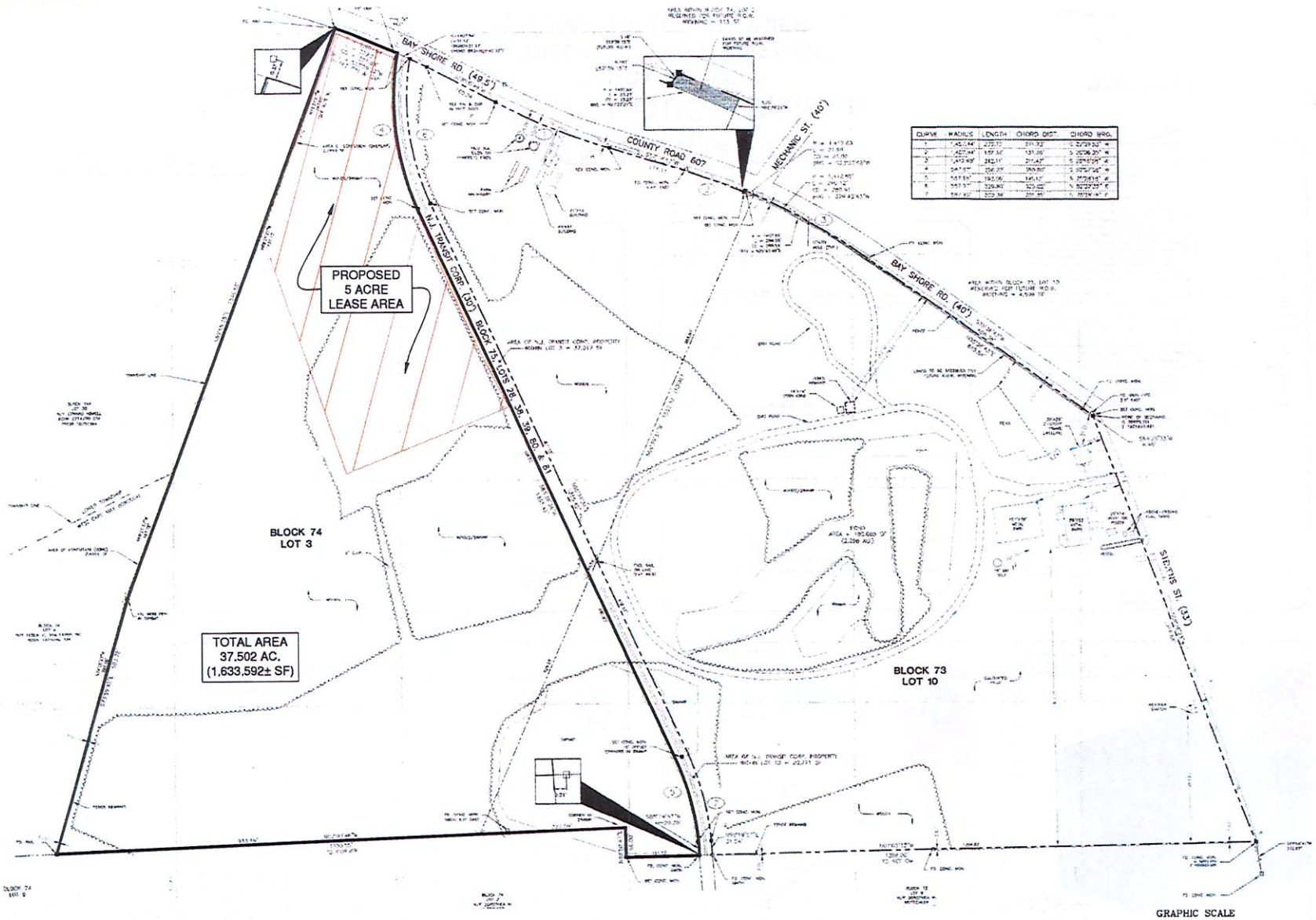
COVER SHEET
BLOCK 74, LOT 3
BOROUGH OF WEST CAPE MAY
CAPE MAY COUNTY, NEW JERSEY

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

IF THIS PLAN OR DOCUMENT DOES NOT CONTAIN A RAISED SEAL IMPRESSION BEARING THE NAME AND REGISTRATION NUMBER OF THE ABOVE SIGNED PROFESSIONAL, IT MAY NOT BE AN AUTHORIZED COPY OF THE ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED. REPRODUCTION OR FURTHER DIFFERENTIATION OF THE CONTENTS IN WHOLE OR IN PART REQUIRES PERMISSION IN WRITING FROM ENGINEERING DESIGN ASSOCIATES, P.A.

REVISION	DATE	BY

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



CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.
1	1,455.44'	222.10'	221.92'	S 22°59'53" W
2	1,427.44'	137.34'	137.29'	S 25°06'30" W
3	1,412.69'	282.11'	281.47'	S 28°05'24" W
4	547.91'	356.23'	350.00'	S 37°27'42" W
5	547.91'	192.06'	191.12'	S 57°24'14" W
6	547.91'	329.80'	324.62'	N 82°27'55" W
7	547.91'	329.34'	324.16'	N 55°04'14" W

EXISTING CONDITIONS & CONTEXT MAP

EDA Engineers - Landscape Architects - Planners

EDA Engineering Design Associates, P.A.
Engineers • Landscape Architects • Land Surveyors • Planners
1 Cambridge Drive Ocean View Res., New Jersey 08230
(609) 390-0332 • Fax (609) 390-8004 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION #24GA27960600

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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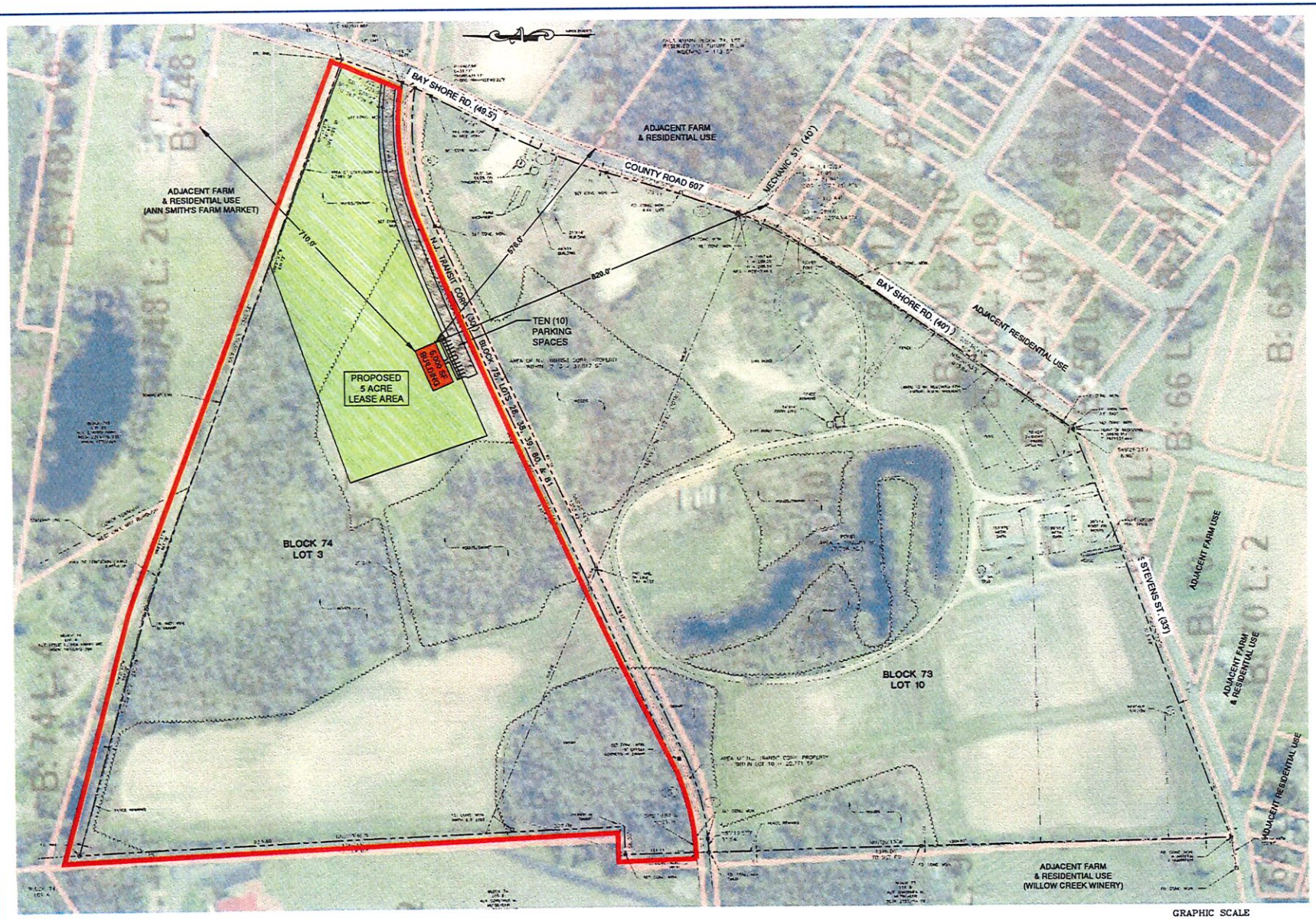
REVISION	DATE	BY

EDA

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

RENDERINGS



SITE PLAN

EDA Engineers - Landscape Architects - Planners

EDA Engineering Design Associates, P.A.
CAMBRIDGE PROFESSIONAL OFFICES
Engineers • Environmental Planners • Landscape Architects
(609) 390-0032 • Fax (609) 396-8031 • edaengineering@aol.com • CERTIFICATE OF AUTHORIZATION FIRM #24GA28000400

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
DRAFT

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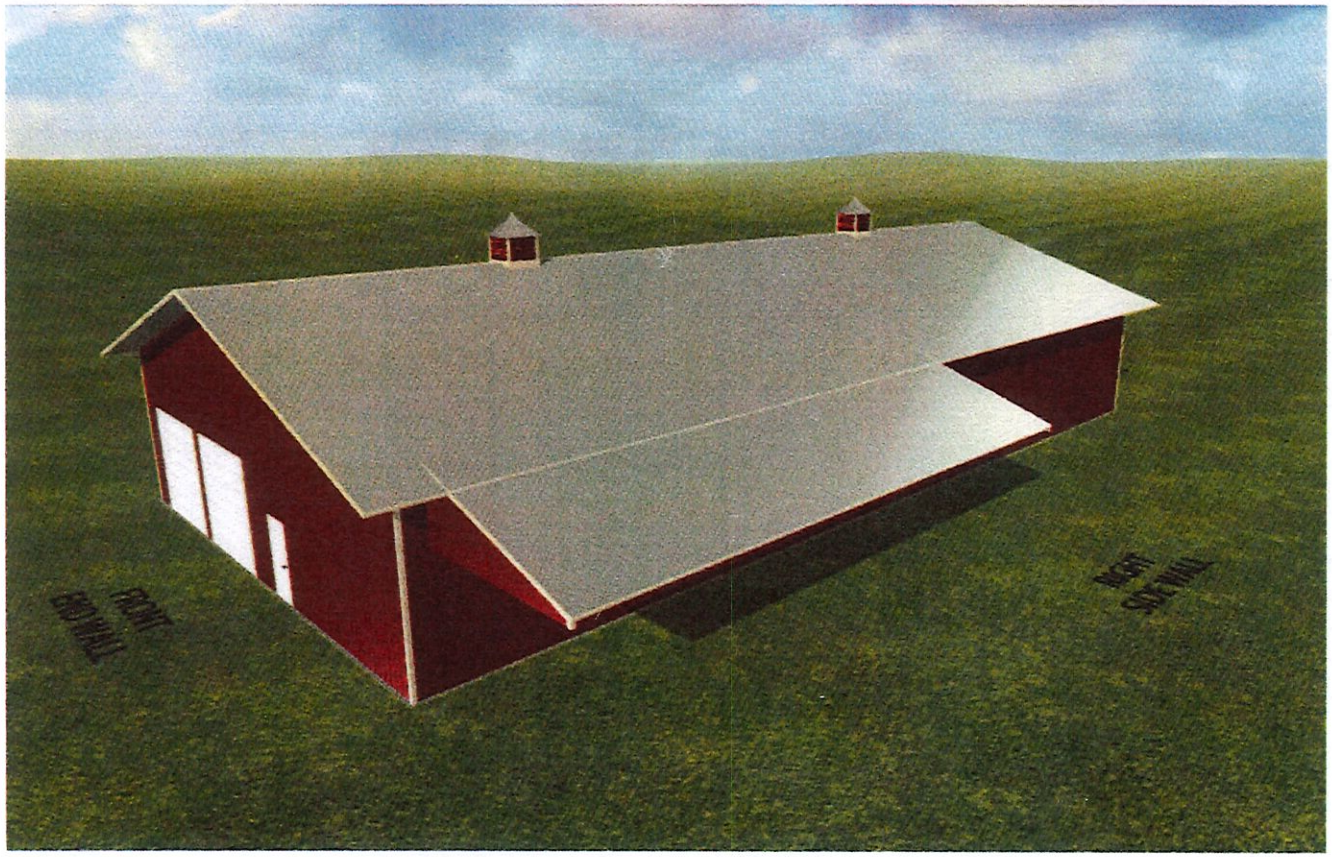
REVISION	DATE	BY

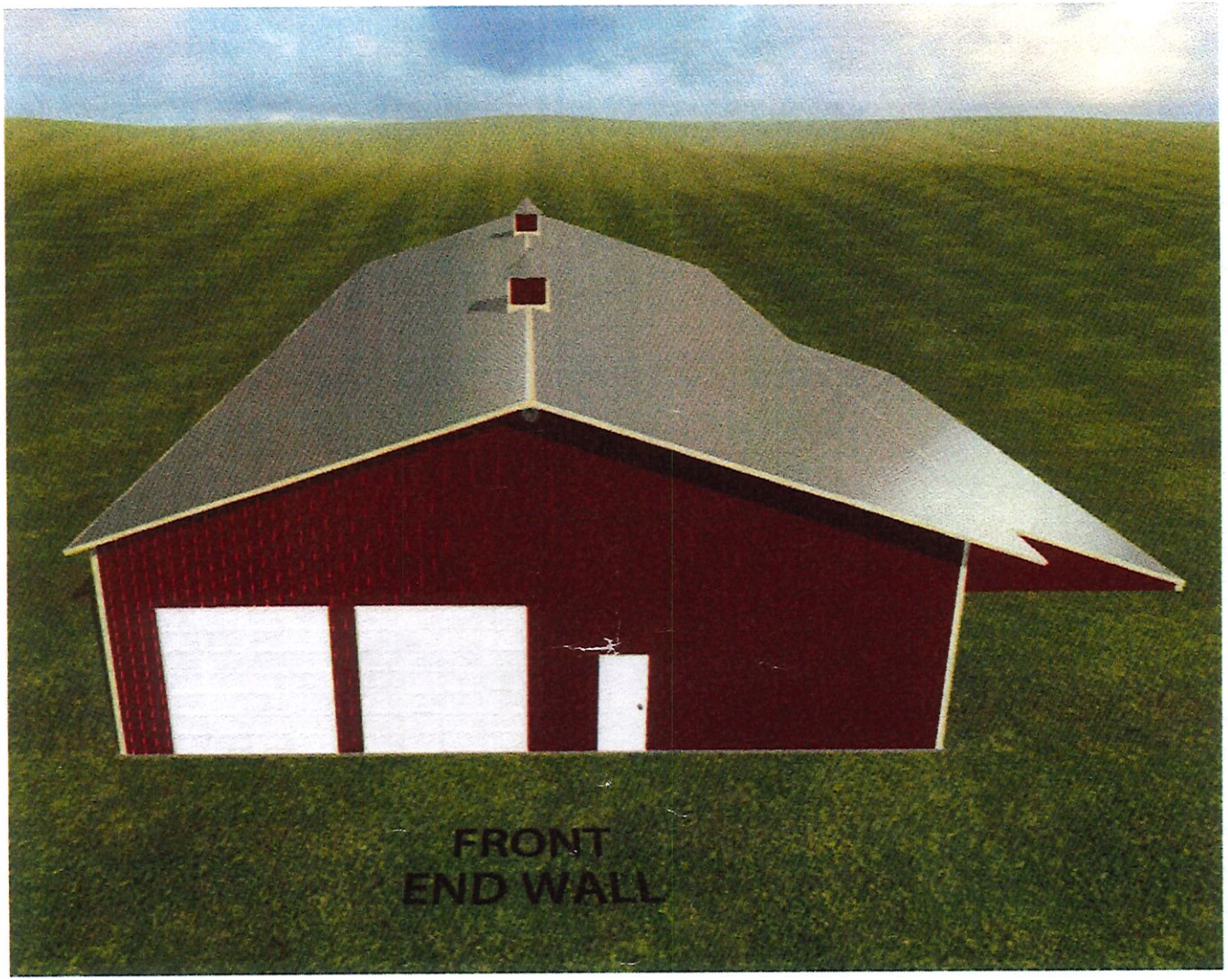
EDA

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

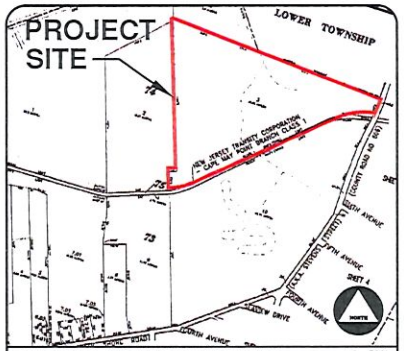
North Elevation



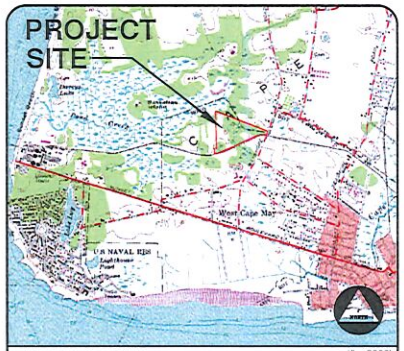
East Elevation



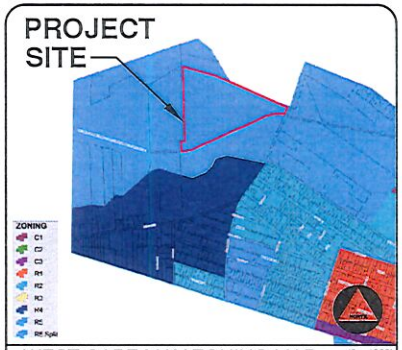
GENERAL LOCATION
(NJDEP GIS)
1" = 1000'



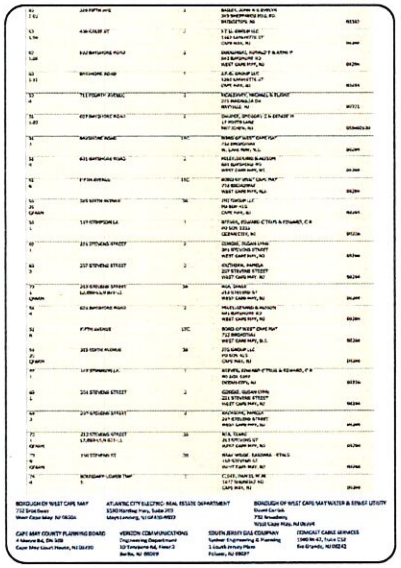
WEST CAPE MAY TAX MAP
(SHEET #8)
1" = 500'



U.S.G.S. MAP
(CAPE MAY QUADRANGLE)
1" = 2000'



WEST CAPE MAY ZONING MAP
R5 ZONING DISTRICT
1" = 1000'



PROPERTY OWNERS LIST WITHIN 200'

1. Applicant/Owner
   Shore House Canna
   124 Sunset Boulevard
   West Cape May, NJ 08204
   Attn: Dave Christian (215) 828-6057
   Tom Nussos (609) 827-6919

   Site Location:
   400 Stevens Street
   West Cape May
   Cape May County, NJ
2. 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.
3. The project site is located in the R5 Zoning District.
4. The project site consists of an area of 37.50± Acres (1,633,593± SF).
5. The property is currently the location of Rhea's Farm Market operation.
6. 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.
7. A use of cannabis cultivation, manufacturing, wholesaling and distributing is a permitted conditional use within the R5 zone.
8. 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.
9. 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.
10. On-premises cannabis consumption will be prohibited in all areas.
11. All concrete curb, sidewalk, pavement disturbed in kind within road rights-of-way are to be repaired in kind.
12. 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.
13. 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 Kliam 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	Required	Existing	Proposed	Variance
Lot Area (Farms)	5 Acres	37.50± Ac.	37.50± Ac.	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:

a. The facility shall meet all of the requirements for licensure.
b. 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.
c. All structures utilized for any manufacturing, wholesaling, storage or distribution of cannabis shall be enclosed by a fence at least seven feet high.
d. 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.
   1. 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.
   2. 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.
e. 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.
f. 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.
g. 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.
h. 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.
i. 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.
j. Cannabis cultivation and manufacturing facilities shall only be permitted to have one sign, in compliance with sign requirements for the zone.
k. No light generated by any cannabis cultivation and manufacturing activities shall result in measurable light changes at the nearest property boundary to each structure.
l. 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 570 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

WEST CAPE MAY APPROVAL BLOCK

Chairman _____ Date _____
Secretary _____ Date _____
Engineer _____ Date _____

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

SCHEDULE OF SHEETS	SHEET NUMBER	ORIGINAL DATE	LAST REVISION DATE
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	-

EDA Engineers - Landscape Architects - Planners

EDA Engineering Design Associates, P.A.
Engineers Environmental Planners Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
1 Cambridge Drive, Ocean City, New Jersey 08226
(609) 390-0332 • Fax (609) 390-9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION #24GA28000300

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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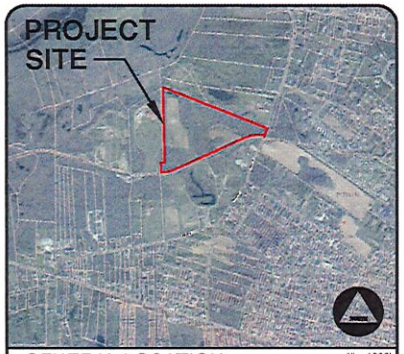
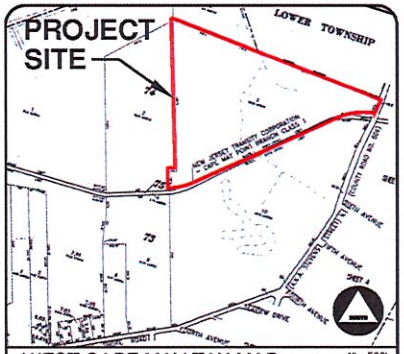
REVISION	DATE	BY

EDA

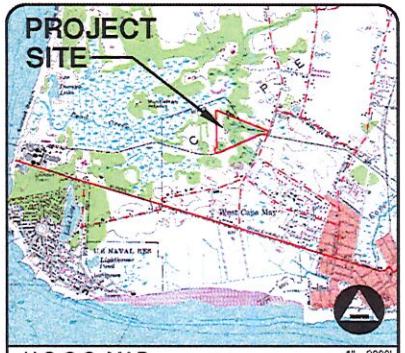
DATE: 06/03/25	DRAWN BY: NEW
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 10518	SHEET: 1 OF 3



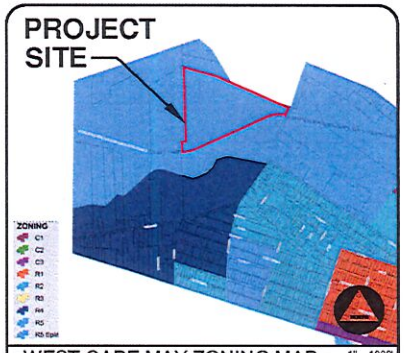
GENERAL LOCATION
(NJDEP GIS)
1" = 1000'



WEST CAPE MAY TAX MAP
(SHEET #8)
1" = 500'



U.S.G.S. MAP
(CAPE MAY QUADRANGLE)
1" = 2000'



WEST CAPE MAY ZONING MAP
R5 ZONING DISTRICT
1" = 1000'

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   West Cape May, NJ 08204
   Attn: Dave Christian (215) 620-6057
   Tom Nuscio (609) 827-6919

   Site Location:
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5. The property is currently the location of Rhea's Farm Market operation.
6. 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.
7. A use of cannabis cultivation, manufacturing, wholesaling and distributing is a permitted conditional use within the R5 zone.
8. 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.6.
9. 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.
10. On-premises cannabis consumption will be prohibited in all areas.
11. All concrete curb, sidewalk, pavement disturbed in kind within road rights-of-way are to be repaired in kind.
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R5 ZONING DISTRICT

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Lot Area (Farms)	5 Acres	37.502 ± Ac.	37.502 ± Ac.	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
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Farms	3	>3	>3	NO

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Variance Required - Conditional Uses §27-29.c.6
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ZONING INFORMATION

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

SCHEDULE OF SHEETS	SHEET NUMBER	ORIGINAL DATE	LAST REVISION DATE
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	-

WEST CAPE MAY APPROVAL BLOCK

Chairman _____ Date _____
Secretary _____ Date _____
Engineer _____ Date _____

EDA Engineers - Landscape Architects - Planners

EDA Engineering Design Associates, P.A.
Engineers, Environmental Planners, Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
6 Cambridge Drive Ocean View New Jersey 08230
(609) 390-0333 • Fax (609) 391-9234 • www.engineeringdesignpa.com • CERTIFICATE OF AUTHORIZATION 24GA27970600

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. #32496
DRAFT

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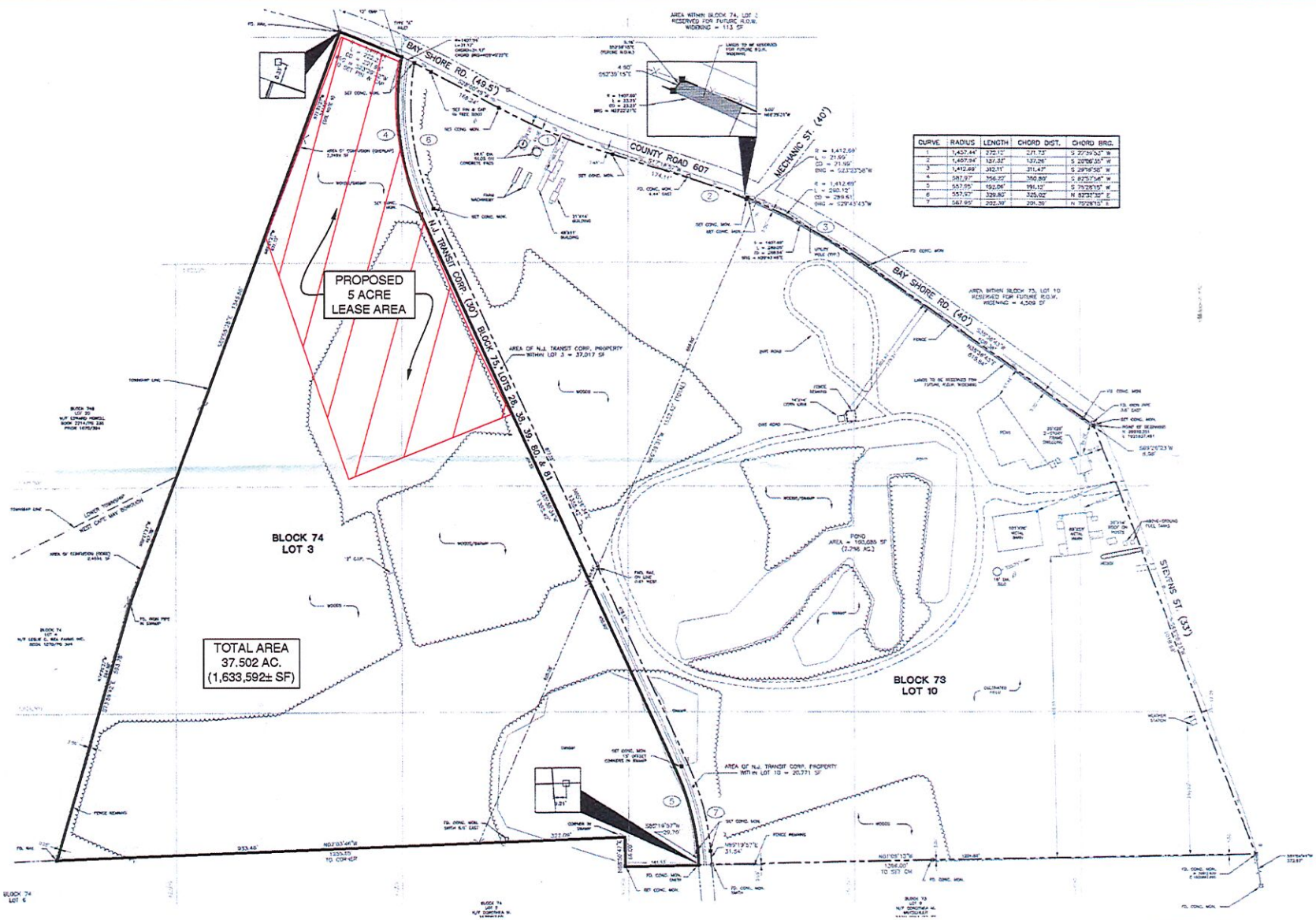
REVISION	DATE	BY

EDA

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



CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.
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2	1,407.94'	137.32'	137.26'	S 28°06'35" W
3	1,412.69'	312.11'	311.47'	S 29°16'58" W
4	587.97'	356.20'	350.80'	S 82°57'04" W
5	557.95'	192.06'	191.12'	S 75°28'15" W
6	557.97'	329.80'	325.02'	N 87°33'10" E
7	587.95'	292.38'	291.39'	N 75°28'15" E

EXISTING CONDITIONS & CONTEXT MAP

EDA Engineers - Landscape Architects - Planners

EDA Engineering Design Associates, P.A.
Engineers, Environmental Planners, Landscape Architects
Certificate of Authorization No. 24GA27970300
6 Cardiff Place, Ocean View, New Jersey 08230
(609) 390-0392 • Fax (609) 390-9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION 24GA27970300

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. #32496
DRAFT

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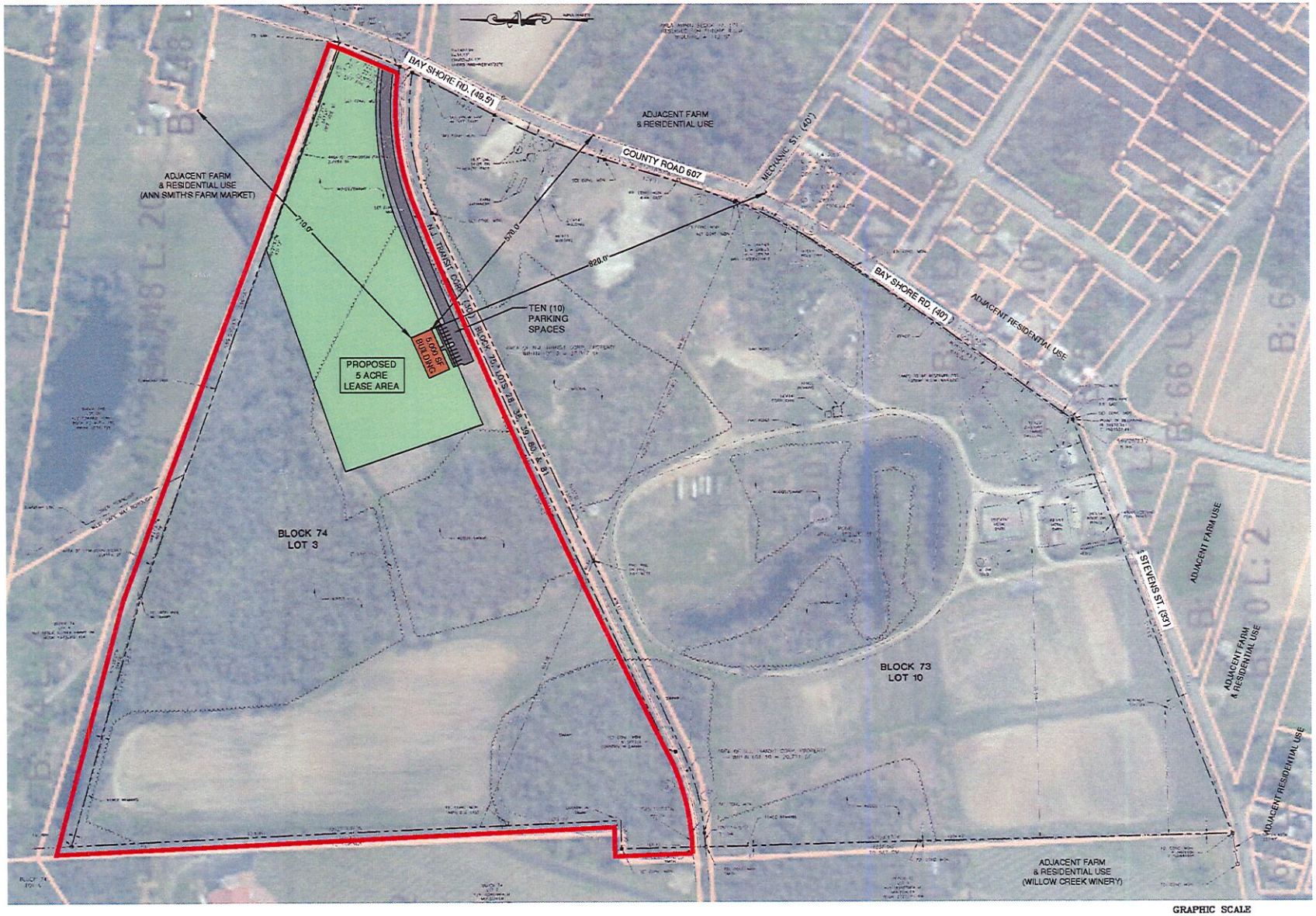
REVISION	DATE	BY

EDA

DATE: 06/03/25	DRAWN BY: NEW
SCALE: 1"=100'	CHECKED BY: VCO
PROJECT #: 1051B	SHEET: 2 OF 3



SITE PLAN

EDA

Engineers - Landscape Architects - Planners

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

N E S W

EDA Engineering Design Associates, P.A.
Engineers • Landscape Architects • Planners
CAMBRIDGE PROFESSIONAL OFFICES
5 Cambridge Drive Ocean View New Jersey 08230
(609) 390-0338 • Fax (609) 390-8264 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION 24GA27976600

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. #32496

DRAFT

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REVISION	DATE	BY

EDA

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