

Application # WSP-04-20

SITE PLAN APPLICATION (WAIVER)

Monroe Township Planning Board/Zoning Board of Adjustment
125 Virginia Avenue,
Williamstown, NJ 08094
(856) 728-9800 Ext. 271

ALL INFORMATION MUST BE COMPLETED BEFORE ACCEPTANCE BY EITHER BOARD. PLEASE USE THE ATTACHED CHECK LIST. FAILURE TO DO SO WILL CAUSE YOUR APPLICATION TO BE DELAYED.

I. TYPE OF APPLICATION Site Plan Waiver

Minor Site Plan _____ Preliminary Major Site Plan _____ Final Major Site Plan _____
Preliminary & Final Major Site Plan _____

II. GENERAL INFORMATION:

- A. Applicant's Name Doc & Smith Funeral Home, LLC
Address 292 Everly Court City Mt. Laurel
State NJ Zip Code 08054 Email docrthompson@aol.com
Phone 215-601-9105 Fax n/a
- B. Owner's Name Samuel Rappaport Family Partnership
Address 3350 Centre Square East
1500 Market Street City Philadelphia
State PA Zip Code 19102 Phone 215-627-2761 Fax n/a
- C. Attorney Kevin E. Aberant, Esq.
Address 123 N. Church St. City Moorestown
State NJ Zip Code 08057 Email aberant@tesalaw.com
Phone 856-235-1234 Fax 845-235-1911
- D. Engineer/Surveyor Vargo Associates/ Michael Vargo PLS
Address PO Box 647 City Franklinville
State NJ Zip Code 08322 Email _____
Phone _____ Fax _____
- E. Is Applicant a Partnership or Corporation X (LLC) Yes _____ No _____
- F. If Applicant is a Partnership or Corporation:
1. Attach certified resolution authorizing this development and stating authorized agent.
2. Provide Partnership or Corporate Disclosure Statement as per N.J.S.A. 40:55D-48.1 through 40:55D-48.4.
- G. If Applicant is other than Owner, attach a copy of the Agreement of Sale or document conferring a legal or equitable interest upon the Applicant.

III. INFORMATION REGARDING THE PROPERTY:

A. The location of the property is: 800 N. Black Horse Pike

B. The location of the property is approximately 1000' feet from the intersection of N. Black Horse Pike and Lake Avenue

C. The Block number(s) is 1603

D. Lot number(s) 47

E. Existing Use of Property: Vacant- formerly Auto Sales
Proposed Use of Property: Funeral services, chapel and event hall

F. The zone in which the property is located is 4A Commercial
(The Zoning Office can help determine this information)

G. Acreage of the entire site is 1.92 ac Being developed is no additional

H. Is the subject property located on a County Road? Yes _____ No X
Is the subject property located on a State Road? Yes X No _____
Is it within 200 feet of a Municipal Boundary? Yes _____ No X

I. The name of the business or activity (if any) Doc & Smith Funeral Home

J. Are there deed restrictions that apply or are contemplated? Yes _____ No X
(If yes, attach a copy)

K. Are any variances and/or waivers required? Yes _____ No X
If your answer above was yes, please answer the following:

(1) Type of variance(s) and/or waiver(s) Site Plan Waiver

L. Improvements: List all proposed on site utility and off-tract improvements.
None contemplated

M. Plat submission: List maps and other exhibits accompanying this application.
Property Survey dated 3/31/2020

Application # WSP-04-20

IV. Submission Requirements, Fees, Authorization & Verification

Attached hereto and made part of this application, I have submitted the appropriate documents along with the appropriate fees for a site plan application.

The Applicant, as a condition of submission, agrees to pay, in escrow, all reasonable and necessary costs for professional review of the application and plans for inspection of required improvements and for other professional services required by this application. The escrow fee is an estimate only. You will be required to pay additional escrow fees if the total invoices exceed this amount. If there is remaining escrow money after all invoices are paid, it will be returned to you.

I certify the statements and information contained in this application is true.

Applicant Doc & Smith Funeral Home, Inc. Date 6/17/20
Print Name Gene Thompson
Owner JAN L. SINGER / DIRECTOR OF PROBATE OPERATIONS Date JUNE 20 2020
Print Name SAMUEL RAMPANT FAMILY PARTNERSHIP

Date received by the Board _____

DEVELOPMENT INFORMATION PAGE II

SITE PLAN WAIVER

II. DEVELOPMENT INFORMATION:

- A. Location: (1) Street 800 N. Black Horse Pike
(2) Plate _____ Block 1603 Lot(s) 47
- B. Zone 4A Commercial
- C. Is this property in a Pineland's area? _____ Yes X No
- D. Does this property have water and sewer? X Private _____ Public
- E. Please attach a letter addressed to the Board which includes the following:
1. Explain what type of business you will be operating – Describe the use
 2. The days of operation
 3. The hours of operation
 4. How many employees – Full-time and/or Part-time
 5. Parking information – Survey or drawing of parking spaces allowed for business
 6. Information on signage – Dimension of sign
 7. Add any other information that you feel will be helpful in the determination of obtaining a site plan waiver.

NOTE: PLEASE SEE ATTACHED CHECK LIST FOR SUBMISSION REQUIREMENTS

Law Offices
Taenzer, Ettenson & Aberant
A Professional Corporation

Uri Hugo Taenzer

Alan H. Ettenson

Kevin E. Aberant
(Member of N.J. and PA. Bar)

123 North Church Street
P.O. Box 237
Moorestown, NJ 08057
(856) 235-1234
Fax: 856-235-1911
Email: aberant@tesalaw.com

June 17, 2020

Monroe Township Planning Board
125 Virginia Avenue
Williamstown, NJ 08094

Re: Application for Site Plan Waiver
Doc & Smith Funeral Home, LLC
800 N. Black Horse Pike
Block 1603, Lot 47
Zoning District: 4A Commercial

Dear Chairman and Members of the Board:

Please be advised I represent the above applicant who is seeking a site plan waiver for Doc & Smith Funeral Home, LLC to operate a funeral home and an event venue at the above referenced property which was previously the location is a used car dealership. Please accept this letter as providing the additional information requested from an applicant seeking a site plan waiver.

1. Explain what type of business you will be operating-Describe the use: Applicant is proposing to use the property as a funeral home and event venue. The rear portion of the structure measures approximately 3,500 sq. ft. and will be used for non-public funeral business activities, such as storage, casket display, and preparation of remains.

The front portion of the building measures approximately 5,100 sq. ft. and is separated from the rear portion of the building by a load bearing concrete block wall with a doorway. This space will have two uses: approximately 1,800 sq. ft. will be used for traditional public portions of a funeral home, such as offices and viewing area, and the remaining approximately 3,300 sq. ft. will be used as an event space. This will primarily be used as a venue for receptions that would follow a funeral service. In effect, the property would be a one-stop location for a funeral service followed by a the post service reception. It is also envisioned that the event space would also be available for non-funeral reception uses, such as a birthday party or other social gatherings. There will be not be any on-site food preparation, nor will there be sales of food or beverage. Rather, all food and beverage to be consumed at the events would be brought by whoever is using the event hall.

2. The days of operation: The office hours for the funeral home will be Monday to Friday 9:00 a.m. to 7:00 p.m. and Saturday from 10:00 a.m. to 4:00 p.m. Funeral services themselves could take place any day of the week, during the hours of 12:00 p.m. to 10:00 p.m. The event hall would be used, ancillary to funeral service, the same hours. In addition, the event hall is proposed to be available for events not related to a funeral service on Wednesdays to Sundays from 12:00 p.m. to 10:00 p.m. It is anticipated that all activities will end no later than 10:00 p.m.

3. The hours of operation: See number 2 above.

4. How many employees- Full-time and/or Part-time: It is anticipated there will be one full-time employee (the owner) and two other employees/independent contractors who will only be present on an as needed basis.

5. Parking information- survey or drawing of parking spaces allowed for business: While the unique nature of the proposed use makes the determination of the required number of spaces as per Ordinance 175-123 difficult to calculate, the Applicant suggests providing 88 spaces would be in compliance with the Ordinance. This calculation is based upon the parking demand for each portion of the building, rather than applying one ratio for the entire building, which would not be appropriate since there are three distinct uses of the building.

The event space portion of the building (3,300 sq. ft.) would most appropriately be described as an assembly hall, and use the ratio of 1 space per 50 square feet of floor space (175-123 J. (14)), requiring 66 spaces. The balance of the front of the building (1,800 sq. ft.) would most appropriately use the standard for a funeral home of 1 space per 100 sq. ft. of floor space (175-123 J. (27)), requiring 18 spaces. The rear portion of the building (3,500 sq. ft.) which is not open to the public and will largely be used as a storage area, and would most appropriately use the warehouse standard of 1 space per 1,500 sq. ft. of floor space (175-123 J. (38)), requiring 3 spaces.

The survey of the existing conditions indicates there are a total of 54 existing marked parking spaces on the property, one of which is marked as an accessible space. The enclosed striping estimate from All Lines Pavement Parking Services proposes the striping of 88 regular spaces, and four accessible spaces.

The Applicant is confident this will be more than adequate since the above calculation is based upon the full use of the parking demand for each use of the building. However, based upon the intended operation of the property, the proposed uses do not overlap. For example, there would never be a funeral viewing taking place simultaneous with an event. Rather, while people are attending a viewing, the event space would be vacant; once the viewing is complete, that portion of the building would become vacant, and then the event space would be occupied.

6. Information on signage- Dimension of sign: Please see attached proposed sign which will be located in the location of the existing sign, using the existing structure.

7. Add any other information that you feel will be helpful in the determination of obtaining a site plan waiver: No exterior improvements are required, nor are any exterior improvements (other than the restriping of the parking lot) necessary in order for the proposed use to be carried on at the property. The existing paved areas, circulation, lighting, signage, safety, utility services, and buffering are all intended to remain, and as presently configured, are consistent with the expected intensity of the proposed use. The Applicant does intend to add some additional landscaping to spruce up the property and to enhance the visual appearance of the exterior.

Based on the foregoing, it is submitted that this proposed use represents a inconsequential change from the prior use of the building, and therefore, the Applicant is requesting a waiver of site plan be granted.

Should you have any further questions, Renee Thompson of Doc & Smith Funeral Home, LLC will be present at the hearing to provide any additional information any Board Member has regarding the proposed use and the request for a site plan waiver.

Very truly yours,

TAENZER, ETTENSON & ABERANT
A Professional Corporation

/s/ Kevin E. Aberant

KEVIN E. ABERANT

KEA/lmg

cc: Client

Ownership Disclosure Statement

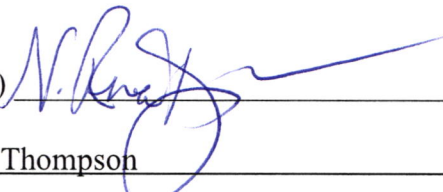
Name of entity: Doc & Smith Funeral Home, LLC

Type of entity: LLC

Address of entity: 292 Everly Court, Mt. Laurel, NJ 08054

Listed below are the names and address of all owners of 10% or more of the stock/interest in the above referenced entity. Where an entity(ies) owns 10% or more of the stock/interest, further disclosures of that entity(ies) owning 10% or more of the stock/interest have been made until the names and addresses of all individuals holding greater than 10% ownership have been disclosed.

	<u>Name</u>	<u>Address</u>	<u>Ownership %</u>
1.	N. Renee Thompson	292 Everly Ct., Mt. Laure, NJ 08054	100%
2.			
3.			
4.			
5.			

Signature (officer/director/member) 

Name (print) N. Renee Thompson

Title Sole Member

SWORN & SUBSCRIBED to before me this

20th Day of June, 2020


____ (Notary)

RESOLUTION OF LLC

At a special meeting called by Renee Thompson, the sole member of Doc & Smith Funeral Home, LLC, a New Jersey Limited Liability Company, upon motion, duly made, and carried, it was hereby:

RESOLVED, that Renee Thompson, sole member be and is hereby authorized and directed on behalf of the limited liability company to execute any and all documents necessary or required for the entity to file an application seeking a waiver of site plan for the property commonly known as 800 N. Black Horse Pike, Williamstown, NJ and it was further

RESOLVED, that all acts, actions, contracts, work or activities made or performed by Renee Thompson on behalf of the limited liability company in connection with the lease and pursuit of any and all governmental approvals are hereby affirmed, confirmed, and accepted by the limited liability company as having been done in its behalf and for its benefit.



Renee Thompson, Sole Member

Ownership Disclosure Statement

Name of entity: Samuel Rappaport Family Partnership

Type of entity: Partnership

Address of entity: 3350 Centre Square East, 1500 Market St., Philadelphia, PA 19102

Listed below are the names and address of all owners of 10% or more of the stock/interest in the above referenced entity. Where an entity(ies) owns 10% or more of the stock/interest, further disclosures of that entity(ies) owning 10% or more of the stock/interest have been made until the names and addresses of all individuals holding greater than 10% ownership have been disclosed.

	<u>Name</u>	<u>Address</u>	<u>Ownership %</u>
1.	ESTATE OF SAMUEL RAPPAPORT	1500 MARKET ST SUITE 3350E PHILA PA 19102	90%

2.

3.

4.

5.

Signature (officer/director/member) _____

Name (print) _____

JAN L. SINGER

Title _____

DIRECTOR OF PROPERTY OPERATIONS

SWORN & SUBSCRIBED to before me this

20th Day of June, 2020

Celeste Cerino

(Notary)

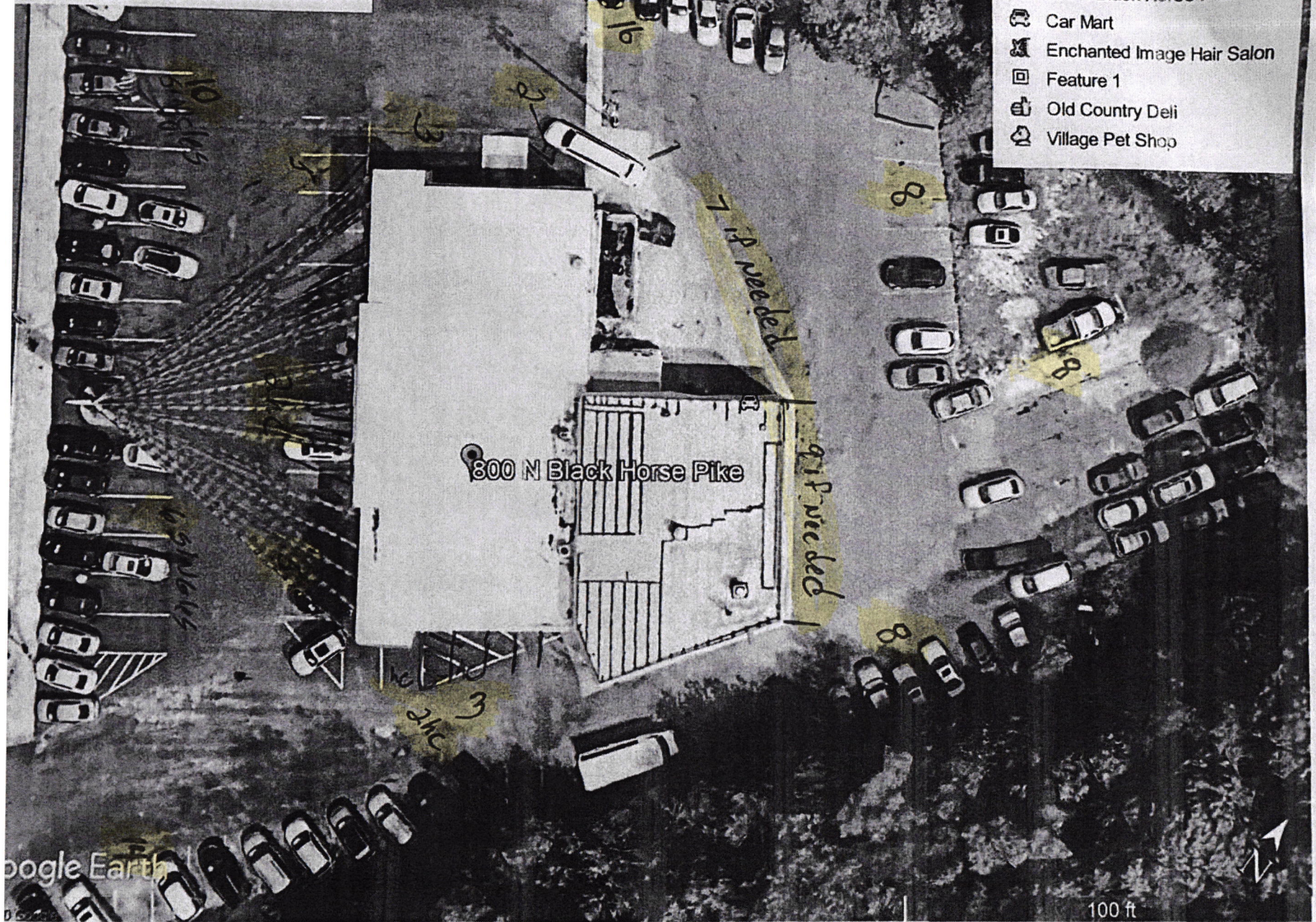
Commonwealth of Pennsylvania - Notary Seal
CELESTE CERINO, Notary Public
Philadelphia County
My Commission Expires June 2, 2022
Commission Number 1256191

800 N Black Horse Pike

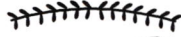
Write a description for your map.

Legend

- 800 N Black Horse Pike
- Car Mart
- Enchanted Image Hair Salon
- Feature 1
- Old Country Deli
- Village Pet Shop



800



Doc & Smith
FUNERAL HOME

FUNERALS
CREMATIONS
MEMORIALS

*Williamstown
Hall*

EVENT SPACE
FOR RENT

555-555-5555

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Communities
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