

Application # 495-SP

**SITE PLAN APPLICATION**

Monroe Township Planning Board/Zoning Board of Adjustment  
125 Virginia Avenue,  
Williamstown, NJ 08094  
(856) 728-9800 Ext. 271/279

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**

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

**II. GENERAL INFORMATION:**

A. Applicant's Name White & Blue, LLC c/o James Cannon  
Address 3215 Main Road City Franklinville  
State NJ Zip Code 08322 Email jcannon@alliedpaintinginc.com  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

B. Owner's Name Same as Applicant  
Address \_\_\_\_\_ City \_\_\_\_\_  
State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

C. Attorney Leonard T. Schwartz  
Address 1350 N. Black Horse Pike City Williamstown  
PO Box 796 Email LenS@ssnjlaw.com  
State NJ Zip Code 08094 Phone 856-629-3037 Fax \_\_\_\_\_

D. Engineer/Surveyor Engineering Design Associates  
Address 5 Cambridge Drive City Ocean View  
State NJ Zip Code 08230 Email ccarey@engineeringdesign.com  
Phone 609-390-0332 Fax \_\_\_\_\_

E. Is Applicant a Partnership or Corporation  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: 2174 S. Black Horse Pike Monroe Township, NJ 08094

B. The location of the property is approximately 3,327 feet from the intersection of S. Black Horse Pike and Corkey Lane

C. The Block number(s) is 3901

D. Lot number(s) 29

E. Existing Use of Property: Vacant - Wooded  
Proposed Use of Property: Contractor storage units & office/ Indoor-Outdoor storage for owners commercial painting business

F. The zone in which the property is located is RG-C Regional Growth Commercial District  
(The Zoning Office can help determine this information)

G. Acreage of the entire site is 9.29 +/- Being developed is 8.31 +/-

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) White & Blue, LLC - Construction

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 X No \_\_\_\_\_  
If your answer above was yes, please answer the following:

(1) Type of variance(s) and/or waiver(s) Waiver for Environmental Assessment

L. Improvements: List all proposed on site utility and off-tract improvements.  
On-Site Septic, Electric, Water, Gas

M. Plat submission: List maps and other exhibits accompanying this application.  
Plan entitled "Site Plan for White & Blue, LLC" Block 3901, Lot 29 Monroe Township Gloucester County, NJ prepared by Engineering Design Associates, Joseph H. Maffei NJPE Lic. No. 37894, dated 6/19/19 & revised through 12/18/19. Sheets 1-10.

Application # 495 SP

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 [Signature] Date 12/23/19  
Print Name James Cannon Sandy Cannon  
Owner [Signature] Date 12/23/19  
Print Name James Sandy Cannon

Date received by the Board \_\_\_\_\_

#495-SP



State of New Jersey  
THE PINELANDS COMMISSION  
PO Box 359  
NEW LISBON, NJ 08064  
(609) 894-7300  
www.nj.gov/pinelands



PHILIP D. MURPHY  
Governor  
SHEILA Y. OLIVER  
Lt. Governor

General Information: Info@pinelands.nj.gov  
Application Specific Information: AppInfo@pinelands.nj.gov

RICHARD PRICKETT  
Chairman  
NANCY WITTENBERG  
Executive Director

November 26, 2019

James Cannon (via email)  
White & Blue, LLC  
3215 Main Road  
Franklinville, NJ 08322

Re: Application # 2018-0056.001  
Block 3901, Lot 29  
Monroe Township

Dear Mr. Cannon:

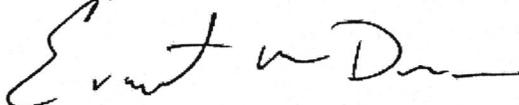
Pursuant to N.J.A.C. 7:50-4.34 of the Pinelands Comprehensive Management Plan, the completion of this application has resulted in the issuance of the enclosed *Certificate of Filing*.

The Certificate of Filing is not an approval. It is the document necessary to allow any municipal or county agency to review and act on the proposed development application. All municipal and county permits and approvals granted for the proposed development are subject to review by the Pinelands Commission. **No permit or approval shall take effect and no development may occur until the Commission issues a letter indicating that the municipal or county permit or approval may take effect.**

Upon receipt of any municipal or county permit or approval, please submit a copy to the Commission's office with the additional items listed on the enclosed *Local Agency Approval Submission Checklist*.

If you have any questions, please contact Fred Seeber of our staff.

Sincerely,

  
for Charles M. Horner, P.P  
Director of Regulatory Programs

- Enc: Certificate of Filing
- Local Agency Approval Submission Checklist
- c: Secretary, Monroe Township Planning Board (via email)
- Monroe Township Construction Code Official (via email)
- Monroe Township Environmental Commission (via email)
- Secretary, Gloucester County Planning Board (via email)
- Gloucester County Health Department (via email)
- Christopher Carey, LLA (via email)



Philip D. Murphy  
*Governor*

Sheila Y. Oliver  
*Lt. Governor*

New Jersey Pinelands Commission  
PO Box 359  
New Lisbon, NJ 08064  
(609) 894-7300



Richard Prickett  
*Chairman*

Nancy Wittenberg  
*Executive Director*

## CERTIFICATE OF FILING

**Application #: 2018-0056.001**

Applicant: White & Blue, LLC

Municipality: Monroe Township

Block 3901, Lot 29

Regional Growth Area, RG-C Zoning District: 9.29 acres

**Proposed Development**

Construction of two commercial buildings

**Plan(s) Subject of Certificate of Filing**

Site Plan, consisting of 10 sheets, prepared by Engineering Design Associates and dated as follows:

Sheets 1, 3-6, 8 & 9, dated 6/19/2019, last revised 10/2/2019

Sheet 2, dated 6/19/2019

Sheets 7 & 10, dated 6/19/2019, last revised 8/7/2019

for Charles M. Horner, P.P.  
Director of Regulatory Programs

November 26, 2019

Date

*Please see reverse side for additional information and conditions.*

### BACKGROUND

Existing development:

- ♦ Vacant land

Relevant Information:

- ♦ The proposed development will be serviced by an onsite septic system.
- ♦ The applicant proposes the construction of a 32,000 square foot building and a 16,000 square foot building.

### CONDITIONS

1. Each septic system shall be located where the seasonal high water table is at least five feet below the natural ground surface.

### NEXT STEPS

- ♦ This Certificate of Filing is not an approval.
- ♦ Submit a copy of this Certificate of Filing to all county and municipal agencies that are required to review and act on your application (municipal planning board, building department, county health department, etc.).
- ♦ Send a copy of all approvals/permits that are issued by the county or municipality to the Pinelands Commission for review. Please use the attached *Local Agency Approval Submission Checklist* to make sure you are submitting all required documentation related to the approval/permit.
- ♦ No local approval/permit takes effect and no development can occur until the Pinelands Commission has reviewed the approval. When we complete our review, we will issue you a letter stating that the approval/permit can take effect.