

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 X

II. GENERAL INFORMATION:

A. Applicant's Name Monroe Equities, L.L.C.

Address 14000 Horizon Way, Suite 100 City Mount Laurel
Email silvestri@ic-re.com
State NJ Zip Code 08094 Phone 856-439-9200 Fax 856-439-0404

B. Owner's Name Same

Address _____ City _____
State _____ Zip Code _____ Phone _____ Fax _____

C. Attorney Damien O. Del Duca, Esquire/Del Duca Lewis, LLC

Address 21 E. Euclid Avenue, Suite 100 City Haddonfield
Email dod@delducalewis.com
State NJ Zip Code 08033 Phone 856-427-4200 Fax 856-427-4241

D. Engineer/Surveyor Jarod Thomas, PE/Consulting Engineer Services

Address 645 Berlin-Cross Keys Rd., Suite 1 City Sicklerville
Email jthomas@ces-1.com
State NJ Zip Code 08081 Phone 856-228-2200 Fax 856-232-2346

E. Is Applicant a Partnership or Corporation _____ Yes _____ No LLC

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: CR655 and CR 689

B. The location of the property is approximately 139 feet from the intersection of Fries Mill Road and Glassboro Cross Keys Road

C. The Block number(s) is 14801

D. Lot number(s) 12.01

E. Existing Use of Property: Vacant pad site with associated parking for both lots 12.01 & 12.02
Proposed Use of Property: 6,000 sf commercial building with 4,000 sf for retail and 2,000 sf for restaurant with 1 drive thru lane.

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

G. Acreage of the entire site is .90 acres (39,190 sf) Being developed is _____

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

I. The name of the business or activity (if any) TBD

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) See enclosed Summary of Application

L. Improvements: List all proposed on site utility and off-tract improvements.
See enclosed site plans

M. Plat submission: List maps and other exhibits accompanying this application.
See enclosed cover letter

Application # 501-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 8/10/20
Print Name Damien O. Del Duca Esq. / Attorney for owner/applicant

Owner [Signature] Date 8/10/20
Print Name Damien O. Del Duca, Esq. / Attorney for owner/applicant

Date received by the Board _____

Summary of Application
Monroe Township Planning Board
Monroe Equities, L.L.C.
Block 14804, Lot 12.01 and 12.02
Glassboro Cross Keys Road and Fries Mill Road

The applicant, Monroe Equities, L.L.C. (“Applicant”) is the owner of real property located at the southwestern corner of Glassboro Cross Keys Road and Fries Mill Road, designated as block 14804, lot 12.01 and 12.02 on the municipal tax map. Lot 12.01 contains approximately .90 acres and is a vacant pad site. The adjacent lot 12.02 is currently improved with a CVS pharmacy.

The Applicant seeks preliminary and final major site plan approval to construct a 6,000 s.f. commercial building on lot 12.01, which will contain 4,000 s.f. of retail space and a 2,000 s.f. restaurant with 1 drive-thru lane. The tenants for the retail space and restaurant are unknown at this time. The property is in the C-Commercial zoning district. Retail and restaurant uses are both permitted in the C-Commercial zone. Lots 12.01 and lot 12.02 will share parking and access to Glassboro Cross Keys Road and Fries Mill Road.

The Applicant also seeks approval of the following variances:

1. Section 175-163.D(2)(a)(4) – Maximum front yard setback – 60 feet allowed; 97 feet proposed along Fries Mill Road;
2. Section 175-163.D(2)(a)(6) – Minimum rear yard setback – 35 feet required; 13 feet proposed;
3. Section 175-163.D(2)(a)(5) – Minimum side yard – 5 feet required; 0 feet proposed, which is a function of the lot line between lot 12.02 (the CVS lot) and lot 12.01.
4. Section 175-163.D(2)(a)(8) – Minimum side yard buffer – 5 foot landscape buffer required; 0 feet proposed, which is a function of the lot line between lot 12.02 (the CVS lot) and lot 12.01.
5. Section 175-163.D(2)(a)(8) – Minimum rear yard buffer – 25 foot buffer required; 0 feet proposed;
6. Section 175-123 – Required parking spaces – 67 parking spaces are required for proposed retail and restaurant space; 26 parking spaces are proposed on lot 12.01.

The Applicant also seeks approval of the following design waiver:

1. Section 175-116.A(1)(b): To allow 0.50 footcandles at a property line where only 0.25 fc at a property line is permitted.

The Applicant also seeks any other variances, waivers and approvals that may be required. The variances are can be granted under both N.J.S.A. 40:55D-70(c)(1) (hardship) and (c)(2) (where a deviation from the zoning ordinance advances a purpose of zoning and the benefits of the deviation substantially outweigh the detriments). The variances for side and rear yard setbacks and buffers are related to the internal lot lines between lots 12.01 and 12.02. The variances are technical since the overall property will continue to function with reciprocal access and parking between the

two lots. The variance for maximum front yard setback is related to the unique shape of the property.

In addition, the deviation from the ordinance requirements will advance purposes of zoning such as the promotion of a desirable visual environment through creative development techniques, good civic design, arrangement and the free flow of traffic. The benefits of granting the variances substantially outweighs any detriments. Granting the proposed variance relief will not change the nature and character of this neighborhood nor result in any material adverse impact on any neighbors. The variance will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.