

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF MONROE
GLOUCESTER COUNTY**

125 VIRGINIA AVENUE
WILLIAMSTOWN, N.J. 08094
(856) 728-9800
Ext. #271 / #279

NOTICE OF APPLICATION OR APPEAL

ZBA No. 20-36

Applicant: Seth Davis Owner: Cross Keys Airport, Inc.
(If different than applicant)

Address: 10 URBAN Sign Address: PO Box 1649
527 E. Chestnut Ave. P.O. Box
Windsor, NJ 08360 640 Wildwood, NJ 08260

Telephone No. (856) 678-8388 Telephone No. (856) 629-3033

Fax No. (856) 692-8688 (Applicant) E-Mail Address: Seth@urbansigncompany.com

Attorney: Michael J. Gruccio E-Mail Address: mjgruccio@tgrlaw.com
Telephone No. (856) 457-7705

Address: 727 LANDIS AVENUE SUITE 2 VINELAND NJ 08360

Property Address: 1531 N. Tuckahoe Road, Williamstown NJ 08094

Plate: _____ Block: 14031 Lot: 2 Zoning Classification: BP (A overlay)

1. Application concerns: (Check what is applicable)

Use ☒ Lot Area _____ Rear/Side/Front _____ Existing Building _____
Yards ☒ Height _____ Addition _____

Proposed building ☒ Minor/Major Site Plan ☒ Minor/Major Subdivision _____

Alleged Error of Township Official _____ Other _____

2. Brief description of real estate affected: Development Name: Cross Keys Airport

Location: 1531 N. Tuckahoe Road

Nearest Cross-Street: Cross Keys Road Lot size: 3.8656 Acres

Does Property Have Water/Sewer? ☒ Private _____ Public (well and septic)

If use variance is requested for accessory structure, what is the square footage of existing home? _____

* NOTE: Physical Address of the Airport is
1531 N. Tuckahoe Road, Williamstown, NJ 08094

Is this in a Pinelands area? No if yes, Certificate of Filing No. _____
(Please attach a copy of Certificate of Filing if applicable)

Present use: _____ Present improvements upon land: _____

3. If this application is for a use variance in conjunction with a request for a site plan approval, site plan waiver, or subdivision, have the appropriate forms been submitted? YES: ☒ NO: _____

4. If this is an appeal action of a Township Official: Date of Action: (NOT APPLICABLE)

Your statement of alleged error of Township Official (Include name and title of Official) _____

5. State, in detail, what you want: Preliminary and final site plan approval to construct a 4500 square foot airplane hangar on the premise of an existing Airport. Overall proposed Development Area is 16,117.2 sq. ft. A use variance and bulk variances

6. State why you think the Board should grant what you want. State whether or not you are claiming a hardship and state specifically what hardship you are claiming:

for set back and buffer are requested.

No hardship is claimed. The applicant seeks approval to place an airplane hangar to accommodate an aircraft which is already on the premises of an existing, operating Airport.

7. If there have been any previous applications filed in connection with these premises state the date and the name under which it was filed:

of the public hearing.

There have no doubt been earlier prior applications associated with the Cross Keys Airport.

I hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

MARYANN GONYEA

NOTARY PUBLIC

STATE OF NEW JERSEY

MY COMMISSION EXPIRES 3/26/2023

Sworn to and subscribed before me

This 14 day of Aug 2020

Maryann Gonyea
(Notary Public)

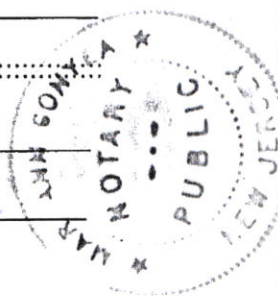
[Signature]
(Signature of Applicant)

BOARD USE ONLY Date application received: 9-3-2020 Deemed Complete: _____

[04/02/19]

Public hearing date: _____

By: [Signature]



Application # 503-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 Seth Davis
Address 90 Urban Sign City 527 E. Chestnut Ave. PO Box 640
State NJ Zip Code 08360 Email Seth@urbansigncompany.com Phone (856) 691-8388 Fax (856) 692-8688 Vineland NJ. 08360
- B. Owner's Name Cross Keys Airport, Inc.
Address PO box 1649 City Wildwood Note Address of Airport is 1531
State NJ Zip Code 08260 Phone 856-3033 Fax _____ N. Tuckahoe Road
Williamstown NJ. 08094
- C. Attorney Michael J. Gruccio
Address 727 Landis Ave Suite 2 City Vineland
State NJ Zip Code 08360 Email MGruccio@tgrlaw.com Phone (856) 457-7705 Fax (856) 839-0285
- D. Engineer/Surveyor William P. Gilmore, P.E., C.M.E.
Address 90 Site Civil Engineering City Franklinville
State NJ Zip Code 08322 Email Wgilmore@sitecivilengineering.com Phone (856) 885-8679 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: 1531 N. Tuckahoe Road, Williamstown, NJ. 08094
- B. The location of the property is approximately 2500 feet from the intersection of Tuckahoe Road and Cross-Key Williamstown Road
- C. The Block number(s) is 14031
- D. Lot number(s) 2
- E. Existing Use of Property: Airport
Proposed Use of Property: Airplane Hangar on property of existing Airport
- F. The zone in which the property is located is Business Park (BP) (Non-Residential with Airport Overlay (AO))
(The Zoning Office can help determine this information)
- G. Acreage of the entire site is 3.9656 Being developed is 0.37 Acres
- H. Is the subject property located on a County Road? Yes ☒ No ☐
Is the subject property located on a State Road? Yes ☐ No ☒
Is it within 200 feet of a Municipal Boundary? Yes ☐ No ☒
- I. The name of the business or activity (if any) Airplane Hangar is proposed to be constructed on the premises of an existing Airport
- J. Are there deed restrictions that apply or are contemplated? Yes ☐ No ☒
(If yes, attach a copy)
- K. Are any variances and/or waivers required? Yes ☒ No ☐
If your answer above was yes, please answer the following:
(1) Type of variance(s) and/or waiver(s) Variances: Use, Setback and Buffer Waivers: Submission of Environmental Impact Statement, Traffic Study (note Applicant seeks such other Variances, Waivers and Interpretations necessary for approval of the application are submitted.
- L. Improvements: List all proposed on site utility and off-tract improvements.
None are proposed
- M. Plat submission: List maps and other exhibits accompanying this application.
Site plan, Survey, drainage calculations, photographs

Application # 503-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 8/24/20

Print Name SETH DAVIS

Owner [Signature] Date 8/19/20

Print Name Cross Keys Airport, Inc.

By ANDREW E. WEINER, President

Date received by the Board _____