

**MINOR SUBDIVISION 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. GENERAL INFORMATION:**

- A. Applicant's Name Wood Management, LLC  
Address 749 Mullica Hill Road City Mullica Hill  
State NJ Zip Code 08062 Email Jeff@peachcountrytractor.com  
Phone 856-589-3953 Fax \_\_\_\_\_
- B. Owner's Name See attached list of owners  
Address \_\_\_\_\_ City \_\_\_\_\_  
State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_
- C. Attorney Lauletta Birnbaum, LLC - Edward Hovatter  
Address 591 Mantua Blvd, Suite 200 City Sewell  
State NJ Zip Code 08080 Email ehovatter@lauletta.com  
Phone 856-869-2584 Fax \_\_\_\_\_
- D. Engineer/Surveyor Dewberry Engineers Inc. - Walt Bronson, PE  
Address 1015 Briggs Road, Suite 210 City Mount Laurel  
State NJ Zip Code 08054 Email wbronson@dewberry.com  
Phone 856-780-3643 Fax 856-802-0846
- 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.

II. INFORMATION REGARDING THE PROPERTY:

- A. The location of the property is: Tuckahoe Road
- B. The location of the property is approximately 3000 feet from the intersection of Tuckahoe Road and Cross Keys Road
- C. The Block number(s) is 14301  
Lot number(s) 7-9
- D. Existing Use of Property: Landscape Supply  
Proposed Use of Property: Project proposes to subdivide Lot 7 and Combine Lots 8 & 9

E. The zone in which the property is located is BP - Business Park  
(The Zoning Office can help determine this information)

F. Acreage of the entire tract to be subdivided 16.8 Ac. +/-

G. Number of lots existing 3 proposed 3

- 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. Was the property subject to a prior subdivision? Yes  No

J. Are there any existing or proposed deed restrictions, easements, right-of-way or other dedication? 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) 1) Lot area of proposed Lot 7.01, allow under 1 acre of area 2) No lot frontage for proposed Lot 7.02, access will be via a proposed easement from Airport Road

L. Improvements: List all proposed on site utility and off-tract improvements.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

M. Plat submission: List maps and other exhibits accompanying this application.  
Minor Subdivision Plan - includes Lots 7-9  
\_\_\_\_\_  
\_\_\_\_\_

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 minor subdivision 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 12/9/20  
Print Name Steve Smith

Owner [Signature] Date 12/9/20  
Print Name Steve Smith

Date received by the Board 12/14/20

#1856



Dewberry Engineers Inc. | 856.802.0843  
1015 Briggs Road, Suite 210 | 856.802.0846 fax  
Mount Laurel, NJ 08054 | www.dewberry.com

List of Property Owners  
Peach Country Tractor Site Plan Submission  
Block 14301, Lots 4 & 7-10  
Monroe Twp., Gloucester County, NJ

LOT 4:

LORING INC.  
749 MULLICA ROAD  
MULLICA HILL, NJ 08062

LOT 7:

LORING INC. & JOHN JOHNSON  
1491 NORTH TUCKAHOE ROAD  
WILLIAMSTOWN, NJ 08094

LOT 8:

WOOD MANAGEMENT, LLC  
749 MULLICA ROAD  
MULLICA HILL, NJ 08062

LOTS 9 & 10:

FRED SMITH ORCHARDS  
212 FISH POND ROAD  
SEWELL, NJ 08080



Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

500 Scarborough Drive, Suite 108  
Egg Harbor Township, NJ 08234  
T: 609.910.4068  
F: 609.390.0040  
www.maserconsulting.com

January 14, 2021

**VIA EMAIL AND USPS**

Dawn Farrell, Administrative Clerk  
TOWNSHIP OF MONROE PLANNING BOARD  
125 Virginia Avenue, Suite 5A  
Williamstown, New Jersey 08094-1768

Re: Minor Subdivision/Lot Consolidation (1<sup>st</sup> Review)  
Peach Country Tractor/Tuckahoe Road  
Plate 143, Block 14301, Lots 7, 8 & 9  
Zone: BP, Business Park District/AO, Airport Overlay  
Applicant: Wood Management, LLC  
Application № #1856  
MC № MMZ-081

Dear Ms. Farrell:

The above referenced application is a request for minor subdivision and lot consolidation plan approval.

**1.0 Project Description**

**1.1 Applicant's Proposal**

The applicant proposes to subdivide Lot 7 into two lots. Proposed Lot 7.01, being .862 acres (.9 acres including road widening easement area) to retain the existing residential dwelling and proposed Lot 7.02 (6.992 acres) is intended to be used for vehicle parking and storage to primarily service the proposed landscapers/contractors and public storage facility on Lot(s) 8 & 9. As proposed, Lot 7.02 will have no public street frontage. A 50' wide access easement across Lot 4 is proposed to be granted to the favor of Lot 7.02 to provide access from Airport Drive, which itself is an access easement and part of Lot 4.01. The applicant also proposes an 11' road widening easement across the frontage of proposed Lot 7.01 to be dedicated to the County.

*It should be noted that Airport Drive is a private access easement. The applicant indicates they have received written consent from QEI Corporation to allow some traffic to be diverted from Tuckahoe Road to Airport Drive and ultimately enter the site via proposed 50' wide access easement across existing Lot 4. Lot 4 is owned by Loring LLC and Lot 7 is owned by Loring LLC and John Johnson.*





Lot(s) 8 & 9, containing 8.961 acres (9.013 acres including road widening easement area), which are intended to be used as an atypical self-storage style facility as mentioned above, are proposed to be consolidated. The applicant also proposes an 11' road widening easement dedication across the frontage of Lot(s) 8 & 9 (as to be consolidated) to be dedicated to the County.

*Note: It is noted that Lot 9 is owned by Fred Smith Orchards, Inc. (FSO) and Wood Management, LLC is the owner of Lot 8. The plans submitted (including the survey) incorrectly state lots 8 & 9 are owned by Wood Management, LLC, which is not the case, and should be revised accordingly.*

## 1.2 Existing Conditions

The subject properties which total 16.9± acres are located on the west side of Tuckahoe Road, just south of the Cross-Keys airport. Existing Lot 7, which totals 7.892 acres contains an existing mobile home residence, woods and a linear mulch pile along the majority of its northern property line as well as at the rear of the residence. Existing Lots 8 & 9, which contain in total 8.916 acres, contain multiple piles of landscaping materials, stoned areas and two (2) sheds which are intended to be removed. The properties are zoned BP, Business Park District with a portion being within the AO, Airport Overlay zone.

## 1.3 Surrounding Land Uses

The area is a mix of primarily rural residential and intermittent commercial uses. Cross-Keys Airport is slightly to the north and the Holiness Worship Center is across the street and to the north. Rural residential uses exist along the frontage of Tuckahoe Road. Across Tuckahoe Road the land is zoned R-2 and has residential uses, as well as an approved site for townhouse development known as "Hamilton Greene."

## 2.0 Materials Reviewed

We have reviewed the referenced submission, encoded by the Planning Board as #1856 121420, received via email on December 22, 2020 and subsequently in the mail on December 30, 2020, consisting of the following:

<i>Sheet</i>	<i>Title</i>	<i>Date</i>
---	Cover Letter from Dawn Farrell, Administrative Clerk	December 28, 2020
---	Minor Subdivision Application	December 14, 2020
---	Minor Subdivision Checklist	---
---	List of Property Owners	---



---	Affidavit of Ownership, Wood Management, LLC	---
---	Signed Written Consent and Authorization Resolution	December 7, 2020
1 of 1	Survey, Minor Subdivision & Lot Consolidation Plan	November 23, 2020

The survey is signed and sealed by Lisa M. Peterson, PE, PLS also of Dewberry Engineers Inc.

### 3.0 Submission Requirements

3.1 In accordance with § 175-67, submission of the following information is required as part of an application for minor subdivision plan approval. Based upon our review of the submitted items, we have determined that this minor subdivision application is incomplete unless the following checklist item(s) are granted a waiver for completeness or deferred by the Zoning Board to be provided as a condition of approval:

- B. All existing structures and wooded lands within the area to be subdivided and within 200 feet thereof, and the shortest distance from any existing structure to any proposed and existing lot line.
- C. The name of the owner and all adjoining property owners as disclosed by the most recent municipal tax records. Owner of Lot 9 (which is different than Lot 8) to be provided on the plan as well as owner of Lot 4.
- D. The Tax Map, block and lot numbers and the subdivision application number.
- I. A general description of the proposed drainage facilities.
- P. The names, addresses, phone numbers and signatures of the owner, subdivider and person preparing the plat.

### 4.0 Zoning Requirements

#### 4.1 Use

In accordance with § 175-163 (attachment 6), single-family detached dwelling units are a conditional use, subject to the requirements of § 175-163A in the BP, Business Park District. In accordance with § 175-162 (attachment 5), single-family detached dwelling units are a permitted use in the R-2, Residential District.

Vehicle storage yards and self-storage facilities are conditional uses, subject to the requirements of § 175-163E and § 175-163I in the BP, Business Park District. (Refer to use variance and site plan review reports.)



#### 4.2 Bulk Requirements – BP District (vehicle storage – Lot 7.02)

1. **Lot Area:** The minimum required lot area is 80,000 square feet. The plan conforms to this requirement.
2. **Lot Frontage/Width:** The minimum required lot frontage/width is 150 feet. The plan does not conform to this requirement. Proposed Lot 7.02 has 0 feet frontage. As proposed, a variance is required.

Yard setbacks, lot coverage, building height and buffers to be addressed as part of site plan approval.

#### Bulk Requirements, R-2 (proposed Lot 7.01 - with septic)

1. **Lot Area:** The minimum required lot size is 1 acre. The plan does not conform to this requirement. Proposed Lot 7.01 will contain .862 acres (.9 acres with road widening easement area). As proposed a variance is required.
2. **Front Yard/Building Setback:** The minimum required front yard/building setback is 60 feet. The plan does not conform to this requirement, proposing 23 feet where 60 feet is required. As proposed, variances are required.
3. **Side Yard Setback:** The minimum required side yard setback is 20 feet. The plan conforms to this requirement.
4. **Rear Yard Setback:** The minimum required rear yard setback is 75 feet. The plan conforms to this requirement.
5. **Lot Frontage:** The minimum required frontage is 120 feet. The plan conforms to this requirement.
6. **Lot Width:** The minimum required lot width is 150 feet. The plan conforms to this requirement.
7. **Lot Coverage:** The maximum permitted lot coverage is 20 percent. The plan does not address this requirement but appears to conform. Compliance to be confirmed by the applicant.

#### Bulk Requirements, BP, Community Commercial (self-storage – Lot(s) 8 & 9)

Lot(s) 8 & 9 as proposed to be consolidated, meet minimum requirements for lot area, lot width and lot frontage. Yard setbacks, lot coverage and building height will be determined as part of site plan approval.





## 5.0 General Comments and Recommendations

The plan shall be revised as follows:

1. The zone table for proposed Lot 7.01 shall be revised to reflect the lot requirements for single-family dwellings in an R-2 zone with onsite disposal.
2. The line type for the proposed 50' access easement across Lot 4 should be dashed vs. being drawn as a property lot line.
3. The owners of Lots 4 and 9 should be labeled on the plan.
4. The line type at the end of Airport Drive should be removed or dashed as Airport Drive is part of Lot 4.01 limits in addition to being an access easement.
5. The line type between Airport Drive (part of Lot 4.01) and adjacent Lot 4.03 should be shown as a property line vs. a dashed line as shown.

## 6.0 Fees, Contributions, and Obligations

### 6.1 Deed Review

The plan indicates that the proposed subdivision is to be filed by deed. Deeds and legal descriptions for the proposed lots and any easements must be submitted for review.

### 6.2 Escrow

The applicant must contact the Township's Finance Office to settle any outstanding review escrow accounts prior to the plans being signed.

## 7.0 Outside Agency Approval

This minor subdivision and lot consolidation is subject to the review and approval of all outside agencies with jurisdiction, if not already received, including but not limited to the following. Evidence of these approvals must be submitted to the Zoning Board.

- Gloucester County Planning Board;
- Gloucester County Soil Conservation District;
- Monroe Township Fire Official; and
- Any others as may be required.



Dawn M. Farrell, Administrative Clerk  
MC Project No. MMZ-081  
January 14, 2021  
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The above comments and/or recommendations are submitted for your review and consideration. Should you have any questions with regard to this matter or require additional information, please do not hesitate to contact our office at (609) 910-4068.

Best regards,

**MASER CONSULTING, INC.**

A handwritten signature in blue ink that reads 'Pamela J. Pellegrini'. The signature is written in a cursive, flowing style.

Pamela J. Pellegrini, P.E., P.P., C.M.E.  
Project Manager

PJP/rld

cc: Richard P. Coe, Esquire

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