

**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. 20-06

Applicant: JK United Group, LLC Owner: Same as Applicant

Address: 1824-1828 N. Black Horse Pike (If different than applicant) Address: \_\_\_\_\_

Williamstown, NJ 08094

Telephone No. 856-885-6031 Telephone No. \_\_\_\_\_

Fax No. 856-885-6045 E-Mail Address: \_\_\_\_\_

Attorney: Christopher Wisniewski E-Mail Address: wisniewskic@whiteandwilliams.com  
White & Williams, LLP Telephone No. 856-317-3649

Address: 457 Haddonfield Rd., Suite 400, Cherry Hill, NJ 08002

Property Address: 1824-1828 N. Black Horse Pike

Plate: \_\_\_\_\_ Block: 501 Lot: 36 Zoning Classification: ( \_\_\_\_\_

1. Application concerns: (Check what is applicable)

Use \_\_\_\_\_ Lot Area \_\_\_\_\_ Rear/Side/Front \_\_\_\_\_ Height \_\_\_\_\_ Addition \_\_\_\_\_ Existing Building \_\_\_\_\_

Proposed building \_\_\_\_\_ Minor/Major Site Plan \_\_\_\_\_ Minor/Major Subdivision \_\_\_\_\_

Alleged Error of Township Official \_\_\_\_\_ Other d(3) Conditional Use Variance for vehicle storage

2. Brief description of real estate affected: Development Name: JK United Group, LLC

Location: 1824-1828 N. Black Horse Pike

Nearest Cross-Street: Veronica Lane Lot size: 4 Ac

Does Property Have Water/Sewer? \_\_\_\_\_ Private X Public

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

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

Auto & truck repair, truck Buildings, parking lot,  
Present use: parking & tire service Present improvements upon land: fence and utilities

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: No Date of Action: \_\_\_\_\_

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

5. State, in detail, what you want: d(3) Conditional Use Variance for vehicle storage without  
opaque fence surrounding entire site and a bulk variance from 175-163D(2)(d)[4]  
for accessory structure side yard setback.

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:

The neighboring uses are all in a commercial zone and all but one is a commercial use.

The setback relief is adjacent a commercial lot with similar setbacks. The opaque fence  
is unnecessary against commercial lots. The section of fence within 25 ft of a residential  
use in the commercial zone will contain privacy slats.

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:

WSP-42-18, applicant JK United Group, LLC

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.

Sworn to and subscribed before me

This 3<sup>rd</sup> day of November 20 20

[Signature]

(Notary Public) Attorney at Law  
Christopher W. S. [Signature]

[Signature]

(Signature of Applicant)

BOARD USE ONLY Date application received: 11-25-2020 Deemed Complete: \_\_\_\_\_

[04/02/19]

Public hearing date: \_\_\_\_\_ By: [Signature]

Application # 5068

**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 JK United Group, LLC

Address 1824-1828 N. Black Horse Pike City Williamstown  
Email \_\_\_\_\_  
State NJ Zip Code 08094 Phone 856-885-6031 Fax 856-885-6045

B. Owner's Name JK United Group, LLC

Address 1824-1828 N. Black Horse Pike City Williamstown  
State NJ Zip Code 08094 Phone 856-885-6031 Fax 856-885-6045

C. Attorney Christopher Wisniewski, White & Williams, LLP

Address 457 Haddonfield Road, Suite 400 City Cherry Hill  
Email wisniewskic@whiteandwilliams.com  
State NJ Zip Code 08002 Phone 856-317-3649 Fax 856-317-3626

D. Engineer/Surveyor Jay Sciuillo, Sciuillo Engineering Services, LLC

Address 17 S. Gordon's Alley, Suite 3 City Atlantic City  
Email jsciullo@sciulloengineering.com  
State NJ Zip Code 08401 Phone 609-300-5171 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: 1824-1828 N. Black Horse Pike
- B. The location of the property is approximately 1000 feet from the intersection of N. Black Horse Pike and Veronica Lane
- C. The Block number(s) is 501
- D. Lot number(s) 36
- E. Existing Use of Property: Auto and truck repair, truck parking and tire service  
Proposed Use of Property: Auto and truck repair, truck parking and tire service
- F. The zone in which the property is located is C  
(The Zoning Office can help determine this information)
- G. Acreage of the entire site is 4 Ac Being developed is no change to disturbance limit
- 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) JK United Repair/TireTech
- 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) \_\_\_\_\_  
Conditional Use Variance from 175-163E[2] for opaque fencing and bulk  
variance from 175-163D(2)(d)[4] for side yard setback for accessory  
structure (office trailer)
- L. Improvements: List all proposed on site utility and off-tract improvements.  
Proposed work is relocation of office trailer and formalization of existing  
truck parking. No site work is proposed.
- M. Plat submission: List maps and other exhibits accompanying this application.  
Site plans prepared by SE dated October 21, 2020



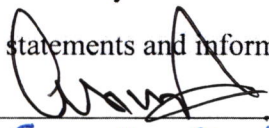
Application # 506-SP

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.

owner Applicant  Date 11/3/20  
Print Name Gurpinder Singh, Sole Member JK United Group LLC

Owner \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_

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

**§ 175-70. Minor site plan.**

Plats submitted for minor site plan approval shall be as follows:

**A. Makeup of plan.**

- (1) Each site plan submitted for approval shall be at a scale of one inch equals 50 feet for a tract up to 40 acres in size; one inch equals 100 feet for a tract between 40 and 150 acres; and one inch equals 200 feet for a tract 150 acres or more.
- (2) All plans shall be certified by a licensed architect or engineer, including accurate lot lines certified by a land surveyor, submitted on one of the following standard sheet sizes: 8 1/2 by 13 inches; 15 by 21 inches; 24 by 36 inches; or 30 by 42 inches; and including the following data (if one sheet is not sufficient to contain the entire territory, the map may be divided into sections to be shown on separate sheets of equal sizes, with reference on each sheet to the adjoining sheets): boundaries of the tract; North arrow; date; scale; zone district(s) in which the lot(s) are located; existing and proposed streets and street names; existing and proposed contour lines based on United States Geological Survey data and topographical surveys not older than two years, at five-foot intervals inside the tract and within 200 feet of any paved portion of the tract; title of plans; existing and proposed streams and easements; total building coverage in area and percent of lot; total number of parking spaces; all dimensions needed to conform to this chapter, such as but not limited to buildings, lot lines, parking spaces, setbacks and yards; a small key map giving the general location of the parcel to the remainder of the municipality; and the site relation to all remaining lands in the applicant's ownership.

**B. The plat submitted for approval shall have the following minimum criteria for review and approval:**

- (1) Size, height, location and arrangement of all existing and proposed buildings, structures and signs in accordance with the requirements of this chapter, including a licensed architect's and/or engineer's drawing of each building or a typical building and sign showing front, side and rear views and the proposed use of all structures.
- (2) Proposed circulation plans, including access street, curbs, aisles and lanes, easements, fire lanes, driveways, parking spaces, loading areas, loading berths or docks, pedestrian walks and all related facilities for the movement and storage of goods, vehicles and persons on the site and including the location of lights, lighting standards and signs and driveways within the tract and within 100 feet of the tract. Sidewalks

shall be provided from each building entrance/exit along expected paths of pedestrian travel, such as but not limited to access to parking lots, driveways or other buildings where pedestrian traffic can be expected to be concentrated. Plans shall be accompanied by cross sections of new streets, aisles, lanes and driveways, which shall adhere to the applicable requirements and design standards of this chapter.

- (3) Existing and proposed wooded areas, buffer areas and landscaping shall be shown on the plan. The landscaping plan, including seeded and/or sodded areas, grading, retaining walls, fencing, signs, recreation areas, shrubbery, trees and buffer areas shall be in accordance with applicable requirements of this chapter. These plans shall show the location, species and caliper of plant material for all planted or landscaped areas. For applications in the Pinelands Area, the landscaping plan shall incorporate the elements set forth in § 175-147E. **[Amended 4-28-1997 by Ord. No. O-27-97]**
- (4) Utilities.
  - (a) The proposed location of all drainage (including calculations), sewage and water facilities with proposed grades, sizes, capacities and types of materials to be used, including any drainage easements acquired or required across adjoining properties. The method of sewage and waste disposal and waste incineration, if any, shall be shown, percolation tests and test borings from sufficient locations on the site to allow a determination of adequacy shall be included where septic tanks and leaching fields are permitted and are proposed. Such plans shall be reviewed by the Board of Health and Board Engineer and/or other appropriate authority, as applicable, with recommendations to the Planning Board.
  - (b) Proposed lighting facilities shall be included, showing the direction and reflection of the lighting. All public services shall be connected to an approved public utilities system where one exists.
  - (c) The applicant shall arrange with the servicing utility for the underground installation of the utilities' distribution supply lines and service connections, in accordance with the provisions of the applicable standard terms and conditions incorporated as part of its tariff as the same are then on file with the State of New Jersey Board of Public Utility Commissioners, and the developer shall provide the Township with four copies of a final plan showing the installed location of the utilities.



- (d) The applicant shall submit to the Board, prior to the granting of final approval, a written instrument from each serving utility, which shall evidence full compliance or intended full compliance with the provisions of this subsection; provided, however, that lots which abut existing streets where overhead electric or telephone distribution supply lines and service connections have heretofore been installed may be supplied with electric and telephone service from these overhead lines, but any new service connections from the utilities' overhead lines shall be installed underground. In cases where total electrical and telephone load and service cannot be determined in advance, such as industrial parks, shopping centers, etc., perimeter utility poles may be used, but service to buildings from poles shall be underground.
- (e) A written description of the proposed operations of the buildings, including the number of employees or members of nonresidential buildings; the proposed number of shifts to be worked and the maximum number of employees on each shift; expected truck and tractor-trailer traffic, emission of noise, glare and air and water pollution; safety hazards; and anticipated expansion plans incorporated in the building design. Where the applicant cannot furnish the information required herein because of nondetermination of use, site plan approval may be required and, if conditionally granted subject to further review and approval of the applicant's final plans, the applicant may proceed with this application. No certificate of occupancy shall be issued until all such plans are given final approval.











MARILYN S. SANDER, P.E., C.M.E.  
190 HEARTHSTONE DRIVE  
BERLIN, NEW JERSEY 08009 (856) 767-6768

December 18, 2020  
MSS File No. 20-005

Ms. Dawn Farrell, Administrative Clerk  
Monroe Township Zoning Board of Adjustment  
125 Virginia Avenue, Suite 5  
Williamstown, NJ 08094

Re: Monroe Township Zoning Board of Adjustment  
Minor Site Plan Application  
JK United Group, LLC(JK United Repair/Tire Tech)  
Block 501, Lot 36  
1824 – 1828 N. Black Horse Pike  
Monroe File: #506-SP

- A. We have received the following documentation, submitted by the applicant for the above referenced application and have reviewed same regarding completeness of the above referenced application:
1. Minor Site Plan Application Form #506-SP;
  2. Minor Site Plan Checklist, Application #506-SP;
  3. Minor Site Plan Set, JK United Truck Parking, Block 501, Lot 36, Monroe Township, Gloucester County, New Jersey, prepared by Sciullo Engineering Services, LLC, dated 11/09/2020, consisting of:
    - a. Cover Sheet, Preliminary and Final Site Plans, Sheet 1 of 4;
    - b. Information Sheet, Sheet 2 of 4;
    - c. Site Plan, Sheet 3 of 4;
    - d. Grading Plan, Sheet 4 of 4;
  4. Boundary and Topographic Survey, Tax Lot 36, Block 501, Monroe Township, Gloucester County, New Jersey, prepared by Vargo Associates, Surveying and Mapping, dated 8/6/2020;

- B. Although the project proposes very little site work, basically consisting of relocation of the office trailer, fence removal/repair and formalization of proposed truck parking at the site, **the following submission requirements of Section 175-70 of the Comprehensive Land Management Ordinance of the Township of Monroe, County of Gloucester, State of New Jersey have not been met and additional information or waivers from the Board would be required to deem the minor site plan application "complete":**
1. **Section 175-70.B.(1):** "Size, height, location and arrangement of all existing and proposed buildings, structures and signs . . . including a licensed architect or engineer's drawing of each building or a typical building and sign showing front, side and rear views and the proposed use of all structures."
  2. **Section 175-70.B.(3):** "Existing and proposed wooded areas, buffer areas and landscaping shall be shown on the plan. . ." **This office defers comments on buffer areas and landscaping to the Board Planner.**
  3. **Section 175-70.B.(4)(a):** "The proposed location of all drainage (including calculations), sewage and water facilities . . . including any drainage easements acquired or required . . ."
  4. **Section 175-70.B.(4)(b):** "Proposed lighting facilities shall be included, showing the direction and reflection of the lighting . . ."
- C. **All utilities modifications (e.g., electrical or telephone connection to the relocated mobile office) must be installed underground and indicated on the plan.**
- D. **The paved area at the front of the site has numerous cracks that need to be sealed.**
- E. **As proposed, the project is not subject to the NJ Stormwater Management Regulations. However, the township ordinance requires that the rear parking area also be paved. Absent relief from the Board of this requirement for paving, the project will be classified as a major development under the NJ stormwater rules and will be required to comply with the stormwater rules for major developments and additional documentation will be required.**
- F. **Should the applicant be granted relief from the paving requirement noted above, Numerous potholes are present throughout the rear of the site that require filling and compaction.**
- G. **Review fees must be paid in full by the applicant prior to endorsement of the plans for construction by Township officials.**

**H. Any site plan approval granted should be conditioned upon the following:**

1. Approval of all agencies with jurisdiction, including but not limited to:
  - a. Gloucester County Planning Board,
  - b. Gloucester County Soil Conservation District,
  - c. Monroe Township Municipal Utilities Authority,
  - d. Monroe Township Fire Marshal.
2. Submission of plans, revised in accordance with all conditions of approval established by the Board, to the Zoning Board of Adjustment within sixty (60) days of approval. The applicant's engineer is advised that all plan revisions must be noted on the plan as such and a revision date added to the plan each time it is revised. Notations such as "Revised per Township Review" in the revisions block is not sufficient to meet this requirement. Plan approval will be limited to the original plan and noted revisions.
3. Payment of fees and posting of an inspection escrow for the project. The applicant's engineer should submit a construction cost estimate to assist the Township Engineer in determination of the total applicable project costs to be used for calculation of the required Inspection Escrow.

Should you have any questions or concerns, please feel free to contact this office.

Very truly yours,



Martin S. Sander, PE, CME

MSS





Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

#20-06 E # 506-SP  
12/31/2020  
500 Scarborough Drive, Suite 108  
Egg Harbor Township, NJ 08234  
T: 609.910.4068  
F: 609.390.0040  
www.maserconsulting.com

December 28, 2020

**VIA EMAIL AND U.S. MAIL**

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

Re: Use Variance & Minor Site Plan (1<sup>st</sup> Review)  
Block 501, Lot 36  
1824-1828 North Black Horse Pike  
Zone: C, Commercial District  
Applicant: JK United Group, LLC  
Application No 20-06 & #506-SP  
MC Project No: MMZ-080

Dear Ms. Farrell:

The above referenced application is a request for a use variance and minor site plan review.

**1.0 Project Description**

**1.1 Proposal**

The applicant seeks use variance and minor site plan approval to relocate the office trailer and formalize the existing truck parking area for large trucks/tractor trailers including refrigeration trailers to be parked overnight in the rear of the building. The improvements are for the continued utilization of their existing business, known as JK United Truck Repair. The business is located at 1824-1828 N. Black Horse Pike and operates as an auto and truck repair service, truck parking/storage and tire service business. The applicant was previously granted a site plan waiver in 2018 (Resolution PB-80-18).

*The applicant should confirm if all the truck spaces are for vehicles waiting for service or if they are supplying vehicle storage for others. Also, the applicant should clarify the specific use of the office trailer to be relocated.*

**1.2 Existing Conditions**

The 4.0± acre parcel is located on North Black Horse Pike and contains a truck repair and tire service business with vehicle storage in the rear. The application



indicates the existing business is served by a public well and septic. The property is zoned C, Commercial.

### 1.3 Surrounding Land Uses

The surrounding area is primarily commercial along Route 322. Immediately adjacent parcels include residential uses to the east (zoned R-2) and to the south and north, commercial uses, which are also zoned C, Commercial. Additionally, directly across the properties frontage along Route 322 are also commercial properties.

## 2.0 Materials Reviewed

We have reviewed the referenced submission, encoded by the Zoning Board as use variance #20-06 and site plan #506-SP, received on December 8, 2020, consisting of the following:

<i>Sheet</i>	<i>Title</i>	<i>Date</i>
---	Application Checklist	---
---	Use Variance Application	November 25, 2020
---	B&W Site Photos (3)	---
---	Minor Site Plan Checklist	---
---	Site Plan Application	---
---	Minor Site Plan Code Section 175-70	---
---	W-9 (not completed)	---
1 of 4	Cover Sheet	November 9, 2020
2 of 4	Information Sheet	November 9, 2020
3 of 4	Site Plan	November 9, 2020
4 of 4	Grading Plan	November 9, 2020
1 of 1	Boundary and Topographic Survey	August 6, 2020

The plans are signed and sealed by Jason T. Sciullo, P.E., P.P. of Sciullo Engineering Services, LLC (SE) and the survey was prepared by Michael R. Vargo of Vargo Associates.

## 3.0 Zoning Requirements

### 3.1 Use

1. In accordance with § 175-163B (Attachment 6), vehicle storage yards are listed as a conditional permitted use in the C, Commercial zoning district, subject to the requirements of § 175-163E.



### 3.2 Conditional Use

1. In accordance with § 175-163E, vehicle storage yards are a conditional use in the C, Commercial District, subject to the following requirements:
  - (1) There shall be a minimum of 2,500 square feet per vehicle. The application indicates the rear parking area is approximately 74,000 s.f. As such, 30 truck spaces would be permitted. The applicant proposes 26 spaces. As proposed, the plan complies.
  - (2) An opaque fence of a minimum height of eight feet shall enclose entirely the storage area. The plan does not conform to this requirement, having an existing 8 foot chain link fence with barbed wire. Only the rear fence portion is proposed to have screening slats. As such a 'd(3) variance is required.
  - (3) When abutting a residence zone, said fence shall be set back 25 feet from the property line. This twenty-five-foot strip shall be suitably landscaped as a visual buffer. The plan does not specifically comply with this requirement. However, the rear of the site has wetlands and wetland buffer areas which dictate where the fence can be placed, which is greater than 25' from the residential properties. There is a wooded area that will remain between the fence and the residences.
  - (4) No maintenance or servicing shall be permitted, other than normal fueling, lubrication or cleaning. The application indicates vehicle storage is for parking only. Compliance to be confirmed.
  - (5) Site plan approval shall be required under appropriate provisions of this chapter. Any use variance granted shall be conditioned upon site plan approval unless waived by the Board and a variance from the conditional use requirement is granted.

Subject of this application.

### 3.3 Bulk Requirements (specific to vehicle storage yards)

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/lot width is 150 feet. The plan conforms to this requirement.



3. **Front Yard/Building Setback:** The minimum required front yard/building setback is 100 feet. The plan does not conform to this requirement, having 72.9 feet. This represents a pre-existing, non-conforming condition for the tire tech building.

4. **Side Yard Setback:** The minimum required side yard setback is 50 feet. The plan does not conform to this requirement, proposing only 8.38 feet for the relocated office trailer. As proposed, a variance is required.

*It should be noted that presently the existing buildings have existing non-conforming side yards, the smallest being 29.7 feet.*

5. **Rear Yard Setback:** The minimum required rear yard setback is 50 feet. The plan conforms to this requirement.

6. **Lot Coverage:** The maximum permitted lot frontage is 65%. The plan indicates conformance with this requirement, having 23.2%.

7. **Side Yard Buffers:** The minimum required side yard with landscaping is 50 feet. The plan does not conform to this requirement. The application represents this as a pre-existing, non-conforming condition. However, the application is to formalize the vehicle storage use. As such, a variance would be required.

8. **Rear Yard Buffers:** The minimum required rear yard with landscaping is 50 feet. The plan conforms to this requirement.

9. **Front Yard Buffers:** The minimum required front yard with landscaping is 50 feet. The plan does not conform to this requirement. This represents a pre-existing, non-conforming condition due to the existing tire and repair uses on site.

10. **Building Height:** The maximum permitted building height is 45 feet. The plan conforms to this requirement.

11. **Off Street Parking:** Off-Street parking is subject to the requirements of § 175-123. Compliance to be determined.

#### **4.0 Design, Performance and Evaluation Standards**

##### **4.1 Buffers and Landscaping**

Community commercial uses specifically require buffers as listed under Section 3.2, Bulk Requirements, subject to the requirements of § 175-93.

In accordance with § 175-93, buffer areas shall be developed in an aesthetic manner for the primary purposes of screening views and reducing noise perception beyond the lot. Buffer widths shall be as specified in Article XIV of this chapter and shall be measured horizontally and perpendicularly to lot and street lines. The plan conforms to this requirement. The applicant has proposed to retain the existing vegetation within the rear buffer and no plantings are proposed along the side or front buffers. The applicant shall provide testimony regarding the integrity of the existing vegetation to remain in the rear and a waiver is required for the others.

#### **4.2 Off-Street Parking and Loading**

In accordance with § 175-123, there is no specified parking requirement for vehicle storage uses. As such, parking shall be reviewed and determined by the Board.

#### **4.3 Sidewalk**

The subject property falls within Sidewalk Area 1 as defined by § 175-133. Sidewalk Area 1 includes “portions of the Township where the highest pedestrian traffic is anticipated”. There is no sidewalk along the frontage of the Black Horse Pike in the vicinity of the subject property nor any proposed along the property in question. As proposed, a waiver of sidewalk is required.

### **5.0 Master Plan Consistency**

- 5.1 The proposed use is not specifically consistent with the goals and objectives of the Master Plan. Should the use variance be granted, site improvements and physical impacts of the use need to be addressed and mitigated.
- 5.2 As the proposed use does not conform to one or more of the conditional use standards, the Board must determine that the requested vehicle storage yard ‘d(3) variances do not impact adjacent properties or cause damage to the community as to constitute substantial detriment to the public good or will negatively impair the zone plan.

### **6.0 General Comments/Recommendations**

- 6.1 In accordance with the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-76b), the applicant may elect to submit an application requesting approval of the use variance and a subsequent application for the approval of a site plan, if required, provided that the approval of the variance is conditioned upon the applicant obtaining all required subsequent approvals from the Zoning Board. No such subsequent approval shall be granted unless such approval can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the zone plan and zoning ordinance.



Consequently, any variance granted permitting the proposed use must be conditioned upon the applicant obtaining the necessary site plan approval, if deemed required, from the Zoning Board.

- 6.2 The applicant must demonstrate sufficient “special reasons” why the proposed use carries out a purpose of zoning, or how the refusal to allow the project would impose on the applicant an undue hardship. In addition, the applicant must demonstrate that the requested use variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.
- 6.3 The standard of proof of special reasons to support a ‘d(3) variance from one or more conditions imposed on a conditional use should be relevant to the nature of the deviation from the ordinance. The applicant must show that the site will accommodate the problems associated with the use even though the proposal does not comply with the conditions the ordinance established to address those problems.
- 6.4 As to the negative criteria, the Board must evaluate the impact of proposed specific deviation upon adjacent properties and determine if it will cause such damage to the character of the neighborhood as to constitute “substantial detriment to the public good”.
- 6.5 The Board must also be satisfied that the grant of the ‘d(3) conditional use variance for the specific project at the designated site is reconcilable with the municipal legislative determination that the conditions should be imposed on all conditional uses in that zoning district.
- 6.6 Testimony should be provided confirming the extent of the vehicle storage use including hours of operation, number of employees, deliveries, site access, type of vehicles and parking arrangements including if customers frequent the site.
- 6.7 Testimony should be provided if there will be any open storage of materials in the rear yard.
- 6.8 The applicant should clarify the following regarding how the site functions:
  - a) Does the truck repair also do repair work on the trailers? If not, are the trailers only being stored while the truck cabs are being repaired?
  - b) How will the truck repair circulation/building access co-mingle with the vehicle storage area?
  - c) Are the refrigeration units running while the trailers are being stored?



d) What is the purpose of the mobile office: How does it relate to the truck repair business?

6.9 Testimony should be provided regarding fire access and circulation.

6.10 Testimony should be provided regarding adequacy of fueling pump/tank position. Will it conflict with overall site circulation? How is the ground protected from spills?

6.11 What is the purpose of the trailer to remain adjacent to the fuel tank?

## **7.0 Fees, Contributions and Obligations**

### **7.1 COAH Requirement**

In accordance with the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1-8.7), the applicant is required to make payment of a development fee of 2.5% of the increase in equalized assessed value of the non-residential construction into a Housing Trust Fund established by Monroe Township Council. A condition of receiving a building permit is the payment of approximately ½ of this fee, the balance being calculated and paid at the time of the request for a certificate of occupancy.

### **7.2 Escrow**

The applicant must contact the Township's Finance Office to settle any outstanding review escrow accounts prior to any approval taking effect.

## **8.0 Outside Agency Approval**

This minor site plan 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.

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.



Dawn M. Farrell, Administrative Clerk  
MC Project No. MMZ-080  
December 28, 2020  
Page 8 of 8

Regards,

**MASER CONSULTING, INC.**

A handwritten signature in blue ink that reads 'Pamela J. Pellegrini'. The signature is fluid and cursive, with the first and last names being more prominent.

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

PJP/rld

cc: Richard P. Coe, Esquire

201228\_pjp\_jk united\_review 1.docx



# JK UNITED TRUCK PARKING

BLOCK 501, LOT 36  
MONROE TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

## PRELIMINARY AND FINAL SITE PLANS



AERIAL MAP  
SCALE: 1" = 500'

APPLICANT:  
**JK UNITED GROUP, LLC**  
1824-1828 NORTH BLACK HORSE PIKE  
WILLIAMSTOWN, NEW JERSEY 08094

PREPARED BY:  
**SE SCIULLO ENGINEERING SERVICES, LLC**  
17 SOUTH GORDON'S ALLEY, SUITE 3  
ATLANTIC CITY, NEW JERSEY 08401  
PHONE: (609) 300-5171  
www.sciulloengineering.com

### APPLICANT/OWNER:

JK UNITED GROUP, LLC  
1824-1828 NORTH BLACK HORSE PIKE  
WILLIAMSTOWN, NEW JERSEY 08094

### APPLICANT'S INTENT:

THE PROPOSED PROJECT INCLUDES FORMALIZATION OF THE PARKING ARRANGEMENT IN THE REAR OF THE FACILITY FOR LARGE TRUCKS (UP TO 40-60 TRACTOR TRAILERS) INCLUDING SPECIFIC LOCATIONS FOR OVERNIGHT STORAGE OF REFRIGERATION TRAILERS IN THE FRONT OF THE PARKING AREA. THESE PLANS ARE ALSO PREPARED TO ADDRESS THE CONDITIONS OF APPROVAL FROM TOWNSHIP OF MONROE PLANNING BOARD RESOLUTION PB-16-18 GRANTING SITE PLAN WAIVER FOR APPLICATION WSP-42-18.

### APPLICANT & OWNER'S CONSENT TO FILING OF APPLICATION

APPLICANT & OWNER'S SIGNATURE

DATE

CURPINDER SINGH, JK UNITED GROUP, LLC  
1824-1828 NORTH BLACK HORSE PIKE, WILLIAMSTOWN, NEW JERSEY 08094

11/16/2020

ALL DOCUMENTS PREPARED BY SCIULLO ENGINEERING SERVICES, LLC ARE INSTRUMENTS OF SERVICE. THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED FOR ANY INSTRUMENT OF SERVICE TO BE VALID. THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED FOR ANY INSTRUMENT OF SERVICE TO BE VALID. THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED FOR ANY INSTRUMENT OF SERVICE TO BE VALID.

JASON T. SCIULLO, P.E., P.P.  
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24620458000  
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 3300025900

**SE SCIULLO ENGINEERING SERVICES, LLC**  
17 SOUTH GORDON'S ALLEY, SUITE 3  
ATLANTIC CITY, NEW JERSEY 08401  
www.sciulloengineering.com  
NJ CERTIFICATE OF AUTHORIZATION NO. 24620458000

### CERTIFICATION OF APPROVALS

I HEREBY CERTIFY THAT THIS SITE PLAN HAS BEEN APPROVED BY RESOLUTION \_\_\_\_\_ OF THE CITY OF PLEASANTVILLE PLANNING BOARD.

BOARD CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

### SHEET INDEX

SHEET NO.	DWG. NO.	SHEET TITLE
1 OF 4	C0001	COVER SHEET
2 OF 4	C0002	INFORMATION SHEET
3 OF 4	C0101	SITE PLAN
4 OF 4	C0301	GRADING PLAN

JK UNITED TRUCK PARKING  
BLOCK 501, LOT 36  
MONROE TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

### COVER SHEET

**JK UNITED GROUP, LLC**  
1824-1828 NORTH BLACK HORSE PIKE  
WILLIAMSTOWN, NEW JERSEY 08094

DATE: 11/16/2020  
INITIAL RELEASE: [Signature]  
BY: [Signature]

PROJECT NO. JKU 007.01  
1" = 500' 1 OF 4  
C0001



- EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES AND/OR THE SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SCIULLO ENGINEERING SERVICES, LLC. IT IS THE RESPONSIBILITY OF THE OWNERS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.



SCALE: 1" = 1,000'

## PROJECT NOTES

### A. GENERAL SITE NOTES

1. TRACT FOR DEVELOPMENT CONSISTS OF SHEET S, BLOCK 50, LOT 36, OF THE OFFICIAL ZONING MAP OF MONROE TOWNSHIP.  
2. TRACT FOR DEVELOPMENT IS ZONED (C) COMMERCIAL AS INDICATED ON THE OFFICIAL ZONING MAP OF MONROE TOWNSHIP.  
3. THE AREA AROUND THE TRACT IS ZONED (C) COMMERCIAL AS INDICATED ON THE OFFICIAL ZONING MAP OF MONROE TOWNSHIP.  
4. ANY VARIATIONS FROM THE PLANS MUST BE AUTHORIZED BY THE DESIGN ENGINEER AND APPROVED BY THE TOWNSHIP ENGINEER.  
5. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL EACH PLAN HAS BEEN REVISD TO  
6. CONSTRUCTION DETAILS/SHOP DRAWINGS UTILIZED BY THE CONTRACTOR SHALL BE REVIEWED AND APPROVED BY THE TOWNSHIP  
7. ENGINEER.  
8. REFER TO COMPLETE SET OF PLANS FOR ADDITIONAL INFORMATION.  
9. THIS SET OF DRAWINGS AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR THE USE ONLY BY THE PARTY FOR WHOM  
10. THE WORK IS CONTRACTED OR WHOM IT IS CERTIFIED. THIS SET OF DRAWINGS MAY NOT BE COPIED, REUSED, DISCLOSED,  
11. DISTRIBUTED, OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF SQUILLD ENGINEERING SERVICES,  
12. LLC.  
13. ANY DEMONSTRATION MATERIAL SHALL BE PROPERLY DISPOSED OF AND NO ON-SITE BUREAU IS PERMITTED.

B. SURVEY NOTES

1. BEARINGS REFER TO THE NEW JERSEY PLANE COORDINATE SYSTEM NAD83. VERTICAL DATUM REFERS TO NAVD88.  
2. BOUNDARY, TOPOGRAPHICAL, AND EXISTING CONDITIONS INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY - BLOCK 501, LOT 36, MONROE TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY" BY VARGO ASSOCIATES, SURVEYING AND MAPPING, PROJECT NUMBER 20118, DATED AUGUST 6, 2020, AND UNREVISED.

C. CONTRACTOR/OWNER RESPONSIBILITY NOTES

- THE CONTRACTOR/OWNER SHALL DESIGNATE A PERSON THAT IS KNOWLEDGEABLE OF CONSTRUCTION SAFETY STANDARDS AND IS EXPECTED TO BE AT THE CONSTRUCTION SITE ON A REGULAR BASIS. THIS PERSON SHALL BE RESPONSIBLE FOR THE COORDINATION AND DISSEMINATION OF ALL CONSTRUCTION SAFETY STANDARDS AND PRACTICES AT THE SITE. THE CONTRACTOR/OWNER SHALL PROVIDE DESIGN ENGINEER WITH NAME, ADDRESS AND TELEPHONE NUMBER OF DESIGNEE. IN LIEU OF THIS INFORMATION, THE REPRESENTATIVE PERSON OF THE CONTRACTOR'S ORGANIZATION WHO SIGNED THE CONTRACT SHALL HEREBY BE APPROVED BY THE OWNER AS THE DESIGNATED PERSON.
- CONTRACTOR SHALL SCHEDULE ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT O.S.H.A. STANDARDS. SITE CONTRACTOR IS TO VERIFY WITH DESIGN ENGINEER ON WHAT PERMITS AND APPROVALS ARE PENDING OR HAVE BEEN APPROVED.
- SITE CONTRACTOR IS TO VERIFY AND MATCH HORIZONTAL CONTROL AND VERTICAL ELEVATIONS.
- CONTRACTOR SHALL WORK IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND MANUFACTURER'S RECOMMENDATIONS AND MAINTAIN ACCESS TO ALL UTILITIES. ALL DIMENSIONS AND EXISTING CONDITIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
- UNDERGROUND UTILITIES LOCATIONS ARE APPROPRIATE AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY IN FIELD ALL CONDITIONS AS SHOWN ON THE PLANS AND SHALL BE RESPONSIBLE FOR FIELD MEASUREMENTS FOR ALL NEW CONSTRUCTION. REFER TO ARCHITECTURAL DRAWINGS FOR ANY INFORMATION NOT SHOWN HERE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHOWING, UNDERPINNING AND STRUCTURAL STABILITY DURING CONSTRUCTION.
- EXISTING CONDITIONS AT THE SITE ARE NOTICEABLY DIFFERENT (AT THE TIME OF CONSTRUCTION) FROM THE DOCUMENTS PROVIDED. THE CONTRACTOR AND/OR OWNER SHALL NOTIFY THE DESIGN ENGINEER.
- GENERAL CONTRACTOR SHALL FOLLOW THE CITY OF ALBANY GENERAL GUIDE FOR GRADING. THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR OWNER SHALL INSTRUCT THE CONTRACTOR TO TAKE CARE IN SETTING FORMS FOR PEDESTRIAN AREAS TO ENSURE THEY CONFORM TO THE NEW YORK BARBER BERRY SUBCODE.
- CONTRACTOR SHALL MAINTAIN ALL NECESSARY PRECAUTIONS OF TRAFFIC DURING CONSTRUCTION. ANY AGENTS HAVING JURISDICTION AS IT RELATES TO THE CONSTRUCTION AND MAINTENANCE OF THE IMPROVEMENTS.
- CONTRACTOR MAINTAIN ANY EXISTING FEATURE SUCH AS, BUT NOT LIMITED TO, CONCRETE CURBS, CONCRETE WALKWAYS, DRIVEWAYS, SIDEWALKS, PLANTERS, TREES, LANDSCAPES, LIGHT FIXTURES, SIGNAGE, AND OTHER FEATURES OWNED BY THE CONTRACTOR.
- THE SIGNED REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (F) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (F) (OSHA COMPLETE PERSON).

D. ROADWAY & SIGNAGE NOTES

- ALL CONSTRUCTION UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AS AMENDED. ALL TRAFFIC SIGN PLACEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AS AMENDED. ALL SIGNS SHALL BE MOUNTED ON BREAKAWAY SIGN POSTS AS DETAILED AND APPROVED BY NJDOT. MATERIAL PLACED AS FILL SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOO, ROOTS, STONE (>6" DIAMETER), FROZEN SOIL AND OTHER OBJECTIONABLE MATERIALS.

SCALE: 1" = 500'

## SOILS DATA

AucB	AURA LOAMY SAND	0-5% SLOPE	*B* SOIL GROUP
WoodB	WOODSTOWN-URBAN LAND COMPLEX	0-5% SLOPES	*C* SOIL GROUP

SOILS DATA OBTAINED FROM NATURAL RESOURCES CONSERVATION SERVICES (NRCS) U.S. DEPARTMENT OF AGRICULTURE

## FLOOD HAZARD DATA

1. THE SITE IS LOCATED ENTIRELY WITHIN FLOOD ZONE X (OUTSIDE 10-YR FLOOD HAZARD AREA) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR GLOUCESTER COUNTY, PANEL NO. 34015C0209E EFFECTIVE 1/20/2010.

SCALE: 1" = 2,000'

## ZONING SCHEDULE

GRANTEE SECTION	COMMERCIAL ZONING DISTRICT	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS		
175-1630(1)(b)(1)	USE	VEHICLE STORAGE YARD	VEHICLE REPAIR	VEHICLE REPAIR	ENC (SEE NOTE A)		
		(CONDITIONAL PURSUANT TO 175-163E)	VEHICLE STORAGE/PARKING	VEHICLE STORAGE/PARKING	ENC (SEE CONDITIONAL NOTE 2)		
175-1630(2)(g)	[1]	MINIMUM LOT AREA	80,000 SF	173,781 SF	173,781 SF	C	
	[2]	MINIMUM LOT FRONTAGE/WIDTH	150 FT	200 FT	200 FT	C	
	[3]	MINIMUM FRONT YARD/BUILDING SETBACK	100 FT	72.9 FT	72.9 FT	ENC	
	[4]	MINIMUM SIDE YARD	50 FT	28.9 FT	8.38 FT	DNC	
	[5]	MINIMUM REAR YARD	50 FT	507.6 FT	507.6 FT	C	
	[6]	MAX. LOT COVERAGE	65%	23.2%	23.2%	C	
	[7]	MINIMUM BUFFERS	SIDE	50 FT	0.7 FT	0.7 FT	ENC
			REAR	50 FT	125 FT	135 FT	C
			FRONT	50 FT	14 FT	14 FT	ENC
	[8]	MAX. BUILDING HEIGHT (PURSUANT TO 175-169)	45 FT	18 FT	18 FT	C	
	[9]	MIN. OFFSET/STREET PASSING (PURSUANT TO 175-123) (SEE NOTE B)	14	27	33 (NOTE C)	C	

C = CONFORMS  
DNC = DOES NOT CONFORM, VARIANCE REQUIRED  
ENC = EXISTING NON-CONFORMING

- THE EXISTING NON-CONFORMING VEHICLE REPAIR FACILITY PORTION OF THE OPERATION WILL NOT CHANGE AS A RESULT OF THIS APPLICATION. THE CHANGES ARE PROPOSED TO THE TRUCK PARKING AREA IN THE REAR PORTION OF THE SITE.
- PURSUANT TO 175-123.1(1), AUTOMOTIVE REPAIR GARAGES ARE REQUIRED TO PROVIDE 1 PARKING SPACE FOR EVERY 400 SF OR GROSS FLOOR AREA:
- TIRE TECH BUILDING AREA = 2,400 SF; 6 SPACES REQUIRED  
JK UNIFORM BUILDING AREA = 3,000 SF; 7.5 SPACES REQUIRED  
TOTAL = 13.5 SPACES ~ 14 SPACES
- DOES NOT INCLUDE TRUCK SPACES

## 75-163E. REQUIREMENTS FOR CONDITIONAL USE: VEHICLE STORAGE YARDS

- THERE SHALL BE A MINIMUM OF 2,500 SQUARE FEET PER VEHICLE.
- ON THIS LOT AREA COULD SUPPORT UP TO 68.5 PARKING SPACES PURSUANT TO THIS CODE SECTION. THE TOTAL NUMBER OF SPACES ON THIS LOT AREA COULD BE INCREASED TO 100 SPACES IF THE TRUCK PARKING AREA WAS REDUCED TO 1,000 SQUARE FEET. THE TRUCK PARKING AREA IS APPROXIMATELY 74,000 SF., THAT AREA COULD SUPPORT UP TO 30 PARKING SPACES. THE TOTAL TRUCK PARKING PROPOSED IS 25 SPACES. THE PROJECT COMPLES.
- AN EXISTING FENCE OF A MINIMUM HEIGHT OF EIGHT FEET SHALL ENCLOSE ENTIRELY THE STORAGE AREA. AN OPAQUE B CHAIN LINK AND BARBED WIRE FENCE SURROUNDS THE PROJECT SITE. PRIVATE PLANTS WILL BE ADDED TO THE FENCE LINE AND MAINTAINED BY THE PLANNING DEPARTMENT.
- WITH ADJACENT A RESIDENCE ZONE. SAID FENCE SHALL BE SET BACK 25 FEET FROM THE PROPERTY LINE. THIS TWENTY-FIVE-FOOT STRIP SHALL BE SUITABLY LANDSCAPED AS A VISUAL BUFFER. THE SITE ADJUTS A RESIDENTIAL ZONE (R-2) TO THE REAR OF THE LOT AND ALONG THAT LOT BOUNDARY EXISTS A NATURAL VEGETATED BUFFER IN EXCESS OF 25 FEET IN WIDTH. THE PROJECT COMPLES.
- NO MAINTENANCE OR SERVICING SHALL BE PERMITTED. OTHER THAN NORMAL FUELING, LUBRICATION OR CLEANING. NO MAINTENANCE OR SERVICING OF VEHICLES WILL OCCUR IN THE PARKING AREA. ANY SERVICE PERFORMED ON VEHICLES WILL TAKE PLACE INSIDE THE EXISTING VEHICLE MAINTENANCE BUILDINGS ON THE SITE. THE PROJECT COMPLES.
- SITE PLAN APPROVAL SHALL BE REQUIRED UNDER APPROPRIATE PROVISIONS OF THIS CHAPTER. THESE PLANS ARE PART OF A SITE PLAN SUBMISSION MADE TO THE TOWNSHIP. THE PROJECT COMPLES.

SCALE: 1" = 1 MILE

## MONROE TOWNSHIP CERTIFIED OWNER'S LIST WITHIN 200

BLOCK	LOT	QUALIFIER	CLASS	PROPERTY LOCATION	OWNER	ADD'L LOTS
201	43			1829-1831 N BLACK HORSE	AMROSELLI JOSEPH & FALCON KATHERINE	
					1829 N BLACK HORSE PIKE	
					WILLIAMSTOWN, NJ 08094	
201	44			1835 N BLACK HORSE PIKE	1835 BLACK HORSE PIKE LLC	
					1101 WOODMONT CIRCLE	
					SEWELL, NJ 08060	
501	32			NORTH BLACK HORSE PIKE	ATLANTIC CITY ELECTRIC CO	
					8101 HARDING HIGHWAY	
					WAYS LANDING, NJ 08330	
501	33			1836 N BLACK HORSE PIKE	RFB PROPERTIES NJ-2 LLC	
					50 S 16TH ST, SUITE 2400	
					PHILADELPHIA, PA 19102	
501	34			1832 N BLACK HORSE PIKE	RENZI, CHARLES A JR	
					1832 N BLACK HORSE PIKE	
					WILLIAMSTOWN, NJ 08094	
501	35			601 WILDMOOD AVENUE	LINK, KENNETH E	
					601 WILDMOOD AVENUE	
					WILLIAMSTOWN, NJ 08094	
501	37			1820 N BLACK HORSE PIKE	BOMBARA, JOHN & JANE	
					1820 N BLACK HORSE PIKE	
					WILLIAMSTOWN, NJ 08094	
501	38			1810 N BLACK HORSE PIKE	BOMBARA JOHN T EST & DIACO, SANTI	
					1 KENT PLACE	
					SEWELL, NJ 08060	
501	42			605 WILDMOOD AVE	POTOPCHUK, ANDREW & JOANNA	
					605 WILDMOOD AVE	
					WILLIAMSTOWN, NJ 08094	
501	42.01			609 WILDMOOD AVE	GRIM, EDWARD P JR	
					609 WILDMOOD AVE	
					WILLIAMSTOWN, NJ 08094	
603	32			HERSBERY BLVD	TOWNSHIP OF MORRIS	
					125 VIRGINIA AVENUE	
					WILLIAMSTOWN, NJ 08094	
604	1.01			1637 ATLANTIC AVENUE	YANZUK, JOHN	
					1637 ATLANTIC AVENUE	
					WILLIAMSTOWN, NJ 08094	
604	1.02			1635 ATLANTIC AVENUE	BYRD, CHELSEA ERIN & BYRD, CHELSEA	
					1635 ATLANTIC AVENUE	
					WILLIAMSTOWN, NJ 08094	
604	5			ATLANTIC AVENUE	MORGAN, ELMWOOD & BERNADETTE	
					1629 ATLANTIC AVENUE	
					WILLIAMSTOWN, NJ 08094	
604	6			1629 ATLANTIC AVENUE	MORGAN, ELMWOOD & BERNADETTE	
					1629 ATLANTIC AVENUE	
					WILLIAMSTOWN, NJ 08094	
604	7			1627 ATLANTIC AVENUE	YANCEY, ROBERT	
					1627 ATLANTIC AVENUE	
					WILLIAMSTOWN, NJ 08094	
604	8			1627 ATLANTIC AVENUE	YANCEY, ROBERT	
					1627 ATLANTIC AVENUE	
					WILLIAMSTOWN, NJ 08094	
505	1			TRENTON AVENUE	VACCARA, THOMAS L	
					54 SHUTE FARM LANE	
					CLARCSBORO, NJ 08020	
508	1			FENWICK AVENUE	BOMBARA, JOHN T & JANE	
					1820 N BLACK HORSE PIKE	
					WILLIAMSTOWN, NJ 08094	
508	2			205 FENWICK AVENUE	ZARRATOS, NIKOLAOS	
					205 FENWICK AVENUE	
					WILLIAMSTOWN, NJ 08094	
701	30			1809 N BLACK HORSE PIKE	WILLIAMSTOWN PAVILLION LLC/CO MARKS	
					210 LOQUET ST APT 316	
					PHILADELPHIA, PA 19108	

INSTRUMENTS PREPARED BY SCULLO ENGINEERING SERVICES, LLC ARE INSTRUMENTS OF NO SIZE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR USE BY OTHER THAN ADDRESSEES OF THE PROJECT OR ON ANY OTHER PROJECT. WITHOUT WRITTEN NOTIFICATION OR ACQUISITION BY SCULLO ENGINEERING SERVICES, LLC, ANY INSTRUMENTS PREPARED BY SCULLO ENGINEERING SERVICES, LLC ARE NOT TO BE USED FOR ANY CIVIL OR LEGAL PURPOSES. SCULLO ENGINEERING SERVICES, LLC HAS NO LIABILITY, WHARTY AND HOLD HARMLESS SCULLO ENGINEERING SERVICES, LLC FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

**SCIU**  
**LLC**

JK UNITED TRUCK PARKING  
BLOCK 501, LOT 36  
MONROE TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

INFORMATION SHEET

UNITED GROUP, LLC

1/9/2020	1	INITIAL RELEASE	LAT	JTS
DATE	ISSUE NO.	SUBMISSION/REVISION	BY	APPR.

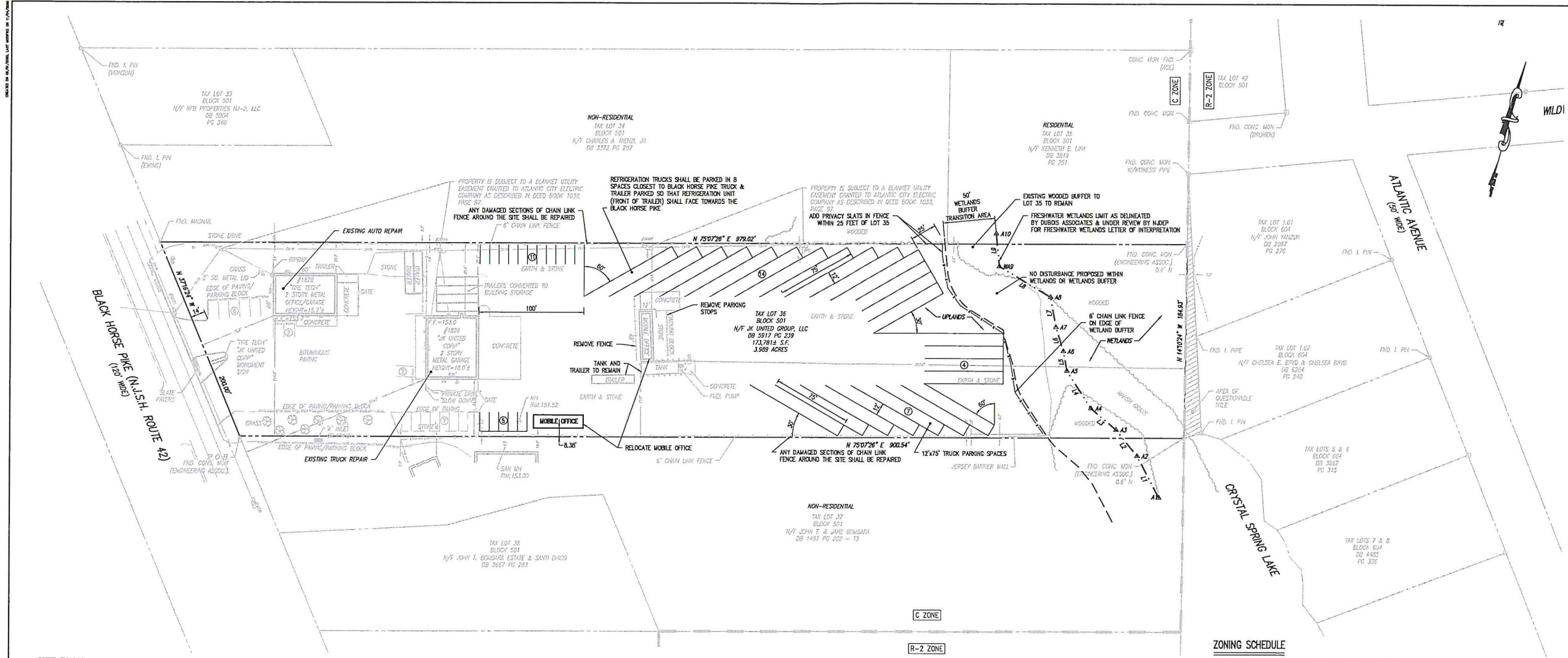
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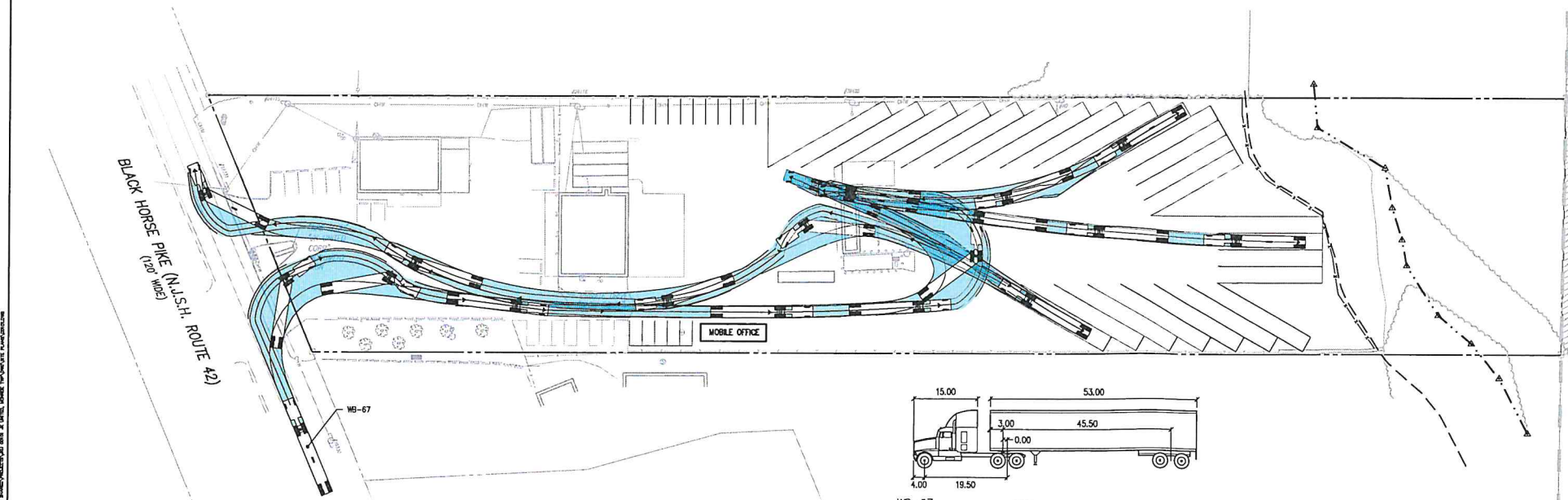
**Know what's below.  
Call before you dig.**

1. EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES AND/OR THE SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SCULLO ENGINEERING SERVICES, LLC. IT IS THE RESPONSIBILITY OF THE OWNERS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
2. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.





SITE PLAN

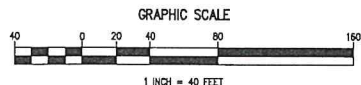
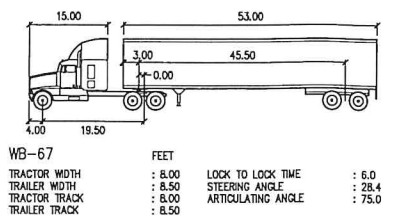


TRUCK MOVEMENT PLAN

**811**  
Know what's below.  
Call before you dig.

1. EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES AND/OR THE SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SCULLO ENGINEERING SERVICES, LLC. IT IS THE RESPONSIBILITY OF THE OWNERS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

2. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.



ZONING SCHEDULE

ORDINANCE SECTION	COMMERCIAL (C) ZONING DISTRICT	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
175-163X(1)	USE	VEHICLE STORAGE YARD (CONDITIONAL PURSUANT TO 175-163E)	VEHICLE REPAIR VEHICLE STORAGE/PARKING	VEHICLE REPAIR VEHICLE STORAGE/PARKING	ENC (SEE NOTE A) ENC (SEE NOTE 2)
175-163X(2)(A)	[1] MINIMUM LOT AREA	80,000 SF	173,781 SF	173,781 SF	C
	[2] MINIMUM LOT FRONTAGE/WIDTH	150 FT	200 FT	200 FT	C
	[3] MINIMUM FRONT YARD/BUILDING SETBACK	100 FT	72.9 FT	72.9 FT	ENC
	[4] MINIMUM SIDE YARD	50 FT	29.7 FT	8.38 FT	ENC
	[5] MINIMUM REAR YARD	50 FT	507.6 FT	507.6 FT	C
	[6] MAX LOT COVERAGE	65%	23.2%	23.2%	C
	[7] MINIMUM BUFFERS	SIDE	50 FT	0.7 FT	ENC
		REAR	50 FT	125 FT	C
		FRONT	50 FT	14 FT	ENC
	[8] MAX BUILDING HEIGHT (PURSUANT TO 175-109)	45 FT	18 FT	18 FT	C
	[9] MIN. OFF-STREET PARKING (PURSUANT TO 175-123) (SEE NOTE B)	14	27	33 (NOTE C)	C

C = CONFORMS  
ENC = DOES NOT CONFORM, VARIANCE REQUIRED  
ENC = EXISTING NON-CONFORMING

A. THE EXISTING NON-CONFORMING VEHICLE REPAIR FACILITY PORTION OF THE OPERATION WILL NOT CHANGE AS A RESULT OF THIS APPLICATION. THE CHANGES ARE PROPOSED TO THE TRUCK PARKING AREA IN THE REAR PORTION OF THE SITE.

B. PURSUANT TO 175-123(1), AUTOMOTIVE REPAIR GARAGES ARE REQUIRED TO PROVIDE 1 PARKING SPACE FOR EVERY 400 SF OF GROSS FLOOR AREA:

TIRE TECH BUILDING AREA = 2,400 SF; 6 SPACES REQUIRED  
JK UNITED BUILDING AREA = 3,000 SF; 7.5 SPACES REQUIRED  
TOTAL = 13.5 SPACES = 14 SPACES

C. DOES NOT INCLUDE TRUCK SPACES

175-163E. REQUIREMENTS FOR CONDITIONAL USE: VEHICLE STORAGE YARDS

- THERE SHALL BE A MINIMUM OF 2,500 SQUARE FEET PER VEHICLE. THIS LOT AREA COULD SUPPORT UP TO 69.5 PARKING SPACES PURSUANT TO THIS CODE SECTION. THE TOTAL NUMBER OF SPACES PROPOSED ON SITE IS 58 SPACES. THE AREA IN THE REAR OF THE SITE DEDICATED ONLY TO THE TRUCK PARKING AREA IS APPROXIMATELY 74,000 SF. THAT AREA COULD SUPPORT UP TO 30 PARKING SPACES. THE TOTAL TRUCK PARKING PROPOSED IS 25 SPACES. THE PROJECT COMPLES.
- AN OPAQUE FENCE OF A MINIMUM HEIGHT OF EIGHT FEET SHALL ENCLOSE ENTIRELY THE STORAGE AREA. AN EXISTING 6' CHAIN LINK AND BARBED WIRE FENCE SURROUNDS THE PROJECT SITE. PRIVACY SLATS WILL BE ADDED TO THE FENCE WITHIN 25 FT OF NEIGHBORING LOT 35. THE PROJECT DOES NOT FULLY COMPLY.
- WHEN ABUTTING A RESIDENCE ZONE, SAID FENCE SHALL BE SET BACK 25 FEET FROM THE PROPERTY LINE. THIS TWENTY-FIVE-FOOT STRIP SHALL BE SUITABLY LANDSCAPED AS A VISUAL BUFFER. THE SITE ABUTS A RESIDENTIAL ZONE (R-2) TO THE REAR OF THE LOT AND ALONG THAT LOT BOUNDARY EXISTS A NATURAL VEGETATED BUFFER IN EXCESS OF 25 FEET IN WIDTH. THE PROJECT COMPLES.
- NO MAINTENANCE OR SERVICING SHALL BE PERMITTED, OTHER THAN NORMAL FUELING, LUBRICATION OR CLEANING. NO MAINTENANCE OR SERVICING OF VEHICLES WILL OCCUR IN THE PARKING AREA. ANY SERVICE PERFORMED ON VEHICLES WILL TAKE PLACE INSIDE THE EXISTING VEHICLE MAINTENANCE BUILDINGS ON THE SITE. THE PROJECT COMPLES.
- SITE PLAN APPROVAL SHALL BE REQUIRED UNDER APPROPRIATE PROVISIONS OF THIS CHAPTER. THESE PLANS ARE PART OF A SITE PLAN SUBMISSION MADE TO THE TOWNSHIP. THE PROJECT COMPLES.

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**SCULLO ENGINEERING SERVICES, LLC**  
17 SOUTH GORDON'S ALLEY, SUITE 3  
ATLANTIC CITY, NEW JERSEY 08401  
TEL: 609.426.1111  
WWW.SCULLOENGINEERING.COM  
NJ CERTIFICATE OF AUTHORIZATION NO. 24603280700

**JASON T. SCULLO, P.E., P.P.**  
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24603280700  
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 3300088400

**JK UNITED TRUCK PARKING**  
BLOCK 501, LOT 35  
MORRIS TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

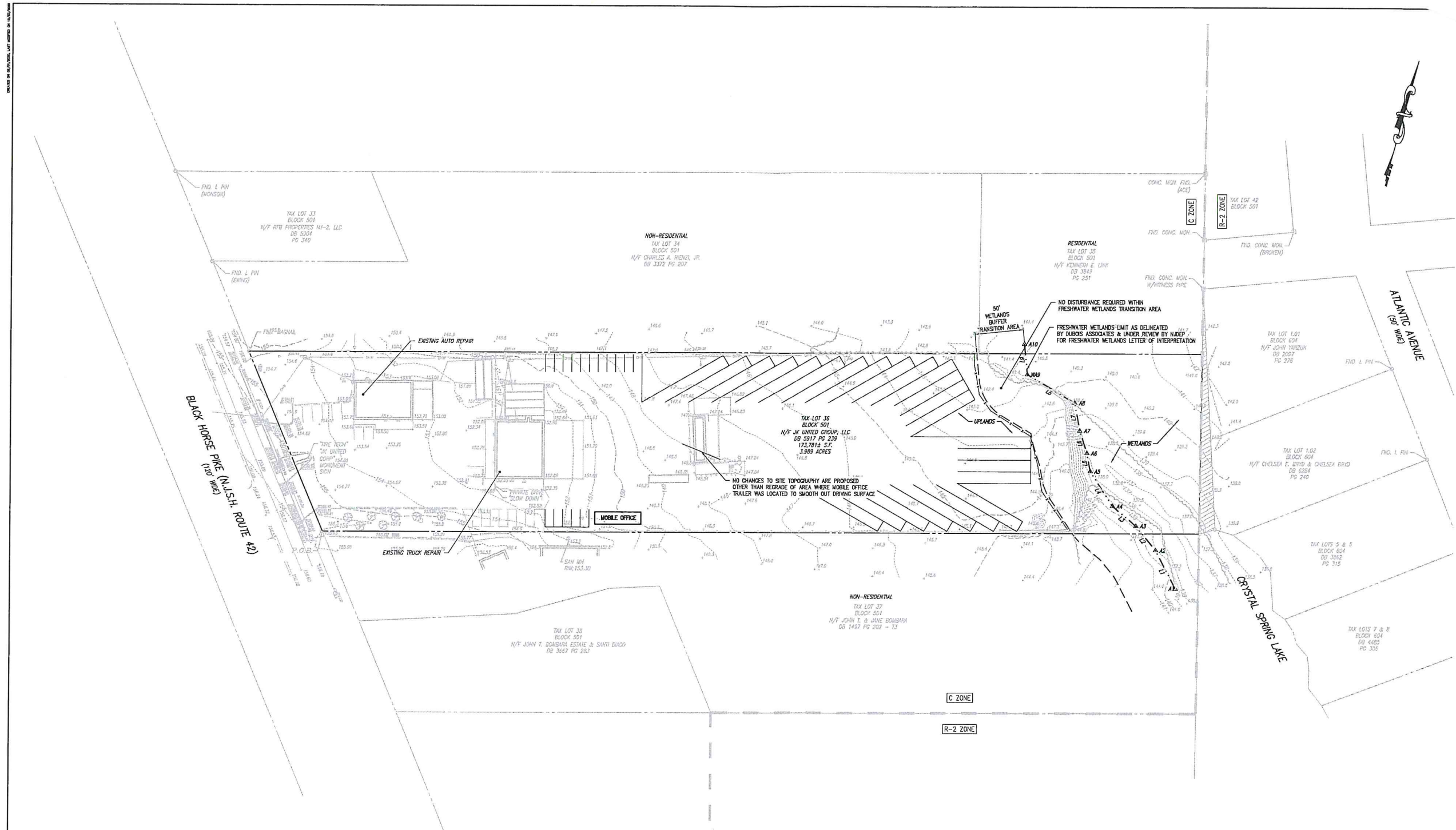
**SITE PLAN**

**JK UNITED GROUP, LLC**  
1824-1828 NORTH BLACK HORSE PIKE  
WILMINGTON, NEW JERSEY 08401

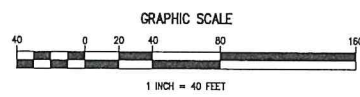
DATE: 11/17/2020  
BY: JTS  
CHECKED BY: JTS  
APPROVED BY: JTS

PROJECT NO: JKU 001.01  
SHEET NO: 3 OF 4  
C0101





1. EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES AND/OR THE SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SCIULLO ENGINEERING SERVICES, LLC. IT IS THE RESPONSIBILITY OF THE OWNERS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
2. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.



<b>JK UNITED TRUCK PARKING</b> BLOCK 501 MORRIS TOWNSHIP, CLACKAMAS COUNTY, NEW JERSEY	
<b>GRADING PLAN</b>	
<b>JK UNITED GROUP, LLC</b> 1824-1828 NORTH BLACK HORSE PIKE WILLIAMSTOWN, NEW JERSEY 08094	
PROJECT NO. JKU 0001.01	SHEET NO. 4 OF 4
DATE 11/9/2020	ISSUE NO. 1
INITIAL RELEASE	DATE
SUBMISSION/REVISION	
C0301	

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**SCIULLO ENGINEERING SERVICES, LLC**  
17 SOUTH GORDON AVE., SUITE 3  
ATLANTIC CITY, NEW JERSEY 08401  
PHONE: (609) 300-5071  
FAX: (609) 300-5072  
NJ CERTIFICATE OF AUTHORIZATION NO. 24C-00000700

**JASON T. SCIULLO, P.E., P.P.**  
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24C040480000  
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33000659400  
jason@sciulloengineering.com