

**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

Applicant: Fred Smith Orchards, Inc.,
Loring, Inc., and
Wood Management, LLC. **Owner:** Fred Smith Orchards, Inc.- Lots 9 & 10,
Loring, Inc.- Lots 4 & 7 **ZBA No.** _____
Wood Management, LLC.- Lot 8
(If different than applicant)
Address: 749 Mullica Hill Road **Address:** _____
Mullica Hill, NJ 08062
Telephone No. 856-589-3953 **Telephone No.** 856-226-3834

Fax No. _____ **E-Mail Address:** jeff@peachcountrytractor.com

Attorney: Lauletta Birnbaum, LLC- Edward Hovatter **E-Mail Address:** ehovatter@lauletta.com
Telephone No. 856-669-2584

Address: 591 Mantua Blvd, Suite 200, Sewell, NJ 08080

Property Address: Tuckahoe Road

Plate: 143 **Block:** 14301 **Lot:** 4, 7, 10, 8, 9 **Zoning Classification:** BP

1. Application concerns: (Check what is applicable)

Use Lot Area _____ Yards _____ Height _____ Addition _____ Existing Building _____
Proposed building Minor Major Site Plan Minor Major Subdivision
Alleged Error of Township Official _____ Other _____

2. Brief description of real estate affected: **Development Name:** Peach Country Tractor

Location: Tuckahoe Road

Nearest Cross-Street: Cross Keys Road **Lot size:** 53.8 Ac. +/-

Does Property Have Water/Sewer? Private Public

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

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: Retail Present improvements upon land: Dwelling on Lot 7 & Retail Store on Lot 10

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: X NO: _____

4. If this is an appeal action of a Township Official: Date of Action: N/A

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

5. State, in detail, what you want: See Attached

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:

See Attached

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:

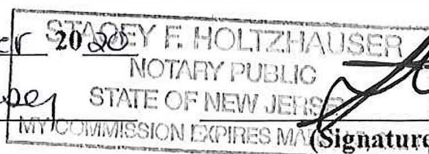
On October 29, 2019, Wood Management, LLC. Under Application #19-13 sought a use variance for Lots 8 & 9, Block 14301

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 23rd day of December 2020

Stacey F. Holtzhauser
(Notary Public)



[Signature]
(Signature of Applicant)

BOARD USE ONLY Date application received: _____ Deemed Complete: _____

[04/02/19] Public hearing date: _____ By: _____

Form 101, Side 2- Question #5

5. State, in detail, what you want:

a. Lot 4, Block 14301: Owner- Loring, Inc.

The applicant seeks to continue using Lot 4, within Block 14301 for agricultural use (farming) and composting operations.

b. Lot 7, Block 14301: Owner- Loring, Inc.

The applicant seeks to continue minor subdivision approval to subdivide this lot into proposed Lots 7.01 and 7.02, as follows:

- (i) Proposed Lot 7.01 to remain a residential dwelling unit for Yvonne L. Johnson and John Johnson, a married couple, who maintain a life estate in this parcel by deed dated March 2, 2020; and
- (ii) Proposed Lot 7.02 to be converted for vehicle parking and storage primarily to service Lots 8 and 9, within Block 14301; to temporarily store existing sea box structures to be sold within approximately twelve (12) months from final, unappealable site plan approval. The proposed basin will be located partially on this proposed lot for storm water management.

c. Lots 8 & 9, Block 14301: Lot 8 Owner- Wood Management, LLC.

Lot 9 Owner- Fred Smith Orchards, Inc.

The applicant may require a use variance and approval to consolidate these lots for atypical self-storage to be used by landscapers and contractors which also will be offered

to the general public, - the proposed basin will also be located partially on these consolidated lots for storm water management.

Any existing vehicles or sea box structures located on these lots will be relocated to proposed Lot 7.02.

d. Lot 10, Block 14301: Owner- Fred Smith Orchards, Inc.

D/b/a Peach Country Garden Center

The applicant proposes to continue using this lot for retail services, together with an accessory storage building; a storm water management basin; an area for mulch manufacturing which utilizes two (2) existing water-holding storage tanks. The uses will remain the same and any existing vehicles or sea box structures located on this lot will be relocated to proposed Lot 7.02.

Form 101, Side 2- Question #6

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:

a. The Zoning Board of Adjustment previously denied Application # 19-13 due to the intensity of use proposed on Lots 8 & 9, within Block 14301, together with certain ambiguities concerning the meaning of public or self-storage. In March 2020, the Applicant acquired Lot 7, within Block 14301, to segregate usage, limit the intensity of use on Lots 8 & 9, and separate vehicle parking and storage from self-storage.

The Applicant has also received written consent from QEI Corporation to allow some traffic to be diverted from Tuckahoe Road to Airport Drive and enter the site via a 50' wide access easement granted by Albert C. Lewis and Vivian F. Lewis to Loring, Inc. from Lot 4, within Block 14301. Cross easements will be proposed to allow ingress and egress to traverse the entirety of the covenants for the Board's review and approval together with any other variances, design waivers or other relief which may be required as a result of professional review.