

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 Lidl US Operations, LLC
Address 3 Executive Campus, Suite 390 City Cherry Hill
State NJ Zip Code 08002 Email Paul.Mascola@lidl.us
Phone 703-402-1193 Fax _____
- B. Owner's Name Monroe Lake, LLC
Address PO Box 757 City Red Bank
State NJ Zip Code 07701 Phone 732-741-7200 Fax _____
- C. Attorney Del Duca Lewis Law Firm c/o Damien O. Del Duca, Esq.
Address 22 East Euclid Ave., Suite 100, , City Haddonfield
State NJ Zip Code 08033 Email dod@delducalewis.com
Phone 856-427-4200 Fax _____
- D. Engineer/Surveyor Kimley-Horn and Associates, Inc.
Address 50 South 16th Street, Suite. 3010 City Philadelphia
State PA Zip Code 19102 Email anthony.caponigro@kimley-horn.com
Phone 267-687-0150 Fax _____
- E. Is Applicant a Partnership or Corporation X 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: 1020 North Black Horse Pike

B. The location of the property is approximately 332 feet from the intersection of Lake Avenue and North Black Horse Pike

C. The Block number(s) is 1101
Lot number(s) 11.01

D. Existing Use of Property: Bank
Proposed Use of Property: Lot #1 - proposed 28,197 SF grocery store; Lot #2 - bank

E. The zone in which the property is located is C - Commercial District
(The Zoning Office can help determine this information)

F. Acreage of the entire tract to be subdivided 7.173 acres

G. Number of lots existing 1 proposed 2

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

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 X No _____
If your answer above was yes, please answer the following:

(1) Type of variance(s) and/or waiver(s) Refer to attached list for reference.

L. Improvements: List all proposed on site utility and off-tract improvements.
Utility connections for the proposed grocery store as noted on the Utility Plan included with this submission package. Minor curb and sidewalk improvements adjacent to Black Horse Pike and Lake Avenue.

M. Plat submission: List maps and other exhibits accompanying this application.
ALTA Survey

Application # _____

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 <u>Paul Mascola</u>	Date <u>11.24.2020</u>
Print Name <u>Paul Mascola - Manager</u>	

Owner <u>John Bowers, Jr.</u>	Date <u>11-30-2020</u>
Print Name <u>JOHN BOWERS, JR.</u>	

Date received by the Board _____

Chapter 175. Land Management

Article X. Plat Detail and Data

§ 175-67. Minor subdivisions.

The submitted minor subdivision plat shall be based on Tax Map information or some other similarly accurate base and shall be neatly and accurately drawn at an approximate scale of not more than 200 feet to the inch on one of four of the following standard sheet sizes: 8 1/2 inches by 13 inches; 15 inches by 21 inches; 24 inches by 36 inches; or 30 inches by 42 inches, to enable the entire tract to be shown on one sheet. The following information shall also be included:

- A. The location of that portion which is to be subdivided in relation to the entire tract.
- 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.
- D. The Tax Map, block and lot numbers and the subdivision application number.
- E. All existing and proposed streets within 200 feet of the area to be subdivided for minor subdivisions with rights-of-way and names indicated.
- F. All subdivisions including more than 5.0 acres or which contain natural drainageways or soils of poor drainage characteristics as indicated in United States Department of Agriculture Soil Survey must show contours as shown on United States Coast and Geodetic Survey topographic survey sheets.
- G. All proposed lot lines and existing lot lines proposed to be eliminated.
- H. The location and approximate size of all bridges and culverts and the location, direction of flow and approximate drainage area of all streams, brooks, ponds, wet weather swales and ditches in the area to be subdivided and within 200 feet of the area to be subdivided for minor subdivisions.
- I. A general description of the proposed drainage facilities.
- J. The location and width of all existing and proposed utility easements in the area to be subdivided.

- K. The zoning district within which the proposed subdivision is located. If more than one zoning district is involved, the plat shall indicate the district line(s).
- L. North arrow.
- M. Scale of plat and date of latest revision.
- N. Acreage of the entire tract and the area being subdivided to the nearest tenth of an acre; square footage shall be shown when areas to be subdivided are to be less than 3.2 acres.
- O. The number of new lots created.
- P. The names, addresses, phone numbers and signatures of the owner, subdivider and person preparing the plat.
- Q. The signature, seal and license number and address of the person preparing the plan.
- R. A key map showing the entire subdivision and its relation to surrounding areas at a scale not more than 2,000 feet to the inch.