

**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

This Application is filed under protest. The Applicant is preserving all rights accruing from action taken by the Monroe Twp. Planning Board in October, 2018, granting a site plan waiver for the vehicle storage yard use subject of this Application. ZBA No. 21-09

Applicant: 1085 Black Horse Pike, LLC Owner: _____
c/o Joseph C. Salema (If different than applicant)
Address: 905 Kings Highway North Address: _____
Cherry Hill, NJ 08034

Telephone No. _____ Telephone No. _____

Fax No. _____ E-Mail Address: _____

Attorney: Charles D. Petrone, Esquire E-Mail Address: cdpnjesq@aol.com
Telephone No. 856-816-8135

Address: 325 New Albany Road, Moorestown, NJ 08057

Property Address: 1085 Black Horse Pike

Plate: _____ Block: 1301 Lot: 3 Zoning Classification: C

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 Site Plan Waiver

2. Brief description of real estate affected: Development Name: _____

Location: 1085 Black Horse Pike

Nearest Cross-Street: Lake Avenue Lot size: 2.40 acres

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: Office Building and Vehicle Storage Yard Present improvements upon land: Office Building, Paved and crushed stone parking areas

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: _____

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

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

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 Application Summary

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: October, 2018 - Monroe Twp. Planning Board granted a waiver of site plan to the Applicant to use the rear portion of the existing parking area for overflow parking for the adjacent Auto Lenders car dealership.

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 10th day of February 2021

[Signature]
(Notary Public) *

[Signature]

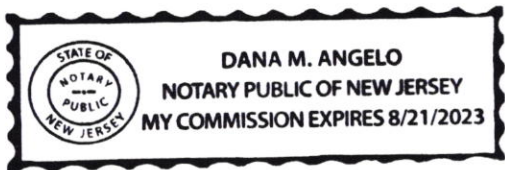
(Signature of Applicant)

Charles D. Petrone, Attorney for Applicant

BOARD USE ONLY Date application received: 2-12-21 Deemed Complete: _____

[04/02/19]

Public hearing date: 3-2-21 By: [Signature]



1085 BLACK HORSE PIKE, LLC

Application Summary Block 1301, Lot 3 1085 Black Horse Pike Commercial (C) Zoning District

PROCEDURAL HISTORY

October, 2018 – Monroe Township Planning Board granted a Waiver of Site Plan to the Applicant for the use of a 250' x 200' portion of the Property's rear parking area for the storage of the overflow of vehicles, including but not limited to cars, trucks and boats, for the adjacent Auto Lenders use (Resolution PB-74-18). The Application for Waiver of Site Plan (WSP-39-2018) was filed by the Applicant after consultation with and in accordance with the instructions of the then municipal Zoning Officer.

January 15, 2021 – Applicant is notified by the current municipal Zoning Officer that the vehicle storage yard for the adjacent Auto Lenders use should have been the subject of a Zoning Board of Adjustment Application for a Use Variance as Section 175-127 limits the number of principal uses on a lot to one (1) principal use and that the vehicle storage yard use is a conditional use in the Commercial (C) Zoning District.

PROPOSED DEVELOPMENT

The Applicant is not proposing any improvements to the improved Property, only the continued use of a portion of the rear parking area to store the overflow of vehicles from the adjacent Auto Lenders Use in accordance with and reliance on the Waiver of Site Plan granted by the Monroe Township Planning Board in October, 2018.

The Property is improved with an office building and improvements, including paved and stone surface parking areas.

This Application is not a waiver by the Applicant of any of its rights accruing from the action of the Monroe Township Planning Board granting a Waiver of Site Plan for the same use that is the subject of this Application.

APPLICATION RELIEF

- Variance from Section 175-127, pursuant to *N.J.S.A. 40:55D-70(d)(1)*, to permit a second principal use on the Property.
- Variance from Section 175-163(E), pursuant to *N.J.S.A. 40:55D-70(d)(3)*, to permit a vehicle storage yard as a conditional use on the Property.
- Waiver of Site Plan.

Application # 08-03-21

GENERAL PAGE I

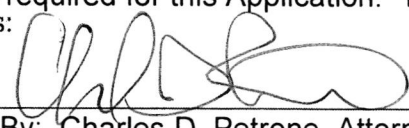
Monroe Township Planning Board/Board of Adjustment
125 Virginia Avenue
Williamstown, NJ 08094
(856) 728-9800 Ext. 271 or 279

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 1085 Black Horse Pike, LLC
c/o Joseph C. Salema
Address 905 Kings Highway North City Cherry Hill
State NJ Zip Code 08034 Phone _____ Email _____
- B. Owner's Name Same
Address _____ City _____
State _____ Zip Code _____ Phone _____ Fax _____
- C. Attorney Charles D. Petrone, Esquire
Address 325 New Albany Road City Moorestown
State NJ Zip Code 08057 Phone 856-816-8135 Fax 856-222-0411
- D. Is Applicant a Partnership or Corporation X Yes _____ No _____
- E. If Applicant is a Partnership or Corporation, provide Partnership or Corporate Disclosure Statement.
- F. 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. N/A
- G. 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.
Not required for this Application. Township has waived all fees.

Signatures:

Applicant  Date 2/10/21
By: Charles D. Petrone, Attorney for Applicant/Owner
Owner _____ Date _____

Date received by the Board 2-12-21

Application # _____

DEVELOPMENT INFORMATION PAGE II

SITE PLAN WAIVER

II. DEVELOPMENT INFORMATION:

A. Location: (1) Street 108 Black Horse Pike

(2) Plate _____ Block 1301 Lot(s) 3

B. Zone C

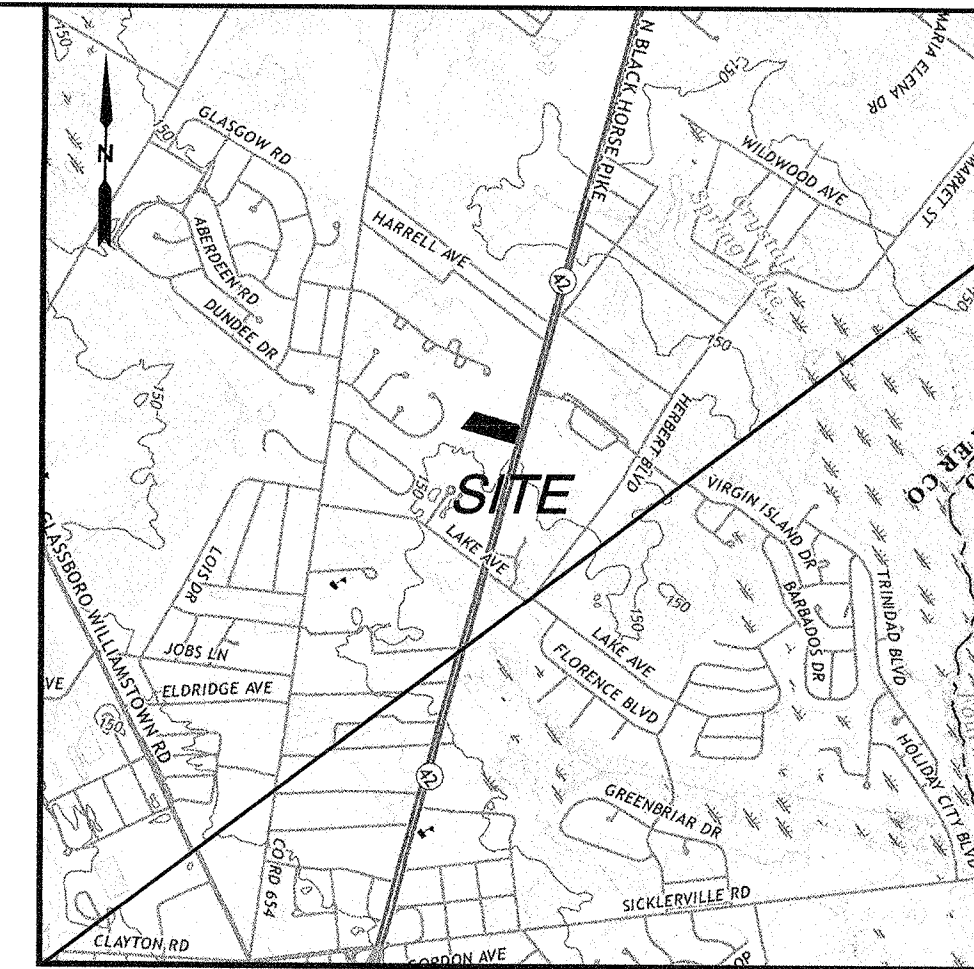
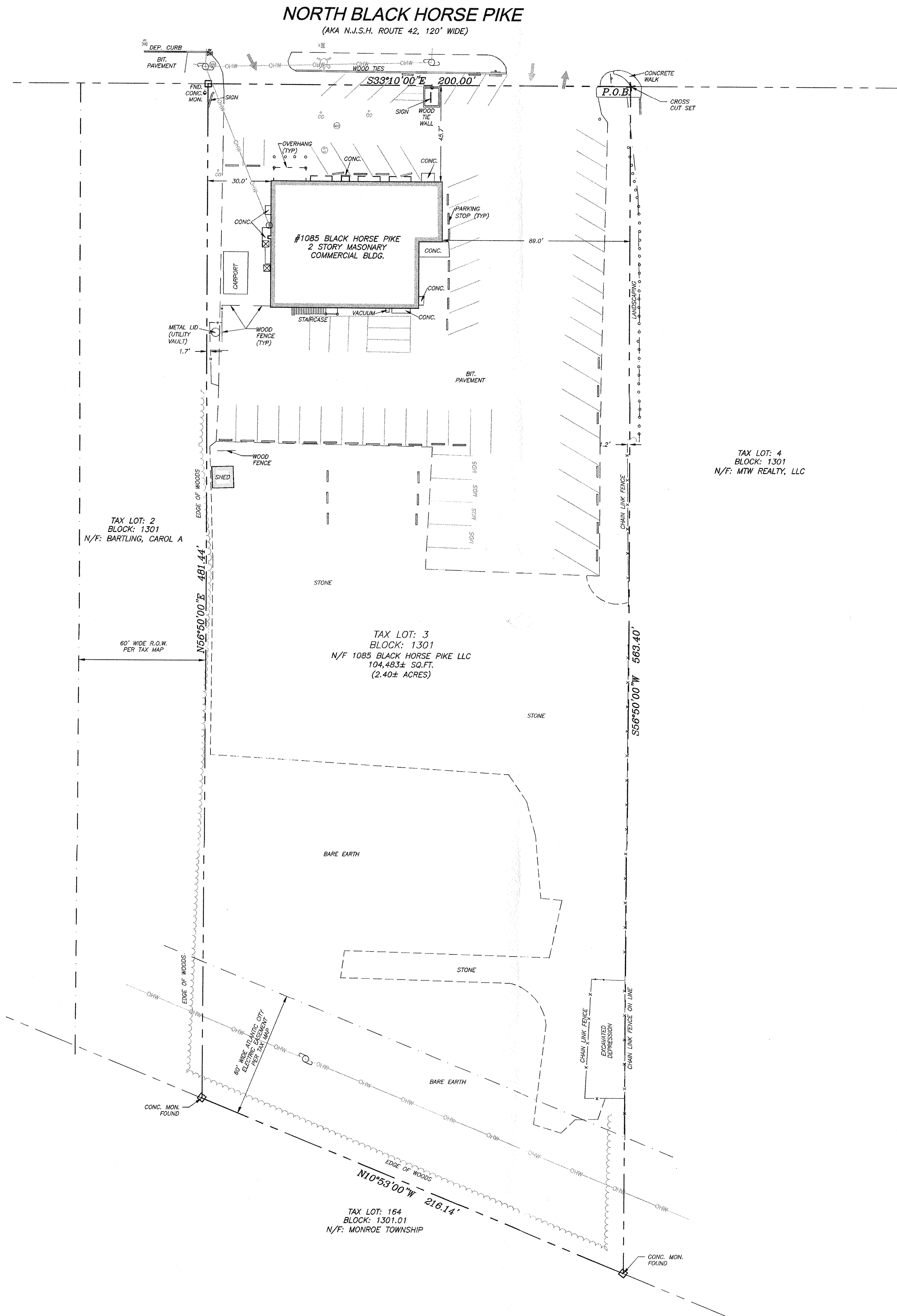
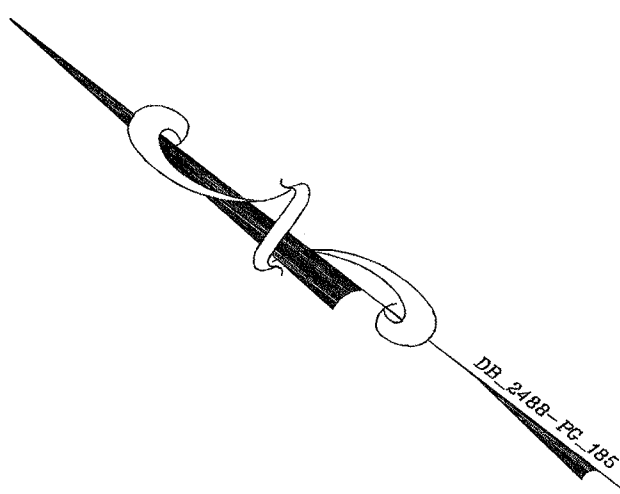
C. Is this property in a Pineland's area? _____ Yes X No

D. Does this property have water and sewer? _____ Private X Public

E. Please attach a letter addressed to the Board which includes the following:

1. Explain what type of business you will be operating – Describe the use
2. The days of operation
3. The hours of operation
4. How many employees – Full-time and/or Part-time
5. Parking information – Survey or drawing of parking spaces allowed for business
6. Information on signage – Dimension of sign
7. Add any other information that you feel will be helpful in the determination of obtaining a site plan waiver.

NOTE: PLEASE SEE ATTACHED CHECK LIST FOR SUBMISSION REQUIREMENTS



VICINITY MAP
1" = 2000'

NOTES:

1. THIS SURVEY IS REFERENCED TO A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 213-162753 DATED DECEMBER 28, 2020.
2. PROPERTY KNOWN AS TAX LOT 3, BLOCK 1301 AS SHOWN ON SHEET 13 OF THE TAX ASSESSMENT MAPS OF MONROE TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY.
3. REFERENCE DEED: DB 2488, PG 185.
4. UTILITIES DEPICTED HEREON ARE BASED ON OBSERVABLE EVIDENCE AT THE TIME OF THE SURVEY. UNDERGROUND UTILITIES MAY NOT NECESSARILY BE COMPLETE AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. PRIOR TO ANY GROUND DISTURBANCE AND/OR EXCAVATION CONTRACTOR AND/OR OWNER MUST CONTACT NEW JERSEY ONE CALL (811).
5. NORTH MERIDIAN IS REFERENCED TO DB 2488, PG 185.
6. PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR GLOUCESTER COUNTY, NEW JERSEY, MAP NUMBER 3401500209E, EFFECTIVE DATE JANUARY 20, 2010.
7. PHYSICAL FEATURES AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD SURVEY PERFORMED BY THIS OFFICE ON DECEMBER 28, 2020.

LEGEND

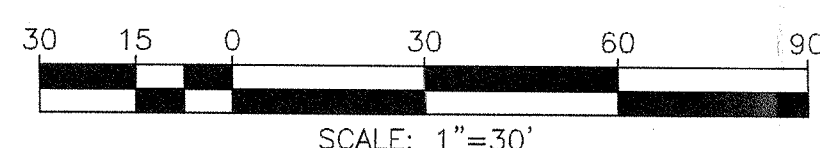
CONCRETE MONUMENT	CURB
IRON PIN	EDGE OF PAVEMENT
AIR CONDITIONING UNIT	EDGE OF STONE
BOLLARD	CHAIN LINK FENCE
CLEANOUT	WOOD FENCE
ELECTRIC METER	OVERHEAD WIRES
FIRE HYDRANT	PROPERTY LINE
GAS VALVE	WOODS LINE
GUY WIRE	
SANITARY MANHOLE	
SIGN	
UNKNOWN MANHOLE	
UTILITY POLE	
UTILITY POLE W/LIGHT	
WATER METER	
WATER VALVE	

To: Ullah Ahmad Azfar
I certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey made on Jan. 11, 2021 by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS". The information shown hereon correctly represents the conditions found at, and as of the date of the field survey, except such improvements or easements, if any, below the surface and not visible. This certification is given solely to the above named parties except as follows:
A. Foundation Title, LLC
B. Fidelity National Title Insurance Company
C. William Penn Bank, its successors and/or assigns, as their interest may appear

CAUTION: If this document does not contain a raised impression seal of the professional, it is not an authorized original document and may have been altered.



Know what's below.
Call before you dig.



DATE	NO.	REVISIONS	BY	APPR.
PROPERTY SURVEY TAX LOT 3, BLOCK 1301 MONROE TOWNSHIP, GLOUCESTER COUNTY, NJ PREPARED FOR: AZFAR AHMAD				
 VARGO ASSOCIATES Surveying and Mapping P.O. Box 647, Franklinville New Jersey 08322 (856) 694-1716 © COPYRIGHT 2011 VARGO ASSOCIATES ALL RIGHTS RESERVED Certificate of Authorization # 24GA28021200				
SCALE 1" = 30'	DRAWN BY ANM	DATE 01/11/21	FIELD BK./PG. PROJECT NO. 20223	SHEET NO. 1 OF 1
 MICHAEL R. VARGO N.J. Professional Land Surveyor Lic. No. 33182 & Planner Lic. No. GS. 3927 PA. Professional Land Surveyor License No. SU-055513-E DE. Professional Land Surveyor License No. SE-00008000				







