

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 X 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 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.

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

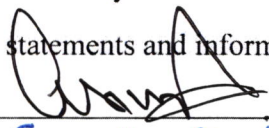
Application # 506-SP

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 Gurinder 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.





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. 246204580000
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. 246204580000

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

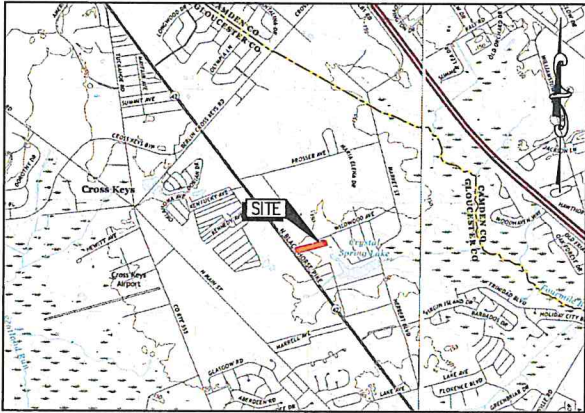
JK UNITED GROUP, LLC
1824-1828 NORTH BLACK HORSE PIKE
WILLIAMSTOWN, NEW JERSEY 08094

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



U.S.G.S. PITMAN EAST QUAD SHEET LOCATION MAP

SCALE: 1" = 1,000'

PROJECT NOTES

A. GENERAL SITE NOTES

- TRACT FOR DEVELOPMENT CONSISTS OF SHEET 5, BLOCK 501, LOT 34, OF THE OFFICIAL TAX MAP OF MONROE TOWNSHIP.
- TRACT FOR DEVELOPMENT IS ZONED (C) COMMERCIAL AS INDICATED ON THE OFFICIAL ZONING MAP OF MONROE TOWNSHIP.
- TOTAL AREA OF TRACT = 3.991 ACRES OF LAND.
- ANY VARIATIONS FROM THE PLANS MUST BE AUTHORIZED BY THE DESIGN ENGINEER AND APPROVED BY THE TOWNSHIP ENGINEER.
- THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL EACH PLAN HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
- CONSTRUCTION DETAILS/SHOP DRAWINGS UTILIZED BY THE CONTRACTOR SHALL BE REVIEWED AND APPROVED BY THE TOWNSHIP ENGINEER.
- REFER TO COMPLETE SET OF PLANS FOR ADDITIONAL INFORMATION.
- THIS SET OF DRAWINGS AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR THE USE ONLY BY THE PARTY FOR WHOM THE WORK IS CONTRACTED OR WHOM IT IS OBTAINED. THIS SET OF DRAWINGS MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED, OR RELED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF SCULLO ENGINEERING SERVICES, LLC.
- ANY DEMOLITION MATERIAL SHALL BE PROPERLY DISPOSED OF AND NO ON-SITE BURIAL IS PERMITTED.

B. SURVEY NOTES

- BEARINGS REFER TO THE NEW JERSEY PLANE COORDINATE SYSTEM NAD83. VERTICAL DATUM REFERS TO NAVD83.
- BOUNDARY, TOPOGRAPHICAL, AND EXISTING CONDITIONS INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY - BLOCK 501, LOT 34, MONROE TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY" BY YARGO 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 IMPLEMENTATION, DISCHARGE, AND MONITORING OF 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 FROM THE CONTRACTOR'S ORGANIZATION WHO SIGNED THE CONTRACT SHALL HEREBY BE RESPONSIBLE FOR THIS FUNCTION.
- 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 PERFORM ALL WORK IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND MANUFACTURERS' RECOMMENDATIONS AND STANDARDS.
- ALL DIMENSIONS AND EXISTING CONDITIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- UNDERGROUND UTILITIES LOCATIONS ARE APPROXIMATE AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION.
- THE 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 SHORING, UNDERPINNING AND STRUCTURAL STABILITY DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CALL 1-800-272-1000 FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- IN THE EVENT 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.
- THE PROPOSED SITE GRADING DEPICTED IN THESE PLANS IS INTENDED TO PROVIDE A GENERAL GUIDE FOR GRADING. THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR OWNER SHALL INSTRUCT THE CONCRETE CONTRACTOR TO TAKE CARE IN SETTING FORMS FOR PEDESTRIAN AREAS TO ENSURE THEY CONFORM TO THE NEW JERSEY BARRIER FREE SUBCODE.
- THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS OF APPROVAL IMPOSED BY ALL REGULATORY AGENCIES HAVING JURISDICTION AS IT RELATES TO THE CONSTRUCTION AND MAINTENANCE OF THE IMPROVEMENTS.
- CONTRACTOR DAMAGE TO ANY EXISTING FEATURE SUCH AS, BUT NOT LIMITED TO, CONCRETE CURBS, CONCRETE WALKS, PAVING, LIGHTS, PLANTINGS, SIGNS, UTILITIES OR BUILDINGS NOT SCHEDULED FOR REMOVAL SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR.
- THE OWNER, OR HIS 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 (E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.31 (F) (OSHA COMPETENT 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 SOIL, ROOTS, STONE (3/4" DIAMETER), FROZEN SOIL AND OTHER OBJECTIONABLE MATERIALS.



N.R.C.S. U.S. DEPARTMENT OF AGRICULTURE SOILS MAP

SCALE: 1" = 500'

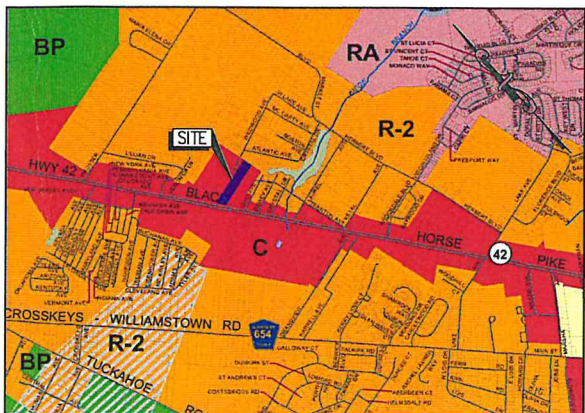
SOILS DATA

AuBb AURA LOAMY SAND 0-5% SLOPE 70" SOIL GROUP
Wood WOODSTOWN-URBAN LAND COMPLEX 0-5% SLOPE 70" SOIL GROUP

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

FLOOD HAZARD DATA

- 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. 3401502205E EFFECTIVE 1/25/2010.



OFFICIAL ZONING MAP OF MONROE TOWNSHIP

SCALE: 1" = 2,000'

ZONING SCHEDULE

ORDINANCE SECTION	COMMERCIAL (C) ZONING DISTRICT	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
175-1630(V)(X)(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 USE NOTE 2)
175-1632(C)	[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	6.38 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 BUTTRES	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
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.

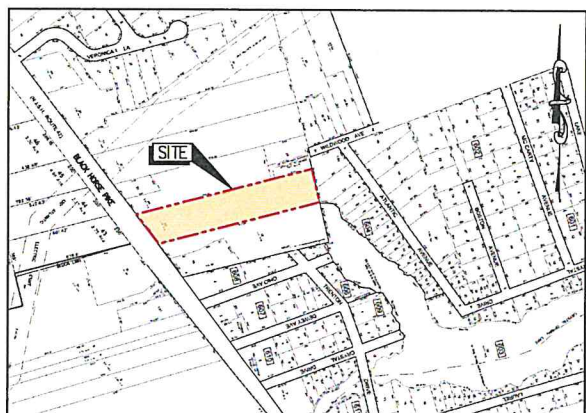
- PURSUANT TO 175-123(V), AUTOMOTIVE REPAIR GARAGES ARE REQUIRED TO PROVIDE 1 PARKING SPACE FOR EVERY 400 SF OF GROSS FLOOR AREA:

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

- 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 63.5 PARKING SPACES PURSUANT TO THIS CODE SECTION. THE TOTAL NUMBER OF SPACES PROPOSED ON SITE IS 30 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 8' CHAIN LINK AND BARBED WIRE FENCE SURROUNDS THE PROJECT SITE. PRIVACY SLATS WILL BE ADDED TO THE FENCE IN LOCATIONS DETERMINED BY THE PLANNING BOARD. THE PROJECT WILL COMPLY.
- WHEN ADJUTING 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 USUAL 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.



OFFICIAL TAX MAP OF MONROE TOWNSHIP

SCALE: 1" = N.T.S.

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	AMROSSELLI JOSEPH & FALCONE 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 08080	
501	32			NORTH BLACK HORSE PIKE	ATLANTIC CITY ELECTRIC CO	
					5100 HARDING HIGHWAY	
					WAYS LANDING, NJ 08030	
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	REXEL CHARLES A JR	
					1832 N BLACK HORSE PIKE	
					WILLIAMSTOWN, NJ 08094	
501	35			601 WILLOW AVENUE	UNK, KENNETH E	
					601 WILLOW 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 & DIAGO, SANTI	
					1 KENT PLACE	
					SEWELL, NJ 08080	
501	42			605 WILLOW AVE	POTPOCHUK, ANDREW & JOANNA	
					605 WILLOW AVE	
					WILLIAMSTOWN, NJ 08094	
501	42.01			609 WILLOW AVE	GRIN, EDWARD P JR	
					609 WILLOW AVE	
					WILLIAMSTOWN, NJ 08094	
603	32			HERBRY BLVD	TOWNSHIP OF MONROE	
					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	BRYD, CHELSEA ERN & BYRD, CHELSEA	
					1635 ATLANTIC AVENUE	
					WILLIAMSTOWN, NJ 08094	
604	5			ATLANTIC AVENUE	MORGAN, ELWOOD & BERNADETTE	
					1629 ATLANTIC AVENUE	
					WILLIAMSTOWN, NJ 08094	
604	6			1629 ATLANTIC AVENUE	MORGAN, ELWOOD & 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	
605	1			TRENTON AVENUE	WAGGARA, THOMAS L	
					54 SUITE PARK LANE	
					CLARKSBORO, NJ 08020	
608	1			FENWICK AVENUE	BOMBARA, JOHN T & JANE	
					1820 N BLACK HORSE PIKE	
					WILLIAMSTOWN, NJ 08094	
608	2			205 FENWICK AVENUE	ZAFRATOS, NIKOLAOS	
					205 FENWICK AVENUE	
					WILLIAMSTOWN, NJ 08094	
701	30			1809 N BLACK HORSE PIKE	WILLIAMSTOWN PAVILLION LLC/CO MARKS	
					210 LOCKETT ST, APT 310	
					PHILADELPHIA, PA 19108	

UTILITIES

MONROE WUA
372 MAIN STREET SOUTH
WILLIAMSTOWN, NJ 08094
SOUTH JERSEY GAS
CORPORATE HEADQUARTERS
1 SOUTH JERSEY PLAZA
FOLSOM, NJ 08037
ATLANTIC CITY ELECTRIC
JOSEPH B RDONG, MGR
5100 HARDING HIGHWAY
WAYS LANDING, NJ 08030
COMCAST CABLE CO
301 SOUTH MAIN ROAD
VINELAND, NJ 08030
AT&T CONSTRUCTION DEPARTMENT
VERIZON NEW JERSEY
9 GATES AVENUE
MONTCLAIR, NJ 07042
GLOUCESTER COUNTY PLANNING BOARD
100 NORTH DELSEA DRIVE
CLAYTON, NJ 08312
P&B
MANAGER-CORPORATE PROPERTIES
80 PARK PLAZA, TEB
NEWARK, NJ 07102

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ATLANTIC CITY, NEW JERSEY 08401
TEL: 609.426.1000
WWW.SCULLOENGINEERING.COM
NJ CERTIFICATE OF AUTHORIZATION NO. 24C0260700

JASON T. SCULLO, P.E., P.P.
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PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33000616400
jts@sculloengineering.com

JK UNITED TRUCK PARKING
1000 N. J. 100
MONROE TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

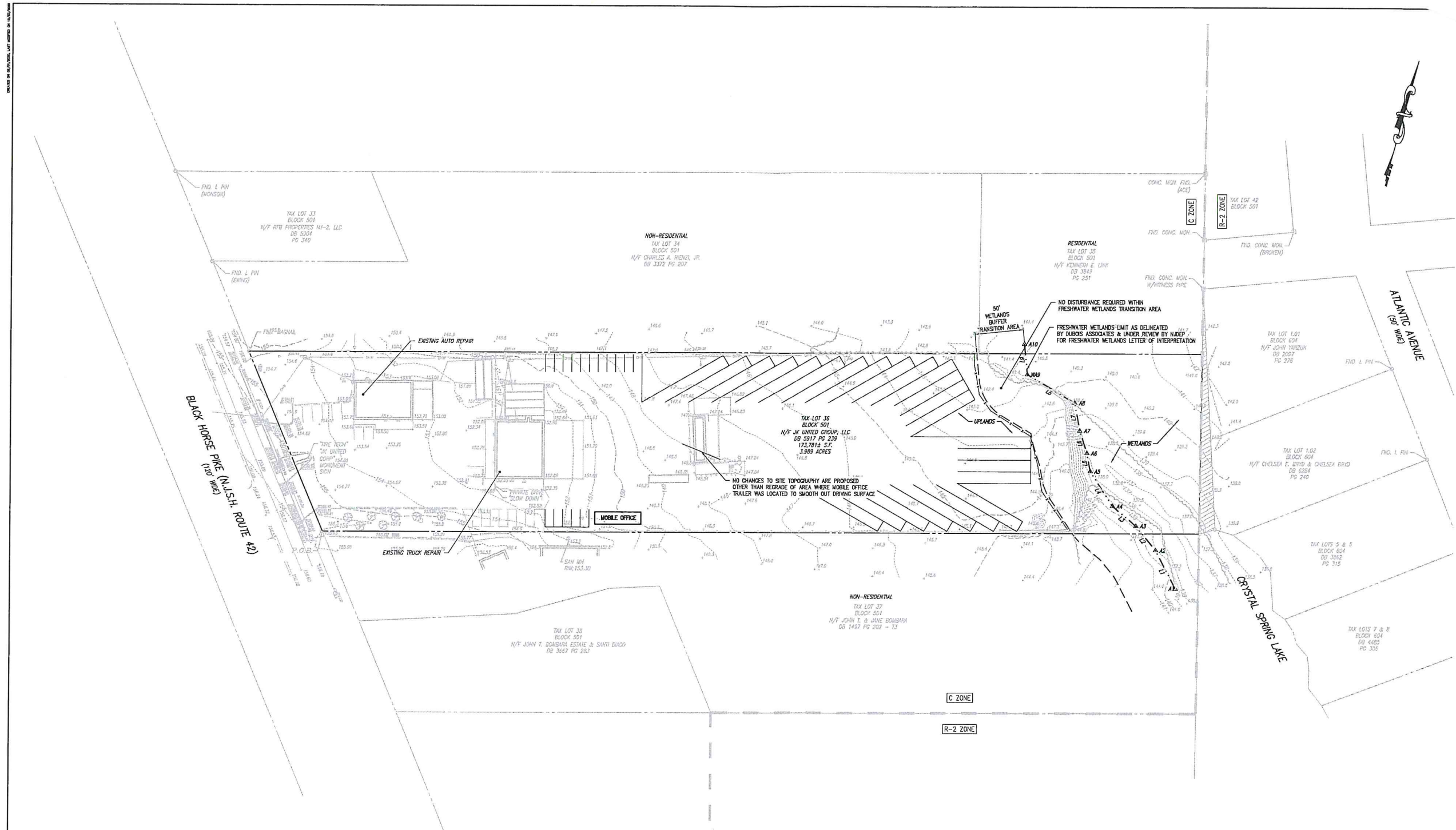
INFORMATION SHEET

JK UNITED GROUP, LLC
1000 N. J. 100
ATLANTIC CITY, NEW JERSEY 08401
TEL: 609.426.1000
WWW.JKUNITEDGROUP.COM

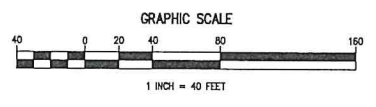
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
11/9/2020	11/9/2020	11/9/2020	11/9/2020	11/9/2020	11/9/2020	11/9/2020	11/9/2020	11/9/2020	11/9/2020
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
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- EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS 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.
- THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.



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.



JK UNITED TRUCK PARKING BLOCK 501 MORRIS TOWNSHIP, CLACKAMAS COUNTY, NEW JERSEY	
GRADING PLAN	
JK UNITED GROUP, LLC 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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