

Edgewater Park Township  
Planning Board

STANDARD DEVELOPMENT APPLICATION

Township of Edgewater Park  
Municipal Building  
400 Delanco Road  
Edgewater Park, NJ 08010  
Phone (609) 877-2217 Fax (609) 877-2308  
www.edgewaterpark-nj.com

The Standard Development Application, together with supporting documentation, (see checklists for number of required copies), must be filed in the Township Planning Board Office and must be delivered to all Board Experts on the list attached to this application for review. The Township has 45 days to deem an application incomplete or complete. Complete applications for development not including major site plans and subdivisions will generally be scheduled for the next available hearing date, however no application will be scheduled for a hearing that is 15 days or less from the date of completeness determination. Complete applications for major site plans and major subdivisions will be scheduled for review by the Development Review Committee (per Section 16-30) prior to the scheduling of a hearing date. Prior to a hearing on the application, statutory notice must be given.

<b>To be completed by Township staff only:</b> Date Filed: _____ Application No.: _____ Application Fees: _____ Escrow Deposits: _____ Date(s) Deemed Incomplete: _____ Date Deemed Complete: _____ Hearing Date Scheduled: _____
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1. SUBJECT PROPERTY:

Location: 4295/4299 U.S. Rt. 130 South  
Tax Map: Page \_\_\_\_\_ Block 502 Lot(s) 13.02 & 13.03  
287.0' US Rt. 130 & 232.4' Cooper St  
Lot Dimensions: Frontage \_\_\_\_\_ Depth 250' Total Area 1.841 acres  
Zoning District: CL1

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:  
Yes [attach copies] \_\_\_\_\_ No  Proposed \_\_\_\_\_

**Note: All deed restrictions covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.**

Present use of the premises:  
An existing McDonald's fast food restaurant and gas station

\_\_\_\_\_  
\_\_\_\_\_

2. APPLICANT:

Name: McDonald's USA, LLC c/o Jonathan Baske  
Mailing Address: 6903 Rockledge Dr., Suite 1100, Bethesda, MD 20817  
Telephone Number: 609-338-3622  
Fax Number: \_\_\_\_\_  
Email address: jonathan.baske@us.mcd.com  
Applicant is a: Corporation \_\_\_\_\_ Individual \_\_\_\_\_ Partnership \_\_\_\_\_

LLC

3. DISCLOSURE STATEMENT:

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all person owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55d-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. [Attach pages as necessary to fully comply.]

4. IF OWNER IS OTHER THAN THE APPLICANT, provide the following information on the Owner(s):

Name: The Four EEEE's, LLC  
Mailing Address: 407 Cottage Ave., Beverly, NJ 08010  
Telephone Number: 609-386-2315  
Fax Number: \_\_\_\_\_  
Email address: thefoureesesllc@outlook.com  
Owner's Consent: SIGN CERTIFICATION (#24)

5. APPLICANT'S ATTORNEY:

Name: Keith A. Davis, Esquire  
Mailing Address: Nehmad Perillo Davis & Goldstein, PC  
Telephone Number: 4030 Ocean Heights Ave., Egg Harbor Twp., NJ 08234  
Fax Number: T: 609-927-1177 / F: 609-926-9721  
Email address: kdavis@npdlaw.com

6. APPLICANT'S ENGINEER:

Name: Michael Jeitner, P.E.  
Mailing Address: Bohler Engineering, 74 W. Broad St., Ste. 500, Bethlehem, PA 18018  
Telephone Number: 610-709-9971  
Fax Number: 610-709-9976  
Email address: mjeitner@bohlereng.com

7. List any other Expert(s) who will submit a report or will testify for the Applicant:

Name: Applicant reserves the right to revise this section with additional Experts.  
Mailing Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email address: \_\_\_\_\_  
Field of Expertise: \_\_\_\_\_

9. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

Please check the appropriate box for the review requested:

Bulk Variance (N.J.S.A. 40:55D-701 et seq.)

X

Appeal \_\_\_\_\_  
 Minor Subdivision   X    
 Minor Site Plan \_\_\_\_\_  
 Major Subdivision \_\_\_\_\_  
     Preliminary \_\_\_\_\_  
     Final \_\_\_\_\_  
 Major Site Plan \_\_\_\_\_  
     Preliminary   X    
     Final   X    
 Plan Amendment \_\_\_\_\_  
 Use Variance (N.J.S.A. 40:55D-70(d) et seq.)   X    
 Informal Review \_\_\_\_\_  
 Conditional Use Approval \_\_\_\_\_

Direct Issuance of Permit (N.J.S.A. 40:55D-34 & 36) \_\_\_\_\_  
 (N.J.S.A. 40:55D-34 permit building or structure in the bed of a mapped street or public drainage way, flood control basin or public area reserved pursuant to N.J.S.A. 40:55D-32)  
 (N.J.S.A. 40:55D-36 permit building or structure not related to an official suitably improved street pursuant to N.J.S.A. 40:55D-35).

10. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: [attach pages as needed]  
 \_\_\_\_\_  
 See attached application cover letter.  
 \_\_\_\_\_  
 \_\_\_\_\_

11. List Ordinance Sections from which variance(s) and/or interpretation(s) are requested; (attach additional pages as needed) See attached waiver/variance list prepared by Bohler Engineering.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

12. List waivers of Development Standards which are requested: [attach additional pages as needed] See attached waiver/variance list prepared by Bohler Engineering.  
 \_\_\_\_\_

13. Is there an historic structure on this property?   No  

14. Is this property in the Limestone Area?   No  

15. Is a public water line available?   Yes  

16. Is public sanitary sewer available?   Yes  

17. Does the application propose a well or public water? (Circle one);  
 Septic system or public sewage? (Circle one)

18. Have any proposed new lots been reviewed by the Tax Assessor to determine appropriate lot and block numbers?   Will be reviewed by the Tax Assessor  

19. Are any off-tract improvements required or proposed?   No  

21. Is the subdivision to be filed by Deed or Plat?   To be determined  

22. Indicate other required approvals:

AGENCY	YES	NO	DATE PLANS SUBMITTED	DATE APPROVAL RECEIVED
Edgewater Park Sewerage Authority				
County Health Department				
County Planning Board				
NJ Dept. of Environmental Protection				
Sewer Extension Permit				
Sanitary Sewer Connection Permit				
Stream Encroachment Permit				
Waterfront Development Permit				
Tidal Wetlands Permit				
Freshwater Wetlands Permit				
Potable Water Construction Permit				
NJ Department of Transportation				
Other				

23. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to

the owners of real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable, and identify the proposed use of the building(s), structure(s) and/or property.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing. An affidavit of service on all property owners and a proof of publication must be filed before the hearing can proceed.

- 24. Attach certification from the Tax Collector that all taxes due on the subject property have been paid.
- 25. Attach completed CONSENT TO/FOR ENTRY UPON PROPERTY.
- 26. Certification of Applicant. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.  
[If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this 10<sup>th</sup> day of July, 2020

*Rene Schankweiler*  
NOTARY PUBLIC

*[Signature]*  
SIGNATURE OF APPLICANT

Commonwealth of Pennsylvania - Notary Seal  
Rene Schankweiler, Notary Public  
Bucks County  
My commission expires May 14, 2024  
Commission number 1145737

Member, Pennsylvania Association of Notaries

27. Certification of Property Owner. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this 22<sup>nd</sup> day of June, 2020

*Diane L Taylor*  
NOTARY PUBLIC

*[Signature]*  
SIGNATURE OF OWNER

28. Understanding of Escrow. I understand that per Section 16-75 of the Land Development Ordinance the sum of \$ 4,000 has been deposited in an escrow account. In accordance with the Ordinances of the Township of Edgewater Park, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days. I understand that my application will not be heard by the Board nor further reviewed by its professionals until the escrow account is replenished. By signing this agreement and upon making application, I agree to pay all charges associated with this application.

7/10/2020  
Date

*[Signature]*  
SIGNATURE OF APPLICANT

Diane L Taylor  
Notary Public  
New Jersey  
My Commission Expires 11-25-2023  
N.O. 24409880