



Edgewater Park Township
Planning Board

STANDARD DEVELOPMENT APPLICATION

400 Delanco Road
Edgewater Park, NJ 08010

Phone (609) 877-2217

Fax (609) 877-2308

www.edgewaterpark-nj.com

Block 1202.09 Lot(s) 2 & 11 Qualifier _____

Applicant/Project Name: Minor Site Plan for Edgewater Park Commons
Proposed Phase I Redevelopment

Date Stamp Received:

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.

To be completed by Township staff only:

Date Filed: _____
Application No.: _____
Application Fees: _____
Escrow Deposits: _____
Date(s) Deemed Incomplete: _____
Date Deemed Complete: _____
Hearing Date Scheduled: _____

1. SUBJECT PROPERTY:

Location: _____ 4355 U.S. Route 130 South and Woodlane Road _____

Tax Map: Page 12 Block 1202.09 Lot(s) 2 and 11

Lot Dimensions: Frontage 454' Depth 672' Total Area 13.9 ac.

Zoning District: C-3

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
Yes [attach copies] _____ No _____ Proposed: Declaration of Covenants and Restrictions **

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:

Shopping Center consisting of a Big Lots Store with vacant adjacent retail space; Dunkin Donuts;
and vacant former Getty Gas Station.

** for Redevelopment Area (to be submitted once approved by the Township).

2. APPLICANT:

Name: Edgewater Park Urban Renewal LLC
Mailing Address: 670 Myrtle Avenue, #166, Brooklyn, NY 11205-3923
Telephone Number: (718) 855-1010
Fax Number: (718) 414-6044
Email address: joel@upperluxrealty.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: _____ N/A _____
Mailing Address: _____
Telephone Number: _____
Fax Number: _____
Email address: _____
Owner's Consent: SIGN CERTIFICATION (#24)

5. APPLICANT'S ATTORNEY:

Name: Frank H. Wisniewski, Esquire
Mailing Address: Flaster/Greenberg PC, 1810 Chapel Ave West, Cherry Hill NJ 08002
Telephone Number: (856) 661-2289
Fax Number: (856) 661-1919
Email address: frank.wisniewski@flastergreenberg.com

6. APPLICANT'S ENGINEER:

Name: Bohler Engineering
Mailing Address: 10000 Midlantic Drive, Suite 410W, Mount Laurel, NJ 08054
Telephone Number: (856) 930-4000
Fax Number: (856) 324-5260
Email address: atamous@bohlereng.com

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

Name: _____ N/A _____
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.) _____

Appeal _____
 Minor Subdivision _____
 Minor Site Plan X
 Major Subdivision _____
 Preliminary _____
 Final _____
 Major Site Plan _____
 Preliminary _____
 Final _____
 Plan Amendment _____
 Use Variance (N.J.S.A. 40:55D-70(d) et seq.) _____
 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]
- Complete Phase I of the Redevelopment Plan to: repair, rebuild sections and overlay the parking lot; reconfigure the parking lot; upgrade and add landscaping; upgrade site lighting, together with adding two new free standing signs (1 on the Rt. 130 frontage and 1 on the Woodlane Rd frontage), each within the Ordinance requirements, 20ft. high and a maximum area of 175 sq. ft.
11. List Ordinance Sections from which variance(s) and/or interpretation(s) are requested:
(attach additional pages as needed) None
-
-
-
12. List waivers of Development Standards which are requested: [attach additional pages as needed] None
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); No
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? No
19. Are any off-tract improvements required or proposed? No
21. Is the subdivision to be filed by Deed or Plat? N/A
22. Indicate other required approvals:

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


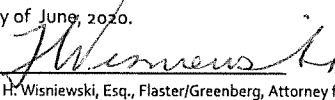
23. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to

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.

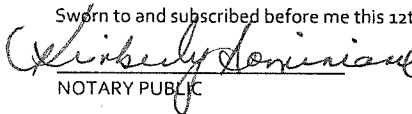
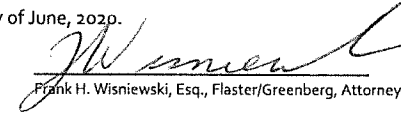
- 24. Attach certification from the Tax Collector that all taxes due on the subject property have been paid.
- 25. Attach completed CONSENT TO/FOR ENTRY UPON PROPERTY.
- 26. Certification of Applicant. I certify that the foregoing statements and the materials submitted are true. I further certify that 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 12th day of June, 2020.

 
NOTARY PUBLIC Frank H. Wisniewski, Esq., Flaster/Greenberg, Attorney for Applicant

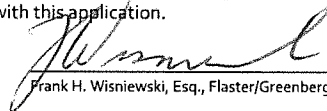
- 27. Certification of Property Owner. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as 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 12th day of June, 2020.

 
NOTARY PUBLIC Frank H. Wisniewski, Esq., Flaster/Greenberg, Attorney for Owner

- 28. Understanding of Escrow. I understand that per Section 16-75 of the Land Development Ordinance the sum of \$1,000.00 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.

June 12, 2020
Date


Frank H. Wisniewski, Esq., Flaster/Greenberg, Attorney for Applicant

KIMBERLY DOMINIANO
A Notary Public of New Jersey
My Commission Expires April 28, 2022

Edgewater Park Township Planning Board
 §16-73.1 Minor Subdivision and Minor Site Plan Checklist.

APPLICATION FOR APPROVAL OF MINOR SUBDIVISIONS AND MINOR SITE PLANS		Submitted	Not Applicable	Waiver Requested
Applicant Name: <u>Edgewater Park Urban Renewal LLC</u>				
Block/Lot: <u>Block 1202.09, Lots 2 and 11</u>				
Application #: _____				
Note: for details of all submissions, see ordinance. Applicant should check off all items as submitted, not applicable, or waiver requested.				
If waiver is requested, reasons shall be indicated in separate submission.				
1.	Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey.	X		
2.	Scale: 1" = 30' or as approved by Board Engineer.	X		
3.	Current survey upon which plat or plan is based.	X		
4.	Map size:			
	8 1/2" x 13"		X	
	15" x 21"		X	
	24" x 36"		X	
	30" x 42"	X		
5.	Key map: 1,000' radius, street names, zoning districts.	X		
6.	Title block and basic information:	X		
a.	Title	X		
b.	Date of original preparation and date(s) of revision	X		
c.	North arrow and reference meridian	X		
d.	Ratio scale and graphic scale	X		
e.	Tax map block, lot numbers and zone	X		
f.	Name, address and license number of person preparing plat or plan, signed and sealed	X		
g.	Name and address of owner of record and applicant, if different from the owner	X		
7.	Signature of the applicant, and, if the applicant is not the owner, the signed consent of the owner.	X		
8.	A map of the entire tract or property showing the location of that portion to be divided therefrom, giving all distances and showing all roads abutting or transversing the property. Development boundaries shall be clearly delineated.	X		
9.	The name of all adjoining property owners as disclosed by the most recent Township tax records.	X		
10.	Names of adjoining municipalities within 200 feet.	X		
11.	The location of existing and proposed, including details:	X		
a.	Property lines	X		
b.	Streets	X		
c.	Buildings (with an indication as to whether existing buildings will be retained or removed)	X		
d.	Buildings within 200 feet of the site	X		
e.	Parking spaces and loading areas.	X		
f.	Roadways, driveways and curbs	X		
g.	Water courses		X	
h.	Railroads		X	
i.	Bridges		X	
j.	Drainage pipes and other improvements	X		
k.	Natural features and treed areas, both on the tract and within fifty (50) feet of its boundary	X		
l.	Sewer, water and other utilities	X		
m.	Lighting including photometrics and landscaping	X		
n.	Signage including details		X	
o.	Refuse areas	X		
p.	Soil Erosion and Sediment Control Plan	X		
r.	Subsurface structures demolition	X		
s.	Tree save plan	X		
12.	Area in square feet of all existing and proposed lots.	X		
13.	Bearings and distances of all existing and proposed property lines.	X		
14.	Sufficient elevations or contours at 2-foot internals, including finished grades and finished floor elevations.	X		
15.	The location and width of all existing and proposed utility, drainage and other easements, including but not limited to,	X		

	sight triangle easements.			
16.	Front, side, and rear setback lines.	X		
17.	Chart of the zoning requirements for the zone, what is proposed, and variances indicated.	X		
18.	Delineation of flood plain and wetlands areas.		X	
19.	A copy of any protective covenants or deed restrictions applying to the lands being subdivided or developed.	X		
20.	Tax payment certification	X		
21.	nineteen (19) sets of folded plans	X		
22.	For subdivisions, if the applicant intends to file the approved subdivision with the County Register, the plat shall be prepared in compliance with the "Map Filing Act" P.L. 1960, C.141 (C.46.2309.9 et seq.) and bear the signature block noted in item 23 below.		X	
23.	For subdivisions, if the applicant intends to file by deed(s) record of the approved subdivision with the County Register, the following signature block shall be provided on the deed(s):		X	
24.	If a property is located within a redevelopment area, a copy of the fully executed redevelopment agreement shall be submitted.	X		
	Checklist reviewed by: _____			
	Application found incomplete on: _____			
	Application found complete on: _____			

NOTICE TO PROPERTY OWNERS

You are hereby notified that Edgewater Park Urban Renewal, LLC has applied to the
Name of Applicant

Edgewater Park Planning Board for a Minor Site Plan Approval to complete Phase I of the Redevelopment Plan to: repair, rebuild sections and overlay the parking lot; reconfigure the parking lot; upgrade and add landscaping; upgrade Site Lighting, together with adding two new free standing signs (1 on the Rt. 130 frontage and 1 on the Woodlane Rd frontage), each within the Ordinance requirements, 20ft. high and a maximum area of 175 sq. ft. _____

List type of application including all variances

and any other variances which the board may deem necessary at my property located at

4355 U.S. Route 130 South & Woodlane Road, also known as Block 1202.09, Lot(s) ____2 and 11
Street Address of Property

A public hearing on my application will be held by the Edgewater Park Planning Board/Zoning Board of

Adjustment (*select one*) at 7:00 p.m. on (_____, 2020), in the courtroom at Edgewater

Park Municipal Building, 400 Delanco Road Edgewater Park, NJ 08010.

If you have comments on this application, you may attend this meeting and you will be heard.

All documents in connection with this application are on file in the Board Secretary's Office where they are available for public inspection during normal business hours.

Edgewater Park Urban Renewal, LLC
By: Frank H. Wisniewski, Esq.
Flaster/Greenberg, P.C.
Attorneys for Applicant

1810 Chapel Avenue West
Cherry Hill, NJ 08002

June , 2020

NOTICE TO THE OFFICIAL NEWSPAPER

TAKE NOTICE that on the _____ day of _____, 2020, at 7:00 o'clock p.m., a hearing will be held before the Edgewater Park Township Planning Board at the Municipal Building located at 400 Delanco Road in Edgewater Park, NJ on the appeal or application of the undersigned to Edgewater Park Planning Board for a Minor Site Plan Approval to complete Phase I of the Redevelopment Plan to: repair, rebuild sections and overlay the parking lot; reconfigure the parking lot; upgrade and add landscaping; upgrade Site Lighting, together with adding two new free standing signs (1 on the Rt. 130 frontage and 1 on the Woodlane Rd frontage), each within the Ordinance requirements, 20ft. high and a maximum area of 175 sq. ft. including a variance or other relief so as to permit

on the premises located at 4355 U.S. Route 130 South and Woodlane Road and designated as Block 1202.09, Lots 2 and 11 on the Edgewater Park Township Tax Map.

A copy of the application documents are on file for public inspection at the Board Secretary's office in Edgewater Park Township during normal working hours.

Frank H. Wisniewski, Esquire
Attorney for Applicant
Flaster/Greenberg PC
1810 Chapel Avenue West
Cherry Hill, NJ 08002

CONSENT TO/FOR ENTRY UPON PROPERTY

Owner Name: Edgewater Park Urban Renewal LLC

Owner Address: 670 Myrtle Avenue #166, Brooklyn, NY 11205-3923

Block 1202.09; Lots 2 and 11 _____ Qualifier _____

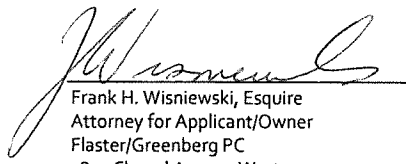
We, Edgewater Park Urban Renewal LLC
(Owner's Name)

owners of the above-referenced property, do hereby give permission to all Edgewater Park Township Officials, Planning Board Members, Planning Board Professionals and Planning Board Consultants to enter upon our property for site inspection and/or any other legitimate purpose(s) in conjunction with the

(Minor Site Plan Application _____)
(type of application)

application that has been submitted to the Edgewater Park Township Joint Land Use Board for consideration.

DATE: June 2, 2020


Frank H. Wisniewski, Esquire
Attorney for Applicant/Owner
Flaster/Greenberg PC
1810 Chapel Avenue West
Cherry Hill, NJ 08002