



Clint B. Allen
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One Centennial Square
Haddonfield, NJ 08033
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November 30, 2020

Via Email rfrank@willingboronj.gov & Overnight Delivery

Reyan Frank, Secretary
Township of Willingboro
Zoning Board of Adjustment
1 Rev. Dr. Martin Luther King Jr. Drive
Willingboro, New Jersey 08046

**Re: NE Willingboro LLC / The Grand Marketplace
Short-Term Trailer Storage Facility
Application for Minor Site Plan Approval,
Waiver of Formal Site Plan Review, Conditional Use Variance Approval,
Conditional Use Approval and Bulk Variance Approval
Block 2, Lot 7.01 / 4340 U.S. Route 130
Township of Willingboro, Burlington County, New Jersey
Our File No.: NOR163.001**

Dear Ms. Frank:

On behalf of our client, NE Willingboro LLC (the "Applicant"), enclosed is the Affidavit of Publication of the *Burlington County Times* newspaper verifying the November 20, 2020, publication of the Notice of Zoning Board of Adjustment hearing scheduled for December 2, 2020, in connection with the above-referenced Application.

Also enclosed is an original Affidavit of Service of Notice to all property owners located within 200 feet of the above captioned property, dated November 20, 2020, the white certified mail receipts verifying our Service of Notice, as well as the green return receipt cards that we received to date.

For your ease of reference, also enclosed is a copy of the Certified Lists of Property Owners located within 200 feet of the above-referenced property, from (i) Willingboro Township Tax Assessor, dated November 16, 2020; and (ii) Township of Edgewater Park Deputy Tax Assessor, dated November 20, 2020.

Reyan Frank, Secretary
Township of Willingboro
Zoning Board of Adjustment
November 30, 2020
Page 2

Please make the enclosed items part of your file for this matter.

Should you have any questions, or require any additional information, please do not hesitate to contact me.

Very truly yours,

Clint B. Allen

CLINT B. ALLEN

CBA/tpg
Enclosures

cc: Mark Martin (via email w/o encs.)
Mayer Deutsch (via email w/o encs.)
Matthew Wieliczko, Esq. (via email & overnight delivery w/encs.)

219813601v1

State of New Jersey
County of Burlington

} SS.

ARCHER & GREINER
ATTN: TRACY GILMAN
HADDONFIELD, NJ 08033

2-000902005
0007369431-01


Michael Hughes being duly sworn or affirmed according to law, deposes and says that he/she is the Legal Billing Coordinator of the BURLINGTON TIMES, INC. Publisher of the "Burlington County Times" and that a copy of a notice published in such paper on

November 20, 2020

appears hereto, exactly as published in said newspaper


LEGAL BILLING CO-ORDINATOR

Sworn and subscribed to before me this 24th day of November 2020 A.D.


Kristen Smith
My commission expires on October 30, 2022

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that upon the Application of NE Willingboro, LLC (the "Applicant"), the Zoning Board of Adjustment for the Township of Willingboro (the "Zoning Board") shall conduct a virtual public hearing on Wednesday, December 2, 2020, commencing at 7:30 p.m. (beginning with a conference meeting session at 7:30 p.m. followed by a formal meeting session by 8:00 p.m.) to consider a request for Minor Site Plan Approval, Waiver of Formal Site Plan Review, Conditional Use Variance Approval, Conditional Use Approval and Bulk Variance Approval (Application 2020-2) to allow for the development and operation of a commercial vehicle parking and storage facility as a conditionally permitted use of the surface parking lot of an existing commercial property known as The Grand Marketplace, located at 4340 U.S. Route 130, within a B-1 Primary Business Zoning District, the RZO Route 130 Redevelopment Zone Overlay Area, owned by the Applicant, and more particularly known as Block 2, Lot 7.01 on the Official Willingboro Township Tax Maps (the "Property").

In addition to Minor Site Plan Approval, Waiver of Formal Site Plan Review and Conditional Use Approval, Applicant is requesting that the Zoning Board grant Conditional Use Variance Approval for relief from the Ordinance Section 155-3 to allow the installation of a security fence with a six (6) foot height (i) within in the front yard areas of the Property; and (ii) that will have as many as five (5) gates where no more than three (3) gates are allowed.

At the same time, Applicant will also request that the Zoning Board grant Bulk Variance Approval to allow relief (i) for site buffering that is less than the 100 feet of buffering required by the Ordinance Section 370 - 74.C(2); (ii) to allow existing and proposed parking within twenty-five (25) feet of Route 130 and Sunset Road where Ordinance Section 370-75D requires a minimum parking distance of twenty-five (25) feet; (iii) from Ordinance Section 370-13N(6) to allow a security building to be located in the front yard area of the Property; and (iv) to allow the existing Property lot coverage of seventy-six (76) percent where fifty (50) percent is allowed.

During the course of the Zoning Board review of the Application (Application 2020-2) and/or the Applicant's presentation of the Application it is possible that variances, waivers and/or other exceptions from the requirements of the Willingboro Township Zoning Code may be identified or deemed to be necessary to permit approval of the Application as submitted or with such changes as may be requested

or accepted by the Zoning Board. This notice is to advise you that such additional variance, exception and/or waiver relief may be requested by the Applicant at the time of the hearing.

At the same time of the Zoning Board hearing on the Application (Application 2020-2), the Applicant will request that the Zoning Board grant any and all approvals, submission waivers, design waivers, variances, or other relief necessary to allow for the development of the Property as proposed by the Applicant.

Anyone affected by this Application (Application 2020-2) will have the opportunity to appear in person, by agent or attorney at a meeting of the Zoning Board to be held on Wednesday, December 2, 2020, commencing 7:30 p.m. to present any support or objection they may have for the Approval of this Application.

The December 2, 2020, hearing before the Zoning Board will be held by way of an on-line platform that allows participation by computer or telephone. Only those attending virtually before the Zoning Board to provide sworn testimony must appear by video in addition to audio. The public will not be permitted to physically attend the meeting (in order to protect the community and honor social distancing guidelines due to the COVID-19 pandemic). Members of the public can participate in the Zoning Board hearing by joining the meeting on December 2, 2020, commencing at 7:30 p.m. by telephone or by computer via the internet.

THE INSTRUCTIONS FOR JOINING THE ZONING BOARD MEETING VIA TELEPHONE OR COMPUTER ARE AS FOLLOWS:

Topic: Zoning Meeting
Time: December 2, 2020 07:30 PM Eastern Time (US and Canada)

TO JOIN ZOOM MEETING:

Type in address bar: <https://zoom.us>
Click "Join Meeting" on the top menu bar
Meeting ID: 867 0173 3189
Password: 024314

Join Zoom Meeting
<https://us02web.zoom.us/j/86701733189?pwd=RTFWZ1M4MTZFRFpYdExNS0xUTEICZz09>

Meeting ID: 867 0173 3189
Passcode: 024314

One tap mobile
+13126266799,,86701733189#,,,,,0#,,024314# US (Chicago)
+16465588656,,86701733189#,,,,,0#,,024314# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (German-town)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)

Meeting ID: 867 0173 3189
Passcode: 024314

Find your local number: <https://us02web.zoom.us/j/86701733189>

MEETING DATE: December 2, 2020
MEETING TIME: 7:30 P.M.
SERVICE: ZOOM CONFERENCE CALL

ACTION WILL BE TAKEN AT THIS MEETING.

THIS MEETING WILL BE HELD IN COMPLIANCE WITH THE OPEN PUBLIC MEETING ACT.

The Zoning Board may at its discretion, adjourn, postpone, or continue the said hearings from time to time, and you are hereby notified that you should make diligent inquiry of the Planning Board Secretary concerning such adjournments, postponements, or continuations.

All documents relating to this Application (Application 2020-2) are on file with the Zoning Board of Adjustment Secretary in the Township of Willingboro Zoning Board of Adjustment Office in the Willingboro Township Municipal Complex located at One Rev. Dr. M. L. King Drive, Willingboro, New Jersey 08046 - 2853 and may be inspected and reviewed by the public via the Township of Willingboro website, <https://www.willingboronj.gov>, or if you are unable to access the Application (Application 2020-2) documents via the Township of Willingboro website, by contacting the Zoning Board of Adjustment Secretary whose telephone number is (609) 877 - 2200, Extension 1030, and email address is rfrank@willingboronj.gov.

CLINT B. ALLEN, ESQUIRE
ARCHER & GREINER, P.C.
One Centennial Square
Haddonfield, New Jersey 08033
Attorneys for Applicant
856-795-2121

219714572v1
Adv. Fee: \$146.74
BCT: November 20, 2020
Aff. Chg.: \$20.00 7369431

STATE OF NEW JERSEY :
 : SS
 COUNTY OF CAMDEN :

I, Tracy P. Gilman, of full age, being duly sworn, according to law, upon her oath, deposes and says:

On November 20, 2020, I mailed certified mail, return receipt requested, a copy of the attached Notice to the below-named property owners located within two hundred (200) feet of the property mentioned in said Notice.

<u>NAME AND ADDRESS</u>	<u>CERTIFIED MAIL NO.</u>
Edgewater Park Township 400 Delanco Road Edgewater Park, NJ 08010	9414 7266 9904 2177 8761 17
Mount Laurel Township Mt. Laurel Municipal Center 100 Mt. Laurel Road	9414 7266 9904 2177 8761 00
Westampton Township 710 Rancocas Road Westampton, NJ 08060	9414 7266 9904 2177 8760 94
Burlington Township 851 Old York Road P.O. Box 340 Burlington, NJ 08016	9414 7266 9904 2177 8760 87
Delran Township 900 Chester Ave. Delran, NJ 08075	9414 7266 9904 2177 8760 70
Moorestown Township Town Hall 111 West Second Street Moorestown, NJ 08057-2480	9414 7266 9904 2177 8760 63
Delanco Township 770 Coopertown Road Delanco, NJ 08075	9414 7266 9904 2177 8760 56

NAME AND ADDRESS

CERTIFIED MAIL NO.

PSE&G Company
80 Park Plaza
Newark, NJ 07102-4194
Attention: General Manager
Properties & Risk Management

9414 7266 9904 2177 8760 49

Comcast Television
42 Centerton Rd. Ste. H-1
Mount Laurel, NJ 08054

9414 7266 9904 2177 8760 32

Verizon 911 Department
Barbara Winward
789 Wayside Road
Neptune, NJ 07753

9414 7266 9904 2177 8760 25

Willingboro M.U.A.
433 John F. Kennedy Way
Willingboro, NJ 08046-2119

9414 7266 9904 2177 8760 18

New Jersey Department of Transportation
Jack Lettiere Commissioner
PO Box 600
Trenton, NJ 08625-0600

9414 7266 9904 2177 8760 01

County Planning Board
PO Box 6000
Mt. Holly, NJ 08060

9414 7266 9904 2177 8759 98

WOLF, LAWRENCE H
10 SIDNEY LA
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8759 81

FIRST FIDELITY BANK-BRANCH 18-MEO
PO BOX 2609
CARLSBAD, CA 92018

9414 7266 9904 2177 8759 74

SEGAL, SEGAL & LIEBERMAN
12 PENNS TRAIL STE103
NEWTOWN, PA 18940

9414 7266 9904 2177 8759 67

4328 RT. 130, LLC
15 NICOLosi DR.
STATEN ISLAND, NY 10312

9414 7266 9904 2177 8759 50

GOLDENBERG, R A & POPKIN, IVAN
BEN FOX PAV-#700-40
JENKINTOWN, PA 19046

9414 7266 9904 2177 8759 43

NAME AND ADDRESS

CERTIFIED MAIL NO.

SANLYSE, LLC
188 NW SPANISH RIVER BLVD
BOCA RATON, FL 33431

9414 7266 9904 2177 8759 36

COMMINVEST GROUP LLC
12 REVERE RD
MONMOUTH JUNCTION, NJ 08852

9414 7266 9904 2177 8759 29

FIRST JERSEY NAT'L BANK-NC10010381
%101 N TRYON ST,CORP RE A
CHARLOTTE, NC 28255

9414 7266 9904 2177 8759 12

TOWNSHIP OF WILLINGBORO
1 SALEM ROAD
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8759 05

WILLINGBORO SENIOR URBAN RENEWAL
1103 LAUREL OAK RD,STE105
VOORHEES, NJ 08043

9414 7266 9904 2177 8758 99

ADDARI, LORENZO & LILLIANA
11 COX FARM ROAD
BURLINGTON, NJ 08016

9414 7266 9904 2177 8758 82

PLAZA RESOURCES INVESTMENTS LLC
%2 STEEPLEBUSH TRAIL
SOUTHAMPTON, NJ 08088

9414 7266 9904 2177 8758 75

LORINGER, ROBERT A & JUDITH A
933 WOODLANE ROAD
EDGEWATER PARK, NJ 08010

9414 7266 9904 2177 8758 68

ROSARIO, BENITO JR.
19 SUSSEX DR
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8758 51

BIVENS, JIM & CHERYL A
21 SUSSEX DRIVE
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8758 44

DBN PETROLEUM CORPORATION
1 FARMHOUSE CT
MOORESTOWN, NJ 08057

9414 7266 9904 2177 8758 37

AITON, BRUCE & MYAT-HTWAY
11357 MOMARTE LN
ST. LOUIS, MO 63146

9414 7266 9904 2177 8758 20

NAME AND ADDRESS

CERTIFIED MAIL NO.

MOSCATELLI, LOUIS & RODD, LINDA
31 SUSSEX DRIVE
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8758 13

FENDERSON, NELLIE & ALPHONSO
35 SUSSEX DR
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8758 06

JOHNSON, INGE
37 SUSSEX DR
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8757 90

JONES, CLARENCE E S & JOSY R
41 SUSSEX DRIVE
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8757 83

PEREZ, IRMA
45 SUSSEX DRIVE
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8757 76

SANDERS, CHARLES JR & DOLORES G
47 SUSSEX DRIVE
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8757 69

GRAVELY, MANYA D
51 SUSSEX DR
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8757 52

TOWNSHIP OF WILLINGBORO
1 SALEM ROAD
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8757 45

BARKSDALE, TERRY E & MARY J
26 SUSSEX DR
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8757 38

LATIF, ASHRAF
30 SUSSEX DRIVE
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8757 21

HAYES, JOHN W
34 SUSSEX DR
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8757 14

BUFFI, ANNE & COOK, LOUANN
154 FOX CHASE DRIVE
DELRAN, NJ 08075

9414 7266 9904 2177 8757 07

NAME AND ADDRESS

CERTIFIED MAIL NO.

BYRD, JAMES M & KATHRYN H
46 SUSSEX DRIVE
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8756 91

LECONEY, THOMAS & ELIZABETH
19 STRETTON CIRCLE
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8756 84

DIXON, LOIS
23 STRETTON CIRCLE
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8756 77

FEINGOLD SHLOIME
25 STRETTON CIRCLE
WILLINGBORO NJ 08046

9414 7266 9904 2177 8756 60

BOHLERT, JOHN
27 STRETTON CRICLE
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8756 53

BAUMAN, CHARNA Z
31 STRETTON CIRCLE
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8756 46

TCHOUANTE, EDI
33 STRETTON CIRCLE
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8756 39

DYN-BOYS LAND LLC
35 STRETTON CIRCLE
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8756 22

GONZALEZ, NOEL & LEYANIS
39 STRETTON CIRCLE
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8756 15

WILLINGBORO BOARD OF EDUCATION
440 BEV-RANCOCAS RD
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8756 08

CATHEDRAL OF LOVE%WBORO BD OF EDUC
440 BEV-RANCOCAS RD
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8755 92

FELICIANO, ZULEIMA
65 SOMERSET DR
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8755 85

NAME AND ADDRESS

CERTIFIED MAIL NO.

KOKSALDI, YAKUP
67 SOMERSET DR
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8755 78

BROWNING, A J & JACKSON, J & HARRIS
71 SOMERSET DRIVE
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8755 61

73 SOMERSET DR LLC
73 SOMERSET DRIVE
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8755 54

TRAN, NGOC THO & NGUYEN, THI K ETAL
77 SOMERSET DRIVE
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8755 47

POST, WARREN W
81 SOMERSET DRIVE
WILLINGBORO, NJ 08046

9414 7266 9904 2177 8755 30

ADCEP LLC
4319 ROUTE 130 SOUTH
EDGEWATER PARK, NJ 08010

9414 7266 9904 2177 8755 23

HOOVER PLAZA LLC
PO BOX 719
FLANDERS, NJ 07836

9414 7266 9904 2177 8755 16

ARIEL REALTY LLC
4325A S ROUTE 130
EDGEWATER PARK, NJ 08010

9414 7266 9904 2177 8755 09

HOOVER PLAZA LLC
PO BOX 719
FLANDERS, NJ 07836

9414 7266 9904 2177 8754 93

MSS PARK, LLC
2929 ROUTE 130
DELRAN, NJ 08075

9414 7266 9904 2177 8754 86

4307 REAL ESTATE, LLC
4307 S ROUTE 130
EDGEWATER PARK, NJ 08010

9414 7266 9904 2177 8754 79

THREE J PROPERTIES INC
1 IND WAY W BLD E STE D
EATONTOWN NJ 07724

9414 7266 9904 2177 8754 62

NAME AND ADDRESS

CERTIFIED MAIL NO.

PUBLIC STORAGE MGMT INC DEPT PT-NJ DEPT PT NJ 20718 GLENDALE, CA 91201.5025	9414 7266 9904 2177 8754 55
EDGEWATER PARK URBAN RENEWAL LLC 4355 S ROUTE 130 EDGEWATER PARK NJ 08010	9414 7266 9904 2177 8754 48
SILVER PARK WEST EST HOMEOWNERS ASC 3 EXECUTIVE DRIVE SOMERSET NJ 08873	9414 7266 9904 2177 8754 31
CITY AVENUE GROUP, LLC 192 TENBY CHASE DR DELRAN, NJ 08075	9414 7266 9904 2177 8754 24
WILLINGBORO TOWNSHIP MUNICIPAL COMPLEX 1 SALEM ROAD WILLINGBORO, NJ 08046	9414 7266 9904 2177 8754 17
BEVERLY CITY MUNICIPAL BUILDING 446 BROAD ST BEVERLY, NJ 08010	9414 7266 9904 2177 8754 00
BURLINGTON TOWNSHIP 851 OLD YORK ROAD P O BOX 340 BURLINGTON, NJ 08016	9414 7266 9904 2177 8753 94
DELANCO TOWNSHIP 770 COOPERTOWN ROAD DELANCO, NJ 08075	9414 7266 9904 2177 8753 87
BURLINGTON COUNTY PLANNING BOARD P O BOX 6000 MT HOLLY, NJ 08060	9414 7266 9904 2177 8753 70
NEW JERSEY DEPT OF TRANSPORTATION JACK LETTIERE, COMMISSIONER P O BOX 600 TRENTON, NJ 08625-0500	9414 7266 9904 2177 8753 63
P.S.E.&G ROBERT PRESTON, SALES CONSULTANT 300 NEW ALBANY ROAD MOORESTOWN, NJ 08057	9414 7266 9904 2177 8753 56

NAME AND ADDRESS

CERTIFIED MAIL NO.

COMCAST CABLE
KEVIN SMITH, GENERAL MANAGER
21 BEVERLY-RANCOCAS ROAD
WILLINBORO, NJ 08046

9414 7266 9904 2177 8753 49

VERIZON 911 DEPT
BARBARA WINWARD
789 WAYSIDE ROAD
NEPTUNE, NJ 07753

9414 7266 9904 2177 8753 32

NJ AMERICAN WATER CO.
MAUREEN DUFFY, COMMUNITY RELATIONS
989 LENOX DRIVE SUITE 224
LAWRENCEVILLE, NJ 08648

9414 7266 9904 2177 8753 25

EDGEWATER PARK SEWERAGE AUTHORITY
GEORGE CONRAD
COOPER AND GREEN STREETS
EDGEWATER PARK, NJ 08010

9414 7266 9904 2177 8753 18

Sarah Wooding, RMC
Municipal Clerk
Willingboro Township
One Rev. Dr. M. L. King Drive
Willingboro, NJ 08046-2853

9414 7266 9904 2177 8753 01

Bernadette Green, Secretary
Planning Board
Willingboro Township
One Rev. Dr. M. L. King Drive
Willingboro, NJ 08046-2853

9414 7266 9904 2177 8752 95

Reyan Frank, Secretary
Zoning Board of Adjustment
Willingboro Township
One Rev. Dr. M. L. King Drive
Willingboro, NJ 08046-2853

9414 7266 9904 2177 8752 88

Municipal Clerk
Township of Edgewater Park
400 Delanco Road
Edgewater Park, NJ 08010

9414 7266 9904 2177 8752 71

Kevin P. Johnson, Secretary
Planning Board
Township of Edgewater Park
400 Delanco Road
Edgewater Park, NJ 08010

9414 7266 9904 2177 8752 64

NAME AND ADDRESS

CERTIFIED MAIL NO.

Verizon
PO Box 4830
Trenton, NJ 08650-4830

9414 7266 9904 2177 8752 57

Consumer N.J. Water Company
Jack Lihvarcik, Manager
2875 New Brooklyn-Erial Road
Sicklerville, N.J.08081-1242

9414 7266 9904 2177 8752 40

Conectiv Real Estate Department
5100 Harding Highway
Suite 399
Mays Landing, NJ 08330

9414 7266 9904 2177 8752 33

Public Service Electric & Gas Co.
Attn: General Manager
Real Estate Office
80 Park Plaza
Newark, NJ 07102

9414 7266 9904 2177 8752 26

South Jersey Gas Company
Mr. Chuck Dippo, Engineer
1 South Jersey Plaza
Folsom, New Jersey 08037

9414 7266 9904 2177 8752 19

New Jersey American Water Co.
1 Water Street
Camden, NJ 08102-1658

9414 7266 9904 2177 8752 02

Transcontinental Gas Pipe Line Co.
3200 South Wood Avenue
Linden, NJ 07036

9414 7266 9904 2177 8751 96

Colonial Pipeline Co.
696 Mantua Grove Road
West Deptford, NJ 08066

9414 7266 9904 2177 8751 89

Commissioner
NJ Dept. of Transportation
P.O. Box 600
1035 Parkway Avenue
Trenton, NJ 08625

9414 7266 9904 2177 8751 72

NJ Turnpike
P.O. Box 5042
581 Main Street
Woodbridge, NJ 07095

9414 7266 9904 2177 8751 65

NAME AND ADDRESS

New Jersey Transit Corp.
One Penn Plaza, East
Newark, NJ 07105-2246

Conrail Real Estate Department
1000 Howard Boulevard
Mount Laurel, NJ 08054

NJ Department of Transportation
Region South Headquarters
One Executive Campus, Rt. 70 W.
Second Floor, Permits
Cherry Hill, NJ 08002

CERTIFIED MAIL NO.

9414 7266 9904 2177 8751 58

9414 7266 9904 2177 8751 41

9414 7266 9904 2177 8751 34



TRACY P. GILMAN

Sworn to and subscribed
before me on this 20th
day of November, 2020



NOTARY PUBLIC

JANE S. BRICKNER
NOTARY PUBLIC OF NEW JERSEY
Commission Expires December 18, 2023

219776858v1

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that upon the Application of NE Willingboro, LLC (the “Applicant”), the Zoning Board of Adjustment for the Township of Willingboro (the “Zoning Board”) shall conduct a virtual public hearing on Wednesday, December 2, 2020, commencing at 7:30 p.m. (beginning with a conference meeting session at 7:30 p.m. followed by a formal meeting session by 8:00 p.m.) to consider a request for Minor Site Plan Approval, Waiver of Formal Site Plan Review, Conditional Use Variance Approval, Conditional Use Approval and Bulk Variance Approval (Application 2020-2) to allow for the development and operation of a commercial vehicle parking and storage facility as a conditionally permitted use of the surface parking lot of an existing commercial property known as The Grand Marketplace, located at 4340 U.S. Route 130, within a B-1 Primary Business Zoning District, the RZO Route 130 Redevelopment Zone Overlay Area, owned by the Applicant, and more particularly known as Block 2, Lot 7.01 on the Official Willingboro Township Tax Maps (the “Property”).

In addition to Minor Site Plan Approval, Waiver of Formal Site Plan Review and Conditional Use Approval, Applicant is requesting that the Zoning Board grant Conditional Use Variance Approval for relief from the Ordinance Section 155-3 to allow the installation of a security fence with a six (6) foot height (i) within in the front yard areas of the Property; and (ii) that will have as many as five (5) gates where no more than three (3) gates are allowed.

At the same time, Applicant will also request that the Zoning Board grant Bulk Variance Approval to allow relief (i) for site buffering that is less than the 100 feet of buffering required by the Ordinance Section 370 – 74.C(2); (ii) to allow existing and proposed parking within twenty-five (25) feet of Route 130 and Sunset Road where Ordinance Section 370-75D requires a minimum parking distance of twenty-five (25) feet; (iii) from Ordinance Section 370-13N(6) to allow a security building to be located in the front yard area of the Property; and (iv) to allow the existing Property lot coverage of seventy-six (76) percent where fifty (50) percent is allowed.

During the course of the Zoning Board review of the Application (Application 2020-2) and/or the Applicant’s presentation of the Application it is possible that variances, waivers and/or other exceptions from the requirements of the Willingboro Township Zoning Code may be identified or deemed to be necessary to permit approval of the Application as submitted or with such changes as may be requested or accepted by the Zoning Board. This notice is to advise you that such additional variance, exception and/or waiver relief may be requested by the Applicant at the time of the hearing.

At the same time of the Zoning Board hearing on the Application (Application 2020-2), the Applicant will request that the Zoning Board grant any and all approvals, submission waivers, design waivers, variances, or other relief necessary to allow for the development of the Property as proposed by the Applicant.

Anyone affected by this Application (Application 2020-2) will have the opportunity to appear in person, by agent or attorney at a meeting of the Zoning Board to be held on Wednesday, December 2, 2020, commencing 7:30 p.m. to present any support or objection they may have for the Approval of this Application.

The December 2, 2020, hearing before the Zoning Board will be held by way of an on-line platform that allows participation by computer or telephone. Only those attending virtually before the Zoning Board to provide sworn testimony must appear by video in addition to audio. The public will not be permitted to physically attend the meeting (in order to protect the community and honor social distancing guidelines due to the COVID-19 pandemic). Members of the public can participate in the Zoning Board hearing by joining the meeting on December 2, 2020, commencing at 7:30 p.m. by telephone or by computer via the internet.

THE INSTRUCTIONS FOR JOINING THE ZONING BOARD MEETING VIA TELEPHONE OR COMPUTER ARE AS FOLLOWS:

Topic: Zoning Meeting

Time: December 2, 2020 07:30 PM Eastern Time (US and Canada)

TO JOIN ZOOM MEETING:

Type in address bar: <https://zoom.us>
Click " Join Meeting" on the top menu bar
Meeting ID:867 0173 3189
Password:024314

Join Zoom Meeting

<https://us02web.zoom.us/j/86701733189?pwd=RTFWZ1M4MTZFRFFydExNS0xUTEICZz09>

Meeting ID: 867 0173 3189

Passcode: 024314

One tap mobile

+13126266799,,86701733189#,,,,,0#,,024314# US (Chicago)
+16465588656,,86701733189#,,,,,0#,,024314# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Germantown)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)

Meeting ID: 867 0173 3189

Passcode: 024314

Find your local number: <https://us02web.zoom.us/j/86701733189>

MEETING DATE:	December 2, 2020
MEETING TIME:	7:30 P.M.
SERVICE:	ZOOM CONFERENCE CALL

ACTION WILL BE TAKEN AT THIS MEETING.

THIS MEETING WILL BE HELD IN COMPLIANCE WITH THE OPEN PUBLIC MEETING ACT.

The Zoning Board may at its discretion, adjourn, postpone, or continue the said hearings from time to time, and you are hereby notified that you should make diligent inquiry of the Planning Board Secretary concerning such adjournments, postponements, or continuations.

All documents relating to this Application (Application 2020-2) are on file with the Zoning Board of Adjustment Secretary in the Township of Willingboro Zoning Board of Adjustment Office in the Willingboro Township Municipal Complex located at One Rev. Dr. M. L. King Drive, Willingboro, New Jersey 08046 – 2853 and may be inspected and reviewed by the public via the Township of Willingboro website, <https://www.willingboronj.gov>, or if you are unable to access the Application (Application 2020-2) documents via the Township of Willingboro website, by contacting the Zoning Board of Adjustment Secretary whose telephone number is (609) 877 – 2200, Extension 1030, and email address is rfrank@willingboronj.gov.

CLINT B. ALLEN, ESQUIRE
ARCHER & GREINER, P.C.
One Centennial Square
Haddonfield, New Jersey 08033
Attorneys for Applicant
856-795-2121

WILLINGBORO



TOWNSHIP
NEW JERSEY

November 16, 2020

Archer & Greiner, P.C.
One Centennial Square
Haddonfield, NJ 08033

Re: 200 Foot Certified Property List

Blk: 2 Lot: 7.01
Willingboro Township, Burlington County, New Jersey

To Whom It May Concern:

Enclosed please find the information requested on the above referenced property located in Willingboro Township.

Be advised that you also have to notify any public utilities in the area registered with Township Clerk Office of Willingboro Township (*SEE ATTACHED UTILITIES LIST*).

If the subject property is adjacent to a State Highway, the applicant must also give notice by personal service or certified mail to the N.J. Commissioner of Transportation.

If the subject property is adjacent to a County Road, the applicant must also give notice to the Burlington County Planning Board.

If the subject property is adjacent to a neighboring township, the applicant must contact that municipality in order to notice property owners within that township (*SEE ATTACHED ADJOINING MUNICIPALITIES LIST, MUNICIPALITY WILL BE CHECKED OFF IF YOU NEED TO CONTACT*).

If you need further assistance or have any questions, please contact our office at (609) 877-2200 Ext. 1013.

Sincerely,

Justin L. Lamicella, Sr., SCGREA, CTA
Tax Assessor

Enc.

Adjoining Municipalities

- (Only those checked off)
- Edgewater Park Township
400 Delanco Road
Edgewater Park, NJ 08010
- Mount Laurel Township
Mt. Laurel Municipal Center
100 Mt. Laurel Road
- Westampton Township
710 Rancocas Road
Westampton, NJ 08060
- Burlington Township
851 Old York Road
P.O. Box 340
Burlington, NJ 08016
- Delran Township
900 Chester Ave.
Delran, NJ 08075
- Moorestown Township
Town Hall
111 West Second Street
Moorestown, NJ 08057-2480
- Delanco Township
770 Coopertown Road
Delanco, NJ 08075

Utilities

PSE&G Company
80 Park Plaza
Newark, NJ 07102-4194
Attention: General Manager
Properties & Risk Management

Comcast Television
42 Centerton Rd. Ste. H-1
Mount Laurel, NJ 08054

Verizon 911 Department
Barbara Winward
789 Wayside Road
Neptune, NJ 07753

Willingboro M.U.A.
433 John F. Kennedy Way
Willingboro, NJ 08046-2119

New Jersey Department of
Transportation
Jack Lettiere Commissioner
PO Box 600
Trenton, NJ 08625-0600

County Planning Board
PO Box 6000
Mt. Holly, NJ 08060

OWNER & ADDRESS REPORT

WILLINGBORO TWP

CERTIFIED PROPERTY OWNERS LIST BLK 2 LOT 7.01
4340 US 130 WILLINGBORO, BURLINGTON COUNTY, NJ

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1	4		4A	WOLF, LAWRENCE H 10 SIDNEY LA WILLINGBORO, NJ 08046	12 SIDNEY LANE	
2	2		4A	FIRST FIDELITY BANK-BRANCH 18-MEO PO BOX 2609 CARLSBAD, CA 92018	4306 ROUTE 130	300SB
2	3		4A	SEGAL, SEGAL & LIEBERMAN 12 PENNS TRAIL STE103 NEWTOWN, PA 18940	4312-4316 ROUTE 130	300SM
2	4.01		4A	4328 RT. 130, LLC 15 NICOLOSI DR. STATEN ISLAND, NY 10312	4328 ROUTE 130	300OB
2	4.02		4A	GOLDENBERG, R A & POPKIN, IVAN BEN FOX PAV-#700-40 JENKINTOWN, PA 19046	4318 ROUTE 130	300RS
2	4.03		4A	SANLYSE, LLC 188 NW SPANISH RIVER BLVD BOCA RATON, FL 33431	4320 ROUTE 130	300RS
2	7.02		4A	FIRST JERSEY NAT'L BANK-NC10010381 %101 N TRYON ST,CORP RE A CHARLOTTE, NC 28255	4354 ROUTE 130	300SB
2	7.03		15C	TOWNSHIP OF WILLINGBORO 1 SALEM ROAD WILLINGBORO, NJ 08046	ROUTE 130	
2	7.04		1	WILLINGBORO SENIOR URBAN RENEWAL 1103 LAUREL OAK RD,STE105 VOORHEES, NJ 08043	55 SUNSET ROAD	30YR BLDG EXEMPTION
2	7.04	C100	1	WILLINGBORO SENIOR URBAN RENEWAL 1103 LAUREL OAK RD,STE105 VOORHEES, NJ 08043	55 SUNSET ROAD	
2	7.04	C200	1	WILLINGBORO SENIOR URBAN RENEWAL 1103 LAUREL OAK RD,STE105 VOORHEES, NJ 08043	55 SUNSET ROAD	
2	7.04	X	15F	WILLINGBORO SENIOR URBAN RENEWAL 1103 LAUREL OAK RD,STE105 VOORHEES, NJ 08043	55 SUNSET ROAD	30YR EXEMPTION
2	10		4A	ADDARI, LORENZO & LILLIANA 11 COX FARM ROAD BURLINGTON, NJ 08016	73 SUNSET ROAD	300OB
2	11		4A	PLAZA RESOURCES INVESTMENTS LLC %2 STEEPLEBUSH TRAIL SOUTHAMPTON, NJ 08088	75 SUNSET ROAD	300SC
2	12		4A	LORINGER, ROBERT A & JUDITH A 933 WOODLANE ROAD EDGEWATER PARK, NJ 08010	79 SUNSET ROAD	300GS
101	6		2	ROSARIO, BENITO JR 19 SUSSEX DR WILLINGBORO, NJ 08046	19 SUSSEX DRIVE	0100B
101	7		2	BIVENS, JIM & CHERYL A 21 SUSSEX DRIVE WILLINGBORO, NJ 08046	21 SUSSEX DRIVE	0100C+7200
101	8		2	DBN PETROLEUM CORPORATION 1 FARMHOUSE CT. MOORESTOWN, NJ 08057	25 SUSSEX DRIVE	
101	9		2	AITON, BRUCE & MYAT-HTWAY 11357 MOMARTE LN ST, LOUIS, MO 63146	29 SUSSEX DRIVE	0100B+7100

OWNER & ADDRESS REPORT

WILLINGBORO TWP

11/16/20 Page 2 of 3

CERTIFIED PROPERTY OWNERS LIST BLK 2 LOT 7.01
4340 US 130 WILLINGBORO, BURLINGTON COUNTY, NJ

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
101	10		2	MOSCATELLI, LOUIS & RODD, LINDA 31 SUSSEX DRIVE WILLINGBORO, NJ 08046	31 SUSSEX DRIVE	0100A+1200
101	11		2	FENDERSON, NELLIE & ALPHONSO 35 SUSSEX DR WILLINGBORO, NJ 08046	35 SUSSEX DRIVE	0100B+2500
101	12		15F	JOHNSON, INGE 37 SUSSEX DR WILLINGBORO, NJ 08046	37 SUSSEX DRIVE	0100C
101	13		2	JONES, CLARENCE E S & JOSY R 41 SUSSEX DRIVE WILLINGBORO, NJ 08046	41 SUSSEX DRIVE	0100A+2300
101	14		2	PEREZ, IRMA 45 SUSSEX DRIVE WILLINGBORO, NJ 08046	45 SUSSEX DRIVE	0100B
101	15		2	SANDERS, CHARLES JR & DOLORES G 47 SUSSEX DRIVE WILLINGBORO, NJ 08046	47 SUSSEX DRIVE	0100C
101	16		2	GRAVELY, MANYA D 51 SUSSEX DR WILLINGBORO, NJ 08046	51 SUSSEX DRIVE	SECTION 5:80-26.18C2
101	19		15C	TOWNSHIP OF WILLINGBORO 1 SALEM ROAD WILLINGBORO, NJ 08046	LEVITT PARKWAY	
102	4		2	BARKSDALE, TERRY E & MARY J 26 SUSSEX DR WILLINGBORO, NJ 08046	26 SUSSEX DRIVE	0100C
102	5		2	LATIF, ASHRAF 30 SUSSEX DRIVE WILLINGBORO, NJ 08046	30 SUSSEX DRIVE	0100A
102	6		2	HAYES, JOHN W 34 SUSSEX DR WILLINGBORO, NJ 08046	34 SUSSEX DRIVE	0100B
102	7		2	BUFFI, ANNE & COOK, LOUANN 154 FOX CHASE DRIVE DELTRAN, NJ 08075	36 SUSSEX DRIVE	0100A
102	8		2	BYRD, JAMES M & KATHRYN H 46 SUSSEX DRIVE WILLINGBORO, NJ 08046	46 SUSSEX DRIVE	0100C
117	10		2	LECONEY, THOMAS & ELIZABETH 19 STRETTON CIRCLE WILLINGBORO, NJ 08046	19 STRETTON CIRCLE	0100A+7500
117	11		2	DIXON, LOIS 23 STRETTON CIRCLE WILLINGBORO, NJ 08046	23 STRETTON CIRCLE	0100B+2300
117	12		2	FEINGOLD, SHOIME 25 STRETTON CIRCLE WILLINGBORO NJ 08046	25 STRETTON CIRCLE	0100C+2500
117	13		2	BOHLERT, JOHN 27 STRETTON CRICLE WILLINGBORO, NJ 08046	27 STRETTON CIRCLE	0100A
117	14		2	BAUMAN, CHARNA Z 31 STRETTON CIRCLE WILLINGBORO, NJ 08046	31 STRETTON CIRCLE	0100B
117	15		2	TCHOUANTE, EDI 33 STRETTON CIRCLE WILLINGBORO, NJ 08046	33 STRETTON CIRCLE	0100C+5800

OWNER & ADDRESS REPORT

WILLINGBORO TWP

11/16/20 Page 3 of 3

CERTIFIED PROPERTY OWNERS LIST BLK 2 LOT 7.01
4340 US 130 WILLINGBORO, BURLINGTON COUNTY, NJ

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
117	16		2	DYN-BOYS LAND LLC 35 STRETTON CIRCLE WILLINGBORO, NJ 08046	35 STRETTON CIRCLE	0100A
117	17		2	GONZALEZ, NOEL & LEYANIS 39 STRETTON CIRCLE WILLINGBORO, NJ 08046	39 STRETTON CIRCLE	0100B
119	17		15A	WILLINGBORO BOARD OF EDUCATION 440 BEV-RANCOCAS RD WILLINGBORO, NJ 08046	70 SUNSET ROAD	
119	17	C100	15B	CATHEDRAL OF LOVE 440 BEV-RANCOCAS RD WILLINGBORO, NJ 08046	70 SUNSET ROAD	090198-063099
119	27		2	FELICIANO, ZULEIMA 65 SOMERSET DRIVE WILLINGBORO, NJ 08046	65 SOMERSET DRIVE	0100A
119	28		2	KOKSALDI, YAKUP 67 SOMERSET DR WILLINGBORO, NJ 08046	67 SOMERSET DRIVE	0100B+5300
119	29		2	BROWNING, A J & JACKSON, J & HARRIS 71 SOMERSET DRIVE WILLINGBORO, NJ 08046	71 SOMERSET DRIVE	0100C
119	30		2	73 SOMERSET DR LLC 73 SOMERSET DRIVE WILLINGBORO, NJ 08046	73 SOMERSET DRIVE	0100A
119	31		2	TRAN, NGOC THO & NGUYEN, THI K ETAL 77 SOMERSET DRIVE WILLINGBORO, NJ 08046	77 SOMERSET DRIVE	0100C
119	32		4A	POST, WARREN W 81 SOMERSET DRIVE WILLINGBORO, NJ 08046	81 SOMERSET DRIVE	0100B+9000



Township of Edgewater Park
400 Delanco Road
Edgewater Park, New Jersey 08010

Phone (609) 877-2050
Fax (609) 877-2308

11/20/2020

Archer & Greiner
One Centennial Square
East Euclid Ave.
Haddonfield, NJ 08033

Re: 200 Foot List-4340 US 130
Willingboro, NJ 08046
Block: 2 Lot 7.01

Dear Sir:

Pursuant to your request, I hereby certify that the enclosed is a list of property owners within 200 feet of our township zone as it relates to the above referenced property. This is in accordance with the townships current tax map. There is also a list of utilizes in addition to receipt copy # 391580 for your check # 406334.

Sincerely,

Patricia Cahall



Patricia Cahall
Deputy Tax Assessor
Edgewater Park Township

200 Foot Block: 2 Lot:7 Willingboro, NJ
TAXING DISTRICT 12 EDGEWATER PARK

APPLICANT: Archer & Greiner
COUNTY 03 BURLINGTON

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
1202 8	4319 S ROUTE 130	4A	ADCEP LLC 4319 ROUTE 130 SOUTH EDGEWATER PARK, NJ	08010
1202 8	4319 S ROUTE 130	15F	ADCEP LLC 4319 ROUTE 130 SOUTH EDGEWATER PARK, NJ	08010
Qualifier X				
1202 8.01	2224 S ROUTE 130	1	HOOVER PLAZA LLC PO BOX 719 FLANDERS, NJ	07836
1202 9.02	4325A S ROUTE 130	4A	ARIEL REALTY LLC 4325A S ROUTE 130 EDGEWATER PARK, NJ	08010
1202.07 4	4313 S ROUTE 130 405:1202,4.06	4A	HOOVER PLAZA LLC PO BOX 719 FLANDERS, NJ	07836
1202.07 4.03	4303 S ROUTE 130	4A	MSS PARK, LLC 2929 ROUTE 130 DELTRAN, NJ	08075
1202.07 7	4307 S ROUTE 130	4A	4307 REAL ESTATE, LLC 4307 S ROUTE 130 EDGEWATER PARK, NJ	08010
1202.09 1	4347 S ROUTE 130	4A	THREE J PROPERTIES INC 1 IND WAY W BLD E STE D EATONTOWN NJ	07724
1202.09 2	4351 S ROUTE 130	4A	PUBLIC STORAGE MGMT INC DEPT PT-NJ DEPT PT NJ 20718 GLENDALE, CA	91201.5025
1202.09 3	4355A S ROUTE 130	4A	EDGEWATER PARK URBAN RENEWAL LLC 4355 S ROUTE 130 EDGEWATER PARK NJ	08010
1202.09 3	4355A S ROUTE 130	15F	EDGEWATER PARK URBAN RENEWAL LLC 4355 S ROUTE 130 EDGEWATER PARK NJ	08010
Qualifier X				
1202.09 4	WOODLANE RD	1	EDGEWATER PARK URBAN RENEWAL LLC 4355 S ROUTE 130 EDGEWATER PARK NJ	08010
1202.09 5	PALMER SQUARE	15F	SILVER PARK WEST EST HOMEOWNERS ASC 3 EXECUTIVE DRIVE SOMERSET NJ	08873
1203 1	4301 S ROUTE 130	4A	CITY AVENUE GROUP, LLC 192 TENBY CHASE DR DELTRAN, NJ	08075

FOR INFORMATIONAL PURPOSES

ADJOINING MUNICIPALITIES

WILLINGBORO TOWNSHIP
MUNICIPAL COMPLEX
1 SALEM ROAD
WILLINGBORO, NJ 08046
609-877-2200

BEVERLY CITY
MUNICIPAL BUILDING
446 BROAD ST
BEVERLY, NJ 08010
609-987-1881

BURLINGTON TOWNSHIP
851 OLD YORK ROAD
P O BOX 340
BURLINGTON, NJ 08016
609-386-4444

DELANCO TOWNSHIP
770 COOPERTOWN ROAD
DELANCO, NJ 08075
856-461-0561

GOVERNMENT AGENCIES

BURLINGTON COUNTY PLANNING BOARD
P O BOX 6000
MT HOLLY, NJ 08060

NEW JERSEY DEPT OF TRANSPORTATION
JACK LETTIERE, COMMISSIONER
P O BOX 600
TRENTON, NJ 08625-0600

Utilities

P.S.E.&G
ROBERT PRESTON, SALES CONSULTANT
300 NEW ALBANY ROAD
MOORESTOWN, NJ 08057

COMCAST CABLE
KEVIN SMITH, GENERAL MANAGER
21 BEVERLY-RANCOCAS ROAD
WILLINGBORO, NJ 08046

VERIZON 911 DEPT
BARBARA WINWARD
789 WAYSIDE ROAD
NEPTUNE, NJ 07753
FAX: 800-637-9137

NJ AMERICAN WATER CO.
MAUREEN DUFFY, COMMUNITY RELATIONS
989 LENOX DRIVE SUITE 224
LAWRENCEVILLE, NJ 08648

EDGEWATER PARK SEWERAGE AUTHORITY
GEORGE CONARD
COOPER AND GREEN STREETS
EDGEWATER PARK, NJ 08010