

The Township of  
**WILLINGBORO**

One Rev. Dr. M. L. King, Jr. Drive  
Willingboro, New Jersey 08046

Phone: 609-877-2200 - Fax: 609-877-1278

**PLANNING BOARD AND ZONING BOARD APPLICATION**

The application, with supporting documentation, must be filed with the Township and must be delivered to the Board Attorney, Engineer and Planning Consultant for review at last fifteen (15) business days prior to the meeting at which the application is to be considered

To be completed by Township Staff only

Date Filed 9-4-20 Application # 2020-2 Planning Board \_\_\_\_\_

Zoning Board of Adjustment  Application Fees 350.00 Escrow Deposit 1450.00

Scheduled for: Review for Completeness \_\_\_\_\_ Hearing 10-07-20

**1. SUBJECT PROPERTY**

Location: 4340 N.J.S.H. Route 130

Tax Map Page \_\_\_\_\_ Block 2 Lot (s) 7.01  
Page \_\_\_\_\_ Block \_\_\_\_\_ Lot (s) \_\_\_\_\_

Dimensions: Frontage See attached plan. Depth See attached plan. Total Area See attached plan.

Zoning District: B-1 Primary Business Zoning District

**2. APPLICANT**

Name: NE Willingboro LLC

Address: 873 Route 45, Suite 101, New City, New York 10956

Phone: (845) 262-6311

Applicant is a: Corporation LLC Partnership \_\_\_\_\_ Individual \_\_\_\_\_

THIS INFORMATION ON ORIGINAL ONLY TAX ID# \_\_\_\_\_ SS# \_\_\_\_\_

CONTACT: Planning Board - Bernadette Davis-Green 609-877-2200x1114 [bgreen@willingboronj.gov](mailto:bgreen@willingboronj.gov)  
Zoning Board - Ryan Frank 609-877-2200 x1030 [rfrank@willingboronj.gov](mailto:rfrank@willingboronj.gov)

**Township of Willingboro Site Plan Checklist—Page 1 of 2**

	Item Required	Ord #	Supplied	Waiver
1	Key Map showing property in relation to surrounding area	205-37	X	
2	Property Boundary Survey sealed by a Land Surveyor licensed to practice in the State of New Jersey	205-36A	X	
3	Name, address and phone number of owner/applicant and person preparing map	205-36A	X	
4	Engineering Detail sealed by an Engineer licensed to practice in the State of New Jersey	205-36C	X	
5	North Arrow, scale (1"=100' minimum)	205-36A	X	
	Date of preparation	205-36A-1	X	
	Date of most recent revision	205-36A-1	X	
	Township Tax Map Number	205-36A-1	X	
	Block and Lot Number (s)	205-36A-1	X	
	Site Plan Application Number	205-36A-1		X
	Lot acreage	205-36A-2	X	
6	Building setback requirements	205-36A-8	X	
7	Zone and district boundaries	205-36A-12	X	
8	Names of abutting property owners	205-36A-1		X
9	Location on site and 200 feet there from of ponds, streams drainage, ditches watercourse and rivers	205-36A-5		X
10	Location on site and 200 feet there from of wooded areas	205-36A-4		X
11	Natural features including soil types, rock crops, location of individual trees greater than 6" in diameter and flood hazard zone as per FIRM map.	205-36A-4		X
12	Environmental Impact Statement (10 Acres)	205-54		X
13	Location on site and 200 feet therefrom of existing buildings, structure, signs, lights, paving, etc.	205-36A-8	X	
14	Proposed new buildings or structure including dimensions, distances from property lines, use, first floor corner elevations and floor areas	205-36A-8	X	
15	Existing Contours (indicate source)	205-36A-3	X	
16	Proposed contours at two foot contour intervals and spot elevations where needed to show situation property.	205-36A-3	X	
17	Location on site and 200 feet therefrom of easements, right-of-way, roads and streets.	205-36A-7	X	
18	Location and width of proposed streets and entrances and exits servicing site including type of pavement.	205-36A-6	X	
19	Location and capacity of off-street parking, loading and unloading including curb stops, bumpers, type of payments etc.	205-36A-14	X	
20	Existing and proposed storm water management and invert, grade and rim elevation and drainage calculations showing sizing of pipes and off-site disposition of water	205-36A-5g	X	
21	Existing and proposed potable water including wells and sanitary disposal facilities showing perc test witnessed by the County Department of Health, locations and results where applicable	205-36A-9		X
22	Location of proposed existing utilities.	205-36A-10	X	
23	Location of proposed sewer and water connections	205-36A-9	X	
24	Proposed soil erosion and sedimentation controls.	205-36		X
25	Location and details of all signs	205-36A-8	X	
26	Location and details of all proposed lighting including catalog cuts and isoluxcharts	205-36A-8	X	

	<b>Item Required</b>	<b>Ord #</b>	<b>Supplied</b>	<b>Waiver</b>
27	Location and details of all landscaping screening and buffer areas including seeding schedule, plant schedule, and slops stabilization methods, etc.	205-36A-11	X	
28	Location and details of sidewalks	205-36A-6	X	
29	Location and details of all curbing and curb returns, including top and bottom elevations.	205-36A-6	X	
30	Location and details of solid waste disposal facilities	205-36A-13	X	
31	Design and details of any structures such as fences, retaining walls, manholes, headwalls, retention and detention basins, etc.	205-36A-6	X	
32	Location and capacity of all petroleum storage tanks	205-36A-15		X
33	Adherence to Barrier Free facility requirements, NJAC17:19A		X	
34	Details of proposed off-site improvements			X
35	Proposed methods of demolition (in any)	205-36A-8	N/A	X
36	Floor Plans and Building Elevations		N/A	
37	Traffic Analysis			
<b>PLANS REQUIRED</b>				
<b>Planning Board – 15 Sets – 12 to Township and 2 to Professionals plus one electronic copy either on CD or by email</b>				
<b>Zoning Board – 15 Sets – 12 to Township and 2 to Professionals plus one electronic copy either on CD or by email</b>				

Subdivisions and Other Lot Line Adjustments: NOT APPLICABLE.

**Current Property ID:**

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Qualifier: \_\_\_\_\_

Property Location: \_\_\_\_\_

**Proposed Property ID:**

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Qualifier: \_\_\_\_\_

Property Location: \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Qualifier: \_\_\_\_\_

Property Location: \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Qualifier: \_\_\_\_\_

Property Location: \_\_\_\_\_

**Current Property ID:**

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Qualifier: \_\_\_\_\_

Property Location: \_\_\_\_\_

**Proposed Property ID:**

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Qualifier: \_\_\_\_\_

Property Location: \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Qualifier: \_\_\_\_\_

Property Location: \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Qualifier: \_\_\_\_\_

Property Location: \_\_\_\_\_

**Current Property ID:**

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Qualifier: \_\_\_\_\_

Property Location: \_\_\_\_\_

**Proposed Property ID:**

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Qualifier: \_\_\_\_\_

Property Location: \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Qualifier: \_\_\_\_\_

Property Location: \_\_\_\_\_

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Qualifier: \_\_\_\_\_

Property Location: \_\_\_\_\_

**Current Property ID:**

Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Qualifier: \_\_\_\_\_

Property Location: \_\_\_\_\_

**1. DISCLOSURE STATEMENT**

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons 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.A. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed in the chain of ownership until the names and addresses of the non-corporate stockholder and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply).

Name Meshualan Martin Interest Owner  
Address 873 Route 45, Suite 101, New City, New York 10956

Name \_\_\_\_\_ Interest \_\_\_\_\_  
Address \_\_\_\_\_

Name \_\_\_\_\_ Interest \_\_\_\_\_  
Address \_\_\_\_\_

Name \_\_\_\_\_ Interest \_\_\_\_\_  
Address \_\_\_\_\_

**2. IF OWNER IS OTHER THAN THE APPLICANT, PROVIDE THE FOLLOWING INFORMATION ON THE OWNER (S)**

Owner's Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_

**3. PROPERTY INFORMATION**

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 premises: The Grand Marketplace Shopping Center  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. **Applicant's Attorney** Clint B. Allen, Esquire c/o Archer & Greiner, P.C.  
**Address** 33 East Euclid Avenue, Haddonfield, New Jersey 08033  
**Telephone Number** (856) 354 - 3017 **Fax Number** (856) 67307017  
**Email** callen@archerlaw.com

5. **Applicant's Attorney** \_\_\_\_\_  
**Address** \_\_\_\_\_  
**Telephone Number** \_\_\_\_\_ **Fax Number** \_\_\_\_\_  
**Email** \_\_\_\_\_

6. **Applicant's Attorney** \_\_\_\_\_  
**Address** \_\_\_\_\_  
**Telephone Number** \_\_\_\_\_ **Fax Number** \_\_\_\_\_  
**Email** \_\_\_\_\_

7. **Applicant's Attorney** \_\_\_\_\_  
**Address** \_\_\_\_\_  
**Telephone Number** \_\_\_\_\_ **Fax Number** \_\_\_\_\_  
**Email** \_\_\_\_\_

8. **List any other Expert who will submit a report or who will testify for the applicant. (Attach additional sheets as may be necessary)**

**Name** Samuel Renauro, III, P.E. / SR3 Engineering  
**Field of Expertise** Site Plan Engineer  
**Address** 100 Essex Avenue, Suite 201, Bellmawr, New Jersey 08031  
**Telephone Number** (856) 933 - 3323 **Fax Number** \_\_\_\_\_  
**Email** \_\_\_\_\_

**Name** Nathan B. Mosely, P.E., CME / Shropshire Associates, LLC  
**Field of Expertise** Traffic Engineer  
**Address** 277 White Horse Pike, Suite 203, Atco, New Jersey 08004  
**Telephone Number** (609) 714 - 0400 **Fax Number** (609) 714-9944  
**Email** nmosley@sallc.org

WILLINGBORO TOWNSHIP		FEE SCHEDULE	
Subject of Application	Fee	Escrow Account	
Subdivision minor plat	\$100	\$300	
Subdivision preliminary plat	\$200	\$150 per lot, but not less than \$1,000	
Subdivision final plat	\$200	\$25 per lot, but not less than \$750	
Site plan waiver	\$50	\$200	
Site plan, minor	\$200	\$500	
Site plan, preliminary	\$350	\$150 per acre or part acre, but not less than \$1,500 shall be deposited	
Site plan, final	\$200	\$100 per acre or part acre, but not less than \$1,000 shall be deposited	
Conditional use	\$100	\$500	
Informal*	\$50	None, provided that no professional review is involved. Applicant is responsible for costs of professional review required by the Board	
Staff conference	\$50	\$750 if any of the professional consultants are to participate	
Appeals (N.J.S.A. 40:55D-70a)	\$100	\$250	
Ordinance or map interpretation (N.J.S.A. 40:55D-70b)	\$50	\$250	
Bulk variances (N.J.S.A. 40:55D-70c)	\$100	\$250	
Use variances (N.J.S.A. 40:55D-70d)	\$100	\$350	
Permit (N.J.S.A. 40:55D-34 and N.J.S.A. 40:55D-35)	\$100	\$200	
Appeals to Township Council	\$100	\$350	
Request for rezoning	\$400	\$10 per acre, but not less than \$1,000	
Driveway relocation application [§370-76A-1h]	\$50	\$100	
Any other matter under the provisions of this chapter or the Municipal Land Use Law for which no specific fee or escrow deposit is established	\$100	\$250	
Certified list of property owners (N.J.S.A. 40:55D-12)	\$0.25 per name or \$10, whichever is greater		
Copies of applications, minutes, transcripts, decisions, resolutions or any other document or record for which no other specific fee has been established	Per letter-size page or smaller: \$0.05; per legal-size page or larger: \$0.07		
Zoning permit (Local clearance)	\$10	None required	
Subdivision approval certificate	\$10	None required	

\*Whenever professional review fees will be incurred as the result of review conducted prior to the formal submission of an application, no such review shall be conducted until the applicant shall have requested the review and shall have agreed, in writing, to be responsible for the professional review fees. In any such instance, the Township Clerk shall determine the amount of escrow deposit that will be required.

## FEE SCHEDULE CONTINUED

### 1) Minor subdivisions:

(a) Application fee: processing fee of \$25 and \$50 for each new lot to be created (except any lands offered to the Township) as the technical review fee, as required by § 205-6 of the Code of the Township of Willingboro.

(b) Percolation test fee: actual cost of the verification tests, but not to exceed \$200 per test, as the technical review fee, as required by § 205-7A(10) of the Code of the Township of Willingboro.

(c) Engineering review fee: \$150 as the technical review fee, as required by § 205-11 of the Code of the Township of Willingboro.

(d) Inspection fee: \$100 for each \$5,000 or part thereof of the cost of construction of the improvements as estimated by the Township Engineer as a technical review fee, as required by § 205-12 of the Code of the Township of Willingboro.

### (2) Major subdivisions:

(a) Application fee (preliminary): processing fee of \$25, and \$250 for a subdivision involving 10 or fewer lots or \$500 for a larger subdivision and \$5 per new lot to be created in excess of 49 new lots as the technical review fee, as required in § 205-14 of the Code of the Township of Willingboro.

(b) Percolation test fee: as established in Subsection C(1)(b) hereof, as required by § 205-15A(12) of the Code of the Township of Willingboro.

(c) Engineering review fee: \$500, plus \$5 per lot, as the technical review fee, as required by § 205-21E of the Code of the Township of Willingboro.

(d) Application fee (final): as established in Subsection C(2)(a) hereof, as required by § 205-22C of the Code of the Township of Willingboro.

(e) Inspection fee: as established in Subsection C(1)(d) hereof, as required by § 205-27 of the Code of the Township of Willingboro.

### (3) Site plans:

(a) Application fee (preliminary): processing fee of \$25 and \$100 for the first acre and \$50 for each subsequent acre or part thereof as the technical review fee, as required in § 205-35 of the Code of the Township of Willingboro.

(b) Percolation test fee: as established in Subsection C(1)(b) hereof, as required by § 205-36A(13) of the Code of the Township of Willingboro.

(c) Engineering review fee: \$150, plus \$50 per acre or part thereof, as the technical review fee, as required by § 205-41 of the Code of the Township of Willingboro.

(d) Application fee (final): as established in Subsection C(3)(a) hereof, as required by § 205-42E of the Code of the Township of Willingboro.

(e) Inspection fee: as established in Subsection C(1)(d) hereof, as required by § 205-45 of the Code of the Township of Willingboro.

### (4) Miscellaneous provisions.

(a) The Planning Board may waive any or all of any fee established herein if the applicant is a nonprofit or religious corporation or association.

(b) All processing fees shall be nonrefundable.

(c) Each technical review fee shall be adjusted to reflect the actual time required for review multiplied by the rate established in the schedule of professional fees adopted annually by the governing body, to the end that should there be any amount unexpended for professional review of an application, the unexpended balance shall be refunded to the applicant, and further, that should the fee deposited be insufficient to satisfy the expenses of professional review, the applicant shall be required to deposit such additional funds as may be determined to be proper by the Planning Board in order to satisfy such expenses.

D. Special use permits. The fee for a special use permit as provided in Chapter 370, Zoning, of the Code of the Township of Willingboro shall be \$35.



9. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

- Minor Subdivision Approval
- Subdivision Approval (Preliminary)
- Subdivision Approval (Final)

Number of lots to be created \_\_\_\_\_  
(including remainder lot)

Number of proposed dwelling units \_\_\_\_\_  
(if applicable)

SITE PLAN:

- Minor Site Plan Approval
- Preliminary Site Plan Approval [Phases (if applicable) \_\_\_\_\_]
- Final Site Plan Approval [Phases (if applicable) \_\_\_\_\_]
- Amendment or Revision to an Approved Site Plan

Area to be disturbed (square feet or acreage) \_\_\_\_\_

Number of proposed dwelling units (if applicable) \_\_\_\_\_

- Request for Waiver from Site Plan Review and Approval

Reason for request: Proposed site improvements are limited to (i) re-striping of an existing parking lot;  
(ii) installation of security fence; and (iii) installation of security office trailer.

- Informal Review
- Request for Rezoning and/or Amendment to Master Plan
- Appeal decision of an Administrative Officer [N.J.S.A. 40:55D-70a]
- Map or Ordinance Interpretation or Special Question [N.J.S.A. 40:55D-70b]
- Variance Relief (hardship) [N.J.S.A. 40:55D-70c(1)]
- Variance Relief (substantial benefit) [N.J.S.A. 40:55D-70c(2)]
- Variance Relief (use) [N.J.S.A. 40:55D-70d]
- Conditional Use Approval [N.J.S.A. 40:55D-67]
- Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S.A. 40:55D-34]
- Direct issuance of a permit for a lacking street frontage [N.J.S.A. 40:55D-35]
- Other Relief [specify] \_\_\_\_\_

10. Section(s) of Ordinance from which a variance is requested: Please refer to attached Application Addendum.  
Relief from the Ordinance Section 155-3 to allow the installation of a security fence  
in the front yard areas of the Property that is not consistent with the Conditional Use  
criteria for a Conditionally Permit commercial vehicle parking and storage facility.  
Relief from the Ordinance Section 370 – 74.C(2) site buffering requirements.

11. Waivers Requested of Development Standards and/or Submission Requirements:  
 [attach additional pages as needed]  
Please review to attached Submission Waiver Request Outline.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

12. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and with 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. The publication and the service on the affected owners must be accomplished at least ten (10) days prior to the date scheduled by the Administrative Office for the hearing. An affidavit of service on all property owners and a proof of publication must be filed before the application will complete and the hearing can proceed. See Attached Notice.

13. 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]  
Please refer to attached Application cover letter and Application Addendum.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- 14. Is a public water line available? Yes
- 15. Is public sanitary sewer available? Yes
- 16. Does the application propose a well and septic? No
- 17. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? Not Applicable.
- 18. Are any off-tract improvements required or proposed? No.
- 19. Is the subdivision to be filed by Deed or Plat? Not Applicable.

20. What form of security does the applicant propose to provide as performance and maintenance guarantees?

To be determined, if needed.

21. Other approvals which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Willingboro Municipal Utilities Authority	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Burlington County Health Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Burlington County Planning Board	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Submission pending.
Burlington County Soil Conservation District	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
NJ Council on Affordable Housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
NJ Department of Environmental Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Sewer Extension Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Sanitary Sewer Connection Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Stream Encroachment Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Waterfront Development Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Wetlands Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Tidal Wetlands Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Potable Water Construction Permit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Other _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
NJ Department of Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Public Service Electric & Gas Company	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	<input type="checkbox"/>	_____

22. Certification from the Tax Collector that all taxes due on the subject property have been paid.  
Please see attached email correspondence from the municipal Tax Collector.

23. List of Maps, Reports and other materials accompanying the application. (Attach additional pages as required for complete listing.)

It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the members of the professional staff [Engineer, Planning Consultant, Attorney for the Board to which the application is submitted] for their review. The documentation must be received by the professional staff at least fifteen (15) business days prior to the meeting at which the application is to be considered, otherwise the application will be deemed incomplete. A list of the professional staff is attached to the application form.

Quantity/Description of item

	Please refer to attached Application cover letter.

24. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:

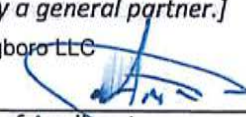
Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

<u>Applicant's Professional</u>	<u>Reports Requested</u>
<input checked="" type="checkbox"/> Attorney	All
<input checked="" type="checkbox"/> Engineer	All
<input checked="" type="checkbox"/> Planning Expert	All
<input checked="" type="checkbox"/> Traffic Expert	All
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

CERTIFICATIONS

25. I certify that the forgoing 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.]

NE Willingboro LLC

BY:   
Signature of Applicant


Sworn to and subscribed before me this 3<sup>rd</sup> day of September, 2020

  
(Notary)

Sarah Goldblatt  
Notary Public, State of New York  
No.01GO6357422  
Qualified in Rockland County  
Commission Expires April 17, 2021

26. 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 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.]

NE Willingboro LLC

BY:   
Signature of Owner


Sworn to and subscribed before me this 3<sup>rd</sup> day of September, 2020

  
(Notary)

Sarah Goldblatt  
Notary Public, State of New York  
No.01GO6357422  
Qualified in Rockland County  
Commission Expires April 17, 2021

27. I understand that the sum of \$ 1000.00 has been deposited in an escrow account (Builder's Trust Account). In accordance with the Land Development Ordinance of the Township of Willingboro, 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 applications for development, review and preparation of documents, inspection of improvements, the publication of the decision by the board or other purposes under the provisions of the Municipal land use law. Sums not utilized shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add the sum of the escrow account within fifteen (15) days.

NE Willingboro LLC

BY:   
Signature of Applicant

Date September 3, 2020



Sarah Goldblatt  
Notary Public, State of New York  
No.01GO6357422  
Qualified in Rockland County  
Commission Expires April 17, 2021

NOTICE TO BE PUBLISHED IN *BURLINGTON COUNTY TIMES*

TOWNSHIP OF WILLINGBORO  
ZONING BOARD OF ADJUSTMENT/PLANNING BOARD

PLEASE TAKE NOTICE that a public hearing will be held on \_\_\_\_\_ at 7:30PM (zoning board) at 6:00PM (planning board), before the Willingboro Township [Planning Board/Zoning Board of Adjustment] at the Municipal Complex, One Dr. M. L. King Jr. Drive, Willingboro, NJ in Council Chambers, to consider the application of the undersigned for

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together with all necessary variances and waivers as more particularly shown on the plans prepared by \_\_\_\_\_ dated \_\_\_\_\_ for the property located at \_\_\_\_\_ and designated as Block \_\_\_\_\_, Lot (s) \_\_\_\_\_ on the Willingboro Township Tax Map.

All documents and plans required for this hearing are on file in the office of the Board Secretary and are available for inspection at least ten days prior to the Hearing. Any interested party may appear at said hearing and participate therein in accordance with the rules of the Planning/ Zoning Board of Adjustment.

\_\_\_\_\_  
Attorney for Applicant or Owner

NOTICE OF PUBLIC HEARING

TOWNSHIP OF WILLINGBORO  
ZONING BOARD OF ADJUSTMENT/PLANNING BOARD

TO ALL PROPERTY OWNERS:

PLEASE TAKE NOTICE that the undersigned has applied to the Planning Board/Zoning Board of Adjustment if the township of Willingboro, County of Burlington, New Jersey for:

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

to permit the following

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

together with all necessary variances and waivers as more particularly shown on the plans prepared by \_\_\_\_\_ dated \_\_\_\_\_ for the property located at \_\_\_\_\_ and designated as Block \_\_\_\_\_, Lot (s) \_\_\_\_\_ on the Willingboro Township Tax map, which premises are located within 200 feet of the property owned by you.

The application is now on the Board's calendar and a public hearing has been scheduled for \_\_\_\_\_, at 7:30PM (zoning board), at 6:00PM (planning board), before the Willingboro Township [Planning Board/Zoning Board of Adjustment] at the Municipal Complex, One Dr. M. L. King Jr. Drive, Willingboro, NJ in Council Chambers, at which time you may appear either in person, or by agent or attorney, and present any objections you may have to the approval of this application.

All documents and plans required for this hearing are on file in the office of the Board Secretary and are available for inspection at least ten days prior to the hearing.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Attorney for Applicant or Owner

LOCAL PROPERTY OWNERS- PERSONAL SERVICE OR CERTIFIED MAIL  
OUT OF TOWN PROPERTY OWNERS-CERTIFIED MAIL

AFFIDAVIT

PROOF OF SERVICE NOTICE UPON PROPERTY OWNERS MUST  
BE FILED WITH THE BOARD SECRETARY PRIOR TO OR AT THE HEARING


STATE OF NEW JERSEY:  
COUNTY OF BURLINGTON: SS

\_\_\_\_\_ being of full age and being duly sworn according to the law, deposes and says,  
that he resides at \_\_\_\_\_ in the municipality of \_\_\_\_\_ County of  
\_\_\_\_\_ and the State of \_\_\_\_\_. That \_\_\_\_\_ is the appellant in  
a proceeding before the Planning/Zoning Board of the Township of Willingboro, which relates at  
\_\_\_\_\_ and that on \_\_\_\_\_, 20\_\_\_\_, written notice of the hearing on this  
application was given to each and all owners of property affected by said application in the form required by the  
Board and caption "Notice of Public Hearing" and according to the attached list(s) in the manner indicated  
thereon.

Sworn and subscribed before  
me this 3<sup>rd</sup> day of April  
20 20.

  
\_\_\_\_\_  
Signature Applicant

Attach to this affidavit a list of property owners served showing method of service.

  
Sarah Goldblatt  
Notary Public, State of New York  
No.01GO6357422  
Qualified in Rockland County  
Commission Expires April 17, 2021



} SS.

ARCHER & GREINER  
ATTN: TRACY GILMAN  
HADDONFIELD, NJ 08033

2-000902005  
0007361809-01

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

Ad content on following page(s)

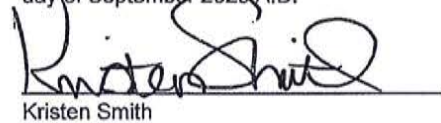
September 25, 2020

appears hereto, exactly as published in said newspaper



LEGAL BILLING CO-ORDINATOR

Sworn and subscribed to before me this 24th day of September 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, October 7, 2020, commencing at 7:30 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 to allow for the development and operation of 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 (i) within in the front yard areas of the Property; and (ii) that will have as many as five (5) gates.

At the same time, Applicant will also request that the Zoning Board grant Bulk Variance Approval to allow relief from the Ordinance Section 370 - 74.C(2) site buffering requirements.

During the course of review of the Application and/or 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, 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 will have the opportunity to appear in person, by agent or attorney at a meeting of the Zoning Board to be held on Wednesday, October 7, 2020, commencing 7:30 p.m. to present any support or objection they may have for the Approval of this Application.

The October 7, 2020, hearing before the Zoning Board will be held by way of an on-line platform that allows participation by computer or telephone. 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 October 7, 2020, commencing at 7:30 p.m. by telephone or by computer via the internet.

THE INSTRUCTIONS FOR JOINING THE ZONING BOARD MEET-

ING VIA TELEPHONE OR COMPUTER ARE AS FOLLOWS:

**Topic:** Zoning Meeting  
**Time:** Oct 7, 2020 07:30 PM Eastern Time (US and Canada)

**Join Zoom Meeting**  
<https://us02web.zoom.us/j/86701733189?pwd=RTFWZ1M4MTZFRFk5dExNS0xUTEICZz09>

**Meeting ID:** 867 0173 3189  
**Passcode:** 024314  
**One tap mobile**  
**+1312626799,,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)**  
**+1 301 716 6692 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/kTtqluyUb>

**MEETING DATE:** October 7, 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 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 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 [ifrank@willingboronj.gov](mailto:ifrank@willingboronj.gov).

**CLINT B. ALLEN, ESQUIRE**  
**ARCHER & GREINER, P.C.**  
One Centennial Square  
Haddonfield, New Jersey 08033  
Attorneys for Applicant.  
856-795-2121  
2192256253

**Adv. Fee:** \$119.14  
**BCT:** September 25, 2020  
**All. Chg.:** \$20.00      7361809



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)  
DAVID J. SAMUEL, PE, PP, CME  
JOHN J. STEFANI, PE, LS, PP, CME  
JAY B. CORNELL, PE, PP, CME  
MICHAEL J. McCLELLAND, PE, PP, CME  
GREGORY R. VALES, PE, PP, CME

TIM W. GILLEN, PE, PP, CME (1991-2019)  
BRUCE M. KOCH, PE, PP, CME  
LOUIS J. PLOSKONKA, PE, CME  
TREVOR J. TAYLOR, PE, PP, CME  
BEHRAM TURAN, PE, LSRP  
LAURA J. NEUMANN, PE, PP  
DOUGLAS ROHMEYER, PE, CFM, CME  
ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME

September 25, 2020

Willingboro Township Zoning Board of Adjustment  
Municipal Complex  
One Salem Road  
Willingboro, New Jersey 08046

ATTN: Reyan Frank, Zoning Board Secretary

**Re: NE Willingboro, LLC**  
**Conditional Use and Minor Site Plan – Review #1**  
**Block 2 Lot 7.01**  
**Location: 4340 US Highway Route 130**  
**Zone: B-1 (Primary Business)**  
**Our File: HWLZ0002.01**

Dear Board Members:

Our office has reviewed the following information in support of the above-referenced application for Conditional Use and Minor Site Plan approval:

- Minor Site and Conditional Use Plan (6 sheets) prepared by SR3 Engineers, dated September 1, 2020, unrevised;
- ALTA/NSPS Land Title Survey (2 sheets) prepared by Control Point Associates, Inc., dated December 20, 2017, last revised October 29, 2019;
- Traffic Analysis Letter prepared by Shropshire Associates, LLC, dated September 3, 2020, unrevised;
- A Development Application and Application Addendum.

Based upon our review of the above information and the Township of Willingboro Ordinance, please find our comments below for your consideration:

1. Project Description:

The subject property is indicated to contain 28.8 acres within a B-1 Zone District and provides road frontages along NJ State Highway Route 130 to the northwest as well as Sidney Lane and Sunset Road to the south. The property contains an apparent currently vacant 1-story multi-tenant commercial building (approximately 228,000 s.f.) Grand Marketplace, with associated parking areas. Access is provided by two (2) right-in/right-out only drives along the Route 130 site frontage and 3 access drives along the Sunset Road frontage. The site also appears to have shared access from adjoining Lot 7.04 south of the site.

S:\Willingboro\ZONING BOARD REVIEWS\2.01 - Conditional Use & Minor Site Plan - 9-22-20.docx



Willingboro Township Zoning Board of Adjustment  
Re: NE Willingboro, LLC  
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The Applicant is seeking approval to utilize the existing parking area of the site as a short-term commercial vehicle parking facility for 218 trailer vehicles, apparently associated with an off-site Amazon distribution center. Access is to remain as is along Route 130 and Sunset Road and while the shared access with Lot 7.04 is to be eliminated onto the subject site, said adjoining lot is to continue shared access of the westerly most access drive along Sunset Road. The perimeter of the site is to be fenced with a 6 foot high chain link fence having gated access, including a guard house building along the southerly drive at Route 130. Additional site improvements include providing 10 employee parking spaces, lighting of the overall parking area, traffic/access signage and tree plantings along Route 130 and Sunset Road.

**Conditional Use:**

The applicant is proposing to restripe the parking lot to create commercial parking areas for trucks. Commercial storage and parking is permitted as a conditional use in the B-1 district, under the following conditions, as per Section 370-82:

A. Submission requirements

B. Required Conditions for a commercial parking and storage use:

- 1) Proposed use is in a location necessary and convenient for the efficient parking and storage of vehicles, trucks, boats, and non-motorized trailers and will in no way detract from the character of the neighborhood or area in which the use is to be located.
- 2) Adequate and attractive fences and other safety devices will be provided. All fences shall comply with the provisions of Chapter 155 Fences.
  - i. *Chapter 155 Fences:*
  - ii. *155-3.B – fences shall be erected or constructed in the rear or side yard only. A 6' chain link fence is proposed in the front yard of the property.*
- 3) Sufficient landscaping, including trees and shrubs, will be provided and periodically maintained.
- 4) The parking and storage area or areas will be provided with either a gravel, crushed stone, or all-weather pavement and suitable night lighting facilities shielded from view from adjoining streets and residential uses.
- 5) Parking and storage of all vehicles, trucks, boats, and non-motorized trailers will be limited to those licensed and in good repair.
- 6) The minimum lot area for a commercial parking or storage area shall be two acres.
- 7) No driveway shall open onto a public street or road within 150 feet of an intersection of such street or road with another public street or road. In determining the suitability of proposed or existing driveways upon the site, the Board shall consider such factors as grade and site clearance; the number and pattern of driveways; the number, location and design of ingress and egress points; the volume of traffic which



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may be anticipated on the site and adjoining roads; and the condition and width of pavement of adjoining roads.

### **Master Plan Considerations**

The Township's Master Plan Reexamination Report, which was adopted in 2018, notes the following issues which may be relevant to this application:

- Vacant properties on the Route 130 corridor
- Commercial design standards are outdated

Objectives for commercial development:

- Promote the rehabilitation and redevelopment of commercial land uses made obsolete by changing economic and social factors
  - Maintain an appropriate amount of commercial/retail to adequately service the Township
  - Redevelop underutilized commercial facilities to provide services more marketable to Township residents
  - Develop vacant commercial property, if necessary, to augment the commercial/retail stock of the Township
  - Encourage better development and redevelopment of shopping centers through increased landscaping standards, controlled parking areas, and design guidelines.
  - Analyze the retail market to determine the need for different commercial/retail services and offices

Objectives for landscaping:

- Decrease visibility and extent of impervious surfaces, by landscaping and screening existing paved surfaces, large impervious surfaces and parking lots

### **Redevelopment Plan**

The entirety of the frontage of Route 130 in Willingboro has been designated as an area in need of redevelopment, and is subject to a redevelopment plan. This redevelopment plan is what created the B-1 district standards.

## **2. Surrounding Uses**

Properties east and west of the subject site along the Route 130 corridor are similarly zoned B-1 and contain a mix of commercial uses. Properties south of the site opposite Sunset Road and



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adjoining the site to the northeast are zoned R-1 containing residential parcels and the J.C. Stuart Elementary School to the southwest. Properties opposite Route 130 are located within Edgewater Park Township containing a mix of commercial uses.

3. Zoning Compliance

The subject property is situated within a B-1 Zone District with a Route 130 Redevelopment Zone Overlay. The table below summarizes the bulk measures and zone requirements for the subject property:

Description	Required	Provided
Minimum Lot Area	40,000 s.f.	28.8 acres
Minimum Lot Frontage	150 Feet	352 feet (Sidney Lane)
Minimum Front Yard Setback	50 Feet	59.7 feet (Sunset Road)
Minimum Rear Yard Setback	20 Feet	87.8 feet
Minimum Side Yard Setback	20 Feet	61.1 feet
Minimum Side Yard Setback(Combined)	45 Feet	N/A (through Lot)
Maximum Building Height	35 Feet/2-1/2 Story	<35 feet
Maximum Lot Coverage	50%	76% ± (EC)
Minimum Floor Area	1,000 s.f.	228,029 s.f.

(EC) – Existing Condition

In addition to the above B-1 zone requirements, as a commercial parking and/or storage area use, the project is also required to comply with the following Conditional Use requirements per Ordinance Section 370-82B, which must be reviewed with the Board:

- a) **Section 370-82B(1)** – The proposed use in a specific location is necessary and convenient for the efficient parking and storage of vehicles, boats and non-motorized trailers and will in



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no way detract from the character of the neighborhood or area in which the use is to be located.

- b) **Section 370-82B(2)** – Adequate and attractive fences and other safety devices are provided in accordance with Chapter 155.
- c) **Section 370-82B(3)** – Sufficient landscaping, including trees and shrubs, will be provided and periodically maintained.
- d) **Section 370-82B(4)** – The parking and storage area or areas will be provided with either a gravel, crushed-stone or all-weather pavement and suitable night lighting facilities shielded from view from adjoining streets and residential areas.
- e) **Section 370-82B(5)** – Parking and storage of all vehicles, trucks, boats and non-motorized trailers will be limited to those licensed or registered and in good repair.
- f) **Section 370-82B(6)** – The minimum lot area for a commercial parking or storage area shall be 2 acres.
- g) **Section 370-82B(7)** – No driveway shall open onto a public street or road within 150 feet of an intersection of such street or road with another public street or road. In determining the suitability of proposed or existing driveways upon the site, the Board shall consider such factors as: grade and site clearance; number and pattern of driveways; number, location and design of ingress/egress points; the volume of traffic which may be anticipated on the site; and the condition and width of pavement of adjoining roads.

The Applicant has requested variances and/or design waivers for the following with this application:

- h) **Section 155-3B** – Fences shall be erected/constructed in the rear and/or side yard only; 6 feet chain link fence is proposed within the front yard areas along Route 130 and Sunset Road.
- i) **Section 370-74C(1)** – Wherever the property line of a lot abuts or is across the street from a residential zone, a buffer area shall be established which shall include an area of land 100 feet in width as measured from the property line or street. Minimal landscape plantings are proposed.

The Applicant also indicates the following existing condition nonconformity would remain pertinent:



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j) **Section 370-52 (Schedule)** – The maximum permitted lot coverage is 50%; approximately 76% is provided.

In addition to the above, variances and/or design waivers would also appear necessary for the following:

k) **Section 155-3H** – No fence shall have more than 3 gates; 5 gate locations are depicted.

l) **Section 370-13N(6)** – Detached accessory buildings shall be located to the rear of the rear building line of the principal building; an accessory guard house structure is proposed forward of the rear building line of the principal building.

m) **Section 370-75D** – Parking areas shall not be closer than 25 feet to any street line in a B-1 Zone; parking is proposed within 25 feet of the Route 130 and Sunset Road right-of-way lines, apparently matching existing site conditions.

4. The Applicant has requested various waivers from the Site Plan checklist requirements in conjunction with this application and has provided sufficient information in support of said waiver request.

The Applicant has provided sufficient information and accordingly we recommend that the Application be deemed **complete** at this time. Based upon our review of the subject application, we estimate that the following fees are required in accordance with Ordinance Section 150-5:

a. **Nonrefundable Application Fees:**

Site Plan, Minor	\$200.00
Conditional Use	\$100.00
Bulk Variance	\$100.00
<b>Subtotal:</b>	<b>\$400.00</b>

b. **Professional Services Escrow Fees:**

Site Plan, Minor	\$500.00
Conditional Use	\$500.00
Bulk/Hardship Variance	\$250.00
<b>Subtotal:</b>	<b>\$1,250.00</b>





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### Planning Comments

1. What is to become of the existing shopping center building? Will it be used as a retail building in any way? If the building is to be used for any purpose other than as a part of the short term parking and storage operation, a d-1 use variance may be required to permit two principal uses on the same lot. The Township's current ordinance does not expressly permit multiple principal uses on the same lot.
2. The Applicant should provide testimony addressing each of the conditional use requirements listed above. If any one of the conditions noted above are not satisfied, a d-3 conditional use variance is required.
3. As a 'd' variance, the applicant is required to meet an enhanced burden of proof, meaning that they must satisfy both the positive and negative criteria required for the granting of a variance.
4. Positive Criteria:
  - a) There must be a special reason to grant the variance, and it must be shown that the proposed use of truck parking and storage on this site will advance the purposes of zoning.
  - b) The site must be particularly suitable for truck parking and storage.
5. Negative criteria:
  - a) It should be shown that there will be no substantial detriment to public good, that the truck parking and storage use will not substantially harm the character of the community or the quality of life of nearby residents and businesses.
  - b) It must also be demonstrated that there will be no substantial detriment to the intent and purpose of zone plan. This means that the proposed use of a truck parking facility, even though it will have a fence in the front yard, does not contradict the intent of the master plan and zoning ordinance.
6. As this is a conditionally permitted use, a commercial parking and storage operation is generally otherwise permitted at this location. With that in mind, the Board's focus in considering the positive and negative criteria should be on the conditions that are not being satisfied – the fence in the front yard, and any other of the conditions that the Board feels may not be satisfactory. The intent of the zoning ordinance is that such as use is permitted in this location, just with some additional requirements.
7. As also noted in the Master Plan Reexamination Report, a clear goal of the Township is the revitalization of the Route 130 commercial corridor. The Board should consider how this proposed use will contribute to that revitalization effort.



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### Engineering Comments

1. Reasons supporting the granting of required variances and/or design waivers and continuance of existing condition nonconformities, especially regarding buffer requirements. Compliance with the Conditional Use requirements for a commercial parking and storage area must also be reviewed with the Board.
2. Overall operations of the proposed use and site, including but not limited to: hours of operation and number of employees in total and per shift.
3. The number of trailer units onsite at any given time and in total also trips per day as well as site access, including signage, and overall site circulation should be reviewed with the Board. We note that the Site Plan depicts fencing prohibiting access to the site at the existing northerly drive along Route 130 which should be discussed, especially regarding emergency access to the site as well as at all site access points. The need to provide any vehicle turning templates should also be discussed.
4. A vehicle turnaround area should be indicated for vehicles that enter the site off Route 130 that cannot access the parking lot through the gate.
5. The applicant should explain the site circulation. It appears the site circulation is confusing and requires additional directional signage.
6. Existing and proposed buffering/screening and overall site aesthetics should be reviewed with the Board. We note that the Applicant has requested a design waiver regarding buffering requirements and has proposed minimal tree plantings along the Route 130 and Sunset Road site frontages. This represents one of the conditions of the conditional use.
7. Adequacy of existing site lighting, whereby no additional appears proposed, must be reviewed with the Board. The applicant should discuss the height of the light poles and if the height needs to be increased due to tractor trailers parking onsite.
8. Adequacy of existing site pavement, curb, etc. must be reviewed with the Board. It appears that demolition of existing onsite curb is required and should be noted near the northeast corner of adjoining Lot 7.04, including the need to provide striping, curb, etc. at same, including the opposite end, and the onsite pavement area along the rear of Lot 7.04 to deter any access to said "open" areas. The use of the "open" areas between the existing drive aisle curbs to remain should also be discussed with the Board.
9. The stormwater management of the site must be reviewed with the Board, whereby no drainage improvements and/or onsite grading appear proposed. We note various onsite inlets as full of debris or water and/or invert not accessible, as well as an area indicated as inundated with



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standing water along the rear of adjoining Lot 7.04. These failing inlets and stormwater pipes should be cleaned and/or repaired.

10. The proposed use would appear to be a leased use of the site and the terms of any lease agreement, including length of lease and especially site maintenance, should be reviewed with the Board as well as the effect of any future building occupancy upon the subject use.
11. The need to provide any refuse fixtures with the proposed use should be discussed.
12. Whether any identification signage is proposed for the subject use should be clarified.
13. Any permits/approvals required by outside agencies, including Burlington County Planning Board. The status of all outside agency approvals should be discussed with the Board and copies of all such approvals shall be forwarded to this office.
14. The applicant should discuss the condition of the existing pavement in the parking lot, including the existing pavement cross section, and any possible resurfacing or pavement enhancements required to accommodate larger tractor trailer vehicles.

Based upon our review, the Plans should be revised as follows:

- a) Dimension all parking stall types: perpendicular, angled, and parallel and provide radius of all pavement striping curves.
- b) Verify total number of parking spaces between the application package, traffic report and Site Plan also verify parking count indicated as 11 spaces along/opposite the existing building and verify total number of trailer spaces indicated on the Site Plan.
- c) A truck turning plan should be provided.
- d) The bank of 14 head-on parking spaces along Route 130 should be reviewed. It appears these spaces should be angled parking.
- e) Provide parking stall striping detail(s), including ADA spaces, aisle and signage, and island striping detail. Existing signage along the roadway frontages should be indicated different than any proposed signage and the need for any detail of proposed identification and/or directional signage should be discussed with the Board.
- f) Provide curb and pavement repair details. Drainage details should be provided as required to address failing inlets/pipes.



Willingboro Township Zoning Board of Adjustment  
Re: NE Willingboro, LLC  
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Based upon the minor nature of the information requested, we recommend that this application be deemed complete subject to the Board approving the various waiver requests regarding Site Plan Application Submission Items.

The right is reserved to present additional comments pending the receipt of revised plans and/or the testimony of the Applicant before the Board.

If you have any questions with regard to the above matter, please do not hesitate to call.

Very truly yours,

**CME Associates**

Bennett Matlack, PE, CME, CFM  
*Zoning Board of Adjustment Engineer*

Christopher Dochney, PP, AICP  
*Zoning Board of Adjustment Planner*

BM:GC:pg

cc: Zeller & Weiliczko, LLP – Zoning Board Solicitor  
NE Willingboro, LLC – Applicant  
SR3 Engineers – Applicant's Engineer  
Shropshire Associates, Inc. – Applicant's Traffic Engineer  
Control Point Associates, Inc. – Applicant's Surveyor  
Clint B. Allen, Esq. – Applicant's Attorney

## NOTICE

Willingboro Township to conduct October 7th, 2020 Zoning Board meeting via video teleconferencing WILLINGBORO TOWNSHIP, NJ, September 27th, 2020 – In accordance with the Open Public Meetings Act, and the April 2, 2020 recommendations of the New Jersey Department of Community Affairs, Division of Local Government Services, Willingboro Township will host its next Zoning Board meeting via video teleconferencing on October 7th, 2020, at 7:30 p.m. This action is being taken in order to limit any potential spread of COVID-19 and protect the safety of both residents, township staff, professionals and applicants.

All plans and application materials for ZB2020-1 (Janice Horton/Sunroom America Inc. ) and ZB 2020-02 (NE Willingboro LLC) are electronically available for public review on and through the Willingboro Township website. Members of the public may contact the Zoning Board Secretary at rfrank@willingboronj.gov or call directly at 609-877-2200 ext. 1030 to receive a hard copy of the plans and application by mail or drop/pick up by appointment. Applicants exhibits will be posted on the website no less than two days in advance of the October 7th, 2020 Zoning Board Meeting and posted for Board and public access prior to and during the video meeting.

To facilitate the meeting, the township will be using the video conferencing service ZOOM. The township municipal complex, along all township facilities, remains closed to members of the public.

If members of the public wish to offer a public comment, Willingboro Township encourages members of the public to attend the Zoning Board meeting virtually. Any member of the public who wishes to submit a public comment at this upcoming Zoning Board meeting will be provided the ability to do so during a specific portion of the meeting. Members of the public looking to offer a comment must follow the steps below.

### Participation Options:

1. Register as an attendee prior to the meeting through ZOOM by visiting <https://us02web.zoom.us/j/8670173189?pwd=RTFWZ1M4MTZFRFFydExNS0xUTEICZz09>

Meeting ID: 8670173-3189

Password: 024314

OR

2. Dial: 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)

3. For individuals who cannot register for ZOOM digitally or dial into the meeting, they may submit written comments/questions by contacting the Zoning Board Secretary via email at [rfrank@willingboronj.gov](mailto:rfrank@willingboronj.gov) prior to the meeting, up until October 7, 2020 at 4:30 p.m. The comments/questions must include the individual's name and address, which will be read into the record.  
Meeting Participation Rules:

1. All participants will be set to "listen only".
  2. If a participant that has registered in ZOOM would like to comment during a portion of the meeting set aside for public participation, they must click the "Raise Hand" button and the host will unmute them.
  3. If a participant who has dialed into ZOOM would like to comment during a portion set aside for public participation, they must dial \*9 and the host will unmute them.
- Once finalized, the full agenda for the meeting will be available on the township website at [www.willingboronj.gov](http://www.willingboronj.gov)

Adv. Fee: \$70.84  
BCT: September 28, 2020  
Aff. Chg.: \$20.00            7352033

RECEIVED

SEP 28 2020

**NOTICE OF PUBLIC HEARING**

OFFICE OF THE TOWNSHIP CLERK

**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, October 7, 2020, commencing at 7:30 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 to allow for the development and operation of 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 a fence (i) within in the front yard areas of the Property; and (ii) that will have as many as five (5) gates.

At the same time, Applicant will also request that the Zoning Board grant Bulk Variance Approval to allow relief from the Ordinance Section 370 – 74.C(2) site buffering requirements.

During the course of review of the Application and/or 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, 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 will have the opportunity to appear in person, by agent or attorney at a meeting of the Zoning Board to be held on Wednesday, October 7, 2020, commencing 7:30 p.m. to present any support or objection they may have for the Approval of this Application.

The October 7, 2020, hearing before the Zoning Board will be held by way of an on-line platform that allows participation by computer or telephone. 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 October 7, 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: Oct 7, 2020 07:30 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/86701733189?pwd=RTFWZlM4MTZFRFFvdExNS0xUTEICZz09>**

**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:	October 7, 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 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 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](mailto:rfrank@willingboronj.gov).

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Haddonfield, New Jersey 08033  
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