Gerstein Grayson & Cohen, LLP

A New Jersey Limited Liability Partnership

ATTORNEYS AT LAW

SAMUEL GERSTEIN** MITCHELL T. GRAYSON* ANDREW B. COHEN*

ALSO MEMBER OF:

- PA
- + NY
- DISTRICT OF COLUMBIA
- ^ MEMBER PA ONLY
 ** RETIRED EMERITUS

1288 ROUTE 73 SOUTH - SUITE 301 **MOUNT LAUREL, NEW JERSEY 08054**

> Phone: (856) 795-6700 Fax: (856) 354-0020

Website: www.gersteingrayson.com

Direct Email: clevin@gersteingrayson.com

Of Counsel DONALD S. LEVENSON CYNTHIA Z. LEVIN* CRAIG DAVID BECKER* SCOTT J. LEVINE BRANDON G. JOHNSON*+ JOSEPH A. CONNELL, SR.-ZACHARY L. GRAYSON^ JEFFREY S. BRENNER* NORMAN SHABEL RONALD M. KATKOCIN*

August 23,. 2021



AUG 2 6 2021

Reyan Frank Willingboro Twp Clerk's Office 1 Rev. Martin Luther King Jr. Drive Willingboro NJ 08046

OFFICE OF THE TOWNSHIP CLERK

Re Variance Application Willi Realty Block 727 lot 6

Dear Ms. Frank,

Attached please find the affidavit of service of the Corrected Notice to Property Owners within 200 feet according the certified list dated 8/2/21. Also enclosed are the certified mailing receipts.

Also enclosed is the affidavit of publication of the corrected public notice in the Burligton County Times on Sunday August 22, 2021.

Also enclosed is the updated tax payment information for the above property.

Thank you for your assistance in this matter.

Cynthia Levin

Enclosure

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

AFFIDAVIT

STATE OF NEW JERSEY

SS.

COUNTY OF BURLINGTON

I, CYNTHIA LEVIN, Esquire of the firm of Gerstein Grayson & Cohen, LLP, of full age, being duly sworn according to law, depose and say, that my principal place of business is 1288 Route 73 South – Suite 301, Mount Laurel, New Jersey 08054, and further state that:

- 1. I am counsel on behalf of the Applicant, Willi Realty, LLC, appearing in a proceeding before the Zoning Board of the Township of Willingboro for a Variance related thereto Block 727 Lot 6.
- 2. On August 20, 2021 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 captioned "Corrected Notice of Public Hearing" and according to the attached list by Certified Mail, Return Receipt Requested.

Cynthia Levin , Esquire

Sworn and subscribed to before me this 23 day of August, 2021

Andrew B. Cohen

An Attorney At Law State of New Jersey



CONNECTING SOLUTIONS

August 2, 2021

Willi Realty, LLC 109 Logan Ave Jersey City, NJ 07305

Re: 200 Foot Certified Property List

Blk: 727 Lot: 6, 603 Bev-Rancocas Rd

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

OWNER & ADDRESS REPORT

WILLINGBORD TWP

CERTIFIED 200 FOOT LIST - GERSTEIN GRAYSON & COHEN, LLP BLK 727 LOT: 6 603 BEY-RANCOCAS RD WILLINGBORO, NJ 08046

	LOT QUAL	CLA	PROPERTY OWNER		PROPERTY LOCATION	Add'l Lots
727	3	15F	PROPERTY OWNER COLEMAN, LAWRENCE E 17 GARFIELD DRIVE WILLINGBORD, NJ	08046	17 GARFIELD DRIVE	0700A+4800
727	4	2	FORRESTE, GAY 15 GARFIELD DRIVE WILLINGBORD, NJ	08046	15 GARFIELD DRIVE	070GX+8400
727	5	2	MCBRIDE, DIANA LYNN 9 GARFIELD DRIVE WILLINGBORD, NJ	08046	9 GARFIELD DRIVE	07008+2500
727	6	4A	WILLI REALTY, LLC 109 LOGAN AVE JERSEY CITY, NJ	07305	603 BEV-RANCOCAS RD	
727	6.01	4A	ASHARAM, JAY VII INC 601 BEVERLY RANCOCAS RD WILLINGBORO, NJ	08046	601 BEV-RANCOCAS ROAD	300CS
727	7	15D	CATHOLIC CHARITIES 383 WEST STATE STREET TRENTON, NJ	08618	597 BEV-RANCOCAS RD	070GX
727	8	2	DANIEL MARK PROPERTIES, PO BOX 1464 NEWTON, PA	18940	595 BEV-RANCOCAS RD	07008+2500
727	12	2	MUSSEB. DAVID & ANAIL 15 GUILD CT WILLINGBORD, NJ	08046	15 GUILD COURT	0700K
727	13	2	ERMEUS, VENISE 17 GUILD CT WILLINGBORO, NJ	08046	17 GUILD COURT	07006+4800
727	14	2	WALKER, KIRAN & RAGUSA, 18 GUILD CT WILLINGBORO, NJ		18 GUILD COURT	070GX
727	15	2	JOHNSON, MARY W & TINA E 16 GUILD CT WILLINGBORO, NJ		16 GUILD COURT	0700A+2500
819	28	2	MIMES, ISAAC JR & CYNTHI 2 EDISON LANE WILLINGBORD, NJ		2 EDISON LANE	0800B+4800
842	1	2	JUSTE, MARIE MADELEINE 3 EDISON LN WILLINGBORD, NJ		3 EDISON LANE	0800V+7300
842	2	2	ALFARO, ALBERTO 9 EDISON LN WILLINGBORO, NJ	08046	9 EDISON LANE	08P26+5000
842	15	4A	GOLDEN ARCH BLTY CO %REA 2556 SOUTH BROAD ST TRENTON, NJ	NL ESTATE TX 08610	605 BEV-RANCOCAS AD	300FF
1111	58	150	CALVARY BIBLE CHURCH 594 BEV-RANCOCAS RD WILLINGBORO, NJ	08046	594 BEV-RANCOCAS RD	
1111	59.01	4A	HELMER REALTY LLC 111 WHITE HOURSE PIKE HADDON HEIGHTS NJ	08035	600 BEV-RANCOCAS RD	3000B
1111	59.02	150	CROSHOADS PROGRAM, INC 610 BEV-RANCOCAS RD WILLINGBORD, NJ	08046	610 BEV-RANCOCAS RD	
1111	60	4A	JANSAK COMPANY 21 JENKINS AVE-BX 626 LANSDALE, PA	19446	620 BEV-RANCOGAS RD	3000B

08/02/21 Page 1 of 1

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

Comeast 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

CORRECTED NOTICE TO PROPERTY OWNERS

TOWNSHIP OF WILLINGBORO ZONING BOARD OF ADJUSTMENT

THIS NOTICE REPLACES AND SUPERCEDES THE NOTICE PREVIOSULY PUBLISHED AND MAILED TO PROPERTY OWNERS. PLEASE BE ADVISED THAT DUE TO SOCIAL DISTANCING REQUIREMENTS PURSUANT TO COVID 19 EXECUTIVE ORDERS, THE MEETING REFERENCED HEREIN PREVIOUSLY SCHEDULED SHALL BE CONDUCTED REMOTELY.

PLEASE TAKE NOTICE a virtual public hearing will be held on Wednesday. September 1, 2021, at 7:30PM before the Zoning Board of Adjustment of Willingboro Township to consider the application of the undersigned regarding property which is in a B 3 zone and is located at 603 Beverly Rancocas Road, Township of Willingboro, New Jersey, and designated as Block 727, Lot 6 on the Willingboro Township Tax Map. The applicant will be seeking the following:

Preliminary and Final Major Site Plan approval as more particularly shown on the plans prepared by Marc S. Leber, PE East Point Engineering dated October 9, 2020 and the following variances and waivers from the Township Zoning Code

A partial waiver for locating existing structures and signs 200 feet from site on site plan; and for the following variances and design waivers: :

- A. Section 370-62. A drive through is not a permitted accessory use in the B3 district.
- B. Section 370, Article XIII. Maximum lot, impervious coverage permitted is 30 percent, approximately 77.7 percent is provided. The existing conditions are currently nonconforming, however, alterations are proposed for the existing paved area.
- C. Section 155-3D(2). No side yard fence shall be erected in front of an imaginary extension of the front building line. Proposed side yard fence appears to cross the imaginary extension of the front building line.
- D. Section 248-11A. Provide for a minimum of 1 percent of the total number of parking spaces, but not less than two parking spaces for the physically handicapped. One handicapped parking space provided.
- E. Section 248-11C. Design for each space to be 12 feet wide to allow room for persons in wheelchairs or on braces or crutches to get in and out of either side of an automobile

onto a level paved surface suitable for wheeling and walking. Proposed handicapped parking space is 11 feet wide

- F. SECTION 370-13.H All yards, open spaces, off street parking and landscaping as required by this chapter and the schedule must be contained within the zone in which the primary use to which they are requirements is permitted. Parking and one Armstrong Red Maple are proposed within the Beverly Rancocas Road right-of-way.
- G. SECTION 370-7.5D Parking areas shall be located in any yard space for nonresidential or administrative offices but shall be located closer than 25 feet to any street line in a B1 or B2 zone or 15 feet in any B3 or A1 zone. Parking is proposed within the Beverly Rancocas Road right-of-way.
- H. SECTION 370-76.B2 B3 zones require one parking space for every 125 square feet of gross floor area or major fraction thereof; it appears that the required parking spaces were calculated per Section 370-76(B) (9) which indicates parking requirements for restaurants with indoor service only, but proposed development will contain a drive-thru.
- I. SECTION 370-92 There shall be constructed and located in the rear of all nonresidential structures a fully screened trash storage area 5 feet in height and of such other dimensions as will be adequate under the particular circumstances to properly store the trash and waste resulting from the respective use. Trash enclosure is proposed within the front yard of the property.

The Applicant reserves the right to amend the application at the time of hearing to include any and all other interpretations, approvals, variances, deviations, exceptions, design waivers and/or permits as are required or deemed necessary to utilize the Property in the manner indicated in the application materials and such other relief as required by the Zoning Board.

PLEASE TAKE FURTHER NOTICE that you may appear and participate remotely at the aforesaid hearing by telephone or by zoom, to present any and all objections, or support, you may have, and any other general comments, relative to the Application, The hearing may be continued without further notice on such additional dates as the Board may determine.

All documents and plans required for this hearing are on file in the office of the Board Secretary at 1 Rev Dr. M.L. King, Jr. Dr, Willingboro, New Jersey and are available for inspection at least ten days prior to the Hearing. For additional questions or to make other arrangements for inspection of the application on file, (by appointment only) or to ask questions about participation in the public hearing online or telephonically should be directed to Zoning Board Secretary by calling 609 877 2200 ext 1030 or via email at rfrank@willingboronj.gov during regular business hours. The application and supporting documents will also be posted on the Township Website at www.willingboronj.gov.

Due to the pending national and state emergencies because of the COVID-19 pandemic and pursuant to the provisions of N.J.S.A. 40:55 D-11 and 12, the hearing will be held virtually on the Zoom meeting platform. Any interested party may join the Zoom meeting and be heard. You may participate in the Zoom meeting from a computer/ device or phone by using the following information:

To join the zoom meeting:

ZONING BOARD ZOOM MEETING LOG IN INFORMATION

Join Zoom Meeting

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

Meeting ID: 867 0173 3189

Passcode: 024314 One tap mobile

+13126266799,,86701733189#,,,,*024314# US (Chicago) +16465588656,,86701733189#,,,,*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 (Washington DC)

+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/u/k2rUsM88n

This Notice is given to you as an owner of property situated within 200 feet of the property in question

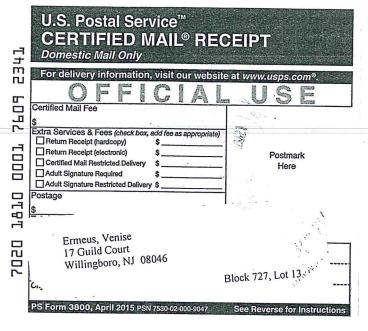
WILLI REALTY LLC

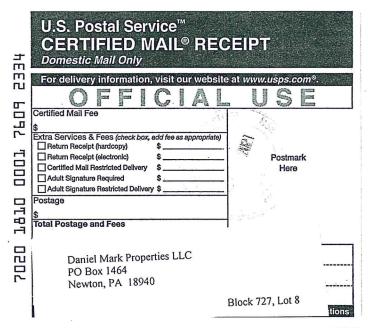
By: s/ Mitchell T. Grayson
Mitchell T. Grayson, Esq

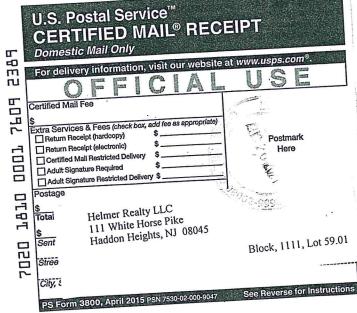
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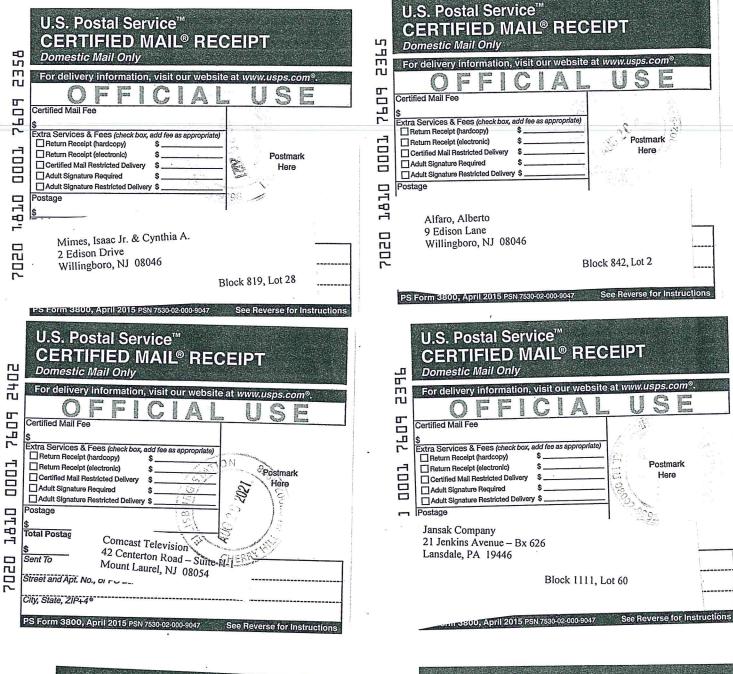


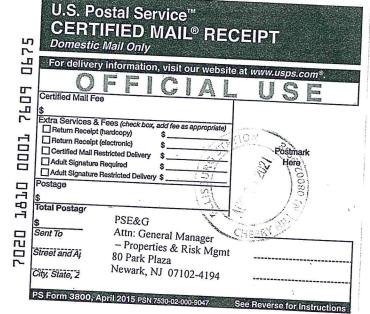




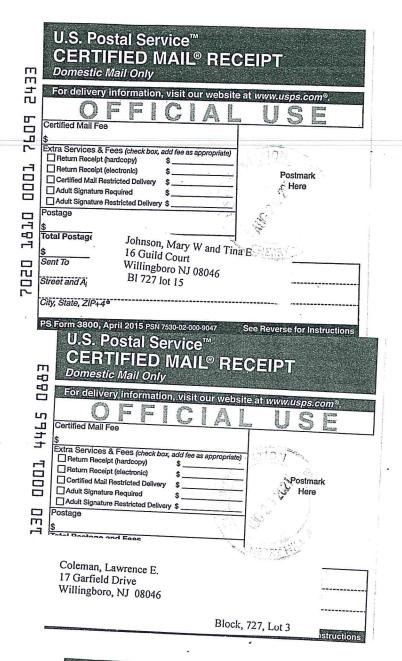
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I.	18 Guild Court
i	Willingboro, NJ 08046
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