

State of New Jersey
County of Burlington

GERSTEIN, GRAYSON & COHEN, LLP
1288 RT 73 S
STE 301
MT LAUREL, NJ 08054

2-016024002
0007403237

I, Sarah Bertelsen, being duly affirmed
according to law, deposes and says that I am the Legal Clerk of
BURLINGTON TIME, INC. Publisher of the "Burlington County
Times" and that a copy of a notice published in such paper on

August 22, 2021

appears hereto, exactly as published in said newspaper

Sarah Bertelsen
Legal Clerk

Affirmed and subscribed to me before me this 23rd day of August, 2021.

Amy Kokott
Notary Public, State of Wisconsin, County of Brown

10/30/2025
My commission expires

AMY KOKOTT
Notary Public
State of Wisconsin

**CORRECTED NOTICE
NOTICE TO BE PUBLISHED IN
THE BURLINGTON COUNTY
TIMES**

**TOWNSHIP OF WILLINGBORO
ZONING BOARD
OF ADJUSTMENT**

THIS NOTICE REPLACES AND SUPERCEDES THE NOTICE PREVIOUSLY 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 wheel-

chairs 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 A 11 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 Rod 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=R1FVZlM4MTZFRFlvZExNS0xUTlFICZz09>

Meeting ID: 867 0173 3189
Passcode: 024314
One tap mobile
+13126266799,,86701733189#,,,,*0
24314# US (Chicago)
+16465588656,,86701733189#,,,,*0
24314# 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
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Find your local number: <https://us02web.zoom.us/j/86701733189>

WILLI REALTY LLC

By: s/ Mitchell T. Grayson
Mitchell T. Grayson, Esq
Attorney for Applicant
Adv. Fee: \$149.50
BCT: August 22, 2021
Aff. Chg: \$20.00 7403237

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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)

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WILLI REALTY LLC

By: s/ Mitchell T. Grayson
Mitchell T. Grayson, Esq
Attorney for Applicant

1 REV. DR. MARTIN LUTHER KING DR.
WILLINGBORO, NJ 08045-2655

HOURS: M-F 9:00-6:00
PHONE: (609) 377-2200

WILLINGBORO



TOWNSHIP
NEW JERSEY

"A NATURALLY BETTER PLACE TO BE"

Block/Lot/Qual:	727. 6.	Tax Account Id:	7296
Property Location:	603 BEV-RANOCAS RD	Property Class:	4A - Commercial
Owner Name/Address:	WILLI REALTY, LLC	Land Value:	64,100
	109 LOGAN AVE	Improvement Value:	315,500
	JERSEY CITY, NJ 07305	Exempt Value:	0
Special Taxing Districts:		Total Assessed Value:	379,600
		Additional Lots:	None
		Deductions:	

Taxes

		Make a Payment	View Tax Rates	Project Interest			
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2022	02/01/2022	Tax	3,792.21	3,792.21	0.00	3,792.21	OPEN
2022	05/01/2022	Tax	3,792.20	3,792.20	0.00	3,792.20	OPEN
Total 2022			7,584.41	7,584.41	0.00	7,584.41	
2021	02/01/2021	Tax	3,808.34	0.00	0.00	0.00	PAID
2021	05/01/2021	Tax	3,808.34	0.00	0.00	0.00	PAID
2021	08/01/2021	Tax	3,781.76	0.00	0.00	0.00	PAID
2021	11/01/2021	Tax	3,770.38	3,770.38	0.00	3,770.38	OPEN
Total 2021			15,168.82	3,770.38	0.00	3,770.38	
2020	02/01/2020	Tax	3,772.28	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	3,772.27	0.00	0.00	0.00	PAID
2020	08/01/2020	Tax	3,844.40	0.00	0.00	0.00	PAID
2020	11/01/2020	Tax	3,844.40	0.00	0.00	0.00	PAID
Total 2020			15,233.35	0.00	0.00	0.00	
Last Payment: 08/02/21							

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