

Gerstein Grayson & Cohen, LLP

A New Jersey Limited Liability Partnership

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* PA

+ NY

- DISTRICT OF COLUMBIA

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** RETIRED EMERITUS

August 25,. 2021

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

RECEIVED

AUG 30 2021

Re Variance Application Willi Realty Block 727 lot 6

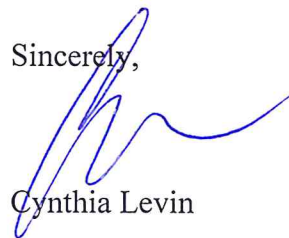
OFFICE OF THE TOWNSHIP CLERK

Dear Ms. Frank,

Attached please find the original affidavit of publication of the corrected public notice in the Burlington County Times on Sunday August 22, 2021.

Thank you for your assistance in this matter.

Sincerely,



Cynthia Levin

Enclosure

State of New Jersey
County of Burlington

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

2-016024002
0007402872

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 18, 2021

appears hereto, exactly as published in said newspaper

Sarah Bertelsen

Legal Clerk

Affirmed and subscribed to me before me this
18th 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

NOTICE

**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 503 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 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. Pro-

posed handicapped parking space is 11 feet wide

F. SECTION 370-13.H A I I 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
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24314# US (Chicago)
+16465588656,,86701733189#,,,,*0
24314# US (New York)

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+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/j/86701733189>

WILLI REALTY LLC

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

Adv. Fee: \$146.74
BCT: August 18, 2021
Aff. Chg.: \$20.00 7402872