

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

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To be completed by Township Staff only

Date Filed 2-11-21 Application # 2021-1 Planning Board \_\_\_\_\_

Zoning Board of Adjustment  Application Fees \_\_\_\_\_ Escrow Deposit \_\_\_\_\_

Scheduled for: Review for Completeness 7-12-21 Hearing 9-1-2021

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**1. SUBJECT PROPERTY**

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

Tax Map Page \_\_\_\_\_ Block 727 Lot (s) 6  
Page \_\_\_\_\_ Block \_\_\_\_\_ Lot (s) \_\_\_\_\_

Dimensions: Frontage 200 Depth 150 Total Area 30,000

Zoning District: B-3

**2. APPLICANT**

Name: WILLI REALTY LLC

Address: 109 LOGAN AVENUE, JERSEY CITY, NJ 07306

Phone: 347-576-4930

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

THIS INFORMATION ON ORIGINAL ONLY TAX ID# 47 2528177 SS# \_\_\_\_\_

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

(Revised 09/10/2020)

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		
	Date of most recent revision	205-36A-1		
	Township Tax Map Number	205-36A-1		
	Block and Lot Number (s)	205-36A-1		
	Site Plan Application Number	205-36A-1		
	Lot acreage	205-36A-2		
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	n/a	
13	Location on site and 200 feet therefrom of existing buildings, structure, signs, lights, paving, etc.	205-36A-8	partial	waiver
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	n/a	

	Item Required	Ord #	Supplied	Waiver
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	
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	n/a	
33	Adherence to Barrier Free facility requirements, NJAC17:19A		n/a	
34	Details of proposed off-site improvements		n/a	
35	Proposed methods of demolition (in any)	205-36A-8	n/a	
36	Floor Plans and Building Elevations		n/a	
37	Traffic Analysis			x
<b>PLANS REQUIRED</b>				
Planning Board – 15 Sets – 12 to Township and 2 to Professionals plus one electronic copy either on CD or by email				
Zoning Board – 15 Sets – 12 to Township and 2 to Professionals plus one electronic copy either on CD or by email				

Subdivisions and Other Lot Line Adjustments:

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 Ali Elgabroni Interest 100%  
Address 109 Logan Avenue, Jersey City, NJ 07306

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 X 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:

Closed Firehouse - No Present Use  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Applicant's Attorney Mitchell T. Grayson, Esquire  
Address 1288 Route 73 South - Suite 301, Mount Laurel, NJ 08054  
Telephone Number 856-795-6700 Fax Number \_\_\_\_\_  
Email mgrayson@gersteingrayson.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 Mark Leber, PE, East Point Engineering  
Field of Expertise Engineer  
Address 11 South Main Street, Marlboro, NJ 07746  
Telephone Number 732-577-0180 Fax Number \_\_\_\_\_  
Email mleber@eastpointeng.com

Name James Miller  
Field of Expertise Planner  
Address 222 Nicholson Drive, Moorestown, NJ 08057  
Telephone Number 856-778-9799 Fax Number \_\_\_\_\_  
Email jam-plan@comcast.net

WILLINGBORO TOWNSHIP		FEE SCHEDULE	
Subject of Application	Fee	Escrow Account	
Subdivision minor plat	\$100	\$500	
Subdivision preliminary plat	\$200	\$150 per lot, but not less than \$1,500	
Subdivision final plat	\$200	\$25 per lot, but not less than \$1,500	
Site plan waiver	\$100	\$500	
Site plan, minor	\$200	\$1,500	
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 \$1,500 shall be deposited	
Conditional use	\$100	\$1,500	
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	\$1,500 if any of the professional consultants are to participate	
Appeals (N.J.S.A. 40:55D-70a)	\$100	\$1,500	
Ordinance or map interpretation (N.J.S.A. 40:55D-70b)	\$50	\$500	
Bulk variances (N.J.S.A. 40:55D-70c)	\$100	\$500	
Use variances (N.J.S.A. 40:55D-70d)	\$100	\$1,500	
Permit (N.J.S.A. 40:55D-34 and N.J.S.A. 40:55D-35)	\$100	\$200	
Appeals to Township Council	\$100	\$1,500	
Request for rezoning	\$400	\$10 per acre, but not less than \$1,500	
Driveway relocation application [§370-76A-1h]	\$50	\$500	
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	\$500	
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)	\$20	None required	
Subdivision approval certificate	\$25	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.

## FEES SCHEDULE CONTINUED

1. **Minor subdivisions:**
  - (a) Application fee: processing fee of \$35 and \$65 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: \$300 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 \$35 and \$1,500 for a subdivision involving 10 or fewer lots or \$3,000 for a larger subdivision and \$25 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 as the § 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, § 205-36A(13) of the Code of the Township of Willingboro.
  - (c) Engineering review fee: \$300, 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 non-refundable.
  - (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 \_\_\_\_\_

- 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. 49:55D-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: \_\_\_\_\_  
Variance from 370-61 A  
See Attached  
\_\_\_\_\_  
\_\_\_\_\_

11. Waivers Requested of Development Standards and/or Submission Requirements:  
[attach additional pages as needed]  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

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]  
Request Variance From 370-61 A  
\_\_\_\_\_  
To permit drive through Restaurant in zone where only in person dining is permitted  
\_\_\_\_\_  
\_\_\_\_\_

- |  |     |
|--|-----|
| 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? | N/A |
| 18. Are any off-tract improvements required or proposed?   | N/A |
| 19. Is the subdivision to be filed by Deed or Plat?  | N/A |

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

none

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

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

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
15	PLANS prepared By MARC LEBER EARTHPOINT ENGINEERS

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.

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

Signature of Applicant

Sworn to and subscribed before me this January day of 31, 20 21

(Notary)

AHMED M. DAUD  
NOTARY PUBLIC OF NEW JERSEY

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.]

Signature of Owner

Sworn to and subscribed before me this January day of 31, 20 21

(Notary)

AHMED M. DAUD  
NOTARY PUBLIC OF NEW JERSEY

27. I understand that the sum of \$ \_\_\_\_\_ 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.

Signature of Applicant

Date 2/3/2021

NOTICE TO BE PUBLISHED IN *BURLINGTON COUNTY TIMES*

TOWNSHIP OF WILLINGBORO  
ZONING BOARD OF ADJUSTMENT/PLANNING BOARD

PLEASE TAKE NOTICE a public hearing will be held on \_\_\_\_\_, 2021 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:

Variance from 370.61 A to permit a drive-through window at restaurant in zone where only enclosed dining is permitted and request for waivers for item 37 (traffic analysis) and item 32 regarding storage tanks as it is not applicable and partial waiver for item 13 (locating existing structures and signs 200 feet from site.

Together will all necessary variances and waivers as more particularly shown on the plans prepared by Marc S. Leber, PE East Point Engineering dated \_\_\_\_\_ for the property located at 503 Beverly Rancocas Road, Township of Willingboro, New Jersey, and designated as Block 727, Lot 6 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.

WILLI REALTY LLC

By: \_\_\_\_\_  
Mitchell Grayson, Esq  
Attorney for Applicant

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 of the Township of Willingboro, County of Burlington, New Jersey to permit the following:

Variance from 370.61 A to allow a drive-through window at restaurant in zone where only enclosed dining is permitted.

Together with all necessary variances and waivers as more particularly shown on the plans prepared by Marc S. Leber, PE East Point Engineering dated \_\_\_\_\_ for the property located at 503 Beverly Rancocas Road and designated as Block 727, Lot 6 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 \_\_\_\_\_, 2021, 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 objection which 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.

WILLI REALTY LLC

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

By: \_\_\_\_\_  
Mitchell Grayson, Esq  
Attorney for Applicant



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

Variance from 370.61 A to allow drive through window at restaurant in zone where only

enclosed dining is permitted

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

together with all necessary variances and waivers as more particularly shown on the plans prepared by \_\_\_\_\_ dated \_\_\_\_\_ for the property located at 503 Beverly Rancocas Road and designated as Block 727, Lot (s) 6 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 \_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_\_.

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

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

Willingboro Planning Board/Zoning Board of Adjustment  
(Cross out Board that does not apply)  
Persons Served and Manner

<u>Name</u>	<u>Address</u>	<u>Method</u> (Choose One)	<u>Date</u>	<u>Signature if hand Delivered</u>
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The subject property is located in B-3 Zone. A Variance from Zoning Section 370.61 A is needed to permit a drive through window at the proposed restaurant.

The applicant intends to convert the existing and currently vacant firehouse on Beverly Rancocas Road into a free standing dining restaurant which is a permitted use in the B 3 zone. The plan to add a drive through window to allow for takeout requires a variance since the zone only requires restaurants to be in an enclosed structure

Through testimony the applicant will demonstrate that the site satisfies the special reasons needed to support the positive criteria for a use variance. This will be done by showing that this location is particularly suited for the proposed use. There will be minimal increased traffic and noise from the drive through window. The traffic will flow smoothly through the in and out exits. There is a very positive impact to the community by providing the public with a safe way to have takeout dining especially during this pandemic. It will also benefit the applicant who can better sustain a restaurant business during Covid.

The relief sought through this application will advance the public welfare by providing a means to maintain the existing property in a manner appropriate to the area. Testimony will show that the requested variances will not impair the intent and purpose of the zone plan and zoning ordinance. The principal restaurant uses is permitted and consistent with the zoning and the drive through window will not result in a significant change in the character of the proposed use.