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NOV 3 2022

The Township of
WILLINGBORO

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

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OFFICE OF THE TOWNSHIP CLERK Phone: 609-877-2200 - Fax: 609-877-1278

OFFICE OF THE TOWNSHIP CLERK

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 11/3/22 Application # 2022-1 Planning Board
Zoning Board of Adjustment _____ Application Fees ^{\$200} 200.00 Escrow Deposit 2000.00
Scheduled for: Review for Completeness Hearing _____

1. SUBJECT PROPERTY

Location: 4402 U.S. Route 130

Tax Map Page _____ Block 3 Lot (s) 4.02
Page _____ Block _____ Lot (s) _____

Dimensions: Frontage 462 +/- feet Depth 257 +/- feet Total Area 1.069 +/- acres

Zoning District: Business (B-1)

2. APPLICANT

Name: PEMAA, LLC

Address: 1500 South Lincoln Avenue, Vineland, NJ 08361

Phone: 856-795-2121

Applicant is a: Corporation Partnership _____ Individual _____

THIS INFORMATION ON ORIGINAL ONLY TAX ID# 84-2417695 SS# _____

CONTACT: Planning Board - Reyan Frank 609-877-2200x1030 rfrank@willingboronj.gov
Zoning Board - Reyan Frank 609-877-2200 x1030 rfrank@willingboronj.gov

(Revised 04/09/2022)

	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		N/A
32	Location and capacity of all petroleum storage tanks	205-36A-15		N/A
33	Adherence to Barrier Free facility requirements, NJAC17:19A		X	
34	Details of proposed off-site improvements			N/A
35	Proposed methods of demolition (in any)	205-36A-8		X
36	Floor Plans and Building Elevations		X	
37	Traffic Analysis			X
PLANS REQUIRED				
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				

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 Lisa Mazzone Interest >10%
Address 1500 South Lincoln Avenue, Vineland, NJ 08361

Name Frank Pettisani Interest >10%
Address 1500 South Lincoln Avenue, Vineland, NJ 08361

Name Cliff Lisbon Interest >10%
Address 1500 South Lincoln Avenue, Vineland, NJ 08361

Name _____ Interest _____
Address _____

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

Owner's Name Willingboro Investors, LLC
Address 14 Balligomingo Road, Conshohocken, PA 19428
Telephone Number 610-520-1000

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:

Existing commercial pad site containing one vacant/unoccupied 2,100 +/- square-foot retail store, and one unimproved pad site previously approved for a 3,046 +/- square-foot restaurant.

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.

10. Section(s) of Ordinance from which a variance is requested: No variances are requested. The Applicant is fully compliant with the conditions imposed by §370-94(A)-(J).

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

The Applicant requests waivers from Site Plan Submission Requirements, as only interior modifications are proposed.

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.

A draft notice is attached.

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]

Applicant proposes interior renovations to facilitate the operation of a licensed retail cannabis dispensary, as permitted by §370-50(J), §370-94, and §126.

The proposed interior layout is detailed within the attached architectural floor plans.

- | | |
|--|------------|
| 14. Is a public water line available? | <u>Yes</u> |
| 15. Is public sanitary sewer available? | <u>Yes</u> |
| 16. Does the application propose a well and septic? | <u>No</u> |
| 17. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? | <u>N/A</u> |
| 18. Are any off-tract improvements required or proposed? | <u>N/A</u> |
| 19. Is the subdivision to be filed by Deed or Plat? | <u>N/A</u> |

22. Certification from the Tax Collector that all taxes due on the subject property have been paid.

The Applicant has submitted a request for Certification under separate cover.

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

_____	<u>Please see the cover letter submitted with this Application.</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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	<u>All</u>
<input type="checkbox"/>	Engineer	_____
<input type="checkbox"/>	Planning Expert	_____
<input type="checkbox"/>	Traffic Expert	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____

AFFIDAVIT OF OWNERSHIP AND CONSENT

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STATE OF PENNSYLVANIA :
: ss.
COUNTY OF MONTGOMERY :

OFFICE OF THE TOWNSHIP CLERK

WILLINGBORO INVESTORS, LLC, by and through **ROBERT J. NASUTI, PRESIDENT**, of full age, being duly sworn according to law, appeared and on oath depose and say, as the **OWNER** of land situated, lying, and being in the Township of Willingboro, Burlington County, New Jersey, known as **4402 Route 130** and designated as **Block 3, Lot 4.02** on the Official Willingboro Township Tax Map (the "Property"), that the Owner hereby consents to **PEMAA, LLC**, a New Jersey Limited Liability Company with a mailing address of 1500 South Lincoln Avenue, Vineland, NJ 08361 ("**PEMAA**"), and its consultants and attorneys acting on behalf of **PEMAA**, filing application forms, maps, plans, plats, and other related, supporting documents and reports, as required for any local, County, State or Federal regulatory approval applications pertaining to the Property, or for any authorizations for the installation of utilities and related improvements on the Property, and further consents to any surveys and inspections required in the course of any local, County, State, or Federal regulatory approval applications or utility authorization requests filed by **PEMAA**, at **PEMAA**'s sole cost and expense, that pertain to the Property. Owner hereby affirms that Owner shall execute any additional application forms and application related documents as reasonably needed to further the consent hereby given.

WILLINGBORO INVESTORS, LLC

Robert J. Nasuti
BY: Robert J. Nasuti, President

Sworn and subscribed to before me on this 21 day of October, 2022

Alexandra Desimone

Notary Public



Commonwealth of Pennsylvania - Notary Seal
ALEXANDRA DESIMONE - Notary Public
Montgomery County
My Commission Expires August 7, 2025
Commission Number 1278271

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