

TOWNSHIP OF SOUTHAMPTON
5 Retreat Road
Southampton, New Jersey 08088
609-859-1394
FAX 609-388-5532
Planning-zoning@southamptonnj.org

The application, with supporting documentation, must be filed with the Office of the Planning and Zoning Board Administrator. Determination of completeness will be made within forty-five (45) days. Any additional information provided will be subject to a forty-five (45) day determination of completeness. After a meeting is scheduled, any documents submitted must be delivered to the Board and professionals no later than fifteen (15) days prior to the meeting scheduled.

PLANNING BOARD & ZONING BOARD APPLICATION FORM

Date Filed: _____ Application No. _____
Planning Board: _____
Zoning Board of Adjustment: _____
Application Fees: _____
Scheduled for: Review for Completeness: _____ Hearing: _____

1. SUBJECT PROPERTY:

Property Location Address: 1716 Route 206

Tax Map: Page 31 Block 3101 Lot 9

Dimensions: Frontage 500.73' Depth 894.63' Total Area 9.69± AC

Zoning District RDPL

2. APPLICANT/OWNER/DEVELOPER:

Name: 1716 Route 206 South LLC

Address: 340 Forked Neck Road, Tabernacle, NJ 08088

Telephone No. (609) 330-7399 Fax No. _____ Email: _____

Applicant is a: Corporation _____ Partnership _____ Individual _____ LLC X

Corp., Partnerships & LLC's, please provide a W-9 form. ATTACHED

3. DISCLOSURE STATEMENT:

Pursuant to N.J.S. 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. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed.

(Attached pages as necessary to fully comply.)

Name: Anthony Valenzano, Managing Member - Interest - 100%

Address: 340 Forked Neck Road, Tabernacle, NJ 08088

4. If Owner is other than the applicant, provide the following information on the Owner(s):
Owner's Name: _____
Address: _____
Telephone No. _____ Fax No. _____

5. **APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING SUBDIVISION:**

- _____ Minor Subdivision Approval
_____ Subdivision Approval (Preliminary)
_____ Subdivision Approval (Final)

Number of lots to be created _____ Number of proposed dwelling units
(including remainder lot) (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) _____
_____ Total number of proposed dwelling units _____
_____ Request for Waiver from Site Plan Review and Approval

Reason for request: Variance to provide drive-thru and sign

- _____ Informal Review (Planning Board only)
_____ Appeal decision of an Administrative Officer (N.J.S. 40:55D-70a)
_____ Map or Ordinance Interpretation of Special Question (N.J.S. 40:55D-70b)
_____ Variance Relief (hardship) (N.J.S. 40:55D-70c(1))
☒ **Variance Relief (substantial benefit) (N.J.S. 40:55D-70c(2)) - Facade Sign**
☒ **Variance Relief (use) (N.J.S. 40:55D-70d)**
_____ Conditional Use Approve (N.J.S. 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. 40:55D-34)
_____ Direct issuance of a permit for a lot lacking street frontage (N.J.S. 40:55D-35)

6. **Attach in paragraph form, an explanation of the exact nature of the application and the changes to be made, including proposed use of the premises, and why any variances or waivers should be granted: (Attach separate sheet) ATTACHED**

7. **PROPERTY INFORMATION:**

Restrictions, covenants, easements, association by-laws, existing and proposed on the property:

Yes (attach copies) _____ No ☒ 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 the premises: Gas station, auto repair, and deli/convenience store

8. APPLICANT'S ATTORNEY:

Name: George J. Botcheos, Esq.

Address: 1202 Laurel Oak Road, Suite 208, Voorhees, NJ 08043

Telephone No. (856) 258-6270 Fax (856) 258-6481 Email gjb@botcheoslaw.com

9. APPLICANT'S ARCHITECT:

Name: Charles J. Collins, Jr.

Address: 575 McKendimen Road, Medford, NJ 08055-9774

Telephone No. (609) 654-2329 (Voice and Fax) Email ArchCJC@aol.com

10. APPLICANT'S PLANNING CONSULTANT: SAME AS NO. 9 ABOVE

Name: Charles J. Collins, Jr.

Address: 575 McKendimen Road, Medford, NJ 08055-9774

Telephone No. (609) 654-2329 (Voice and Fax) Email ArchCJC@aol.com

11. APPLICANT'S TRAFFIC ENGINEER: N/A

Address:

Telephone No. Fax Email

12. List any other Expert who will submit a report or who will testify for the Applicant: (Attach additional sheets as may be necessary)

Name:

Field of Expertise:

Address:

Telephone No. Fax Email

13. Section(s) of Ordinance from which a variance is requested: 12-3.4 and 12-5.15

14. Waivers Requested of Development Standards and/or Submission Requirements: (attach additional pages as needed)

15. Attach a copy of the Notice to appear in the official newspaper of the municipality (The Central Record or The Burlington County Times) and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject to 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 Officer of the hearing.

An affidavit of service on all property owners and a proof of publication must be filed at least three (3) days prior to meeting before the application will be complete and the hearing can proceed.

16. Is a public water line available? **NO**
17. Is public sanitary sewer available? **NO**
18. Does the application propose a wall and septic system on site: **EXISTING**
19. Have any proposed new lots been reviewed with the Township Engineer to determine appropriate lot and block numbers? **N/A**
20. Are any off-tract improvements required or proposed: **NO**
21. Is the subdivision to be filed by Deed or Plat? **N/A**
22. What form of security does the applicant propose to provide as performance and maintenance guarantees? **N/A**
23. Other approvals which may be required and date plans submitted;

	Yes	No	Dates Plans Submitted
Burlington County Board of Health		X	
Burlington County Planning Board		X	
Burlington County Soil Conservation District		X	
NJ Dept. of Environmental Protection		X	
Pinelands Commission	X		03/30/2020
Stream Encroachment Permit		X	
Wetlands Permit		X	
Other		X	
NJ Dept. of Transportation	X		
Public Service Electric & Gas Company		X	
County 9-1-1 Coordinator, Street Name Approval		X	

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.
25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing). **Site Plan, C1-1, Landscape Plan, L1-1, North Elevation, A2-1.1.**
26. 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

Attorney

Yes, all reports

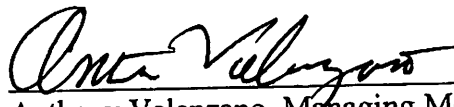
Architect

Yes, all reports

27.

CERTIFICATION

I certify that the foregoing 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.)



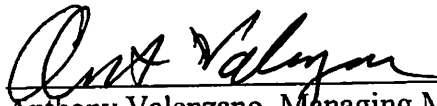
Anthony Valenzano, Managing Member
1716 Route 206 South LLC

Sworn to and subscribed before me this
4th day of November, 2020.



GEORGE J. BOTCHEOS
Attorney At Law
State Of New Jersey

28. 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 owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)



Anthony Valenzano, Managing Member
1716 Route 206 South LLC

Sworn to and subscribed before me this
4th day of November, 2020.



GEORGE J. BOTCHEOS
Attorney At Law
State Of New Jersey

29. I understand that the sum of \$4,500.00 has been deposited in an escrow account. In accordance with the Ordinance of the Township of Southampton, 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 submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned under the procedures in the ordinance. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days. I understand that no further review of my application will be made until such time as my escrow account is current.


Anthony Valenzano, Owner

Dated: November 4, 2020.

30. I agree to be responsible for all bills against this development's escrow account. In the event that this project is sold or my interest is transferred to another party, my obligation can only be relieved if all outstanding escrow bills are paid and the new principal obligates himself tot he responsibility of all future bills in an agreement with the Township.


Developer/Applicant

Dated: November 4, 2020.

QUESTION 6:

The purpose of the application is to obtain a use variance to construct a driveway for a drive-through window at the existing delicatessen/convenience store. Associated with the delicatessen/convenience store is a variance for a second 50 s.f. sign with the name of the store on the north side of the existing building facing the existing service station pumps.

The only changes to be made are the drive-through order and pickup windows, the driveway around the building and the second sign.

The variance for the drive-through delicatessen/convenience store should be granted so that the public can have the convenience of limited contact purchases especially during future pandemic. The sign variance should be granted because the building is located on the east side of heavily traveled U.S. Route No. 206; the additional sign on the north side is needed so that southbound traffic can identify the delicatessen/convenience store before the entrance driveway. The other sign on the west side of the building facing Route 206 already identifies the delicatessen/convenience store before the entrance driveway.

NOTICE TO THE OFFICIAL NEWSPAPER

TAKE NOTICE that on the ____ day of _____, 2021, at ____ o'clock p.m., a hearing will be held before the Southampton Township Planning/Zoning Board of Adjustment at the Municipal Building located at 5 Retreat Road, Southampton, NJ on the application of the undersigned to approve a minor subdivision and use variance from Section 12-3.4 of the Township Code for the construction of a driveway for drive-through service at the existing delicatessen-convenience store and for a sign variance from Section 12-5.15 of the Township Code for a second facade sign, and any other variances which the Board may deem necessary on the premises located at 1716 Route 206 and designed as Block 3101, Lot 9 on the Southampton Township Tax Map.

A copy of the application documents are on file for public inspection at the Board Secretary's office in Southampton Township during normal working hours.

1716 Route 206 South LLC, Applicant

Publication Date:

NOTICE TO PROPERTY OWNERS

You are hereby notified that 1716 Route 206 South LLC has applied to the Southampton Township Planning/Zoning Board of Adjustment for a minor subdivision and approval of the following variances:

1. A use variance from Section 12-3.4 of the Township Code to construct a driveway for drive-through service at the existing delicatessen/convenience store.
2. A variance from Section 12-5.15 of the Township Code for a second facade sign at the existing delicatessen/convenience store.

and any other variances which the Board may deem necessary at my property located at 1716 Route 206, also known as Block 3101, Lot 9.

A public hearing on my application will be held by the Southampton Township Planning Board/Zoning Board of Adjustment (select one) at _____ p.m. on _____, 2021, in the courtroom at Southampton Township, 5 Retreat Road, Southampton, NJ 08088.

If you have comments on this application, you may attend this meeting and you will be heard.

All documents in connection with this application are on file in the Board Secretary's Office where they are available for public inspection during normal business hours.

1716 Route 206 South LLC
340 Forked Neck Road
Tabernacle, NJ 08088

Dated: _____, 2021.