

TOWNSHIP OF SOUTHAMPTON
5 Retreat Road
Southampton, New Jersey 08088
609-859-2786
FAX 609-388-5532

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) days 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: 1861 ROUTE 206

Tax Map: Page _____ Block 2203 Lot(s) 23

Page _____ Block _____ Lot(s) _____

Dimensions: Frontage 157.99 ^{FEET} Depth 358.86 Total Area 20,000 SF
Zoning District _____ APPROX

2. APPLICANT/OWNER/DEVELOPER:

Name: WESTERN ATLANTA VENTURES LLC

Address: 8 S. MAIN ST., SUITE 431, MARLBORO, NJ 07746

Telephone No: 201-334-6622 Fax No.: _____ Email: YINGJIA@GMAIL.COM

Applicant is a: Corporation LLC Partnership _____ Individual _____
Corp., Partnerships & LLC's, please provide a W-9 form.

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 requirements 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.

(Attach pages as necessary to fully comply.)

Name QIXIAO (JAC) WANG Address 8 S. MAIN ST Interest 50%

Name _____ Address MARLBORO NJ Interest _____

Name QILI Address 8 S. MAIN ST Interest 50%

Name _____ Address MARLBORO, NJ Interest _____

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: 2 BUILDINGS - BUILT FOR RESIDENTIAL OCCUPANCY
CAN ACCOMMODATE 3 RESIDENTIAL UNITS. WILL
ALLEVIATE APARTMENT SHORTAGE - NOT IN

- Informal Review (Planning Board only) A RESIDENTIAL SUBDIVISION.
- 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))
- Variance Relief (use) (N.J.S. 40:55D-70d)
- Conditional Use Approval (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)

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: VACANT

8.

APPLICANT'S ATTORNEY: ROBERT E. KINGSBURY, ESQ.
 Address: D-205 JACKSON COMMONS, MEDFORD, NJ 08055
 Telephone No: 609-654-1778 Fax 609-654-6740
 email: R.KINGSBURY@KINGSBURLAW.NET

9. APPLICANT'S ENGINEER: SOUTH PLUCK ENGINEERS - J. MERSKY, P.E.
 Address: P.O. BOX 1406, LOOKHILL, NJ 08043
 Telephone No.: 856-651-9050 Fax _____
 email: _____
10. APPLICANT'S PLANNING CONSULTANT: THOMAS J. SCANGARILLO, P.P.
 Address: P.O. BOX 60, MOKESPOUN, NJ 08057
 Telephone No.: 609-980-7222
 email: TJSA.MAIL@COMCAST.NET
11. APPLICANT'S TRAFFIC ENGINEER: _____
 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: 12-3.6 HIGHWAY COMMERCIAL DISTRICT
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 or the Courier Post) 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 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 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 well and septic system on site? YES - SEPTIC
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	_____	_____	_____
Burlington County Planning Board	_____	_____	_____
Burlington County Soil Conservation District	_____	_____	_____
NJ Dept. of Environmental Protection	_____	_____	_____
Pinelands Commission	_____	_____	_____
Stream Encroachment Permit	_____	_____	_____
Wetlands Permit	_____	_____	_____
Other	_____	_____	_____
NJ Dept. of Transportation	_____	_____	_____
Public Service Electric & Gas Company	_____	_____	_____
County 9-1-1 Coordinator, Street Name Approval	_____	_____	_____

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).

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.

Applicants
Professional

Reports Requested

Attorney

ALL

Engineer

CERTIFICATION

27. 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.)

Sworn to and subscribed before me this
_____ Day of _____, 20 ____.

Notary Public

Signature of Applicant

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	<u>X</u>	_____	_____
Burlington County Planning Board	_____	_____	_____
Burlington County Soil Conservation District	_____	_____	_____
NJ Dept. of Environmental Protection	_____	_____	_____
Pinelands Commission	_____	_____	_____
Stream Encroachment Permit	_____	_____	_____
Wetlands Permit	_____	_____	_____
Other	_____	_____	_____
NJ Dept. of Transportation	_____	_____	_____
Public Service Electric & Gas Company	_____	_____	_____
County 9-1-1 Coordinator, Street Name Approval	_____	_____	_____

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Applicants
Professional

Reports Requested

Attorney

ALL

PLANNER
~~Engineer~~

ALL

CERTIFICATION

27. 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.)

Sworn to and subscribed before me this 10 Day of MAY, 20 22

[Signature]
Notary Public

X [Signature]
Signature of Applicant

APPROVED - A.P. - LAW
OR NEW JERSEY
ID: 009141974

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.)

Sworn to and subscribed before me this

10 Day of MAY, 2022

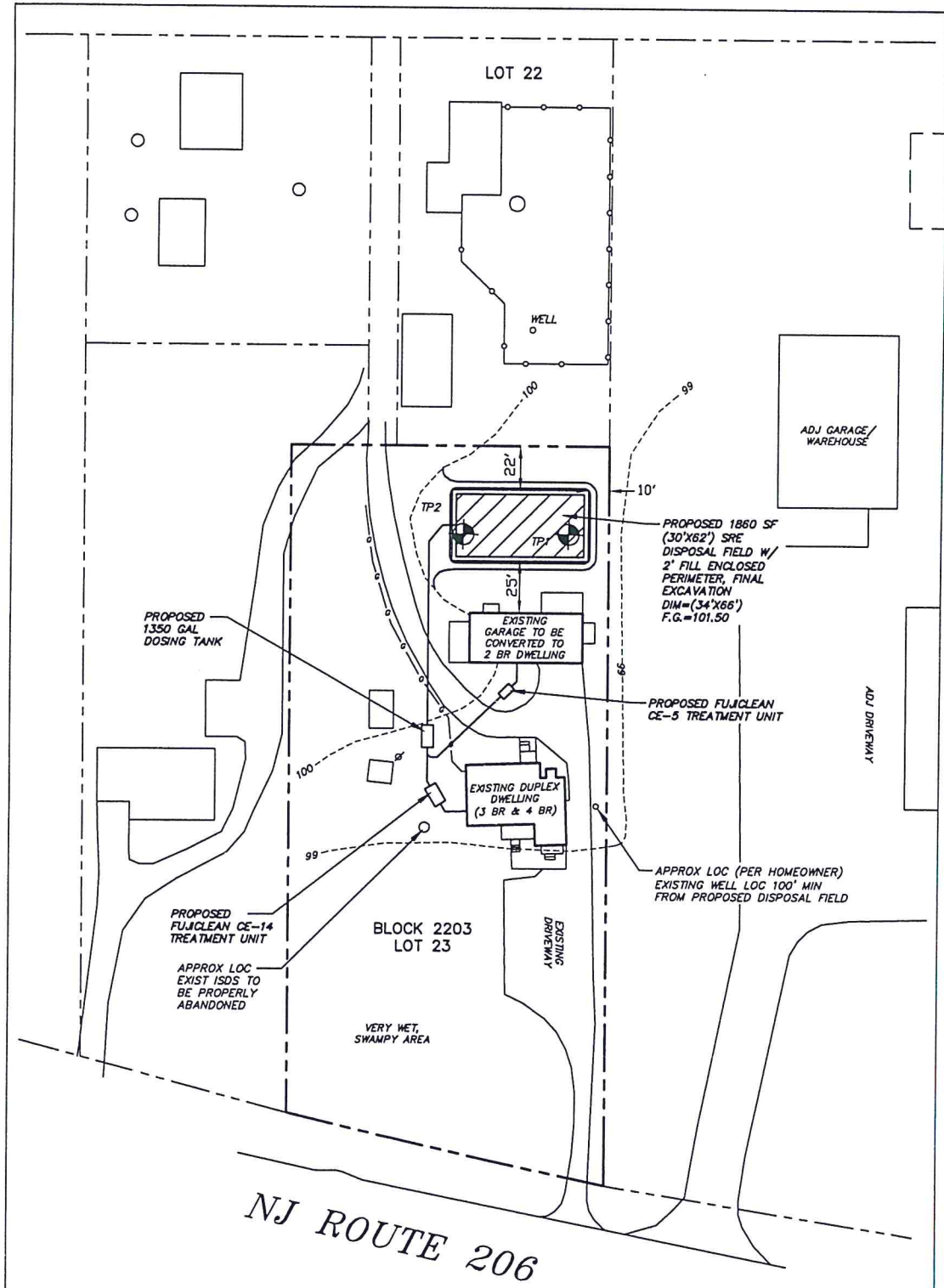
[Signature] x Zixiao Jing
Notary Public
APPROXNET-NO-LMA
OR NEW JERSEY
ID: 009141974
Signature of Owner

29. I understand that the sum of \$ 2000,00 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.

5-10-2022 x Zixiao Jing
Date Signature of Owner

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 to the responsibility of all future bills in an agreement with the Township.

5-10-2022 x Zixiao Jing
Date Signature Developer/Applicant



INSTALLER TO RE-VERIFY ALL SURROUNDING IMPROVEMENTS AND REPORT DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION.

THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS WITHIN 150' OTHER THAN SHOWN. ENGINEER SHALL NOT BE LIABLE FOR LOCATING ANY ON OR OFF SITE IMPROVEMENTS THAT ARE NOT SHOWN ON A SURVEY OR ARE NOT VISIBLE FROM THE SURFACE.

NO.	REVISIONS	DRAWN	APPR	DATE

All data, plans and specifications contained herein (including that provided on application forms) are the sole property of South Jersey Engineers LLC and/or its assignees. Any entity using this information for any purpose must receive written consent in advance from South Jersey Engineers LLC and agrees to assume obligations for any unpaid sums due to South Jersey Engineers LLC.

SJE

SOUTH JERSEY ENGINEERS
 P.O. BOX 1406, VDOORHEES, N.J. 08043
 ph (856) 851-9050 fax (856) 851-9051
 N.J. CERTIFICATE OF AUTHORIZATION NO. 240A28095400

SCALE: 1"=20'
 DATE: 4-1-2022

SITE PLAN FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM
LOT 23 BLOCK 2203
SOUTHAMPTON TOWNSHIP
SANDFORD S. MERSKY, P.E.
 PROFESSIONAL ENGINEER'S LIC. # CE28106

DATE

BURLINGTON COUNTY
CLERK

2021 DEC 17 AM 8:24

RECEIVED



**Burlington County
Document Summary Sheet**

JOANNE SCHWARTZ BURLINGTON COUNTY CLERK P.O. BOX 6000 50 RANCOCAS RD, 3rd FLOOR MOUNT HOLLY, NJ 08060-1317	Return Name and Address South Jersey Settlement Agency 1459 South Delsea Drive Vineland NJ 08360
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Official Use Only

Submitting Company		South Jersey Settlement Agency			
Document Date (mm/dd/yyyy)		12/10/2021			
Document Type		Deed			
No. of Pages of the Original Signed Document (Including the cover sheet)		4			
Consideration Amount (If applicable)		\$150,000.00			
First Party (Grantor or Mortgagor or Assignor) (Enter up to five names)	Name(s)	(Last Name First Name Middle Initial Suffix) (or Company Name as written)		Address (Optional)	
	RRR Group Inc				
Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names)	Name(s)	(Last Name First Name Middle Initial Suffix) (or Company Name as written)		Address (Optional)	
	Western Atlanta Ventures LLC Trustee Evergreen Trust				
Parcel Information (Enter up to three entries)	Municipality	Block	Lot	Qualifier	Property Address
	Township of Southamptn	2203	23		1861 Route 206
Reference Information (Enter up to three entries)	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

*DO NOT REMOVE THIS PAGE.

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF BURLINGTON COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

BARGAIN & SALE DEED (WITH COVENANTS AGAINST GRANTORS ACTS)

FROM	RRR Group, Inc. 1 Alders Lane Greenville, DE 19807	"Grantor"
TO	Western Atlanta Ventures LLC Trustee Evergreen Trust 8 South Main Street, Ste. 431 Marlboro, NJ 07746	"Grantee"

1. **Transfer of ownership.** Grantor hereby sells (grants and conveys) the property described below (the "Property") to the Grantee. This grant and conveyance (transfers ownership of) the Property to Grantee. This grant and conveyance is subject to all easements, restrictions, rights-of-way, covenants (promises), set-backs, plans, plats, maps, and agreements of record; such state of facts as an accurate survey might disclose; rights (public and private) in any part of the Property included within the lines of any public road, alley, or way; riparian rights (whether fresh water or salt water) of the State of New Jersey and of the United States of America; flooding and drainage rights, if any, of adjoining owners, mortgagees, and occupants in any natural stream or water course bounding, crossing, or affecting the Property; and rights in common, along with adjoining owners, mortgagees, and occupants, in any party any party walls.
2. **Payment.** This transfer of ownership was made for the payment by Grantee to Grantor (receipt of which is acknowledged by both) of the amount of **One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00)**.
3. **Type of Deed.** This deed is a Quitclaim Deed. By use of this deed Grantor makes **NO PROMISES** or representations of fact relating to Grantor's ownership of the Property or relating to the state of quality of title to the Property. Grantor only transfers whatever interest, IF ANY, Grantor does have in the Property to the Grantee.
4. **Property & Title Recital.** The Property consists of the land described below (and on the attached schedule, if any) and all structures, fixtures, and improvements on the land. The Property is in the State of New Jersey and is commonly known as: **1861 Route 206, Southampton, NJ 08088**, and is shown on the map of the Tax Map of the **Township of Southampton, County of Burlington as Block 2203, Lot 23**. The Property being transferred by this deed is the same property obtained by Grantor by deed as follows:

Deed from Jean M. Vitulano and Mary E. Davidson, Tenants in Common to RRR Group, Inc. dated June 2, 2021 and recorded on August 3, 2021 in the Clerk's Office of Burlington County as Deed Book 13547, Page 4999.

This deed is given on 12/10/2021, 2021

RRR Group, Inc.

By [Signature]
 Andrew Redick, Operations Manager

State of DE
 County of New Castle SS

- I, CERTIFY that on 12/10/2021 Andrew Redick, having come before me, the undersigned authority, and having proven their identity and acknowledged under oath, both to my satisfaction, that:
1. Andrew Redick as Operations Manager signed, sealed, and delivered the attached deed on behalf of RRR GROUP, INC. as the act and deed of RRR GROUP, INC.;
 2. the proper seal, if any, of RRR GROUP, INC. was affixed to the attached Deed;
 3. the attached Deed was given by RRR GROUP, INC. as its voluntary act and deed by virtue of authority from its board of directors, or other governing body having the legal authority to give such authority; and
 4. made this Deed for One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00) which is the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty accomplished in this Deed.

Jennifer A. Smithson (Notary Public Sign Here)



**SCHEDULE A-5
LEGAL DESCRIPTION**

Issuing Office: File No. SJSA-4531

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Municipality of Township of Southampton, in the County of Burlington, State of NJ:

BEGINNING at a point on the Northwestern R.O.W. line of N.J.S.H. Route 206 (unknown R.O.W.) said point being on the division line between Lots 23 and Lot 24 and running thence

(1) Along said Northwestern R.O.W. line of N.J.S.H. Route 206, on a curve to the right having a radius of 5,689.65 feet an arc length of 157.99 feet to a point; thence

(2) South 83 degrees 30 minutes 00 seconds West, a distance of 324.03 feet to a point; thence

(3) North 06 degrees 30 minutes 00 seconds West, a distance of 154.10 feet to a point marked by capped rebar found; thence

(4) North 83 degrees 30 minutes 00 seconds East, a distance of 358.86 feet to a point on said Northwestern R.O.W. line of N.J.S.H. Route 206, said point being the point and place of beginning. Subject to Zoning Ordinances, Easements, Covenants and Restrictions of record and any other rights to the public in the roads therein mentioned.

BEING Lot 23, Block 2203 on the Tax Map.

Unofficial Document

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.