

Township of Egg Harbor

3515 Bargaintown Road, Egg Harbor Township, NJ 08234

RECEIVED

SEP 14 2022

PLANNING & ZONING BOARD
TOWNSHIP OF EGG HARBOR

Land Development Application

CHECK ALL THAT APPLY:

- ☐ Pre-application/Concept Plan
- ☐ Minor Subdivision
- ☐ Minor Site Plan
- ☐ General Development Plan
- ☒ Major Subdivision/Preliminary
- ☐ Major Subdivision/Final
- ☐ Major Site Plan/Preliminary
- ☐ Major Site Plan/Final
- ☐ Administrative Review

- ☐ Bulk Variance
- ☐ Use Variance
- ☐ Conditional Use
- ☐ Preliminary PURD
- ☐ Final PURD
- ☐ Extension of Time
- ☐ Appeal of Zoning Officer
- ☐ Interpretations
- ☐ _____

Office Use Only

Block/Lot: _____
Application No.: _____
Date Received: _____
Application Fee: _____
Escrow Fee: _____
Collected By: _____

Applicant Information	
Applicant's Name: Raymond Persia, LLC	Phone No.: 856-577-8518
Address: 17 Heather Croft, Egg Harbor Township, NJ 08234	Email Address: raypersia@gmail.com
Applicant is a ☐ Corporation ☐ Partnership ☐ Individual (Corporations must be represented by a NJ attorney.) If applicant is a corporation or partnership, on company letterhead set forth the names and addresses of all stockholders or partners having an interest of 10 % or more. (Attach separate sheet).	
Owner Information	
Owners Name: Raymond Persia	
Phone No.: 856-577-8518	Email Address: raypersia@gmail.com
Address: 17 Heather Croft, Egg Harbor Township, NJ 08234	
Attorney Information	
Attorney's Name: David A Snyder, Esquire	
Phone No.: 856-547-5888	Email Address: dasnyderlaw@aol.com
Firm Name and Address: David A Snyder, Esquire, 11 W. Ormond Avenue, Suite 150C, Cherry Hill, NJ 08002	
Plans	
Name(s) and address of person(s) preparing plan (attach sheet, if necessary)	
Name: James A. Clancy Clancy and Associates, Inc.	Profession: Engineer/Land Surveyor/Planner
Address: 601 Asbury Avenue, National Park, NJ 08063	Email Address: clancyassoc@comcast.net
Name:	Profession:
Address:	Email Address:

Property Information

Property Address:
unassigned

Block(s):
1019

Lot(s):
1 and 2

Total Lot Area:
4.32 Acres

Jurisdictional Area: ☐ Pinelands ☒ CAFRA

Proposed Information

Number of Proposed Lots:
2

Zone:
M-1 Industrial

Number of Dwelling Units:
N/A

Proposed Use: Warehouse for cultivation and
distribution of cannabis

Present Use:
Undeveloped lot

Building Area Proposed:
18,238 sq. feet (2 story structure)

Existing:
No building

Number of Parking Spaces Proposed:
21

Existing:
None existing

List all utilities available to service the subject development:
Electric

List all zoning variances or design waivers. If not applicable, enter "N/A". If variance(s) or waivers are required, attach hereto, as a separate rider, the factual basis and legal basis for the relief sought.
N/A

Existing deed restrictions? ☐ N/A ☒ Yes – Briefly describe below and attach copy
Utility easement in Deed Book 2534, page 62 (could not be recovered)

Proposed deed restrictions:
Existing deed restrictions if determined to exist and any potential additional conditions pursuant to township engineer review and board recommendations

Contemplated Form of Ownership:
☒ Fee Simple ☐ Condominium ☐ Cooperative ☐ Rental

Briefly describe any prior or currently pending proceedings before this Planning Board or Zoning Board and any other federal, state, or local board or agency involving the property which is the subject of this application. (attach sheet if necessary)
N/A

List all other material accompanying this application, i.e., plans, drainage calculations, traffic studies, fiscal impact statements, NJDEP or Pinelands permits or applications, etc. (attach sheet if necessary)
Site plan containing Title Sheet, Plan of existing conditions, and demolition, site plan, drainage divide plan, landscaping plan, lighting plan, soil erosion plan, soil erosion detail and notes, and general details
Cannabis Letter of Support previously obtained

The applicant voluntarily consents to an indefinite waiver of the time within which the board may grant or deny this application. Applicant is fully aware that the Municipal Land Use Law sets forth a specific time period within which the Board is to grant or deny this application. ☒ Yes ☐ No


Signature of Applicant or Agent

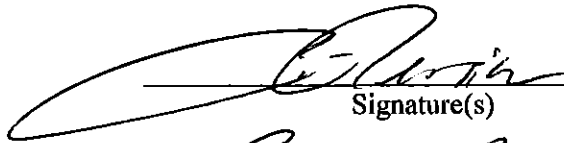
9-14-2022
Date

Raymond Persia
Print Name of Applicant or Agent

CONSENT OF OWNER

I, the undersigned, being the owner of the lot or tract described in the foregoing application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. (If owned by a corporation, attach copy of resolution authorizing application including officer signature.)

9-14-2022
Date

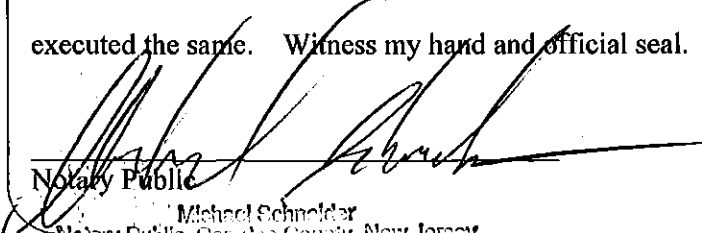

Signature(s)
Raymond Persia
Printed Name(s)

Acknowledgement Certificate

State of _____)
County of _____)

On this 14 day of Sept, in the year 2022, before me personally appeared

Raymond Persia, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.


Notary Public

Michael Schneider
Notary Public, Camden County, New Jersey
My Commission Expires July 31, 2024

**OWNERSHIP DISCLOSURE STATEMENT****NAME OF CORPORATION, PARTNERSHIP, LLC, OR LLP:** Raymond Persia, LLC

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above referenced corporation, partnership, limited liability corporation (LLC) or limited liability partnership (LLP):

NAME		ADDRESS
1	Raymond Persia	17 Heather Croft, Egg Harbor Township, NJ 08234
2		
3		
4		
5		
6		
7		
8		
9		
10		

*If a corporation or a partnership owns 10% or more of the stock of a corporation, or 10% or greater interest in a partnership, that corporation or partnership shall list the names and addresses of its stockholders holding 10% or more of its stock or of 10% or greater interest in the partnership, and this requirement shall be followed until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10% ownership criterion established have been listed.

SWORN & SUBSCRIBED to before me this

14 Day of Sept., 2022
(year)

(Notary)

Notary Public for the State of New Jersey
My Comm. Expires 12/31/24

SIGNATURE (OFFICER/PARTNER)

Date

Title

**TOWNSHIP OF EGG HARBOR
PLANNING BOARD/ZONING BOARD OF ADJUSTMENT
3515 BARGAINTOWN ROAD
EGG HARBOR TOWNSHIP, NJ 08234**

RECEIVED

SEP 14 2022

PLANNING & ZONING BOARD
TOWNSHIP OF EGG HARBOR

MAJOR SITE PLAN CHECKLIST

Applicant Raymond Persia, LLC Application # _____

Date Filed _____ Block 1019 Lot 1.00 and 2.00

The following checklist is designed to assist applicants in preparing plans for Planning Board/Zoning Board of Adjustment review. Applicant should check off each item and submit the checklist with the application to ensure that the information is included on the plan. **ITEMS OMITTED WILL DELAY CONSIDERATION BY THE BOARD.** The site plan shall show the following information and be drawn according to all relevant standards set forth in Chapter 198-15(D) and Chapter 225 of the Township Code:

- X 1. Submittal Materials:
- X a. Six (6) Copies of the plans shall be submitted on one of the following sheet sizes: 24"x 36" or 30"x 42". If one sheet is not sufficient to contain the entire territory, the map may be divided into sections and shown on separate sheets of equal size, with reference on each sheet as to the location of all adjoining sheets.
- X b. Fifteen (15) copies of half scale plans (11"x 17") shall be submitted.
- X c. A copy of the site plans must be submitted in digital format. The digital files shall be compatible with AutoCAD or submitted in dxF format. All digital media should be on CD-ROM Media.
- X 2. The plan shall be drawn or reproduced at a scale of not less than 1"=50'
- X 3. Key map at a scale of 1"=300', showing the entire subdivision and it's relation to surrounding areas within 2,000 feet. Such maps shall show all existing land uses within 200 feet of the land being subdivided. (Scale set forth on site plan)
- X 4. The zoning district and zoning requirements.
- X 5. North arrow and graphic scale contained on each sheet.
- X 6. Name and address of owner and applicant and owners of land within 200 feet of the outer boundary of the site as certified by the Tax Assessor and dated when the list was produced.
- X 7. Name, address and signature of person preparing the plan. Plan shall be prepared, signed and sealed by a licensed N.J. Land Surveyor, Engineer, Planner or Architect as required by State regulation.

- X 8. Approval Signature Lines with appropriate certification statement in accordance with the NJ Map Filing Laws for:
 X a. Board Chairman
 X b. Board Secretary
 X c. Township Engineer
 X d. Municipal Clerk
- X 9. A certified survey of the property prepared by a New Jersey Land Surveyor with bearings and distances provided for all property lines. Survey shall be provided with datums in NAD 83 and NGVD 88 for horizontal and vertical datums respectively.
- X 10. Existing and proposed elevations and contours, at one (1) foot intervals to determine the natural drainage of land within the subject property and extending one hundred (100) feet from the property lines.
- X 11. Locations of all existing & proposed structures showing existing and proposed front, rear and side yard setback distances, and an indication of whether the existing structures and uses will retained or removed.
- X 12. Title block containing name of applicant and development, lot and block numbers, date prepared and date of latest revision.
- X 13. Landscaping plan including:
 X a. The types, quantity, size and location of all proposed vegetation
 X b. The scientific and common names of all proposed landscaping
 X c. Planting details
 N/A c. Maintenance notes
 X d. Sight Easements
- X 14. Lighting and signage plan showing the locations of signs and light standards, direction of illumination, mounting heights, setbacks, type of light standards, hours of illumination and lighting pattern superimposed onto plan and noted in footcandles.
- X 15. Site characteristic maps showing the location of existing and proposed property lines, streets, street names, building, watercourses, railroads, bridge, culverts easements, right of ways and any natural features, such as wooded areas, streams or wetlands. All significant individual trees (over 16" diameter at breast height) and historically, culturally and archaeologically significant structures or resources shall be shown.
- N/A 16. The location of all wetland areas and required wetland transition areas of buffers within the proposed development as required pursuant to the "New Jersey Freshwater Wetlands Protection Act" or the Comprehensive Management Plan, and a letter from either the NJDEP or the Pinelands Commission indicating that the proposed subdivision does not require wetlands delineation.
- X 17. A copy of any existing and/or proposed protective covenants, deed restrictions applying to the land shall be submitted with the plan, if applicable. (subject to amendment based upon township engineer review and board recommendations) (Note - Utility easement in Deed Book 2534, page 62 (could not be recovered))

- X 18. A Stormwater Management Plan, calculations and information in accordance with Section 94-44 of Township Code and pursuant to NJDEP Stormwater Regulations. This plan shall include the following:
- X a. Topographic Base Map
 - X b. Environmental Site Analysis
 - X c. Project Description & Site Plan
 - waiver d. Land use planning and Source Control plan
 - X e. Stormwater Management Facilities Map
 - X f. Calculations for Groundwater recharge, stormwater runoff rate, volume and quantity and vertical design constraints
 - waiver g. Inspection, Maintenance and Repair Plan
 - X h. Waiver from Submission Requirements, if applicable (d. and g. above)
 - X i. NJDEP Low Impact Development Checklist
- N/A 19. A Sewer and Water Report containing an explanation of plans to tie into existing sewer and water facilities including the status of efforts to have tie-ins approved by the appropriate authorities. Based on the capacities of existing sewer and water systems, the applicant shall if pertinent, describe what improvements shall be implemented to meet the anticipated demands. (well and septic)
- N/A 20. A Traffic Report containing calculations of the number of motor vehicles expected to enter or leave the site for an average peak hour and evaluation of the ability of the internal circulation plan and external access roadways, including the two nearest intersections on collector roadways to handle this anticipated traffic, made by a qualified traffic engineer. (For developments requiring 75 or more parking spaces) (21 parking spaces planned)
- N/A 21. A Fiscal Impact Report indicating the impact of the project on Township services, the cash flow of the project, and determination of the applicants pro rata share of necessary improvements. (For developments of 25 or more dwelling units)
- N/A 22. A Modification Report, if applicable, showing the modifications of Township standards requested, along with supporting documentation.
- X 23. A Utilities Plan at the same scale of the site plan showing:
- X a. The locations of existing utility structures such as water and sewer mains, gas transmission lines and high tension power lines on the site plan and within 200 feet of its boundaries.
 - X b. Plans of proposed improvements and utility layouts, including sewer, water, storm drains, showing all proposed connection to existing systems. If service will be provided by an existing utility company, a letter from that company stating that service will be available before occupancy will be sufficient. When individual on-lot water or sewage disposal is proposed, the plan for such system shall be approved by the appropriate township and state agencies, and the results of percolation tests shall be submitted with the preliminary plan under conditions

designated by the Township and the County Board of Health, and or the Pinelands Commission. Where applicable the utility company letter must indicate that wet hook-ups will be available for each lot. If private utilities are proposed, they shall fully comply with all Township, county, and state regulations.

- X 24. Profiles of all proposed streets indicating grading and cross-sections showing widths of roadway and width and location of sidewalks.
- X 25. Locations and dimensions of curb cuts affording vehicular access to public right-of-ways.
- X 26. Design of off street parking and loading areas, showing size and location of bays, aisles, barriers, truck turning movements and parking spaces. (cross section on detailed sheet)
- N/A 27. A photograph of the premises in question from the opposite side of street.
- N/A 28. Areas in which construction is prohibited due to presence of stream corridors and/or steep slopes.
- X 29. All area to be disturbed by grading or construction.
- X 30. Location of existing and proposed wells and septic systems.
- X 31. Natural resource inventory information including:
 - X a. Soil types as shown on the current Soil Conservation Soil Survey Maps
 - N/A b. Soil depth to restrictive layers of soil.
 - X c. Soil depth to bedrock.
 - X d. Height of soil water table and type of water table
 - X e. Flood plain soil (status)
 - X f. Limitation for foundations (Architectural plan)
 - X g. Limitation for septic tank absorption field (only where septic tank is proposed for use) (septic plans to be submitted)
 - N/A h. Limitation for local roads and streets
 - X i. Agricultural capacity classifications
 - X j. Erosion hazard
- X 32. Sight triangles, the radii of curblines and street sign locations shall be clearly indicated at intersections.

- X 33. Soil Erosion/Sediment Control Plan which complies with Soil Conservation Service requirements.
- X 34. All existing and proposed curbs and sidewalks.
- X 35. Architectural plans with typical floor plans and building views/elevations.
- X 36. Method of solid waste storage and disposal including recycling efforts.
- X 37. The purpose of any proposed easement of land reserved or dedicated to public common use shall be designated. (subject to amendment based upon township engineer review and recommendations by the board) (Note - Utility easement in Deed Book 2534, page 62 (could not be recovered
- X 38. The plan/project shall be designated in compliance with the applicable Township Ordinances of the Township and other applicable standards of the State, County and local agencies.
- X 39. All applicable fees must be paid with submission.
- X 40. No application will be deemed complete until all taxes are paid up-to-date.
- X 41. In the Pinelands Area, no application shall be deemed complete until a Certificate of Filing from the Pinelands Commission or other evidences of Pinelands Commission review in accordance with Chapter 225, Article VI-A of this Code is submitted by the applicant.
- X 42. The maps for submission must be folded into eighths and have title block clearly visible.

One or more of the above informational items may not be applicable in all cases. The person preparing the plan should indicate in writing on the plan those items not applicable. Items 39, 40 and 42 are applicable in all cases and cannot be waived.