

Borough of Lindenwold

JOINT LAND USE BOARD APPLICATION FOR:

Minor Site Plan

Waiver

Variance

Amended Site Plan

Date submitted

Application No. JLUB-21-6

6/22/21

Applicant's Name Prodigy Games

Address 110 North White Horse Pike

Phone Number _____

Name and address of present owner (if other than above)

Name Franklin and McFF Estate

Address 110 N. White Horse Pike

Lindenwold NJ 08021

Phone Number _____

Interest of applicant if other than owner Retail/gaming lounge

Location of site Maple Ave and White Horse Pike

Neighborhood or Section

Street

Block(s) 127 Lot(s) 9 Zone B-1

Number of proposed lots 1

Area of entire tract _____

Development Plans: Sell lots only (Yes) _____ (No) ✓

Construct houses for sale (Yes) _____ (No) ✓

Other NA

Proposed Density _____

Number of dwelling units per net acre* _____

*Gross acre less area for Right-Of-Way, Easements and other Improvements.

NAME AND ADDRESS OF PERSON PREPARING SKETCH PLAT

Name _____

Address N/A

Phone Number _____

Signature of Applicant [Signature]

I Certify that this application and map attached hereto (was or was not) duly approved by Resolution of the Joint Land Use Board of the Borough of Lindenwold at a meeting held on _____

Board Secretary _____ Borough of Lindenwold

Borough of Lindenwold

TO THE JOINT LAND USE BOARD PETITION FOR:

Variance _____

Waiver ☒ _____

Name of Applicant Prodigy Games LLC

Address 110 N White horse pkwy

Phone Number David Burns 856-658-9571

Applicant is the Owner (), Tenant (☒) of the following described property:

110 N white horse pkwy Lindenwold NJ

Assessment Map: Plate _____ Block(s) _____ Lot(s) _____

Present use of Land or Building empty

Desired use of Land or Building Retail / gaming lounge / community center

NOTE: Has this property ever been the subject of an application before the

Planning Board no Zoning Board NA

If yes, please give reason _____

Applicant desires the following Variance/Waiver:

see check list

Date 5/15/21

Signature of Applicant [Signature]



CHECK LIST

Details Required For Minor Site Plans

Note: See Section 139-47.A-D of the Borough of Lindenwold Land Development Ordinance for further details of submission requirements and procedures.

Applicant David Barnes Block 109 Lot B Address 110
White Horse Pike, Lindenwold NJ 08021

A Minor Site Plan is defined under Section 139-2 as the following:

"Development of one or more lots of an addition to an existing building or structure of less than 1,000 square feet, addition of an accessory structure of less than 1,000 square feet, addition of a handicap ramp, addition to an existing parking lot or paved area involving less than 500 square feet and does not involve planned development, any new street or extension of any off-tract improvement which is to be prorated pursuant to N.J.S.A. 40:55D-42 [Added 3-10-1993 by Ord. No. 929]

The following items shall be submitted to the Administrative Officer twenty-eight (28) days prior to the next scheduled hearing.

Item #	Provided	Not Applicable	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
1	☒	☐	☐	A complete application form and payment of the application fees and escrows, eighteen (18) copies.
2	☐	☒	☐	An accurate site plan at a scale of not less than one (1) inch equals fifty (50) feet. The plan should be signed and sealed by a professional licensed in the State of New Jersey, eighteen (18) copies in accordance with the New Jersey Law governing professionals 7:40..
3	☒	☐	☐	A certificate from the Borough Tax Collector that no taxes or assessments are due or delinquent (tax search), two copies.
4	☐	☒	☐	Camden County Planning Board Application, four (4) copies, if the proposed development will have any impact on a Camden County roadway or facility.

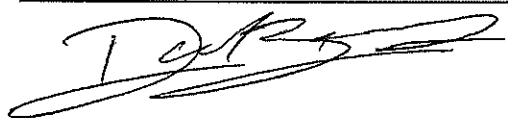
MINOR SITE PLAN CHECKLIST ~ PAGE 1 OF 2
March 16, 2009

The following items are required on The Minor Site Plan:

Item #	Provided	Not Applicable	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
1	✓			The zoning classification of the property, the tax plate, block and lot numbers, the owners and <u>applicant's</u> names and addresses shown on the plans.
2		✓		The location of any proposed buildings, structures, parking and open spaces. The location of existing buildings, structures, roadways and driveways within 50 feet of the property.
3		✓		Acreage of the tract to the nearest tenth of an acre or square feet.
4		✓		Existing contours with datum referenced. Spot elevations at corners of proposed structures, paved areas and handicap ramps
5		✓		All <u>lot</u> lines, setback lines, the location and purpose of any easements, underground or overhead utility lines in any street which abuts the property.
6		✓		A parking and circulation plan showing the location and arrangement of vehicular access ways and the location, size and capacity of all parking and loading areas.
7		✓		A complete plan, including location, size and type of all plantings.
8		✓		Pavement construction detail, and any other construction detail necessary to construction
9		✓		Curbs, sidewalks and all other areas devoted to pedestrian <u>use</u> .
10		✓		Preliminary Architectural Floor Plans and Elevations signed and sealed by an architect licensed in the State of New Jersey.
11		✓		Key map showing the location of the site within the Borough at a scale of no less than 1 inch equals 1000 feet.
12		✓		North Arrow, Scale written and graphic on each street.
13		✓		A complete site lighting plan, including location, size, type and wattage of all proposed fixtures.
14		✓		A copy of any protective covenant or deed restrictions applying to the tract to be developed shall be submitted along with the site plan. If no deed restrictions, covenants, easements exists, it shall be so noted on the plan.
15	✓			Any other information which is deemed to be necessary for the review of the plan by the <u>Joint Land Use Board</u> .

SIGNATURE AND TITLE OF PERSON WHO PREPARED CHECK LIST.

DATE.



6/22/21

VARIANCE APPLICATION FOR: VARIANCE (), USE VARIANCE (X), WAIVER ()
MINOR SITE PLAN (), MAJOR SITE PLAN ()
MINOR SUBDIVISION (), MAJOR SUBDIVISION ()

APPLICATION NO. JUB 21-7

DATE SUBMITTED 9/22/20

Applicant's Name United Paving Contractors, LLC - c/o William Williams
Address 707 First Avenue
Deptford, NJ 08096
Phone Number 856-374-2001

Name and address of Present Owner (IF OTHER THAN ABOVE)
Name William Williams
Address 707 First Avenue
Deptford, NJ 08096
Phone Number 856-374-2001

Interest of Applicant if other than owner Tenant

Location of Site Intersection of Bangor Avenue and Derby Avenue Bangor Avenue
Neighborhood or Section Street

Block(s) 257 Lot(s) 1 Zone R-1

Number of Proposed Lots 1 (existing) Area of entire Tract 1.96 acres +/- (85,377 SF)

DEVELOPMENT PLANS: Sell Lots Only (YES) (NO) X
Construct Houses for Sale (YES) (NO) X
Other Construct a commercial building (50'x100') with associated parking to offer paving services

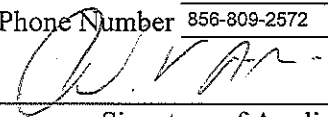
Proposed Density N/A

Number of Dwelling Units per Net Acre * N/A

*GROSS ACRE LESS AREA FOR RIGHT-OF-WAY, EASEMENTS AND OTHER IMPROVEMENTS.

NAME AND ADDRESS OF PERSON PREPARING SKETCH PLAT.

Name Michael E. Avila, P.E., P.P. - Avila Engineering, LLC
Address 228 West White Horse Pike - Suite B
Berlin, NJ 08009
Phone Number 856-809-2572


Signature of Applicant

VARIANCE APPLICATION

Applicant: Owner _____ Tenant ☒

Name United Paving Contractors, LLC - c/o William Williams Phone: (856) - 374-2001

Address 707 First Avenue
Deptford, NJ 08096

NOTE: If tenant of property is applying for this variance, they must have written permission from the owner for submission to this Board.

Applicant is the owner of the following described property:
Applicant is not owner of property _____

Block 257 Lot 1 Plate _____ Zone R-1

Existing use of Land or Building Vacant wooded lot

Proposed use of Land or Building Commercial Use, Paving Services

Use Variance required? Yes

Applicant requesting the following variance(s) from SETBACKS on:

	Lot Size	Frontage	Front Setback	Rear Setback	Left Side Setback	Right Side Setback	Total Side Setback
EXISTING	85,377 sf	> 100 FT	N/A	N/A	N/A	N/A	N/A
REQUIRED	10,000 SF	100 FT	35 FT	25 FT	10 FT	15 FT	25 FT
PROPOSED	85,377 SF	>100 FT	35.50 FT	N/A	> 25 FT	N/A	> 25 FT

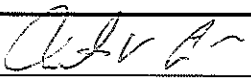
Where applicable: D.E.P. Wetland approval required: YES _____ NO ☒

Other Variances requested: No

Has this property ever been the subject of an application before the Planning Board? No

Has this property ever been the subject of an application before the Zoning Board? No

If yes, please give reason N/A


Signature of Applicant

9/18/20
Date

Borough of Lindenwold

TO THE JOINT LAND USE BOARD PETITION FOR:

Variance Use Variance Waiver _____

Name of Applicant United Paving Contractors, LLC - c/o William Williams

Address 707 First Avenue

Deptford, NJ 08096

Phone Number 856-374-2001

Applicant is the OWNER (), TENANT (X) of the following described property:

1 Bangor Avenue

Lindenwold, NJ 08021

Block(s) 257 Lot(s) 1 Plate _____

Present use of Land or Building Vacant wooded lot

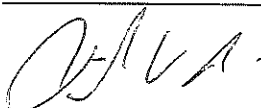
Desired use of Land or Building Commercial Use, Paving Services

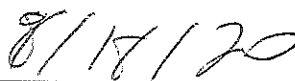
NOTE: Has this Property ever been the subject of an application before the Planning Board _____ or Zoning Board _____

If YES, Please give reason N/A

Applicant desires the following **VARIANCE / WAIVER**

Use Variance to allow a commercial use (paving services) in a residential zone.


Signature of Applicant


Date