

THE FOLLOWING WILL BE ON THE AGENDA FOR THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, MARCH 24, 2022 IN THE LINDENWOLD BOROUGH HALL.

1. CALL MEETING TO ORDER
2. SUNSHINE ANNOUNCEMENT
3. FLAG SALUTE
4. ROLL CALL
5. RESOLUTION:

 JLUB-21-3
 REVISED

6. NEW BUSINESS

 APPLICATION JLUB-22-1
 EXTRA SPACE STORAGE
 1322 LAUREL ROAD
 BLOCK 238, LOTS 1 & 1.08
 AMENDING USE VARIANCE

 APPLICATION JLUB-22-2
 REALCORDOA, LLC
 LA ESPERANZA
 40 E. GIBBSBORO ROAD
 BLOCK 155, LOTS 4, 6, 6.01, 7.01 & 8
 MAJOR SITE PLAN (PRELIMINARY & FINAL)
 ADDITIONAL PARKING AREA, RELOCATED TRASH ENCLOSURE,
 SOLAR CANOPY & VARIANCES

 APPLICATION JLUB-22-3
 MAGEWORKS, LLC
 5-11 BERLIN ROAD
 UNITS 9 & 11
 BLOCK 92, LOTS 1, 1.01 & 102
 CHANGE IN USE
 VACANT UNITS TO AUDIO VIDEO PRODUCTION OFFICES

7. OPEN MEETING TO THE PUBLIC
8. ADJOURNMENT

**RESOLUTION OF MEMORIALIZATION
BOROUGH OF LINDENWOLD JOINT LAND USE BOARD
CAMDEN COUNTY, NEW JERSEY
APPLICATION NO. JLUB 21-03**

**IN THE MATTER OF
EDWARD TAYLOR,
dba IAO ENTERTAINMENT, LLC**

**: JOINT LAND USE BOARD
: BOROUGH OF LINDENWOLD
: APPLICATION NO. JLUB 21-03
: BLOCK 268, LOT 1
: 2512 EGG HARBOR RD.
:
:
: GRANTED: February 17, 2022
: MEMORIALIZED: February 24, 2022
REVISED – MEMORIALIZED: MARCH 24, 2022**

**A RESOLUTION MODIFYING THE APPROVAL GRANTED FOR A CHANGE OF
USE AND WAIVER OF MINOR SITE PLAN**

WHEREAS Edward Taylor, residing at 511 Spruce Avenue, Lindenwold, New Jersey 08021 and doing business as IAO Entertainment, LLC (hereinafter designated the “Applicant”) submitted an application to the Borough of Lindenwold Joint Land Use Board (hereinafter designated the “Board”) seeking (1) approval for a change of use for a vacant space known as Unit E in an industrial complex located at 2512 Egg Harbor Road, Lindenwold, New Jersey, also known as Block 268, Lot 1 on the Official Tax Map of the Borough of Lindenwold (hereinafter the “Subject Property”) to a recording studio and community programs, and (2) a waiver of the requirement for a minor site plan;

WHEREAS a public hearing on the above referenced application was heard by the Board on June 24, 2021 and approval was granted by the Board for the relief requested as more specifically set forth in the Board’s resolution memorialized on July 22, 2021 as Resolution No. JLUB-21-03;

WHEREAS said Resolution provided that in the event that it appears to the Board, on reasonable grounds, that the application, exhibits, testimony, maps and other documents are not accurate, are materially misleading, or are the result of mistake, and the same have been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought, the Board may rescind its approval and rehear the application, or any part of said application, either upon the application of an interested party or on its own motion, when unusual circumstances so require, or where a rehearing is necessary and appropriate in the interest of justice;

WHEREAS the Board on its own motion scheduled a special meeting on February 17, 2022 to rehear this application based on the reasonable belief by the Board that materially misleading submission, material misstatement, and/or materially inaccurate information was provided by the Applicant in his application and in his testimony, which were relied upon by the Board in granting its approval;

WHEREAS on January 28, 2022, a Notice of Special Meeting to rehear his application was served on the Applicant by certified mail and first class mail addressed to the Applicant at his business address and at his residence, and said Notice was also hand delivered to the Applicant on February 2, 2022 at his place of business and at his residence.

WHEREAS, Legal Notice of this Special Meeting was published in the Borough official newspaper on February 10, 2022;

WHEREAS a special meeting to rehear this application was held on February 17, 2022 with the Applicant appearing pro se;

WHEREAS the Board having heard the testimony and evidence presented by Wayne Hans, the Borough of Lindenwold Code Enforcement Official, Sergeant Edward O'Donnell of the Borough of Lindenwold Police Department, Stephen Janel, Esq. attorney for the owner of the industrial complex where the Subject Property is situated. and the Applicant and his wife, Edina Taylor, and having opened the hearing for public comment and no members of the public wishing to comment, and having considered the application, testimony and exhibits submitted in connection herewith;

NOW THEREFORE BE IT RESOLVED that the Board makes the following findings of facts:

FINDINGS OF FACT

1. The Findings of Facts as set forth in Resolution JLUB-21-03 are incorporated herein as if set forth at length.

2. At the June 26, 2021 hearing, the Applicant submitted with his application a floor plan of the Subject Property showing an area of approximately 1760 square feet in which he was to operate a recording studio and conduct community events involving music and sound engineering instructions. The Applicant further testified that his hours of operation would be Monday through Friday from 9:00 am to 5:00 p.m., and from 9:00 am to 6:00 pm on Saturday and Sunday with evenings hours from 7:00 pm to 10:00 p.m. on three (3) evenings per week.

3. As a condition of said approval, the Applicant was not to occupy and operate this facility until all occupancy certificates/construction permits and approvals and a mercantile license were obtained.

4. Based on several inspections of the Code Enforcement Official Wayne Hans, the Applicant was occupying an additional warehouse space adjacent to the Subject Property, which

was never a part of his application before the Board. The Attorney for the owner of the Subject Property testified that a new lease was provided the Applicant commencing October 1, 2021 for an expanded space which involved the original 1760 square feet of space and the additional warehouse space, bringing the total space occupied by the Applicant to 6200 square feet. No application was made by the Applicant to use this additional space and no variance application was made to conduct the events scheduled in the warehouse. No Certificate of Occupancy was issued for the additional space.

5. Based on investigations undertaken by the Borough of Lindenwold as well as the operation report of Police Officer O'Donnell marked as Exhibit B-14, the Applicant was occupying this additional space as a nightclub of sort and/or a concert venue, which were not permitted uses in the I-1 Industrial Zone where the Subject Property was located, and no approvals were obtained for this use. The events taking place in the warehouse section generated numerous vehicles filling the parking spaces of the industrial complex and causing vehicles to park on Egg Harbor Road, and impaired access for emergency vehicles to this site. Exhibits B-1 through B-8 were introduced by Official Hans from research on the Applicant's website and Instagram account showing announcement for musical and entertainment events occurring in the unauthorized warehouse space he was occupying, which was referred to as the IAO Industry Lounge. Those event announcements included Exhibit B-1, a Twerk Contest on August 7, 2021 from 10 am to 2 pm; Exhibit B-2, a Juiced Up Concert on August 21, 2021 from 7 pm to 11 pm; Exhibit B-3, a Drake & Migos Party on October 15, 2021 at 9 pm to 2 am; Exhibit B-4, the Tristate networking and showcase "The Mixer" on October 22, 2021; Exhibit B-5, a Philly Jersey concert on October 29, 2021; Exhibit B-6, a Halloween party from 7 pm to 2 am; Exhibit B-7 a Basic & Friends Concert on November 19, 2021 at 9 pm with VIP & Bottle Service available, and performance slots available; and Exhibit B-8, I was Here Before Concert on January 29 starting at 8:30, notating a full bar, vendors, and sections available starting at \$100. The Applicant indicated that events noted in Exhibit B-1, B-2 and B-8 did not occur, but the other events did.

6. Code Enforcement Officer Han noted in his testimony numerous building and fire violations in the area occupied by the Applicant and based on his experience, the unauthorized events that occurred at the IAO Industry Lounge presented numerous public safety and fire concerns. The Code Enforcement Report of 1/25/2022 and the Code Compliance Report on 12/22/2021 were marked as Exhibit B-11.

7. In the Fire Safety Registration Form completed by the Applicant on May 10, 2021 and marked as Exhibit B-13, the Applicant indicated that the hours of operation of his business would be 24 hours, 7 days a week, which was contrary to his testimony before the Board on June 24, 2021.

8. The Applicant maintained that he did not realize that he had to return to the Board to obtain approval to occupy the warehouse area where he was conducting his events. He offered no explanation as to why he thought the nightclub/concert events were included in his approval. He maintained that he complied and abated the violations as same were made known to him. He did suggest that he felt that he was being harassed.

9. Stephen Janel, Esquire, who is a part owner of the industrial complex where the Subject Property was located, indicated that the Applicant had agreed to terminate the Lease for the warehouse space and to vacate same, which space Mr. Janel indicated would be occupied by the neighboring tenant JC Custom Built, LLC. An Agreement To Terminate The Lease Agreement, which was duly executed by Mr. Janel as the Landlord and the Applicant was provided the Board. In that Agreement, the Applicant agreed that the existing sound studio lease is modified by the removal of the warehouse space and the space shall only be utilized for its stated purpose, which was a recording studio and for music instructions. There was to be no retail sales, no serving of foods and beverages and no hosting of events and the Applicant shall comply with all requirements set forth in the Joint Land Use Board resolution.

10. The Applicant acknowledged and agreed that the only other uses permitted as community events under his approval were music lessons and sound engineering instructions.

CONCLUSIONS OF LAW

1. In the approval previously granted to the Applicant, the Board reserved the right to take whatever action it deems appropriate, including but not limited to a rescission of its prior approval, a rehearing, a modification of its prior approval or such other action as appropriate, should the Board determine that misrepresentations were made to the Board, which were relied upon by the Board in the issuance of its approval.

NOW THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Borough of Lindenwold, in the County of Camden and State of New Jersey, on the 17th day of February, 2022, upon motion duly made by Mayor Richard Roach, Jr. and seconded by Councilwoman, Linda Hess that the approval previously granted to the Applicant is **MODIFIED** as set forth below, and which modification is conditioned on the Applicant's full compliance with the following terms:

1. That the Applicant shall only occupy the 1760 square foot space redesignated as Unit E in the industrial complex located at 2512 Egg Harbor Road, Lindenwold, and that space shall be used strictly for a sound studio and for music lessons and sound engineering instructions. No other use is permitted. There shall be no retail sales at the Subject Property, and no hosting of any events at the Subject Property. Any videography associated with the recording studio shall be referred elsewhere if the space leased to the Applicant is inadequate.

2. The Applicant's hours of operation shall be modified and limited as follows: 11:00 am to 8:00 pm on Monday through Thursday, and from 9:00 am to 8:00 pm on Friday, Saturday and Sunday. All engagements to utilize the authorized services at the Subject Property shall be by appointment only so as to control the limited parking in and about the Subject Property.

3. There shall be no community events, concerts, dances or the like held at, produced by or sponsored by the Applicant at the Subject Property or the surrounding grounds of the industrial complex. Upon the receipt of a certified statement by the Code Enforcement Official, Fire Department Official or a responding police officer that a violation of this provision has

occurred, the Board shall have the right to take such action as the Board deems appropriate to include the rescission of the approval in total.

4. The Applicant shall complete and submit all license applications and pay all fees for the issuance by the Borough of Lindenwold of a mercantile license for 2021 and 2022, if not already done so, by March 18, 2022.

5. The Subject Property shall be re-inspected by the Code Enforcement Official and all violations noted as a result of that inspection shall be abated and all fees paid within thirty (30) days of the date of the inspection.

6. The Landlord shall seal off the entranceway from Unit E into the adjacent nonusable warehouse space, which shall be sealed off by block and/or drywall as may be required by the Borough of Lindenwold Construction Department and shall provide the Board's secretary with proof that same has been completed.

7. The Landlord shall stripe the parking space at the industrial complex at 2512 Egg Harbor Road as agreed and arrange for the removal of the pavers stored on the parking lot.

8. If not already done so, this modified approval is conditioned on the Applicant submitting the security system plan for the Subject Property for review and approval by the Borough Police Department and the submission of proof to the Board that this condition has been satisfied.

9. The Applicant shall post all required inspection fees required and shall keep the Applicant's escrow account for the review of this application current.

10. The Applicant shall indemnify and hold the Borough of Lindenwold harmless from any and all costs incurred in the enforcement of this modified approval.

ROLL CALL VOTES ON MOTION TO MODIFY THE APPROVAL FOR A CHANGE OF USE AND MINOR SITE PLAN WAIVER:

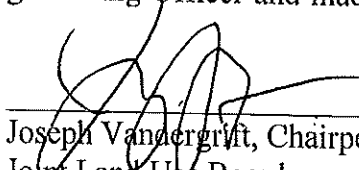
IN FAVOR: Mayor Richard Roach, Jr., Councilwomen Linda Hess, Joseph Vandergrift, Pat Strippoli, Joy Jackson, Jermaine Jackson, Janine Masciulli

OPPOSED: None

ABSTENTION: None

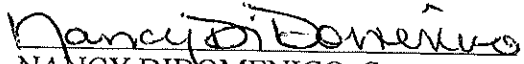
RECUSED: Craig Wells

BE IT FURTHER RESOLVED that a certified copy of this Resolution of Memorialization be sent via regular mail to the Applicant within ten (10) days of the date of adoption, and a copy of this Resolution shall be filed with the Administrative Officer or Clerk of the Borough, Borough Construction Official, Borough Zoning Officer and made available to all other interested parties.



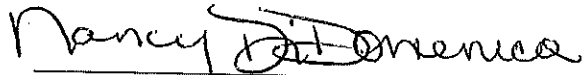
Joseph Vandergrift, Chairperson
Joint Land Use Board

Borough of Lindenwold


NANCY DIDOMENICO, Secretary
Joint Land Use Board
Borough of Lindenwold

CERTIFICATION

This Resolution of Memorialization being adopted by action of the Joint Land Use Board of the Borough of Lindenwold on this day of March 24, 2022, is a true copy of the action taken by the Lindenwold Joint Land Use Board at its meeting held on February 17, 2022.


NANCY DIDOMENICO, Secretary
Joint Land Use Board
Borough of Lindenwold

Borough of Lindenwold

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

APPLICATION NO. LCUB-22-1

DATE SUBMITTED 2/2/22

Applicant's Name MHC B3 (HW Portfolio) LLC

Address 41 Flatbush Avenue, Suite 3C, Brooklyn, NY 11217

Phone Number cto Liz Rahn Schlesinger, Managing Member

Name and address of Present Owner (IF OTHER THAN ABOVE)

Name N/A

Address

Phone Number

Interest of Applicant if other than owner N/A

Location of Site 1322 Laurel Road

Neighborhood or Section

Street

Block(s) 238

Lot(s) 1 and 1.08

Zone OP & R-1

Number of Proposed Lots 1 Area of entire Tract 9.75 ac

DEVELOPMENT PLANS: Sell Lots Only (YES) (NO)
Construct Houses for Sale (YES) (NO)
Other maintain existing self-storage facility

Proposed Density N/A

Number of Dwelling Units per Net Acre * N/A

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

NAME AND ADDRESS OF PERSON PREPARING SKETCH PLAT.

Name N/A

Address

Phone Number

Signature of Applicant

Borough of Lindenwold

VARIANCE APPLICATION

Applicant: Owner X Tenant _____

Name MHC 83 (HW Portfolio) LLC Phone: (917) - 398-5152

Address 41 Flatbush Avenue, Suite 3C, Brooklyn, NY 11217

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:
1322 Laurel Road, Lindenwold, NJ

Block 239 Lot 1 and 1.08 Plate _____ Zone OP-1 & R-1

Existing use of Land or Building Self-Storage Facility

Proposed use of Land or Building Self-Storage Facility

Use Variance required? Yes - previously approved

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

	Lot Size	Frontage	Front Setback	Rear Setback	Left Side Setback	Right Side Setback	Total Side Setback
EXISTING							
REQUIRED							
PROPOSED							

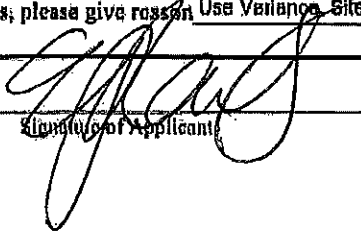
Where applicable: D.E.P. Wetland approval required: YES _____ NO _____ N/A

Other Variances requested: N/A

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? Yes

If yes, please give reason Use Variance, Site Plan approval and Amended Site Plan approval


Signature of Applicant

1/26/22
Date

Borough of Lindenwold

TO THE JOINT LAND USE BOARD PETITION FOR:

Variance _____ Waiver X _____

Name of Applicant MHC 83 (HW Portfolio) LLC

Address 41 Flatbush Avenue, Suite 3D, Brooklyn, NY 11217

Phone Number c/o Liz Roun Schlessinger, Managing Member - (917) 388-5152

Applicant is the OWNER (X), TENANT () of the following described property:
1322 Laurel Road, Lindenwold, NJ

Block(s) 238 Lot(s) 1 and 1.08 Plate _____

Present use of Land or Building Self-Storage Facility

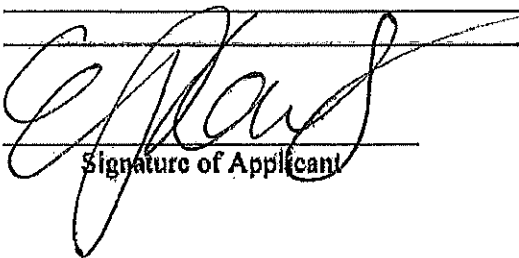
Desired use of Land or Building Self-Storage Facility

NOTE: Has this Property ever been the subject of an application before the Planning
Board No or Zoning Board Yes

If YES, Please give reason Use Variance, Site Plan Approval and Amended Site Plan Approval

Applicant desires the following **VARIANCE / WAIVER**

The applicant seeks to rescind/modify a certain condition of approval imposed by the former Zoning Board of Adjustment with a use variance granted permitting a self-storage facility on the subject property and subsequently memorialized in a Resolution adopted on December 22, 2005. The condition in question requires at least one employee on site at all times to provide security. Alternative security measures render the requirement unnecessary.


Signature of Applicant

1/26/22
Date

Borough of Lindenwold

AFFIDAVIT OF OWNERSHIP

"MUST BE COMPLETED AND RETURNED"

Name of Company / Organization: MHC (HW Portfolio) LLC

Is Company a Corporation? (YES) LLC (NO) _____

Name of State in which incorporated: Delaware

Is Company a partnership? (YES) _____ (NO) x

PLEASE list any and all individuals who are "OWNERS" (Full or Part) of the Company / Organization, and if a Non-Profit Organization, list all "BOARD MEMBERS"

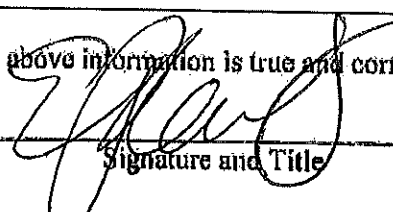
Name

Address

Title

Please see attached corporate organization chart

The above information is true and correct to the best of my knowledge


Signature and Title

Liz Rayn Schleisinger, Managing Member

Please **PRINT** Name and Title

Borough of Lindenwold

JOINT LAND USE BOARD APPLICATION FOR: Preliminary Site Plan (X)
Final Site Plan (X)
With Variance (X) Waiver ()
Amended Site Plan ()

Application No. 14B-22-2

Date Submitted 2/14/22

Applicant's Name Realcordova, LLC
Address 40 E. Gibbsboro Road
Lindenwold, NJ 08021
Phone 856-912-6928

Name and address of Present Owner (if other than above)
Name Same as Applicant.
Address _____

Phone _____
Interest of applicant if other than owner _____

Location of Site 40 E. Gibbsboro Road
Block(s) 155 Neighborhood or Section _____ Street _____
Lot(s) 4, 6, 6.01, 7.01 & 8 Zone B-1

Number of Proposed lots 5 as presently existing
Area of entire tract 2.23 acres (97,207 square feet)

Development Plans: Sell lots only (Yes) _____ (No) _____
Construct houses for sale (Yes) _____ (No) _____
Other Approval for additional parking area, relocated trash enclosure & solar canopy

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 Joseph A. Mancini, PE
Address P.O. Box 1304
Blackwood NJ 08012
Phone 856-677-8742

Signature of Applicant

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 the
_____ day of _____ 2 _____

Board Secretary

 2/8/22

Borough of Lindenwold

TO THE JOINT LAND USE BOARD PETITION FOR:

Variance Minimum Front Yard Waiver _____

Name of Applicant Realcordova, LLC

Address 40 E. Gibbsboro Road

Lindenwold, NJ 08021

Phone 856-912-6928

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

40 East Gibbsboro Road

Assessment Map: Plate _____ Block(s) 155 Lot(s) 4, 6, 6.01, 7.01 & 8

Present use of land or building La Esperanza Restaurant

Desired use if land or building La Esperanza Restaurant

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

Planning Board _____

Zoning Board _____

If yes, please give reason _____

Applicant desires the following **Variance / Waiver:**

Front yard variance for pre-existing condition of 14 feet where 30 feet is required.



Signature of Applicant

2/8/20

Date



Borough of Lindenwold

15 N. White Horse Pike
Lindenwold, New Jersey 08021
Nancy DiDomenico
Phone: 856/ 783-2121 Ext. 223
Fax: 856/783-2540

BOROUGH OF LINDENWOLD

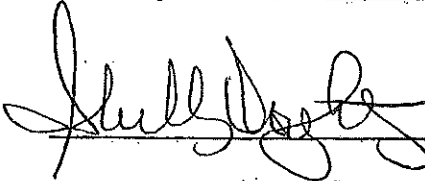
JOINT LAND USE BOARD

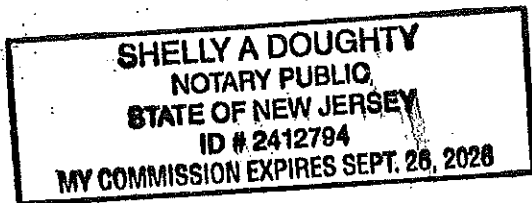
Consent by Owner

I certify that I am the Owner of the property which is the subject of this application and I hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of the property in connection with this application as deemed necessary by the Municipal agency.

SWORN & SUBSCRIBED to before

me this 21st day of Feb., 2022


(Notary)



Realcordova, LLC

 2/24/22

(Signature) (Owner) (Date)

Alejandro Cordova, Managing Member

(Print Name)



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 Alejandro Cordova

Block 155 **Lot** 4, 6, 6.01, 7.01 & 8

Address 40 East Gibbsboro Road

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

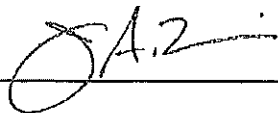
“Development of one or more lots of an addition to an existing building or structure of less than 1,000 square feet, addition of an accessory structure of less than 1,000 square feet, addition of a handicap ramp, addition to an existing parking lot or paved area involving less than 500 square feet and 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	X			A complete application form and payment of the application fees and escrows, eighteen (18) copies.
2	X			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	X			A certificate from the Borough Tax Collector that no taxes or assessments are due or delinquent (tax search), two copies.
4	x			Camden County Planning Board Application, four (4) copies, if the proposed development will have any impact on a Camden County roadway or facility.

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	x			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	x			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	x			Acreage of the tract to the nearest tenth of an acre or square feet.
4	X			Existing contours with datum referenced. Spot elevations at corners of proposed structures, paved areas and handicap ramps
5	x			All lot lines, setback lines, the location and purpose of any easements, underground or overhead utility lines in any street which abuts the property.
6	x			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		x		A complete plan, including location, size and type of all plantings.
8	X			Pavement construction detail, and any other construction detail necessary to construction
9		x		Curbs, sidewalks and all other areas devoted to pedestrian use.
10		X		Preliminary Architectural Floor Plans and Elevations signed and sealed by an architect licensed in the State of New Jersey.
11	X			Key map showing the location of the site within the Borough at a scale of no less than 1 inch equals 1000 feet.
12	x			North Arrow, Scale written and graphic on each sheet.
13		X		A complete site lighting plan, including location, size, type and wattage of all proposed fixtures.
14	X			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	X			Any other information which is deemed to be necessary for the review of the plan by the <u>Joint Land Use Board</u> .



1/24/22

SIGNATURE AND TITLE OF PERSON WHO PREPARED CHECK LIST.

DATE.

CAMDEN COUNTY PLANNING BOARD APPLICATION

SUBMISSION REQUIREMENTS



Making It Better Together

Documents must be submitted to the Planning Division Staff at least thirty (30) working days prior to the scheduled Planning Board meeting. No provisional approvals will be issued at Planning Board meeting.

Subdivision Requirements:

- ☐ Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- ☐ One (1) Copy of Local Municipal Application
- ☐ One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to Camden County Treasurer)
- ☐ One(1) Set of Plans
- ☐ Two (2) Copies of the Affidavit of Ownership
- ☐ One (1) Copy of Pinelands Certificate of Filing (if applicable)

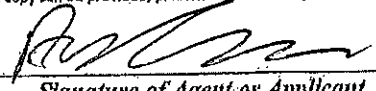
Site Plan & Site Plan Revision Requirements

- ☒ Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- ☒ One (1) Copy of Local Municipal Application
- ☒ One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to Camden County Treasurer)
- ☒ Two (2) Sets of Plans of Signed and Sealed Plans (Only 24" by 36" site plans will be accepted)
(Plans must reflect all requirements contained in Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2)
- ☐ Two (2) Copies of County Road Improvement Plans (if applicable and not included in Original Set of Plans) N/A
- ☐ Two (2) Copies of a Signed and Sealed Survey
(Conducted by a licensed surveyor. If existing documents are referenced in accordance with NJAC 13:40-7.2 (e.1))
- ☐ Two (2) Sets of Drainage Calculations (Data based upon 10 YEAR-PRE & 25 YEAR-POST Year Storm Event)
- ☐ Two (2) Sets of Traffic Impact Study (if available) N/A
- ☐ Two (2) Copies of the Local Engineer Report
- ☒ Two (2) Copies of the Affidavit of Ownership
- ☐ One (1) Copy of Pinelands Certificate of Filing (if applicable) N/A
- ☐ One (1) Copy of All Dedication, Easement, Deed, and Other Relevant Documents

Please Submit the Following Additional Items:

- ☒ Map or Most Recent Aerial Photo of Site
- ☒ Digital Copy of the Site Plan, Subdivision Plan or Major Subdivision
(The digital copy should be provided in the form of a pdf on a CD or flash drive. If no digital copy can be provided, please include a 11" by 17" reduction of the plan)

X _____
Certification of Completeness
Signature By Local Official

X 
Signature of Agent or Applicant

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021

Phone: 856.566.2978 Fax: 856.566.2988
E-mail: planningdivision@camdencounty.com

This application must be completed in full, duplicated, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: La Esperanza Restaurant

Project Address (if applicable) & Municipality: 40 East Gibbsboro Road, Lindenwold, NJ

Abuts County Road: Gibbsboro-Clementon Road County Route No.: 686

Type of Submission (please check one):

- ☐ New Site Plan
☐ New Minor Subdivision
☐ New Major Subdivision
☐ Request for Letter of No Impact or Waiver Review
☒ Revision to Prior Site Plan

Original Site Plan Application No.: unknown Date Originally Approved: unknown

- ☐ Resubmission of Major Subdivision

Original Major Subdivision Application No.: _____ Date Originally Approved: _____

Tax Map Data:

Plate(s): _____

Existing Zoning: B-1

Block(s): 155

Variance(s) Required: Front yard setback (pre-existing condition)

Lot(s): 4, 6, 6.01, 7.01 & 8

The Camden County planning process concerns itself primarily with a review of factors that directly impact county facilities such as County owned roads and stormwater management systems. This application as well as Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2 can be found on the Camden County Planning Division website: <http://www.camdencounty.com/government/offices-departments/planning-division>. If you have any questions please call 856-566-2978.

CAMDEN COUNTY PLANNING BOARD APPLICATION

Applicant & Agent Contact Information (please type or print legibly or your application may be delayed):

Applicant: Realcordova, LLC Phone: 856-912-6928 Fax: _____
Address: 40 E. Gibbsboro Road Town & State: Lindenwold, NJ
Email: cordova@mexicanhope.com Zip: 08021
Jeffrey I. Baron, Esquire
Attorney: Baron & Brennan, PA Phone: 856-627-6000 Fax: 856-627-4548
Address: 1307 White Horse Road, F-600 Town & State: Voorhees, NJ 08043
Email: JBaron@baronbrennan.com Zip: 08043
Joseph Mancini, PE
Engineer: TriState Engineering Phone: 856-677-8742 Fax: 856-879-2024
Address: P.O. Box 1304 Town & State: Blackwood, NJ
Email: joe@tristatecivil.com Zip: 08012

Proposed Use (please check all that apply):

- | <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> |
|--|---|--|
| ☐ Single Family Detached | ☐ Retail | ☐ Maintenance/ Repair Shop |
| ☐ Town Homes | ☐ Office | ☐ Flex Space |
| ☐ Duplex | ☒ Restaurant/ Food Establishment (additional improvements) | ☐ Storage/ Warehouse |
| ☐ Apartments | ☐ Hospitality/ Hotel Space | ☐ Distribution Center |
| ☐ Condominiums | ☐ Medical Use | ☐ Manufacturing |
| ☐ Medical Care Residential | ☐ Sports or Entertainment | ☐ Other: _____ |

Project Description & Statistics:

Short Description of Project: Paving of stone parking area; change in location of trash enclosure and installation of solar canopy.

Increase in Impervious Coverage?: YES ~~NOX~~ Total Increase or Decrease: _____

Total Amount of Land Disturbed: _____

Total Gross SF of all Buildings/ Development: 3,605 square feet

Total New Residential Units: N/A

Total New Jobs Created: 2

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? ~~YES~~ / NO

Will new lots be created? ~~YES~~ / NO How Many New Lots? _____

Size of Existing Lot(s): 2.23 acres (entire site)

Portion to be Subdivided: N/A

Municipal Use:

Title of Municipal Official: Joint Land Use Board Secretary

Authorized Municipal Signature: Nancy T. [Signature] Date: 3/1/22

Transmittal Date (if applicable): 3/1/22

Phone Number: 856-783-2121 ext. 223

Signatures Required:

Name of Applicant: Realcordova, LLC

Signature of Applicant: [Signature] Date: 2/24/22
Alejandro Cordova, Managing Member

Agent Completing Application: Jeffrey I. Baron, Esquire

Signature of Agent: [Signature] Date: 2/24/22

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION FEE SCHEDULE



Making It Better, Together.

Applicant's Name: Realcordova, LLC

Project Name: La Esperanza Restaurant

Municipality: Borough of Lindenwold

Project Address: 40 East Gibbsboro Road

Plate: _____ Block: 155 Lot: 4, 6, 6.01, 7.01 & 8

Type of Plan

- ☐ Minor Subdivision (3 lots or less) ☐ Major Subdivision (4 lots or more) ☒ Site Plan

Subdivision Fees

- ☐ Minor Review Fee (\$200.00) \$ _____
- ☒ Major Review Fee (\$500.00) \$ 500.00

Site Plan Fees

- ☐ Design Review Fee (\$500.00) \$ _____
- ☒ Total Parking Spaces (\$8.00/Space) (20 spaces) \$ 160.00
- ☐ Dwelling Units (\$16.00/Unit) \$ _____
- ☐ Dedication, Easement, Deed, Etc. Review Fee (\$150.00) \$ _____
- ☒ Inspection Fee (\$200.00) \$ 200.00

Additional/ Other Fees

- ☐ Preliminary Fee (\$200.00) \$ _____
- ☐ Concept Drawing Review Fee (\$200.00) \$ _____
- ☐ Request for Waiver Review or Letter of No Impact (\$200.00) \$ _____
- ☐ Revisions (\$200.00) \$ _____
- ☐ Signing of Filing Plats (\$150.00) \$ _____

Total \$ 860.00

X 

Signature of Agent or Applicant
Alejandro Cordova, Managing Member of Realcordova, LLC


Date

SPECIAL PROVISIONS

The Fee Schedule Check is Payable to the Camden County Treasurer after Applications are Deemed Complete and Consistent with Municipal Review and Regulations. Fees paid are non-refundable once the review process begins.

All Plans, Applications, Dedications, Easements, Deeds, etc. MUST be submitted to the Planning Board at Least Thirty (30) Working Days Prior to the Scheduled Planning Board Meeting. All Complete Plan and Application

CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP



Making It Better Together.

Company/ Organization Information

Name of Company/Organization: Realcordova, LLC

Is the Company a Corporation? YES / ~~NO~~ X

If yes, what State is the Corporation Incorporated In? New Jersey

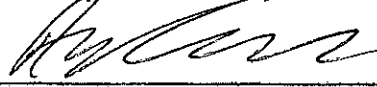
Is the Company a Partnership? YES / NO

Is Company an Individual Owner? YES / NO

Please list any/all individuals who are owners (full/part) / (individual/multiple) of the Company/Organization.
If applicant is a Non-Profit Organization, please list all Board Members.

Name	Address	Title
Alejandro Cordova	40 E. Gibbsboro Rd., Lindenwold, NJ	Managing Member

I certify that the above information is true and correct to the best of my knowledge:

X 
Signature of Owner & Title
Alejandro Cordova, Managing Member

2/24/22
Date

X _____
Signature of Owner & Title

Date

Borough of Lindenwold

JOINT LAND USE BOARD APPLICATION FOR:

Minor Site Plan

Waiver ☒

Variance ☐

Amended Site Plan ☐

Application No. Web-22-3

Date submitted 2/22/2022

Applicant's Name Mageworks L.L.C

Proposed location:

Address 419 E 3rd Ave

#9 & #11 Berlin Rd N

Runnemede NJ 08078

Lindenwold NJ 08021

Phone Number 856-952-7296

(#5 & #7 remain as Toro Taxes Offices)

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

Name Kharee Shaw

Address 50 Morris Dr

Sicklerville NJ 08081

Phone Number _____

Interest of applicant if other than owner Mageworks is purchasing 5-11 Berlin Rd N from present owner.
Mageworks plans to occupy units 9 & 11 for Audio Video Production Offices

Location of site 5-11 Berlin Rd N

Neighborhood or Section

Street

Block(s) 92

Lot(s) 1 & 1.01 & 1.02 Zone 7

(10,716 ft²) (3,898 ft²) (1550 ft²)

Number of proposed lots _____

Area of entire tract _____

Development Plans: Sell lots only (Yes) _____ (No) _____
Construct houses for sale (Yes) _____ (No) _____
Other Change of Use

Proposed Density Low

Number of dwelling units per net acre* 2 Businesses

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

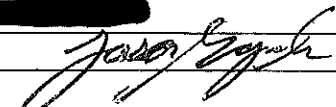
NAME AND ADDRESS OF PERSON PREPARING SKETCH PLAT

Name Jason Majusiak

Address 419 E 3rd Ave

Runnemede NJ 08078

Phone Number [REDACTED]

Signature of Applicant 

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 Mageworks L.L.C Proposed location: _____
Address 419 E 3rd Ave #9 & #11 Berlin Rd N
Runnemede NJ 08078 Lindenwold NJ 08021
(#5 & #7 remain as Toro Taxes Offices)
Phone Number 856-952-7296

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

Mageworks is purchasing the property 5-11 Berlin Rd N.

Mageworks plans to move into units 9 & 11

Mageworks Audio Video Technology Office and Equipment storage

Assessment Map: Plate 7 Block(s) 92 Lot(s) 1 & 1.01 & 1.02

Present use of Land or Building #9 & 11 Berlin Rd N unoccupied

Desired use of Land or Building #9 & 11 Berlin Rd N for use a Mageworks Offices

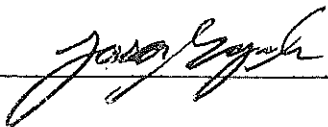
NOTE: Has this property ever been the subject of an application before the
Planning Board _____ Zoning Board _____

If yes, please give reason _____

Applicant desires the following **Variance/Waiver:**

Change of use from vacant to owner occupied

Date 2/22/2022

Signature of Applicant 

CHECK LIST

Details Required For Minor Site Plans

Applicant Mageworks L.L.C Block 92 Lot 1 & 1.01 & 1.02
 Address #9 & #11 Berlin Rd N Lindenwold NJ

A Minor Site Plan is defined as the following:

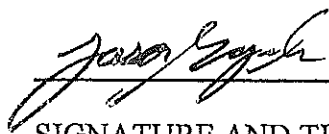
"Development of one or more lots of an addition to an existing building or structure of less than 1,000 square feet, addition of an accessory structure of less than 1,000 square feet, addition of a handicap ramp, addition to an existing parking lot or paved area involving less than 500 square feet and 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, 24" x 36" three (3) copies, 11" x 17" fifteen (15) copies and one (1) digital 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.

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 use.
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 sheet.
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> .



Jason Majusiak - Owner - Mageworks L.L.C

2/22/2022

SIGNATURE AND TITLE OF PERSON WHO PREPARED CHECK LIST.

DATE.

Borough of Lindenwold

AFFIDAVIT OF OWNERSHIP

"MUST BE COMPLETED AND RETURNED"

Name of Company/Organization Mageworks L.L.C

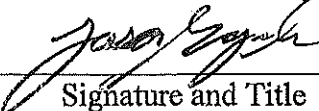
Is Company a Corporation? (Yes) L.L.C (No) _____

Is Company a Partnership? (Yes) _____ (No) _____

Please list any and all individuals who are "OWNERS" (full or part) of the Company/Organization, and if a Non-Profit Organization, list all "BOARD MEMBERS".

Name	Address	Title
Jason Majusiak	419 E 3rd Ave	Owner
	Runnemede NJ 08078	

The above information is true and correct to the best of my knowledge.



Signature and Title

Jason Majusiak Owner

Please **PRINT** Name and Title



Borough of Lindenwold

15 N. White Horse Pike
Lindenwold, New Jersey 08021
Nancy DiDomenico
Phone: 856/ 783-2121 Ext. 223
Fax: 856/783-2540

BOROUGH OF LINDENWOLD

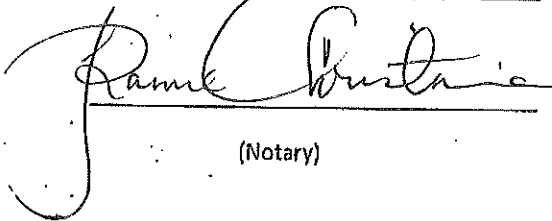
JOINT LAND USE BOARD

Consent by Owner

I certify that I am the Owner of the property which is the subject of this application and I hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of the property in connection with this application as deemed necessary by the Municipal agency.

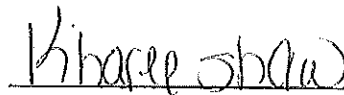
SWORN & SUBSCRIBED to before

me this 22nd day of FEB, 2022


(Notary)

 2/22/2022

(Signature) (Owner) (Date)



(Print Name)

Notary Public, State of New Jersey
My Commission Expires October 27, 2025
My Commission ID # 50141873
Ranice Christmas

CAMDEN COUNTY PLANNING BOARD APPLICATION SUBMISSION REQUIREMENTS



Making It Better, Together.

Documents must be submitted to the Planning Division Staff at least thirty (30) working days prior to the scheduled Planning Board meeting. No provisional approvals will be issued at Planning Board meeting.

Subdivision Requirements:

- ☐ Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- ☐ One (1) Copy of Local Municipal Application
- ☐ One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to Camden County Treasurer)
- ☐ One (1) Set of Plans
- ☐ Two (2) Copies of the Affidavit of Ownership
- ☐ One (1) Copy of Pinelands Certificate of Filing (If applicable)

Site Plan & Site Plan Revision Requirements

- ☐ Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- ☐ One (1) Copy of Local Municipal Application
- ☐ One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to Camden County Treasurer)
- ☐ Two (2) Sets of Plans of Signed and Sealed Plans (Only 24" by 36" site plans will be accepted)
(Plans must reflect all requirements contained in Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2)
- ☐ Two (2) Copies of County Road Improvement Plans (If applicable and not included in Original Set of Plans)
- ☐ Two (2) Copies of a Signed and Sealed Survey
(Conducted by a licensed surveyor if existing documents are referenced in accordance with NJAC 13:40-7.2 (a.1))
- ☐ Two (2) Sets of Drainage Calculations (Data based upon 10 YEAR-PRE & 25 YEAR-POST Year Storm Event)
- ☐ Two (2) Sets of Traffic Impact Study (If available)
- ☐ Two (2) Copies of the Local Engineer Report
- ☐ Two (2) Copies of the Affidavit of Ownership
- ☐ One (1) Copy of Pinelands Certificate of Filing (If applicable)
- ☐ One (1) Copy of All Dedication, Easement, Deed, and Other Relevant Documents

Please Submit the Following Additional Items:

- ☐ Map or Most Recent Aerial Photo of Site
- ☐ Digital Copy of the Site Plan, Subdivision Plan or Major Subdivision

(The digital copy should be provided in the form of a pdf on a CD or flash drive. If no digital copy can be provided, please include a 11" by 17" reduction of the plan)

X Nancy D. Domenech
Certification of Completeness
Signature By Local Official

X Jason Lytle
Signature of Agent or Applicant

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021

Phone: 856.566.2978 Fax: 856.566.2988
E-mail: planningdivision@camdencounty.com

This application must be completed in full, duplicated, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Change of Use - use for Mageworks Audio Video Technology Office

Project Address (if applicable) & Municipality: #9 #11 Berlin Rd N Lindenwold NJ 08021

Abuts County Road: Berlin Rd N County Route No.: 702

Type of Submission (please check one):

- ☐ New Site Plan
☐ New Minor Subdivision
☐ New Major Subdivision
☒ Request for Letter of No Impact or Waiver Review
☐ Revision to Prior Site Plan

Original Site Plan Application No.: _____ Date Originally Approved: _____

- ☐ Resubmission of Major Subdivision

Original Major Subdivision Application No.: _____ Date Originally Approved: _____

Tax Map Data:

Plate(s): 7

Existing Zoning: B-1

Block(s): 92

Variance(s) Required: _____

Lot(s): 1 & 1.01 & 1.02

The Camden County planning process concerns itself primarily with a review of factors that directly impact county facilities such as County owned roads and stormwater management systems. This application as well as Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2 can be found on the Camden County Planning Division website: <http://www.camdencounty.com/government/offices-departments/planning-division>. If you have any questions please call 856-566-2978.

CAMDEN COUNTY PLANNING BOARD APPLICATION

Applicant & Agent Contact Information (please type or print legibly or your application may be delayed):

Applicant: Mageworks L.L.C Phone: 856-952-7296 Fax: _____

Address: 419 E 3rd Ave Town & State: Runnemede NJ 08078

Email: Mageworkspro@gmail.com Zip: 08078

Attorney: _____ Phone: _____ Fax: _____

Address: _____ Town & State: _____

Email: _____ Zip: _____

Engineer: _____ Phone: _____ Fax: _____

Address: _____ Town & State: _____

Email: _____ Zip: _____

Proposed Use (please check all that apply):

Residential

- ☐ Single Family Detached
- ☐ Town Homes
- ☐ Duplex
- ☐ Apartments
- ☐ Condominiums
- ☐ Medical Care Residential

Commercial

- ☐ Retail
- ☒ Office
- ☐ Restaurant/ Food Establishment
- ☐ Hospitality/ Hotel Space
- ☐ Medical Use
- ☐ Sports or Entertainment

Industrial

- ☐ Maintenance/ Repair Shop
- ☐ Flex Space
- ☒ Storage/ Warehouse
- ☐ Distribution Center
- ☐ Manufacturing
- ☐ Other: _____

Project Description & Statistics:

Short Description of Project: _____

**Proposed use of existing building units #9 & #11 Berlin Rd N
as Mageworks Audio Video Technology Office**

Increase in Impervious Coverage?: YES ☒ NO ☐ Total Increase or Decrease: _____

Total Amount of Land Disturbed: _____

Total Gross SF of all Buildings/ Development: 1,484 ft²

Total New Residential Units: 0

Total New Jobs Created: 0

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES/NO

Will new lots be created? YES/NO How Many New Lots? _____

Size of Existing Lot(s): 5,448 ft² Block 92 Lot 1.01 & 1.02

Portion to be Subdivided: _____

Municipal Use:

Title of Municipal Official: Sub Secretary

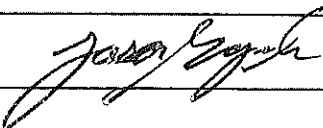
Authorized Municipal Signature: Nancy DiDonnenis Date: 2/23/22

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Mageworks L.L.C - Jason Majusiak (Owner)

Signature of Applicant:  Date: 2/22/2022

Agent Completing Application: _____

Signature of Agent: _____ Date: _____

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION

FEE SCHEDULE



Making It Better, Together.

Applicant's Name: Mageworks L.L.C. - Jason Majusiak

Project Name: Change of Occupant/Usage Municipality: Lindenwold

Project Address: #9 & #11 Berlin Rd N Plate: 7 Block: 92 Lot: 1.01 & 1.02

Type of Plan

- ☐ Minor Subdivision (3 lots or less) ☐ Major Subdivision (4 lots or more) ☐ Site Plan

Subdivision Fees

- ☐ Minor Review Fee (\$200.00)..... \$ _____
- ☐ Major Review Fee (\$500.00) \$ _____

Site Plan Fees

- ☐ Design Review Fee (\$500.00)..... \$ _____
- ☐ Total Parking Spaces (\$8.00/Space) \$ _____
- ☐ Dwelling Units (\$16.00/Unit) \$ _____
- ☐ Dedication, Easement, Deed, Etc. Review Fee (\$150.00) \$ _____
- ☐ Inspection Fee (\$200.00) \$ _____

Additional/ Other Fees

- ☐ Preliminary Fee (\$200.00)..... \$ _____
- ☐ Concept Drawing Review Fee (\$200.00) \$ _____
- ☒ Request for Waiver Review or Letter of No Impact (\$200.00) \$ 200.00
- ☐ Revisions (\$200.00) \$ _____
- ☐ Signing of Filing Plats (\$150.00)..... \$ _____

Total \$ 200.00

X Jason Majusiak
Signature of Agent or Applicant

2/22/2022
Date

SPECIAL PROVISIONS

The Fee Schedule Check is Payable to the Camden County Treasurer after Applications are Deemed Complete and Consistent with Municipal Review and Regulations. Fees paid are non-refundable once the review process begins.

All Plans, Applications, Dedications, Easements, Deeds, etc. MUST be submitted to the Planning Board at Least Thirty (30) Working Days Prior to the Scheduled Planning Board Meeting. All Complete Plan and Application

CAMDEN COUNTY PLANNING BOARD APPLICATION

AFFIDAVIT OF OWNERSHIP



Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Mageworks L.L.C

Is the Company a Corporation? ☒ YES / ☐ NO

If yes, what State is the Corporation incorporated in? NJ

Is the Company a Partnership? YES / ☒ NO

Is Company an Individual Owner? ☒ YES / ☐ NO

Please list any/all individuals who are owners (full/ part) / (individual/multiple) of the Company/Organization.
If applicant is a Non-Profit Organization, please list all Board Members.

Name	Address	Title
Jason Majusiak	419 E 3rd Ave Runnemede NJ 08078	Owner

I certify that the above information is true and correct to the best of my knowledge:

X

A handwritten signature in black ink, appearing to read "Jason Majusiak".
Signature of Owner & Title

2/22/2022

Date

X

Signature of Owner & Title

Date