

Township of Mount Holly
Joint Land Use Board
Municipal Building
23 Washington Street, Mount Holly, NJ 08060
609-845-1100 (Phone) 609-267-6295 (Fax)
www.twp.mountholly.nj.us

LAND USE DEVELOPMENT APPLICATION

FOR OFFICE USE ONLY

Date Submitted

Application No.

App Fee Check #

Escrow Fee Check #

1. APPLICANT/DEVELOPER

Name: MACKEY HOCKIN LLC

Address: 600 WINDSOCK WAY
MADDESTOWN

City: _____ State: NJ Zip: 08057

Phone: 856 305-2225 Fax: (____) _____

Email: MTB 600 @

Interest in Property: OWNER

2. OWNER

Complete this section if applicant is not owner.

Name: SAME

Address: _____

City: _____ State: _____ Zip: _____

Phone: (____) _____ Fax: (____) _____

Email: _____

3. TYPE OF APPLICATION (check all that apply)

☐ "a" Variance (Appeal)

☐ "b" Variance (Interpretation)

☒ "c" Variance (Bulk)

☐ "d" Variance (Use)

☐ Build on Lot Not Fronting on Street

☐ Certificate of Nonconformity

☐ Subdivision, Minor

☐ Subdivision, Major Preliminary

☐ Subdivision, Major Final

☐ Site Plan, Minor

☐ Site Plan, Waiver

☐ Site Plan, Major Preliminary (Nonres or Res)

☐ Site Plan, Major Final (Nonres or Res)

☐ Subdiv. or Site Plan, Informal Review

☐ Subdiv. or Site Plan, Extension of Approval

☐ Subdiv. or Site Plan, Amend. of Approved Plan

☐ Other: _____

4. APPLICANT'S ATTORNEY

Name: PATRICK McANDREW

Address: P.O. Box 88
HADDON NTS

City: _____ State: NJ Zip: 08035

Phone: 856 278-7296 Fax: (____) _____

Email: PRM LAND USE @ AOL.COM

5. APPLICANT'S ENGINEER

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: (____) _____ Fax: (____) _____

Email: _____

6. APPLICANT'S OTHER PROFESSIONALS (Architect, Planner, Surveyor, etc.)

Name: RICHARD HUMPHRIES
Address: 813 HADDON AVE
COLLINGSWOOD
City: _____ State: NJ Zip: 08108
Phone: (____) _____ Fax: (____) _____
Email: _____

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: (____) _____ Fax: (____) _____
Email: _____

7. LOCATION OF PROPERTY

Street Address: 66-68 HIGH ST Block(s): 47
Zone: _____ Lot(s): 9.01
Type of Road Frontage: MAIN ROAD (Highway, County Road, Local Road)

8. LAND USE

Existing Land Use: COMMERCIAL - 1ST FLOOR
OFFICE + STORAGE - 2ND FLOOR
APARTMENT - 3RD FLOOR
Proposed Land Use: CHANGE SECOND FLOOR TO
STORAGE + 1 BR APARTMENT
(1ST + 3RD FLOOR - NO CHANGES)

9. PROPERTY DETAILS

of Existing Lots: 1 # of Proposed Lots: N/A
Existing Form of Ownership: ☒ Fee Simple ☐ Rental ☐ Condominium ☐ Cooperative
Existing Deed Restrictions or Easements: ☒ No ☐ Yes (attach copies)
Proposed Deed Restrictions or Easements: ☒ No ☐ Yes (attach copies)

10. UTILITIES (check all that apply)

Existing: ☒ Public Water ☐ Private Well ☒ Public Sewer ☐ Private Septic System
☐ Natural Gas ☐ Electric ☐ Propane
Proposed: ☒ Public Water ☐ Private Well ☒ Public Sewer ☐ Private Septic System
☐ Natural Gas ☐ Electric ☐ Propane

NO CHANGE

11. ZONING SCHEDULE (complete all that apply)

	Required	Existing	Proposed		Required	Existing	Proposed
Minimum Lot Requirements				Maximum Building & Structure Height			
Area				Principle			
Width				Accessory			
Depth				Maximum Lot & Building Coverages			
Principal Buildings & Structures				Lot			
1 Side Yard				Building			
2 Side Yards				Open Space Preserved			
Front Yard				% of Tract			
Rear Yard				Is the proposed site on an inside or corner lot? ☐ Inside ☐ Corner			
Accessory Building & Structures							
Side Yard							
Rear Yard							

12. PARKING & LOADING REQUIREMENTS

of Parking Space Required: _____ # of Parking Spaces Provided: _____

of Loading Space Required: _____ # of Loading Spaces Provided: _____

13. OTHER APPROVALS REQUIRED

Burlington County Planning Board	☒ No	☐ Yes
Burlington County Soil Conservation District	☒ No	☐ Yes
Mount Holly Municipal Utilities Authority	☒ No	☐ Yes
N.J. Dept. of Environmental Protection	☒ No	☐ Yes
N.J. Dept. of Transportation	☒ No	☐ Yes
Other: _____	☒ No	☐ Yes
Other: _____	☐ No	☐ Yes

List all plans, reports, photos, exhibits SURVEY ENCLOSED

PHOTOS + ATTACHMENT ARE

ATTACHED TO APPLICATION

15. PREVIOUS OR PENDING APPLICATIONS (use additional sheets if necessary)

List all previous or pending applications for this parcel. If current application is for the Amendment of a previously approved Subdivision or Site Plan, furnish a copy of the previously approved plan and describe the proposed amendments. Provide documentation of compliance with prior conditions of approval.

16. RELIEF REQUESTED (use additional sheets if necessary)

List arguments for Variances, Waivers of Development Standards and/or Submission Requirements.

SEE ATTACHMENT

17. EXPERT WITNESSES FOR APPLICANT

Name: NONE AT THIS TIME Type of Testimony: _____
Name: _____ Type of Testimony: _____
Name: _____ Type of Testimony: _____
Name: _____ Type of Testimony: _____

18. SIGNATURE OF APPLICANT

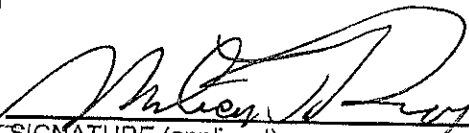
I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant, or that I am an Officer of the Corporate applicant or a General Partner of the Partnership applicant and am authorized to sign the application for the Corporation or Partnership.

SWORN & SUBSCRIBED before me this

21 day of AUG, 2023



NOTARY ATTY AT LAW NJ


SIGNATURE (applicant)

8/21/23
DATE

Michael Buckley
PRINT NAME

19. CONSENT OF OWNER

NOTE: If the property is owned by a corporation or an LLC this "consent of owner" must be signed by a corporate officer or managing member and a resolution must be attached authorizing that corporate officer/managing member to sign on behalf of the entity.

I certify that I am the Owner of the property which is the subject of this application. I hereby consent to the filing of this application and to the approval of the plans submitted therewith. I further consent to the inspection of the property in connection with this application as deemed necessary by the board and its professional staff.

I am aware that the Township will incur costs for professional review fees in the course of hearing and deciding this application. I am aware that the applicant has signed an escrow agreement that requires said applicant to be responsible to pay the Township for the costs incurred. By consenting to the filing of this application I agree that, in the event the applicant fails to pay all of those costs, I will be responsible to pay, and I will pay, any balance of those costs owed by the applicant to the Township. I further understand that if I fail to pay the amount owed, the Township may decline to hear any other Applications before the Board relating to this or any other property owned, may file an action for a violation of Code and/or may seek and win a judgment against me for the amount owed, plus counsel fees and costs and that any judgment entered will become a lien against my property. *ALL SUBJECT TO LAW*

SWORN & SUBSCRIBED before me this

21 day of AUG, 2023

[Signature]

SIGNATURE (owner)

DATE

8-21-23

NOTARY

PRINT NAME

20. DISCLOSURE STATEMENT

If applicant is a corporation, partnership or LLC please answer the following questions pursuant to N.J.S.A. 40:55D-48.1 & 48.2:

- Is this application to subdivide a parcel of land into six (6) or more lots? ☒ No ☐ Yes
- Is this application for a variance to construct a multiple dwelling unit of 25 or more units? ☒ No ☐ Yes
- Is this application for approval of a site (or sites) for non-residential purposes? ☒ No ☐ Yes

If you responded YES to any of the above questions, Ownership Disclosure Statement must be completed.

[Signature]

SIGNATURE (applicant)

DATE

8/21/23

21. SURVEY WAIVER CERTIFICATION

As of the date of this application, I hereby certify that the survey submitted with this application which is dated shows and discloses the premises in its entirety, described as Block 47 Lot 9.01 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

SWORN & SUBSCRIBED before me this

21 day of AUG, 2023

[Signature]

SIGNATURE (Applicant/Owner)

DATE

8/21/23

NOTARY

PRINT NAME

ATTY AT LAW

Michael Buckley

ATTACHMENT

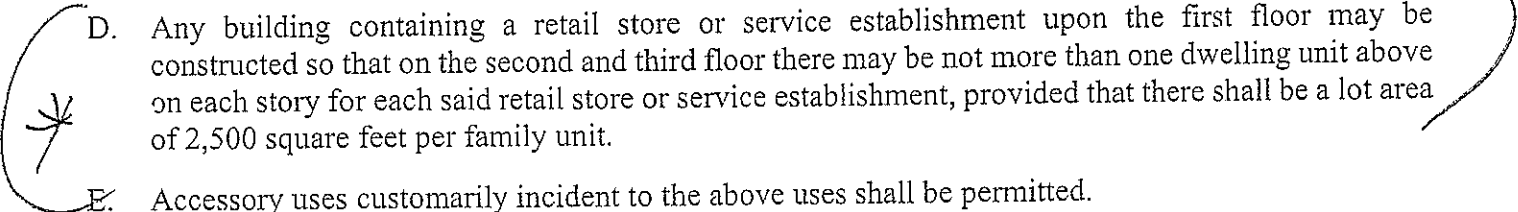
The applicant is Mackey Hockin, LLC, which owns the Property and also does business as Mount Holly Records in part of the first floor. The Property is 66-68 High Street, known on the tax maps as Lot 9.01, Block 47. The area of the lot is roughly 3,024 square feet. It is zoned B-1 and allows upstairs apartments over commercial first floors “provided there shall be a lot area of 2,500 square feet per family unit.” Code, Sec. 149-110D (attached)

Currently, the first floor is used for commercial purposes. The second floor is used for an office and storage. The third floor contains an apartment.

The applicant is proposing to convert the second floor office and some of the second floor storage area to a one-bedroom apartment. The 3,024 square footage of the lot allows the existing third floor apartment but is not enough to allow for the second floor apartment now proposed. Therefore a bulk variance is being sought to permit the second floor one bedroom apartment to not meet the 2,500 square foot lot area requirement.

The proposal is consistent with neighborhood trends to have residential uses upstairs and should be less intense than an office use which usually has the same peak use as the peak time of commercial uses on the ground level. The residences and commercial uses are compatible because they have different peak use times.

§ 149-110. Permitted uses. [Amended 3-24-2014 by Ord. No. 2014-06]

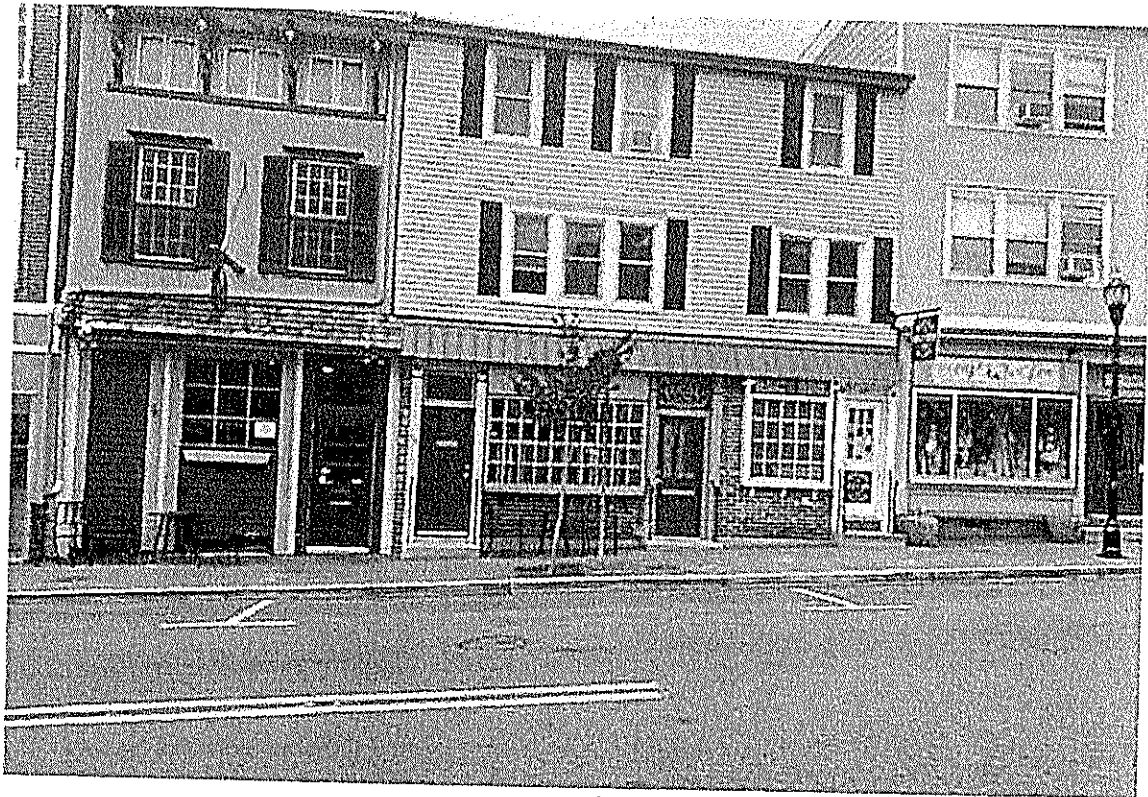
- A. B-1 District goals.
- (1) Reinforce the main purpose of downtown Mount Holly as the shopping and gathering focus of the community.
 - (2) Preserve the vitality, scale, character, variety, and consistency of the existing urban fabric.
 - (3) Accommodate a mix of uses that maintains the liveliness of the street and supports downtown commercial activity.
 - (4) Add to the community's tax ratables.
 - (5) Provide diverse residential choices while recognizing the importance of retail use at the ground floor.
- B. Description: a multistory building with multiple dwellings or offices in upper stories (second floor and above) and retail use only on the ground floor.
- C. "Retail Use" is defined as a business whose sale is made on the premises to the ultimate consumer of the commodities or services or the furnishing thereof for the entire community. Examples include, but are not limited to, restaurants, bar, coffee shops, clothing retail, furniture retail, art galleries, hair and nail salons/barber shops, businesses operating as a cannabis retailer licensed under N.J.S.A. 24:6I-31 et seq., and similar type businesses. [Amended 7-19-2022 by Ord. No. 2021-10]
-  D. Any building containing a retail store or service establishment upon the first floor may be constructed so that on the second and third floor there may be not more than one dwelling unit above on each story for each said retail store or service establishment, provided that there shall be a lot area of 2,500 square feet per family unit.
- E. Accessory uses customarily incident to the above uses shall be permitted.

§ 149-112. Maximum height; required yards.

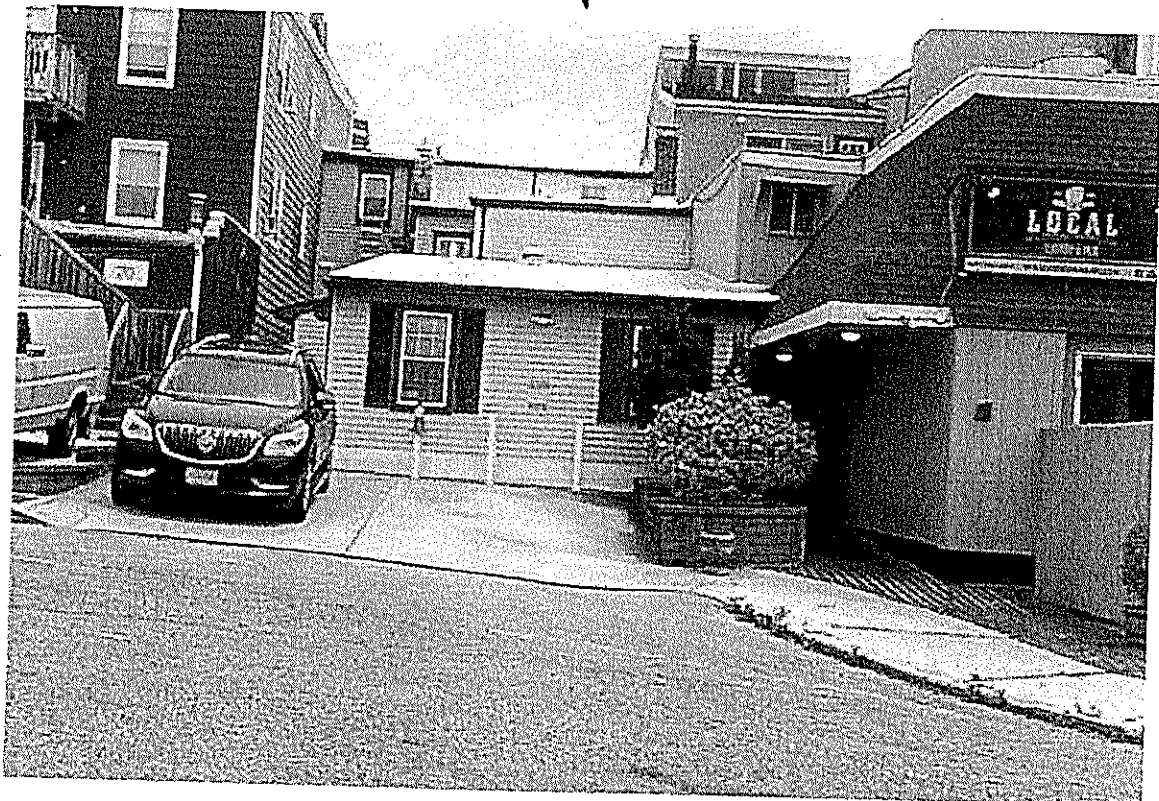
The following requirements must be complied with in the Central Business District:

- A. Height. No building shall exceed a maximum of three stories or 45 feet in height, whichever is the lesser.
- B. Side yards. All business buildings may be built without side yards except that where a side yard in the business zone adjoins the side yard in a residential zone, there shall be a minimum side yard in the business zone of 10 feet adjacent to the residential zone side yard. Parking may be permitted in the side yard.
- C. Rear yard. Rear yards are not required except where a business abuts a residential use, in which case a twenty-five-foot rear yard is required. Parking may be permitted in the rear yard.

FRONT



66-68 HIGH ST



REAR

MOUNT HOLLY TOWNSHIP

Phone: (609)845-1103
Fax: (609)702-7959

License Id: 23-00200
Effective Date: 01/01/23
License Type: Business License

Issued Date: 01/01/23
Expiration Date: 12/31/23



Business Name: MOUNT HOLLY RECORDS
Business Location: 66-68 HIGH ST
MOUNT HOLLY RECORDS
66-68 HIGH ST
MOUNT HOLLY, NJ 08060

2023

Summary of Services:
Description
Business License

NON-TRANSFERABLE

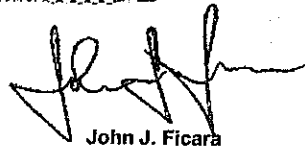
TO BE PLACED IN A CONSPICUOUS PLACE

STATE OF NEW JERSEY
Certificate of Authority

DIVISION OF TAXATION
TRENTON, NJ 08695

The person, partnership or corporation named below is hereby authorized to collect:
NEW JERSEY SALES AND USE TAX
pursuant to **N.J.S.A. 54:32B-1 ET SEQ.**

This authorization is good ONLY for the named person at the location specified herein.
This authorization is null and void if there is any change in ownership or address.


John J. Ficara
Acting Director, Division of Taxation

MACKEY & HOCKIN, LLC
600 WINDSOCK WAY
MOORESTOWN, NJ
08057-2148

Tax Registration No: XXX-XXX-098/000
Tax Effective Date: 11/1/2017
Document Locator No: N0000128318
Date Issued: 7/31/2017

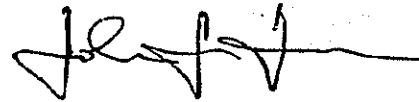
This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.

STATE OF NEW JERSEY
SALES TAX CERTIFICATE OF AUTHORITY
URBAN ENTERPRISE ZONES ACT
DIVISION OF TAXATION

The qualified business named below is hereby authorized to collect sales tax pursuant to the Urban Enterprise Zones Act. This authorization is good ONLY for the named business at the location specified herein. This authorization is null and void if any change of ownership or address is affected. This certificate authorizes you to collect tax at a reduced rate on retail sales of tangible personal property EXCEPT: motor vehicles; certain manufacturing equipment; cigarettes; alcoholic beverages; prepared meals; services; hotel room occupancies; admissions; membership fees; parking fees; natural gas and electricity. See, N.J.A.C. 18:24-31.4.

MACKEY & HOCKIN, LLC
66-68 HIGH STREET
MOUNT HOLLY NJ 08060

000037478
XXX-XXX-098/000
03/01/23 TO 02/28/24
This Permit is NOT assignable or transferable



Acting Director, Division of Taxation

UZ-2
03-12 D2058462

OWNERSHIP DISCLOSURE STATEMENT

NAME OF CORPORATION, PARTNERSHIP OR LLC: MACKEN HOCKIN LLC

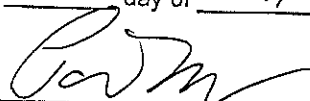
Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above referenced corporation or partnership:

	NAME	ADDRESS
1	MICHAEL BUCKLEY	600 WINDSOCK WAY
2		MORRISTOWN NJ 08057
3		
4		
5		
6		
7		
8		
9		
10		

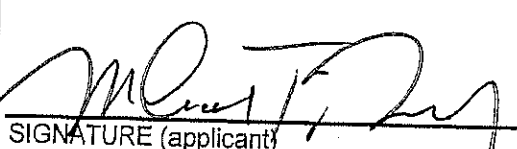
*If a corporation or a partnership owns 10% or more of the stock of a corporation or 10% or greater interest in a partnership, that corporation or partnership shall list the names and addresses of its stockholders holding 10% or more of its stock or 10% or greater interest in the partnership, and this 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 before me this

21 day of AUG, 2023



NOTARY


SIGNATURE (applicant)

DATE

MICHAEL BUCKLEY

PRINT NAME

AFFIDAVIT OF NONCOLLUSION

STATE OF NEW JERSEY

S

COUNTY OF BURLINGTON

MACKETT HOCHIN

NAME OF APPLICANT

being duly sworn according to law upon his oath, deposes and says:

He/she is the applicant in connection with a property known as

66-68 HIGH ST

STREET ADDRESS

Block 47, Lot(s) 9.01

There has been no collusion between the applicant and any member of the Mount Holly Township Joint Land Use Board or any officials of the Township of Mount Holly with respect to said application.

SWORN & SUBSCRIBED before me this

21

day of

AUG.

20

23

SIGNATURE (applicant)

DATE

NOTARY

PRINT NAME

PATRICK MACADAM
ATTORNEY AT LAW NJ