



Niall J. O'Brien
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January 26, 2023

VIA EMAIL (phochreiter@mountlaurel.com) and HAND DELIVERY

Mount Laurel Township Planning Board
Attn: Trish Hochreiter, Board Secretary
100 Mount Laurel Road
Mount Laurel, NJ 08054

PLANNING DIVISION
MOUNT LAUREL TOWNSHIP

JAN 27 2023

**Re: NJ Mount Laurel Pleasant, LLC
Application for Preliminary Major Site Plan Approval, Final Major Site
Plan Approval, and Bulk Variance Relief
907 Pleasant Valley Avenue / Block 1201.04, Lot 3
Mount Laurel Township, Burlington County, New Jersey
Our File: NJM.002.0001**

Dear Trish:

On behalf of our client, NJ Mount Laurel Pleasant, LLC (the "Applicant"), we are submitting the following in connection with the above-captioned Application:

1. Mount Laurel Township Planning Board Application, Application Affidavit, MUA Form, Checklist, and Application Addendum – one (1) copy;
2. Signed and Notarized Ownership Consent Form – one (1) copy;
3. Executed Escrow Agreement and Form W-9 – one (1) copy;
4. Request for Verification of Paid Taxes – one (1) copy;
5. Request for Certified Property Owner List – one (1) copy;
6. Preliminary and Final Site Plans, entitled "907 Pleasant Valley Avenue," prepared by Marathon Engineering & Environmental Services dated January 26, 2023, consisting of twenty-three (23) sheets – seven (7) full-sized and one (1) half-sized copies;
7. Topographic Existing Conditions Site Survey, prepared by Marathon Engineering, dated January 25, 2023, consisting of one (1) sheet – seven (7) full-sized and one (1) half-sized copies;

8. ALTA Existing Conditions Site Survey, prepared by Marathon Engineering, dated December 15, 2022, consisting of one (1) sheet – seven (7) full-sized and one (1) half-sized copies;
9. Stormwater Management Report, prepared by Marathon Engineering, dated January 26, 2023 – two (2) copies;
10. Environmental Impact Assessment, prepared by Marathon Engineering, dated January 26, 2023 – two (2) copies;
11. Traffic Engineering Assessment, prepared by Shropshire Associates, dated January 26, 2023 – two (2) copies;
12. Title Policy, dated January 7, 2016 – two (2) copies)
13. Building Elevations, Renderings, and Architectural Lighting Plans, entitled “A New Refrigerated Warehouse Facility,” prepared by Primus Builders, Inc., dated January 23, 2023, consisting of five (5) sheets – seven (7) full-sized and one (1) half-sized copies;
14. Our Client’s Check (No. 33760) in the amount of \$375.00, intended to address the Preliminary & Final Site Plan Application Fee for this matter; ✓
15. Our Client’s Check (No. 33765) in the amount of \$4,100.00, intended to address the Preliminary & Final Site Plan Escrow Deposit for this matter; ✓
16. Our Client’s Check (No. 33761) in the amount of \$500.00, intended to address the Bulk Variance Application Fee for this matter; ✓
17. Our Client’s Check (No. 33762) in the amount of \$1,000.00, intended to address the Bulk Variance Escrow Deposit for this matter; ✓
18. Our Client’s Check (No. 33763) in the amount of \$10.00, intended to address the Certified Property Owner List Request Fee for this matter; and ✓
19. Our Client’s Check (No. 33764) in the amount of \$40.00, intended to address the Decision Publication Fee for this matter. ✓

The Applicant requests that the Mount Laurel Township Planning Board (the “Board”) grant Preliminary Major Site Plan Approval and Final Major Site Plan Approval, to permit the demolition of the existing commercial office building, and the development of a 214,665 +/- square-foot refrigerated warehouse building, which includes 10,044 +/- of office space, along with 130 car parking spaces, 28 loading bays, and 25 trailer parking spaces, and related site improvements including a fire water tank, site lighting, and landscaping, on 12.082 +/- acres of land located at 907 Pleasant Valley Avenue, identified on the Official Tax Maps for the Township of Mount Laurel as Block 1201.04, Lot 3, within a Specially Restricted Industry (SRI) Zoning District (the “Property”).

Within the SRI Zoning District, Indoor Warehouses are a permitted principal use by Ordinance.

The Applicant also requests that the Board grant Bulk Variance Relief from §154, Attachment 1:1, to allow for a building height of 54.9 +/- feet, where a height of 50 feet is otherwise permitted by Ordinance. Because the requested increase in height is less than 10% of the permitted building height and less than 10 feet, Bulk Variance Approval, rather than "d(6)" Height Variance Approval is necessary and requested.

As set forth on the enclosed Application Checklist, and due to the fully developed nature of the Property, a Waiver is requested from the requirement to provide an Environmental Impact Statement.

We would appreciate if you would process this Application for Completeness Review and, once deemed Complete, schedule it for public hearing on the agenda for the next available Planning Board meeting. Once you have confirmed the date, time, and location of the Board hearing, we will arrange to serve and publish the appropriate Notice of that hearing and, thereafter we will provide you with our Affidavit of Service and the Affidavit of Publication from *The Burlington County Times* newspaper.

If you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,



NIALL J. O'BRIEN

NJO:RTW
Enclosures

cc: Michael Adkins (via email with enclosures via FileShare)
Josh Lewis (via email with enclosures via FileShare)
David J. Fleming, PE (via email with enclosures via FileShare)
Erik Gunderson (via email with enclosures via FileShare)
Michael D. Jones, AIA (via email with enclosures via FileShare)
Richard T. Wells, Esquire (via email with enclosures via FileShare)
Robert W. Bucknam, Jr., Esquire (via email with enclosures via FileShare)

JAN 27 2023

TOWNSHIP OF MOUNT LAUREL
PLANNING BOARD APPLICATION

Application # PB 2305

100 Mount Laurel Road, Mount Laurel New Jersey 08054
Phone: 856-234-0001 mlplanning@mountlaurel.com

The Planning Board meets the 2nd Thursday of each month (unless specified). PLEASE FOLLOW THE DEADLINE DATES ATTACHED FOR FILING. Once the Professionals have deemed the application complete and ready for consideration by the Board, the Board Secretary will notify you of when you will be on the agenda for a hearing.

BL: 1201.04

SITE ADDRESS: 907 Pleasant Valley Ave BLOCK/LOT: L: 3 ZONE(S) SRI

TOTAL TRACT AREA 12.082 +/- ac # OF DWELLING UNITS 0

PLEASE CHECK ALL THAT ARE REQUESTED:

- ☒ New Application ☐ Minor Site Plan ☒ Prelim Major Site Plan
☒ Final Major Site Plan ☐ Concept Meeting ☐ Conditional Use ☐ Extension of Time
☐ Minor Subdivision ☐ Preliminary Major Subdivision ☐ Final Major Subdivision
☐ Other _____ ☐ Site Design Waiver Exception) _____

☐ Minor Site Plan Alteration
(Doesn't Require Hearing, Administrative Review)

Variation Action Request (NJSA 40:55D-70)

☒ (c) Bulk Variance

\$154 - Attachment 1:1 - building height of 54.9 feet where 50 feet is otherwise permitted.

1. Applicant's Name: NJ Mount Laurel Pleasant, LLC

Address: c/o Erin Schmidt, 201 Riverplace - Suite 400, Greenville, SC 29601

Phone: 706-825-9888 Fax: _____ Email: eschmidt@realtylinkdev.com

Status of Applicant: ☐ Individual ☐ Partnership ☒ Corporation

Names and Addresses of all stockholders or individual partners owning at least 10% of stock or interest per N.J.S.A 40:55D-48.1 through 48.4 (Attach a separate sheet if necessary.)

2. Owner's Name No individual or entity owns 10% or more of the Applicant entity.

Address: _____

Phone: _____ Fax: _____ Email: _____

3. Attorney If Applicant is required to be represented by a New Jersey, list N.J. attorney's name & address here:
N.J. Attorney's Name Niall J. O'Brien, Esq.

N.J. Attorney's Address Archer & Greiner, P.C., 1025 Laurel Oak Road, Voorhees, NJ 08043

Phone: 856-795-2121 Fax: _____ Email: _____

APPLICANT'S PROFESSIONALS (Engineer, Surveyors, Planner, etc.)

4. Name: David J. Fleming Profession: Engineer NJ Licenses: P.E.

Marathon Engineering
3 Killdeer Court, Swedesboro, NJ 08085
Address: _____ Phone: 856-241-9705 Dave.Fleming@marathonconsultants.com
Email: _____
Name: Michael D. Jones Profession Architect NJ Licenses: AIA
Primus Builders, Inc.
Address 8294 Highway 92 - Suite 210 Phone: 770-928-7120 Email: _____
Woodstock, GA 30189

5. (a) Check here ☒ if zoning variances are required.
(b) Check here ☒ if exceptions to the application or municipal requirements are requested (N.J.S.A 0:55D51)
(c) Check here ☒ if exceptions to the Residential Site Improvement Standards (RSIS, NJAC 5:21-3.1)
(d) Check here ☒ if waivers from the RSIS (N.J.A.C 5:21-3.2) are requested. (Such waivers require application to, and approval of, the N.J. Site Improvement Advisory Board.)

NOTE: If any of the above four (4 a, b, c, d) are required, attached hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.
_____ *if identified during the course of review/presentation of the application.

6. (a) Are there any existing Deed Restrictions? (Check box that applies) ☒ NO ☐ YES (Attach copy of existing restrictions.
(b) Are any Deed Restrictions proposed? (Check box that applies) ☒ NO ☐ YES (Attach copy of proposed restrictions.

7. Contemplated form of ownership (Check all that apply):

☒ Fee Simple ☐ Condominium ☐ Cooperative ☐ Rental

8. Briefly describe and include dates for any prior or currently pending proceedings by the applicant, or other if known, before this Planning Board or Zoning Board or any other federal, state, or local board or agency involving the property which is the subject of this application. (Attached sheet if necessary)

9. List exact section of Township Code where variance (s) or waiver (s) is requested (Attach sheet if necessary)

The Variance sought is from Section §154 - At.1 of the Zoning Ordinance to Enable the Applicant to permit a building height of 54.9 feet where 50 feet is otherwise permitted.

Hardship or Special Reasons why the Variance Should be Granted (Attach sheet)
testimony to be provided during the hearing for this application.

10. List any material accompanying this application. (Attach sheet if necessary)

Please see the cover letter submitted with this application.

11. Describe the project: (Attach a Cover Letter)

Please see the cover letter submitted with this application.

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

Archer & Greiner, P.C.

Applicant's Signature _____

Date 1/26/23

Attorneys for Applicant, BY: Niall J. O'Brien, Esq.

Applicant's Name (please print)



MOUNT LAUREL TOWNSHIP PLANNING BOARD
AFFIDAVIT

STATE OF NEW JERSEY :

SS:

COUNTY OF BURLINGTON :

I, Philip J. Wilson OF FULL AGE, BEING DULY SWORN ACCORDING TO LAW, UPON HIS OATH DEPOSES AND SAYS: I AM an Authorized Representative (TITLE, I.E., SECRETARY, PRESIDENT, A PARTNER) IN THE FIRM OF NJ Mount Laurel Pleasant, LLC (NAME), A CORPORATION/PARTNERSHIP WITH PRINCIPAL OFFICES AT 201 Riverplace - Suite 400, Greenville, SC 29601. THE STATE OF INCORPORATION IS Delaware (IF A CORPORATION).

I AM DULY AUTHORIZED BY NJ Mount Laurel Pleasant, LLC TO MAKE THIS STATEMENT UNDER OATH IN ORDER TO COMPLY WITH THE LAWS OF THE STATE OF NEW JERSEY AS REQUIRED BY P.L. 1977, CHAPTER 336 WITH RESPECTS TO AN APPLICATION FOR DEVELOPMENT FILED OR TO BE FILED WITH THE MOUNT LAUREL TOWNSHIP PLANNING BOARD/ZONING BOARD

(INSERT: A. "TO SUBDIVIDE A PARCEL OF LAND INTO SIX OR MORE LOTS; AND/OR B. FOR A VARIANCE TO CONSTRUCT A MULTIPLE DWELLING OF 25 OR MORE FAMILY UNITS; AND/OR C. FOR APPROVAL OF A SITE TO BE USED FOR COMMERCIAL PURPOSES".) THE APPLICANT IN THIS MATTER IS NJ Mount Laurel Pleasant, LLC.

I FURTHER STATE TO MY OWN PERSONAL KNOWLEDGE THAT THE FOLLOWING LIST OF PERSONS OWN 10% OR MORE OF THE STOCK OF ANY CLASS OF STOCK OF THE CORPORATION OR 10% OR MORE OF THE INTEREST IN THE PARTNERSHIPS:

NAME

ADDRESS

No individual or entity owns 10% or more of the Applicant Entity.

Archer & Greiner, P.C.

(SIGNATURE)

NAME OF DEPONENT (TYPE/PRINT)

Attorneys for Applicant

POSITION OR TITLE

BY: Niall J. O'Brien, Esq.

SWORN TO AND SUBSCRIBED BEFORE:

ME THIS 26 DAY OF January, (YEAR) 2023

Amanda S. Nolan

AMANDA S. NOLAN
A Notary Public of New Jersey
My Commission Expires September 9, 2025

NOTE TO APPLICANT: IN THE EVENT A CORPORATION OR PARTNERSHIP IS LISTED IN A PARAGRAPH 3 ABOVE, AND AUTHORIZED OFFICER OR PARTNER OF THE LISTED ENTITY SHALL ALSO FILE AN AFFIDAVIT IN THE SAME FORM AS THIS ONE LISTING NAMES OR OWNERS OF 10% OR MORE IN THAT ENTITY.



Consent of Owner

I, the undersigned, being the owner of the lot or tract described in this application. Hereby consent to the making of this application and the approval of the plans submitted herewith with conditions, if appropriate. 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 and officer signature.)

<u>Michael Middleman</u>	<u>SRMG Enterprises, LLC</u>	<u>Manager</u>
Print Name	Company Name or Individual	Position/Title
<u>[Signature]</u>	<u>1/24/23</u>	
Signature	Date	

Sworn and Subscribed to before me this

24th Day of January, 20 23
Stephanie Joyce

Commonwealth of Pennsylvania - Notary Seal
STEPHANIE JOYCE, Notary Public
Philadelphia County
My Commission Expires September 2, 2023
Commission Number 1264480

FEES: See Ordinance 2010-3, 2010-4, 2010-5 & 2010-6

Please provide separate checks made payable to "Township of Mount Laurel" for the following fees:

Filing Fee	<u>\$ 875.00</u>	<u># 33760</u>
Escrow Fee	<u>\$ 4100.00</u>	<u># 33765</u> <u>\$ 1,000 -- # 33762</u>
Variance Fees	<u>\$ 500.00</u>	<u># 33761</u>
Publ. Of Decision	<u>\$ 40.00</u>	<u># 33764</u> <u>\$ 10.00 / 200ft lot</u>
Packet Fee	<u>—</u>	

Received this 27th Day of January, 2023

[Signature]
Signature of Board Administrator



Application No. PB 2305

Block/Lot: Block: 1204.04 / Lot: 3

Address: 907 Pleasant Valley Avenue

ESCROW AGREEMENT TO PAY FEES

THIS AGREEMENT MADE AND ENTERED ON THIS _____ DAY OF _____, IN THE YEAR OF _____.

PROJECT NAME: Mount Laurel Cold Storage

PROJECT SITE ADDRESS: 907 Pleasant Valley Avenue

APPLICANT NAME: NJ Mount Laurel Pleasant, LLC

APPLICANT'S ADDRESS: Attn: Erin Schmidt, 201 Riverplace - Suite 400, Greenville, SC 29601

APPLICANT'S FEDERAL ID No. OR SSAN: _____

PHONE NUMBER/EMAIL ADDRESS: 706-825-9888 / eschmidt@realtylinkdev.com

IS HEREINAFTER REFERRED TO AS "APPLICANT", THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT OF MOUNT LAUREL TOWNSHIP IS HEREINAFTER REFERRED TO AS "BOARD", AND MOUNT LAUREL TOWNSHIP IN THE COUNTY OF BURLINGTON IS HEREINAFTER REFERRED TO AS "TOWNSHIP".

WHEREAS, APPLICANT IS PROCEEDING UNDER THE LAND SUBDIVISION AND DEVELOPMENT ORDINANCE (HEREINAFTER "ORDINANCE", FOR APPROVAL OF:

Preliminary and Final Major Site Plan Approval with Bulk Variance Relief
_____ ; AND

- **PURPOSE:** THE BOARD AUTHORIZES ITS PROFESSIONAL STAFF TO REVIEW, INSPECT, REPORT, AND STUDY ALL PLANS, DOCUMENTS, STATEMENTS, IMPROVEMENTS, AND PROVISIONS MADE BY THE APPLICANT IN CONFORMING TO THE REQUIREMENTS OF THE CODE OF THE TOWNSHIP OF MOUNT LAUREL, NEW JERSEY. THE BOARD DIRECTS ITS PROFESSIONAL STAFF TO MAKE ALL ORAL AND/OR WRITTEN REPORTS TO THE BOARD OF ITS CONCLUSIONS AND FINDINGS DERIVED FROM THE REVIEW, STUDY, INVESTIGATION AND LIKE OR SIMILAR DUTIES PERFORMED AS ELSEWHERE AUTHORIZED. THE APPLICANT, BY EXECUTION OF THIS AGREEMENT, AGREES TO PAY ALL REASONABLE PROFESSIONAL FEES INCURRED BY THE BOARD FOR THE PERFORMANCE OF THE DUTIES OUTLINED ABOVE.
- **ESCROW DEPOSIT:** THE TOWNSHIP AND BOARD HEREBY ACKNOWLEDGE INITIAL RECEIPT OF \$ 5,100.00, SAID SUM BEING A CASH DEPOSIT TO BE PLACED IN A TOWNSHIP TRUST ACCOUNT TO COVER THE COST OF THE AFOREMENTIONED REVIEW, STUDY AND INVESTIGATION FEES. SUCH SUM SHALL BE CHARGED PERIODICALLY AS FEES AND CHARGES ACCRUE AND THE BALANCE OF THE ESCROW SUM, IF ANY, AFTER ALL CHARGES AND FEES HAVE BEEN PAID SHALL BE RETURNED TO THE APPLICANT.
- **INCREASE IN ESCROW FUND:** THE APPLICANT AGREES TO PAY ANY ADDITIONAL SUM REQUIRED TO PAY CHARGES AND FEES NOT COVERED BY THE ESCROW FUND WITHIN FIFTEEN (15) DAYS AFTER THE DATE OF RECEIPT OF A NOTICE OF DEFICIENCY BY THE APPROPRIATE TOWNSHIP OFFICE. THE APPLICANT UNDERSTANDS AND AGREES TO PAY SUCH SUM NOTWITHSTANDING ANY DISPUTE TO THE REASONABLENESS OF FEES AND CHARGES.

- **CONTEST OF REASONABLENESS:** THE APPLICANT AGREES THAT THE REASONABLENESS AND/OR ACCURACY OF ANY FEE OR CHARGE MAY BE CHALLENGED WITHIN SEVEN (7) DAYS OF RECEIPT OF THE PROFESSIONAL'S BILLING VOUCHER AND IN ACCORDANCE WITH THE CODE OF THE TOWNSHIP OF MOUNT LAUREL, NEW JERSEY. WHERE THE APPLICANT OBJECTS TO THE PAYMENT OF ANY VOUCHER FROM THE ESCROW FUND, HE/SHE SHALL HAVE THE RIGHT TO APPEAL, IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPAL LAND USE LAW, N.J.S.A. 40:55D-1 ET SEQ.
- **NOTICE:** THE APPLICANT AGREES THAT ALL NOTICE OR REFUNDS SHALL BE MAILED TO THE FOLLOWING ADDRESS:

CONTACT NAME: Erin Schmidt
 COMPANY NAME: Realty Link Development
 ADDRESS: 201 Riverplace - Suite 400
 CITY: Greenville STATE: South Carolina ZIP CODE 29601
 TELEPHONE#: 706-825-9888 FAX#: _____ EMAIL: eschmidt@realtylinkdev.com

I AGREE TO BE RESPONSIBLE FOR ALL BILLS AGAINST THIS DEVELOPMENT'S ESCROW ACCOUNT. IN THE EVENT THAT THIS PROJECT IS SOLD OR MY INTEREST IS TRANSFERRED TO ANOTHER PARTY, MY OBLIGATION CAN ONLY BE RELIEVED IF ALL OUTSTANDING ESCROW BILLS ARE PAID AND THE NEW PRINCIPAL OBLIGATES HIMSELF TO THE RESPONSIBILITY OF ALL FUTURE BILLS IN AN AGREEMENT WITH THE TOWNSHIP.

COLLECTION: SHOULD THE APPLICANT FAIL TO PAY ANY AMOUNT REQUIRED TO BE PAID HEREUNDER WHEN DUE, THE TOWNSHIP SHALL BE ENTITLED TO PURSUE ALL REMEDIES AT LAW OR EQUITY. INTEREST SHALL ACCRUE AT THE RATE OF 18% PER ANNUM INTEREST ON ALL-SUMS UNPAID AFTER THE DUE DATE. THE TOWNSHIP MAY COLLECT A REASONABLE ATTORNEY'S FEE WHICH SHALL NOT BE LESS THAN \$300.00 SHOULD LITIGATION FOR THE PURPOSE OF COLLECTING ANY SUM BE COMMENCED.

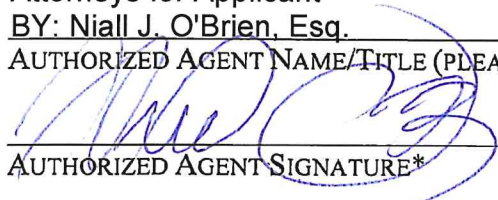
Archer & Greiner, P.C.

Attorneys for Applicant

BY: Niall J. O'Brien, Esq.

DATE 1/26/23

AUTHORIZED AGENT NAME/TITLE (PLEASE PRINT)


 AUTHORIZED AGENT SIGNATURE*

*IF THE APPLICANT IS A COMPANY/CORPORATION, THIS AGREEMENT MUST BE ATTESTED TO BY AN APPROPRIATE OFFICER OR AUTHORIZED ATTORNEY OF RECORD REPRESENTING THE APPLICANT.

*IF THE APPLICANT IS AN INDIVIDUAL, THIS AGREEMENT CAN BE ATTESTED TO BY THE APPLICANT OR AUTHORIZED ATTORNEY OF RECORD REPRESENTING THE APPLICANT.

CC: FINANCE OFFICE, _____
 PROFESSIONAL STAFF, _____

MOUNT LAUREL TOWNSHIP

LAND DEVELOPMENT CHECKLIST

JAN 27 2023
DATE:

FILE#

7B2305

Fill in Applicant Column with applicable check (4) mark.

PART I: PROJECT INFORMATION										Application/project name: Mount Laurel Cold Storage				
SUBMISSION REQUIREMENTS										ITEM DESCRIPTION NO CHECKLIST REQUIRED FOR SIGNS Circle "C" or "R" N/A – "C" Commercial N/A – "R" Residential	APPLICANT MARK	STATUS	PLAN BD MARK	ZONING BD MARK
ITEM NUMBER	CONCEPT PLAN*	MINOR		GEN DEV PLAN	MAJOR									
		SUBDIV	SITE PLAN		PRELIM		FINAL**							
					SUBDIV	SITE PLAN	SUBDIV	SITE PLAN						
1	X	X	X	X	X	X	X	X	X	Name, address, telephone, and fax numbers of owner and applicant, certification by owner.	X	COMPLIES		
												N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
2		X	X	X	X	X	X	X	X	Name, signature, New Jersey license number, seal and address of engineer, land surveyor, architect, professional planner and/or landscape architect, as applicable, involved in preparation of plat	X	COMPLIES		
												N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
3	X	X	X	X	X	X	X	X	X	Title block denoting date of preparation, date(s) of revision(s), type of application, tax map sheet, county, name of municipality, block and lot, and street location	X	COMPLIES		
												N.A. C R		
												Submission Waiver		
												Waiver Or Variance		

*Submission of concept plan is optional; if submitted, include items indicated.

**Final approval submission is a resubmission of documents from the preliminary stage, with any revisions required as a condition of approval by the municipality or other agency.

PART I: PROJECT INFORMATION

Application/project name: Mount Laurel Cold Storage

SUBMISSION REQUIREMENTS								ITEM DESCRIPTION NO CHECKLIST REQUIRED FOR SIGNS Circle "C" or "R" N/A – "C" Commercial N/A – "R" Residential	APPLICANT MARK	STATUS	PLAN BD MARK	ZONING BD MARK
ITEM NUMBER	CONCEPT PLAN*	MINOR		GEN DEV PLAN	MAJOR							
		SUBDIV	SITE PLAN		PRELIM	FINAL**						
					SUBDIV	SITE PLAN	SUBDIV					
4	X	X	X	X						COMPLIES		
									X	N.A. C R		
										Submission Waiver		
										Waiver Or Variance		
5					X	X	X	X		COMPLIES		
									X	N.A. C R		
										Submission Waiver		
										Waiver Or Variance		
6	X	X	X	X	X	X	X	X		COMPLIES		
									X	N.A. C R		
										Submission Waiver		
										Waiver Or Variance		
7				X						COMPLIES		
									X	N.A. C R		
										Submission Waiver		
										Waiver Or Variance		

*Submission of concept plan is optional; if submitted, include items indicated.

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I T E M N U M B E R	C O N C E P T P L A N *	MINOR		G E N D E V P L A N	MAJOR										
		S U B D I V	S I T E P L A N		PRELIM		FINAL**								
					S U B D I V	S I T E P L N	S U B D I V	S I T E P L N							
8		X	X	X	X	X	X	X	X	Signature blocks for chairperson, secretary, municipal clerk (if posting of a bond is required for monuments or municipal improvements), and municipal engineer	X	COMPLIES			
												N.A. C R			
												Submission Waiver			
												Waiver Or Variance			
9		X						X		If applicant intends to file map, appropriate certification blocks as required by the Map Filing Law	X	COMPLIES			
												N.A. C R			
												Submission Waiver			
												Waiver Or Variance			
10		X			X			X		Where applicable, proposed documentation as specified by the Map Filing Law	X	COMPLIES			
												N.A. C R			
												Submission Waiver			
												Waiver Or Variance			
11		X	X	X	X	X	X	X	X	Source and date of current property survey	X	COMPLIES			
												N.A. C R			
												Submission Waiver			
												Waiver Or Variance			

*Submission of concept plan is optional; if submitted, include items indicated.

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Application/project name: Mount Laurel Cold Storage

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ITEM NUMBER	CONCEPT PLAN*	MINOR		GEN DEV PLAN	MAJOR						
		SUBDIV	SITE PLAN		PRELIM	FINAL**					
12	X			X		X	For map, use one (1) of four (4) standardized sheets: 30" x 42" 24" x 36" 15" x 21" 8.5" x 13" Submit six (6) standardized copies and Submit nineteen (19) 11" x 17" size.	X	COMPLIES		
									N.A. C R		
									Submission Waiver		
									Waiver Or Variance		
13				X		X	Preliminary Plat @ 100 Scale Final Plat @ 50 Scale	X	COMPLIES		
									N.A. C R		
									Submission Waiver		
									Waiver Or Variance		
14	X	X		X	X		Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and rights-of-way, utility easements, and sight-triangle easements *Any legal descriptions required will be provided in response to final plan conformance review.	X*	COMPLIES		
									N.A. C R		
									Submission Waiver		
									Waiver Or Variance		
15						X	Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and rights-of-way, utility easements, sight-triangle easements, and centerline curves on streets *Any legal descriptions required will be provided in response to final plan conformance review.	X*	COMPLIES		
									N.A. C R		
									Submission Waiver		
									Waiver Or Variance		

*Submission of concept plan is optional; if submitted, include items indicated.

**Final approval submission is a resubmission of documents from the preliminary stage, with any revisions required as a condition of approval by the municipality or other agency.

PART I: PROJECT INFORMATION

Application/project name: Mount Laurel Cold Storage

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		S UB D IV	S ITE P LN		PRELIM	FINAL**								
16	X	X	X	X	X	X	X	X	X	Acreage of tract to nearest tenth of an acre a) Also include equivalent square feet for major subdivisions and major site plans, preliminary or final. b) Tax map data sufficient for concept plan.	X	COMPLIES		
												N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
17		X	X	X	X	X	X	X	X	Revision box with dates of preparation and revision	X	COMPLIES		
												N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
18	X	X	X	X	X	X	X	X	X	Size and location of any existing or proposed uses or structures (including wells and septic) with all setbacks dimensioned, including any buildings or structures to be removed (for concept plan and general development plan, general location only)	X	COMPLIES		
												N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
19	X			X						Location and dimensions of any existing or proposed streets (general location only)		COMPLIES		
											X	N.A. C R		
												Submission Waiver		
												Waiver Or Variance		

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						SUBDIV	SITE PLAN						SUBDIV
20		X	X		X	X	X	X	Location and dimensions of any existing or proposed streets, rights-of-way, and pavement widths. Existing driveways should be shown that are within 300 ft. of any proposal site access. *Partial waiver requested; driveways within 150+/- are detailed on they survey plan, and existing conditions beyond are shown on the aerial key map.		COMPLIES		
											N.A. C R		
										*PW	Submission Waiver		
											Waiver Or Variance		
21	X								Lot lines and area of lots in square feet (approximated)		COMPLIES		
										X	N.A. C R		
											Submission Waiver		
											Waiver Or Variance		
22		X	X		X	X	X	X	All proposed lot lines, area of lots in square feet, and setback lines	X	COMPLIES		
											N.A. C R		
											Submission Waiver		
											Waiver Or Variance		
23		X	X	X	X	X	X	X	Copy and/or delineation of any existing or proposed deed restrictions or covenants		COMPLIES		
										X	N.A. C R		
											Submission Waiver		
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					SUBDIV	SITE PLN		SUBDIV	SITE PLN					
24	X	X	X	X	X	X	X	X	X	Any existing easement or land reserved for or dedicated to public use, utility use, conservation use, or restricted by reason of wetlands or wetland buffers, and any organizations for the ownership and maintenance of open space required by the Municipal Land Use Law (N.J.S.A. 40:55D-43) (for concept plans, general location suffices)	X	COMPLIES		
												N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
25		X	X		X	X	X	X	X	Any proposed easement or land reserved for or dedicated to public use, utility use, conservation use, or restricted by reason of wetlands or wetland buffers, and any organizations for the ownership and maintenance of open space required by the Municipal Land Use Law (N.J.S.A. 40:55D-43). Homeowners or Property Owners Association documents should be submitted if an Association is to be used.	X	COMPLIES		
												N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
26		X	X		X	X	X	X	X	Sight triangles	X	COMPLIES		
												N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
27				X	X	X			X	Development stages or staging plans	X	COMPLIES		
												N.A. C R		
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					SUBDIV	SITE PLAN	SUBDIV	SITE PLAN						
28		X	X	X	X	X	X	X	X	List of required regulatory approvals or permits	X	COMPLIES		
												N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
29	X	X	X	X	X	X	X	X	X	List of variances requested or obtained (for a concept plan, only in general terms). Please attach typed, detailed supplement	X	COMPLIES		
												N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
30		X	X		X	X	X	X	X	Requested or obtained design waivers or exceptions. Please attach typed, detailed supplement.	X	COMPLIES		
												N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
31								X	X	A letter containing a list of all items not installed or completed and to be covered by a performance guarantee, with quantities of all items If applicable, quantities will be provided as part of final conformance review.	X	COMPLIES		
												N.A. C R		
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I T E M N U M B E R	C O N C E P T P L A N *	MINOR		G E N D E V P L A N	MAJOR		S U B D I V	S I T E P L N	S U B D I V							S I T E P L N
		S U B D I V	S I T E P L N		PRELIM	FINAL**										
					S U B D I V	S I T E P L N										
											Payment of application fees and escrow fees, if applicable	X	COMPLIES			
													N.A. C R			
													Submission Waiver			
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32	X	X	X	X	X	X	X	X	X	X						

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					SUBDIV	SITE PLAN	SUBDIV					
33		X	X	X	X	X	X	X	COMPLIES			
									N.A. C R			
									Submission Waiver			
									Waiver Or Variance			
34	X	X	X	X	X	X	X	X	COMPLIES			
									N.A. C R			
									Submission Waiver			
									Waiver Or Variance			
35	X	X	X	X	X	X	X	X	COMPLIES			
									N.A. C R			
									Submission Waiver			
									Waiver Or Variance			
36	X			X					COMPLIES			
									N.A. C R			
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					SUBDIV	SITE PLAN	SUBDIV						SITE PLAN
37		X	X		X	X	X	X	Existing and proposed contour intervals based on U.S.C. and G.S. data Contours to extend at least 200 feet beyond subject property as follows: Up to 3% grade = 1 foot Between 3% and 10% grade = 2 feet 10% grade and above = 5 feet	X	COMPLIES		
											N.A. C R		
											Submission Waiver		
											Submission Waiver		
											Waiver Or Variance		
38	X			X					Boundary, limits, nature and extent of wooded areas, and other significant physical features		COMPLIES		
										X	N.A. C R		
											Submission Waiver		
											Waiver Or Variance		
39		X	X		X	X	X	X	Boundary, limits, nature and general extent of wooded areas, specimen trees of eight inches or more in diameter measured four feet above grade, and other significant physical features (Map all and indicate those features to be disturbed.) *Partial waiver requested for completeness only; Applicant will supplement plans to identify any 8"+ diameter trees. Area appears to have been grassed since at least 2002.		COMPLIES		
											N.A. C R		
										*PW	Submission Waiver		
											Waiver Or Variance		
40			X		X	X			Existing system of drainage of subject site and preliminary design of proposed system of drainage (including preliminary drainage calculations)	X	COMPLIES		
											N.A. C R		
											Submission Waiver		
											Waiver Or Variance		

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					SUBDIV	SITE PLAN	SUBDIV	SITE PLAN						
41			X				X	X	Detailed engineering design of proposed system of drainage of subject site	X	COMPLIES			
											N.A. C R			
											Submission Waiver			
											Waiver Or Variance			
42			X		X	X	X	X	Drainage area map for existing and developed site condition	X	COMPLIES			
											N.A. C R			
											Submission Waiver			
											Waiver Or Variance			
43			X		X		X		Soil Borings	X	COMPLIES			
											N.A. C R			
											Submission Waiver			
											Waiver Or Variance			
44			X				X	X	Final Drainage calculations	X	COMPLIES			
											N.A. C R			
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					SUBDIV	SITE PLAN						
45				X	X	X		An environmental inventory including a general description of natural and cultural resources, and the probable impact of the development on the environmental attributes of the site (EIS)		COMPLIES		
										N.A. C R		
									X	Submission Waiver		
										Waiver Or Variance		
46				X				An open-space plan showing the proposed land area of parks and conservation set-asides, improvements proposed, and plans for their operation and maintenance		COMPLIES		
									X	N.A. C R		
										Submission Waiver		
										Waiver Or Variance		
47					X	X	X	Recreation facilities plan and details, where applicable		COMPLIES		
									X	N.A. C R		
										Submission Waiver		
										Waiver Or Variance		
48		X	X	X	X	X		General soil information ORD. 1996-4 (ESA)		COMPLIES		
									X	N.A. C R		
										Submission Waiver		
										Waiver Or Variance		
49			X		X	X	X	Will topsoil be removed from the site and/or transported outside municipal boundaries? If yes, see Soil Removal Ordinance.	X	COMPLIES		
										N.A. C R		
										Submission Waiver		
										Waiver Or Variance		

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					SUBDIV	SITE PLAN	SUBDIV	SITE PLAN						
50					X					A community facility plan including, but not limited to, educational or cultural facilities, historic sites, libraries, hospitals, firehouses, and police stations		COMPLIES		
											X	N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
51	X	X	X		X	X	X	X		Plan meets Barrier-Free Subcode requirements, if applicable.	X	COMPLIES		
												N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
52		X			X		X			Construction details as required by the Residential Site Improvement Standards including cross-section details of all drainage systems and details for roads, sidewalks, stormwater management systems, water supply, and sanitary sewers	X	COMPLIES		
												N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
53			X			X		X		Construction details site plan	X	COMPLIES		
												N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
54	X							X		Proposed Block and Lot number to be approved by Township Assessor and Township Engineer		COMPLIES		
											X	N.A. C R		
												Submission Waiver		
												Waiver Or Variance		

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		S UB D IV	S ITE P LN		PRELIM	FINAL**							
					S UB D IV	S ITE P LN							
55			X				X	X	Address plan submitted to Township Assessor, Fire Department, Municipal 9-1-1 Coordinator, County 9-1-1 Coordinator and Mount Laurel Postmaster.		COMPLIES		
										X	N.A. C R		
											Submission Waiver		
											Waiver Or Variance		
56					X	X	X	X	Proposed street names when new road(s) proposed		COMPLIES		
										X	N.A. C R		
											Submission Waiver		
											Waiver Or Variance		
57	X								Vehicular and pedestrian circulation patterns (general)		COMPLIES		
										X	N.A. C R		
											Submission Waiver		
											Waiver Or Variance		
58			X	X	X	X	X	X	Proposed vehicular and pedestrian circulation and utility infrastructure plans including disposal of sanitary sewage, water, stormwater management All other utilities may be shown by footnote.	X	COMPLIES		
											N.A. C R		
											Submission Waiver		
											Waiver Or Variance		
59		X	X				X	X	Where residential construction is contemplated, subsurface disposal testing where using septic systems		COMPLIES		
										X	N.A. C R		
											Submission Waiver		
											Waiver Or Variance		

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					SUBDIV	SITE PLAN	SUBDIV						SITE PLAN	
60					X	X	X	X	X	Traffic report describing anticipated traffic volumes, and impact on existing and proposed roads and intersections, when the proposed number of housing units exceeds 50	X	COMPLIES		
												N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
61		X	X		X			X		Finished spot elevations at all property corners		COMPLIES		
											X	N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
62								X	X	Finished spot elevations at all building corners and finished first floor elevations of proposed buildings	X	COMPLIES		
												N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
63					X	X	X	X	X	Road and paving cross-sections (at 50-foot intervals) and center-line profiles No public road paving is proposed. Pavement construction details are provided.	X	COMPLIES		
												N.A. C R		
												Submission Waiver		
												Waiver Or Variance		

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		S UB D IV S ITE P L N	S ITE P L N		PRELIM	FINAL**							
													S UB D IV S ITE P L N
64			X		X	X	X	X	Lighting plan and details	X	COMPLIES		
											N.A. C R		
											Submission Waiver		
											Waiver Or Variance		
65			X		X	X	X	X	Landscape Plan showing the proposed location of all proposed plantings and buffer areas, a legend listing the botanical and common names of each proposed plant type, the size at the time of planting, a planting schedule, method of irrigation, the total quantity of each plant type, and any tree protection plan(s).	X	COMPLIES		
											N.A. C R		
											Submission Waiver		
											Waiver Or Variance		
66			X			X		X	Location of containers for solid waste, including recyclables, and design/details of containers	X	COMPLIES		
											N.A. C R		
											Submission Waiver		
											Waiver Or Variance		
67			X		X	X	X	X	Signage plan showing location and details of site identification signs, traffic control signs, fire zone signs and directional signs The proposed monument sign location is provided. A full sign package will be detailed within a separate application.	X	COMPLIES		
											N.A. C R		
											Submission Waiver		
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I T E M N U M B E R	C O N C E P T P L A N *	MINOR		G E N D E V P L A N	MAJOR									
		S U B D I V	S I T E P L A N		PRELIM		FINAL**							
					S U B D I V	S I T E P L N	S U B D I V	S I T E P L N						
68	X		X		X	X	X	X		Parking plan, where applicable, showing spaces (size and type), aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions (for concept plan, general information only)	X	COMPLIES		
												N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
69			X			X			X	Preliminary architectural plan and elevations (required where new building or alterations to existing building are proposed)	X	COMPLIES		
												N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
70		X			X			X		Statement as to whether the applicant intends to construct basements		COMPLIES		
											X	N.A. C R		
												Submission Waiver		
												Waiver Or Variance		
71	X	X	X	X	X	X	X	X	X	Appropriate number of copies of each item per attached list.	X	COMPLIES		
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