

**TOWNSHIP OF DELRAN
MUNICIPAL BUILDING
900 CHESTER AVENUE
DELRAN, NEW JERSEY 08075**

The application, with supporting documentation, must be filed with the Secretary of the Board and must be delivered to the professionals for review. No application will be scheduled before the board until the application has been deemed complete by the professional staff. All application forms must either be typed or clearly printed in ink - if the application form is illegible, it will be returned.

To be completed by Township staff only

Date Filed March 14, 2023 Application No. PN2023-03
Planning Board _____ Application Fees \$ 700.-
Escrow Deposit \$ 2,800.-
Scheduled for: Completeness Review 4/28/2023 Hearing < 5/1/2023 >

1. SUBJECT PROPERTY

Location: 9006 Route 130 North
Tax Map: Page _____ Block 128 Lot 16
Page _____ Block _____ Lot _____
Dimensions: Frontage 243.55' Depth _____ Total Area 58,110 SF
Zoning District C-2 (General Commercial)

2. APPLICANT

Name 2nd Street Properties LLC
Address 162 West Camden Avenue
Moorestown, New Jersey 08057

DELRAN TOWNSHIP
RECEIVED

Telephone Number 609-744-5451 Fax Number _____
Email brian@manorhillcontracting.com

MAR 14 2023

PLANNING BOARD
FILE# PN2023-03

Applicant is a:

Corporation _____ Partnership _____ Individual _____
Limited Liability Company X

3. DISCLOSURE STATEMENT

Pursuant to R.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with R.S. 40:55-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed.

(Attach pages as necessary to comply fully.)

Name Brian Pearce
Address 728 Stonehouse Road Interest 50%
Moorestown, NJ 08057

Name Ryan Wigmore
Address 1416 2nd Street Interest 50%
Delanco, NJ 08075

Name _____
Address _____ Interest _____

Name _____
Address _____ Interest _____

4. IF OWNER BE OTHER THAN THE APPLICANT, PROVIDE THE FOLLOWING INFORMATION ON THE OWNER(S)

Name of owner(s) Robert Verrochio
Address 9 Hastings Place
Cinnaminson, NJ 08077
Telephone _____ Email _____

5. PROPERTY INFORMATION:

Restrictions, covenants, easements or association by-laws (existing or proposed) on the property:

Yes (attach copies) _____ No X Proposed None

Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises (be specific):
Vacant 1,320 square foot building

6. Applicant's Attorney Thomas J. Coleman, III, Esquire (Raymond Coleman Heinold, LLP)
Address 325 New Albany Road
Moorestown, NJ 08057
Telephone Number 856-222-0100
Fax Number 856-222-0411 Email: tomcoleman@rclawnj.com
7. Applicant's Engineer Brian S. Peterman, PE (Peterman Maxcy Associates, LLC)
Address 189 S. Lakeview Drive, Suite 101
Gibbsboro, NJ 08026
Telephone Number 856-282-7444
Fax Number 856-282-7443 Email: petermaneng@comcast.net
8. Applicant's Planning Consultant _____
Address _____
Telephone Number _____
Fax Number _____ Email: _____
9. Applicant's Traffic Engineer _____
Address _____
Telephone Number _____
Fax Number _____ Email: _____
10. Applicant's Agent (if any) _____
Address _____
Telephone Number _____
Fax Number _____ Email: _____
11. List any other Expert who will submit a report or who will testify for the Applicant:
(Attached additional sheets as may be necessary):
Names _____ Field Of Expertise _____
Address _____
Telephone Number _____
Fax Number _____ Email _____

12. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

Subdivision:

- _____ Minor Subdivision Approval
_____ Subdivision Approval (preliminary)
_____ Subdivision Approval (final)

Number of lots to be created _____
(Including remainder lot)

Number of additional new dwellings to be created (if residential) _____

Site Plan:

- ☒ Minor Site Plan Approval
_____ Preliminary Site Plan Approval (Phases if applicable) _____
_____ Final Site Plan Approval (Phases if applicable) _____
_____ Amendment or Revision to an Approved Site Plan
_____ Area to be disturbed (square feet) _____
_____ Total number of proposed dwelling units _____
_____ Existing number of employees _____
_____ Number of Additional employees with proposal _____
_____ Request for Waiver from Site Plan Review and Approval

Reason for request: _____

_____ Informal Review Note: If applicant is requesting an informal hearing before the Planning Board without filing a formal application for site plan or subdivision then the applicant should use the simplified application form for an informal presentation. A copy of the simplified application can be obtained by contacting the Board's Secretary.

_____ Appeal decision of an Administrative Officer (R.S. 40:55D-70a (1)) Note: All appeals of an Administrative Officer should be made to the Zoning Board — see separate application forms

_____ Map or Ordinance Interpretation of Special Question (R.S. 40:55D-70b) Note: All requested for interpretations or special questions should be made to the Zoning Board — see separate application forms.

_____ Variance Relief (hardship) (R.S. 40:55D-70c (1))

_____ Variance Relief ('flexible c') (R.S. 40:55D-70c (2))

_____ Variance Relief (unpermitted structure or use; expansion of a non-conforming use; deviation from a specification or standard pertaining solely to a conditional use; increase in permitted floor area ratio; increase in permitted density; deviation in maximum permitted height of a principal structure more than 10' or 10%) (R.S. 40:55D-70d) Note: All requested use variances should be made to the Zoning Board -- see separate application forms.

 X Conditional Use Approval (R.S. 40:55D-67)

_____ Direct issuance of a permit for a structure in a bed of a mapped street, public drainage way or flood control basin (R.S. 40:55D-34)

_____ Direct issuance of a permit for a lot lacking street frontage (R.S. 40:55D-35)

13a. Section(s) of Ordinance from which a variance is requested: _____

13b. Provide detailed description of all variances being requested (i.e. New building with front setback of 20' instead of required 50' setback) (Attach additional pages as needed).

14. Exceptions (R.S. 40:55D-51) and Waivers Requested of Development Standards and/or Submission Requirements: (Attach additional pages as needed)

15. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, location within the State and within 200 feet in all directions of the property which is the subject of this application. This notice must specify the sections of the Ordinance from which the relief is sought, if applicable.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled for the hearing.

An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

To be submitted if Notice is required.

16. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed)

Cannabis Retailer pursuant to Section 355-43.B(10) of the Delran Zoning Ordinance.

17. Is a public water line available? Yes
18. Is a public sanitary sewer available? No
19. Does the applicant propose a well and septic system? Septic
20. In the event that any new lots are being proposed, attach a certification from the Tax Assessor designating the appropriate block and lot numbers. N/A
21. Are any off-tract improvements required or proposed? Yes _____ No X

If the answer is yes, describe the improvements

22. Is the subdivision to be filed by deed? Yes _____ No _____
Is the subdivision to be filed by plat? Yes _____ No _____
23. What form of security does the applicant propose to provide as performance and maintenance guarantees?

In accordance with MLUL requirements.

24. I certified that I have read and understand the attached list of rules and adopted policies (adopted February 5, 2009) of the Planning Board and agree to be bound by those adopted policies.

2/28/23
Date

2-28-2023
Date


Applicant
Brian Pearce, Managing Member


Witness

25. Other approvals, which may be required and date plans submitted:

	YES	NO	DATE PLANS SUBMITTED
Delran Sewerage Department	_____	_____	_____
Burlington County Health Department	_____	_____	_____
Burlington County Planning Board	_____	_____	_____
Burlington County Soil Conservation District	_____	_____	_____
NJDEP	_____	_____	_____
Sewer Extension Permit	_____	_____	_____
Sanitary Sewer Connection Permit	_____	_____	_____
Stream Encroachment Permit	_____	_____	_____
Waterfront Development Permit	_____	_____	_____
Wetlands Permit	_____	_____	_____
Tidal Wetlands Permit	_____	_____	_____
Potable Water Construction Permit	_____	_____	_____
Other	_____	_____	_____
NJ Department of Transportation	_____	_____	_____
Public Service Electric and Gas Company	_____	_____	_____

Please note it is the applicant's responsibility to obtain all necessary approvals from all agencies having jurisdiction in this matter.

26. Certification signed by the Tax Collector verifying that all taxes due on the subject property have been paid. (See page # 25)

Tax Certification has been requested from the Delran Tax Collector. Same will be provided upon receipt.

27. List of Maps, reports and other material accompanying the application (attach additional pages as required for complete listing).

It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the members of the Board's professional staff (Engineer, Planner and Solicitor of the Board to which the application is submitted. Additionally, the applicant must also provide copies directly to the Township Fire Official) for their review. No application will be scheduled for a public hearing until the application has been reviewed and deemed complete by the Board's professional staff. Any required revisions must be submitted at least 15 days prior to a scheduled meeting date. Failure to comply may result in the delay in scheduling a hearing or having an application continued until the next available meeting.

Quantity	Description of Item
<u>5</u>	<u>Minor Site Plan - Full Size Sets</u>
<u>1</u>	<u>Minor Site Plan - Reduced Size Set</u>
<u>1</u>	<u>PDF of Minor Site Plan, Application</u>
	<u>and Checklist</u>

28. The applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:

Applicant's Professional	Reports Requested
<u>X</u> Attorney	<u>All</u>
<u>X</u> Engineer	<u>All</u>

PLANNING BOARD OF THE TOWNSHIP OF DELRAN

APPLICATION SUMMARY

2ND STREET PROPERTIES, LLC

Block 128, Lot 16

9006 Route 130 North

The Applicant is proposing to use the Property for a Cannabis Retailer, pursuant to Section 355-43.B(10) of the Delran Zoning Ordinance.

The following improvements to the Property are proposed:

- Increase the number of parking spaces to fifteen (15);
- Install parking bumpers for existing parking stalls;
- Remove portion of concrete and pavement along Route 130 and restore with topsoil and seed;
- Replace portion of existing parking stall pavement;
- Install concrete sidewalks; and
- Install lighting.

CERTIFICATIONS

29. 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 the Officer of the corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

(If the applicant be a corporation, this part must be signed by the authorized corporate officer. If the applicant be a partnership, this must be signed by a general partner).

Sworn to and subscribed before me this

28th day of February, 2023
Michelle Stewart
Michelle Stewart
NOTARY PUBLIC
State of New Jersey
ID # 50155341
NOTARY PUBLIC
My Commission Expires 3/22/2026

[Signature]
SIGNATURE OF APPLICANT
Brian Pearce, Managing Member

30. I Certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

(If the owner be a corporation, this part must be signed by the authorized corporate officer. If the owner be a partnership, this part must be signed by the general partner.)

Sworn to and subscribed before me this

28th day of February, 2023
Michelle Stewart
Michelle Stewart
NOTARY PUBLIC
State of New Jersey
ID # 50155341
NOTARY PUBLIC
My Commission Expires 3/22/2026

[Signature]
SIGNATURE OF OWNER
Robert Verrochio

31. I understand that my deposit of \$ 2,800.00 has been deposited in an escrow account. In accordance with the Ordinance of the Township of Delran, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums should be deemed by the Board Secretary to be necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

2/28/23
Date

[Signature]
Signature of Applicant Brian Pearce, Managing Member

32. Completed W-9 form with Tax ID # or social security #. (See page #16)
33. Required application and escrow fees. (See pages #17 - 19)
34. Completed and signed escrow agreement. (See page #20)
35. Property address certification signed by Delran Tax Assessor or 911 Coordinator for all subdivision applications and site plan applications requiring new address designations. (See page #21)

NOT APPLICABLE

**DELRAN TOWNSHIP
PROPERTY ADDRESS CERTIFICATION**

All applications, which include a subdivision, a site plan for a new building or a new home, must submit a property address certification from the Delran Township Tax Assessor at the time of filing.

Applicant's Name _____

<u>Proposed Block #</u>	<u>Proposed Lot #</u>	<u>Proposed Address</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

I hereby certify that the above properties are acceptable as the Delran Township Tax Certification. Certification by this office does not negate the approval of Post Office or the Burlington County 911 office.

Tom Davis, Tax Assessor

Date

To be submitted if Notice is required.

NOTICE TO BE PUBLISHED IN OFFICIAL NEWSPAPER

TOWNSHIP OF DELRAN
PLANNING BOARD

TAKE NOTICE that the undersigned has applied to the Planning Board of the Township of Delran, Burlington County, New Jersey for an interpretation/variance from the terms of the Chapters and Sections _____ of the Zoning Ordinance so as to permit _____

_____ for the premises located at _____ and a public hearing has been ordered for _____, 20____ at _____ p.m. in the Municipal Building, Chester Avenue, Delran, New Jersey.

This notice is given by the applicant by order of the Delran Township Planning Board.

Applicant

Dated: _____

(Affidavit of Publication Required)

To be submitted if Notice is required.

AFFIDAVIT OF SERVICE

State of New Jersey:

County of _____: s

_____ of full age, being duly sworn
according to law, on his oath deposes and says that he resides at

_____ in the _____ County of _____
_____, and that he did on _____, 20_____

at least ten days prior to hearing, give personal notice to all property owners within 200 feet of the property
affected by appeal number _____ located at

Said notice was given either by handing a copy of the property owner or by sending said notice by
certified mail. Copies of the registered receipts are attached hereto.

Notices were also served upon:

(Check if applicable)

- | | | |
|-----|----|---|
| () | 1. | The Clerk of the Township of Delran |
| () | 2. | County Planning Board |
| () | 3. | The Director of the Division of State and Regional Planning |
| () | 4. | The Department of Transportation |
| () | 5. | The Clerk of Adjoining Municipalities |

A copy of said notices are attached hereto and marked as "Exhibit A".

Notice was also published in the official newspaper of the municipality as required by law.

Attached to this affidavit and marked "Exhibit B" is a list of owners of property within 200 feet of the
affected property who were served, showing the lot and block numbers of each property as same appear on the
municipal tax map, and also a copy of the certified list of such owners prepared by the Tax Assessor of the
Municipality, which is marked "Exhibit C".

There is also attached a copy of the proof of publication of notice in the official
newspaper of the municipality, which is marked "Exhibit D".

Sworn and subscribed to
before me this _____
day of _____
20_____.

(Signature of Applicant)

Delran Township Planning Board
Rules & Adopted Policies
Adopted: February 5, 2009

I. Submitting an application

A. The following documentation is to be submitted to the Board Secretary to file an application

1. Completed application forms with original signatures – including pages 7-16, 20-21 & 25.
2. Five (5) sets of full-sized plans in accordance with the Township Submission Requirements Checklist (a copy of which is available separate from this package) and the Delran Township Ordinances. All plans must be folded.
3. One (1) reduced sized copy of the plan (11"x17").
4. A PDF electronic copy of the plan to be submitted either by CD or e-mail to the Board Secretary. If this requirement can not be accomplished by the applicant, the applicant may request a waiver from this requirement however in that case the applicant is required to provide a total of fifteen (15) sets of full-sized plans.
5. Three (3) copies of any additional required reports in accordance with the Township Submission Requirements Checklist.
6. A PDF file copy of any additional required reports in accordance with the Township Submission Requirements Checklist (either by CD or e-mail). If this requirement can not be accomplished by the applicant, the applicant may request a waiver from this requirement however in that case the applicant is required to provide a total of fifteen (15) sets of the reports.
7. Required application fees and escrow deposit (in accordance with page #17-19).
8. The Board reserves the right to request additional paper copies of any application forms, plans, reports, photos, etc, for an application in the event it is determined additional hardcopies are necessary to allow the Board to properly review the application.

B. In addition to filing the required application forms and supporting documentation to the Board Secretary it is the applicant's responsibility to provide copies of the application, plans and all supporting documentation to all of the Board's professionals (listed on page #26). Failure to do so may result in the delay of the scheduling of the applicant's public hearing.

C. No application will be scheduled for a public hearing until the application has been reviewed and deemed complete by the Board's professional staff.

Schedule A
Delran Township
Submission Requirements Checklist

9/26/2000

Applicant 2ND Street Properties LLC

Project Name 9006 Route 130 North

Application Number: _____

	Concept Plan	Conditional Use	Minor Site Plan	Minor Subdivision	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
1	Development Review Application	+	+	+	+	+	+	+
2	Affidavit of Ownership or Consent of Owner	+	+	+	+	+	+	+
3	Variance Application Form, if applicable	+	+	+	+	+	+	+
4	Application and Escrow Fees	+	+	+	+	+	+	+
5	Tax & Assessment Payment	+	+	+	+	+	+	+
6	Name & Address of Owner and Applicant	+	+	+	+	+	+	+
7	Name, Signature, license #, Seal, and address of Engineer, Planner, Land Surveyor, Architect, Landscape Architect, as applicable	+	+	+	+	+	+	+
8	Title block denoting type of application, tax map sheet, County, Municipality, Block & Lot and street address	+	+	+	+	+	+	+
9	Key map from official tax map showing location of tract to surrounding streets, municipal boundaries, etc., within 1000'	+	+	+	+	+	+	+

DELTRAN TOWNSHIP
RECEIVED

MAR 14 2023

PLANNING BOARD
FILE# PN2023-03

	Concept Plan	Conditional Use	Minor Site Plan	Minor Subdivision	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
Schedule of required and proposed zone(s) requirements for lot area, frontage, setbacks, impervious coverage, parking, etc.		**	+	✓	+	+	+	+
10 North arrow to top of sheet, scale and graphic scale		**	+	✓	+	+	+	+
11 Signature block for Board Chairman, Secretary, Engineer and Municipal Clerk		**	+	✓	+	+	+	+
12 Certification block as required by map filing law		**	+	+	+	+	+	+
13 Monumentation as required by map filing law		**	+	+	+	+	+	+
14 Date of property survey		**	+	✓	+	+	+	+
15 One (1) of four (4) standard sheet sizes as required by map filing law		**	+	✓	+	+	+	+
16 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, and centerline curves on streets		**	+	+	+	+	+	+
17 Acreage of tract to nearest one hundredth		**	+	✓	+	+	+	+
18 Date of original/all revisions	+	**	+	✓	+	+	+	+
19 Size and location of existing or proposed structures and their dimensioned setbacks	(GENERAL) +	**	+	✓	+	+	+	+
20		**	+	✓	+	+	+	+

	Concept Plan	Conditional Use	Minor Site Plan	Minor Subdivision	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
	Minimum zoning setbacks lines and lot frontage dimensions for principal buildings to be shown on all lots	+	**	+	+	+	+	+
21	Location and dimensions of any existing or proposed right-of-way and cartways	(GENERAL) +	**	+	+	+	+	+
22	All proposed lot lines and area of lots in square feet		+	✓	+	+	+	+
23	Copy and plan delineation of any existing or proposed deed restrictions	(EXISTING) +	**	+	+	+	+	+
24	Any existing or proposed easement or land reserved or dedicated for public use	+	**	+	+	+	+	+
25	Plan delineation of any proposed development phasing		**		+	+	+	+
26	Property owners and lot lines within 200' and in correct scale to subject parcel		**	+	+	+	+	+
27	Existing streets, other rights-of-way or easements, water courses, wetlands, soils, floodplains, or other environmentally sensitive areas within 200' of tract	(GENERAL) +	**	+	+	+	+	+
28	Topographical features of subject property at 2 foot contour interval		**		**		**	
29	The proposed clearing limits along with existing and proposed contours based on USGS datum, to extend 200' beyond subject tract	(GENERAL) +	**	(EXTEND 50 FT.) +	+	+	+	+
30								

	Concept Plan	Conditional Use	Minor Site Plan	Minor Subdivision	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
31	Boundary limits, nature and extent of wooded areas, trees 6" diameter or greater within clearing limits & other significant physical features (GENERAL) +	**	+ ✓	+	+	+	+	+
32	Existing drainage system, including any larger tract of which the site is a part & drainage divide map	**			+	+	+	+
33	Drainage calculations for all existing & proposed inlets, piping, swales & stormwater management facilities	**	+ N/A		+	+	+	+
34	Existing & proposed utilities: sanitary sewer, water, storm water management, cable and electric	**	+ ✓	+	+	+	+	+
35	Soil erosion and sediment control plan (as required by Soil Conservation District)	**	+ *		+	+	+	+
36	Spot & finish elevations at all property corners, corners of all structures, paved areas, existing or proposed 1st floor elevations	**	+ ✓		+	+	+	+
37	Construction details, road & paving cross-sections & profiles	**			+	+	+	+
38	Proposed street names	**			+	+	+	+
39	New block and lot numbers confirmed by tax assessor		+ N/A		+			
40	Lighting plan and details	**	+ ✓		+	+	+	+
41	Landscape plan and details	**	+ *		+	+	+	+

* Deferral Requested

	Concept Plan	Conditional Use	Minor Site Plan	Minor Subdivision	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
42 Solid waste management & recycling		**	+	✓			+	+
43 Location and details of site identification signs, traffic control signs & directional signs		**	+	✓	+	+	+	+
44 Sign triangles		**	+	✓	+	+	+	+
45 Vehicular & pedestrian circulation patterns	(GENERAL) +	**	+	✓	+	+	+	+
46 Parking plan indicating spaces, size & type, aisle width, internal collectors, curb cuts, drives & driveways & all ingress & egress areas with dimensions, if applicable			+	✓			+	+
47 Preliminary architectural plan & elevations		**	+	✓			+	
48 Environmental Impact Report, parcels 5 acres or larger or those in an environmentally sensitive area		**	+	✓	+		+	
49 Traffic Impact Report			+	✓	**		**	
50 Existing and proposed signs and/or fences, details, sign areas & locations must be shown		**	+	✓	+	+	+	+
51 All applicable outside agency approvals including but not limited to County Planning Board, NJDEP, Soil Conservation District		**	+	✓	+	+		+

	Concept Plan	Conditional Use	Minor Site Plan (WHEN REQUESTING A VARIANCE) +	Minor Subdivision (WHEN REQUESTING A VARIANCE) +	Subdivision		Site Plan	
					Preliminary	Final	Preliminary	Final
52	Public notice required note: any application which requires a variance must provide public notice		**	+	+		+	

** Conditional use applications also must obtain site plan approval. If the development fits the description of a minor site plan, then those requirements should be followed. If it does not, then preliminary and final site plan requirements apply.

NOTE: Wooded areas, significant trees and significant physical features should at a minimum be shown on the grading plan.