

Name: _____ Address: _____ _____ City: _____ State: _____ Zip: _____ Phone: (____) _____ Fax: (____) _____ Email: _____	Name: _____ Address: _____ _____ City: _____ State: _____ Zip: _____ Phone: (____) _____ Fax: (____) _____ Email: _____
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7. LOCATION OF PROPERTY

Street Address: 601 Crescent Blvd. Block(s): 5.08
 Zone: I-1 Light Industrial Lot(s): 6 & 14 & 14.01
 Type of Road Frontage: Highway (Highway, County Road, Local Road)

8. LAND USE

Existing Land Use: Vacant Restaurant with associated improvements

Proposed Land Use: The Applicant is seeking to develop a two story cannabis retail development with associated parking areas and landscaping.

9. PROPERTY DETAILS

of Existing Lots: 3 # of Proposed Lots: 3

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

11. ZONING SCHEDULE (complete all that apply)

	Required	Existing	Proposed
Minimum Lot Requirements			
Area	11,000 SF	1.121 AC	1.121 AC
Width	100 FT	>100 FT	>100 FT
Depth	100 FT	>100 FT	>100 FT
Principal Buildings & Structures			
1 Side Yard	20 FT	62.6 FT	257 FT
2 Side Yards			
Front Yard	25 FT	19.5 FT	20 FT
Rear Yard	20 FT	32.5 FT	30 FT
Accessory Building & Structures			
Side Yard			
Rear Yard			

	Required	Existing	Proposed
Maximum Building & Structure Height			
Principle	35 FT	<35 FT	<35 FT
Accessory			
Maximum Lot & Building Coverages			
Lot			
Building	40%	12.4%	6.1%
Open Space Preserved			
% of Tract			
Is the proposed site on an inside or corner lot?			
☐ Inside ☐ Corner			

12. PARKING & LOADING REQUIREMENTS

of Parking Space Required: 43

of Parking Spaces Provided: 44

of Loading Space Required: 1

of Loading Spaces Provided: 1

13. OTHER APPROVALS REQUIRED

Camden County Planning Board	☒ No	☐ Yes
Camden County Soil Conservation District	☐ No	☒ Yes
Camden County 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 Preliminary and Final Site Plans, Survey, Stormwater Management Report

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.

Applicant shall present testimony and arguments regarding any and all variances and waivers at the time of the public hearing on this Application.

17. EXPERT WITNESSES FOR APPLICANT

Name: David J. Fleming, P.E. Type of Testimony: Engineering

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

2nd day of January, 2025

[Signature]

NOTARY

[Signature]

01-02-2025

SIGNATURE (applicant)

DATE

Brian Garmo

PRINT NAME

ELYSE VICTOR

Notary Public, State of Michigan

County of MACOMB

My Commission Expires JANUARY 23, 2031

Acting in the County of Macomb

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.

SWORN & SUBSCRIBED before me this

16th day of December, 2024

Taylor R. Ball
NOTARY

TAYLOR R. BALL
Notary Public, State of New Jersey
My Commission Expires 03/07/2027

David Shmukler 12/16/24
SIGNATURE (owner) DATE

David Shmukler
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 (applicant) DATE

21. SURVEY WAIVER CERTIFICATION

****Note: The Survey must have been made within one (1) year of the date of the Application.**

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 _____ Lot _____; 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.

SIGNATURE (Applicant/Owner)

DATE

PRINT NAME

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SWORN & SUBSCRIBED before me this

16th day of December, 2024

Taylor R. Ball
NOTARY

TAYLOR R. BALL
Notary Public, State of New Jersey
My Commission Expires 03/07/2027

x David Shmukler 12/16/24
SIGNATURE (owner) DATE

BIJD, LLC c/o David Shmukler
PRINT NAME

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SIGNATURE (Applicant/Owner)

DATE

PRINT NAME

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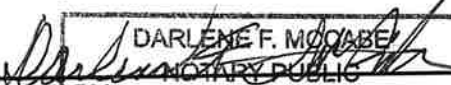
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SWORN & SUBSCRIBED before me this

14 day of December, 2024


DARLENE F. MCCABE
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES: JULY 22, 2027


SIGNATURE (owner)

12-14-24
DATE

Barry Wassinger

PRINT NAME

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SIGNATURE (Applicant/Owner)

DATE

PRINT NAME

OWNERSHIP DISCLOSURE STATEMENT

NAME OF CORPORATION, PARTNERSHIP OR LLC: 601 Route 130 Real Estate 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	Brian Garmo	50 W. Big Beaver Road, Suite 240, Troy, MI 48064
2	Jon Sarkisian	125 Shipmaster Dr., Brigantine, NJ 08203
3	Ray Georges	400 Hamilton Row, Suite 200, Birmingham, MI 48009
4	Larry Hanna	4237 Fieldbrook, West Bloomfield, MI 48323
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

2nd day of January, 2025

NOTARY

[Signature of Elyse Victor]

SIGNATURE (applicant)

DATE

PRINT NAME

[Signature of Brian Garmo]

01-02-2025

Brian Garmo

ELYSE VICTOR

Notary Public, State of Michigan

County of MACOMB

My Commission Expires JANUARY 23, 2031

Acting in the County of Oakland

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Rev. 07/07/22

AFFIDAVIT OF NONCOLLUSION

STATE OF NEW JERSEY

S

COUNTY OF CAMDEN

601 Route 130 Real Estate LLC
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 601 Crescent Boulevard

STREET ADDRESS

Block 5.08, Lot(s) 6, 14, & 14.01

There has been no collusion between the applicant and any member of the Haddon Township Planning Board or any officials of Haddon Township with respect to said application.

SWORN & SUBSCRIBED before me this

2nd day of January, 2025

NOTARY

SIGNATURE (applicant)

DATE

PRINT NAME

ELYSE VICTOR

Notary Public, State of Michigan

County of MACOMB

My Commission Expires JANUARY 23, 2031

Acting in the County of Oakland