

Department of Community Development

820 Mercer Street, Cherry Hill, NJ 08002
 856-488-7870 (Phone) 856-661-4746 (Fax)
www.Cherryhill-NJ.com

LAND USE DEVELOPMENT APPLICATION

Submission Date: 9/23/22 / ~~7/22/2022~~ Application No.: 18-P-0002
 PLANNING BOARD ZONING BOARD OF ADJUSTMENT

FOR OFFICE USE ONLY	
TAXES PAID YES/NO _____ (INITIAL)	
FEES \$ _____	PROJ. # _____
ESCROW \$ _____	ESCR. # <u>9927</u>

1. APPLICANT

Name: Devel, LLC c/o Stephen Samost, Esq.
 Address: 479 Centennial Blvd
 City: Voorhees State: NJ Zip: 08043
 Phone: (856) 782-3700 Fax: ()
 Email: stephendsamost@gmail.com
 Interest in Property: Attorney Devel, LLC

2. OWNER

Name: EIL Investments, LP
 Address: P.O. Box 368, West Berlin, NJ 08091
 City: West Berlin State: NJ Zip: 08091
 Phone: (856) 768-8880 Fax: ()
 Email: linda@samostfamilyholdings.com

3. TYPE OF APPLICATION (check all that apply)

- | | |
|---|--|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Interpretation ¹ |
| <input type="checkbox"/> Preliminary Major Subdivision ¹ | <input type="checkbox"/> Appeal of Administrative Officer's Decision |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Certificate of Non-Conformity |
| <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Use (d) Variance ¹ |
| <input type="checkbox"/> Preliminary Major Site Plan ¹ | <input type="checkbox"/> Bulk (c) Variance ¹ |
| <input checked="" type="checkbox"/> Final Major Site Plan | <input type="checkbox"/> Conditional Use ¹ |
| <input checked="" type="checkbox"/> Amended Plan | <input type="checkbox"/> Street Vacation Request |
| <input type="checkbox"/> Site Plan Waiver | <input type="checkbox"/> Rezoning Request ¹ |
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Other: _____ |

¹ Legal advertisement and notice is required to all property owners within 200 feet.

4. ZONE (check all that apply)

RESIDENTIAL		COMMERCIAL	OFFICE	OTHER	OVERLAY
RA	RA/PC	B1	O1	IR	FP
R1	R7	B2	O2	IN	SBC
R2	R10	B3	O3		IR/B
R3	R20	B4			A-H/C

5. ATTORNEY (A corporation, partnership, limited liability company or partnership must be represented by a New Jersey Attorney)

Name: Stephen D. Samost, Esquire City: Voorhees State: NJ Zip: 08043
 Address: 479 Centennial Blvd Phone: (856) 782-3700 Fax: ()
 Email: stephendsamost@gmail.com

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

Name: Richard Clemson, PE, PP, James Sassano Associates, Inc.

Profession: Professional Engineers and Land Surveyors

Address: 41 South Route 73, Building 201, Suite 201

City: Hammonton State: NJ Zip:

Phone: (609) 704-1155 Fax: ()

Email: rick@jsaengineering.com

Name: _____

Profession: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: () Fax: ()

Email: _____

7. LOCATION OF PROPERTY

Street Address: Browning Lane

Block(s): 433.20

Tract Area: 47.88 Acres +/-

Lot(s): 16.01 (aka Lot 1)

8. LAND USE

Existing Land Use: 16.01 is a vacant property

Proposed Land Use (be specific): construct 37 additional single family condominiums comprised of 29 market rate units and 8 affordable housing unit -all units to be constructed on lot 16.01

w/ Stormwater management basin #3 to be on lot 16.01

9. PROPERTY

Number of Existing Lots: 1

Number of Proposed Lots: 1

Are there Existing Deed Restrictions or Easements?

Are there Proposed Deed Restrictions or Easements?

Proposed Form of Ownership:

Fee Simple Condominium

Rental Cooperative

No Yes (please attach copies)

No Yes (please attach copies)

10. UTILITIES (check all that apply)

Public water

Public sewer

Private well

Private septic system

11. APPLICATION SUBMISSION MATERIALS

List all plans, reports, photos, etc. (use additional sheets if necessary):

see attached sheet

12. PREVIOUS OR PENDING APPLICATIONS

List all previous or pending applications for this parcel (use additional sheets if necessary):

Preliminary Site Plan Approval for Centura Phase 3 (see exhibit 2C) Amended Preliminary Site Plan for Phases 1, 2 & 3 (See correcting Resolution)

13. ZONING SCHEDULE (complete all that apply)

	REQUIRED	EXISTING	PROPOSED
<i>Minimum Lot Requirements</i>			
Lot Area	10	47.9	47.9
Frontage	N/A	N/A	N/A
Lot Depth	75		
<i>Minimum Yard Requirements</i>			
Front Yard	75	N/A	0.15*
Secondary Front Yard	N/A	N/A	N/A
Rear Yard	50	N/A	30.25*
Side Yard	50	N/A	8.83*
Aggregate Side Yard	100	N/A	N/A
Building Height	1 sty	N/A	3 sty
<i>Lot Requirements</i>			
Residential Buffer Strip			
Open Space	20%	>50%	>50%
<i>Parking Setbacks</i>			
Parking Setback to non-residential	5'	N/A	>5'
Parking Setback to residential	15'	N/A	>15'
Parking Setback to Right-of-Way	20'	N/A	N/A

Internal Variance Granted

	REQUIRED	EXISTING	PROPOSED
<i>Accessory Uses</i>			
Garage Area	N/A	N/A	N/A
Garage Height	N/A	N/A	N/A
Fence Height	N/A	N/A	N/A
Pool Depth	N/A	N/A	N/A
Shed Area	N/A	N/A	N/A
Shed Height	N/A	N/A	N/A
<i>Signage Requirements</i>			
Façade Sign area 1	N/A	N/A	N/A
Façade Sign area 2	N/A	N/A	N/A
Freestanding Sign area	N/A	N/A	N/A
Freestanding Sign height	N/A	N/A	N/A
Functional Sign(s) area	N/A	N/A	N/A
Building Façade area	N/A	N/A	N/A
Distance from Driveway	N/A	N/A	N/A
Distance from R.O.W.	N/A	N/A	N/A

Is the proposed site on a inside or corner lot?

~~XXXX~~

Corner

14. PARKING & LOADING REQUIREMENTS

Number of Parking Spaces REQUIRED: 101 Number of Loading Spaces REQUIRED: N/A
 Number of Parking Spaces PROVIDED: 149 Number of Loading Spaces PROVIDED: N/A

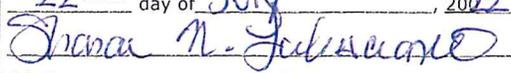
15. RELIEF REQUESTED (check all that apply)

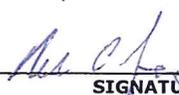
- Zoning Variances are requested.
- Exceptions from Municipal Requirements are requested (*N.J.S.A. 40:55D-51*).
- Exceptions from New Jersey Residential Site Improvement Standards (R.S.I.S.) are requested (*N.J.A.C. 5:21-3.1*).
- Waivers from New Jersey Residential Site Improvement Standards (R.S.I.S.) are requested (*N.J.A.C. 5:21-3.2*).
 Requires application to and approval of the New Jersey Site Improvement Advisory Board.

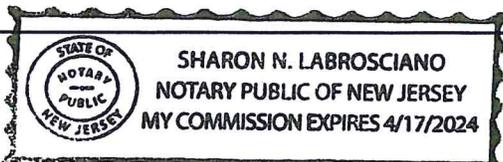
For any type of the above relief requested, a separate exhibit should be attached stating the factual basis, legal theory, and/or previously granted relief.

16. 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 and authorized to sign the application for the Corporation, or a General Partner of the partnership application.

SWORN & SUBSCRIBED to before me this
22ND day of July, 2022 (year)
 (notary)

 7/22/2022
 SIGNATURE (applicant) DATE
 Ralph C. Ford, Project Manager
 PRINT NAME



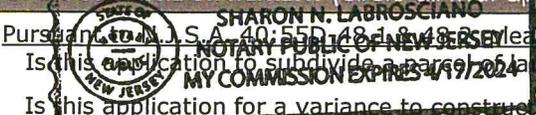
17. CONSENT OF OWNER

I certify that I am the Owner of the property which is the subject of this application, hereby consent to the making of this application and the approval of the plans submitted herewith. 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, a resolution must be attached authorizing the application and officer signature).

SWORN & SUBSCRIBED to before me this
22ND day of July, 2022 (year)
Sharon N. Labroschiano (notary)

Linda Samost 7/22/22
 SIGNATURE (owner) DATE
Linda Samost
 PRINT NAME

18. DISCLOSURE STATEMENT (circle all that apply)



Pursuant to N.J.S.A. 40:55D-18 and 40:55E-1, please answer the following questions:

- Is this application to subdivide a parcel of land into six (6) or more lots? Yes NO
- Is this application for a variance to construct a multiple dwelling of twenty-five (25) or more units? Yes NO
- Is this application for approval of a site (or sites) for non-residential purposes? Yes NO
- Is the applicant a corporation? Yes NO
- Is the applicant a limited liability corporation? Yes NO
- Is the applicant a partnership? Yes NO

If you responded YES to any of the above, please answer the following (use additional sheets if necessary):

List the names and addresses of all stockholders or individual partners owning at least 10% in stock of any class or at least 10% of the interest in partnership (whichever is applicable).

Does a corporation or partnership own 10% or more of the stock in this corporation or partnership? If yes, list the names and addresses of stockholders of that corporation holding 10% or more of the stock or 10% or greater interest in that partnership (whichever is applicable). This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholders and individual partners with 10% or more ownership have been listed.

Linda Samost 7/22/22
 SIGNATURE (applicant) DATE

19. SURVEY WAIVER CERTIFICATION

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of June 17, 2022 shows and discloses the premises in its entirety, described as Block(s) 433.20 Lot(s) 15.01 & 16.01; 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.

*lots numbers newly assigned -prior lot 1 State of New Jersey; County of Camden:
 or 15a and 16A

SWORN & SUBSCRIBED to before me this
22ND day of July, 2022 (year)
Sharon N. Labroschiano (notary)

Ralph C. Ford, PLS of full age, being duly
 PRINT NAME
[Signature] 7.22.2022
 SIGNATURE (applicant/owner) DATE



FOR OFFICE USE ONLY

This application was reviewed in accordance with the rules of the applicable Board and Ordinances of the Township of Cherry Hill and determined that all the checklist items are in order and this application has been deemed complete. The time within which the applicable Board must act on this application pursuant to N.J.S.A. 40:55d-1 et seq., has commenced from this date.

 SIGNATURE (administrative officer) DATE