

**PATRICK F. MCANDREW, ESQ.**  
ATTORNEY AT LAW

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*Mailing address:*

P.O. Box 88  
Haddon Heights, NJ 08035  
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*Conference location:*

7A N. Main Street, Ste 3  
Medford, NJ 08055  
(by appointment only)

June 23, 2021

Jill Torpey, Land Use Secretary  
Township of Eastampton  
12 Manor House Court  
Eastampton NJ 08060-4379

**Re: 2619 Route 206, Eastampton, NJ (Flynn's Towing, Inc.)**

Dear Jill:

The tenant in the above property, Flynn's Towing, Inc., has discussed a proposed fence for its front storage yard with the Zoning Officer and an application to the Land Use Board was deemed necessary. Therefore, please find enclosed the following:

1. Land Use Planning Board application for the proposed fence (15 copies).
2. Escrow Agreement.
3. Minor site plan checklist (15 copies).
4. I have ordered the tax certification and 200 foot list from the Eastampton Township tax office. I have also ordered a 200 foot list from Springfield and Pemberton Townships.

My client will drop off the \$250.00 application fee payable to Eastampton Township and the \$1,250.00 escrow fee, unless they are enclosed.

Finally, I am also going to email you a copy of this application and the plan in PDF's for your file.

Please let me know if this can be scheduled for the July 21, 2021 Board meeting and I will then provide the appropriate notice by mail and publication if it is required for this application.

Sincerely,



PATRICK F. McANDREW

PFM:pah

cc: Stacey Arcari, Land Use Planning Board Engineer (by email)  
David Serlin, Esquire (by email)  
Bruce Flynn (by email)  
Kris Kluk, PE (by email)

EASTAMPTON TOWNSHIP  
12 Manor House Court, Eastampton, New Jersey 08060

For Office Use:  
Date Filed: \_\_\_\_\_  
Meeting Date: \_\_\_\_\_

## LAND USE PLANNING BOARD APPLICATION

BLOCK 800

LOT 10

Application for:

- |                            |                       |                                    |       |
|----------------------------|-----------------------|------------------------------------|-------|
| Variance                   | _____                 | Appeal from Zoning Official        | _____ |
| Subdivision                | _____                 | Site Plan Approval                 | _____ |
| Amendment to Approved Plan | <u>PROPOSED FENCE</u> | Interpretation of Ordinance or Map | _____ |
| General Development Plan   | _____                 | Conditional Use                    | _____ |
| Other                      | _____                 |                                    |       |

**APPLICATIONS FOR VARIANCE, THE FOLLOWING MUST BE COMPLETED OR THE APPLICATION WILL NOT BE ACCEPTED.**

TYPE OF VARIANCE SOUGHT: ANY VARIANCES NOTED BY THE BOARD OR STAFF DURING REVIEW  
TYPE OF RELIEF SOUGHT:

SECTION OF THE TOWNSHIP CODE THE RELIEF IS SOUGHT:

### Certification

I/We hereby certify that all of the following statements and the information contained in the papers submitted herewith are true to the best of my knowledge.

[Signature]  
Applicant/Date 6/23/2021

\_\_\_\_\_  
Owners/Date

PLANNING APPLICATION GENERAL INFORMATION

A. Applicant Name FLYNN'S TOWING, INC  
Address P.O. Box 73, JULIUSTOWN, NJ 08042  
Telephone Number 609-894-2729 Fax Number FLYNNSTOWINGNJ  
@YAHOO.COM  
Email Address \_\_\_\_\_

B. Address of Property \_\_\_\_\_  
(1) Zoning District and Size of Lot BP - 17.19 ACRES

C. Existing Use of Property TOWING BUSINESS SITE

D. Proposed Use of Property SAME W/ FENCE + GATE

The Applicant is a:  
E.  Corporation\*  Partnership\*  LLC\*  Individual

Other (please specify) \_\_\_\_\_  
\* SHAREHOLDER + PRES: PAUCE FLYNN

\* If the applicant is a corporation, LLC or partnership, please attach a list of the names and address of persons having a 10% interest or more in the Applicant.

The Applicant is the:  
F.  Owner  
 Contract Purchaser  
 Tenant  
 Other (please specify) \_\_\_\_\_

G. Name of Owner (if different than Applicant) \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_

H. Attorney PATRICK McANDREW  
Address P.O. Box 88 HADDON HTS, NJ 08035  
Telephone Number 856-278-7296 Fax Number \_\_\_\_\_  
Email Address PF4MLANDUSE@ACL.COM

I. Engineer or Surveyor: ERIS KLUK  
Address 2 EAST WICK DRIVE - SUITE 202, LEBBSPROCK  
Telephone Number 856-546-0013 Fax Number 856-346-1246 0806

J. Professional Planner: MP  
Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

K. Has there been any prior appeal or approval involving the premises? Yes \_\_\_ No \_\_\_  
If yes, state the date, Resolution number, character of appeal and disposition: DENIED

L. List plans and other materials accompanying this applicant: \_\_\_\_\_  
PROPOSED FENCE LOCATION PLAN - 6/18/2021  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **ATTACHMENT**

The property is unusually shaped with a narrow frontage on Route 206. The property is generally known as 2619 Route 206 and is the site of Flynn's Towing, Inc. The applicant is proposing to simply fence in the front portion of the site which is used for the storage of vehicles,

Because of the narrow frontage on Route 206 and the presence of woods and wetlands on generally the front area of the property and the adjoining lot (which is located in Springfield Township), this site is very well screened and generally out of view. The fence will provide additional security and define the storage area. The fence will also include a proposed gate.

The fence is attractive and well designed. It is an aluminum residential fence style and simply provides a better outline of the site and additional security.

### **STATEMENT IN SUPPORT OF WAIVER**

Various waivers have been requested in the enclosed checklist for a minor site plan. The reasoning for these requested waivers is two-fold. In many instances, given the limited nature of the application which is simply a fence and gate, the information requested is not applicable. In other instances, the information requested is not necessary or relevant to the construction of a fence to simply enclose an existing storage yard area.

### **OWNERSHIP INFORMATION**

The applicant is Flynn's Towing, Inc. Its sole shareholder is Bruce Flynn who is also its President.

The owner of the property in which Flynn's Towing is a tenant is an LLC, East Spring Properties, LLC. Its members are: Nancy Lehmann, Katherine Didario, Dr. Raymond J. Litecky, Rosemary Kay, Joan Ziaylek, Andrew T. Litecky. The applicant has the owner's permission to make the within application for a proposed fence.



**Township of Eastampton  
Site and Subdivision Plan Checklist**

Application Name: FLYNN'S TOWNING  
 Property Address: \_\_\_\_\_  
 Type of Application: \_\_\_\_\_

Applicant: \_\_\_\_\_  
 Block(s): \_\_\_\_\_ Lot(s): \_\_\_\_\_  
 Zoning District: \_\_\_\_\_

3 hard-copies and 1 copy (on CD) of the application shall be submitted for Completeness Review.  
 15 hard-copies and 1 copy (on CD) shall be submitted once the application is deemed complete.

Description	Minor		Major Site Plan		Major Subdivision		Waiver		
	Site Plan	Sub-Division	Prelim.	Final	Prelim.	Final	Use Variance	Requested	Backup Submittals
Slope	X		X	X					
Pipe material	X		X	X					
Sewer & Water	X		X	X					
Plan & Profile of all sewer and water lines	X		X	X					
Size and type of pipes	X		X	X					
Slope	X		X	X					
Pumping Stations	X		X	X					
Fire Hydrants	X		X	X					
Standard details	X		X	X					
Trench repair for street crossing	X		X	X					
Location of Well and Septic System	X	X	X	X	X	X			
If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available prior to occupancy of any proposed structures.	X	X	X	X	X	X		✓	N/A or NOT APPLICABLE
Landscape Plan	X		X	X					
Lighting Plan	X		X	X					
Soil Erosion & Sediment Control Plan and Notes, per County Soil Conservation	X		X	X					
Construction Details	X		X	X					
Flood Plain Limits (based on FEMA maps)	X	X	X	X	X	X			
Freshwater Wetlands and Transition Areas, Riparian Buffers and Flood Hazard Areas	X	X	X	X	X	X			

Required Submission Item.  
 If a waiver from a submission item is requested, a request for the waiver in writing shall be submitted with any required back-up materials. The submission item will not be considered 'complete' without written waiver request.



**Township of Eastampton  
Site and Subdivision Plan Checklist**

Application Name: Flynn's Towne

Applicant:

Property Address: \_\_\_\_\_

Block(s): \_\_\_\_\_

Lot(s): \_\_\_\_\_

Type of Application: \_\_\_\_\_

Zoning District: \_\_\_\_\_

3 hard-copies and 1 copy (on CD) of the application shall be submitted for Completeness Review.  
15 hard-copies and 1 copy (on CD) shall be submitted once the application is deemed complete.

Description	Minor		Major Site Plan		Major Subdivision			Waiver		
	Informal	Site Plan	Sub-Division	Prelim.	Final	Prelim.	Final	Use Variance	Waiver Requested	Backup Submitt
Utility Plan		X		X	X					
Plan & Profile of all storm lines, underdrains & ditches		X		X	X					
Location of each inlet, manhole & other appurtenance		X		X	X					

*NOT APPLICABLE OR NEEDED*