

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

For Office Use: Date Filed: _____ Meeting Date: _____
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LAND USE PLANNING BOARD APPLICATION

BLOCK 400

LOT 23

Application for:

Variance	_____	Appeal from Zoning Official	_____
Subdivision	_____	Site Plan Approval	<u>X</u>
Amendment to Approved Plan	_____	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:

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.

1-13-2020
Applicant/Date

John Redner 1/13/20
Owners/Date

PLANNING APPLICATION GENERAL INFORMATION

A. Applicant Name JR Properties
Address 1347 Monmouth Rd Eastampton NJ
Telephone Number 609 668 4904 Fax Number 609 261-0170
Email Address redmondgardencenter@yahoo.com

B. Address of Property 1347 Monmouth Rd Eastampton
(1) Zoning District and Size of Lot _____

C. Existing Use of Property Garden Center

D. Proposed Use of Property Garden Center

The Applicant is a:
E. Corporation* Partnership* LLC* Individual
 Other (please specify) _____

* 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) Rent to own

G. Name of Owner (if different than Applicant) Rick Arbucus
Address _____
Telephone Number _____

H. Attorney Mike DiCroce
Address 267 Indian Mills Rd
Telephone Number 609 268 6331 Fax Number 609 388 5673
Email Address mdclegal@comcast.net

I. Engineer or Surveyor: Kenneth Leves
Address 90N. Main St Medford NJ
Telephone Number 609 313 6410 Fax Number _____

J. Professional Planner: N/A
Address _____
Telephone Number _____ Fax Number _____

K. Has there been any prior appeal or approval involving the premises? Yes ___ No X
If yes, state the date, Resolution number, character of appeal and disposition: _____
RESOLUTION # ~~2019~~ 2019

L. List plans and other materials accompanying this applicant: N/A
Engineer working on site plan.

Eastampton Township

LAND USE PLANNING BOARD
RESIDENTIAL APPLICATION SUPPLEMENTAL INFORMATION PACKAGE

Date 1-13-2020 Block 400 Lot 23

Property Location (Address) 1347 Monmouth Rd

Property Zoning District Eastampton, NJ 08060

Property Owner JR Properties / John Redmond

Telephone 609 668 4904

Email redmondgardencenter@yahoo.com

Contractors Name Redmond Home Improvement

Telephone 609 261-1118

Email redmondlandscape@peoplepc.com

Contractors Address P.O. Box 249 Pemberton NJ 08068

Size of Lot 4 acres sq. ft./acres

SEPTIC/PUBLIC SEWER (please circle)

WELL/PUBLIC WATER (please circle)

Homeowners Association Approval (if applicable) N/A

PROJECT DESCRIPTION (Type of work desired - Add additional pages as necessary)
N/A

John Redmond

Signature of Owner

Name of Individual to be notified John Redmond

Email Address and Phone Number 609-668-4904

E. Area of existing paved surfaces on lot _____ Sq. Ft.
(i.e. area of paved driveway, walkway to house, excluding public sidewalk)

F. Area of proposed paved surfaces _____ Sq. Ft.
(e.g. new driveway, walkways, patios, etc.)

OFFICIAL USE ONLY

Principal Building Coverage	_____	%
Accessory Building Coverage	_____	%
Impervious Area Coverage	_____	%
Floor Area Ratio	_____	%

Zoning Denial Date: _____

Application Denied for reasons : _____

Zoning Officer / Date

Comments:

Eastampton Township

LAND USE PLANNING BOARD
RESIDENTIAL APPLICATION SUPPLEMENTAL INFORMATION PACKAGE

Date 1-13-20 Block 400 Lot 23

Property Location (Address) 1347 Monmouth Rd

Property Zoning District Eastampton

Property Owner JR Properties / John Redmond

Telephone 609 668-4904

Email redmondgardencenter@yahoo.com

Contractors Name Redmond Home Improvement

Telephone 609 261-1118

Email redmondlandsc-pe@peoplepc.com

Contractors Address P.O. Box 249 Pemberton 08068

Size of Lot 13,355 sq. ft./acres

SEPTIC/PUBLIC SEWER (please circle)

WELL/PUBLIC WATER (please circle)

N/A

Homeowners Association Approval (if applicable) _____

PROJECT DESCRIPTION (Type of work desired -- Add additional pages as necessary)

John Redmond

Signature of Owner

Name of Individual to be notified John Redmond

Email Address and Phone Number redmondgardencenter@yahoo.com
609 668-4904

E. Area of existing paved surfaces on lot _____ Sq. Ft.
(i.e. area of paved driveway, walkway to house, excluding public sidewalk)

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OFFICIAL USE ONLY

Principal Building Coverage	_____	%
Accessory Building Coverage	_____	%
Impervious Area Coverage	_____	%
Floor Area Ratio	_____	%

Zoning Denial Date: _____

Application Denied for reasons : _____

Zoning Officer / Date

Comments:

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that on Wednesday, the _____ day of _____, 20____, at 7:30 p.m., at the Eastampton Manor House, 12 Manor House Court, Eastampton, New Jersey 08060, the Land Use Planning Board of the Township of Eastampton will hold a hearing on the appeal or application of the undersigned, at which time and place all interested parties will be given an opportunity to be heard. When the case is heard, you may appear either in person or by agent or attorney and present any statements in support of or objecting to the granting of this application.

LOCATION OF PREMISES: 1347 Monmouth Rd
Eastampton NJ 08060

Eastampton, New Jersey 08060

Block 400, Lot(s) 23

APPLICANT: JR Rental Properties

OWNER OF PREMISES: RICK ARBUSCUS
(If Different Than Applicant)

ZONING DISTRICT: _____ (_____)

NATURE OF APPEAL OR APPLICATION:
Site Plan Application

The Applicant may seek such additional relief as the Land Use Planning Board deems necessary and appropriate, including additional variances, at the Public Hearing.

Copies of the application and plan are available for inspection at the Eastampton Manor House, 12 Manor House Court, Eastampton, New Jersey 08060 on weekdays (except holidays) between the hours of 9:00 a.m. and 4:30 p.m.

APPLICANT:

Dated: 1-13, 2020 By: John Redmond

REQUEST FOR CERTIFIED LIST

Date of Request: 1-13-20

I, John Redmond, hereby request a certified list of property owners within 200 feet of the following block(s) and lot(s):

Block(s): 400 Lot(s) 23

Enclose a check in the amount of \$10.00, payable to Eastampton Township for the certified list

Signed: John Redmond

Name: John Redmond

Address: 1347 Monmouth Rd
Eastampton NJ 08060

Phone: 609 668-4904

Mail completed form and check to:
Tax Assessor's Office
Eastampton Township
12 Manor House Court
Eastampton, NJ 08060

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

Application Name: JR Properties / John Redmond
 Property Address: 1347 Monmouth Rd Eastampton
 Type of Application: Site Plan application

Applicant: John Redmond
 Block(s): 400 Lot(s): 23
 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		Use Variance	Waiver	
	Informal	Site Plan	Sub-Division	Prelim.	Final	Prelim.	Final		Waiver Requested	Backup Submitted
Completed Application	X	X	X	X	X	X	X	X		
Fees & Escrow	X	X	X	X	X	X	X	X		
Completed Checklist	X	X	X	X	X	X	X	X		
Certificate from Tax Collector that all taxes are current	X	X	X	X	X	X	X	X		
Traffic Impact Study				X	X			X		
Environmental Impact Report				X	X					
Environmental Assessment				X	X					
Drainage Calculations		X		X	X					
Stormwater Management Report				X	X					
Additional Reports as determined by Engineer		X	X	X	X	X	X			
Architectural Plans				X	X			X		
Survey, by a licensed NJ Land Surveyor, certified with a date within 1 year of the submission)		X	X	X	X	X	X	X		
Photographs of Site	X	X	X	X	X	X	X	X		
Required Outside Agency Approvals (NJDOT, NJDEP, SCS, County PB, Dept of Health, Fire Marshal, Police Department, etc)		X	X	X	X	X	X			
Summary of Project A written description of the proposed use(s) and operation(s) of the building(s), i.e. the number of employees or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck traffic, noise, glare, radiation, heat, odor, safety hazards, air and water pollution.	X	X	X	X	X	X	X	X		
Plan Size. Plans shall be presented on sheets of one of the following dimensions: 30"x48", 24"x36", 15"x21" or 11"x17"		X	X	X	X	X	X	X		
Title Block (with signature blocks, block, lot, address, municipality, county, date and revision blocks)		X	X	X	X	X	X	X		
Preparer. Name, address, telephone no, email, signature and seal of the Plan Preparer.		X	X	X	X	X	X	X		
Name and Address of applicant and owner, with signed consent of the latter, if different from applicant	X	X	X	X	X	X	X	X		
Graphic Scale		X	X	X	X	X	X	X		
North Arrow		X	X	X	X	X	X	X		
Key Map		X	X	X	X	X	X	X		
Zone(s) in which property falls, zone(s) of adjoining properties, & all property within 200 ft.	X	X	X	X	X	X	X	X		
Zoning Schedule (showing required, proposed and existing information)	X	X	X	X	X	X	X	X		
All existing buildings showing setbacks from new property lines, all water courses and other topographical features		X	X	X	X	X	X	X		
Names of owners of the tax lot and block of all contiguous properties		X	X	X	X	X	X	X		
All existing street widths		X	X	X	X	X	X	X		
All street widening dedications		X	X	X	X	X	X	X		
All easements, including location, width, purpose, and to whom the easement is being granted		X	X	X	X	X	X	X		
All found and set monumentation. Set monumentation shall be in accordance with the Map Filing Law		X	X	X	X	X	X	X		
Right-of-Way Improvements		X	X	X	X	X	X	X		
Soil Boring and Percolation Information				X	X					
Grading Plan (with contours at 2' intervals)		X		X	X					

Township of Eastampton
Site and Subdivision Plan Checklist

Application Name: JR Rental Properties
 Property Address: 1347 monmouth Rd
 Type of Application: Site Plan Application

Applicant: John Redmond
 Block(s): 400 Lot(s): 23
 Zoning District: Eastampton

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	Informal	Minor		Major Site Plan		Major Subdivision		Use Variance	Waiver	
		Site Plan	Sub-Division	Prelim.	Final	Prelim.	Final		Waiver Requested	Backup Submitted
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			
Landscape Plan		X		X	X					
Lighting Plan		X		X	X					
Soil Erosion & Sediment Control Plan and Notes, per County Soil Conservation				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.

- DESCRIPTIONS
1. WITH EASE 400.00' TO OFFICIAL TAX MAP
 2. CONTAINING 114.05' SQ. FT. (APPROXIMATE)
 3. NORTH POINT BEING 188' FROM DESCRIPTION IN TITLE REPORT NO. 515777 HO

DO NOT SCALE THIS PLAN

THIS PLAN IS THE PROPERTY OF ATKINSON & WALTON, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEMS. ANY REPRODUCTION OR TRANSMISSION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF ATKINSON & WALTON, INC. IS STRICTLY PROHIBITED. THE USER AGREES TO HOLD ATKINSON & WALTON, INC. HARMLESS FROM AND AGAINST ALL SUCH REPRODUCTION OR TRANSMISSION.

CHARLES L. WALTON JR.
NEW JERSEY PROFESSIONAL ENGINEER
& LAND SURVEYOR
JC NO. 15800

PLAN OF SURVEY

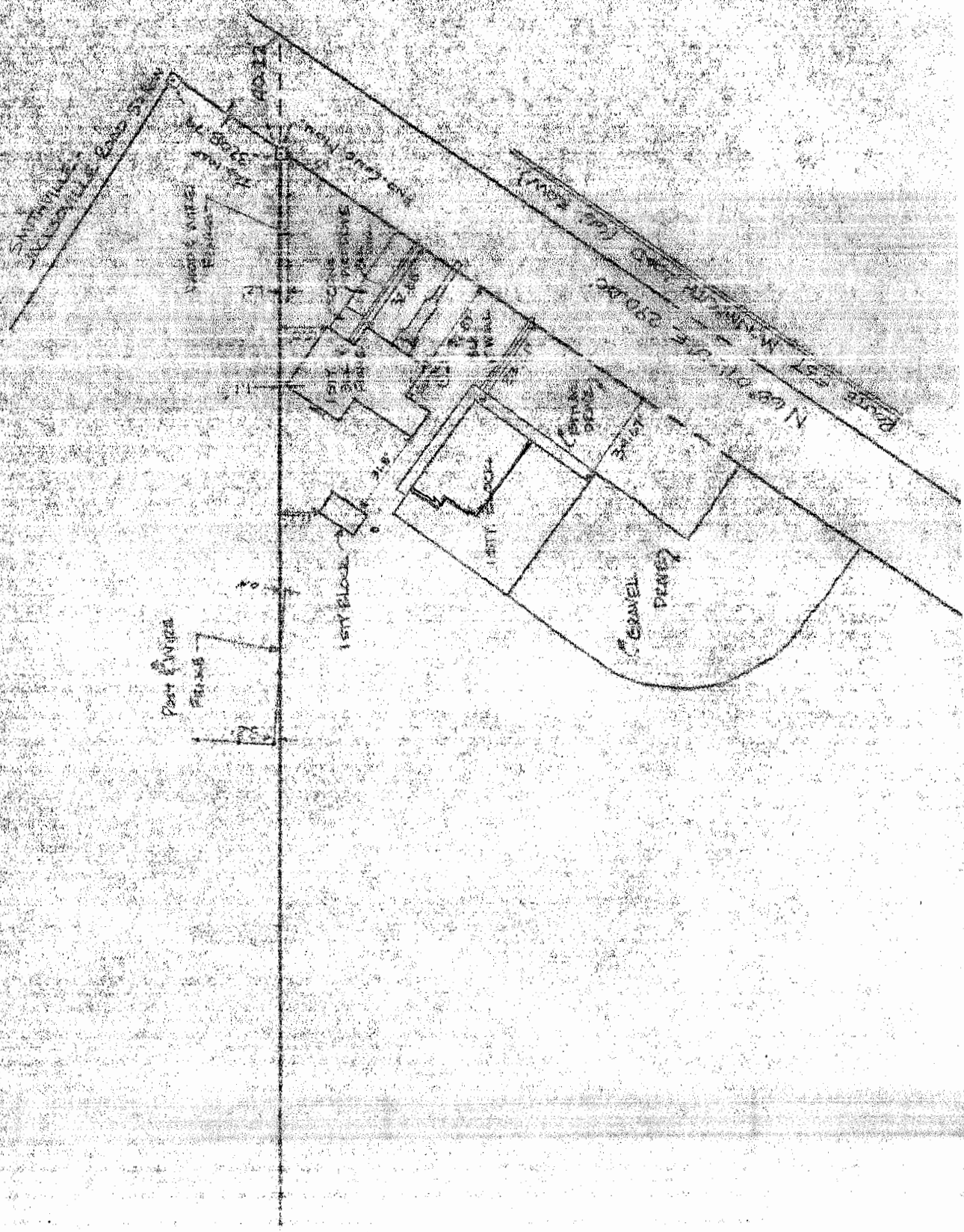
ROUTE 291 AVILA WOODMOUNT N.J.
SECTION OF WATSON 18-4-10
WATSON 18-4-10 N.J.

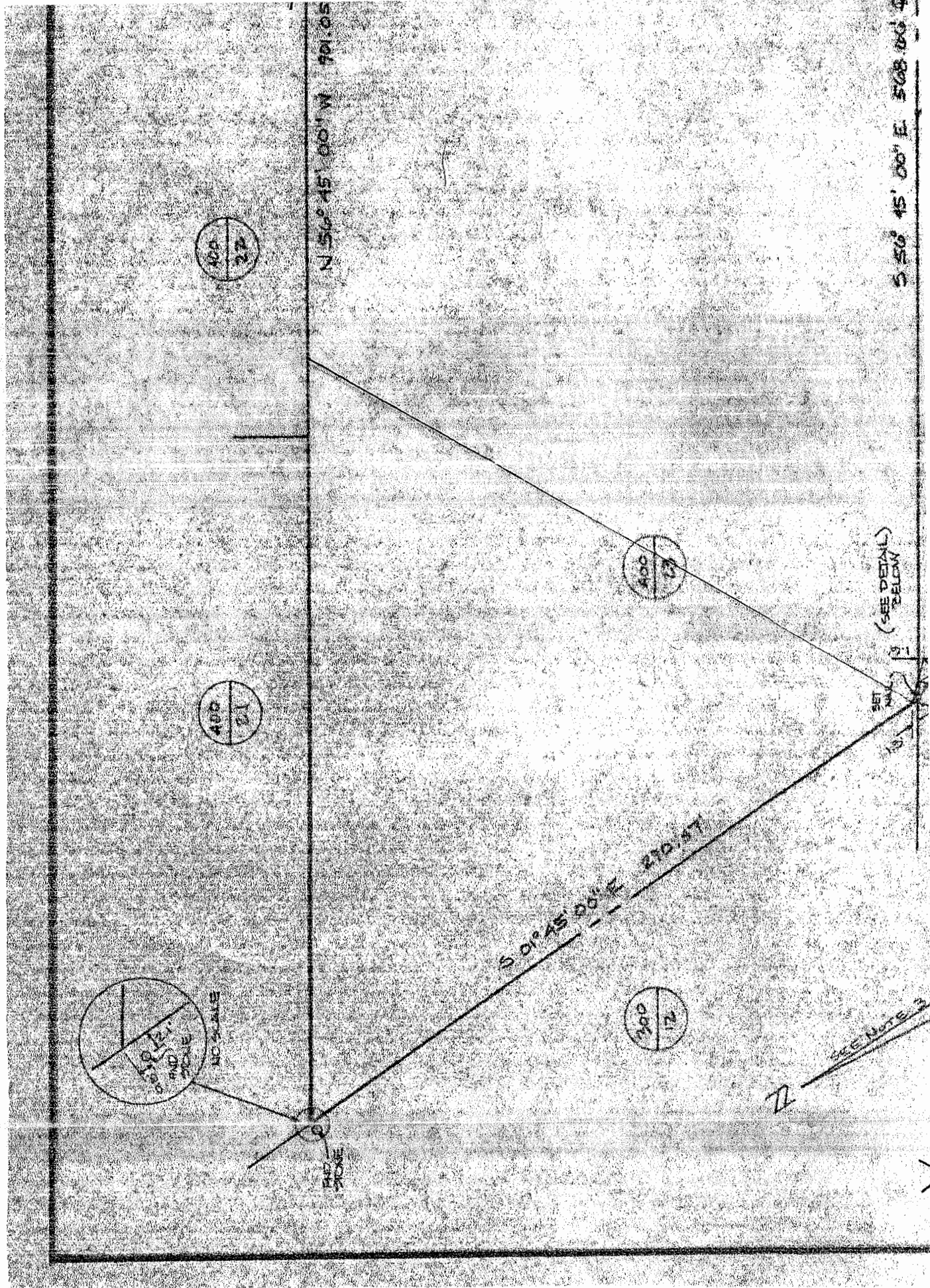
ATKINSON & WALTON, INC.

CIVIL & ENVIRONMENTAL ENGINEERS
LAND SURVEYORS & PLANNERS
107 D. TAUNTON ROAD
MEDFORD NEW JERSEY 08055
CL WALTON JR BELLS 15000 PP 1818
FR GRAHAM JILLS 20795

DATE MARCH 14, 1987	SCALE AS SHOWN	FILE NO.
DESIGNED BY MARCUS A. PETERSON	DRAWN BY M.A.P.	JOB NO. 515777 HO
CHECKED BY C.L.W.	DATE MAY 15, 1987	DATE MAY 15, 1987

TAX MAP
BLOCK
ADDL
LOT
25





NO SCALE
 10/10/10
 10/10/10
 10/10/10

400
 27

400
 21

400
 23

300
 17

N 56° 45' 00" W 701.05

S 01° 45' 00" E 230.57

SET
 (SEE DETAIL
 BELOW)

SEE NOTE 3

S 56° 45' 00" E 508.00

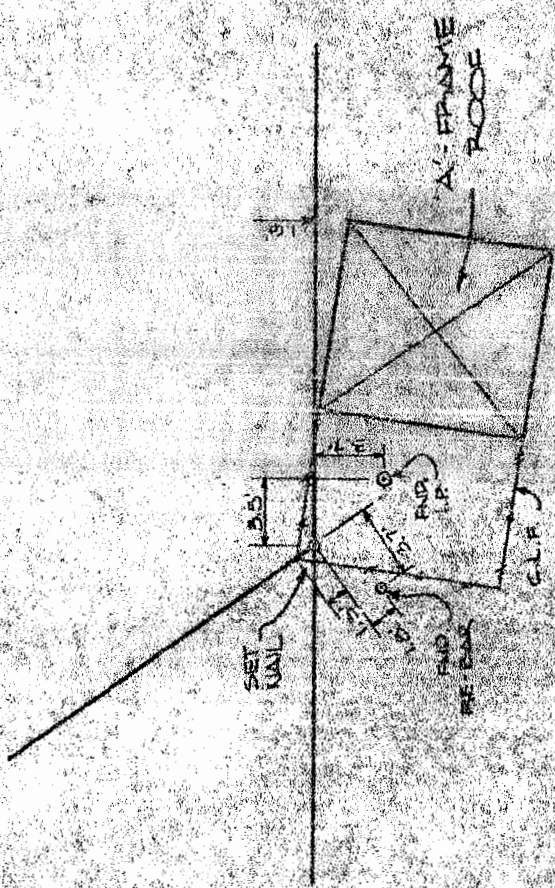


300
30



300
35

300
35



DETAIL
(N.T.S.)

SITE PLAN

Address: 1347 Monmouth Rd
City, State, ZIP: Mt Holly, NJ 08060
Country: USA
Scale 1"=60'

