

**EASTAMPTON TOWNSHIP  
LAND USE PLANNING BOARD APPLICATION**

**BLOCK:** 1500      **LOT:** 12

Application for:

Amendment to  
Approved Plan \_\_\_\_\_

Appeal from  
Zoning Official \_\_\_\_\_

Conditional Use \_\_\_\_\_

General  
Development Plan \_\_\_\_\_

Interpretation of  
Ordinance or Map \_\_\_\_\_

Site Plan Approval \_\_\_\_\_

Subdivision \_\_\_\_\_

Variance                      X  

Other \_\_\_\_\_

<b>For Office Use</b>
Date Received: _____
Application No: _____
Meeting Date: _____
Date Filed: _____

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

TYPE OF VARIANCE SOUGHT: Use Variance, D (Non-Residential), Industrial, Business,  
Commercial Zone

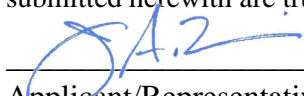
TYPE OF RELIEF SOUGHT: Board approval to allow Trucking Business in Commercial  
Highway District

SECTION OF THE TOWNSHIP CODE THE RELIEF IS SOUGHT:

**Variances. [Amended 4-22-2021 by Ord. No. 2021-06] Section 540-26.A**

Certification

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

  
\_\_\_\_\_  
Applicant/Representative

Joseph Mancini, Project Engineer on behalf of the Applicant

3.28.23

Date

\_\_\_\_\_  
Applicant/Representative

**PLANNING APPLICATION GENERAL INFORMATION**

Applicant Name: LC TRUCKING, LLC

Address: 2437 Route 206, Eastampton Township, New Jersey 08060

Telephone Number: (609) 724-6306

Email Address: lctruckingllc03@hotmail.com

Address of Property: 2437 Route 206, Eastampton Township, New Jersey 08060

Zoning District and Lot Size: CH Commercial Highway District, 2.235 ACRES - 97,347 SQ.FT.

Existing Use of Property: Existing residential with use of private garage

Proposed Use of Property: Trucking Business

The Applicant is a:

\*Corporation \_\_\_\_\_ \*Partnership \_\_\_\_\_ \*LLC X Individual \_\_\_\_\_

Other: (please specify) \_\_\_\_\_

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

The Applicant is the:

Owner X Contract Purchaser \_\_\_\_\_ Tenant \_\_\_\_\_

Other: (please specify) \_\_\_\_\_

Name of Owner (if different than Applicant) \_\_\_\_\_

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

Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Attorney: Samuel Reale, Jr., Esq.

Address: Helmer, Conley & Kasselmann, 600 Beverly-Rancocas Road, Willingboro, NJ 08046

Telephone Number: 609-877-6550 Fax Number: (888) 387-0499

Email Address: skipreale@helmerlegal.com

Engineer or Surveyor: **Joseph Mancini, PE, PP, CFM**

Address: **900 Route 168, Suite I3 Blackwood, NJ 08012**

Telephone Number: **856.677.8742** Fax Number: \_\_\_\_\_

Email Address: **joe@tristatecivil.com**

Professional Planner: **Joseph Mancini, PE, PP, CFM**

Address: **900 Route 168, Suite I3 Blackwood, NJ 08012**

Telephone Number: **856.677.8742** Fax Number: \_\_\_\_\_

Email Address: **joe@tristatecivil.com**

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:

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L. List plans and other materials accompanying this application:

**Use Variance Plan, Traffic Impact Study, as defined in Chapter 460, Fees and Escrow checks**  
**Photograph of site, Completed checklist, Survey, by a licensed NJ Land Surveyor**  
**certified with a date within 1 year of the, submission.**

List of the names and addresses of persons having a 10% or more interest in the property \_\_\_\_\_

**Request for the waiver of Architectural Plans and Elevations**

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Applicant: LC TRUCKING LLC

2437 ROUTE 206

EASTAMPTON TOWNSHIP, NJ 08060

BLOCK – 1500, LOT 12

To: EASTAMPTON TOWNSHIP  
LAND USE PLANNING BOARD

Subject: A list of the names and addresses of persons having a 10% or more interest in the property.

1. Lockman Cakir 50% interest  
2437 ROUTE 206  
EASTAMPTON TOWNSHIP, NJ 08060  
BLOCK – 1500, LOT 12
  
2. Idris Cakir 25% interest  
2437 ROUTE 206  
EASTAMPTON TOWNSHIP, NJ 08060  
BLOCK – 1500, LOT 12
  
3. Selim Cakir 25% interest  
2437 ROUTE 206  
EASTAMPTON TOWNSHIP, NJ 08060  
BLOCK – 1500, LOT 12

Applicant: LC TRUCKING LLC

2437 ROUTE 206

EASTAMPTON TOWNSHIP, NJ 08060

BLOCK – 1500, LOT 12

Subject: Request for the waiver for Architectural Plans

To: EASTAMPTON TOWNSHIP  
LAND USE PLANNING BOARD

The applicant is not requesting any addition to the existing structure or any proposed structures within the lot. This application is just for used variance.

Therefore, requesting to waive the submission of Architectural Plan under this application.

The Architectural Plans may be submitted for Site Plan Approval if the Applicant wishes to include any additional structure or modify the existing structures.

**Township of Eastampton, Burlington County, New Jersey**  
**Site Plan, Subdivision and Use Variance Checklist**  
**Chapter 460**

Application Name.: LC Trucking  
 Property Address: 2437 Route 206  
 Type of Application: Use Variance D (Non-residential)

Applicant: LC Trucking, LLC  
 Block(s): 1500 Lot(s): 2  
 Zoning District: CH

No.	Description	Informal Conf.	Minor		Major Site Plan		Major Subdivision		Bulk Variance	Use Variance	Waiver	
			Site Plan	Sub-Division	Prelim.	Final	Prelim.	Final			Waiver Request-ed	Backup Submitted
✓ 1	Completed Application	X	X	X	X	X	X	X	X	X		
✓ 2	Fees & Escrow	X	X	X	X	X	X	X	X	X		
✓ 3	Completed Checklist	X	X	X	X	X	X	X	X	X		
✓ 4	Certificate from Tax Collector that all taxes are current	X	X	X	X	X	X	X	X	X		
✓ 5	Traffic Impact Study, as defined in Chapter 460				X	X	X	X		X		
6	Environmental Impact Report (Subdivisions of 11 or more lots or greater than 10 acres, whichever may apply, and site plans on lots greater than 10 acres)				X	X	X	X				
7	Environmental Assessment, as defined in Chapter 460				X	X	X	X				
8	Stormwater Management Report, as provided in Chapter 450		X	X	X	X	X	X				
✓ 9	Architectural Plans and Elevations				X	X			X	X	X	X
✓ 10	Photographs of Site	X	X	X	X	X	X	X	X	X		
✓ 11	Survey, by a licensed NJ Land Surveyor, certified with a date within 1 year of the submission)		X	X	X	X	X	X	X	X		
12	Municipal agency reviews from the Police Department and the Fire Marshall		X	X	X	X	X	X				
✓ 13	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	X		
✓ 14	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	X	X		
✓ 15	Title Block (with signature blocks, block, lot, address, municipality, county, date and revision blocks)	X	X	X	X	X	X	X	X	X		
✓ 16	Preparer. Name, address, telephone no, email, signature and seal of the Plan Preparer.	X	X	X	X	X	X	X	X	X		
17	Name and Address of applicant and owner, with signed consent of the latter, if different from	X	X	X	X	X	X	X	X	X		
✓ 18	Graphic Scale	X	X	X	X	X	X	X	X	X		

**Township of Eastampton, Burlington County, New Jersey**  
**Site Plan, Subdivision and Use Variance Checklist**  
**Chapter 460**

Application Name.: \_\_\_\_\_  
 Property Address: 2437 Route 206  
 Type of Application: Use Variance

Applicant: LC Trucking, LLC  
 Block(s): 1500 Lot(s): 2  
 Zoning District: CH

No.	Description	Informal Conf.	Minor		Major Site Plan		Major Subdivision		Bulk Variance	Use Variance	Waiver	
			Site Plan	Sub-Division	Prelim.	Final	Prelim.	Final			Waiver Request-ed	Backup Submitted
✓ 19	North Arrow	X	X	X	X	X	X	X	X	X		
✓ 20	Key Map	X	X	X	X	X	X	X	X	X		
✓ 21	Zone(s) in which property falls, zone(s) of adjoining properties, & all property within 200 ft.	X	X	X	X	X	X	X	X	X		
✓ 22	Zoning Schedule (showing required, proposed and existing information)	X	X	X	X	X	X	X	X	X		
✓ 23	All existing and proposed buildings and improvements showing setbacks from existing and new property lines, all water courses and other topographical features	X	X	X	X	X	X	X	X	X		
✓ 24	Names of owners of the tax lot and block of all contiguous properties within 200 feet of the property-in-question showing the tax block and lot numbers of these contiguous properties		X	X	X	X	X	X	X	X		
25	All existing street widths		X	X	X	X	X	X				
26	All street widening dedications		X	X	X	X	X	X				
27	All easements, including location, width, purpose, and to whom the easement is being granted		X	X	X	X	X	X				
28	All found and set monumentation. Set monumentation shall be in accordance with the Map Filing		X	X	X	X	X	X				
29	Right-of-Way Improvements		X	X	X	X	X	X				
30	Soil Boring and Percolation Information for Proposed Stormwater Magement Basins, and for applications in non-sewered areas		X	X	X	X	X	X				
31	Grading Plan (with contours at 2' intervals)		X	X	X	X	X	X				
32	Utility Plan		X	X	X	X	X	X				
33(a.)	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		X	X	X	X	X	X				
(b.)	Location of Well and Septic System		X	X	X	X	X	X				
34	Landscape Plan		X	X	X	X	X	X				
35	Lighting Plan		X	X	X	X	X	X				
36	Soil Erosion & Sediment Control Plan and Notes, per County Soil Conservation		X	X	X	X	X	X				
37	Construction Details		X	X	X	X	X	X				
38	Flood Plain Limits (based on FEMA maps)		X	X	X	X	X	X				

**Township of Eastampton, Burlington County, New Jersey  
Site Plan, Subdivision and Use Variance Checklist  
Chapter 460**

Application Name.: \_\_\_\_\_  
 Property Address: 2437 Route 206  
 Type of Application: Use Variance

Applicant: LC Trucking LLC  
 Block(s): 1500 Lot(s): 2  
 Zoning District: CH

No.	Description	Informal Conf.	Minor		Major Site Plan		Major Subdivision		Bulk Variance	Use Variance	Waiver	
			Site Plan	Sub-Division	Prelim.	Final	Prelim.	Final			Waiver Request-ed	Backup Submitted
39	Freshwater Wetlands and Transition Areas , Riparian Buffers and Flood Hazard Areas		X	X	X	X	X	X				
40	Submission of Documents											
✓ (a.)	Six (6) hard copies of Item Nos. 1 through 13, and Item No. 33(a.) if applicable), as required by application type, and one (1) electronic copy in PDF form of said items on a disc	X	X	X	X	X	X	X	X	X		
✓ (b.)	Twelve (12) hard copies of plans with information provided in Item Nos. 14 through 32, Item No. 33(b.) if applicable, and Item Nos. 34 through 39 as required by application type, and one (1)	X	X	X	X	X	X	X	X	X		

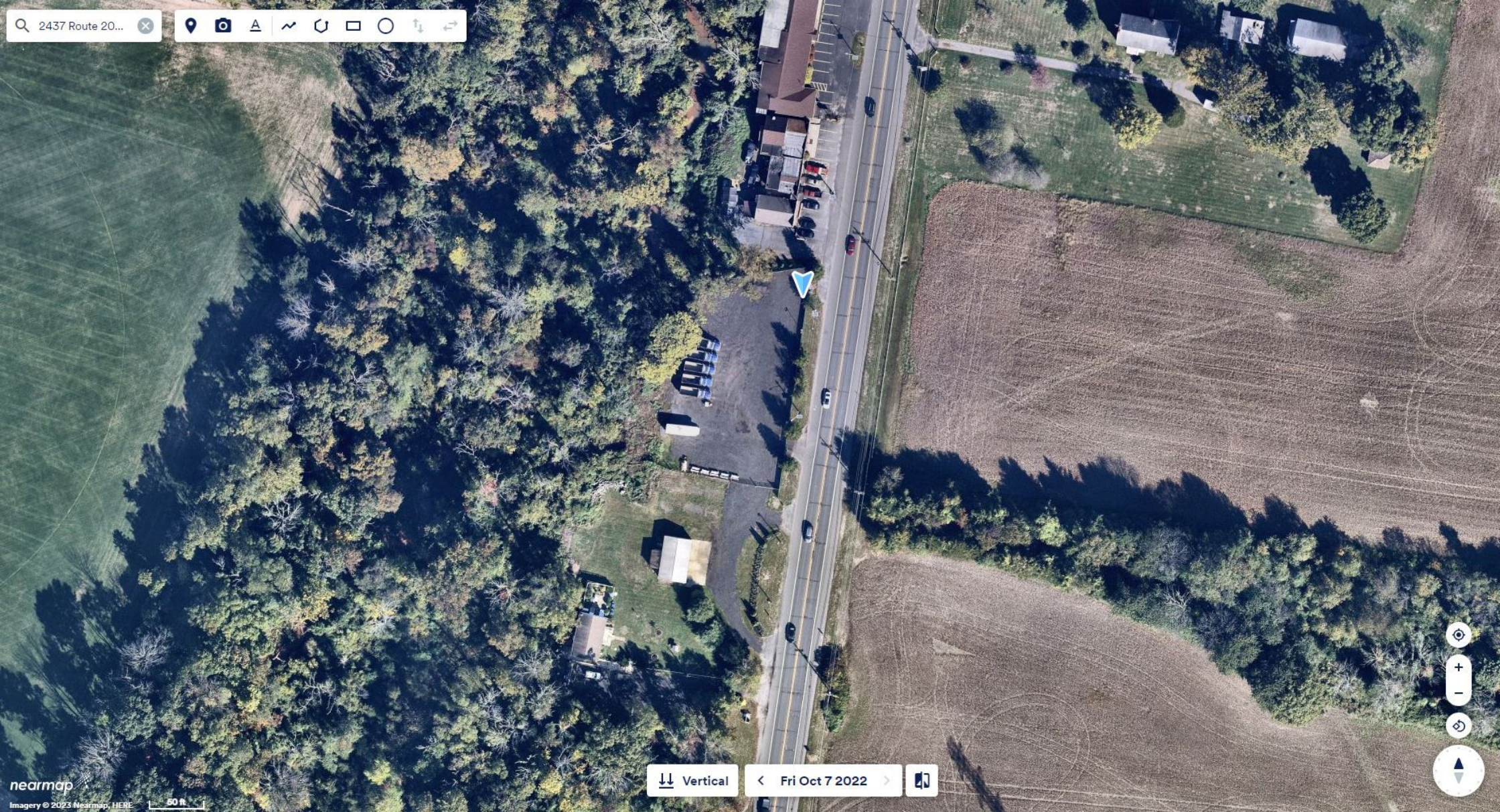
Required Submission Item.  
 If a waiver from a submission item is requested, a request for the waiver in writing shall be submitted with any required back-up materials. The submission item will not be considered 'complete' without a written waiver request.  
 A written explanation for items the applicant believes are not applicable (N/A) to the application shall be provided. The Planning Administrator shall determine whether an item is not applicable basing his/her d







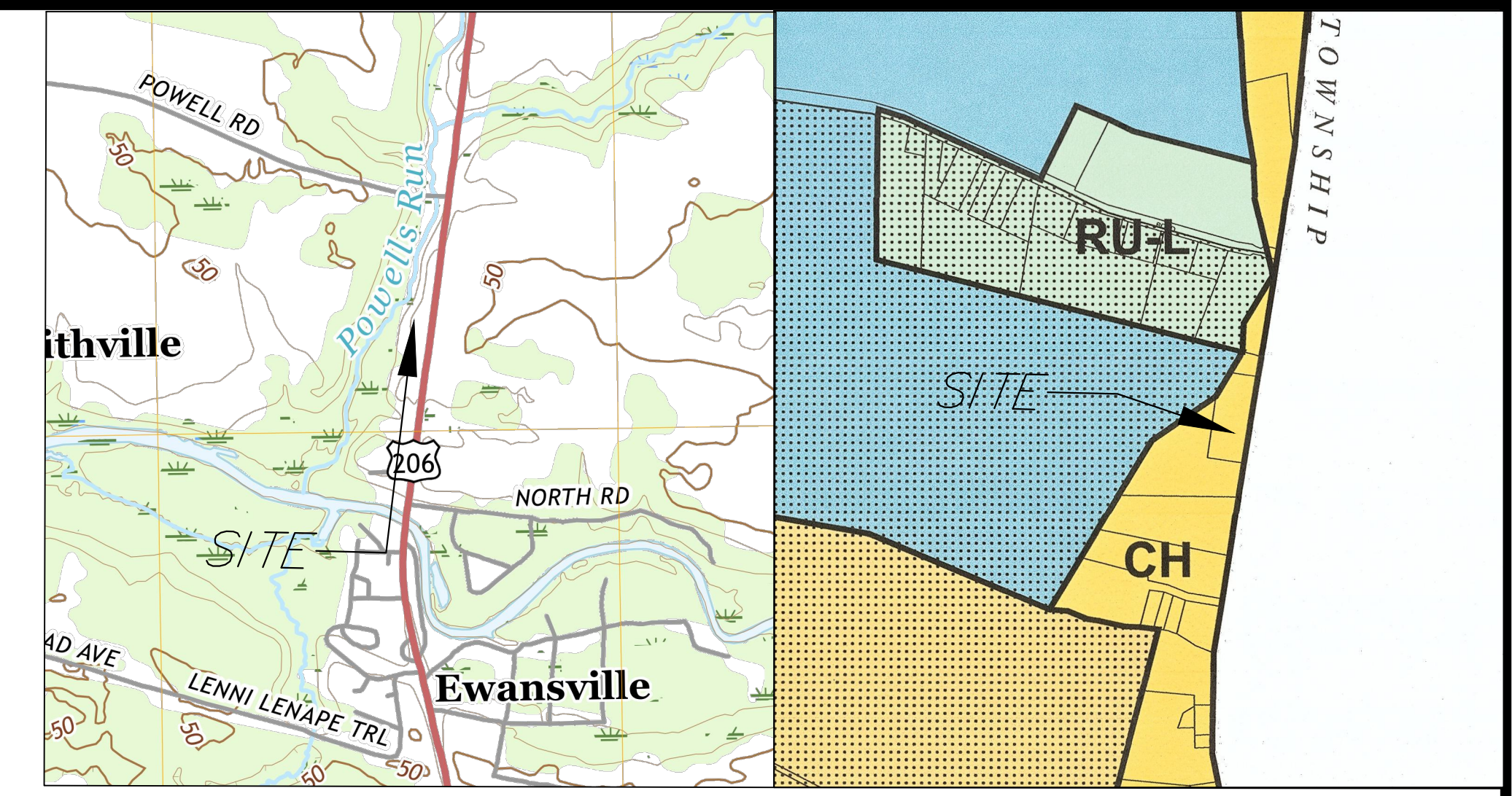
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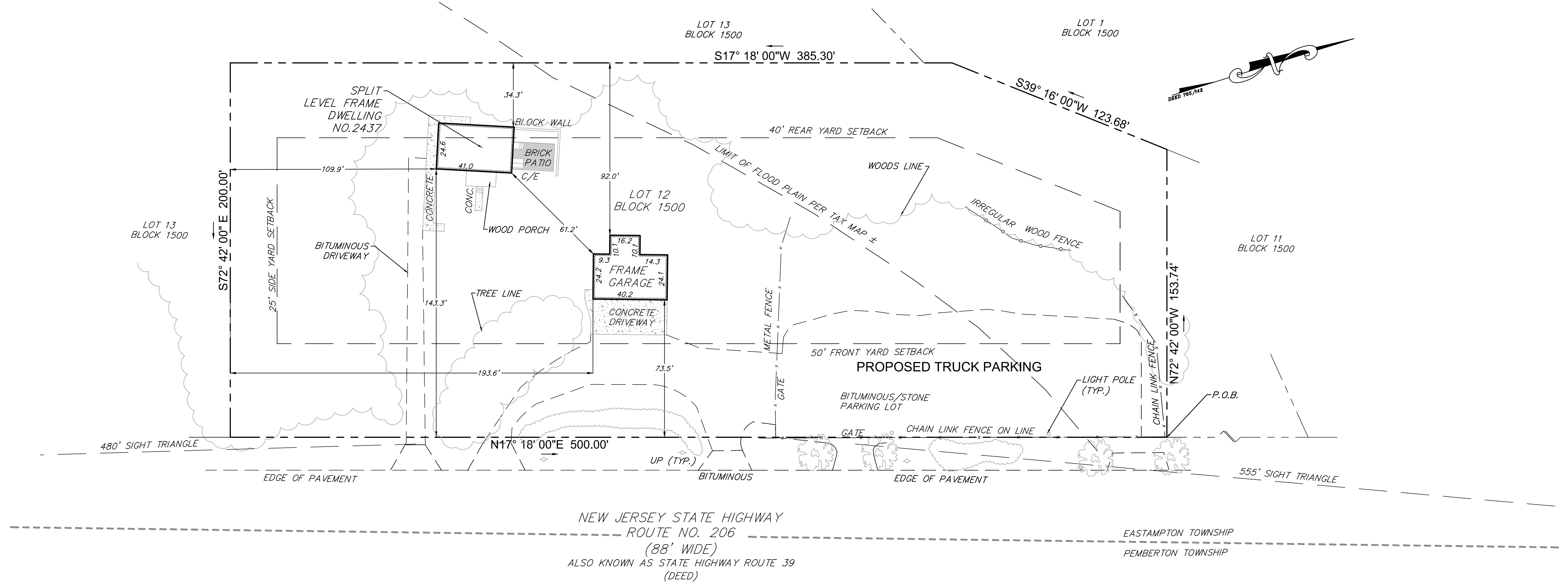
**LEGEND OF SYMBOLS & ABBREVIATIONS**

	TREELINE/WOODS		P.O.B. POINT OF BEGINNING
	DECIDUOUS TREE		P.O.C. POINT OF COMMENCEMENT
	PINE TREE		FIELD SURVEY/MEASURED CALL
	SHRUB/BUSH		DEED CALL
	PRIVACY FENCE		TAX MAP
	CHAIN LINK FENCE		NOT TO SCALE
	IRREGULAR WOOD FENCE		MORE OR LESS
	INTERIOR LOT LINE		SIGN/POST
	CENTERLINE OF STREAM		FND. CONCRETE MONUMENT
	CENTERLINE OF ROAD		SET CONCRETE MONUMENT
	BOUNDARY LINE		FND. WITH PIN
	OVERHEAD WIRES		IRON PIN W/CAP TO BE SET
	SANITARY SEWER LINE		FND. STONE
	STORM SEWER LINE		UTILITY POLE
	WATER MAIN LINE		LIGHT POLE
	ELECTRIC LINE		TRAFFIC LIGHT/UTILITY POLE WITH LIGHT
	TELEPHONE LINE		INLET
	GAS LINE		SANITARY/STORM MANHOLE
	MINOR CONTOUR		WATER VALVE/GAS VALVE
	MAJOR CONTOUR		FIRE HYDRANT
	TOWNSHIP LINE		SEWER CLEANOUT
	WETLANDS LINE/FLAG NO.		WELL/BORING
	CONCRETE BUILDING		NUMBER OF PARKING SPACES
	HANDICAP PARKING		HANDICAP PARKING



LOCATION MAP  
SOURCE: USGS QUADRANGLE  
SCALE: 1"=1000'

ZONING MAP:  
SOURCE: EASTAMPTON TOWNSHIP ZONING MAP  
SCALE: N.T.S.



**ZONE: COMMERCIAL HIGHWAY-CH**

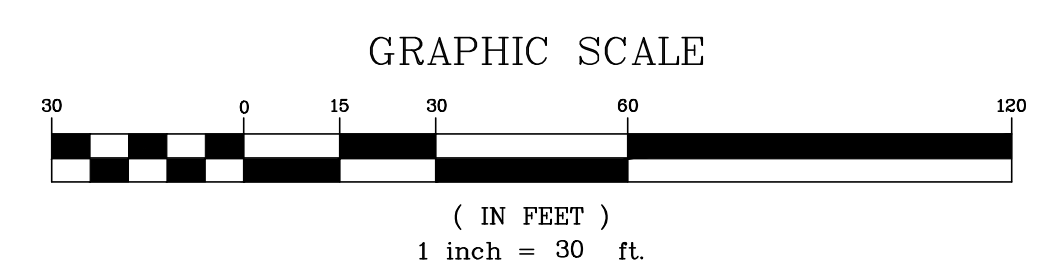
REGULATION	REQUIRED	EXISTING	PROPOSED	STATUS
MIN. LOT AREA	43,560 SF (1 ACRE)	97,349 (2.23 ACRES)	97,349 (2.23 ACRES)	C
MIN. FRONTAGE	175 FT.	500 FT.	500 FT.	C
MIN. FRONT YARD	50 FT.	143.3 FT.	143.3 FT.	C
MIN. REAR YARD	40 FT.	34.3 FT.	34.3 FT.	ENC
MIN. SIDE YARD	25 FT.	109.9 FT.	109.9 FT.	C
MIN. LOT WIDTH	175 FT.	385.30 FT.	385.30 FT.	C
MIN. LOT DEPTH	175 FT.	153.74 FT.	153.74 FT.	ENC
MIN. ACCESS. BLDG. SIDE YARD	20 FT.	193.6 FT.	193.6 FT.	C
MIN. ACCESS. BLDG. REAR YARD	20 FT.	92.0 FT.	92.0 FT.	C
MIN. ACCESS. BLDG. DIST TO OTHER BLDG.	20 FT.	61.2 FT.	61.2 FT.	C
MAX. BLDG. HEIGHT	35 FT.	< 35 FT.	< 35 FT.	C
MAX. IMPERVIOUS COVERAGE	65%	22.5% (21,958 SF)	22.5% (21,958 SF)	C
MAX. ACCESS. BLDG. COVERAGE	2%	1.1% (1,119 SF)	1.1% (1,119 SF)	C
MAX. BLDG. COVER	20%	2.2% (2,111 SF)	2.2% (2,111 SF)	C

C = CONFORMS, ENC= EXIST. NON-CONFORMING, V= VARIANCE REQUIRED, N/A= NOT APPLICABLE

OWNER/APPLICANT:  
LC TRUCKING LLC  
2437 ROUTE 206, MOUNT HOLLY  
NEW JERSEY, 08060  
609-724-6306  
LCTRUCKINGLLC@HOTMAIL.COM

- VARIANCES REQUIRED:**
- VARIANCE FROM SECTION 540-26.A.; TO PERMIT THE OPERATION OF A TRUCKING BUSINESS WHERE A TRUCKING BUSINESS IS NOT A PERMITTED USE IN THE CH ZONE.

- NOTES:**
- TRACT KNOWN AS LOT 12 BLOCK 1500 AS SHOWN ON THE OFFICIAL TAX MAP (PLATE NO. 15) OF THE TOWNSHIP OF EASTAMPTON. TOTAL AREA IS 2.23 ACRES ±.
  - BLOCK AND LOT NUMBERS TAKEN FROM THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF EASTAMPTON.
  - PLANIMETRIC FEATURES TAKEN FROM SURVEY PREPARED BY ROBINS ASSOCIATES DATED JUNE 2022 AND SUPPLEMENTED BY TSE WITH ADDITIONAL INFORMATION FROM AERIAL PHOTOGRAPHY DATED OCTOBER 2022.
  - REFERENCES:  
a. PLAN ENTITLED "SURVEY FOR LC TRUCKING LLC" PREPARED BY ROBINS ASSOCIATES DATED 6/13/22.



**VARIANCE PLAN**

2437 ROUTE 206  
BLOCK 1500, LOT 2  
EASTAMPTON TOWNSHIP  
BURLINGTON COUNTY, NEW JERSEY

**TRISTATE ENGINEERING AND SURVEYING, PC**

P.O. BOX 1304 BLACKWOOD, NJ 08012  
OFFICE: (856) 677-8742 FAX: (856) 879-2024  
www.tristatecivil.com

**JOSEPH A. MANCINI**  
New Jersey Professional Engineer Lic. No. 24CE04579300

SCALE: 1"=30' DATE: 3/10/23 PROJECT NO: 23-025 SHAIKH SHEET: 1 of 1