

**EASTAMPTON TOWNSHIP
LAND USE PLANNING BOARD APPLICATION**

BLOCK: 600.02 **LOT:** 1

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 _____

For Office Use
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: Bulk Variance - Sign

TYPE OF RELIEF SOUGHT: Number and Size of Monument Sign

SECTION OF THE TOWNSHIP CODE THE RELIEF IS SOUGHT:

Section 540-52(A)(9)

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

Date



Applicant/Representative

Thomas J. Coleman, III, Esquire
Attorney for Applicant

PLANNING APPLICATION GENERAL INFORMATION

Applicant Name: Eastampton Apartment Associates

Address: 270 Sylvan Avenue, Englewood Cliffs, NJ 07632

Telephone Number: _____

Email Address: _____

Address of Property: 102 Star Drive

Zoning District and Lot Size: TCM2 (Overlay Zone: T3 General Village)

Existing Use of Property: Eastampton Village Center Apartments

Proposed Use of Property: Eastampton Village Center Apartments

The Applicant is a:

*Corporation _____ *Partnership *LLC _____ 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.

The Applicant is the:

Owner Contract Purchaser _____ Tenant _____

Other: (please specify) _____

Name of Owner (if different than Applicant) _____

Address: _____

Telephone Number: _____

Email Address: _____

Attorney: Thomas J. Coleman, III, Esquire - Raymond Coleman Heinold, LLP

Address: 325 New Albany Road, Moorestown, NJ 08057

Telephone Number: 856-222-0100 Fax Number: 856-222-0411

Email Address: tomcoleman@rclawnj.com and cdpnjesq@aol.com

Engineer or Surveyor: Agha S. Hasan, PE - Van Note Harvey Associates, Inc.

Address: 103 College Road East, Princeton, NJ 08540

Telephone Number: 609-987-2323 Fax Number: _____

Email Address: _____

Professional Planner: _____

Address: _____

Telephone Number: _____ Fax Number: _____

Email Address: _____

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:

L. List plans and other materials accompanying this application:

"Eastampton Village Center" proposed Monument Sign Locations, prepared by
Agha S. Hasan, PE, Van Note Harvey Associates, dated 03/16/22.

EASTAMPTON APARTMENT ASSOCIATES

EASTAMPTON VILLAGE CENTER APARTMENTS

**102 Star Drive
Block 600.02, Lot 3**

Application Summary

The Applicant is proposing three (3) illuminated monument signs, each measuring 10 feet in width by 7 feet in height, with 2-sided faces measuring 6 feet wide by 4 feet high. The brick piers plus caps are 2 foot squares. The signs are illuminated by upward facing flood lamps.

Section 540-52(A)(9) permits one (1) development sign at the main entrance to the development, not exceeding 20 square feet in area, 5 feet in height and setback 10 feet from the street right-of-way. Decorative elements such as walls and fencing may be included provided the total length of the sign does not exceed 8 feet.

Variance Checklist – Requested Waivers and Not-Applicable Items

9. Architectural Plans and Elevation. Not Applicable as the Applicant is not proposing new buildings, only signage for an existing apartment complex.

11. Survey – Waiver requested as the Plan submitted has been prepared from the Amended Preliminary and Final Major Subdivision and Site Plan for Sharbell Eastampton Village, LLC, proposed Eastampton Village Center, prepared by Dynamic Engineering, dated 03/05/09, revised 11/23/09.

13. Number of employees, shifts, etc – Waiver requested as the Applicant is proposing signage for an existing apartment complex.

24. Names and addresses of owners within 200 feet – Waiver requested; the information will be submitted with the Affidavit of Notice upon mailing and publishing of the notice required for the public hearing.

NOT APPLICABLE

**EASTAMPTON TOWNSHIP LAND USE PLANNING BOARD
RESIDENTIAL APPLICATION SUPPLEMENTAL INFORMATION PACKAGE**

Date: _____ Block: _____ Lot: _____

Property Address: _____

Size of Lot: _____ sq. ft./acres

Property Zoning District: _____

Homeowners Association Approval (if applicable): _____

SEPTIC/PUBLIC SEWER (please circle one) WELL/PUBLIC WATER (please circle one)

Property Owner(s): _____

Telephone Number: _____

Email Address: _____

Contractors Name: _____

Address: _____

Telephone Number: _____

Email Address: _____

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

Signature of Owner

Date

Name of individual to be notified: _____

Email Address and Phone Number: _____

EASTAMPTON TOWNSHIP

The following is to be submitted as part of the application:

DECKS, PATIOS, SHEDS (less than 200 square feet), GAZEBOS, AND DRIVEWAYS

- Application
- Application fee
- Survey showing existing conditions on-site and proposed improvements, including structures, sheds, patios, driveways, walkways, pools, water and sewer services or well/septic locations, etc. The dimensions and square footage for the improvements; the setbacks from the property and right-of-way lines; any easements; and the locations of downspouts and flow arrows for direction of runoff should be provided on the survey. **(Survey must show spot elevations of existing and proposed conditions, unless built on-grade. On-grade patios must specify pitch away from structure.)**
- A rendering or spec sheet of the proposed improvement.
- Photographs

RESIDENTIAL DWELLINGS, GARAGES, SHEDS (200 square feet or greater) AND/OR ADDITIONS

- Application
- Application fee
- Survey showing existing conditions on-site and proposed improvements, including structures, sheds, patios, driveways, walkways, pools, water and sewer services or well/septic locations, etc. The dimensions and square footage for the improvements; the setbacks from the property and right-of-way lines; and any easements should be provided on the survey.
- Grading Plan showing basement and finished floor elevations of the proposed and existing buildings. The plan should also indicate existing and proposed grades on the adjacent property, downspout locations, flow arrows and grading tie in to the adjacent properties.
- A rendering/floor plan of the proposed improvements.
- Photographs

Complete areas below as appropriate

- A. Area of lot: _____ Sq. Ft.
- B. Area of existing Primary Residence: _____ Sq. Ft.
- C. Area of existing Accessory Structures: _____ Sq. Ft.
(i.e. sheds, garages, etc.)
- D. Area to be constructed or improved: _____ Sq. Ft.
- E. Area of existing paved surfaces on lot: _____ Sq. Ft.
(i.e. area of paved driveway, walkway to home- excluding public sidewalk)
- F. Area of proposed paved surface: _____ Sq. Ft.
(e.g. new driveway, walkways, patios, etc.)

To be Submitted upon Mailing and Publishing of Notice

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that on Wednesday, the _____ day of _____, 20____, at 7:00 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:

Eastampton, New Jersey 08060
Block _____, Lot(s) _____

APPLICANT:

OWNER OF PREMISES:
(If Different Than Applicant)

ZONING DISTRICT:

_____ (_____)

NATURE OF APPEAL OR APPLICATION:

The Applicant may seek such additional relief as the Land Use Planning Board deems necessary and appropriate, including 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 8:30 a.m. and 4:30 p.m.

APPLICANT:

By: _____

Dated: _____, 20_____

To be submitted upon Mailing and Publishing of Notice

PROOF OF SERVICE

STATE OF NEW JERSEY :
: SS

COUNTY OF BURLINGTON :

_____, of full age, being duly sworn according to law, deposes and says that he/she is the:

- Applicant
 - Authorized Officer of the Applicant
 - Attorney for the Applicant
 - Authorized Representative of the Applicant
- [please check appropriate box]**

And that he/she gave notice of a public hearing on an Application for:

Before the Land Use Planning Board of the Township of Eastampton involving the Application of _____ (the Applicant), relating to the premises located at: _____, Eastampton, New Jersey 08060, to each and all of the owners of property affected by said Application, in the manner provided by law, on _____, 20____. A true copy of the notice and the names and addresses of those so notified are attached to this affidavit.

Signature of Applicant/Representative

Sworn to before me this
_____ day of _____, 20____

Notary Public
State of New Jersey
My Commission Expires _____

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

Application Name: Eastampton Village Center Apartments

Applicant: Eastampton Apartment Associates

Property Address: 102 Star Drive

Block(s): 600.02 Lot(s): 1

Type of Application: Bulk Variance

Zoning District: TCM2 (Overlay Zone: T3 General Village)

No.	Description	Informal Conf.		Minor		Major Site Plan		Major Subdivision		Bulk Variance	Use Variance	Waiver	
		Site Plan	Sub-Division	Prelim.	Final	Prelim.	Final	Request-ed	Backup Submitt-ed				
1	Completed Application	X	X	X	X	X	X	X	X	X	X		X
2	Fees & Escrow	X	X	X	X	X	X	X	X	X	X		X
3	Completed Checklist	X	X	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	X		X
5	Traffic Impact Study, as defined in Chapter 460			X	X	X	X	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	X	X	X	X		
7	Environmental Assessment, as defined in Chapter 460			X	X	X	X	X	X	X	X		
8	Stormwater Management Report, as provided in Chapter 450		X	X	X	X	X	X	X	X	X		
9	Architectural Plans and Elevations		X	X	X	X	X	X	X	X	X		N/A
10	Photographs of Site	X	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	X		X
12	Municipal agency reviews from the Police Department and the Fire Marshall 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		X
13	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	X		X
14	Title Block (with signature blocks, block, lot, address, municipality, county, date and revision blocks)	X	X	X	X	X	X	X	X	X	X		X
15	Preparer, Name, address, telephone no, email, signature and seal of the Plan Preparer.	X	X	X	X	X	X	X	X	X	X		X
16	Name and Address of applicant and owner, with signed consent of the latter, if different	X	X	X	X	X	X	X	X	X	X		X
17		X	X	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: _____ Applicant: _____
 Property Address: _____ Block(s): _____ Lot(s): _____
 Type of Application: _____ Zoning District: _____

No.	Description	Informal Conf.		Minor		Major Site Plan		Major Subdivision		Bulk Variance	Use Variance	Waiver	
		Site Plan	Sub-Division	Prelim.	Final	Prelim.	Final	Requested	Submitted				
18	Graphic Scale	X	X	X	X	X	X	X	X	X	X	X	X
19	North Arrow	X	X	X	X	X	X	X	X	X	X	X	X
20	Key Map	X	X	X	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	X	X	X
22	Zoning Schedule (showing required, proposed and existing information)	X	X	X	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	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	X	X	X	X	X	X	X	X	X	X	X	X
25	All existing street widths	X	X	X	X	X	X	X	X	X	X	X	X
26	All street widening dedications	X	X	X	X	X	X	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	X	X	X	X	X	X
28	All found and set monumentation. Set monumentation shall be in accordance with the Right-of-Way Improvements	X	X	X	X	X	X	X	X	X	X	X	X
29	Soil Boring and Percolation information for Proposed Stormwater Management Basins, and for applications in non-sewered areas	X	X	X	X	X	X	X	X	X	X	X	X
30	Grading Plan (with contours at 2' intervals)	X	X	X	X	X	X	X	X	X	X	X	X
31	Utility Plan	X	X	X	X	X	X	X	X	X	X	X	X
32													
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	X	X	X	X	X	X	X	X	X	X	X	X
(b.)	Location of Well and Septic System	X	X	X	X	X	X	X	X	X	X	X	X
34	Landscape Plan	X	X	X	X	X	X	X	X	X	X	X	X
35	Lighting Plan	X	X	X	X	X	X	X	X	X	X	X	X
36	Soil Erosion & Sediment Control Plan and Notes, per County Soil Conservation	X	X	X	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: _____ Applicant: _____
 Property Address: _____ Block(s): _____ Lot(s): _____
 Type of Application: _____ Zoning District: _____

No.	Description	Informal Conf.	Minor		Major Site Plan		Major Subdivision		Bulk Variance	Use Variance	Waiver	
			Site Plan	Sub-Division	Prelim.	Final	Prelim.	Final			Requested	Submitted
37	Construction Details		X	X	X	X	X	X				
38	Flood Plain Limits (based on FEMA maps)		X	X	X	X	X	X				
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 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	X	X	X	X	X	X	X	X	X		X
(b.)		X	X	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' with 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

ESCROW AGREEMENT

THIS AGREEMENT entered into this 10th day of February, 2023 by and between
Eastampton Apartment Associates,

having its principal offices at 270 Sylvan Avenue, Englewood Cliffs, New Jersey,

(hereinafter referred to as the "Applicant") and the Township of Eastampton, with its principal offices located within the Manor House at 12 Manor House Court, Eastampton, NJ 08060 (hereinafter referred to as the "Township").

WITNESSETH

WHEREAS, the Applicant has filed an application for development including plans and other documents seeking review approval of its proposal with respect to Block 600.02 Lot 1; and

WHEREAS, the Township, pursuant to the Municipal Land Use Act, has a certain number of days to review said plans to determine whether said plans are complete and whether the application should be approved or denied; and

WHEREAS, the Municipal Land Use Act authorizes the Township to charge reasonable fees to provide for the cost of professional review of plans, applications and documents and to require that an estimate of said fees be deposited in escrow; and

WHEREAS, the Township Code establishes the amount of the initial escrow deposit and the way said funds are to be deposited and expended.

NOW THEREFORE, in consideration of mutual covenants, agreements and considerations contained herein, the Township and Applicant hereby agree as follows:

1. Escrow Deposit. The applicant shall deposit in cash in accordance with § 460-58 of the Eastampton Township Code, as it may from time to time be supplemented and amended, an amount equal to the fee(s) which the Board anticipates may be paid to Professionals engaged to review the Development Application, plans and other documents submitted with respect to an application for development, and agrees to pay an initial deposit and such other additional deposits as may be required to offset these review costs by the Board.

Professional review includes, but is not limited to, engineer, planner, attorney, traffic consultant, administrative officer and any other consultants appointed by the Board in question. The amount of interest, if any, on monies so deposited shall be distributed between the applicant and the municipality as required by N.J.S.A. 40:55D-53. 1 with the municipality receiving the highest percentage permitted by law.

In the event that an application is denied, certified incomplete, or withdrawn by the applicant, and the application is subsequently resubmitted or a second application is submitted by the same applicant for the same use and on the same site as the original application within sixty (60) days

of the denial, incomplete certification or withdrawal, then a new escrow amount must be submitted with such application in accordance with the above schedules.

Should an application be refilled after the application has been denied without prejudice, no new application fee need be submitted. Upon receipt of a formal, written request, the Board may recommend to the Township Council that the unencumbered balance of the original escrow be refunded to the applicant or credited toward the escrow amount required for any subsequent application or resubmitted application.

2. Increase or Decrease. Sums not utilized in the review of process or other costs of administration shall be returned to the applicant. If additional sums should be deemed necessary, the applicant shall be notified of the required additional amount and shall add said sum to the escrow within fourteen (14) days of the date of said notices hereinafter stipulated.

Prior to the Board taking action on an application, the professionals responsible for reviewing the application shall inform the Township within ten (10) days of a request of the estimated amount of potential remaining plan review charges. The applicant, if necessary, shall deposit said additional funds within the aforementioned fourteen (14) day period.

3. Effect of Insufficient Funds. The Board shall not be required to process the application or take further action on the application until all required additional deposits are made by the applicant. The failure to deposit the initial or additional funds shall be grounds for denial of the application. In the event the Board approves an application, the obligation to pay for professional plan review fees by depositing the funds in escrow shall be a condition of the approval granted by the Board.

If the escrow funds are depleted after the application, the applicant shall pay additional funds upon demand within the aforementioned fourteen (14) day period. In the event that additional deposits requested by the Board remain unpaid for a period of sixty (60) days, this development application shall be deemed to be withdrawn and shall be dismissed without prejudice by the Board.

4. Municipal Liability. The parties agree that the Township assumes no liability for the administration of the escrow fund and the applicant hereby releases the Township from any and all claims with respect to the administration of the fund. The Township liability is expressly limited to accounting for the disbursement of the funds.

5. Owner/Applicant Liability. In the event the owner is not the applicant, the owner, by execution of this Agreement, consents to all the provisions contained herein and agrees to be liable for the payment of any fee or fund upon demand of the Township in accordance with the terms and conditions of this Agreement.

6. Entire Agreement. The parties agree that this Agreement constitutes the entire Agreement.

7. Municipal Regulations. The parties agree that all municipal regulations set forth in the Township are incorporated by reference hereto. In the event that any regulation of the Municipality is in conflict with the terms and conditions of this Agreement, the particulars of the regulations shall control.

IN WITNESS WHEREOF, the Township has caused this Agreement to be signed on its behalf and its seal to be fixed the day and year first above written and the applicant has executed this Agreement the day and year first above written in the appropriate manner.



Applicant/Date

Thomas J. Coleman, III, Esquire
Attorney for Applicant



Municipal Clerk/Date 2/21/23