



BOROUGH OF TAVISTOCK

Application Current As Of 6/3/2021

FOR OFFICE USE ONLY: (DO NOT WRITE IN THIS SPACE)
APPLICATION TO: PLANNING BOARD
ZONING BOARD OF ADJUSTMENT
DATE APPLICATION FILED: _____
DATE DEEMED COMPLETE: _____
TIME PERIOD EXPIRES: _____

DIGITAL COPIES ARE REQUIRED

SECTION 1 - GENERAL INFORMATION

- (A) SUBJECT PROPERTY ADDRESS: 100 Tavistock Lane, Tavistock, NJ 08033
(B) OWNER OF SUBJECT PROPERTY: Tavistock Country Club
(C) OWNER'S MAILING ADDRESS: LISTED UNLISTED
(D) OWNER'S TELEPHONE NUMBER: (856) 429-1866
OWNER'S TELEPHONE NUMBER: LISTED UNLISTED
(D) OWNER'S FAX NUMBER: _____
OWNER'S FAX NUMBER: _____
(F) APPLICANT'S FULL LEGAL NAME: Tavistock Country Club
(G) APPLICANT'S MAILING ADDRESS LISTED UNLISTED
(H) APPLICANT'S TELEPHONE NUMBER: (856) 429-1866
APPLICANT'S TELE. NUMBER: _____
(I) APPLICANT'S EMAIL ADDRESS: cmack-allen@tavistockcc.com
APPCORPORATION: X PARTNERSHIP: _____ INDIVIDUAL: _____
(J) APPL OTHER (Specify): NA

NOTE: IF APPLICANT IS A CORPORATION OR PARTNERSHIP, APPLICANT MUST ATTACH A LIST OF THE NAMES AND ADDRESSES OF ALL PERSONS HAVING A 10% INTEREST OR GREATER IN THE CORPORATION OR PARTNERSHIP NA

(K) THE RELATIONSHIP OF APPLICANT TO PROPERTY-OWNER IS: Same

NOTE: IF OWNER: _____ TENANT OR LESSEE: _____ CONTRACT PURCHASER: _____

(L) THE OTHER (Specify): _____

NOTE: IF APPLICANT IS NOT THE OWNER OF THE SUBJECT PROPERTY, APPLICANT MUST OBTAIN AND SUBMIT A COPY OF THIS APPLICATION SIGNED BY THE OWNER IN THE SPACE PROVIDED IN SECTION 7.

- (M) CONTACT'S FULL LEGAL NAME: Colin Mack-Allen
(N) CONTACT'S MAILING ADDRESS: LISTED UNLISTED
(O) CONTACT'S TELEPHONE NUMBER: LISTED UNLISTED
CONTACT'S TELE. NUMBER: 856-857-6946
CONTACT'S FAX NUMBER: _____
(P) THE RELATIONSHIP OF CONTACT TO PROPERTY-OWNER IS: General Manager of Owner

(Q) THE RELATIONSHIP OF CONTACT TO APPLICANT IS: General Manager of Applicant

NOTE: IF NECESSARY, PLEASE ATTACH ADDITIONAL SHEETS HERETO.

Updated
9/2/22

SECTION 2 - SUBJECT PROPERTY INFORMATION

(A) SUBJECT PROPERTY'S ADDRESS: 100 Tavistock Lane, Tavistock, NJ 08033
(B) SUBJECT PROPERTY'S BLOCK: 1 LOT(S): 1
(C) SUBJECT PROPERTY'S ZONE: ROC (Recreation-Oriented Commercial)
(D) THE SUBJECT PROPERTY IS APPROXIMATELY 50 FEET FROM THE
INTERSECTION OF Tavistock Lane AND Washington Avenue
(E) DIMENSIONS OF THE SUBJECT PROPERTY: Approx. 1,533.3' x 3816.8'
(F) AREA (S.F.) 167.08 Acres (7,278,000 sq. ft.)

(G) (1) WITHIN 200 HUNDRED FEET OF ANOTHER MUNICIPALITY: X
(G) (2) ADJACENT TO AN EXISTING OR PROPOSED COUNTY ROAD: X
(G) (3) ADJACENT TO OTHER COUNTY LAND: NA
(G) (4) ADJACENT TO STATE HIGHWAY: X

SECTION 3 - INFORMATION ABOUT REQUESTED RELIEF FOR A VARIANCE

(A) PROPOSAL: APPLICANT MUST ATTACH A STATEMENT HERETO ENTITLED "PROPOSAL" SETTING FORTH THE PROPOSED PHYSICAL CHANGES, IF ANY, TO THE SUBJECT PROPERTY. APPLICANT MUST ALSO SET FORTH THE CURRENT USE AND PROPOSED USE OF THE SUBJECT PROPERTY. ONE DIGITAL COPY OF APPLICATION AND OF ALL PLANS SHALL BE SUBMITTED.

(B) REASON(S) FOR RELIEF: APPLICANT MUST ATTACH A STATEMENT HERETO ENTITLED "REASON(S) FOR RELIEF" SETTING FORTH THE GROUNDS UPON WHICH RELIEF FROM THE ORDINANCE IN QUESTION IS REQUESTED AND WHICH MUST SHOW COMPLIANCE

WITH "BURDEN OF PROOF" REQUIREMENTS.

(C) NATURE OF APPLICATION - CHECK APPROPRIATE ITEMS:

- (1) APPEAL OF ACTION OF ADMINISTRATIVE OFFICER _____
(2) INTERPRETATION OF ZONING ORDINANCE OR MAP _____
(3) CONDITIONAL USE APPROVAL OR VARIANCE _____
(4) VARIANCE: "C" - VARIANCE _____
"D" - USE VARIANCE _____
"D" - NON-USE VARIANCE _____
(5) (a) SUB DIVISION _____
(5) (b) SUB DIVISION APPLICATION TO FOLLOW _____
(6) (a) SITE PLAN X _____
(6) (b) SITE PLAN WAIVER _____
(7) WAIVER OF LOT TO ABUT STREET REQUIREMENTS _____
(8) EXCEPTION TO THE OFFICIAL MAP _____
(9) CERTIFICATE OF NONCONFORMITY _____

(D) THE PROPOSED DEVELOPMENT IS CONTRARY TO:

SECTION: _____	SUB-SECTION: _____	REQUIRED: _____	PROPOSED: _____
SECTION: _____	SUB-SECTION: _____	REQUIRED: _____	PROPOSED: _____
SECTION: _____	SUB-SECTION: _____	REQUIRED: _____	PROPOSED: _____

SECTION: _____ SUB-SECTION: _____ REQUIRED: _____ PROPOSED: _____

NOTE: IF ADDITIONAL SPACE IS REQUIRED, APPLICANT MUST ATTACH A LIST OF THE ADDITIONAL VARIANCES REQUESTED HERETO.

SECTION 4 - INFORMATION ABOUT PROFESSIONALS/EXPERTS

THE FOLLOWING PROFESSIONALS AND/OR EXPERTS WILL ASSIST AND/OR REPRESENT THE APPLICANT IN CONNECTION WITH THIS APPLICATION:

- (A) ATTORNEY: Beth L. Marlin, Esquire, Brown & Connery, LLP
- (B) ENGINEER: Brian Atkins, SR3 Engineers
- (C) ARCHITECT: Chris Moon, Chambers Architect & Interiors
- (D) PLANNER: _____
- (E) OTHER (Specify): _____

NOTE: ALTHOUGH NOT REQUIRED, THE BOARD RESPECTFULLY REQUESTS THAT THE APPLICANT ATTACH HERETO A LIST OF THE NAMES, ADDRESSES AND PHONE NUMBERS OF ANY PROFESSIONALS AND/OR EXPERTS LISTED ABOVE.

SECTION 5 - INFORMATION ABOUT REQUESTED EXHIBITS

NOTE: A ALL TWENTY (20) SETS NEED TO BE COLLATED.

- (A) (7) COPIES OF THIS APPLICATION;
- (B) (7) COPIES OF STATEMENT ENTITLED "PROPOSAL";
- (C) (7) COPIES OF STATEMENT ENTITLED "REASON(S) FOR RELIEF";
- (D) (7) SETS OF PLANS:

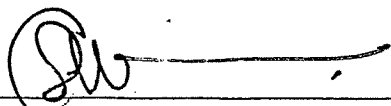
11X17 PLANS ARE PREFERRED

- (B) (1) (7) SETS OF CURRENT AND PROPOSED SURVEYS;
- (B) (2) (7) SETS OF CURRENT AND PROPOSED FLOOR PLANS;
- (B) (3) (7) SETS OF CURRENT ELEVATION DRAWINGS OR PHOTOGRAPHS;
- (B) (4) (7) SETS OF PROPOSED ELEVATION DRAWINGS.

NOTE: EVERY PAGE OF EVERY PLAN MUST HAVE THE NAME OF THE APPLICANT AND THE ADDRESS OF THE SUBJECT-PROPERTY NOTED THEREON.

SECTION 6 - APPLICANT'S VERIFICATION

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS MADE BY ME AND THE STATEMENTS AND INFORMATION CONTAINED IN THE PAPERS SUBMITTED IN CONNECTION WITH THIS APPLICATION ARE TRUE. I AM AWARE THAT IF ANY OF THE FOREGOING STATEMENTS ARE WILLFULLY FALSE, I AM SUBJECT TO PUNISHMENT.



(APPLICANT'S SIGNATURE)

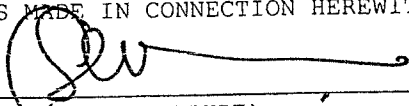
SECTION 7 - OWNER'S AUTHORIZATION

I HEREBY CERTIFY THAT I RESIDE AT _____
IN THE COUNTY OF _____ AND THE STATE OF _____
AND THAT I AM THE OWNER OF THAT CERTAIN LOT, PLAT OR PARCEL OF LAND KNOWN
AS _____
BLOCK(S) _____ LOT(S) _____ ON THE TAX MAP OF
THE BOROUGH OF HADDONFIELD, WHICH IS THE SUBJECT OF THE ABOVE
APPLICATION, AND THAT THE SAID APPLICATION IS HEREBY CERTIFIED BY ME.

(OWNER'S SIGNATURE)

SECTION 8 - OWNER'S CONSENT TO SITE VISIT

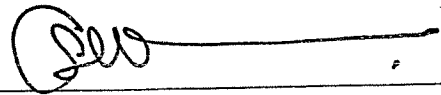
I HEREBY CONSENT TO A SITE VISIT AT THE PROPERTY WHICH IS THE SUBJECT OF
THIS APPLICATION FOR THE LIMITED PURPOSES OF VERIFYING THE ACCURACY OF THE
PLANS SUBMITTED AND THE STATEMENTS MADE IN CONNECTION HEREWITH.



(OWNER'S SIGNATURE)

SECTION 9 - OWNER'S CERTIFICATION OF ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THE SURVEY SUBMITTED FOR THIS APPLICATION IS
CORRECT AND SHOWS THE CURRENT EXISTING CONDITIONS AND IMPROVEMENTS OF THE
PROPERTY INCLUDING ALL, PATIOS, WALKWAYS, DRIVEWAYS AND ANY OTHER
IMPROVEMENTS ON THE PROPERTY.



(OWNER'S SIGNATURE)

REQUEST FOR CERTIFIED LIST OF PROPERTY OWNERS

I, Beth L. Marlin, HEREBY REQUEST A
CERTIFIED LIST OF ALL OWNERS OF REAL PROPERTY LOCATED WITHIN 200 (TWO HUNDRED)
FEET OF BLOCK 1 AND LOT(S) 1

SINCERELY,



(Signature of Person Requesting List)

Beth L. Marlin

(PRINT name of Person Requesting List)

Application of Tavistock Country Club Proposal

The project proposes a small expansion of the existing Tavistock Country Club Clubhouse ("Clubhouse"). The total expansion of the Clubhouse will be 1956 square feet. A large portion of that expansion, 1350 square feet, will enclose an area that is covered by an existing overhang. All of the expansion of the Clubhouse is proposed in areas already covered with impervious surfaces.

The project also includes an additional patio area and relocation of a portion of the sidewalk. These items will increase impervious coverage by only 804 sq. ft.

All of the exterior renovations are at the back of the Clubhouse. All other renovations are interior renovations.

Application of Tavistock Country Club
Contact Information for Professionals

Attorney: Beth L. Marlin, Esquire
Steven G. Wolschina, Esquire
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swolschina@brownconnery.com
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Engineer: Brian Atkins
SR3 Engineers
100 Essex Avenue, Suite 201
Bellmawr, NJ 08031
Email: batkins@sr3engineers.com
Phone: (856)933-3323

Architect: Chris Moon
Chambers Architect & Interiors
1800 Washington Boulevard, Suite 111
Baltimore, Maryland 21230

Email: cmoon@chambersusa.com
Phone: (443)602-3423

Updated
9/2/22

Application of Tavistock Country Club
Reasons for Relief

The proposed project is minimal in comparison to the existing clubhouse. The existing clubhouse of 30,466 sq. ft. will expand by only 1956 sq. ft. (.06% increase). Of that, 1350 sq. ft. is already covered by an overhang. The entire expanded footprint of the Clubhouse is proposed in areas already covered with impervious surfaces. Therefore, the expansion of the Clubhouse will not affect impervious coverage. The proposed improvements also include additional patio area and the relocation of a portion of the sidewalk. The increase to impervious coverage from these improvements is only 804 sq. ft.

All exterior improvements will be made at the back of the existing clubhouse. The improvements are not visible from the front property line and are located far from any other property line. The exterior improvements do not affect access, driveways, parking spaces, circulation or signage.

The Applicant has provided a site plan, landscape plan, erosion and sediment control plan and construction details. The Applicant will also provide elevations. Due to the minimal impact of the project, the following submission waivers are requested from Section 509 of the Tavistock Unified Development Ordinance ("Ordinance"):

1. Grading Plan – grading is shown on the site plan.
2. Stormwater Management Plan – no changes are proposed as the impact is so minimal.
3. Utilities Plan – utilities are shown on the site plan.
4. Lighting Plan – testimony will be provided regarding lighting.
5. Solid Waste Management Plan – no changes are proposed.
6. Traffic Impact Report – the impact of the project is minimal. The project is intended to serve existing members, not increase membership.

The Applicant has provided all information reasonably necessary for the Board to make an informed decision. Thus the requested waivers are appropriate. The project meets the bulk standards and design standards of the Ordinance. Therefore, preliminary and final site plan approval are appropriate.