

APPLICATION
to the
BOROUGH OF PENNS GROVE PLANNING BOARD
1 STATE STREET
PENNS GROVE, NJ 08069
TELEPHONE: (856) 381-9297

The application, with supporting documentation, must be filed with the Borough of Penns Grove Land Use Office Secretary at least thirty (30) business days prior to the meeting at which the application is to be considered.

TO BE COMPLETED BY BOROUGH STAFF ONLY

Date Filed _____ Application No. _____
Duplication Fees _____ Escrow Deposit _____
Review for Completeness _____ Scheduled for Hearing: _____

TO BE COMPLETED BY APPLICANT

SUBJECT PROPERTY

Location: 11 N. Broad Street, Penns Grove, New Jersey 08069

Tax Map	Page <u>10</u>	Block <u>43</u>	Lot(s) <u>3</u>
	Page _____	Block _____	Lot(s) _____
	Page _____	Block _____	Lot(s) _____
	Page _____	Block _____	Lot(s) _____

Dimensions Frontage 577 ft. Depth 410 ft. Total Area 1.84 acres
Zoning District COS

APPLICANT

Name: Tri-County Community Action Agency, Inc. t/a Gateway Community Action Partnership

Address: 110 Cohansey Street, Bridgeton, New Jersey 08302

Telephone Number (856)451-6330

Applicant is a: Corporation ☒ Partnership ☐ Individual ☐

DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.A. 40:55D-48.2, that disclosure requirement applies to any corporation or partnership which owns more than 10% interest or the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 20% ownership criterion have been disclosed. (Attach page as necessary to fully comply.)

PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes (attach copies) _____ No ☒ _____ Proposed _____

Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable ENGLISH in order to be approved.

Present

use of the premises: Head Start Child Care Center/Preschool

Applicant's Attorney Howard D. Melnicove, Esq.

Address 36 Franklin Street, Bridgeton, New Jersey 08302

Telephone Number (856)453-0009

Fax Number (856)451-7322

Email: howard@hdmlawyer.com

Applicant's Engineer Boston & Seeberger, PC

Address 5 Ferry Road, Pennsville, New Jersey 08070

Telephone Number (856)678-9146

Fax Number (856)678-9148

Email: dboston@bostonseeberger.com (Dale Boston)

Applicant's Planning Consultant None

Address _____

Telephone Number _____

Fax Number _____

Applicant's Traffic Engineer None

Address _____

Telephone Number _____

Fax Number _____

List any other Expert who will submit a report or who will testify for the Applicant: (Attach additional pages as may be necessary)

Name KBA Architecture Inc.

Field Expertise Architect

Address 591 Shiloh Pike, Bridgeton, NJ 08302

Telephone Number (856)327-9500 Fax Number (856)327-9503

Name _____

Field Expertise _____

Address _____

Telephone Number _____ Fax Number _____

Name _____

Field Expertise _____

Address _____

Telephone Number _____ Fax Number _____

Name _____

Field Expertise _____

Address _____

Telephone Number _____ Fax Number _____

1. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

____ Minor Subdivision Approval ____ Subdivision Approval (Preliminary) ____ Subdivision Approval (Final)

Number of lots to be created ____ (including remainder lot) / Number of proposed dwellings units ____ (if applicable)

SITE PLAN:

☒ Minor Site Plan Approval
____ Preliminary Site Plan Approval (Phases (if applicable)) ____
____ Final Site Plan Approval (Phases (if applicable)) ____
____ Amendment or Revision to an Approved Site Plan
____ Area to be disturbed (square feet) ____
____ Total number of proposed dwelling units ____
____ Request for Waiver from Site Plan Review and Approval

Reason for request

Addition to existing preschool facility

____ Informal Review
____ Appeal decision of an Administrative Officer (N.J.S.A. 40:55D-70a)
____ Map or Ordinance Interpretation of Special Question (N.J.S.A. 40:55D-70b)
____ Variance Relief (hardship) (N.J.S.A. 40:55D-70c(1))
____ Variance Relief (substantial benefit) (N.J.S.A. 40:55D-70c(2))
____ Variance Relief (use) (N.J.S.A. 40:55D-70d)
____ Conditional Use Approval (N.J.S.A. 40:55D-67)
____ Direct issuance of a permit for a structure instead of a mapped street, public drainage way, or flood control basin (N.J.S.A. 40:55D-34)
____ Direct issuance of a permit for a lot lacking street frontage (N.J.S.A. 40:55D-35)

2. Section(s) or Ordinance from which a variance is requested: None

3. Waivers Requested of Development Standards and/or Submission Requirements (attach additional pages as needed) Test boring/perc and location of off-site improvements

4. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable. **The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing.**

5. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach additional pages as needed) Expansion of existing childcare/preschool building for additional classroom space.

6. Is a public water line available? Yes _____

7. Is public sanitary sewer available? Yes _____

8. Does the application propose a well and septic system? No

9. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers?

N/A

10. Are any off-tract improvements required or proposed? No

11. Is the subdivision to be filed by Deed or Plat? N/A

12. What form of security does the applicant propose to provide as performance and maintenance guarantees?

N/A

13. Other approvals which may be required, and date plans submitted:

	YES	NO	DATE PLANS SUBMITTED
Penns Grove Municipal Utilities Authority	—	—	_____
Salem County Health Department	—	—	_____
Salem County Planning Board	✓	—	April 2022
Cumberland Salem Soil Conservation District	—	—	_____
NJ Department of Environmental Protection	—	—	_____
Sewer Extension Permit	—	—	_____
Sanitary Sewer Connection Permit	—	—	_____
Stream Encroachment Permit	—	—	_____
Waterfront Development Permit	—	—	_____
Wetlands Permit	—	—	_____
Tidal Wetlands Permit	—	—	_____
Potable Water Construction Permit	—	—	_____
Other	—	—	_____
SJ Department of Transportation	—	—	_____
Public Service Electric & Gas Company	—	—	_____

14. Certification from the Tax Collector that all taxes due on the subject property have been paid.

15. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

Quantity	Description of Item
14	Site plan set consisting of nine (9) sheets
14	Floor plan and elevations by KBA Architecture, dated 3/7/2022

16. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicant's Professional	Reported Requested
Attorney	Review letter(s)
Engineer	Review letter(s)
Other(s)	

CERTIFICATIONS

17. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. (If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

22ND day of April, 2022

Melanie Scull
NOTARY PUBLIC



Howard D. Melnicove
SIGNATURE OF APPLICANT(S)

Howard D. Melnicove, Esq., General Counsel, Tri-County Community Action Agency, Inc. t/a Gateway Community Action Partnership
PRINT NAME(S)

18. I CERTIFY THAT I AM THE Owner of the property, which is the subject of the application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant. (If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

22nd day of April, 20 22

Melanie Scull
NOTARY PUBLIC



Howard D. Melnicove
SIGNATURE OF APPLICANT(S)

Howard D. Melnicove, Esq., General Counsel, Tri-County Community Action Agency, Inc. t/a Gateway Community Action Partnership
PRINT NAME(S)

19. I understand that the sum of \$ 1,500.00 has been deposited in an escrow account. In accordance with the Ordinances of the Borough of Penns Grove, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

Sworn to and subscribed before me this

22ND day of April, 20 22

Melanie Scull
NOTARY PUBLIC



Howard D. Melnicove, Esq., General Counsel,
Tri-County Community Action Agency, Inc.
t/a Gateway Community Action Partnership
PRINT NAME(S)

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