

PLANNING BOARD  
TOWNSHIP OF PILESGROVE

DEVELOPMENT APPLICATION FORM

See Article VIII of Chapter 145 (Land Use Ordinance) for additional information.

Application # 2021-015 Date Filed: \_\_\_\_\_ Signature: \_\_\_\_\_  
(Assigned) (Board Secretary)

PART 1 (application information)

Applicant: JAMES PARENTE

Address: 1343 KINGS HIGHWAY  
PILESGROVE, NJ 08098

Preferred Phone Contact: X 769-3543 Email: X

The undersigned is making an application to the Pilesgrove Planning Board for the following:

BLOCK 7 Lot 4 BLOCK \_\_\_\_\_ Lot \_\_\_\_\_ BLOCK \_\_\_\_\_ Lot \_\_\_\_\_

- Conceptual/Informal Review
- Conditional Use, pursuant to Section \_\_\_\_\_  
(Identify section)
- Map Interpretation or Special Question (explain on separate sheet and attach)
- Appeal from Decision of Zoning Officer (explain on separate sheet and attach)
- Site Plan (also complete Part 5 form)
  - Minor
  - Major
  - Preliminary
  - Final
  - Other
- Subdivision (also complete Part 4 form)
  - Minor
  - Major
  - Preliminary
  - Final
  - Other
- Variance(s)
  - Use
  - Area or Bulk
  - Other
  - Waivers Requested

No  Yes (list on separate sheet and attach)

Explain Existing Use: RESIDENTIAL

Explain Proposed Use: RESIDENTIAL

Was a previous application submitted for the proposed development?  
 No  Yes

If yes, applicant name \_\_\_\_\_ and date of submission \_\_\_\_\_

**PART 2 (property information)**

Name of Proposed Development (or Applicant's name):  
JAMES PARENTE MINOR SUBDIVISION

Physical Location of Property (street address or street name and nearest intersection):  
1343 KINGS HIGHWAY

Current Zoning: SR

Are there deed restrictions currently on the property?  
 None  Yes (please attach copy of deed restrictions)

Do you contemplate new deed restrictions in your application?  
 No  Yes (please attach draft or final copy)

Professional who prepared the sealed drawings:  
Name: JAMES CLANCY LAND ENGINEERING, LLC  
Address: 84 E. GRANT ST., STE 1 WOODSTOWN NJ  
Phone Number: 769-9460 Email: LANDENGLLE@COMCAST.NET

List of maps and/or other materials submitted with this application:

Describe Item	Number of copies
<u>MINOR SUBDIVISION APPLICATION</u>	<u>18</u>
<u>WAIVER REQUEST LETTER</u>	<u>18</u>
_____	_____
_____	_____

**PART 3 (applicant information)**

**Applicant Information:**

Name: JAMES PARENTE

**Landowner Information: (If different than applicant)**

Name: SAME

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

Phone Number: \_\_\_\_\_ Fax: \_\_\_\_\_

**Person submitting Application on behalf of applicant:**

Name: \_\_\_\_\_

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

Phone Number: \_\_\_\_\_ Fax: \_\_\_\_\_

**Attorney representing applicant:**

Name: \_\_\_\_\_

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

Phone Number: \_\_\_\_\_ Fax: \_\_\_\_\_

**Main contact for correspondence on escrow and fees: (If different than or in additional to attorney)**

Name: JAMES PARENTE (APPLICANT)

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

Phone Number: \_\_\_\_\_ Fax: \_\_\_\_\_

List all corporation and/or partners with 10 per cent or more interest: N/A

\_\_\_\_\_  
\_\_\_\_\_

**PART 4 (For Subdivision applications only)**

Type of application: ( ) Major

Minor

Total acreage of tract: 4.34 Portion being subdivided: 1.34 AC

How many new lots are proposed: 1

Proposed acreage of new lot(s) and remaining lot: 1.34

Purpose of subdivision: SELL ONE NEW BUILDING LOT  
(“sell lots”, “settle estate”, etc.)

Proposed Use of new lot(s): RESIDENTIAL  
(residential, commercial/industrial, other etc.)

If this application is for a final site plan approval for a major subdivision, please provide: N/A

Date of preliminary approval: \_\_\_\_\_

Municipality: \_\_\_\_\_

If the final site plan is not identical to the preliminary plan with respect to details and area covered, please indicate material changes:

\_\_\_\_\_  
\_\_\_\_\_

**PART 5 (For Site Plan applications only)** N/A

Acreage of tract: \_\_\_\_\_

Zoning Classification: \_\_\_\_\_

Building Height: \_\_\_\_\_

Square Foot of Structures:

Existing: _____	Proposed: _____
_____	_____
_____	_____

Seating Capacity: \_\_\_\_\_ Dwelling Units: \_\_\_\_\_

The person signing this application certifies the letter of instruction for this application was received and that the above information is accurate.

Signature of Applicant: X [Signature] Date: 8/30/21

LAND USE

Checklist No. 3

Details Required for Minor Subdivision Plats and Minor Site Plans

NOTE: See § 145-56 of Chapter 145, Land Use, of the Code of the Township of Pilesgrove for further details of submission requirements and procedures.

1. Application form(s) and checklist(s) (18 copies).
2. Escrow fees required pursuant to § 145-60 of Chapter 145, Land Use.
3. Plats or plans (18 copies) signed and sealed by a New Jersey Professional Land Surveyor or New Jersey Professional Engineer, as required, and folded into eighths with title block revealed.
4. Scale of not less than one inch equals 100 feet on one of three of the following standard sheet sizes: 8 1/2 inches by 13 inches; 15 inches by 21 inches; or 24 inches by 36 inches. [Amended 12-29-2000 by Ord. No. 120013]
5. Key map at not more than one inch equals 800 feet. [Amended 12-29-2000 by Ord. No. 120013]
6. Title block in accordance with the rules governing title blocks for professional engineers (N.J.S.A. 45:8-36), including:
7. Name of subdivision or development, Township of Pilesgrove and Salem County;
8. Name, title, address and telephone number of subdivider or developer;
9. Name, title, address and license number of the professional or professionals who prepared the plat or plan;
10. Name, title and address of the owner or owners of record;
11. Scale (written and graphic); and
12. Date of original preparation of each subsequent revision thereof and a list of the specific revisions entered on each sheet.
13. Acreage figures (both with and without areas within public rights-of-way) and North arrow.
14. Certification that the applicant is the owner of the land or his properly authorized agent or that the owner has given his consent under an option agreement.
15. Concerning corporations or partnerships, a list of names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class as required by N.J.S.A. 40:55D-48.1 et seq.
16. Approval signature lines:
17. Chairman;
18. Secretary; and

PILESGROVE CODE

- 19. Board Engineer.
- 20. Existing block and lot number(s) of the lot(s) to be subdivided developed as they appear on the Township Tax Map. [Amended 9-10-1996 by Ord. No. 96-3]
- 21. Tract boundary line (heavy solid line) and existing or proposed subdivision or property lines.
- 22. Zoning districts affecting the tract, including district names and requirements, with a comparison to the application.
- 23. The location of existing and proposed property lines (with bearings and distances), streets, structures (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drainpipes and any natural features such as treed areas, both within the tract and within 100 feet of its boundary.
- 24. The location and width of all existing and proposed utility easements and rights-of-way, the use(s) for which they are intended to be limited and the manner in which the easements will be controlled.
- W 25. Proposed buffer and landscaped areas and the location and identification of existing vegetation with an indication as to whether it is to remain or be removed.
- 26. Delineation of streams, ponds, floodplains, marshes, wetlands and lands subject to flooding within the tract and within 100 feet thereof.
- 27. Contours as shown on the United States Geological Survey topographic sheets and proposed grades.
- 28. The name of all adjacent property owners and adjacent block and lot numbers as they appear on the most recent tax list prepared by the Township Tax Assessor.
- 29. Certificate from the Township Tax Collector that all taxes and assessments are paid to date.
- 30. Concerning minor subdivisions only, existing and proposed monuments.
- W 31. Concerning minor site plans only, lighting details, sign details, circulation and parking details and drainage calculations and proposed drainage improvements and details.
- W 32. Proposals for soil erosion and sediment control as required by N.J.S.A. 4:24-39 et seq.<sup>1</sup>
- W 33. Plans of proposed improvements and utility layouts and letters from utility companies, appropriate county and state agencies as required by ordinance.
- W 34. No minor subdivision or minor site plan involving any corner lot shall be approved unless a sight triangle easement shall be granted as specified in Chapter 145, Land Use.

<sup>1</sup>Editor's Note: The entry pertaining to additional street rights-of-way, which immediately followed this entry, was deleted 9-10-1996 by Ord. No. 96-3.

LAND USE

✓ 35. No minor subdivision plan shall be approved unless the complete right to farm provisions contained in § 145-40G of Chapter 145, Land Use, are prominently shown on the plat map and are agreed upon by the subdivider to be included in each agreement of sale with any contract purchaser of any of the subject lots.<sup>2</sup>

✓ 36. The locations of man-made and natural features, such as bridges, wetlands, treed areas, drainage divides, marshes and depressions, both within the tract and within 100 feet of its boundaries or beyond as necessary to determine off-site drainage impacts. [Added 7-12-2005 by Ord. No. 05-09]

W 37. A field survey of the property's (site's) vegetation, soils, and hydrologic conditions that clearly identifies and characterizes all wetlands, wetlands transition areas, and nonwetlands areas in accordance with the methodology described in the "Federal Manual for Identifying and Delineating Jurisdictional Wetlands" (or a certification from a New Jersey licensed engineer stating that no such conditions or areas are present at the property) and verification of such delineation or certification in the form of a letter of interpretation (LOI) issued by the New Jersey Department of Environmental Protection (NJDEP). [Added 7-12-2005 by Ord. No. 05-09]

NO GIS  
WETLANDS  
INDICATED  
ON SITE

- a.<sup>3</sup> For:
- b. Applicant:
- c. Affecting property known as:
- d. Block \_\_\_\_\_, Lot \_\_\_\_\_ on the Pilesgrove Township Tax Map.

To the best of my knowledge the above submissions required pursuant to this checklist have been supplied with the exception of:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Solicitor

\_\_\_\_\_  
Township Engineer

<sup>2</sup>Editor's Note: The entry which immediately followed, amended 9-10-1996 by Ord. No. 96-3, and which required deed descriptions, was repealed 12-29-2000 by Ord. No. 120013.

<sup>3</sup>Editor's Note: This signature block was amended 12-29-2000 by Ord. No. 120013.

LAND USE

Checklist No. 6  
General Requirements  
[Added 12-29-2000 by Ord. No. 120013]

1. Eighteen copies of the appropriate application form(s), completely filled in. If any item is not applicable to the applicant, it should so be indicated on the application form(s).
2. Certificate that taxes are paid.
3. Receipt indicating that fees are paid.
4. Eighteen copies of any required plot plan, site plan or subdivision plan.
5. Affidavit of ownership. If applicant is not the owner, applicant's interest in land; e.g., tenant, contract/purchaser, lien holder, etc.
6. One of the following:
- WAIVER
- a. A letter of interpretation from the New Jersey Department of Environmental Protection (NJDEP) indicating the absence of freshwater wetlands, or indicating the presence and verifying delineation of the boundaries of freshwater wetlands; or
- b. A letter of exemption from the NJDEP certifying that the proposed activity is exempt from the Freshwater Wetlands Protections Act, and regulations promulgated thereunder; or
- c. A copy of any application made to the NJDEP for any permit concerning a proposed regulated activity in or around freshwater wetlands.
- The Planning Board may waive the above requirements where it can be established by applicant and verified by the Board and its professionals that no wetlands exist on site or on contiguous property owned by the applicant.
- W 7. If a corporation or partnership, list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class as required by N.J.S.A.40:55D-48.1, et seq.
8. Number of witnesses and their expertise, if any.
9. Statement as to any requirements for which waiver is sought, together with a statement of reasons why waivers should be granted.

NO GIS  
WETLANDS  
INDICATED  
ON SITE



**Land Engineering, LLC**

84 East Grant Street, Suite 1

Woodstown, NJ 08098

Phone (856) 769-9460

Fax (856) 769-2052

August 25, 2021

Pilesgrove Township Planning Board  
Attn: Rita Shade, Secretary

Re: Minor Subdivision Plan for James Parente  
Block 7, Lot 4 - Pilesgrove Township

Listed below are the requested waivers from Checklist No. 3 - Details Required for Minor Subdivision:

Item 15 - Corporations or partnerships

**Waiver requested due to the fact the property owner and applicant are not part of a corporation or partnership.**

Item 25 - Buffer and landscape areas

**Waiver requested. No buffers proposed. One new lot to be created.**

Item 31 - Minor Site Plans

**Waiver requested. Application is for Minor Subdivision only.**

Item 32 - Soil Erosion and Sediment Control

**Waiver requested. Application is for Minor Subdivision only. No construction is proposed.**

Item 33 - Utilities

**Waiver requested. Existing utilities servicing site. Application is for Minor Subdivision only. No construction is proposed.**

Item 34 - Sight Triangle

Waiver requested. Site is not situated on a corner lot. No construction is proposed.

Item 37 - Letter of interpretation

Waiver requested from submitting to NJDEP. There are no wetlands on site as indicated on the New Jersey Department of Environmental Wetlands GIS mapping system.

Listed below are the requested waivers from Checklist No. 6 - General Requirements:

Item 6 - Letter of interpretation

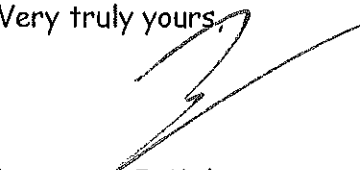
Waiver requested from submitting to NJDEP. There are no wetlands on site as indicated on the New Jersey Department of Environmental Wetlands GIS mapping system.

Item 7 - Corporations or partnerships

Waiver requested due to the fact the property owner / applicant are not part of a corporation or partnership.

If you have any questions feel free to contact me at (856) 769-9460.

Very truly yours,



Lawrence J. Maltman  
Principal, Land Engineering, L.L.C.

IN THE MATTER OF THE  
MINOR SUBDIVISION APPLICATION  
IN THE TOWNSHIP OF PILESGROVE

STATE OF NEW JERSEY

AFFIDAVIT OF OWNERSHIP

COUNTY OF SALEM

James Parente, being of full age, being duly sworn, upon their oath,  
depose and say:

I am the owner of Block 7, Lot 4 on the Pilesgrove Township Tax  
Map, in the County of Salem and State of New Jersey and consent to  
a Subdivision Application of this property.

By Parente  
Parente

Sworn and subscribed to before me  
This 30<sup>th</sup> day of August, 2021

Donna J. Caulfield  
Notary

Donna J. Caulfield  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
ID # 2344767  
MY COMMISSION EXPIRES May 16, 2024

