

Katie B. Coleman, Esq.

23 N. Main Street
Elmer, NJ 08318

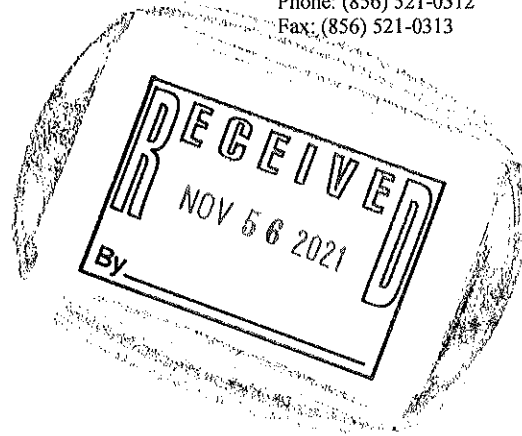
Katie B. Coleman, CPA, Esq.
Email: coleman_katie@comcast.net

Phone: (856) 521-0312
Fax: (856) 521-0313

Township of Pilesgrove
Planning Board

November 1, 2021

Re: Jeffrey String
Application for Use Variance
Route 40
Block 40, Lot 12.11Q



To whom it may concern:

I represent Jeffrey String in application to the Pilesgrove Township Land Use Board for a use variance. I have enclosed the requisite number of copies of the application, checklists, and additional documentation.

The Applicant requests approval for a single-family residential use on the property that is located in the HC-Highway Commercial Zone. The applicant intends to construct a home for his family on the property and continue the current agriculture use on the remaining approximately 25 acres.

Applicant requests waiver of Checklist No. 1, items:

- 4 through 23. Requiring a sketch plat or plans with various details depicted. Applicant has submitted the tax map sheet and a Google Earth satellite image which clearly depict the subject property and surrounding properties.
- 26. Applicant proposes to provide testimony regarding the nature of construction, however, he is unable to provide location and size details pending results of various site suitability testing to be performed
- 29. Wetlands – see waiver request for Checklist No. 6, Item 6. Below.

Applicant requests waiver of Checklist No. 6, items:

- 6. Applicant proposes to provide testimony and a NJ-GeoWeb map with New Jersey Wetlands Delineations depicted.

Please list the application for the November 17, 2021 meeting. The required public notices have been completed and proofs will be provided prior to the meeting.

Sincerely,
Katie B. Coleman

PLANNING BOARD
TOWNSHIP OF PILESGROVE

DEVELOPMENT APPLICATION FORM

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

Application # 2021 017 (Assigned) Date Filed: _____ Signature: _____
(Board Secretary)

PART 1 (application information)

Applicant: Jeffrey String

Address: 5 Wick Drive, Pilesgrove, NJ 08098

Preferred Phone Contact: 609-217-4965 Email: jeffstring@gmail.com

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

BLOCK 40 Lot 12.11 BLOCK _____ Lot _____ BLOCK _____ Lot _____

- Conceptual/Informal Review
- Conditional Use, pursuant to Section _____
(Identify section)
- Extension of Site Plan Approval (attached prior Board Resolutions and complete Part 5.)
- 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: Agriculture

Explain **Proposed** Use: Proposed construction of a single-family residence and garage on approximately one acre, with agricultural use to continue on remaining acreage.

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): **Jeffrey String**

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

Block 40, Lot 12.11 - Route 40

Current Zoning: HC-Highway Commercial

Are there deed restrictions currently on the property?

(X) None () Yes (please attach copy of deed restrictions)

Do you contemplate new deed restrictions in your application?

(X) No () Yes (please attach draft or final copy)

Professional who prepared the sealed drawings:

Name: _____

Address: _____

Phone Number: _____ Email: _____

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

Describe Item _____	Number of copies
<u>Tax Map Sheet 15</u>	<u>18</u>
<u>Google Earth Satellite View</u>	<u>18</u>
<u>NJ Geo-Web Map</u>	<u>18</u>
_____	_____

PART 3 (*applicant information*)

Applicant Information:

Name: Jeffrey String

Landowner Information: (If different than applicant)

Name: Melinda Riepen and Margaret Flitcraft

Address: 1183 Route 40, Pilesgrove, NJ 08098

Phone Number: _____ Fax: _____

Person submitting Application on behalf of applicant:

Name: _____

Address: _____

Phone Number: _____ Fax: _____

Attorney representing applicant:

Name: Katie Coleman

Address: 23 N Main Street, Elmer, NJ 08318

Phone Number: 856-521-0312 Fax: 856-521-0313

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

Name: _____

Address: _____

Phone Number: _____ Fax: _____

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

LAND USE

Checklist No. 1 Details Required for Variance Applications

NOTE: See § 145-55C of Chapter 145, Land Use, of the Code of the Township of Pilesgrove for further details of submission requirements and procedures.

- X 1. Application form(s) and checklist(s) (15 copies).
- X 2. Escrow fees in accordance with § 145-60 of Chapter 145, Land Use.
- X 3. Sketch plats or plans (15 copies) or related material outlining the location, nature and extent of any variance(s) requested.
- W 4. Key map at less than one inch equals 800 feet. [Amended 12-29-2000 by Ord. No. 120013]
- _____ 5. Title block;
- _____ 6. Name, title, address and telephone number of applicant;
- _____ 7. Name, title, address and license number of the professional or professionals who prepared the plot or plan, if applicable;
- _____ 8. Name, title and address of the owner or owners of record;
- _____ 9. Scale (written and graphic); and
- _____ 10. Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.
- _____ 11. North arrow.
- _____ 12. Names and addresses of partners or stockholders as required by ordinance.
- _____ 13. Affidavit of ownership.
- _____ 14. Acreage figures (both with and without areas within public rights-of-way).
- _____ 15. Approval signature lines.
- _____ 16. Existing block and lot number(s) of the lot(s) as they appear on the Township Tax Map.
- _____ 17. Tract boundary line (heavy solid line).
- _____ 18. The location of existing and proposed property lines, 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 50 feet of its boundary.
- _____ 19. The location and width of all existing easements and rights-of-way.
- _____ 20. Zoning districts affecting the tract, including district names and all area and bulk requirements, with a comparison to the proposed development.
- _____ 21. Proposed buffer and landscaped areas.

LAND USE

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

- X 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).
- X 2. Certificate that taxes are paid.
- X 3. Receipt indicating that fees are paid.
- X 4. Eighteen copies of any required plot plan, site plan or subdivision plan.
- X 5. Affidavit of ownership. If applicant is not the owner, applicant's interest in land; e.g., tenant, contract/purchaser, lien holder, etc.
- W 6. One of the following:
- 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.
- N/A 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.
- X 8. Number of witnesses and their expertise, if any.
- X 9. Statement as to any requirements for which waiver is sought, together with a statement of reasons why waivers should be granted.



Block 40, Lot 12.11



Camera: 1,485 m 39°38'57"N 75°18'13"W 19 m



Google Earth Imagery date: 10/17/20-newer



OWNER & ADDRESS REPORT

10/12/21 Page 1

PILES GROVE

LIST OF OWNERS OF PROPERTY WITHIN 200 FEET OF
BLOCK 40 LOT 12.11, PILESGROVE TWP.

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
38	2.02		4A	SHIPMAN RUSSELL 450 WHIG LANE RD PILES GROVE NJ 08098	1192-1198 ROUTE 40	
38	2.03		4A	LAYTON, DAVID J & DENISE ZANE 327 SOUTH MAIN ST WOODSTOWN NJ 08098	1190 ROUTE 40	
38	2.04	QFARM	3B	YURGIN, PHILLIP 10 WINDING WAY MULLICA HILL NJ 08062	ROUTE 40	
39	20		2	JONES, ANDREW A JR 259 EAST LAKE RD PILES GROVE NJ 08098	259 EAST LAKE RD	
40	12		3A	DONELSON, DWAYNE D & NICOLE L 1183 ROUTE 40 PILES GROVE NJ 08098	1183 ROUTE 40	
40	12	QFARM	3B	DONELSON, DWAYNE D & NICOLE L 1183 ROUTE 40 PILES GROVE NJ 08098	ROUTE 40	
40	12.04		2	COTTER, DOUGLAS R & JULIA A 260 EAST LAKE RD PILES GROVE NJ 08098	260 EAST LAKE RD	
40	12.07		4A	CLAREGALWAY LLC 1107 PAPER MILL ROAD ERDENHEIM PA 19038	236 EAST LAKE RD	
40	12.10		3A	SMIGEL, DANIEL M & KATHLEEN 262-A EAST LAKE RD PILES GROVE NJ 08098	262-A EAST LAKE RD	
40	12.10	QFARM	3B	SMIGEL, DANIEL M & KATHLEEN 262-A EAST LAKE RD PILES GROVE NJ 08098	EAST LAKE RD	
40	13	QFARM	3B	SEIBERT, H A % SEIBERT, HORACE 189 E LAKE ROAD PILES GROVE NJ 08098	ROUTE 40	
40	15		4A	GALANIS, ZACK 1158 ROUTE 45 PILES GROVE NJ 08098	1197 ROUTE 40	
40	16		4A	DI BELLA BROTHERS 421 WHIG LANE RD PILES GROVE NJ 08098	1199 ROUTE 40	
40	17		4A	MAXWELL, CHRISTOPHER 1203 ROUTE 40 PILES GROVE NJ 08098	1203 ROUTE 40	
40	18		4A	JONES, MARVIN L + NINA MARIE 38 CHESTNUT DRIVE WOODSTOWN NJ 08098	1207 + 1211 ROUTE 40	
40	19		2	RECINGOS, IZABEL SPECIAL NEEDS TRUST 900 SCOTT STREET, STE 210 WITCHITA FALLS, TX 76301	1211B ROUTE 40	
79	1		4A	YURGIN, PHILLIP 1210 RT 40 PILES GROVE NJ 08098	1210 ROUTE 40	
79	1	B01	4A	YURGIN, PHILLIP 1210 RT 40 PILES GROVE NJ 08098	1210 ROUTE 40	
79	1	QFARM	3B	YURGIN, PHILLIP 1210 RT 40 PILES GROVE NJ 08098	ROUTE 40	