

LAW OFFICES  
**FRANK J. HOERST, III**  
ATTORNEY AT LAW  
The Opera House  
13 West Avenue  
Post Office Box 217  
Woodstown, New Jersey 08098  
(856) 769-1700 · (856) 769-0361

Of Counsel:  
**Mati Jarve** (NJ, PA, AZ)  
*Certified by the Supreme Court of New Jersey  
as a Civil Trial Attorney  
Certified by the National Board of Trial  
Advocates as a Civil Trial Advocate*

Of Counsel:  
**Richard F. Klineburger, III**  
*Certified by the Supreme Court of  
New Jersey as a Criminal Trial Attorney*



October 12, 2021

*Hand Delivered*  
Rita Shade, Planning Board Secretary  
Planning Board Township of Pilesgrove  
1180 Route 40  
Pilesgrove, New Jersey 08098

2021-020

Dear Rita:

I am tendering to you this day, Application for Minor Subdivision with regard to property located on Eldridges Hill Road, being identified as Block 39, Lot 2 and Block 39, Lots 10.01 & 10.01Q on the Pilesgrove Township Tax Map. This is a request for Minor Subdivision for property owned by Pierson Properties, LLC.

I enclose the following:

1. Application – 18 copies
2. Checklist #3 – 18 copies
3. Checklist #6 – 18 copies
4. Taxes paid statement – 18 copies
5. Affidavit of Ownership, Pierson Properties, LLC – 18 copies
6. Statement of Waivers Requested – 18 copies
7. Form W-9 with 2 checks from my client:
  - a. Check #3266 for the Application fee of \$250
  - b. Check #265 for the escrow fee of \$2,500

As indicated above, if it falls within the convenience and purview of the Board and its professionals, I request placement on the November 17, 2021 agenda for both completeness and technical hearing. If you have any questions, please call.

Yours very truly,

A handwritten signature in black ink, appearing to be "FJH", written over a horizontal line.

FRANK J. HOERST, III

FJH:ci  
Enclosures

PLANNING BOARD  
TOWNSHIP OF PILESGROVE

DEVELOPMENT APPLICATION FORM

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

Application # \_\_\_\_\_  
(Assigned)

2021-020

Date Filed:

NOV 5 8 2021

Signature: \_\_\_\_\_

(Board Secretary)

By \_\_\_\_\_

PART 1 (application information)

Applicant: Pierson Properties, LLC

Address: P.O. Box 430

Woodstown, NJ 08098

Preferred Phone Contact: (856) 769-1700

Email: fhoerst@comcast.net

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

BLOCK 39 Lot 2

BLOCK 39 Lot 10.01

BLOCK 39 Lot 10.01Q

\_\_\_\_ 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: Lot 2: Part in AR and part in RR Lot 10.01 RR

Explain Proposed Use: Lot 2: AR Lot 10.01 RR

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):

Pierson Properties, LLC

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

515 Eldridges Hill Road

Current Zoning: Lot 10.01 RR (Rural Residential)

Lot 2 RR and AR

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: William M Thompson III, PLS

Address: 426 Swedesboro Road, Pilesgrove, NJ 08098

Phone Number: (609) 743-7215 Email: bthompson@repierson.com

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

Describe Item	Number of copies
<u>Minor Subdivision Plan</u>	<u>18</u>
<u>Taxes paid certification</u>	<u>18</u>
<u>Reason for Requested Waiver</u>	<u>18</u>
_____	_____

**PART 3 (applicant information)**

**Applicant Information:**

Name: Pierson Properties, LLC

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

Name: Pierson Properties, LLC

Address: PO BOX 430, Woodstown, NJ 08098

Phone Number: (856) 769-8244 Fax: \_\_\_\_\_

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

Name: Frank J. Hoerst, III, Esquire

Address: PO Box 217, Woodstown, NJ 08098

Phone Number: (856) 769-1700 Fax: (856) 769-0361

**Attorney representing applicant:**

Name: Frank J. Hoerst, III, Esquire

Address: PO Box 217, Woodstown, NJ 08098

Phone Number: (856) 769-1700 Fax: (856) 769-0361

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

Name: Frank J. Hoerst, III, Esquire

Address: PO Box 217, Woodstown, NJ 08098

Phone Number: (856) 769-1700 Fax: (856) 769-0361

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

Richard E. Pierson \_\_\_\_\_

Michael K. Pierson \_\_\_\_\_

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

Type of application: ( ) Major (●) Minor

Total acreage of tract: 125.574 reconfigured Portion being subdivided: 10.678

How many new lots are proposed: None (6.735 acres to be annexed to Lot 2)

Proposed acreage of new lot(s) and remaining lot: N/A

Purpose of subdivision: Subdivide Lot 10.01 and add the remaining farmland to Lot 2.  
(*"sell lots", "settle estate", etc.*)

Proposed Use of new lot(s): Lot 10.01: Residential Lot 2: (with 6.735 acres annexed) Agricultural  
(*residential, commercial/industrial, other etc.*)

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

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)

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: [Signature]

Date: OCTOBER 12, 2001

Updated June 16, 2020

Attorney for Applicant

## 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.
- W 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.
- W 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.
- N/A 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>
- N/A 33. Plans of proposed improvements and utility layouts and letters from utility companies, appropriate county and state agencies as required by ordinance.
- N/A 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]

- 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.



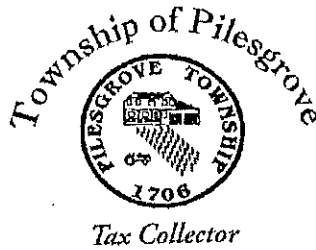
LAND USE

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.
- 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.
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.

1180 Route 40  
Pilesgrove, New Jersey 08098



Phone: (856) 769-4186

Fax: (856) 769-5490

September 14, 2021

Frank J. Hoerst, III, Esquire  
13 West Avenue  
P. O. Box 217  
Woodstown, NJ 08098

Re: Certification Taxes Paid  
Block 39, Lots 10.01 & 10.01Q  
Pilesgrove Township

Dear Frank:

The property taxes on the above mentioned block and lot are paid current through the third quarter of 2021. The third quarter is from July 1 through September 30, 2021.

If you need anything else, please do not hesitate to contact me.

Sincerely,

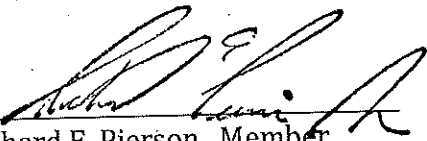
A handwritten signature in black ink, appearing to read "Suzanne", is written over a faint, larger version of the same signature.


Suzanne D. Pierce  
Certified Tax Collector

AFFIDAVIT OF OWNERSHIP AND LIST OF MEMBERS OF COMPANY WITH  
MORE THAN 10% OWNERSHIP INTEREST

We, Richard E. Pierson and Michael K. Pierson, of full age being duly sworn according to law do depose and state as follows:

1. We are members of Pierson Properties, LLC, which is the applicant regarding the property known on the Pilesgrove Township Municipal Tax Map as Block 39, Lot 2 and Block 39, Lots 10.01 & 10.01Q.
2. Pierson Properties, LLC consists of two members with more than 10% ownership interest. Those members are Richard E. Pierson and Michael K. Pierson.


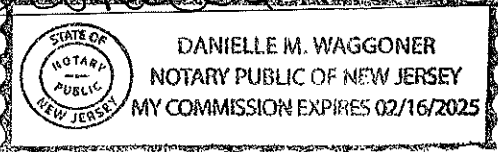
By:   
Richard E. Pierson., Member  
Pierson Properties, LLC

By:   
Michael K. Pierson., Member  
Pierson Properties, LLC

State of New Jersey :  
  :          ss.  
County of Salem      :

I CERTIFY that on Oct 7<sup>th</sup>, 2021, Richard E. Pierson and Michael K. Pierson, personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached instrument; and
- (b) was authorized to and did execute this instrument as Member of Pierson Properties, LLC, the entity named in this instrument; and,
- (c) executed this instrument as the act of the entity named in this instrument.

MINOR SUBDIVISION APPLICATION  
PIERSON PROPERTIES, LLC  
TOWNSHIP OF PILESGROVE PLANNING BOARD

Reasons for Requested Waiver on Checklist #3

#4: Waiver is requested to reduce scale to facilitate a better appearance and keep plan on one sheet of paper. However, a second sheet is provided to requested scale to better demonstrate the area to be subdivided.

#25: Waiver of the agricultural buffer is requested because no new buildings are to be erected on the remainder portion in front of the Lot and we are merely adding a new lot line and removing rear lot line to merge to existing Lot 2, which is for agricultural purposes.

#27: No new contours, improvements, or change of use is proposed.

#32: There shall be no disturbance as a result of minor subdivision.

#37: There shall be no new improvements or change of use.

In reality, as a result of this minor subdivision, no new lots will be created and we are requesting what has in the past been commonly referred to as a "lot line adjustment".

MINOR SUBDIVISION APPLICATION  
PIERSON PROPERTIES, LLC  
TOWNSHIP OF PILESGROVE PLANNING BOARD

Reasons for Requested Waiver on Checklist #6

#6: Reasons for requested waivers are exhibited on the Plan, as follows:

Note # 2: The purpose of this subdivision is to divide the land with an existing dwelling on Lot 10.01 and add the remaining farmland to Lot 2, as shown on the Plan.

Note #7: There are mapped wetlands on existing Lot 2, Block 39 and existing Lot 10.01, Block 39 as shown per NJDEP digital download data. Owner/Applicant proposes no new improvements or change in use on reconfigured Lot 2, Block 39. Lot 2 and portion of Lot 10.01, Block 39 have been in continuous agricultural use and have farm use exemption from wetlands regulations per *NJAC 7:7A-2.8*.

There is a request for waiver of agricultural buffer on the newly configured Lot 10.01 which will constitute the residential section. The residence and buildings are already there and are identified on the Plan. Furthermore, the remainder portion that is to be annexed to Lot 2 is similar in reasoning behind the waiver of agricultural buffer on existing Lot 2.01 of Block 39 (Adam Fazzio, owner).