NOV 1 7 2023

DATE RECEIVED: PLANNING BOARD APPLICATION NUMBER:

ZB 2023/13

TOWNSHIP OF FLORENCE LAND DEVELOPMENT APPLICATION

| | , |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| If you are not familiar with the Florence Township Ordinance requiout the application. | rements please ask to see a member of the Planning/Zoning Staff prior to fil |
| A. BASIC INFORMATION | |
| 1. CCP Outdoor LLC d/b/a APPLICANT NAME: Premier Outdoor Media STREET ADDRESS: 307 Fellowship Road, Suite 31 CITY: Mount Laurel' STATE: NJ ZIP: 08054 TELEPHONE: (856) 559-7818 EMAIL: Cbartoli@Premieroutdoormedia.com | CITY: Beverly STATE: NJ ZIP: 08010 TELEPHONE: EMAIL: |
| If applicant is not owner, set forth in detail the nature an this application. Lease agreement | d source of the legal beneficial right by which you can claim to submit |
| 4. TYPE OF APPLICATION: (check as many iter Starred (*) application require a public hearing with not major Sub-Prel* Major Sub-Prel*Major Sub-FinalMinor Site Plan*Major Site Plan-Prel.*Appeal of decision Administrative O | Interpret zoning map or ordinance |
| NOTE: If a variance is requested in conjunction with this application Form – SEE No. 15. LIST OF INDIVIDUALS WHO PREPARE | n the exact nature of the variance must be indicated on the application |
| ARCHITECT | SITE PLANNER |
| NAME: N/A STREET: ZIP: ZIP: TELEPHONE: | NAME: Tiffany A. Cuviello, PP, LLC STREET: 7 Equestrian Drive CITY: Galloway Twp. STATE: NJ ZIP: 08205 TELEPHONE: (856) 912-4415 |
| NAME: Stout & Caldwell Engineers STREET: 705 Route 130, Suite A CITY: Cinnaminson STATE: NJ ZIP: 08077 TELEPHONE: (856) 786-2202 FAX: | ATTORNEY Jeffrey M. Hall, Esq. NAME: Szaferman, Lakind, Blumstein & Blader, PC STREET: 101 Grovers Mill Road, Suite 200 CITY: Lawrenceville STATE: NJ ZIP: 08648 TELEPHONE: (609) 557-0956 FAX: |
| SITE INFORMATION 6. LOCATION OF PROPERTY | |
| STREET ADDRESS 2033 Route 130 BLOCK NO. 159 LOT NO | D:3 |

| 7. | TYPE OF ROAL | D FRONTAGE: | X Rt. 130 Arterial | Collector | rSecondary Local Road | Local Road |
|-----|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| 8. | ZONE DISTRIC | CTS: (Circle one) | Value of the second of the sec | I Innary | Local Road | |
| | R Residential RA Residential RB Residential RC Residential | AGR HC NC OP | Agricultural Highway Commerci Neighborhood Comm Office Park | | | |
| 9. | DESCRIPTION Present Use_ Proposed Use_ Number of Lots_ Lot Size | Warehouse | USE ting) and billboard Square I | Sect | Acres | |
| | Required Existing Proposed | 200 ft. 444.20 ft. 444.20 ft. | 60,000 32,898 32,89 | 3.62 | 1.38 0.76 0.76 | |
| | Primary Building | Setback Requireme Front | one Side | Second Side | Rear | |
| | Required Existing Proposed Billboard | 75 ft. 24.6 ft. 24.6 ft. | 25 ft 10.0 ft. 188.3 ft. | | 50 ft. 3.3 ft. 45.6 ft. | |
| | Accessory building Required Existing Proposed | g setback requirem Side n/a | ents (if applicable) Rear n/a | No. of Parking Spaces & Loa Required Existing Proposed | | Loading |
| | Percent of Impervious Allowed 75% Existing 35.3% Proposed 35.3% | | | loor Area 000 s.f. s.f. | Height 75 ft. 21 ft. Billboard 30 ft. | |
| 10. | X Is there an N/A Can an exis X Are additic N/AIs the muni N/AHas applica | roposal require new vexisting municipal westing connections servonal connections requirely auter supply avaition been made for a No. of Connec | rater connection? rice this proposal? rired? ratilable? municipal sewer conn.? | Can th | re an existing well? ne existing system service ew well proposed? pplication been made? pplication been approved | • • • • • • • • • • • • • • • • • • • • |
| | X | oposal require new so existing Municipal so isting connection servinal sewer connection pacity available? ation been made for ration been approved of | ewer connection? vice the proposal? ns required? nunicipal sewer conn.? | Can th | re an existing septic system ne existing system service ew system proposed? | this proposal? |
| | Gas | Natural Gas | Existing No Proposed | Propane | Existing No Proposed | i |
| | Electric | | Existing Ves Proposed | | Above G | |

| 11. | OTHER APPROVALS REQUIRED AND DATE PLANS SUBMITTED | | | |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------------------------------------------------|--|
| | YES | NO | MONTH/DAY/YEAR | |
| | New Jersey Dept. of Environmental Protection Burlington County Soil Conservation District Burlington County Planning Board WAIVER N.J. Department of Transportation | X X — | | |
| | 5 | | | |
| | SUBMISSION DATA | | | |
| 12. | LIST OF MAPS, REPORTS AND OTHER MATE (attach supplemental sheet if necessary) | RIALS A | ACCOMPANYING APPLICATION | |
| | QUANTITY O + 13 O + 13 DESCRIPTION OF ITEMS Use Variance Plan Topographic Survey Plan | | MONTH/DAY/YEAR 10/16/23 10/06/23 | |
| 13. | SUPPLEMENTAL ITEMS (COMPLETE AS NEC | ESSARN | 7) | |
| | PREVIOUS APPLICATIONS OR ACTIVITY: | 200124 | -) , | |
| | X NO YES IF YES | | | |
| | MONTH/DAY/YE | AR | | |
| TYPE (| OF ACTIONAPPROVED |) | DISAPPROVED | |
| 14. | DEED RESTRICTIONS OR COVENANTS AFFECTIN | G THIS A | APPLICATION: YES (attach copy if yes) NO | |
| 5. | ARGUMENTS FOR VARIANCE: (attach sheet if nece See attached Rider | | | |
| | See attached Rider | | | |
| | | | | |
| | | | | |
| 16. | WAIVERS OF DEVELOPMENT STANDARDS AND/OR SUI This is a Use Variance Plan, waivers for all s | BMISSION site plan | REQUIREMENTS: (attach sheet if necessary) requirements | |
| | | | | |
| | | | | |
| 17. | EXPERT WITNESSES FOR APPLICANT: (when a | oplicable) | | |
| | Robert R. Stout, P.E. Civil 1 | F TESTIM Engineer ning | IONY | |
| | | | | |

| 18. | AFFIDAVIT OF APPLICANT: | | | | |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
| | State of New Jersey | | | | |
| | County of Society Series SS Dominick Vastino of full age, being duly sworn according to law, on oath deposes and | | | | |
| | says, that all of the above statements and the papers submitted herewith are true. | | | | |
| | N) promise Vater | | | | |
| | Applicant to Sign Here | | | | |
| | Dominick Vastino | | | | |
| | Sworn and subscribed before me this is Taylor of November 20. | | | | |
| | NOTARY PUBLIC | | | | |
| | STATE OF NEW JERSEY | | | | |
| 19. | AFFIDAVIT OF OWNERSHIP: | | | | |
| | State of New Jersey | | | | |
| | County of Surington :SS | | | | |
| | says, thatJohn Polito the deponent resides at500 Manor Road | | | | |
| | in the City of Beverly in the County of Richard for | | | | |
| | and in the State of New Setsey that JNB Amusement LP is the owner of all that certain lot, piece of land situated, lying and being in the municipality aforesaid, and known and designated as number | | | | |
| | 2033 Route 130 (B 159, L 3) | | | | |
| | | | | | |
| | CONFER TO STEP HERE | | | | |
| | CHRISTOP HEREMARTOLI | | | | |
| | Sworn and subscribed before me Commission # 2444240 this 15 day of November 2025. Notary Public, State Of New Jersey | | | | |
| | My Commission Expires | | | | |
| | April 1, 2024 | | | | |
| 20. | AUTHORIZATION BY OWNER: (If anyone other than above owner is making this application, the following | | | | |
| | authorization must be executed.) | | | | |
| | To the Approving Board of the Township of Florence: | | | | |
| CCPO | utdoor LLC d/b/a Premier Outdoor Media is hereby authorized to make the within application. | | | | |
| | Dated November , 2023 | | | | |
| | Owner to Sign Here | | | | |
| | John Polito | | | | |
| CERTIFI | Date 11/15/23 | | | | |
| | 1, Demnick Vasture an authorized representative of which is a corporation, or partnership. | | | | |
| | applying to the Planning Board or Zoning Board of Adjustment of the Township of Florence for permission to | | | | |
| | subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multiple dwelling of twenty-five (25) or more family units, or for the approval of a site to be used for commercial purposes, do hereby disclose, | | | | |
| | pursuant to the requirements of NJSA40:55D-48.1. The name and address of all stockholders or individual partners | | | | |
| | owning at least 10% of the interest in the partnership which are hereby listed as follows: | | | | |
| | Name CCF Dytology Holdings, LLC Address 14609 Horityan Line | | | | |
| | CET CATE TO THE TOTAL TO | | | | |
| | Addison, 7 x 75001 | | | | |
| | | | | | |
| | | | | | |
| | If any of the above owners is a corporation or partnership, the applicant is required to disclose the name and address of each individual holding a 10% interest, or greater, in the named corporation or partnership which shall be divulged in the sane format as | | | | |
| | the above pursuant to NJSA 40:55D-48.2) | | | | |
| | CEO | | | | |
| | Title | | | | |

TOWNSHIP OF FLORENCE

VARIANCE APPLICATIONS CHECKLIST OF SUBMISSION REQUIREMENTS

| Block: 159 | perty: | | |
|-------------------------------------------------------------------|---------------------|-------------------------------|---------------|
| FOR OFFICIAL USE Of Date Received at Floren Completeness Review B | ce Land Use Office: | ZB 2023/13 | alt |
| Complete Incomplete | | Signature | Date Reviewed |
| (If incomplete indicate t | Board Attorney | nis form and return it to the | applicant) |
| Date Returned to Applic | cant: | Ву: | |

INSTRUCTIONS

You should first obtain the "GENERAL INSTRUCTIONS FOR APPLICATIONS", from the Land Use Office. Read it carefully for a detailed explanation of the application process. Be sure that you have the correct checklist before you begin compiling your application. This checklist relates to steps 1 and 2 in the process (as described in the General Instructions) and can be used only for variance applications. It is your responsibility, as an applicant, to provide a complete "picture" of your application. Only after you have provided the information listed below can your application be certified as "complete" and submitted to the Planning Board or Zoning Board for their review. In some cases (indicated below), specific checklist items may be requested to be waived by checking the appropriate box under "waiver requested". Be sure that you address each of the items listed in this checklist in your application submission. Failure to do so will result in it being classified "incomplete". An "incomplete" application has no legal status.

Variance Checklist

Page 2

SUBMISSION OF MATERIALS to the LAND USE OFFICE

At the time of the original submission of your application to the Florence Land Use Office, your application must be in 14 complete sets (original and 13 copies). All maps must be folded and a complete set must be sent directly to the Board's professional staff (addresses can be obtained from the Land Use Office). As noted below, the application fee is a non-waivable submission item. However, because the application fee is non-refundable, you are not required to submit the application fee until after your application is certified "complete" (and scheduled on the Board's meeting agenda).

Non-waivable Submission Items

The following items must accompany all applications at the time of the original submission. They cannot be waived. Please check the appropriate box when provided:

Provided

| х | Completed and signed checklist together with written justification of waiver requests, if any. Original and thirteen (13) copies. | | | |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| х | Application Form. Original and thirteen (13) copies, completed and notarized. | | | |
| х | Escrow fee along with the completed escrow agreement (consult with the Land Use Office for the amount and to obtain agreement form). | | | |
| х | Certification by the Township Tax Collector that all taxes on the subject property are paid to date. Original and thirteen (13) copies. | | | |
| X | If the property is under agreement, either a copy of the agreement or a letter from the owner granting permission to seek application approval. See owner consent in Application. | | | |

PLEASE NOTE: The application fee is also a non-waivable submission item; but because it is non-refundable, you may submit it after your application is certified as "complete" and scheduled on a Board meeting agenda.

Submission Items

The following items are required by ordinance to be submitted with all variance applications. You may request that a specific item be waived by marking the appropriate "waiver requested" box and providing written justification for the request. A determination on any waiver request will be made based upon the written justification that must accompany any waiver request. Waivers will be granted only for good and sufficient reason and the request to waive a major item will substantially delay the process. Please check the appropriate boxes:

| Described | Waiver | |
|-----------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Provided | Requested | |
| х | | Survey of the property by a licensed New Jersey land surveyor showing boundaries and all existing structures. Original and thirteen (13) copies. |
| х | | A sketch plan outlining the location, nature and extent of any variances(s) requested. Original and thirteen (13) copies. See Variance Plan |
| х | | A complete "Request for Certified List of Property Owners" form (obtain from Land Use Office). |
| х | | A certificate from the Zoning Officer setting forth the reasons for the denial of the zoning permit. If you have retained an attorney or planner, they may provide the written description of the needed variance(s). |

"d" ("USE") VARIANCE (under C40:55D-70d) SUBMISSION REQUIREMENTS

If your application is for or includes a "d" (use) variance the following information must be provided in addition to the submission items listed above:

| Provided | Waiver Requested | |
|----------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| х | | A written statement describing and providing legal justification for the exact proposed use requested. Original and thirteen (13) copies See attached. |

APPLICANT'S CERTIFICATION

The undersigned (applicant) hereby acknowledges that the information contained herein is true and complete to the best of his/her knowledge.

Date: This 17th day of November , 2023

APPLICANT'S NOTICE RESPONSIBILITIES

As an applicant for variance approval you have the responsibility under state law to notify the public and surrounding property owners of the date of the public hearing and the nature of the application. This responsibility, however, can only be fulfilled after the application has been certified as "complete", placed on the Board's agenda and scheduled for public hearing by the Land Use Office. Detach and retain this sheet until after you have been notified that your application has been certified "complete" and public hearing date has been set. At that time it is your responsibility to perform the following:

- * Provide notice of the public hearing by personal service or certified mail to all property owners within 200 feet of the subject property as listed on the certified list provided by the Land Use Office no later than ten (10) days prior to the public hearing. (A sample notice is available from the Land Use Office.) An affidavit of service (form available from the Land Use Office), together with the certified mail receipts, shall be provided to the Land Use Office prior to the public hearing.
- * Arrange for publication of a notice of the public hearing to be published <u>no later</u> than ten (10) days prior to the public hearing in the Burlington County Times (proof of publication <u>must be provided to the Land Use Office prior to the hearing date.)</u>
- * Additional parties must receive notice, by personal service or certified mail, in the following situations. If the property you are developing is:
 - 1. Within 200' of an adjoining municipality, you must notify the clerk of that municipality and the Burlington County Planning Board.
 - 2. Adjacent to an existing or proposed county road or to property owned by Burlington County, you must notify the Burlington County Planning Board.
 - 3. Adjacent to a State highway, you must notify the New Jersey Commissioner of Transportation.
 - 4. Larger that 150 acres or will have more than 500 dwelling units, you must notify the State Planning Commission.

If you have any question concerning this checklist or the application process, contact the Florence Township Land Use Office at (609) 499-2525.

REASONS FOR (c) BULK AND (d) USE VARIANCES

(APPLICATION OF CCP OUTDOOR, LLC d/b/a PREMIER OUTDOOR MEDIA.)

RECEIVED

NOV 1 7 2023

16.

Use: N.J.S.A. 40:55D-2 a, d, g

ZB 2023/13

a. promotion of the general welfare because the site and use are particularly suited to one another and proposed use promotes State policy;

d. insure the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, County and the State as a whole; and

g. provision of sufficient space and appropriate locations for a variety of uses. Approved use pursuant to Outdoor Advertising Act and appropriately located based on DOT standards and State policy. Additionally, site is hampered by environmental restrictions documented by an RAO. Further, this Township and community groups will have access to messaging on the billboard. There is an absence of substantial negative impact to the neighborhood and to the municipal zone plan.

Bulk: In addition to the above, the parcel is unusually shaped due to extreme lack of depth as it is only 72 from Route 130 right-of-way line to rear property line.

Ву: _

Jeffrey M. Hall, Esq.

Dated: November 16, 2023

TOWNSHIP OF FLORENCE OFFICE OF THE PLANNING AND ZONING BOARDS

RECEIVED

NOV 1 7 2023

TAX COLLECTOR'S CERTIFICATION

ZB 2023/13

| Applicant's | Name, Address, Telephone Number & F | Email: <u>CCP Outdoo</u> | or, LLC d/b/a Premier Outdoor |
|----------------------------------------|------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Media, 30 | 7 Fellowship Road, Suite 315, Mount La | urel, NJ 08054; (856) | 559-7818 |
| Cbartoli@ | Premieroutdoormedia.com | | |
| Block/s: | 159 | Lot/s:3 | |
| Street Addr | ress: 2033 Route 130 | | |
| Property (| Owner's Name, Address, Telephone | Number & Email | IF DIFFERENT FROM |
| <u>APPLICAI</u> | <u> </u> | | |
| JNB Am | usement LP, c/o John Polito, 500 Manor | Road, Beverly, NJ 08 | 8010 |
| | | | |
| ************************************** | | | |
| m | | | |
| | tor Use Only: CERTIFY THAT: | | |
| () | There is due to the Township of Flore amounts: | ence, on the above pr | operty, the following |
| | Taxes: | \$ | and the second s |
| | Assessments: | \$ | |
| | Water and/or Sewer Charges: | \$ | |
| | TOTAL: | \$ | |
| (2) | ALL Taxes, Assessments and Water a are paid in full. | and/or Sewer Charge | s on the above property |
| Lel | Mulch | | |
| | 1. Swiderski, Tax Collector | | |
| - 410. | | | |

<u>PLEASE NOTE:</u> This document <u>must be completed by the Tax Office BEFORE</u> it is submitted with the application package.