

RECEIVED

MAY 12 2026

PB2026/07

RECEIVED BY: _____ DATE RECEIVED: _____
_____ ZONING BOARD _____ PLANNING BOARD APPLICATION NUMBER: _____

TOWNSHIP OF FLORENCE
LAND DEVELOPMENT APPLICATION

If you are not familiar with the Florence Township Ordinance requirements please ask to see a member of the Planning/Zoning Staff prior to filling out the application.

A. BASIC INFORMATION

1. APPLICANT NAME: Fortune Lu LLC
STREET ADDRESS: 126B Remsen Avenue
CITY: New Brunswick STATE: NJ ZIP: 08901
TELEPHONE: 917-971-6118
EMAIL: pantailc01@gmail.com

2. OWNER NAME: Same as applicant
STREET ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
TELEPHONE: _____
EMAIL: _____

3. If applicant is not owner, set forth in detail the nature and source of the legal beneficial right by which you can claim to submit this application.

4. TYPE OF APPLICATION: (check as many items as applicable)
Starred (*) application require a public hearing with notice and legal advertisement.

- | | | |
|---|--|--|
| <input type="checkbox"/> Minor subdivision | <input type="checkbox"/> Major Site Plan - Final | <input type="checkbox"/> Interpret zoning map or ordinance |
| <input type="checkbox"/> Major Sub-Prel* | <input type="checkbox"/> Conditional Use* | <input type="checkbox"/> Bulk variances* |
| <input type="checkbox"/> Major Sub-Final | | <input checked="" type="checkbox"/> Use variances* |
| <input type="checkbox"/> Minor Site Plan* | | <input type="checkbox"/> Informal Review |
| <input type="checkbox"/> Major Site Plan-Prel.* | <input type="checkbox"/> Appeal of decision of an Administrative Officer | <input type="checkbox"/> Other |

NOTE: If a variance is requested in conjunction with this application the exact nature of the variance must be indicated on the application Form - SEE No. 15.

5. LIST OF INDIVIDUALS WHO PREPARED PLANS:

ARCHITECT

NAME: Daniel Condatore - Mode Architects
STREET: 621 Lake Ave, Unit 3A
CITY: Asbury Park NJ STATE: NJ ZIP: 07712
TELEPHONE: 732-800-1958

SITE PLANNER

NAME: Brian P. Murphy - FWH Associates, P.A.
STREET: 1856 Route 9
CITY: Toms River STATE: NJ ZIP: 08755
TELEPHONE: 732-797-3100

ENGINEER

NAME: Brian P. Murphy - FWH Associates, P.A.
STREET: 1856 Route 9
CITY: Toms River STATE: NJ ZIP: 08755
TELEPHONE: 732-797-3100
FAX: 732-797-3223

ATTORNEY

NAME: James Burns, Esq.
STREET: 1300 Route 73, Suite 205
CITY: Mt. Laurel STATE: NJ ZIP: 08054
TELEPHONE: 856-354-8866
FAX: _____

SITE INFORMATION

6. LOCATION OF PROPERTY

STREET ADDRESS 2111 US Route 130
BLOCK NO. 111 LOT NO: 2

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ATTORNEY

NAME: _____
STREET: _____
CITY: _____ STATE: _____ ZIP: _____
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FAX: _____

SITE INFORMATION

6. LOCATION OF PROPERTY

STREET ADDRESS 2111 US Route 130
BLOCK NO. 111 LOT NO: 2

7. TYPE OF ROAD FRONTAGE: xx Rt. 130 Collector Secondary Local Road
 Arterial Primary Local Road

8. ZONE DISTRICTS: (Circle one)

R Residential	AGR Agricultural	GM General Manufacturing
RA Residential	HC Highway Commercial	SM Special Manufacturing
RB Residential	<u>NC Neighborhood Commercial</u>	P Park
RC Residential	OP Office Park	H Historic

9. DESCRIPTION OF PROPOSED USE

Present Use vacant
Proposed Use mixed use building (37) multifamily residential & 7,663 sf of commercial

Number of Lots	<u>1</u>		
<u>Lot Size</u>	<u>Frontages</u>	<u>Square Feet</u>	<u>Acres</u>
Required	<u>125'</u>	<u>20,000</u>	<u>0.46</u>
Existing	<u> </u>	<u> </u>	<u> </u>
Proposed	<u>531'</u>	<u>80,133</u>	<u>1.841.84</u>

Primary Building Setback Requirements

	<u>Front</u>	<u>One Side</u>	<u>Second Side</u>	<u>Rear</u>
Required	<u>60'</u>	<u>20'</u>	<u>n/a</u>	<u>25'</u>
Existing	<u>n/a</u>	<u> </u>	<u> </u>	<u> </u>
Proposed	<u>20</u>	<u>132.8</u>	<u>n/a</u>	<u>65.8</u>

Accessory building setback requirements (if applicable)

	<u>Side</u>	<u>Rear</u>	<u>No. of Parking Spaces & Loading</u>	<u>Off Street</u>	<u>Loading</u>
Required	<u> </u>	<u> </u>	Required	<u>106</u>	<u>1</u>
Existing	<u> </u>	<u> </u>	Existing	<u> </u>	<u>0</u>
Proposed	<u> </u>	<u> </u>	Proposed	<u>106</u>	<u>0</u>

Percent of Impervious Coverage

	<u>n/a</u>	<u>Gross Floor Area</u>	<u>Height</u>
Allowed	<u>n/a</u>	<u>n/a</u>	<u>25'</u>
Existing	<u>0</u>	<u>N/A</u>	<u>N/A'</u>
Proposed	<u>73 %</u>	<u>55,755 sf</u>	<u>45'</u>

10. UTILITIES

Public Water

Yes	No	<u> </u>	<u> </u>	<u>Well</u>	Yes	No
<u>X</u>	<u> </u>	Will this proposal require new water supply?	<u> </u>	<u>X</u>	<u> </u>	Is there an existing well?
<u> </u>	<u>X</u>	Is there an existing municipal water connection?	<u> </u>	<u> </u>	<u> </u>	Can the existing system service this proposal?
<u> </u>	<u>X</u>	Can an existing connection service this proposal?	<u> </u>	<u> </u>	<u> </u>	Is a new well proposed?
<u>X</u>	<u> </u>	Are additional connections required?	<u> </u>	<u> </u>	<u> </u>	Has application been made?
<u>X</u>	<u> </u>	Is the municipal water supply available?	<u> </u>	<u> </u>	<u> </u>	Has application been approved or denied?
<u> </u>	<u>X</u>	Has application been made for municipal sewer conn.?	<u> </u>	<u> </u>	<u> </u>	Date <u> </u>
<u> </u>	<u> </u>	Date <u> </u>	<u> </u>	<u> </u>	<u> </u>	No. of Connections <u> </u>

Municipal Sewer

Yes	No	<u>X</u>	<u> </u>	<u>On Site Sewerage Treatment</u>	Yes	No
<u>X</u>	<u> </u>	Will the proposal require new sewerage lines?	<u> </u>	<u>X</u>	<u> </u>	Is there an existing septic system?
<u> </u>	<u>X</u>	Is there an existing Municipal sewer connection?	<u> </u>	<u> </u>	<u> </u>	Can the existing system service this proposal?
<u> </u>	<u>X</u>	Can the existing connection service the proposal?	<u> </u>	<u> </u>	<u> </u>	Is a new system proposed?
<u>X</u>	<u> </u>	Are additional sewer connections required?	<u> </u>	<u> </u>	<u> </u>	Type <u> </u> conventional septic
<u>X</u>	<u> </u>	Is sewer capacity available?	<u> </u>	<u> </u>	<u> </u>	<u> </u> alternative sewer
<u> </u>	<u>X</u>	Has application been made for municipal sewer conn.?	<u> </u>	<u> </u>	<u> </u>	<u> </u> waterless covert w/gray water
<u> </u>	<u>X</u>	Has application been approved or denied?	<u> </u>	<u> </u>	<u> </u>	<u> </u>

<u>Gas</u>	<u>Natural Gas</u>	<u> </u> Existing	<u>Propane</u>	<u> </u> Existing
		<u>X</u> Proposed		<u> </u> Proposed
<u>Electric</u>		<u> </u> Existing		<u> </u> Above Ground
		<u>X</u> Proposed		<u> </u> Below Ground

11. OTHER APPROVALS REQUIRED AND DATE PLANS SUBMITTED

	YES	NO	MONTH/DAY/YEAR
1. New Jersey Dept. of Environmental Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
2. Burlington County Soil Conservation District	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
3. Burlington County Planning Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
4. N.J. Department of Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
5. _____	<input type="checkbox"/>	<input type="checkbox"/>	_____

SUBMISSION DATA

12. LIST OF MAPS, REPORTS AND OTHER MATERIALS ACCOMPANYING APPLICATION
(attach supplemental sheet if necessary)

QUANTITY	DESCRIPTION OF ITEMS *See attached cover letter*	MONTH/DAY/YEAR
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

13. SUPPLEMENTAL ITEMS (COMPLETE AS NECESSARY)

PREVIOUS APPLICATIONS OR ACTIVITY:

NO YES IF YES _____
MONTH/DAY/YEAR

TYPE OF ACTION _____ APPROVED DISAPPROVED

14. DEED RESTRICTIONS OR COVENANTS AFFECTING THIS APPLICATION: YES (attach copy if yes)
 NO

15. ARGUMENTS FOR VARIANCE: (attach sheet if necessary)

See attached.

16. WAIVERS OF DEVELOPMENT STANDARDS AND/OR SUBMISSION REQUIREMENTS: (attach sheet if necessary)

Use Variance Only

17. EXPERT WITNESSES FOR APPLICANT: (when applicable)

NAME	TYPE OF TESTIMONY
<u>Brian P. Murphy, P.E., P.P.</u>	<u>Professional Engineer and Planner</u>
_____	_____
_____	_____

TOWNSHIP OF FLORENCE

VARIANCE APPLICATIONS

CHECKLIST OF SUBMISSION REQUIREMENTS

TO BE FILLED OUT BY APPLICANT:

Name of Applicant: Fortune Lu LLC

Location of Subject Property:

Street Address: 2111 US Route 130

Block: 111 Lot: 2

Date Submitted to Florence Land Use Office: _____

FOR OFFICIAL USE ONLY:

Date Received at Florence Land Use Office: _____ By: _____

Completeness Review By (required by both):

Complete	Incomplete	Reviewed by	Signature	Date Reviewed
_____		Board Engineer	_____	_____
_____		Board Attorney	_____	_____

(If incomplete indicate the missing items on this form and return it to the applicant)

Date Returned to Applicant: _____ By: _____

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.

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

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:

Provided	Waiver Requested	
X		Survey of the property by a licensed New Jersey land surveyor showing boundaries and all existing structures. Original and thirteen (13) copies.
X		A sketch plan outlining the location, nature and extent of any variances(s) requested. Original and thirteen (13) copies.
N/A		A complete “Request for Certified List of Property Owners” form (obtain from Land Use Office).
		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

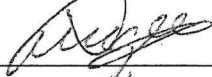
If your application is for or includes a “d” (use) variance the following information must be provided in addition to the submission items listed above:

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

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 22 day of December, 2025



 Mauler