

13 COPIES

TOWNSHIP OF FLORENCE  
VARIANCE APPLICATIONS  
CHECKLIST OF SUBMISSION REQUIREMENTS

TO BE FILLED OUT BY APPLICANT:

Name of Applicant: Singularity AEC LLC  
Location of Subject Property:  
Street Address: 49 Main Street, Roebling, NJ 08554  
Block: 136 Lot: 15.02  
Date Submitted to Florence Land Use Office: 1/15/2026

RECEIVED

FOR OFFICIAL USE ONLY:

Date Received at Florence Land Use Office: JAN 15 2026 By: 

Completeness Review By (required by both): ZB2026/03

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	
<input checked="" type="checkbox"/>	Completed and signed checklist together with written justification of waiver requests, if any. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>	Application Form. Original and thirteen (13) copies, completed and notarized.
<input checked="" type="checkbox"/>	Escrow fee along with the completed escrow agreement (consult with the Land Use Office for the amount and to obtain agreement form).
<input checked="" type="checkbox"/>	Certification by the Township Tax Collector that all taxes on the subject property are paid to date. Original and thirteen (13) copies.
	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	
<input checked="" type="checkbox"/>		Survey of the property by a licensed New Jersey land surveyor showing boundaries and all existing structures. Original and thirteen (13) copies.
<input checked="" type="checkbox"/>		A sketch plan outlining the location, nature and extent of any variances(s) requested. Original and thirteen (13) copies.
	<input checked="" type="checkbox"/>	A complete "Request for Certified List of Property Owners" form (obtain from Land Use Office).
	<input checked="" type="checkbox"/>	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	
<b>X</b>		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 15<sup>th</sup> day of January, 2026

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

### 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 no later than ten (10) days prior to the public hearing in the Burlington County Times (proof of publication must be provided to the Land Use Office prior to the hearing date.)
  
- \* 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 than 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.

JAN 15 2026

DATE OF SUBMISSION APPLICATION NO. ZB2026/03  
ZONING BOARD PLANNING BOARD RECEIVED BY

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: Singularity AEC LLC OWNER NAME: M Start Services LLC  
STREET ADDRESS: 70 Robin Dr. STREET ADDRESS: 166 Alberta Ave.  
CITY: Hamilton STATE: NJ ZIP: 08619 CITY: Hamilton STATE: NJ ZIP: 08619  
TELEPHONE: 347 781 8906 TELEPHONE: 609 422 7253  
EMAIL: amolisa@Singularityaec.com EMAIL: USAC1978@gmail.com

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.

- Minor subdivision
- Major Sub-Prel\*
- Major Sub-Final
- Minor Site Plan\*
- Major Site Plan-Prel.\*
- Major Site Plan - Final
- Conditional Use\*
- Appeal of decision of an Administrative Officer
- Interpret zoning map or ordinance
- Bulk variances\*
- Use variances\*
- Informal Review
- 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: Singularity AEC LLC  
STREET: 70 Robin Dr.  
CITY: Hamilton STATE: NJ ZIP: 08619  
TELEPHONE: 347 781 8906  
EMAIL: amolisa@Singularityaec.com

SITE PLANNER

NAME: \_\_\_\_\_  
STREET: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_  
EMAIL: \_\_\_\_\_

ENGINEER

NAME: Andrew Soliman  
STREET: 151 Sharpless Blvd.  
CITY: Westampton STATE: NJ ZIP: 08060  
TELEPHONE: 484 688 7445  
FAX: \_\_\_\_\_  
EMAIL: andrew.wagich31@gmail.com

ATTORNEY

NAME: Matthew Zabel  
STREET: 8 West Main Street  
CITY: Maple Shade STATE: NJ ZIP: 08052  
TELEPHONE: 856 779 0060  
FAX: 856 779 0032  
EMAIL: mzabel@Zabel-Law.com

SITE INFORMATION

6. LOCATION OF PROPERTY

STREET ADDRESS: 4549 Main Street, Roebling, NJ, 08554  
BLOCK NO. 136 LOT NO: 15-02



11. OTHER APPROVALS REQUIRED AND DATE PLANS SUBMITTED:

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

SUBMISSION DATA

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

QUANTITY	DESCRIPTION OF ITEMS	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)

*The applicant respectfully requests a use variance to permit the conversion of existing second-floor warehouse space into four (4) residential apartments units. The proposed use represents a reasonable and appropriate adaptive reuse of an existing structure and will not alter the building footprint, height or external appearance.*

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

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

17. EXPERT WITNESSES FOR APPLICANT: (when applicable)

NAME	TYPE OF TESTIMONY
_____	_____
_____	_____
_____	_____

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AFFIDAVIT OF APPLICANT

State of New Jersey

County of Burlington SS

Andrew Saliman 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

[Signature]  
Applicant to Sign Here

[Signature]

Sworn and subscribed before me  
this 15 day of January, 2025

Anne-Marie L. Hellmann  
Notary Public of New Jersey  
My Commission Expires on 5/20/29

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AFFIDAVIT OF OWNERSHIP:

State of New Jersey

County of Burlington SS

Mstart Services LLC of full age, being duly sworn according to law, on oath deposes and says, that \_\_\_\_\_ the deponent resides at \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_ in the County of Burlington and in the State of \_\_\_\_\_ that Mstart Services LLC 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 \_\_\_\_\_

[Signature]  
Owner to Sign Here

Sworn and subscribed before me  
this 15 day of January, 2025

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:

\_\_\_\_\_ is hereby authorized to make the within application.

Dated \_\_\_\_\_

Owner to Sign Here

CERTIFICATION

Date \_\_\_\_\_, I, \_\_\_\_\_, 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 N.J.S.A. 40:55D-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	Address
_____	_____
_____	_____
_____	_____

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 same format as the above pursuant to N.J.S.A. 40:55D-48.2)

Title \_\_\_\_\_

TOWNSHIP OF FLORENCE  
OFFICE OF THE PLANNING BOARD AND  
ZONING BOARD OF ADJUSTMENT

REQUEST FOR CERTIFIED LIST OF PROPERTY OWNERS

I hereby request a Certified List of Property Owners within two hundred feet (200') of the property located at 49 Main Street, Roebling, NJ 08554 and known as Block/s 136, Lot/s 15-02, as shown on the tax map of the Township of Florence, County of Burlington, State of New Jersey.

45-49 Main Street, Roebling NJ 08554  
LOCATION OF PROPERTY (STREET ADDRESS AND NAME OF TOWN)

M Start services LLC 609 422 7259  
NAME OF APPLICANT (PROPERTY OWNER) AND TELEPHONE NUMBER

Singularity AEC LLC 347 781 8906  
NAME OF APPLICANT, ADDRESS AND TELEPHONE NUMBER (IF OTHER THAN THE PROPERTY OWNER)

\_\_\_\_\_  
FEE PAID (CASH) (CHECK)

\_\_\_\_\_  
PLANNING BOARD ZONING BOARD

**PLEASE NOTE:** A separate fee of \$10.00 for each block and lot is required and should be submitted under Step #1 of the application process.

RECEIVED

JAN 15 2026

ZB2026/03

NO COPIES

TOWNSHIP OF FLORENCE  
OFFICE OF THE PLANNING AND ZONING BOARDS RECEIVED

TAX COLLECTOR'S CERTIFICATION

JAN 15 2026

ZB2026/03

Applicant's Name, Address, Telephone Number & Email: Singularity AEC LLC  
70 Robin Dr. Hamilton, NJ 08619  
347 781 8906 amousa@Singularityaec.com

Block/s: B36 Lot/s: 15.01

Street Address: 45-49 Main St

Property Owner's Name, Address, Telephone Number & Email IF DIFFERENT FROM APPLICANT:

M Start Services LLC  
186 Alberta Ave. Hamilton, NJ 08619  
609 422 7259 cmc1978@gmail.com

Tax Collector Use Only:

I HEREBY CERTIFY THAT:

( ) There is due to the Township of Florence, on the above property, the following amounts:

Taxes: \$ \_\_\_\_\_

Assessments: \$ \_\_\_\_\_

Water and/or Sewer Charges: \$ \_\_\_\_\_

TOTAL: \$ \_\_\_\_\_

(X) ALL Taxes, Assessments and Water and/or Sewer Charges on the above property are paid in full.

Christine M Swiderski

Christine, M. Swiderski, Tax Collector

Date: 1/15/2026

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