

SPRINGFIELD TOWNSHIP
ZONING BOARD OF ADJUSTMENT
APPLICATION

Application No. 4-19

Application Fee _____

Date Filed _____

Escrow Fee _____

Block B01 Lot 9.02

CHECK AS MANY AS APPLY:

Bulk Variance Use Variance Expansion of Non Conforming Use
 Interpretation Conditional Use Appeal
 Other _____

APPLICANT:

Name: Bryan Grigioni Phone # Bryan [REDACTED]

Address: 268 Arneys Mt Rd Pemberton NJ 08068

Applicant is a Corporation Partnership Individual LLC

Corporation or Partnership must be represented by an attorney.

DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 40:55D-48-1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% in any partnership applicant must be disclosed. In accordance with N.J.S.A. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. [Attach pages as necessary to fully comply.]

| | |
|--------------------|--------------------|
| Name _____ | Name _____ |
| Address <u>N/A</u> | Address <u>N/A</u> |
| Interest _____ | Interest _____ |

IF OWNER IS **OTHER** THAN THE APPLICANT, PROVIDE THE FOLLOWING INFORMATION ON THE OWNER(S):

Owner's Name N/A Phone # _____

Address _____

SUBJECT PROPERTY:

Location: 268 Arneys Mount Rd. Acreage of entire site 12

Block ~~1301~~ 1301 Lot 9.02 Frontage 25ft Depth N/A

Zoning District _____ Proposed Building: Height N/A Lot coverage N/A %

Existing Building(s) 5 % of lot coverage

Restrictions, covenants, easements, association by-laws, existing or proposed on the property: YES [attach copies] NO PROPOSED

Present use: Residential / Commercial

Proposed use: Residential / Commercial

Applicant's Attorney N/A

Address _____

Phone Number _____ Fax Number _____

Applicant's Engineer: N/A

Address _____

Phone Number _____ Fax Number _____

List any other expert who will submit a report or who will testify for the Applicant: [attach additional sheets if necessary]

Name: N/A Field of Expertise _____

Address _____

Phone Number _____ Fax Number _____

Explain in detail the exact nature of the application: [Attach additional pages as needed] Need zoning to exceed the 2-truck limit on the existing 2 truck commercial Tagged limit.

Briefly describe any prior or currently pending proceedings before any federal, state or local board or agency involving the property which is the subject of this application. N/A

List Maps, Reports, and any other material accompanying this application. [Attach additional pages as required for complete listing]

No Maps or reports just need
Approval for equipment and Truck parking.

See 2 Attached Plans:

1. Overview Survey
2. Closeup Proposed Parking + Pole barn

INSTRUCTIONS FOR CERTIFICATIONS

Both the applicant and owner MUST complete and sign these certifications. If the applicant and the owner are the same both certifications must still be completed and signed. If the applicant or owner is not an individual, then the authority of the person signing should be indicated. If there is more than one owner, each owner must complete an owner's certification. The Planning Board Secretary can supply additional certification pages.

CERTIFICATIONS

I CERTIFY that I am the applicant on the foregoing application and that the statements contained in this application and the materials submitted along with the application are true. I agree that I will be bound by the decisions of the Planning Board with respect to this application. I further certify that I am either (1) the individual applicant or (2) the authorized managing member, general partner, officer or other authorized representative of the entity making this application. I understand that pursuant to the Municipal Land Use Law and local ordinance, I am responsible for payment of the professional review fees incurred by the Township with respect to this application. The name, address, telephone number and e-mail address of the applicant are: Bryan Grigioni, 268 Arneys Mount Rd, Pemberton N.J. 08068
bryangr@riverston-pool-and-garden.net

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Witness / Attest:

Magen S. Rosa
Magen Rosa
Print name below signature

Date: 11/3/2020

Name of Applicant:

Bryan Grigioni
Bryan Jon Grigioni
Print name below signature

I CERTIFY that I am the record Owner of the property which is the subject of this application and, if I am not the applicant, that I have authorized the applicant to make this application. I agree that I will be bound by the decisions of the Planning Board with respect to this application whether or not I am the applicant and that, pursuant to the Municipal Land Use Law and local ordinance, I am responsible for payment of the professional review fees incurred by the Township with respect to this application. I further understand and agree that if final charges are not paid, they may be assessed as municipal liens against the property forming the subject of this application. The name, address, telephone number and e-mail address of the owner are: Bryan Grigioni, 268 Arneys Mount Rd, Pemberton N.J. 08068

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Witness / Attest:

Magen S. Rosa
Magen Rosa
Print name below signature

Date: 11/3/2020

Name of Owner:

Bryan Grigioni
Bryan Jon Grigioni
Print name below signature

ZONING BOARD OF ADJUSTMENT

VARIANCE/APPEAL CHECKLIST

Please complete ALL items on the checklist. Indicate "X" if submitted, N/A if it does not apply to your application and "W" if you will be requesting a waiver from submittal. A request of waiver must be submitted in writing with justification as to the reason a waiver should be granted. Failure to complete all items will result in an incomplete application.

Applicant Byron Gregioni Block ¹³⁰¹ ~~1211~~ Lot 9.02

Application No. _____ Date Submitted _____

| Items required for submittal of application to the Zoning Board of Adjustment | Submitted (check) | Staff Use Only |
|--|-------------------|----------------|
| 1. Completed Application form (15 copies) | X | |
| 2. Application fee paid | X | |
| 3. Escrow Deposit paid | X | |
| 4. Escrow Agreement signed | X | |
| 5. Certification from Tax Collector that taxes are paid current. | X | |
| 6. Completed Checklist | X | |
| 7. Survey/Plot Plan folded (15 copies) | X | |
| * 8. Statement describing request and reasons why it should be granted, identification of ordinance section involved. (15 copies) | X | |
| * 9. Statement as to any request for a waiver from the filing or submission requirements, along with a statement of reasons why said waiver should be granted. (15 copies) | X | |

| Items required for submittal of application to the Zoning Board of Adjustment | Submitted (check) | Staff Use Only |
|--|-------------------|----------------|
| 10. Proof that there are no outstanding, uncollected fees or escrow resulting from past applications or prior submissions by this applicant and/or involving this property or any part thereof, including the base tract, by any applicant | X | |
| 11. Copy of Deed | X | |
| 12. Notice of Appeal, if applicable (15 copies) | N/A | |
| 13. Certified list of adjoining property owners within 200 feet of the subject property. | N/A | |
| 14. Affidavit of service of notice of hearing on all property owners within 200 feet of the subject property as well as on all public entities entitled to notice. The date and manner of service must be indicated. | N/A | |
| 15. Copy of notice to adjoining property owners. | N/A | |
| 16. Affidavit of publication of notice of hearing in the official newspaper of the Township. | To be submitted | |
| 17. Sketch map of proposal, if applicable | X | |
| 18. Setbacks of existing building and proposed construction, if applicable | N/A | |
| 19. 15 copies of plan, application and attachments/statements collated | X | |
| 20. Subdivision or Site Plan Submission, if applicable. | N/A | |

- ESCROW AGREEMENT

THIS AGREEMENT for payment of professional review fees is made on this 6 day of September, 2019 between the Township of Springfield and its Zoning Board (hereafter the "Township") and Bryan Grigoriu as Applicant and Bryan Grigoriu as Owner (hereafter, collectively, the "Developer"). The Township and the Developer agree as follows:

1. AGREEMENT TO PAY FEES: Developer hereby agrees to pay all costs and fees incurred by the Township for professional review of the Application for Development filed contemporaneously herewith. Such fees include, but are not limited to, application fees and professional review fees charged by Township professionals for the review and preparation of plans and documents.

2. ESCROW DEPOSIT: The Township hereby acknowledges receipt of \$ _____, which sum is a deposit which will be placed in a Township escrow account to cover the estimated amount of the aforementioned fees, costs and charges. The Developer account will be charged monthly in line with bills submitted by the Township professional staff and, when necessary outside consultants. The Developer will receive copies of the bills for information purposes. All charges for and payments of the Township's professional review fees and costs shall be in accordance with the provisions of N.J.S.A. 40:55D-53.2 through 53.4.

3. ADDITIONAL PAYMENTS: The Developer agrees to pay additional fees, costs and charges not covered by the initial escrow deposit. When Developer's escrow account is about to be depleted and additional charges are expected to be incurred, the Administrative Officer will request that the Developer replenish the escrow account. This request, which will be in writing and sent by regular mail to the address given on the Developer's application form, will not exceed the amount believed by the Administrative Officer to be sufficient to cover future costs of review of the application for development. Payment of the amount requested by the Administrative Officer must be made within 10 days. If payment is not made as and when required, the Board will take no further testimony on the application for development until such time as the required payment is made. If the enforcement of this provision would effect an approval of the application pursuant to N.J.S.A. 40:55D-10.4, the Board will deny the application without prejudice.

4. DISPUTING CHARGES: To contest the reasonableness of fees and charges made by the Township for the review of an application for development, a Developer must comply with the appeal procedures set out in the Municipal Land Use Law.

A Developer who contests the reasonableness of fees and charges as provided herein must pay the full amounts requested by Administrative Officer or the Board will discontinue the hearings on the application for development as hereinbefore provided.

5. CLOSE OUT PROCEDURE: Upon completion of the application or the improvements, as the case may be, the Administrative Officer shall render a final accounting of the Developer's escrow account and remit the balance due as provided by the Municipal Land Use Law.

6. COLLECTION: Should the Developer fail to pay any sum required to be paid hereunder when due, the Township shall be entitled to pursue all remedies at law or equity. Interest shall accrue at a rate of 18% per annum simple interest on all sums unpaid after the due date. The Township may collect a reasonable attorney's fee which shall not be less than Three Hundred Dollars (\$300.00), should litigation for the purpose of collecting any sum be commenced.

7. APPLICANT AND OWNER RESPONSIBLE. The Applicant and Owner shall be individually, jointly and severally responsible for payment of the Township's professional review fees and costs. Collection procedures, interest and costs shall be the responsibility of both as outlined

in Paragraph 6, above. The Owner acknowledges and agrees that unpaid final charges may be assessed against the subject property as liens pursuant to law in the sole discretion of the Township. The Owner and Applicant are advised to make appropriate arrangements among themselves to assure proper accounting and responsibility for these costs.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their hands the date first above written.

SPRINGFIELD TOWNSHIP
BOARD
BY: [Signature]

DEVELOPER
BY: N/A
PROPERTY OWNER OF RECORD
BY: [Signature]

8. Statement describing request and reasons why it should be granted.

Our property on 268 Arneys mount is 12 acres and is very rural. It would be of great advantage to me my family and business to be able to park more of my equipment and vehicles on site.

9. Statement as to any request for a waiver from We are asking to waiving the expense of a survey simply because were not installing or building anything we are just noting vehicle parking in drawn areas. The areas we are proposing are 300-400 ft away from the closest



SPRINGFIELD TOWNSHIP

2159 Jacksonville-Jobstown Road

P.O. Box 119

Jobstown, New Jersey 08041-0119

(609) 723-2464

Fax (609) 723-6591

| | |
|-----------------------|---------|
| Clerk / Land Use | ext. 10 |
| Police | ext. 20 |
| Tax Collector | ext. 14 |
| Tax Assessor | ext. 19 |
| Construction / Zoning | ext. 21 |
| Manager | ext. 22 |
| Finance | ext. 11 |

TAX PAYMENT CERTIFICATION

From: Tax Office

Date: 11/3/2020

Re: Certification of Taxes

Property Location 268 ARNEYS MT RD

Block 1301 Lot 9.02 QFarm YES NO

Assessed to GRIGIONI, BRYAN & JULIE

The property taxes on the above property are current not current.

Melissa J. Chesla

MELISSA J. CHESLA, CTC
TAX COLLECTOR

Batch Id: 1301-902

| Identification | Name | Street Address | City, State | Zip |
|----------------|-----------------------------------|-------------------|-------------|-------|
| | | Property Location | | |
| Block: 1301 | NAMI, LINDA C | | | |
| Lot: 1.01 | 262 JULIUSTOWN RD | | | |
| Qual: | COLUMBUS, NJ | | | 08022 |
| | 262 JULIUSTOWN RD | | | |
| Block: 1301 | GRATER, ROBERT | | | |
| Lot: 1.06 | 276 ARNEYS MT RD | | | |
| Qual: | PEMBERTON, NJ | | | 08068 |
| | 276 ARNEYS MT RD | | | |
| Block: 1301 | SCAGLIONE, WM M. JR & CARALINDA P | | | |
| Lot: 2.01 | 280 JULIUSTOWN RD | | | |
| Qual: | COLUMBUS, NJ | | | 08022 |
| | 280 JULIUSTOWN RD | | | |
| Block: 1301 | SCHWARZWALDER, ROBERT | | | |
| Lot: 3 | 288 JULIUSTOWN RD. | | | |
| Qual: | COLUMBUS, NJ | | | 08022 |
| | 286 JULIUSTOWN RD | | | |
| Block: 1301 | BROOKS, HEATH & VICKIE | | | |
| Lot: 9.03 | 262 ARNEYS MT RD | | | |
| Qual: | PEMBERTON, NJ | | | 08068 |
| | 262 ARNEYS MT RD | | | |
| Block: 1301 | STONE, JAMES & PUZO, KRISTA | | | |
| Lot: 9.04 | 254 ARNEYS MT RD | | | |
| Qual: | PEMBERTON, NJ | | | 08068 |
| | 254 ARNEYS MT RD | | | |
| Block: 1301 | WU, HAI HANG, HAYES, ALYSSA V | | | |
| Lot: 9.01 | 272 ARNEYS MT RD | | | |
| Qual: | PEMBERTON, NJ | | | 08068 |
| | 272 ARNEYS MT RD | | | |
| Block: 1301 | BLACK, GLENN C | | | |
| Lot: 20.01 | 270 JULIUSTOWN RD | | | |
| Qual: | COLUMBUS NJ | | | 08022 |
| | 270 JULIUSTOWN RD | | | |
| Block: 1301 | BARRON, MICHAEL & JACQUELINE | | | |
| Lot: 20.02 | 272 JULIUSTOWN ROAD | | | |
| Qual: | COLUMBUS, NJ | | | 08022 |
| | 272 JULIUSTOWN RD | | | |
| Block: 1202 | STRETCH, LUKE | | | |
| Lot: 2.09 | 498 ARNEYS MT BIRMGHM RD | | | |
| Qual: | PEMBERTON, NJ | | | 08068 |
| | 498 ARNEYS MT BIRMING | | | |

| Identification | Name | Street Address | City, State | Zip |
|----------------|---------------------------|-------------------|-------------|-------|
| | | Property Location | | |
| Block: 1202 | BERNACKI, JOS K & KATHY L | 267 ARNEYS MT RD | | |
| Lot: 2.10 | | PEMBERTON, NJ | | 08068 |
| Qual: | | 267 ARNEYS MT RD | | |
| Block: 1202 | NASH, WILLIAM J III | 263 ARNEYS MT RD | | |
| Lot: 2.11 | | PEMBERTON, NJ | | 08068 |
| Qual: | | 263 ARNEYS MT RD | | |
| Block: 1202 | SCHWARTZMAN, MICHAEL | 257 ARNEYS MT RD | | |
| Lot: 2.12 | | PEMBERTON, NJ | | 08068 |
| Qual: | | 257 ARNEYS MT RD | | |

SITE PLAN

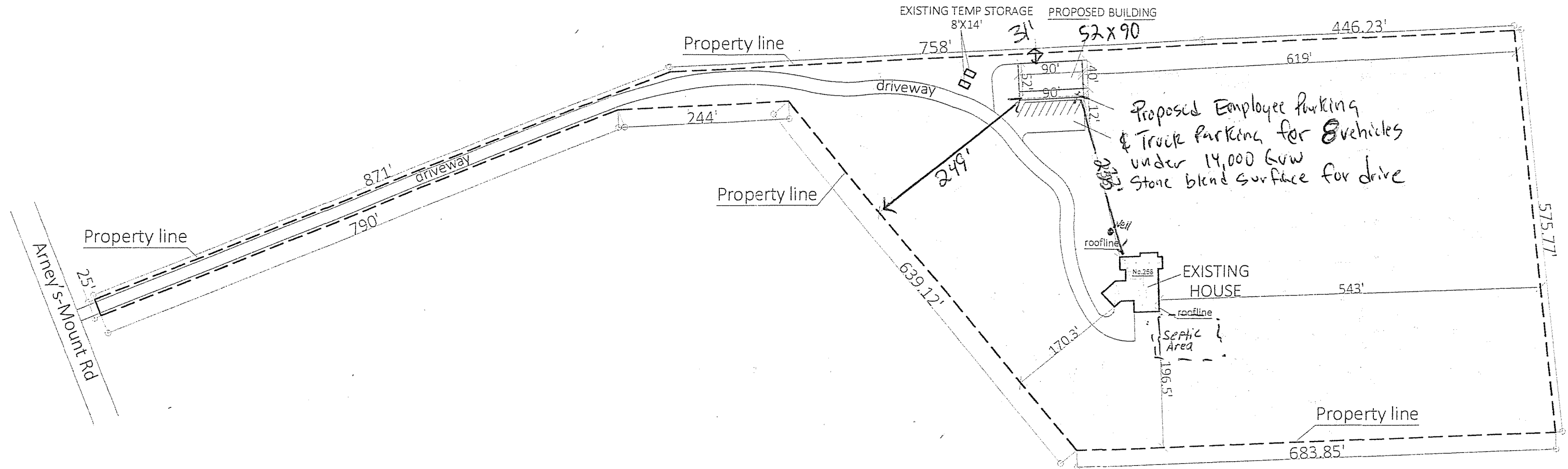
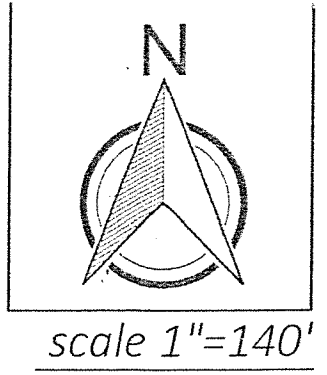
268 Arney's-Mount Rd

Pemberton, NJ 08068

Parcel ID: 34 01301-0000-00009- 02

Lot area: 12.07 Acres

Plot Size: 11"x17"



Calculating Building and Lot Coverage Percentages

Lot area: 525,869 sq.ft.

Total building coverage (gross floor area): 9,728 sq.ft.

Building Coverage Percentage: $9,728 \text{ sq.ft} / 525,869 \text{ sq.ft} = 0.01849 = 0.02\%$

Total Lot Coverage: 49,660 sq.ft.

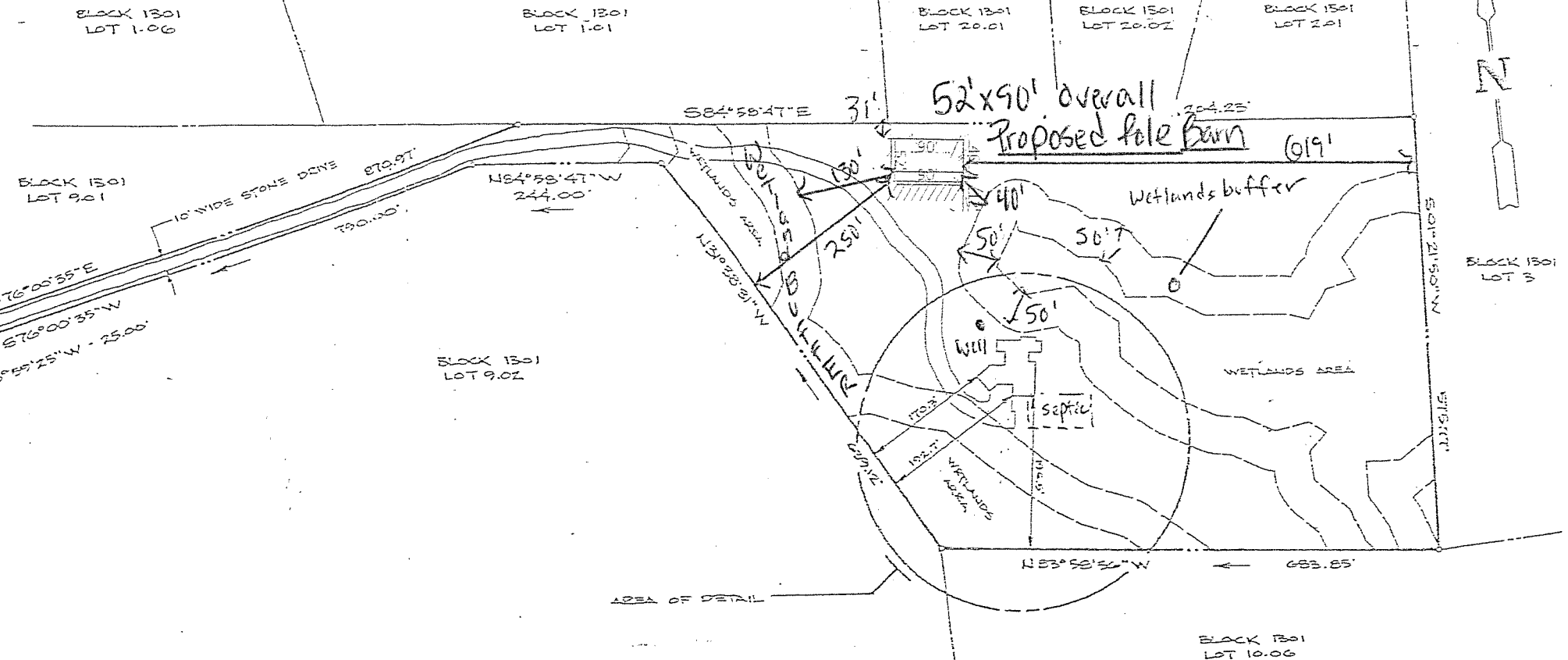
Lot Coverage Percentage: $49,660 \text{ sq.ft} / 525,869 \text{ sq.ft} = 0.09443 = 0.09\%$

NOTES:

1. LOT AND BLOCK NUMBERS REFER TO THE SPRINGFIELD TOWNSHIP TAX MAP.
2. BEING KNOWN AS LOT 9.02 - BLOCK 1301 ON A PLAN ENTITLED "FINAL PLAN OF LOTS, LOT 9, BLOCK 1301, SPRINGFIELD TOWNSHIP" PREPARED BY ROBERT L. CARMELIA, P.L.S., OF LAND ENGINEERING AND SURVEYING CO., INC. DATED JANUARY 6, 1998 AND REVISED TO AUGUST 19, 1998.
3. WETLANDS DELINEATION TAKEN FROM A PLAN ENTITLED "WETLANDS SURVEY" DATED APRIL 2, 1998 PREPARED BY DAVID V. DENTON, P.E. OF LAND ENGINEERING AND SURVEYING CO., INC. AND RODRICK J. PALMA, P.L.S. AS VERIFIED BY N.J.D.E.P. ON JULY 29, 1998, FILE # 0334-95-0011-2-FWL1 AND FILE # 0334-95-0011-3-FWAP#10

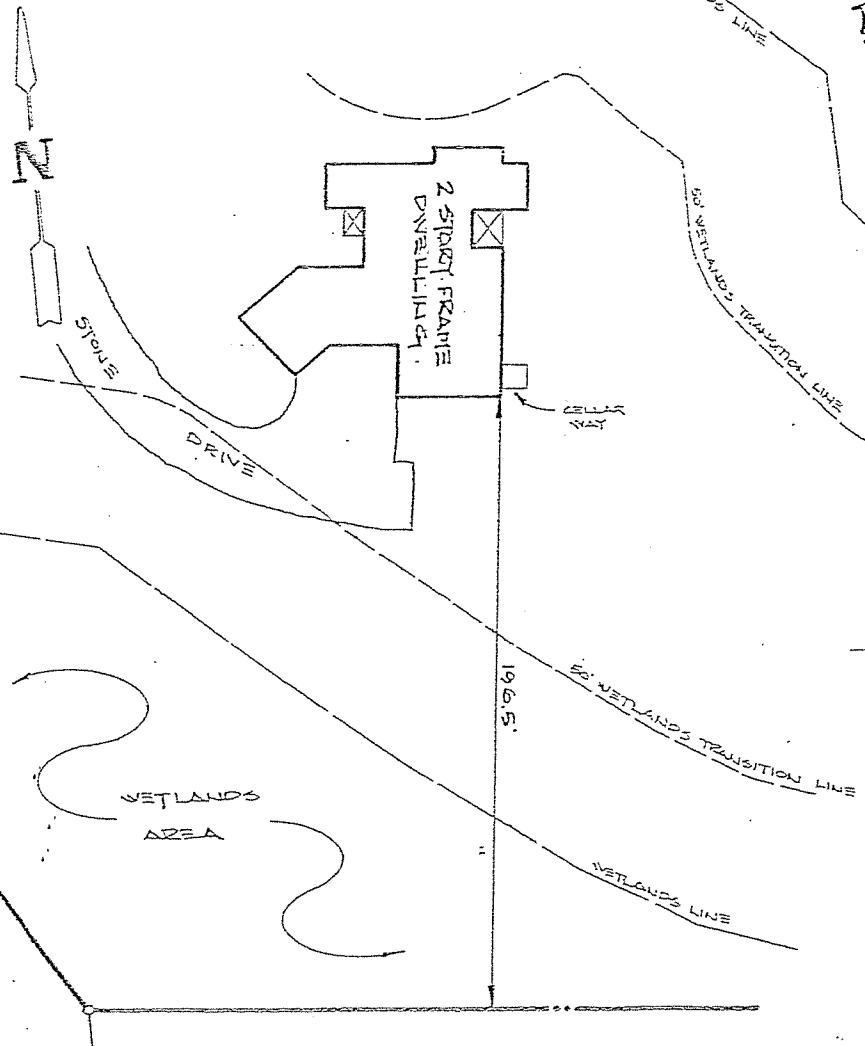
CERTIFIED TO BRIAN GRIGIONI

BURLINGTON COUNTY (NJ) ROBERT L. CARMELIA, P.L.S.
 MOUNT LAUREL, N.J. 08054
 SPRINGFIELD RD.



Wetland Site Plan

SCALE: 1" = 200'



DETAIL

SCALE: 1" = 60'

SURVEY PLAN
 FOR
 BRIAN GRIGIONI
 BLOCK 1301 - LOT 902
 SPRINGFIELD TOWNSHIP
 BURLINGTON COUNTY
 SCALE: NOTED
 NEW JERSEY
 APRIL 15, 2003

DATE OF FIELD SURVEY: 4.12.03

REVISIONS:


Robert L. Carmelia, P.L.S.
 PROFESSIONAL LAND SURVEYOR, NEW JERSEY LICENSE NO. 37578

LAND ENGINEERING and
 SURVEYING COMPANY, INC.
 712 CREEK ROAD
 MOUNT LAUREL, NEW JERSEY 08054

DRAWN BY: BTL JOB NO. 02-106
 DATE: 04/15/03 DWG NO. 2265-PLA