

Township of Dennis
571 Petersburg Road
Dennisville, NJ 08214

The application with supporting documentation must be filed with the Planning Board Administrator between the first(1st) and fifteenth (15th) of the month prior to the scheduled meeting and must be delivered to the professionals for review at least twenty-one (21) days prior to the meeting at which time the application is to be heard.

TO BE COMPLETED BY TOWNSHIP STAFF ONLY

Date Filed: _____ Application No. _____
Application Fee: _____ Escrow Deposit: \$ _____

Scheduled for: Review of Completeness _____ Hearing _____

TO BE COMPLETED BY APPLICANT

1. SUBJECT PROPERTY:

Location: 1077 Route 83

Tax Map:

Page: 27.01 Block(s) 261 Lot(s) 15.02
Page: _____ Block(s) _____ Lot(s) _____

Dimensions:

Frontage: 150ft. Depth: 271.61ft. Total Area: 1.28acres (55,756.8SF)

****The Lot is irregularly shaped****

2. APPLICANT:

Name: Seaboard Storage, LLC

Address: 860 Sussex Boulevard, Broomall, Pennsylvania 19008

Phone: 1-610-544-7500

Applicant is a Corporation _____ Partnership _____ Individual _____ LLC X

3. DISCLOSURE STATEMENT:

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 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: Robert Keith Name: _____

Address: 126 Chapel Hill Circle, Paoli, PA Address: _____

Interest 100% Interest: _____

4. **If Owner is other than the Applicant**, provide the following information on the Owner(s):
Owner's Name: _____ Phone No.:() _____
Owner's Address: _____ Fax No.: () _____

5. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed, must be submitted for review and must be written in comprehensible English for approval.

Note: All deed restrictions, covenants, easements, association by-laws, existing or proposed, must be written in comprehensible English for approval.

Present use of the premises: Vacant wooded parcel of land

There are no Deed Restrictions, covenants, or easements associated with the Subject Property.

A copy of the Deed confirming ownership by Seaboard Storage, LLC is attached.

6. **Applicant's Attorney:** Robert Belasco Phone No: 609-729-5250
Address: 111 E. 17th Avenue - Suite 100 Fax No.: 609-729-0954
North Wildwood, New Jersey 08260
7. **Applicant's Engineer:** Vincent Orlando Phone No: 609-390-0332
Address: 5 Cambridge Drive, Ocean View, New Jersey 08230 Fax No.: 609-390-9204

8. **Applicant's Planning Consultant:** Phone No.: ()
Address: Fax No.: ()

9. **Applicant's Traffic Engineer:** Phone No.: ()
Address: Fax No.: ()

10. **List any other Expert** who will submit a report or who will testify for the applicant:
(Attach additional sheets as may be necessary)
Name: Blane Steinman, RA Phone No.: () 609-624-2099
Field of Expertise: Architecture Fax No.: () 609-624-2098
Address: 2220 Route 9 North, Clermont, New Jersey 08210

11. **APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:**

SUBDIVISION:

- Minor Subdivision Approval
Subdivision Approval (Preliminary)
Subdivision Approval (Final)

Number of lots to be created _____ Number of proposed dwelling units _____
(include remainder lot) (if applicable)

SITE PLAN:

- X Preliminary Site Plan Approval _____ (Phases if applicable)
X Final Site Plan Approval _____ (Phases if applicable)
Amendment or Revision to an Approved Site Plan

Area to be disturbed (square footage)
Total Number of proposed dwelling units

- Variance Relief (hardship) N.J.S. (40:55D-70c(1))
X Variance Relief (substantial benefit) N.J.S. (40:55D-70c(2))
Conditional Use Approval N.J.S. (40:55D-67)
Direct issuance of a permit for a lot lacking street frontage
(N.J.S. 40:55d-35)

12. **Section(s) of Ordinance** from which a variance is requested: _____
Minimum Rear Yard Setback - § 185-18(D)

13. **Waivers Requested** of Development Standards and/or Submission Requirements:
(Attach additional pages as needed) Please see the following page for a list of requested waivers.

14. **a. Attach a copy of the Notice** to appear in the official newspaper of the Municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.
b. The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the Hearing.
c. An Affidavit of Service on all property owners and a Proof of Publication must be filed before the application will be complete and the hearing can proceed.

15. **Explain in detail** the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed):
Renewal of Mining Permit, Mining of Sand and Stone **See attached Memorandum

16. **Is a public water** line available? No

17. **Is public sanitary** sewer available? No

18. **Does the application** propose a well and septic system? Yes

19. **Have any proposed** new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? N/A

20. **Are any off-tract** improvements required or proposed? Yes

21. **Is the subdivision** to be filed by Deed or Plat? N/A

22. **What form of security** does the applicant propose to provide as performance and maintenance guarantees? Any required

23. **Other approvals** which may be required and date plans submitted:

	<u>Yes</u>	<u>No</u>	<u>Date Plans Submitted</u>
Dennis Township Municipal Utilities Auth.	<u> </u>	<u>No</u>	<u> </u>
Cape May County Health Department	<u>Yes</u>	<u> </u>	<u> </u>
Cape May County Planning Board	<u>Yes</u>	<u> </u>	<u> </u>
Cape May County Soil Conservation Dist.	<u>Yes</u>	<u> </u>	<u> </u>
NJ Department of Environmental Protection	<u> </u>	<u>No</u>	<u> </u>
Sewer Extension Permit	<u> </u>	<u>No</u>	<u> </u>
Sanitary Sewer Connection Permit	<u> </u>	<u>No</u>	<u> </u>
Stream Encroachment Permit	<u> </u>	<u>No</u>	<u> </u>
Waterfront Development Permit	<u> </u>	<u>No</u>	<u> </u>

Wetlands Permit	_____	<u>No</u>	_____
Tidal Wetlands Permit	_____	<u>No</u>	_____
Potable Water Construction Permit	_____	<u>No</u>	_____
NJ Department of Transportation	<u>Yes</u>	_____	_____
Pinelands Comm. Certificate of Filing	_____	<u>No</u>	_____
Public Service Electric & Gas Comp.	_____	<u>No</u>	_____
Other	_____	_____	_____

24. **Certification** from the Tax Collector that all taxes due on the subject property have been paid must be included with this application.

25. **List of Maps**, Reports and other materials accompanying the application. (Attach additional pages as required for complete listing)

Quantity	Description of Item
<u>A-1</u>	<u>4/4/2023 Site Plan prepared by EDA (8 pages)</u>
<u>A-2</u>	<u>4/12/2023 Architectural Plans prepared by Blane Steinman, R.A. (3 pages)</u>
<u>A-3</u>	<u>12/9/2022 Property Survey prepared by Cape Surveying, LLC</u>
<u>A-4</u>	<u>Aerial Photograph of the Subject Property</u>

Requested Waivers

1. Requiring curbing in all parking areas (§ 185-38(A)(2))
2. Clearing limits (§ 185-41(J)(2))
3. Environmental Assessment Report (§ 185-41(K)(2)(c))
4. Traffic Impact Study (§ 165-54(B)(2)(h))

The Applicant hereby request that copies of the reports of the professional staff reviewing this application be provided to the following of the applicant's professionals:

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professionals listed.

Applicant's Professional Reports Requested:

Attorney: Robert T. Belasco Reports Requested: All reports

Engineer: Vincent Orlando Reports Requested: All reports

CERTIFICATIONS

26. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am a general partner of the partnership applicant. *(If the applicant is a corporation this must be signed by an authorized Corporate Officer. If the applicant is a partnership, this must be signed by a general partner.)*

Sworn to and subscribed before me
this 14th day of April 2023.

Maureen M. Karavangelos
Notary Public
State of New Jersey

By: 

27. I certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant. *(If the owner is a corporation, this must be signed by an authorized Corporate Officer. If the owner is a partnership, this must be signed by a general partner.)*

Sworn to and subscribed before me
this 14th day of April, 2023.

Maureen M. Karavangelos
Notary Public
State of New Jersey

By: 

MAUREEN M. KARAVANGELOS
ID # 2433763
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires May 8, 2023

28. I understand that the sum of \$ 5,000 has been deposited in an escrow account. In accordance with the Ordinance of the Township of Dennis, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

Date: 4/14/2023 by: 

Deed

Confirmatory Deed

Prepared by
Trevor S. Williams, Esquire

**Preparer signature no longer required per NJSA 46:26A-3

This Deed is made on December 20 2022

Between 1077 Route 83 LLC, A New Jersey Limited Liability Company
(referred to as the "Grantors") whose mailing address is: 860
Sussex Boulevard, Broomall, PA 19008

And Seaboard Storage LLC, a New Jersey Limited Liability Company
(referred to as the "Grantees") whose address is 860 Sussex
Boulevard, Broomall, PA 19008 . The words "Grantor" and
"Grantee" shall mean all Grantors and Grantees listed above.

Transfer of Ownership.

- The Grantors grant and convey (transfers ownership of) the property described below to the Grantee.
- This Transfer is made for the sum of: \$1.00
- The Grantors acknowledge receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Dennis Township, Block 261 Lot 15.02.

Property. The property consists of that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Dennis Township, County of Cape May, State of New Jersey:

LEGAL DESCRIPTION: as follows:

ALL that (those) certain lot(s), tract(s) or parcel(s) of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Dennis, County of Cape May, and State of New Jersey and is bounded and described as follows:

BEGINNING at a point the Southwesterly line of N.J.S.H. Route 83 (80 feet wide) where the same is intersected by the common line between Block 261, Lots 15.02 and 15.01 and running; thence

1. South 52 degrees 59 minutes 00 seconds West, a distance of 194.82 feet along the common line between Block 261, Lots 15.02 and 15.01 to a point at the common corner between Block 15.02 and 15.01; thence
2. North 72 degrees 39 minutes 00 seconds West, a distance of 909.89 feet along the common line between Block 261, Lots 15.02 and 15.01 to a point at the common corner between Block 261, Lots 15.02, 15.01 and 11.01; thence
3. North 35 degrees 11 minutes 00 seconds East, a distance of 26.26 feet along the common line between Block 261, Lots 15.02 and 11.01, to a point at the common corner between Block 261, Lots 15.01, 11.01 and 15.03; thence
4. South 72 degrees 39 minutes 00 seconds East, a distance of 735.21 feet along the common line between Block 261, Lots 15.02 and 15.03 to a point at the common corner between Block 261, Lots 15.02 and 15.03; thence
5. North 52 degrees 59 minutes 00 seconds East, a distance of 271.59 feet along the common line between Block 261, Lots 15.02 and 15.03 to a point in the aforesaid line of N.J. S.H. Route 83; thence
6. South 37 degrees 01 minutes 00 seconds East, a distance of 150.00 feet along the aforesaid line of N.J.S.H. Route 83 to the point and place of BEGINNING

FOR INFORMATIONAL PURPOSES ONLY: BEING known as Tax Lot 15.02, in Tax Block 261, on the Official Tax Map of the Township of Dennis.

FOR INFORMATIONAL PURPOSES ONLY: The mailing address is: 1077 Route 83, Clermont, New Jersey 08210.

THE PURPOSE OF THIS DEED IS TO CONFIRM THE AMENDMENT TO THE BUSINESS NAME FROM 1077 ROUTE 83 LLC TO SEABOARD STORAGE LLC. THE EFFECTIVE BUSINESS AMENDMENT FILED 12/2/22 AT THE STATE OF NEW JERSEY.

BEING the same land and premises which became vested in 1077 Route 83 LLC, a New Jersey Limited Liability Company dated 11/15/22, recorded in Cape May County Clerk's Office on 11/21/22, Deed Book 4088, Page 885, Instrument 2022034509.

Being the same land and premises which became vested in 1077 NJ 83, LLC, a Delaware limited liability company, by Deed from CKJR, Limited Liability Company, dated 08/16/2021, delivered 8/18/2021, recorded in the Cape May County Clerk's Office on 08/30/2021 in Deed Book 4006, Page 80.

BEING more commonly known and designated as 1077 Route 83, Clermont, NJ

Under and Subject, nevertheless, to covenants, conditions, restrictions, reservations and easements of record.

Promises by Grantor.

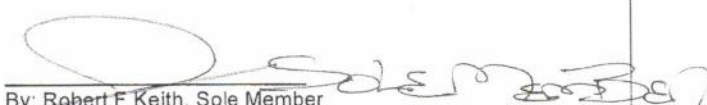
The Grantors promise that the Grantors have done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantors have not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantors).

Signatures. *The Grantors sign this Deed as of the date at the top of this page.*

Witnessed by:



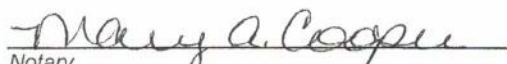
1077 ROUTE 83 LLC, A New Jersey limited liability company

By: 
Robert F Keith, Sole Member

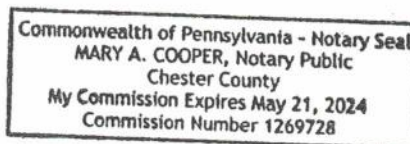
State of Pennsylvania } SS:
County of Chester }

I CERTIFY that on December 20, 2022 Robert F Keith personally came before me and stated to my satisfaction the following:

- That he/she/they was/were the maker(s) of this Deed;
- That he/she/they executed this Deed as his/her/their own act; as Sole Member of 1077 Route 83 LLC, a New Jersey Limited Liability Company
- That he/she/they made this Deed for \$1.00 as the full and actual consideration paid or to be paid for the transfer of Title. (Such consideration is defined in N.J.S.A. 46:15-5).


Notary

Record and Return to:
Infinity Title Agency
18 E. 9th Street
Ocean City, NJ 08226
File #: 360020ITOC



State of New Jersey
Seller's Residency Certification/Exemption

(Print or Type)

Seller's Information

Name(s)
1077 Route 83 LLC, a New Jersey limited liability company
Current Street Address:
860 Sussex Boulevard
City, Town Post Office State Zip Code
Broomall PA 19008

Property Information

Block(s) Lot(s) Qualifier
261 15.02
Street Address:
1077 Route 83
City, Town Post Office State Zip Code
Dennis Township NJ 08210
Seller's Percentage of Ownership Total Consideration Owner's Share of Consideration Closing Date
100% \$1.00 \$1.00

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code Section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate or trust and as such not required to make an estimated Gross Income Tax Payment
6. ☒ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment
7. ☐ The gain from the sale will not be recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, 1033 (CIRCLE THE APPLICABLE SECTION.) If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was previously unrecorded.
11. ☐ The real property is being transferred under a relocations company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check the box if applicable and neither boxes 1 nor 2 apply)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Date

Date

Signature (Seller)

Signature (Seller)

Robert F Keith, Sole Member

Indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

SS. County Municipal Code
0504

COUNTY

Burlington

MUNICIPALITY OF PROPERTY LOCATION Township of Dennis

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Stacie Jones, being duly sworn according to law upon his/her oath,

deposes and says that he/she is the Title Clerk in a deed dated 12/20/2022 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 261 Lot number 15.02 located at
1077 Route 83 Clermont and annexed thereto.

(Street Address, Town)

(2) CONSIDERATION \$1.00 (Instructions #1 and #5 on reverse side) ☒ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:

(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ + % = \$
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1988, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
For consideration less than \$100.00

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over, * (Instruction #9 on reverse side for A or B)
B. BLIND PERSON Grantor(s) ☐ legally blind or, *
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*
Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

G. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

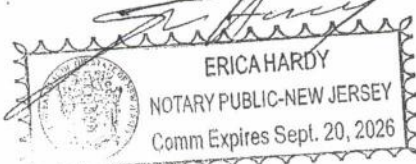
- ☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- ☐ Intercompany transfer between combined group members as part of the unitary business
☐ Combined group NU ID number (Required)

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 20 day of December 2022



Signature of Deponent
110 Marter Ave Suite 305
Moorestown, NJ 08057

Deponent Address

Last three digits of Social Security Number

1077 Route 83 LLC

Grantor Name
880 Sussex Blvd
Broomall PA 19008

Grantor Address at Time of Sale

Infinity Title Agency

Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:

<https://www.state.nj.us/treasury/taxation/tp/locatitax.shtml>

Proof of Payment of Taxes

PROOF OF PAYMENT OF TAXES

Every application for development submitted to the Consolidated Land Use Board shall be accompanied by this form.

Applicant's name: Seaboard Storage, LLC

Address: 860 Sussex Boulevard, Broomall, Pennsylvania 19008

Property Owner's

Name and Address: Seaboard Storage, LLC

860 Sussex Boulevard, Broomall, Pennsylvania 19008

Address of property

Subject to the

Application: 1077 Route 83

Block & Lot: Block: 261, Lot: 15.02

TO BE COMPLETED BY THE TAX COLLECTOR:

A. All Taxes are current through the 2nd quarter of 2023

Date: 4/12/23

Dennis Township Tax Collector: Monica Heim

B. Taxes are due on the above referenced property as follows:

Amount of taxes due through the _____ quarter of _____ \$ _____

Date: _____

Dennis Township Tax Collector: _____

Public Notice

PUBLIC NOTICE

PLEASE TAKE NOTICE that on **TBD, 2023 at 7:00 pm**, a hearing will be held via video conference before the **Dennis Township Consolidated Land Use Board** in the matter of the application by Seaboard Storage, LLC regarding the property located at 1077 Route 83, also known as Block: 261, Lot: 15.02. The property is located in the Township's B (Business) zoning district, and it is currently a vacant undeveloped parcel of land.

The Applicant is proposing to construct a 6,000SF commercial building which will contain two (2) storage/workshop units consisting of 3,000SF each along with a parking lot containing ten (10) parking spaces. The Applicant is also proposing to develop a basin to mitigate stormwater runoff. The proposed warehouse/storage facility is a permitted use in the Business zone. In connection with this proposal the Applicant is requesting preliminary and final major site plan approval and 'c' variance relief related to the minimum rear yard setback. Waivers are also requested from requiring curbing in all parking areas, clearing limits, to provide an environmental assessment report, and a traffic impact study. In addition to the aforementioned relief, the Applicant also seeks any other variances or waivers deemed necessary and/or required by the Board or the Applicant at the time of the hearing to permit the project.

While New Jersey's Executive Order 103 and Executive Order 107 are in effect, the Division of Local Government Services has issued guidance to ensure continuity of Land Use application procedures, to ensure due process is afforded during **Consolidated Land Use Board** hearings and to remind local units to adhere to appropriate social distancing and health measures as they implement this process. In-person attendance at the hearing by the applicant, the Board or the public is prohibited.

Maps and other documents relating to this matter shall be available at least ten (10) days prior to the meeting date for inspection. Under the present circumstances, the maps and other documents relating to this matter shall be posted for public review on the Dennis Township Consolidated Land Use webpage located at <https://dennistwp.org/consolidated-land-use/> free of charge. Any Members of the public experiencing difficulty accessing the free online material are advised to contact the Board Secretary at **(609) 861-9705** to arrange for review of a hard copy of the plans and application materials by mail or via a secure public location.

All parties to the hearing, including the public, must no less than two days in advance of the meeting provide to the Board Secretary any additional documents or exhibits to be presented at the hearing. These additional documents and exhibits shall be individually labeled by the submitting party as an exhibit and the Board Secretary shall post the labeled exhibits prior to and for the video meeting. Please contact the Board Secretary at **(609) 861-9705** to arrange delivery options of the Exhibits and to advise the Board Secretary of your anticipated participation.

INSTRUCTIONS TO PARTICIPATE IN VIRTUAL ONLINE MEETING:

In order to participate in this hearing including the opportunity to comment, the following options are available:

- Dial in via phone at **1-929-205-6099** or **1-301-715-8592** and enter **Meeting ID: 882 7676 6069** and **Password: 737811** for voice connection; or
- Type in the following link on the internet browser of your desktop computer or laptop: <https://us02web.zoom.us/j/88276766069?pwd=WHBRRGlzMnh2aVBYSXk4S09QZkNUQT09> at the date and time above for video or audio access. You may join the meeting through your internet browser or download the application to your computer; or
- For Smart Phones download the "Zoom" application. Open the app and enter **Meeting ID: 882 7676 6069** in the search bar and enter your full name and **Password: 737811** when prompted.

Prior to the hearing, you are encouraged to review the instructions to participate through your choice of electronic attendance. The plans, application and applicable documents for the hearing are posted on the internet at <https://dennistwp.org/consolidated-land-use/>.

For those individuals lacking the resources or know-how for technological access, please contact the Board Secretary at **(609) 861-9705** during normal business hours for assistance in delivering exhibits, accessing the plans and the meeting.

Robert T. Belasco, Esquire
Stefankiewicz & Belasco, LLC
111 E. 17th Avenue, Suite 100
North Wildwood, NJ 08260

Memorandum

Applicant: Seaboard Storage, LLC

Subject Property: 1077 Route 83, a/k/a Block: 261, Lot: 15.02

Relief Sought: Preliminary and Final Major Site Plan Approval, 'C' Variance relief for minimum rear yard setback, and waivers

Justification for Variances Sought

The Applicant, Seaboard Storage, LLC, is the owner of certain real property located at 1077 Route 83, also known as Block 261, Lot 15.02 (hereinafter the "subject property"). The subject property is located in the Township's B (Business) zoning district and it is currently vacant undeveloped land. The site is slightly undersized and same is irregularly shaped and consists of approximately 1.28 acres. The Applicant is proposing to construct a 6,000SF commercial building which will contain two (2) storage/workshop units consisting of 3,000SF each along with a parking lot containing ten (10) parking spaces. The Applicant is also proposing to develop a basin to mitigate stormwater runoff. The proposed warehouse/storage facility is a permitted use in the Business zone and same is consistent with existing uses in the surrounding neighborhood.

In connection with this proposal the Applicant is requesting preliminary and final major site plan approval and 'c' variance relief related to the minimum rear yard setback. Waivers are also requested from requiring curbing in all parking areas, clearing limits, to provide an environmental assessment report, and a traffic impact study. It is the intent of the Applicant to utilize the proposed commercial storage/workshop units for individual needs. The Applicant does not intend to rent the proposed units to third-parties and the general public will not be afforded access to the site.

In accordance with N.J.S.A. 40:55D-70, a Land Use Board may grant variance relief when the Applicant establishes that the purposes of zoning, outlined under N.J.S.A. 40:55D-2, are advanced in connection with the relief sought. The Applicant must also establish that the benefits associated with the requested relief outweigh any substantial detriments to the public good, the zoning ordinance, or the specific zone plan.

This application can be granted without substantial detriment to the public good, the zoning ordinance, or the zone plan because it satisfies several of the special reasons, or the positive criteria, set forth in N.J.S.A. 40:55D-2.

The first purpose advanced in connection with this Application is "A," "To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare." The proposed warehouse/storage use is a permitted use in the Township's B zone. With the exception of the proposed rear yard setback, the proposed development meets all applicable area and bulk requirements and the proposed development incorporates stormwater management which will provide a benefit to the surrounding neighborhood thereby advancing the general welfare.

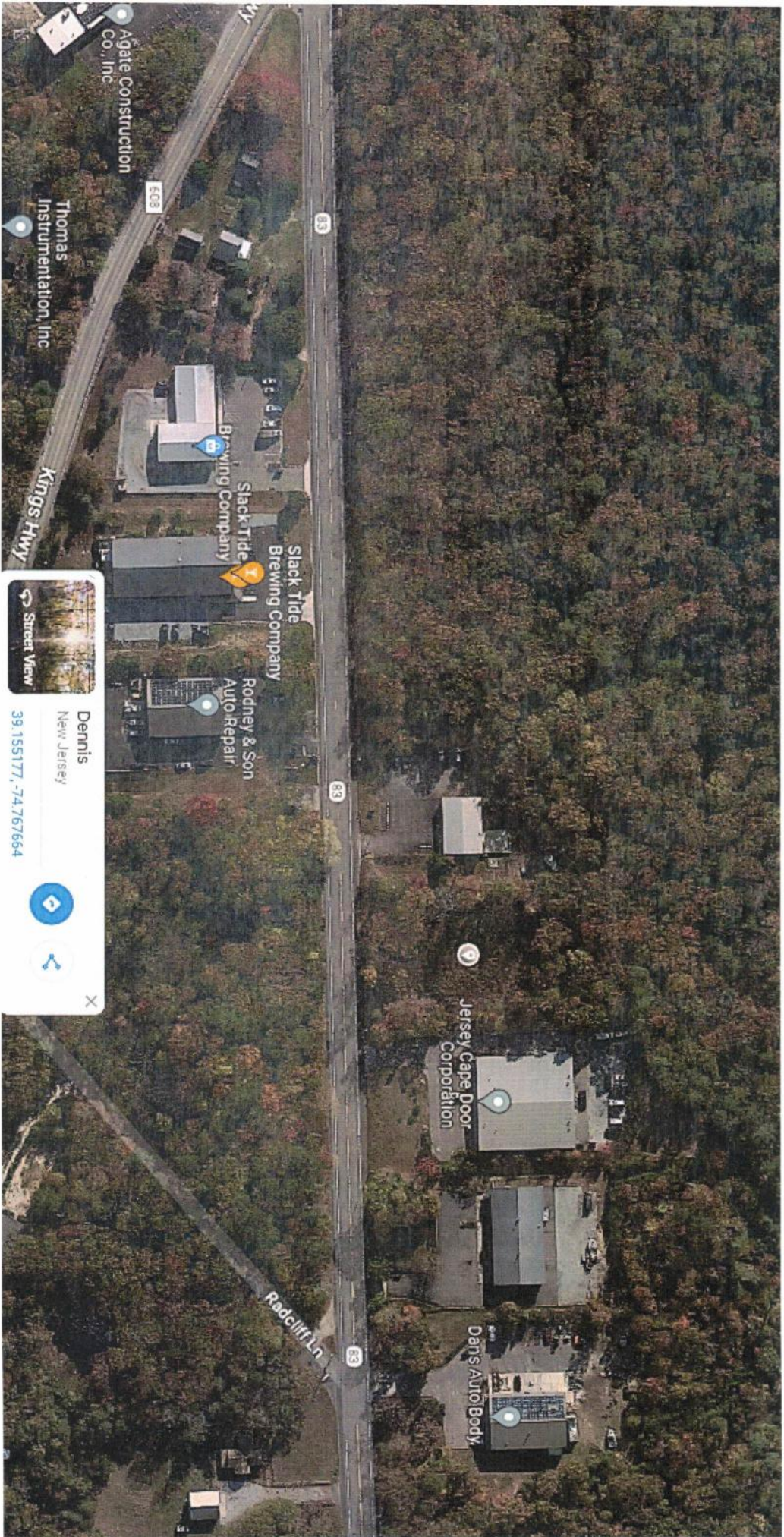
The second purpose advanced in connection with this Application is "C" "to provide adequate light, air, and open space." The Applicant's proposal provides compliant side and front yard setbacks and the property is well below permitted building and lot coverages. The Applicant is not proposing to overdevelop the site. Accordingly, the proposed development maintains and promotes adequate light, air, and open space.

The third purpose advanced in connection with this Application is "G" "to provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens." The proposed use is permitted in the B zone and same is consistent with existing uses in the surrounding neighborhood.

In summary, the proposed site plan and the requested 'C' variance can be granted as there is no substantial detriment to the public good and the relief sought by the Applicant will not impair the intent and purpose of the zone plan or zoning ordinance as there will be no negative impact the surrounding neighborhood. Furthermore, the purposes of the Municipal Land Use Law will be advanced by the Application and the benefits of granting same substantially outweigh any potential detriment.

The Applicant reserves the right to amend/revise the contents of this memorandum in advance of the hearing before the Board.

Site Photograph



Dennis
New Jersey
39.155177, -74.767664

