

TIMOTHY M. PRIME, *Esquire*
DUNCAN M. PRIME, *Esquire*
TYLER T. PRIME, *Esquire*
HEATHER M. KUMER, *Esquire*
SARA R. WERNER, *Esquire*

PRIME & TUVEL

ATTORNEYS AT LAW

* ALSO ADMITTED TO THE PENNSYLVANIA BAR
* ALSO ADMITTED TO THE NEW YORK BAR
* ALSO ADMITTED TO THE ILLINOIS BAR

JASON R. TUVEL, *Esquire*
ALLYSON M. KASSETTA, *Esquire*
NANCY A. LOTTINVILLE, *Esquire*
BENJAMIN T.E. WINE, *Esquire*

January 29, 2021

VIA UPS

Ms. Christy Clauss, Planning Board Secretary
Township of Winslow
125 South Route 73
Braddock, NJ 08037

**RE: Winslow 30 Developers LLC
301 South White Horse Pike (Route 30) & Waterford-Blue Anchor Road (CR
722), Winslow Township, Camden County, NJ
Block 5402, Lot 4
Application for Preliminary and Final Site Plan with Bulk Variance Approval**

Dear Ms. Clauss:

This office represents Winslow 30 Developers LLC with reference to the above-listed project. Winslow 30 Developers LLC is proposing a Wawa convenience store with sale of fuel at this location. The Applicant is therefore submitting an application to the Township of Winslow Planning Board for Preliminary and Final Site Plan with Bulk Variance Approval.

In reference to this project, please find the following enclosed with this letter:

1. One (1) original and eight (8) copies of the completed and signed Winslow Township Planning Board Application, including Variance Application, checklist, corporate disclosure, certification of taxes paid, variance and waiver list, list of required outside agency approvals, and W-9 form.
2. Two (2) checks made payable to "Winslow Township", one (1) in the amount of \$1,700.00 to cover the application fee for this project, and one (1) in the amount of \$10,000.00 for the escrow fee for this project.

SOUTH JERSEY
MOUNT LAUREL OFFICE

P 856 273 8300
F 856 273 8383

14000 Horizon Way, Suite 325
Mount Laurel, NJ 08054

NORTH JERSEY
HACKENSACK OFFICE

P 201 883 1010
F 856 273 8383

2 University Plaza Drive, Suite 109
Hackensack, NJ 07601

3. Eight (8) copies of the full-size Site Plan prepared by Dynamic Engineering with the date of November 24, 2020.
4. Sixteen (16) copies of the reduced-size Site Plan prepared by Dynamic Engineering with the date of November 24, 2020.
5. Eight (8) copies of the full-size Architectural Plan prepared by Cuhaci & Peterson with the date of January 21, 2021.
6. Three (3) copies of the Infiltration Testing Report prepared by GeoStructures, Inc. with the date of October 8, 2019.
7. Eight (8) copies of the full-size On-Site Wastewater Treatment & Disposal System Plan prepared by Houser Engineering, LLC with the date of December 23, 2020.
8. Sixteen (16) copies of the reduced-size On-Site Wastewater Treatment & Disposal System Plan prepared by Houser Engineering, LLC with the date of December 23, 2020.
9. Eight (8) copies of a letter and Certificate of Filing from the State of New Jersey Pinelands Commission, dated January 11, 2021.
10. Two (2) copies of an Operation & Maintenance Manual prepared by Dynamic Engineering with the date of November 2020.
11. Two (2) copies of a Stormwater Management, Groundwater Recharge and Water Quality Analysis prepared by Dynamic Engineering with the date of November 2020.
12. Two (2) copies of an Environmental Impact Statement prepared by Dynamic Engineering with the date of January 2021.
13. Three (3) copies of the Traffic Study for Major Access Application with Planning prepared by Dynamic Traffic with the date of December 21, 2020.
14. Three (3) copies of the Cultural Resources Survey prepared by Richard Grubb & Associates with the date of May 2020.
15. Twelve (12) copies of the full-size ALTA/NSPS Land Title Survey prepared by Dynamic Survey, LLC with the date of November 6, 2020.

Ms. Christy Clauss, Planning Board Secretary
Township of Winslow
January 29, 2021
Page 3 of 3

Please note that per the application requirements, copies of these materials are being provided to the required parties via certified mail. The certified mail receipts will be provided to your office under separate cover. If there is anything further that the Board deems necessary as part of this application, please give me a call directly and I will work with my client to submit a copy of same as soon as possible.

Winslow 30 Developers LLC looks forward to this application for Preliminary and Final Site Plan with Bulk Variance Approval being deemed complete and scheduled for the Township's next available Planning Board Hearing. Thank you for your consideration and assistance with this application.

Very truly yours,


DUNCAN M. PRIME

DMP/mcb
Enclosures

cc: Winslow Township Construction Office (via certified mail w/enc, including Construction Form)
Winslow Township Fire Marshall (via certified mail w/enc)
Winslow Township Police Department (via certified mail w/enc)
Winslow Township Board of Education (via certified mail w/enc)
Winslow Township tax Assessor Office (via certified mail w/ Block and Lot Form and three (3) copies of site plan sheet)

TOWNSHIP OF WINSLOW
PLANNING & ZONING
125 SOUTH ROUTE 73
WINSLOW TOWNSHIP, NJ 08037-9422

SITE PLAN APPLICATION

FOR OFFICIAL USE ONLY

APPLICATION FILED: _____
FEE PAID: _____
ESCROW ACCOUNT #: _____

SECTION I: TYPE OF APPLICATION & VARIANCE REQUIREMENT

Minor-Preliminary _____ Minor-Final _____ Waiver of a Formal Site Plan _____
**Major-Preliminary X ** Major-Final X

****Please note that a Preliminary & Final Major Site Plan may not be filed simultaneously****

Is a Variance required for this application? Yes X No _____
If yes, complete separate Variance Application.

SECTION II: GENERAL INFORMATION

- A. Applicant:
Name: Winslow 30 Developers LLC
Address: 1195 Route 70, Suite 2000, Lakewood, NJ 08701
Email: Jmizrahi@paramountrealty.com Telephone #: 732-961-8146
- B. The Applicant is a: Corporation _____ Partnership _____ Individual _____
Other (Please specify) X (LLC)
- C. If the Applicant is a corporation or a partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership. **Please see attached**
- D. The relationship of the Applicant to the property in question is: Owner _____
Lessee _____ Purchaser Under Contract X Other (Please Specify) _____
- E. Owner:
Name: Alfred F. Salvatore Jr. and Daryl A. Salvatore Sr.
Address: 340 Oak Road, Hammonton, NJ 08037
Email: alfred.salvatore@comcast.net Telephone #: _____
and oldoak29@yahoo.com
- F. Engineer/Surveyor:
Name: Matthew Sharo, PE for Dynamic Engineering Consultants, PC
Address: 1904 Main Street, Lake Como, New Jersey 07719
Email: msharo@dynamicec.com Telephone #: (732) 974-0198

G. Attorney:
Name: Duncan M. Prime, Esquire for Prime & Tuvel, LLC
Address: 14000 Horizon Way, Suite 325, Mount Laurel, NJ 08054
Email: Duncan@primelaw.com Telephone #: 856-273-8300

.....
SECTION III: INFORMATION REGARDING THE PROPERTY

A. The street address of the property is: 301 South White Horse Pike (Rt 30) & Waterford-Blue Anchor Road (CR 722)

B. The location of the property is approximately N/A feet from the intersection of South White Horse Pike (Route 30) and Waterford-Blue Anchor Road (CR 722)

C. The Block number(s) is 5402

D. Lot number(s) 4

E. Existing Use of Property: Residential dwelling and retail sales
Proposed Use of Property: Proposed Wawa food market and fueling canopy

F. The zone in which the property is located is PR-1 (Rural Residential Zone)
(The Zoning Office can help determine this information)

G. Acreage of the entire site is 6.157 Acres

H. Is the subject property located on a County Road? Yes X No _____
Is the subject property located on a State Road? Yes X No _____
Is it within 200 feet of a Municipal Boundary? Yes _____ No X

I. The type of proposal is: New Structure X Expanded Area _____
Improved Parking Area _____ Alteration to Structure _____
Expansion to Structure _____ Change of Use _____ or Sign _____

J. The name of the business or activity (if any) Wawa food market and fueling canopy

K. Are there deed restrictions that apply or are contemplated?
Yes _____ No X (If yes, attach a copy)

L. Improvements: List all proposed on site utility and off-tract improvements.
Please refer to site plan

M. Plat submission: List maps and other exhibits accompanying this application.
Please refer to cover letter

SECTION IV: SUBMISSION REQUIREMENTS & FEES

Attached hereto and made a part of this application, I have submitted the appropriate documents along with the appropriate fees as described in the Site Plan Instructions.

SECTION V: AUTHORIZATION AND VERIFICATION

I CERTIFY THE STATEMENTS AND INFORMATION CONTAINED IN THIS APPLICATION ARE TRUE.

1/18/21

DATE



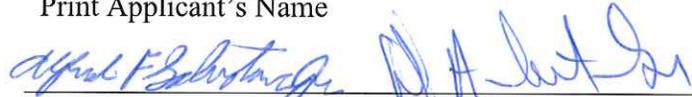
APPLICANT

Winslow 30 Developers LLC

Print Applicant's Name

4/2/20

DATE



OWNER'S SIGNATURE

Alfred F. Salvatore Jr. and Daryl A. Salvatore Sr.

Print Owner's Name

REVISED: 2/7/2017

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**Township of Winslow
Planning & Zoning
125 South Route 73
Winslow Township, NJ 08037-9422
Phone: (609)567-0700
Fax: (609)561-8197**

Notice of Appeal and Variance Application Form

Application Filed: _____
Fees Paid: _____
Escrow Account: _____
Hearing Date: _____

To the Applicant: Complete sections in full for relief requested.

APPLICANT Winslow 30 Developers LLC
Address 1195 Route 70, Suite 2000, Lakewood, NJ 08701
Email address Jmizrahi@paramountrealty.com
Phone # 732-961-8146

If the applicant is a Corporation, please provide name, address and phone number of the attorney to represent the applicant:

Name: Duncan M. Prime, Esquire for Prime & Tuvel, LLC
Address: 14000 Horizon Way, Suite 325, Mount Laurel, NJ 08054
Email address Duncan@primelaw.com
Phone #: 856-273-8300

An Application is hereby made for a:
 A-Appeal of Zoning Officer Decision
 B-Interpretation of Zoning Ordinance or Map
 C-Hardship or Bulk Variance
 D-Use Variance

Relief from Zoning Ordinance to permit Please refer to Variance and Waiver list

DESCRIPTION OF PROPOSED STRUCTURE OR USE

Premises Affected known as Block(s) 5402 Lot(s) 4
Street Address 301 South White Horse Pike (Rt 30) & Waterford-Blue Anchor Road (CR 722)
Zoning Classification PR-1 (Rural Residential Zone)

Owner Alfred F. Salvatore Jr. and Daryl A. Salvatore Sr. Address 340 Oak Road, Hammonton, NJ 08037

Lessee _____ Address _____

Last previous occupancy N/A

REQUIRED

PROPOSED

Frontage 100 ft
Route 30: 40 FT
Front Setback Blue Anchor Rd: 40 FT

Frontage 531.26 ft
Route 30: 73.1 FT
Front Setback Blue Anchor Road: 43.5 FT

Side Yard 30 FT

Side Yard 129.9 FT

Side Yard N/A

Side Yard N/A

Rear Yard 30 FT

Rear Yard 431.9 FT

Lot Size 1 Acre ~~84,474~~

Lot Size 5.607 Acres ~~84,474~~

Other(describe) Please refer to plan

Other(describe) Please refer to plan

Has there been any previous appeal involving these premises? No

If so, state character of appeal and date of disposition. N/A

This application for a Use Variance includes an application for:

Subdivision _____

Site Plan X

Proposed Use:

Proposed Wawa food market and fueling canopy

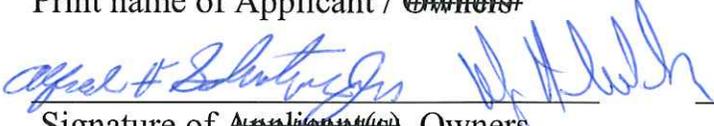
SUBMISSION REQUIREMENTS & FEES

Attached hereto and made a part of this application, I have submitted the appropriate documents along with the appropriate fees as described in the Variance Application Instructions .

AUTHORIZATION AND VERIFICATION



Signature of Applicant(s), ~~Applicant~~
Winslow 30 Developers LLC
Date 1/18/21

Print name of Applicant / ~~Applicant~~


Signature of ~~Applicant(s)~~ Owners
Alfred F. Salvatore Jr. and Daryl A. Salvatore Sr.
Date 4/2/20
Print name of ~~Applicant~~ / Owners

 Please see Applicant signature above

Signature of Applicant, Agent
(When the applicant is not the owner)
Date _____
Winslow 30 Developers LLC

REVISED: 2/7/17
T:\VARIANCE APPL\VARIANCE APPLICATION.doc

Applicant Winslow 30 Developers LLC

Block 5402 Lot 4

ESCROW AGREEMENT

This Escrow Agreement made between the applicant hereinafter referred to as "Developer", and the Winslow Township Planning Board or the Winslow Township Zoning Board of Adjustment, (hereinafter) called "Township".

The purpose of this Agreement is to set forth the procedure for Escrow Funds that shall be deposited with the Township at the inception of any application before the Township Zoning or Planning Board.

It is specifically understood between the parties to this Agreement, that the said Escrow referred to herein shall be payable before an application is deemed complete and shall be submitted by the Developer with the application to the Township.

- 1.) The deposit required of the Developer and deposited into the Professional Escrow Account shall cover the fees associated with the required review of the application by the Zoning Board of Adjustment of Planning Board Engineer, Planner or Attorney; and for applications submitted pursuant to N.J.S.A. 40:55 D-70 d, such other professionals as the Township and/or Zoning Board may reasonably require, which review shall include the written report on the application to be submitted to the Board. Prior to drawing monies out of the Professional Escrow Account, each professional engaged by the Board shall submit an Invoice to the Board Secretary for approval by the Township. Following conclusion of the Hearings and Meetings regarding the application, any unused funds deposited by an applicant into the Professional Escrow Account shall be refunded to the Developer upon application and approval by the Township.
- 2.) Deposits received from any Developer pursuant to this Agreement shall be deposited in a Banking Institution or Savings & Loan Association in this State insured by an agency of the Federal Government, or in any other fund or depository approved for such deposits by the State, in an account bearing interest at the minimum rate currently paid by the institution or depository on time or savings deposits. The Municipality shall be responsible to have the Escrow Accounts maintained in accordance with N.J.S.A. 40:55D-53.1.
- 3.) The term Professional Personnel or Professional Service as used herein shall include the service of a Duly Licensed Engineer, Surveyor, Planner, Attorney, Realtor, Appraiser, or other expert or employee of said professional who would provide Professional Service to ensure an application meets performance standards as set forth in the Township Ordinances and other experts whose Testimony is in an area in which the Developer has presented expert Testimony.

- 4.) A Developer may request that the Professional Personnel or Board Professional schedule additional time, in excess of that covered by the monies paid into the Professional Escrow Account, for review of a specific application.
- 5.) It shall be specifically understood between the Developer and the Township, that any meetings in or out of the professionals office, requested by the Developer, shall be paid for by the Developer for the professionals time out of the Professional Escrow Account.
- 6.) A Developer shall be responsible to reimburse the Municipality out of the Professional Escrow Account for all activities including but not limited to the following:
 - a.) Preparation for and attendance at special meetings requested by the Developer.
 - b.) Review or preparation of Easements, Developers Agreement, Deeds or the like.
 - c.) Review of additional Documentation submitted by the Developer and issuance of any reports relating thereto.
 - d.) Charges for any telephone conference or meeting requested or initiated by Developer, his attorney or any of his experts.
 - e.) Issuance of reports by Professional Personnel to the Municipal Agencies setting forth recommendations resulting from review of any documents submitted by the applicant, site visits and inspections.
 - f.) Any and all other expenses of Professional Personnel incurred and paid by it necessary to process the application by the Developer for developments.
 - g.) Preparation of a Resolution or memorializing Resolutions setting forth findings and conclusions of the municipal agency with respect to an application.
- 7.) No applicant shall be responsible to reimburse the Township for any of the following:
 - a.) Attendance by the Professional Personnel at any regularly scheduled meeting of the Municipal Agency; provided however that the Township shall be entitled to be reimbursed for attendance of it's Professional Personnel at special meetings of the Municipal Agency which were requested by the Developer for the Developer's convenience.
- 8.) The Township shall notify the Developer when said deposit into the Professional Escrow Account appears to be insufficient for any particular application of the Developer. At that time additional funds shall be deposited into the Professional Escrow Account based on an estimation submitted by the Township to the Developer of the amount of money needed to complete the Developer's application. No site plan, or subdivision shall be signed, nor shall any Zoning Permits, Building Permits, Certificates of Occupancy or any other types of permits be issued with respect to any approved application for development until all bills for reimbursable services have been received by the Municipality from the professional rendering service in connection with such application and payment has been approved by the Municipal Body unless the applicant shall have deposited with the Township an amount agreed upon by the Developer and the Municipal Agency is likely to be

sufficient to cover all reimbursable items; and upon posting said deposit with the Township the appropriate maps and permits may be signed and released or issued to the Developer. If the amount of the deposit exceeds the actual cost as approved for payment by the Municipal Body, the Developer shall be entitled to return of excess deposits together with such interest as allowed by N.J.S.A. 40:55D53.1. But if the charges submitted and approved by the Municipal Body exceed the amount of the deposit, the Developer shall be liable for payment of such deficiency.

- 9.) No Professional Personnel submitting charges to the Township for any services rendered in this Agreement shall charge for any of the services contemplated at a higher rate or in any different manner than would normally be charged to the Township for similar work as ascertained by the Professional's Contract of Employment with the Municipality. Payment of any bill rendered by a professional to the Township with respect to any services or which the Township is entitled to reimbursement under this Agreement shall in no way be contingent upon receipt of reimbursement by the Developer, nor shall any payment to a professional be delayed pending reimbursement from a Developer.
- 10.) The Developer and Township agree that the initial deposit into the Professional Escrow Account shall be made in accordance with Ordinance Chapter 40, 43-46. It is clearly understood between the parties that due to the complexity and/or the nature of the application, that if said deposit is exhausted before final approval or final hearing on any application is complete, that the Developer shall place additional funds into the Professional Escrow Account upon request to do so by the Township based on an estimation of amount of professional review time necessary to complete the application.

Winslow Township
Zoning Board of Adjustment/
Planning Board

Dated: 1/18/21

By: 

Dated: _____

By: Winslow 30 Developers LLC
Developer
1195 Route 70, Suite 2000
Street Address
Lakewood, NJ 08701
City/State/Zip

TAX AND ASSESSMENT PAYMENT REPORT

WINSLOW TOWNSHIP PLANNING BOARD

Section I (To be completed by applicant)

I Winslow 30 Developers LLC

of 1195 Route 70, Suite 2000, Lakewood, NJ 08701

am making application to the Planning Board for the development of

Block(s) 5402 Lot(s) 4

in the PR-1 (Rural Residential Zone) Zone, located at 301 South White Horse Pike (Route 30)

The owner of record is Alfred F. Salvatore Jr. and Daryl A. Salvatore Sr.

This tract was formerly subdivided on N/A

Original Block(s) N/A Lot(s) N/A

I acquired interest in the property on Unknown

I requested the Tax Collector to determine whether there are any delinquent taxes and/or assessments due.

Applicant's Signature _____

Date _____

Section II (To be completed by Tax Collector)

All taxes due have been paid.

All assessments due have been paid.

The following are delinquent and past due.

Tax Collector's Signature:

C.A. Segui

Date 1-27-21

Winslow Township Planning and Zoning Board Corporate Disclosure

Name of Company/Organization: Winslow 30 Developers LLC

Is the Company a Corporation? Yes No (LLC)

If yes, what State is the Corporation Incorporated in? MA NJ

Is the Company a Partnership? Yes No

Is the Company an Individual Owner? Yes No

Please list any/all
individuals who are owners or if a non-profit all board members.

Name	Address	Title
Charles Saka	3 Mount Ct. Oakhurst, NJ 07755	
Allen Saka	1981 E14 th St. Brooklyn, NY 11228	
Raymond Saka	4 Clark Ct. Oakhurst, NJ 07755	
Jelley Saka	314 Sherman Ave. Deal, NJ 07723	
Margie Saka	44 Shadow Lawn Dr. Oakhurst, NJ 07755	

I certify that the above information is true and correct to the best of my knowledge:


Signature
Winslow 30 Developers LLC

1/18/21
Date

Signature

Date

AFFIDAVIT OF OWNERSHIP

WINSLOW TOWNSHIP PLANNING / ZONING BOARD

Township of Winslow, Camden County

Alfred F. Salvatore Jr. and Daryl A. Salvatore Sr., being duly sworn,

deposes and says; that (He, She, They) is (are) the owner of the land known

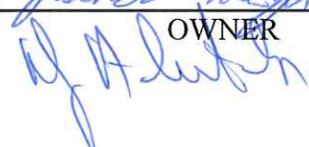
as Block 5402 Lot 4

Street Address 301 South White Horse Pike (Route 30)

and/or the building structure located on same, and does approve and agree to the terms and conditions which are a part of the Zoning Board of Adjustment/Planning Board and Resolutions pertaining to same.

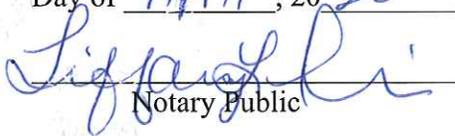
Permission is hereby granted to Winslow 30 Developers LLC,

the applicant for the proposed development plans.

Signature 
OWNER


Sworn to before me this 2nd

Day of April, 2020


Notary Public

T:\SITE PLAN APPLICATION\AFFIDAVIT OF OWNERSHIP-ALL.doc

TIFFANY L IRVING
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50108839
MY COMMISSION EXPIRES JULY 18, 2024

* Will be provided prior to hearing

AFFIDAVIT OF SERVICE OF NOTICE

Date: _____

To: Winslow Township Planning & Zoning Office

The undersigned declares that in accordance with the provisions of the Township of Winslow Zoning Ordinance, a Notice of the Variance application and of a public hearing thereon has been sent by certified mail to all property owners within two hundred (200) feet of the boundary lines of the property involved.

As of _____, 20_____, all notices, a copy of which is attached, were mailed by certified mail to the property owners listed on the attached form and which are hereby made part of this declaration.

AFFIDAVIT

State of New Jersey, Camden County

_____ being of full age and duly sworn according to law upon his/her oath deposes and says that he/she is the person executing the foregoing statement and that the facts herein set forth are true and correct.

Signature _____

Sworn to before me this _____

Day of _____, 20_____

Notary Public

* Will be provided prior to hearing

SAMPLE NOTICE TO PROPERTY OWNERS

Please take notice that the undersigned has filed an application with the Winslow Township Planning/ Zoning Board for a _____

and any other Variance and/or Waivers that may be required on

Block _____ Lot _____

known as _____.

The application is available for examination at the Mayor Dominic Maiese Municipal Complex, 125 South Route 73, Braddock, New Jersey, 08037, between the hours of 8:30 AM and 4:30 PM.

A Public Hearing will be conducted before the Planning/Zoning Board in connection with this application at the Mayor Dominic Maiese Municipal Complex, 125 South Route 73, Braddock, New Jersey, 08037, on the _____ day of _____, 20____, at 7:00 PM (Planning) 6:30 PM (Zoning). Anyone interested in this application will be given an opportunity to be heard at the aforementioned meeting.

Name _____

Address _____

TAX AND ASSESSMENT PAYMENT REPORT

WINSLOW TOWNSHIP PLANNING BOARD

Section I (To be completed by applicant)

I Winslow 30 Developers LLC

of 1195 Route 70, Suite 2000, Lakewood, NJ 08701

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Applicant's Signature _____

Date _____

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All assessments due have been paid.

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Tax Collector's Signature:

C.A. Degisi

Date 1-27-21

TAX AND ASSESSMENT PAYMENT REPORT

WINSLOW TOWNSHIP PLANNING BOARD

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of 1195 Route 70, Suite 2000, Lakewood, NJ 08701

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Block(s) 5402 Lot(s) 4

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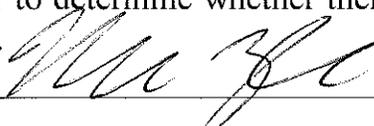
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Applicant's Signature 

Date 1/18/21

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Tax Collector's Signature:

Date _____

**TOWNSHIP OF WINSLOW
LAND DEVELOPMENT CHECKLIST**

**PLANNING BOARD
ZONING BOARD OF ADJUSTMENT**

Subdiv.		Site Plan		Item #	Submitted/Complete	Waiver Requested	Not Applicable	Official Use Do not mark	
Minor	Major, Prelim.	Minor	Major, Prelim.						
MAJOR SITE PLAN CHECKLIST SECTION									
APPLICATION INFORMATION									
Block #(s)	5402				Project Name:	Proposed Wawa Food Market & Fueling Station			
Lot #(s)	4				Applicant Name:	Winslow 30 Developers, LLC			
Date Received (by Board):									
ADMINISTRATIVE INFORMATION									
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	Completed subdivision application form.				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	Completed site plan application form.			X	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	Submittal of application fee.				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4	Completed review escrow agreement form.				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5	Submittal of review escrow fee.				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6	Completed "W-9 Taxpayer Identification Number" form.				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7	Completed "Affidavit of Ownership" form.				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8	Submittal of Corporate Disclosure (when Applicant is not an individual).				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9	Completed block and lot assignment form and proof of submission to Tax Assessor.				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10	Completed "Tax and Assessment Payment Report".				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11	Completed "Tax Abatement Notice" (for qualified non-residential development).				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12	Completed "Notice of Appeal and Variance Application" form.				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	13	Completed "Developer's Agreement" notice.				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	14	Submittal of certified current list of property owners within 200 feet of the proposed site.				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	15	Submittal of current title report (including protective covenants or deed restrictions applying to the property) that is less than one year old at the time of application submission.				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16	Proof of submittal of application documents to the Fire Official.				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17	Proof of submittal of application documents to the Police Department.				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	18	Proof of submittal of application documents to the Construction Official.				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19	Proof of submittal of application documents to the Board of Education.				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20	List of requested checklist waivers (including justification for each waiver request).				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21	List of requested bulk zoning variances from the Township's ordinance (including justification for each variance request).				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	22	List of requested design waivers from the Township's ordinance (including justification for each waiver request).				

TAX ABATEMENT NOTICE

THE TOWNSHIP OF WINSLOW HAS ADOPTED A TAX ABATEMENT ORDINANCE FOR QUALIFIED COMMERCIAL AND INDUSTRIAL DEVELOPMENT (building must be over 5,000 s.f., etc.)

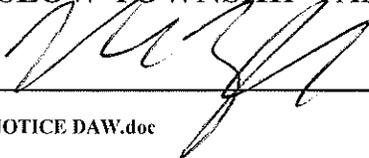
ANY APPLICATION FOR TAX ABATEMENT MUST BE FILED WITH THE TOWNSHIP TAX ASSESSOR'S OFFICE **PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT**. ANY APPLICATION SUBMITTED FOLLOWING THE ISSUANCE OF A CONSTRUCTION PERMIT **WILL NOT BE CONSIDERED**.

A COPY OF THE TAX ABATEMENT ORDINANCE CAN BE OBTAINED AT THE TOWNSHIP CLERK'S OFFICE AT NO COST. PLEASE CONTACT THE TOWNSHIP TAX ASSESSOR'S OFFICE FOR FURTHER INFORMATION IN REGARD TO THE TAX ABATEMENT PROCEDURE.

APPLICANT Winslow 30 Developers LLC
ADDRESS 1195 Route 70, Suite 2000, Lakewood, NJ 08701

BLOCK 5402 **LOT** 4

SIGNATURE REPRESENTS THE APPLICANT WAS INFORMED OF THE WINSLOW TOWNSHIP TAX ABATEMENT PROGRAM.

SIGNATURE  **DATE** 1/18/21

TOWNSHIP OF WINSLOW
PLANNING & ZONING
125 SOUTH ROUTE 73
WINSLOW TOWNSHIP, NJ 08037-9422

THIS MUST BE REVIEWED AND SIGNED BEFORE
THE APPLICATION CAN BE PROCESSED
DEVELOPER'S AGREEMENT

I hereby acknowledge that I have received and read this notice and the attached 0-10-07 - Ordinance requiring applicants for Land Development to execute Developer's Agreement.

In Addition

In connection with the post approval process, the Developer needs to submit two duplicate original Developer's Agreement obtained from the Winslow Township Planning/Zoning Board Solicitor's office. The developer must supply to the solicitor's office a copy of the deed to the tract the subject of the application containing the legal description of the premises, along with a copy of the Winslow Township Planning/Zoning Board Engineer's Bond Letter. The developer must also provide to the Winslow Township Planning/Zoning Board Solicitor a list of names and addresses of all individuals owning at least 10% of the Developer entity and/or the property. Once the two duplicate originals have been completed and executed by the Developer, the developer must return same to the Planning/Zoning Board Secretary; she will forward them to the Township Clerk to be placed on the Township Committee agenda for acceptance and authorization to be executed by the Mayor and Township Committee by Resolution. Once the Developers Agreement is accepted by resolution, the Township Clerk will forward same to the Developer to be recorded in the Camden County Clerk's Office. **Once the Developer's Agreement is recorded in the Camden County Clerk's Office and proof of same has been returned to the Township Clerk, then the Development plans can be signed off by the Township if all other conditions are met.**

I understand and agree to proceed with the filing of this/these application(s) for: (Application Attached)

Project Name: Winslow 30 Developers LLC

Type of Application: Preliminary and Final Site Plan with Bulk Variances

Block & Lot: Block 5402, Lot 4

Number of Units: N/A



Applicant's Signature

Winslow 30 Developers LLC

1/18/21

Date

By copy of this I hereby place you, (the Applicant) on Notice of Same.

**Secretary
Planning & Zoning Boards**

Date: 1-27-21

Ms. Christy Clauss, Planning Board Secretary
Township of Winslow
125 South Route 73
Braddock, NJ 08037

Dear Ms. Clauss:

Pursuant to your request, I have reviewed the Tax Records of Winslow Township and preliminarily note that there are no taxes or assessments for local improvements that are due or delinquent on the property which is the subject matter of the following applicant:

Paramount Realty
(Applicant Name)

Route 30 & Waterford Blue Anchor
(Address)

Block 5402, Lot 4

C. A. Heggie
Tax Collector

Lisa L. Smith
Township Clerk

NOTE:

The above is not a formal tax search or improvement search performed pursuant to NJSA 54:1 et seq. The information supplied is preliminary in nature, designed to assist the processing of applications before the Planning and Zoning Boards. In the event that the applicant desires to rely upon the information, a formal tax search and Municipal Improvement Search should be applied for and the fees posted for said search in accordance with the prevailing statutes.

Required Outside Agency Approvals

**Winslow 30 Developers, LLC
Proposed Wawa Food Market & Fueling Station
South White Horse Pike (NJSH Route 30) & Waterford-Blue Anchor Road (CR 722)
Block 5402, Lot 4
Township of Winslow
Camden County, NJ
DEC # 1478-99-069**

1. Township of Winslow Planning Board – *To be submitted*
2. Camden County Planning Board – *To be submitted*
3. Camden County Health Department – *To be submitted*
4. Camden County Soil Conservation District – *To be submitted*
5. NJDOT – *Latest resubmission made 1/4/21*
6. Pinelands Commission – *Certificate of Filing received 1/11/21*
7. South Jersey Gas – *Submit upon approval*
8. Atlantic City Electric – *Submit upon approval*

Variance and Waiver List
Winslow 30 Developers, LLC
Proposed Wawa Food Market & Fueling Station
South White Horse Pike (NJSH Route 30) & Waterford-Blue Anchor Road (CR 722)
Block 5402, Lot 4
Township of Winslow
Camden County, NJ
DEC # 1478-99-069

Proposed Variance List

1. (§296-77.C.2) *For parking lots with twenty (20) or more spaces, a minimum of five (5) percent of all spaces shall be twelve (12) feet wide. These wider spaces shall be located in one (1) area and designated as parking for the handicapped; and these spaces shall be located so that access does not require wheeling or walking behind parked cars.*
 - The proposed handicapped stalls are eight (8) feet wide with an eight (8) foot shared access aisle.
2. (§296-77.C.4) *Off-street parking spaces for all uses shall not be located between the front building line and the right-of-way line. On corner lots, this restriction shall also apply to the space between the side street right-of-way line and the side building line.*
 - Parking is proposed between the building line and South White Horse Pike (NJSH Route 30) and Waterford-Blue Anchor Road (CR 722).
3. (§296-77.D.1) *For all nonresidential uses, lands between the parking area and building shall be landscaped with trees, shrubs and ground cover to the maximum extent possible.*
 - No landscaping is proposed between the building and the parking.
4. (§296-77.D.3) *Trees planted within parking areas shall be staggered or spaces so as not to interfere with driver vision, shall have branches no lower than six (6) feet and shall be placed at the rate of at least one (1) tree for every ten (10) parking spaces.*
 - There are no trees proposed within the parking area.
5. (§296-79.B.1) *No building, other than buildings for agricultural product sales establishments, shall be located within two hundred (200) feet from the center line of a scenic corridor unless environmental or other physical considerations make it impractical to do so, in which case the building shall be set back as close to two hundred (200) feet as is practical, and the site shall be landscaped so as to provide screening from the corridor.*
 - Canopy is proposed 73.1 feet and 43.5 feet from each roadway and the building is proposed 112.3 feet from South White Horse Pike (NJSH Route 30).

6. (§296-80.B.6.a) *On-site business or advertising signs are permitted provided that no more than two (2) signs are located on any one (1) premises or on the premises leased or utilized by any one (1) business establishment.*
 - Two (2) freestanding, two (2) wall, two (2) canopy spanner and one (1) canopy façade sign are proposed.
7. (§296-80.B.6.b) *On-site business or advertising signs are permitted provided that the total area of such signs shall not exceed twenty (20) square feet per side, with the maximum height to the top of the sign not to exceed fifteen (15) feet from ground level.*
 - Two (2) freestanding signs are proposed at 59.75 SF each (239 SF total) with a height of twenty (20) feet. Two (2) wall signs are proposed at 67.7 SF and 36.9 SF each (104.6 SF total) with a height of twenty-one (21) feet.
8. (§228-7.E.7) *The maximum height of the bottom of a freestanding business sign above the ground shall be five (5) feet.*
 - The proposed freestanding signs have a clearance of 8.75 feet.
9. (§228-7.B.1) *Canopy signs shall not project horizontally beyond the supporting canopy.*
 - The proposed canopy façade sign projects 7 inches from the supporting canopy.

Proposed Waiver List

1. (§232-12.A.9) *Two-way driveways for commercial uses shall have a curbline opening of twenty-four (24) to fifty (50) feet and a driveway width of twenty-four (24) to forty-six (46) feet. Two way driveways for service station uses shall have a curbline opening of twenty-four (24) to thirty-six (36) feet and a driveway width of twenty (20) to thirty-four (34) feet.*
 - The proposed driveway on South White Horse Pike (NJSH Route 30) has a curbline opening of 74.3 feet and 60 feet. The proposed driveway on Waterford-Blue Anchor Road (CR 722) has a curbline opening of 80.1 feet.
2. (§232-12.F) *Where a driveway serves as an entrance to a land development providing fifty (50) or more parking spaces, a deceleration lane is to be at least two hundred (200) feet long and at least fifteen (15) feet wide measured from the abutting road curbline. A minimum forty-foot curb return radius will be used from the deceleration lane into the roadway.*
 - There is no deceleration lane proposed on Waterford-Blue Anchor Road (CR 722). The deceleration lane proposed on South White Horse Pike (NJSH Route 30) has a fifty (50) foot curb return radius.