

Pl. # 5295

Borough of Lindenwold

JOINT LAND USE BOARD APPLICATION FOR:

Minor Site Plan	<input checked="" type="checkbox"/>
Waiver	<input checked="" type="checkbox"/>
Variance	<input type="checkbox"/>
Amended Site Plan	<input type="checkbox"/>
Date submitted	1/8/21

Application No. 2248-21-1

Applicant's Name Jose Jimenez
Address 2084 Tyson Ave Philadelphia PA 19149

Phone Number 856-558-4800

Name and address of present owner (if other than above)

Name _____

Address _____

Phone Number _____

Interest of applicant if other than owner _____

Location of site 307 N White Horse Pike

Block(s) <u>111</u>	Neighborhood or Section _____	Street _____	Zone _____
	Lot(s) <u>7</u>		

Number of proposed lots _____
Area of entire tract _____

Development Plans: Sell lots only (Yes) _____ (No)

Construct houses for sale (Yes) _____ (No)

Other Beauty Salon

Proposed Density _____
Number of dwelling units per net acre* 1

*Gross acre less area for Right-Of-Way, Easements and other Improvements.
NAME AND ADDRESS OF PERSON PREPARING SKETCH PLAT

Name _____

Address _____

Phone Number _____

Signature of Applicant _____

I Certify that this application and map attached hereto (was or was not) duly approved by Resolution of the Joint Land Use Board of the Borough of Lindenwold at a meeting held on _____

Board Secretary _____ Borough of Lindenwold

Borough of Lindenwold

TO THE JOINT LAND USE BOARD PETITION FOR:

Variance _____

Waiver _____

Name of Applicant Jose Jimenez

Address ~~2024th St~~ _____

307 N White horse pike

Phone Number 856-558-4800

Applicant is the Owner () , Tenant () of the following described property:

Assessment Map: Plate _____ Block(s) _____ Lot(s) _____

Present use of Land or Building empty

Desired use of Land or Building Beauty Salon

NOTE: Has this property ever been the subject of an application before the
Planning Board _____ Zoning Board _____

If yes, please give reason _____

Applicant desires the following Variance/Waiver:

Date _____

Signature of Applicant

Jose Jimenez

CHECK LIST

Details Required For Minor Site Plans

Applicant Jose Jimenez Block _____ Lot _____
 Address 307 N White Horse Rd

A Minor Site Plan is defined as the following:

“Development of one or more lots of an addition to an existing building or structure of less than 1,000 square feet, addition of an accessory structure of less than 1,000 square feet, addition of a handicap ramp, addition to an existing parking lot or paved area involving less than 500 square feet and does not involve planned development, any new street or extension of any off-tract improvement which is to be prorated pursuant to N.J.S.A. 40:55D-42 [Added 3-10-1993 by Ord. No. 929]

The following items shall be submitted to the Administrative Officer twenty-eight (28) days prior to the next scheduled hearing.

Item #	Provided	Not Applicable	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
1	✓			A complete application form and payment of the application fees and escrows, eighteen (18) copies.
2	✓			An accurate site plan at a scale of not less than one (1) inch equals fifty (50) feet. The plan should be signed and sealed by a professional licensed in the State of New Jersey, 24" x 36" three (3) copies, 11" x 17" fifteen (15) copies and one (1) digital in accordance with the New Jersey Law governing professionals 7:40..
3	✓			A certificate from the Borough Tax Collector that no taxes or assessments are due or delinquent (tax search), two copies.
4		X		Camden County Planning Board Application, four (4) copies, if the proposed development will have any impact on a Camden County roadway or facility.

The following items are required on The Minor Site Plan:

Item #	Provided	Not Applicable	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
1	✓			The zoning classification of the property, the tax plate, block and lot numbers, the owners and applicant's names and addresses shown on the plans.
2	✓			The location of any proposed buildings, structures, parking and open spaces. The location of existing buildings, structures, roadways and driveways within 50 feet of the property.
3		X		Acreage of the tract to the nearest tenth of an acre or square feet.
4		✓		Existing contours with datum referenced. Spot elevations at corners of proposed structures, paved areas and handicap ramps
5		✓		All lot lines, setback lines, the location and purpose of any easements, underground or overhead utility lines in any street which abuts the property.
6			✓	A parking and circulation plan showing the location and arrangement of vehicular access ways and the location, size and capacity of all parking and loading areas.
7	✓			A complete plan, including location, size and type of all plantings.
8		X		Pavement construction detail, and any other construction detail necessary to construction
9		✓		Curbs, sidewalks and all other areas devoted to pedestrian use.
10	✓			Preliminary Architectural Floor Plans and Elevations signed and sealed by an architect licensed in the State of New Jersey.
11		X		Key map showing the location of the site within the Borough at a scale of no less than 1 inch equals 1000 feet.
12		X		North Arrow, Scale written and graphic on each sheet.
13	✓			A complete site lighting plan, including location, size, type and wattage of all proposed fixtures.
14		X		A copy of any protective covenant or deed restrictions applying to the tract to be developed shall be submitted along with the site plan. If no deed restrictions, covenants, easements exists, it shall be so noted on the plan.
15	✓			Any other information which is deemed to be necessary for the review of the plan by the Joint Land Use Board.

Jose Jimenez

SIGNATURE AND TITLE OF PERSON WHO PREPARED CHECK LIST.

DATE.

Borough of Lindenwold

AFFIDAVIT OF OWNERSHIP

"MUST BE COMPLETED AND RETURNED"

Name of Company/Organization Jose Jimenez

Is Company a Corporation? (Yes) _____ (No) X

Is Company a Partnership? (Yes) _____ (No) X

Please list any and all individuals who are "OWNERS" (full or part) of the Company/Organization, and if a Non-Profit Organization, list all "BOARD MEMBERS".

Name	Address	Title
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

The above information is true and correct to the best of my knowledge.

Jose Jimenez
Signature and Title

Please **PRINT** Name and Title

'BOROUGH OF LINDENWOLD

AGREEMENT

THIS AGREEMENT MADE THIS 8th DAY OF Jan. 2021

BETWEEN Jose Jimenez
(APPLICANT'S NAME)

HEREINAFTER REFERRED TO AS "APPLICANT" AND THE JOINT LAND USE BOARD OF THE BOROUGH OF LINDENWOLD, HEREINAFTER REFERRED TO AS "BOARD".

WHEREAS, APPLICANT IS CURRENTLY SEEKING (MINOR/MAJOR SITE PLAN, MINOR/MAJOR SUBDIVISION PLAN) FROM THE JOINT LAND USE BOARD OF THE BOROUGH OF LINDENWOLD AND;

WHEREAS, THE BOARD DESIRES TO ESTABLISH AN ESCROW WHEREBY WORK REQUIRED TO BE PERFORMED BY PROFESSIONALS EMPLOYED BY THE BOARD WILL BE PAID FOR BY THE APPLICANT AS REQUIRED UNDER THE PROVISIONS OF THE ORDINANCE OF THE BOROUGH OF LINDENWOLD, AND;

WHEREAS, BOTH PARTIES FEEL THAT IT IS APPROPRIATE TO REDUCE THIS UNDERSTANDING TO WRITTEN FORM.

WITNESSED:

IT IS MUTUALLY AGREED BETWEEN PARTIES THAT:

SECTION 1. PURPOSES

THE BOARD AUTHORIZES ITS PROFESSIONAL STAFF TO REVIEW, INSPECT, REPORT AND STUDY ALL PLANS, DOCUMENTS, STATEMENTS, IMPROVEMENTS, AND PROVISIONS MADE BY THE APPLICANT IN CONFORMING TO THE REQUIREMENTS OF THE BOROUGH ORDINANCES. THE BOARD DIRECTS ITS PROFESSIONAL STAFF TO MAKE ALL ORAL AND/OR WRITTEN REPORTS TO THE BOARD OF ITS CONCLUSIONS AND FINDINGS DERIVED FROM THE REVIEW, STUDY, INVESTIGATION AND LIKE OR SIMILAR DUTIES PERFORMED AS ELSEWHERE AUTHORIZED. THE APPLICANT AGREES TO PAY ALL REASONABLE PROFESSIONAL FEES INCURRED BY THE BOARD FOR THE PERFORMANCE OF THE DUTIES OUTLINED ABOVE.

SECTION 2. ESCROW ESTABLISHED

APPLICANT AND THE BOARD IN ACCORDANCE WITH THE PROVISIONS OF THIS AGREEMENT HEREBY CREATE AN ESCROW TO BE ESTABLISHED BY THE BOARD IN A DEPOSITORY SELECTED BY THE BOARD.

SECTION 3. ESCROW FUNDED

APPLICANT BY EXECUTION OF THIS AGREEMENT SHALL PAY TO THE BOARD, TO BE DEPOSITED IN THE DEPOSITORY REFERRED TO IN SECTION 2, SUCH SUMS AS ARE REQUIRED. EXECUTION OF THIS AGREEMENT BY THE BOARD ACKNOWLEDGES RECEIPT OF THE SUMS REFERRED TO UNDER THIS PARAGRAPH.

SECTION 4. INCREASE IN ESCROW FUND

IF DURING THE EXISTENCE OF THIS ESCROW AGREEMENT THE FUNDS HELD BY THE ESCROW HOLDER SHALL BE INSUFFICIENT TO COVER ANY VOUCHER OR BILL SUBMITTED BY THE PROFESSIONAL STAFF AND REVIEWED AND APPROVED BY THE BOARD, APPLICANT SHALL WITHIN (14) DAYS FROM THE DATE OF RECEIPT OF WRITTEN NOTICE, DEPOSIT ADDITIONAL SUMS WITH THE ESCROW HOLDER TO COVER THE AMOUNT OF THE DEFICIT REFERRED TO ABOVE.

SECTION 5. TIME OF PAYMENT

THE PROFESSIONALS REFERRED TO IN THIS AGREEMENT UPON THE CONCLUSION OF THEIR SERVICES OR PERIODICALLY DURING PERFORMANCE OF THEIR SERVICES, SHALL SUBMIT VOUCHERS CONFORMING TO THE REQUIREMENTS ESTABLISHED BY THE BOARD FOR VOUCHERS OF THE TYPE AND KIND REFERRED TO UNDER THIS PARAGRAPH. SAID VOUCHERS SHALL INCLUDE THE AMOUNT OF ALL FEES AND COSTS INCURRED AS A RESULT OF THE SERVICES SET FORTH UNDER SECTION 1 OF THIS AGREEMENT.

SECTION 6. BOARD OF REVIEW

THE BOARD SHALL REVIEW THE VOUCHERS SUBMITTED BY THE PROFESSIONALS TO DETERMINE WHETHER THE SERVICES HAVE BEEN PERFORMED IN THE MANNER AND TO THE DEGREE REQUIRED BY THIS AGREEMENT. UPON MAKING A DETERMINATION THAT SAID SERVICES HAVE BEEN PERFORMED PROPERLY, THE BOARD SHALL PROCESS SAID VOUCHERS IN THE SAME MANNER AND UNDER THE SAME TERMS AS ARE

NORMALLY EMPLOYED FOR VOUCHERS SUBMITTED FOR WORK PERFORMED FOR THE JOINT LAND USE BOARD. AT THE CONCLUSION OF THIS PROCESSING, THE AMOUNTS SPECIFIED IN SAID VOUCHERS SHALL BE DEDUCTED BY THE ESCROW HOLDER FROM THE ESCROW ESTABLISHED PURSUANT TO THIS AGREEMENT.

SECTION 7. APPLICANT'S OBJECTION

THE APPLICANT SHALL HAVE THE RIGHT TO MAKE PERIODIC INSPECTIONS OF THE RECORDS MAINTAINED BY THE ESCROW HOLDER TO DETERMINE THE STATUS OF THE ESCROW AT ANY POINT IN TIME. WHERE THE APPLICANT OBJECTS TO THE PAYMENT OF ANY VOUCHER FROM THE ESCROW FUND, HE SHALL HAVE THE RIGHT TO APPEAL UPON (3) DAYS NOTICE TO ALL PROFESSIONALS TO THE BOARD TO DETERMINE WHETHER THE PAYMENTS OR PAYMENT OBJECTED TO ARE PROPER. THE STANDARDS OF REVIEW TO BE UTILIZED BY THE BOARD IN DETERMINING WHETHER SAID PAYMENTS ARE PROPER OR WHETHER THE FEES INCURRED ARE REASONABLE AND WHETHER THE WORK HAS BEEN PERFORMED PROPERLY.


SECTION 8. INTEREST ALLOCATIONS

ANY AND ALL INTEREST WHICH WOULD RESULT FROM OR ARISE OUT OF THE DEPOSITS BEING MADE AND HELD IN ESCROW BY THE APPLICANT SHALL REVERT TO THE USE AND ENJOYMENT OF THE ESCROW HOLDER AS COMPENSATION FOR THE SERVICES RENDERED IN CONNECTION WITH THIS ESCROW AGREEMENT.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS AND SEALS THE DATE FIRST WRITTEN ABOVE.



APPLICANT'S SIGNATURE



BOARD SECRETARY



Borough of Lindenwold

15 N. White Horse Pike
Lindenwold, New Jersey 08021
Nancy DiDomenico
Phone: 856/ 783-2121 Ext. 223
Fax: 856/783-2540

BOROUGH OF LINDENWOLD

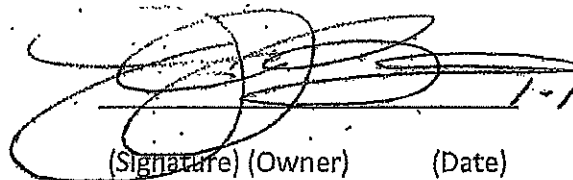
JOINT LAND USE BOARD

Consent by Owner

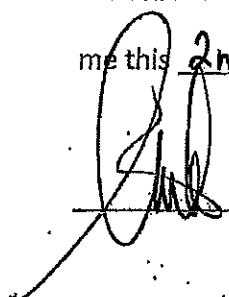
I certify that I am the Owner of the property which is the subject of this application and I hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of the property in connection with this application as deemed necessary by the Municipal agency.

SWORN & SUBSCRIBED to before

me this 2nd day of January, 20 21



(Signature) (Owner) (Date)



(Notary)

JOHN P. BERTINO

(Print Name)

