

CITY OF EGG HARBOR
Municipal Building
500 London Avenue
Egg Harbor City, NJ 08215

EGG HARBOR CITY LAND USE BOARD

The application, with supporting documentation, must be filed with the City and must be delivered to the Board Attorney, Engineer and Planning Consultant for review at least (21) business days prior to the meeting at which the application is to be considered.

To be completed by City staff only

Date Filed 4-2-20

Application No. #20-021UB

Land Use Board

Application Fees 1000⁰⁰ #9623

Escrow Deposit 1800⁰⁰ #9624 \$1,000⁰⁰
#9647 \$800⁰⁰

Scheduled for: Review for Completeness Hearing May 19, 2020

1. SUBJECT PROPERTY

Location: 101 Liverpool Ave Egg Harbor City, NJ 08215

Tax Map Page 204 Block 203 Lot(s) 11.02

Page _____ Block _____ Lot(s) _____

Dimensions Frontage 150.0' Depth 150.0' Total Area 22,500 s.f.

Zoning District H-C Highway Commercial

2. APPLICANT

Name Emmanuel Congregational Church Telephone Number (609) 965-1678

Address P.O Box 292 Egg Harbor City, NJ
08215

Applicant is a Corporation Partnership _____ Individual _____

3. DISCLOSURE STATEMENT

NON-PROFIT STATUS

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% interest 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 _____ Address _____ Interest _____

4. If owner is other than the applicant, provide the following information on the

Owner's Name _____

Address _____

Telephone Number _____

5. Property Information:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes (attach copies) _____ No Proposed _____

Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises: _____

Place of Worship _____

6. Applicant's Attorney Thomas H Darcy, Esquire

Address 1 N. New York Rd, Suite 43, Galloway, NJ
08205

Telephone Number 609-513-3616

~~Fax Number~~ TOM.DARCY@COMCAST.NET

7. Applicant's Engineer Benjamin F Risley Jr. AIA, NCARB

Address 2058 Liverpool Ave Egg Harbor City, NJ 08215

Telephone Number 609-534-0033

Fax Number _____

8. Applicant's Planning Consultant Thomas H Darcy

Address 1 N. New York Rd, Suite 43, Galloway,
NJ
08205

Telephone _____

Fax Number _____

9. Applicant's Traffic Engineer _____

Address _____

Telephone Number _____

Fax Number _____

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 _____

Field of Expertise _____

Address _____

Telephone Number _____

Fax Number _____

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 unit's _____
(Including remainder lot) (if applicable)

SITE PLAN:

_____ Minor Site Plan

_____ Preliminary Site Plan Approval (Phase (if applicable) _____)

_____ Final Site Plan Approval (Phase (if applicable) _____)

_____ Amendment or Revision to an Approved Site Plan

Area to be disturbed (square feet or acreage) _____

Number of proposed dwelling units (if applicable) _____

Request for Waiver from Site Plan Review and Approval

Reason for request: SEE STATEMENT OF THE APPLICATION

- _____ Informal Review
- _____ Request for Re Zoning and /or Amendment to Master Plan
- _____ Appeal decision of an Administrative Officer (N.J.S.A. 40:50D-70a)
- Map or Ordinance Interpretation or Special Question (N.J.S.A. 40:55D-70b)
- Variance Relief (hardship) [N.J.S.A. 40:55D-70c (1)]
- Variance Relief (substantial benefit) [N.J.S.A. 40:55D-70c (2)]
- _____ Variance Relief (use) [N.J.S.A. 40:55D-70d]
- _____ Conditional Use Approval [N.J.S.A. 40:55D-67]
- _____ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S.A. 40:55D-34]
- _____ Direct issuance of a permit for a lot lacking street frontage [N.J.S.A. 40:55D-34]
- _____ Other Relief [specify]

12. Section (s) of Ordinance from which a variance is requested:

CHAPTER 170 ATTACHMENT 10
SCHEDULE OF DISTRICT REGULATIONS
FRONT YARD & SIDEYARD SETBACKS

13. Waivers Requested of Development Standards and/or Submission Requirements: [attach additional pages as needed]

SITE PLAN WAIVER REQUESTED

14. 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 with the State and within 200 feet in all directions of the property which is the subject of this application. The publications 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. 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]

1. Creating a separate stair entrance to the Paster's living area on the second level,
stair will be with in the set back.

2. CHAIR LIFT TO 1ST FLOOR IN SETBACK

3. CONVERT 1ST FLOOR OF PARSONAGE
TO ADMIS. OFFICES

16. Is a public water line available? Existing

17. Is public sanitary sewer available? Existing

18. Does the application propose a well and septic system? No
19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? NA
20. Are any off-tract improvements required or proposed? NA
21. Is the subdivision to be filed by Deed or Plat? NA
22. What form of security does the applicant propose to provide as performance and Maintenance guarantees? NA
23. Other approvals which may be required and date plans submitted:

	<u>Yes</u>	<u>No</u>	<u>Date Plans Submitted</u>
• City of Egg Harbor Water Department		✓	
• City of Egg Harbor Sewerage Department		✓	
• Atlantic County Board of Health		✓	
• Atlantic County Health Department		✓	
• Atlantic County Planning Board		✓	
• Atlantic County Soil Conservation Dist.		✓	
• NJ Council on Affordable Housing		✓	
• NJ Department of Environmental Protection		✓	
Sewer Extension Permit		✓	
Sanitary Sewer Connection Permit		✓	
Stream Encroachment Permit		✓	
Waterfront Development Permit		✓	
Wetlands Permit		✓	
Tidal Wetlands Permit		✓	
Portable Water Construction Permit		✓	
Other			<u>Planned</u>
• NJ Department of Transportation		✓	
• Public Service Electric & Gas Company		✓	
• _____			
• _____			

24. Certification from the Tax Collector that all taxes due on the subject property have been paid
25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

It is the responsibility of the Applicant to mail or deliver copies of the application form and all supporting documents to the members of the professional staff [Engineer, Planning Consultant, Attorney for the Board to which the Applicant is submitted] for their review. The documentation must be received by the professional staff at least fifteen [15] business days prior to the meeting at which the application is to be considered, otherwise the application will be deemed incomplete. A list of the professional staff is attached to the application form.

Quantity	Description of Item
<u>20</u>	<u>APPLICATION PACKAGES</u>
<u>10</u>	<u>PLAN & ZONING SCHEDULE</u>

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the 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 professional listed.

	<u>Applicant's Professional</u>	<u>Reports Requested</u>
<input checked="" type="checkbox"/>	Attorney	<u>ALL</u>
<input checked="" type="checkbox"/>	Engineer	<u>ALL</u>
<input checked="" type="checkbox"/>	<u>ARCHITECT</u>	<u>ALL</u>

CERTIFICATIONS

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 authorized to sign the application for the Corporation or 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

1st Day of April, 2020

Kelly L. McLaughlin
NOTARY PUBLIC

SIGNATURE OF APPLICANT

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

1st day of April, 2020

Kelly L. McLaughlin
NOTARY PUBLIC

SIGNATURE OF APPLICANT

28. I understand that the sum of \$ _____ has been paid to the City of Egg Harbor as a Non-Refundable Application Fee.

Date _____

SIGNATURE OF APPLICANT

29. I understand that the sum of \$ _____ has been deposited in an escrow account (Builder's Trust Account). In accordance with the Land Development Ordinance of the City of Egg Harbor, 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 applications for development, review and preparation of documents, inspection of improvements, the publication of the decision by the Board or other purposes under the provisions of the Municipal Land Use Law. Sums not utilized 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 April 1, 2020

SIGNATURE OF APPLICANT

KELLY L. MCLAUGHLIN
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2370927
MY COMMISSION EXPIRES MARCH 12, 2023

KELLY L. MCLAUGHLIN
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2370927
MY COMMISSION EXPIRES MARCH 12, 2023

THOMAS H. DARCY, ESQUIRE
Attorney-at-Law
1 N. New York Road
Smithville, New Jersey, 08205
609-652-1198
tomhdarcy@comcast.net

PROFESSIONAL LAND SURVEYOR
PROFESSIONAL PLANNER

03-31-2020

OWNER'S CONSENT AND AUTHORIZATION
CORPORATE RESOLUTION

Block 203 lot 11.02; 413 White Horse Pike
Egg Harbor City, Atlantic County, New Jersey

The Emmanuel Congregational Church is the owner of the above captioned property. The Church is the applicant for land use development approvals for the property before the Egg Harbor City Planning Board, and any other agency with jurisdiction.

The Church hereby grants consent to Jeremy Sahl and Thomas H. Darcy, Esquire to sign and submit any and all applications and all supporting documents and plans to the above agencies, and any others with jurisdiction, and to appear on their behalf at all public hearings on the applications, and to be bound by all representations made at those hearings.

An email copy of this document shall be considered an original.


Appropriate Corporate Officer of the
Emmanuel Congregational Church

THOMAS H. DARCY, ESQUIRE
Attorney-at-Law
1 N. New York Road
Smithville, New Jersey, 08205
609-652-1198
Cell 513-3616
tomhdarcy@comcast.net

PROFESSIONAL LAND SURVEYOR
PROFESSIONAL PLANNER

03-25-2020

EMMANUEL CONGREGATIONAL CHURCH

Block 203 lot 11.02
413 White Horse Pike
Egg Harbor City, New Jersey

STATEMENT OF THE APPLICATION

Pinelands Jurisdiction. NJAC 7:50-4.1(a)8(ii) states that the following does not require any application to Pinelands under the following conditions: "if the addition or structure will not be located on or below an impervious surface, said addition or structure will generate no wastewater flows, and will cover an area of no more than 1000SF."

In the instant case, the exterior staircase and chairlift are not located on impervious surfaces, do not generate any wastewater, and cover an area of less than 1000SF (coverage is approx 350+SF). Therefore, no application to Pinelands is required for the staircase or ramp.

Pinelands Jurisdiction. NJAC 7:50-4.1(a)23 states that the following does not require any application to Pinelands under the following conditions: "The change of one nonresidential use to another nonresidential use, provided that the existing and proposed uses are or will be served by public sewers and no additional development is proposed."

In the instant case, the applicant is proposing a conversion of the 1st floor of the parsonage/staff housing building, which is directly connected to the use of the property as a Place of Worship, to administrative offices for the church. City sewer already serves this building. Therefore, no application to Pinelands is required for the conversion for administrative offices.

EXISTING CONDITIONS

The Emmanuel Congregational Church is the owner of the above captioned property. This property contains the existing Church, an accessory building that serves as a parsonage/staff residence, and an accessory garage. The site is serviced by public water and sewer. The White Horse Pike is a paved state highway; there is no vehicular access to the Pike. Liverpool Avenue and 4th Terrace are paved city streets.

The Property is located in the HC (Highway Commercial) zone. Places of Worship are not permitted uses in the HC zone. The Church was constructed in 1915, and is therefore, a preexisting, nonconforming use.

PROPOSED CONDITIONS

The Applicant is proposing the following changes to the site:

1. to convert the first floor of the parsonage/staff housing building to administrative offices for church use, and provide an handicapped access to the first floor via wheelchair lift.

2. to provide an exterior staircase to the 2nd floor of the parsonage/staff housing building, which will retain its residential use for church staff occupancy.

APPROVALS AND RELIEF REQUESTED.

The Applicant is requesting the following approvals/relief from the Board.

1. An Interpretation that the proposed conversion of the first floor of the parsonage to administrative offices for church use is "negligible or insubstantial", does not constitute an expansion of the nonconforming use, and does not require a Use Variance. The Church currently has administrative offices, but they are small and outdated. Although there will be more floor space for administrative purposes, the use on the first floor is still church related, does not create any increase in parking demand, and does not increase employees. Therefore, the change in use is simply from one existing church related function to another existing church related function, which can reasonably be found to be "negligible or insubstantial" under the case law standard. See William Cox Treatise on Zoning and Land Use Administration, Chapter 33. Expansion of Nonconforming Uses (2016 edition).

In the alternative, the Applicant requests a Use Variance (testimony to be provided at the public hearing)

2. A Waiver of Site Plan. The Applicant requests a Waiver from any Site Plan review of requirements. There are no proposed increases in the square footage of any use areas. The conversion of the first floor of the parsonage/staff housing accessory building does not increase parking demand and does not increase employees or staff. The proposed changes to the site are new staircases to access the first and second floor from the outside of the building.

3. 70 "C" bulk variances for front yard setbacks and rear yard setback for the staircases and access ramp.

I. POSITIVE CRITERIA.

A. NJSA 40:55D-70c)1 standard. There are unusual topographic features that affect this property and the building which create a hardship.

1. The existing parsonage has preexisting, nonconforming front and rear setbacks. Placing the staircases outside of the setbacks would require modifications to the interior layout of the 1st and 2nd floors, which would be an undue hardship.

B. NJSA 40:55D-70c)2 standard.

In the instant case, the proposed development with the variances will advance the purposes of the MLUL and provide an opportunity for improved zoning and planning that will benefit the community for the following reasons.

1. The proposed construction of the staircase and chairlift promotes the general welfare pursuant to **NJSA 40:55D-2a** because they provide additional safety features for normal and emergency access.

II. NEGATIVE CRITERIA

In *Ward v. Scott*, 11 N.J. 117, 126, 93 A.2d 385 (1952), the Court characterized the statutory negative criteria as "the fixed and far reaching protective restriction" intended as an essential safeguard to prevent the improper exercise of the variance power.

1. **FIRST TEST.** The statutory mandate that the grant of the variance occur "without substantial detriment to the public good" focuses on the impact the variance will have on the specific adjacent properties affected by the permitted deviations from the ordinance and the effect on the character of the neighborhood.

1.1 There are no residences or businesses that will be adversely affected by the proposed staircase and chairlift.

1.2. The first floor chairlift and 2nd story staircases are reasonably compatible with the development pattern in the neighborhood.

2. SECOND TEST. The 2nd prong of the negative criteria focuses on whether the grant of the variance/s will "substantially impair the intent and the purpose of the zone plan and zoning ordinance.

2.1. The proposed changes are for access to an existing structure only.

THE APPLICANT WILL PROVIDE ADDITIONAL TESTIMONY ON THE POSITIVE AND NEGATIVE CRITERIA AT THE PUBLIC HEARING.

APPLICATION AND ESCROW FEES

<u>Application Fee</u>	<u>Escrow</u>
Interpretation <u>\$250</u>	<u>\$350</u>
Site Plan Waiver (Minor or Major) <u>\$250</u>	<u>\$750</u>
C Variances front and rear yard) <u>\$500</u>	<u>\$700</u>
<u>Totals</u>	
<u>\$1000</u>	<u>\$1800</u>

WAIVER OF SITE PLAN
REQUESTED

EGG HARBOR CITY

SITE PLAN CHECKLIST

The following checklist is designed to assist applicants in preparing plans for Board review. Applicants should check off each item to ensure that it is included on the plan. ITEMS OMITTED MAY DELAY CONSIDERATION BY THE BOARD. Utility plans, landscaping plans architectural elevations, etc., may be shown on separate sheets.

- Name and title of applicant, owner and person preparing map.
- Place for signature of Chairman and Secretary of Planning Board or Zoning Board of Adjustment.
- Place for signature of municipal engineer.
- Tax map lot and block numbers.
- Date, scale and "north" sign.
- Key map of the site with reference to surrounding areas and to existing street locations.
- HC* Zone district in which property in question falls, zone district of adjoining properties and all property within 200 foot radius of the property in question.
- Name of owners of all contiguous land and adjacent property.
- Dimensions of lots, setbacks, front yard, side yards and rear yard; size, kind and location of fences.
- EX* Location dimensions and details for all signs and exterior lighting including type of standards, location, radius of light and intensity in foot-candles. *NO CHANGES*
- The outside dimensions of existing and/or proposed principal building(s) and all accessory structures.
- NA* Storm drainage plan showing location of inlets, pipes swales, berms and other storm drainage facilities including roof leaders, indicate existing and proposed runoff calculations.
- NA* Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses.

- The entire property in question, even though only a portion of said property is involved in the site plan; provided, however, where it is physically impossible to show the entire property on the required sheet, a separate map at an appropriate scale may be submitted.
- Significant existing physical features including streams, water courses, rock outcrop, swampy soil, etc.
- Bearings and distances of property lines.
- Plans of off-street parking area layout and off-street loading facilities showing location and dimensions of individual parking spaces, loading areas, aisles, traffic patterns and driveways for ingress and egress.
- All driveways and streets within 200 feet of site.
- All existing and ~~proposed~~ curbs and sidewalks.
- Typical floor plans and elevations. *BDR EXISTING*
- Existing and proposed sanitary sewerage disposal system. Show percolation test holes and results and soil log data.
- Water supply system.
- Method of solid waste disposal and storage and details for trash enclosures to located on-site.
- Existing and proposed spot elevations based upon the U.S. Coastal Geodetic Datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations.
- Location of all existing trees or tree masses, indicating general sizes and species of trees.
- Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants and trees and dimensions, approximate time of planting and method of planting (base rooted, ball and burlap). *EXISTING*
- Application form(s) signed by the applicant. If the applicant is not the owner, proof of owner's consent to filing the application.
- If variances are required, proof of notification as required by the municipal Land Use Law.
- Proof that all property taxes and utility fees are paid up to date.

- A list of all other approvals required, the current status of the approvals and copies of applications and/or decisions.
- All required application and escrow fees.
- Any other pertinent information as may be required by the Board.

EGG HARBOR CITY – FEES and DEPOSITS

PROJECT TYPE AND SIZE INITIAL ESCROW DEPOSIT

SUBDIVISIONS

2 to 10 Lots	\$3,000.00
Greater than 10, less than 75	\$7,500.00
Greater than 75	\$10,000.00
Site Plan Review	\$3,000.00
Informal Site Plan Review	\$600.00

	<u>FEE</u>	<u>ESCROW</u>
Minor	\$200.00	\$2,500.00
Major (preliminary)	\$300.00 + 30/lot	\$7,500.00 - \$10,000.00
Major (final)	\$300.00 + 30/lot	\$3,000.00

Amendments to Subdivisions	\$250.00	\$1,500.00
Extensions to Subdivisions	\$200.00	\$500.00
Tax Map Updates	\$100.00	Actual Cost

SITE PLANS

	<u>FEES</u>	<u>ESCROW</u>
Minor Site Plan	\$350.00	\$3,000.00
Major Site Plan (preliminary)	\$850.00	\$5,000.00
Major Site Plan (final)	\$700.00	\$3,500.00
Amendments (minor)	\$250.00	\$750.00
Amendments (major)	\$250.00	\$1,000.00

EXTENSIONS

Minor	\$200.00	\$350.00
Major	\$250.00	\$700.00

SITE PLAN WAIVER REQUESTS

Minor	\$250.00	\$750.00
Major	\$250.00	\$750.00

MEETINGS

	FEES	ESCROW
Development Review	\$100.00	\$350.00
Informal	\$100.00	\$500.00
Special	\$350.00	\$750.00
Public Hearing	\$250.00	\$350.00

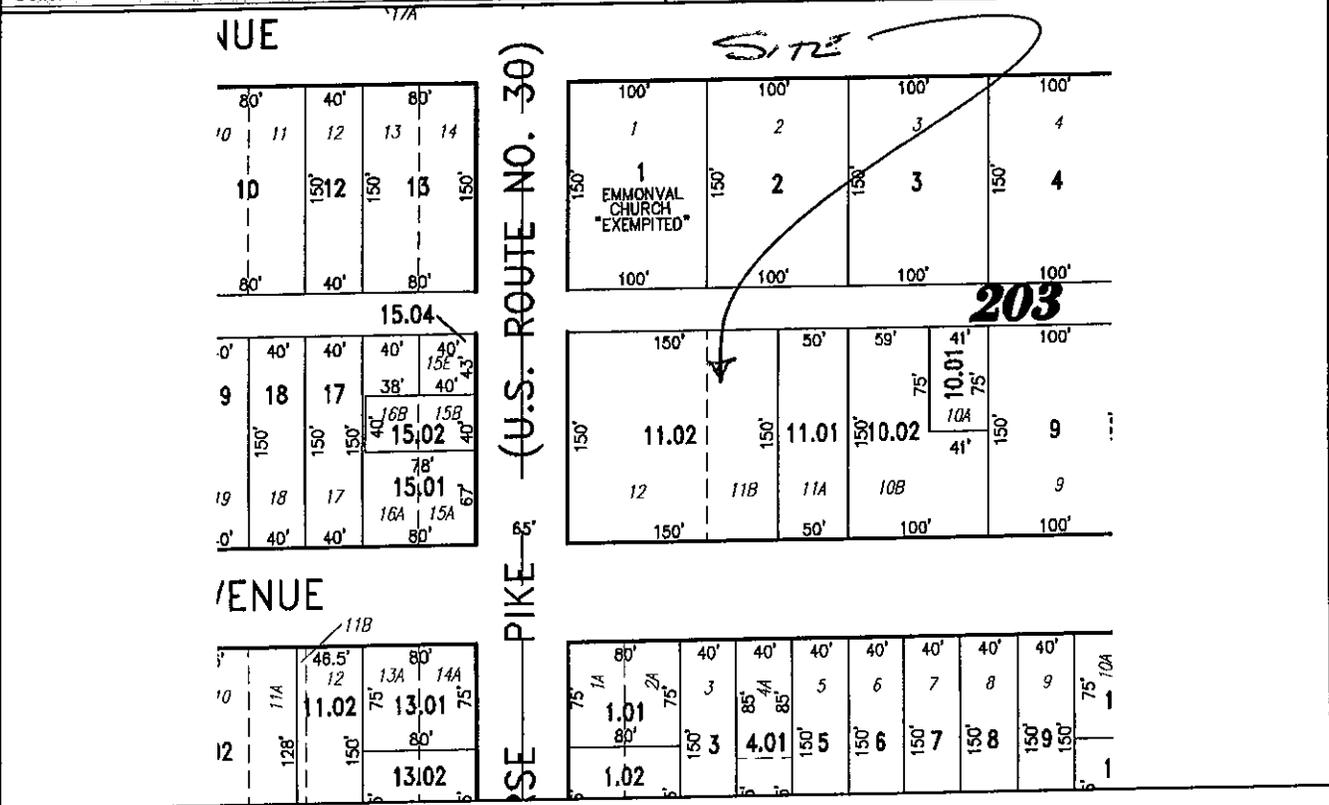
ZONING PERMIT

Permits	\$50.00	
Letter of Certification	\$50.00	\$250.00

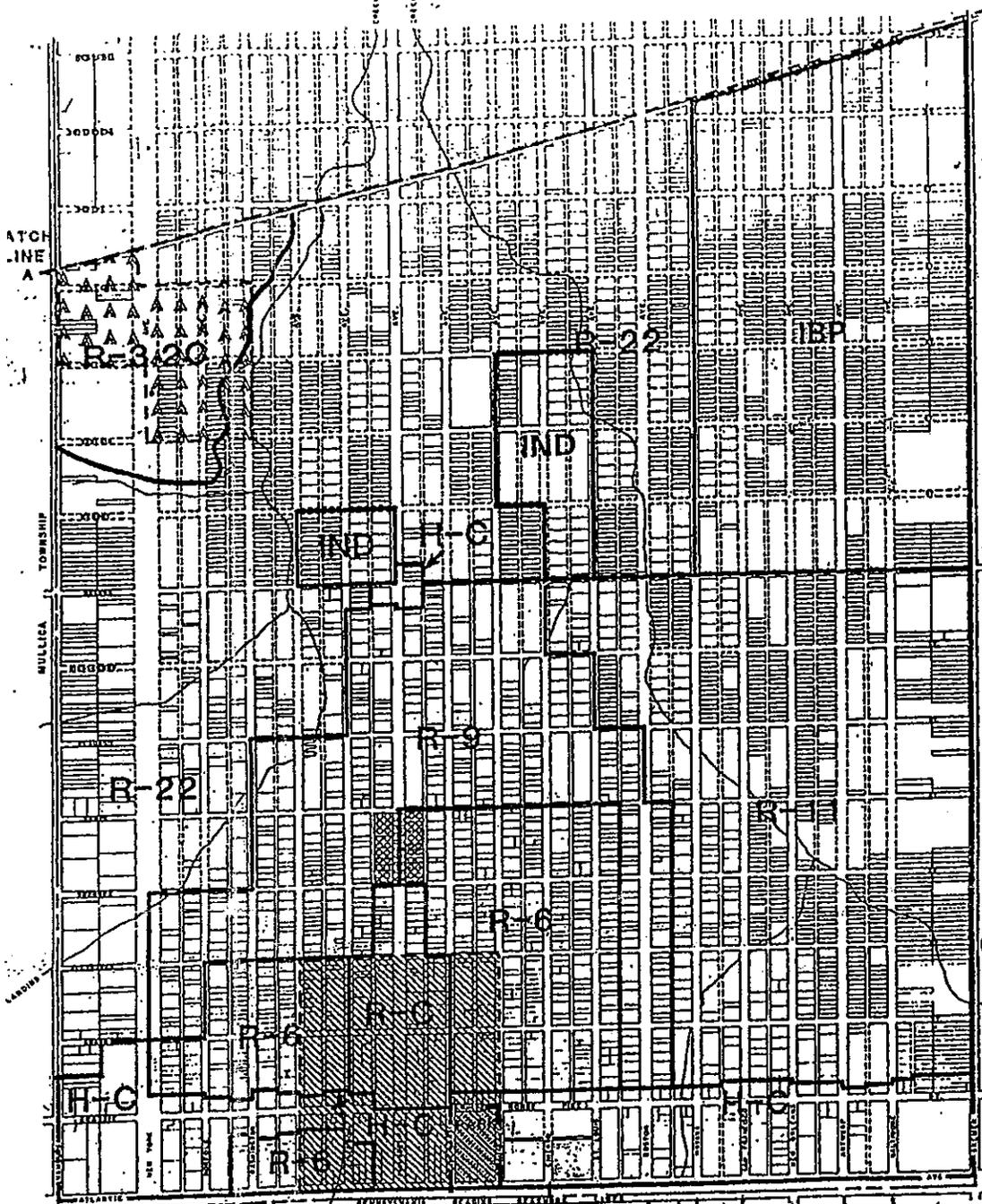
VARIANCES

	FEES	ESCROWS	
Appeals + Interpretations	\$250.00	\$350.00	
Conditional Use – residential	\$250.00	\$500.00	
Conditional Use – site plan	\$350.00	\$500.00	
C – Hardship (each)	\$250.00	\$350.00	(2)
Use D Variance (each)	\$250.00	\$350.00	
Non – Use D Variance (each)	\$250.00	\$1,000.00	
Soil Boring	\$100.00	\$200 + \$100 each additional	

Property Location	
413 WHITE HORSE PIKE, Egg Harbor City 08215-1156 107 (Egg Harbor City), Block: 203, Lot: 11.02 (Old Block: 203, Old Lot: 11B)	
Property Information	Assessment Data
Class: Class: 15D - Charitable	Total Value: \$1,828,700.00
Additional Lots: L12	Land Value: \$75,000.00
Bld Description: 2SB&CB	Improvement Value: \$1,753,700.00
Land Description: 150X150	% Improvement: 95.9
Acreage: 0.5165	Special Tax Codes:
Square Footage: 0	Deductions: Senior(), Veteran(), Widow(), Surv. Spouse(), Disabled(),
Zoning: R-6, Usage: CHURCH & SCHOOL	Exemption: 10
Year Constructed: 1909	Exemption status: 54,04-03,06
Use Code: 0	2017 Rate: 4.666; 2017 Ratio: 95.76%; 2017 Taxes: \$36,525.44
# Dwellings: 1	2018 Rate: 5.264; 2018 Ratio: 97.47%; 2018 Taxes: \$96,262.76
Census Tract: 106	2019 Rate: 5.255; 2019 Ratio: 91.79%; 2019 Taxes: \$96,098.18
Current Owner	Sale Data
EMMANUEL CONGREGATIONAL CHURCH	Date: 09/17/2006
PO BOX 292	Price: \$1,000,000
Egg Harbor City, NJ 08215-0292	Ratio: 1828700.0%
Previous Owner:	Deed Book: 00346
	Deed Page: 00321
Latest Sales Detail	
Recorded:	Sales Price:
Sales Date:	Sales Ratio:
Deed Book:	Use Code:
Deed Page:	Not Usable:
Recorded:	Recorded:
Sales Date:	Sales Date:
Deed Book:	Deed Book:
Deed Page:	Deed Page:
Buyer	Buyer
EMMANUEL CONGREGATIONAL CHURCH	
PO BOX 292	
Egg Harbor City, NJ 08215-0292	
Seller	Seller



SEE ADJACENT 600 SCALE MAP FOR BOUNDARIES OF WETLANDS DISTRICT



Overer
diesterweg
claudius
compe
Buerter
Beethoven
ARAGO

CHICAGO ST. LOUIS BOSTON HAYMAK SAN FRANCISCO NEW YORK DREXEL ANTIQUARIAN BALTIMORE

SITE



** SEE SCHEDULE OF DISTRICT REGULATIONS FOR CONDITIONAL USE LOT AREA REQUIREMENTS

REV. 6/6/95
REV 10/1/88
REV 8/12/88

PETER P. KARABASHIAN ASSOCS., INC.
PROFESSIONAL PLANNERS N.J. #1375
27 GORDON'S ALLEY ATLANTIC CITY, N.J.

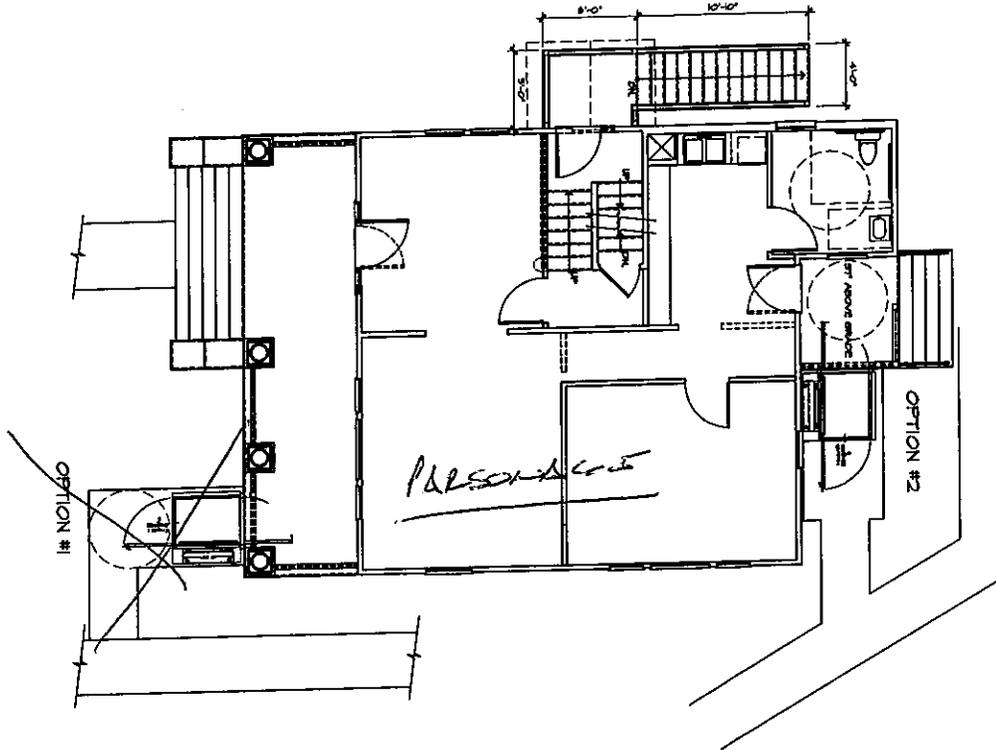
From: "Sahl, Jeremy" <jeremy.sahl@emmanuel-nj.org>
Subject: 2020-003-LIFT OPTIONS.pdf
Date: March 26, 2020 2:45:42 PM EDT
To: TOM DARCY <tomhdarcy@comcast.net>
▶ 1 Attachment, 28.3 KB

Tom. Here are the plans for the lift instead of the ramp. We are going with the second option. Ignore option 1

4TH TERRACE

WHEELCHAIR LIFT LOCATION OPTIONS
MARCH 26, 2020
SCALE: 1/8"=1'-0"

with the doors pic



NOISE

William M. Johnson, CTA
Tax Assessor
Office: (609) 965-4747
Fax: (609) 965-0715

Egg Harbor City
Office of the Tax Assessor
500 London Avenue
Egg Harbor City, New Jersey 08215
www.eggharborcity.org

March 26, 2020

200 FOOT PROPERTY OWNERS LIST

I hereby certify that the following is an accurate and complete list of properties within 200 feet of **Block 203, Lot (s) 11.02** as shown on **Sheet(s) #2** of the current tax map of the **Egg Harbor City** and that the names and addresses of the assessed owners as indicated have been obtained from the current tax duplicate of the **Egg Harbor City**. Notice must be given to all property owners within 200 feet of the subject property pursuant to the requirements of N.J.S.A. 40:55d-12.



William M. Johnson, C.T.A.
Tax Assessor
Egg Harbor City

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
203 1	102-108 LONDON AVE	15D	EMMANUAL CONGREGATIONAL CHURCH PO BOX 292 EGG HARBOR CITY, NJ	08215
203 2	116 LONDON AVE	2	HACKNEY, EARL R & NANCY M 116 LONDON AVE EGG HARBOR CITY, NJ	08215
203 3	120 LONDON AVE	2	CRISOTOMO, GEORGE & MARIA 120 LONDON AVE EGG HARBOR CITY, NJ	08215
203 4	136 LONDON AVE	2	JOHNSON, ANDRAE 136 LONDON AVE EGG HARBOR CITY, NJ	08215
203 9	139 LIVERPOOL AVE	2	WEIL, ROBERT JR & ELIZABETH 139 LIVERPOOL AVE EGG HARBOR CITY, NJ	08215
203 10.01	127 LIVERPOOL AVE	2	FATZINGER, ROBERT F & SHERRYL L 208 UPLAND AVE ABSECON, NJ	08201
203 10.02	125 LIVERPOOL AVE	2	GO AMERICA, LLC 3115 MELROSE DR #130 CARLSBAD, CA	92010
203 11.01	119 LIVERPOOL AVE	15B	EMMANUEL CONGREGATIONAL CHURCH PO BOX 292 EGG HARBOR CITY, NJ	08215
204 10	46 LONDON AVE L11	1	FORMAN, GLEN O 402 WHITE HORSE PIKE EGG HARBOR CITY, NJ	08215
204 12	50 LONDON AVE	1	FORMAN, GLEN O 402 WHITE HORSE PIKE EGG HARBOR CITY, NJ	08215
204 13	402 WHITE HORSE PK L14	4A	FORMAN, GLEN O 402 WHITE HORSE PIKE EGG HARBOR CITY, NJ	08215
204 15.01	53 LIVERPOOL AVE L16.01,16.03	2	FORMAN, GLEN O & JANET R 4818 PLEASANT MILLS ROAD SWEETWATER, NJ	08037
204 15.02	416 WHITE HORSE PIKE L16.02	1	SHIEVDAYAL, DYNALALL 53 LIVERPOOL AVE EGG HARBOR CITY, NJ	08201
204 15.04	414 WHITE HORSE PK	2	FORMAN, JANET 402 WHITE HORSE PIKE EGG HARBOR CITY, NJ	08215
204 17	51 LIVERPOOL AVE	2	SPINELLI, PRISCILLA M. 162 CUMBERLAND AVENUE ESTELL MANOR, NJ	08319
204 18	47 LIVERPOOL AVE	2	BEAHON, JOSEPH T 47 LIVERPOOL AVE EGG HARBOR CITY, NJ	08215
205 11.02	52 LIVERPOOL AVE L12	15D	CAREER OOPPORTUNITY DEV, INC 901 ATLANTIC AVE EGG HARBOR CITY, NJ	08215
205 13.01	500 WHITE HORSE PK L14.01	4A	KOWALSKI TIRE, LLC 500 WHITE HORSE PIKE EGG HARBOR CITY, NJ	08215

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
205 13.02	508 WHITE HORSE PIKE L14.02	4A	CAPELLI;RAYMOND FALOBA;A (TRUST) 283 HARBOR CT NORMANDY BEACH, NJ	08739
206 1.01	501 WHITE HORSE PK L2.01	4A	EHC PROPERTY LLC 1434 WINDSOR DR THOROFAR, NJ	08086
206 1.02	519-523 WHITE HORSE PIKE L2.02	1	EHC GAS LLC 1434 WINDSOR DR THOROFARE, NJ	08086
206 3	108-110 LIVERPOOL AVE	2	WEISBECKER, JAMES P 356 N. BOYD STREET WINTER GARDEN, FL	34787.2809
206 4.01	115-117 5TH TERRACE L4.02	2	LIEPE, ROSE POB 876 COLOGNE, NJ	08213
206 5	116 LIVERPOOL AVE	4A	MADONIA, LOUIS A 277 EVERGREEN DR BAYVILLE, NJ	08721
206 6	120 LIVERPOOL AVE	4A	C & L COMPANY, L.I.C. P.O. BOX 956 COLOGNE, NJ	08213
206 7	124 LIVERPOOL AVE	2	O'DOWD, EUGENE C & JESSICA G 124 LIVERPOOL AVE EGG HARBOR CITY, NJ	08215
206 8	130 LIVERPOOL AVE	2	FITZGERALD, EDWARD & WENDIE 106 BAYVIEW DRIVE ABSEON, NJ	08201
206 9	134 LIVERPOOL AVE	2	ORTIZ, MIGUEL A 134 LIVERPOOL AVE EGG HARBOR CITY, NJ	08215

ALSO NOTIFY THE FOLLOWING:

ATLANTIC CITY ELECTRIC
REAL ESTATE & RIGHT OF WAY DEPARTMENT
5100 HARDING HIGHWAY, 63ML22
MAYS LANDING, NJ 08330

COMCAST
1 COMCAST CENTER 32ND FLR
PHILADELPHIA, PA 19103

SOUTH JERSEY GAS
ATTN: RAY WENZEL
1 SOUTH JERSEY PLAZA
ATLANTIC CITY, NKJ 08401

VERIZON ENGINEERING DEPARTMENT
ATTN: DOUGLAS WEBB
10 TANSBORO ROAD
BERLIN, NJ 08009

177TH FIGHTER WING-ATLANTIC CITY INTERNATIONAL AIRPORT
COLONEL RANDALL KING
400 LANGLEY BLVD
EGG HARBOR TWP, NJ 08234

SOUTH JERSEY TRANSPORTATION AUTHORITY (ATLANTIC CITY
INTERNATIONAL AIRPORT)
STEVEN M. MAZUR, CHIEF ENGINEER
PO BOX 351
HAMMONTON, NJ 08037

STATE HIGHWAY ROUTE 30
NJDOT
PO BOX 600
TRENTON, NJ 08625