



APPLICATION PACKAGE
for
LAND USE APPROVAL
City of Pleasantville

FORM 4: APPLICATION FOR LAND USE APPROVAL

TO BE COMPLETED BY MUNICIPAL STAFF

Application Filed: ___/___/___ Application No.: _____
Received By: _____ Application Fees: _____
Application Found Complete: ___/___/___ Escrow Number: _____
Application Found Incomplete: ___/___/___ Escrow Deposit: _____

TO BE COMPLETED BY THE APPLICANT

Applicant

Applicant's Name: T-Mobile Northeast, LLC
Address: 510 Virginia Drive
Fort Washington, PA 19034
Phone No.: _____ Fax No.: _____

Agent for Applicant (if applicable)

Agent's Name: Christopher H. Schubert, Esq./Alyson J. Fritzges, Esq.
Address: Riley Riper Hollin & Colagreco
Suite 201, 717 Constitution Drive, Exton, PA 19341
Phone No.: 610-458-4400 Fax No.: 610-458-4441

Subject Property

Street Address: 815 South Main Street
Pleasantville, NJ 08232
Block(s): 360 Lot(s): 1
Zoning Districts: NC - Neighborhood Commercial

Application is being made to:

() Zoning Officer (X) Zoning Board of Adjustment () Planning Board

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Alyson J. Fritzges
Signature of Applicant Alyson J. Fritzges Date 10/8/21
Attorney for Applicant



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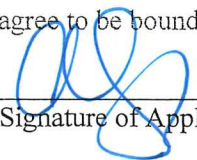
APPLICATION IS BEING MADE FOR:

- ☐ Zoning Permit under N.J.S.A. 40:55D-18
- ☐ Preapplication Conference under N.J.S.A. 40:55D-10.1
- ☐ Minor Site Plan Approval under N.J.S.A. 40:55D-46.1
- ☐ Preliminary Major Site Plan Approval under N.J.S.A. 40:55D-46
- ☐ Final Major Site Plan Approval under N.J.S.A. 40:55D-50
- ☒ Waiver of (under N.J.S.A. 40:55D-10.3): ☐ Preliminary or
(in the alternative, Site Plan Approval) ☐ Final Major Site Plan Approval, or
☐ Both ☒ Minor Site Plan Approval
- ☐ Minor Subdivision Approval under N.J.S.A. 40:55D-47
- ☐ Major Subdivision Approval under N.J.S.A. 40:55D-48
- ☒ Variance Relief under N.J.S.A. 40:55D-70(c)
- ☒ Amendment or Revision to Existing Approval
- ☐ Extension of Prior Approval under N.J.S.A. 40:55D-52
- ☐ Certificate of Redevelopment Plan Conformance under N.J.S.A. 40A:12A-1 et seq.

[As relates solely to the jurisdiction of the Zoning Board of Adjustment]

- ☐ Directing the issuance of a building permit for construction ☐ in the bed of mapped street, public drainage-way, flood control basin or public area under N.J.S.A. 40:55D-60(b) or ☐ on a lot not abutting an approved public street under N.J.S.A. 40:55D-60(c)
- ☐ Appeal from action of the Administrative Officer under N.J.S.A. 40:5D-70(a)
- ☐ Map or other Interpretation or Special Question under N.J.S.A. 40:55D-70(b)
- ☒ Variance relief under N.J.S.A. 40:55D-70(d)
- ☐ Certificate of Nonconformity under N.J.S.A. 40:55D-70(d)
- ☒ Any of the foregoing where Application for Site Plan approval is to follow.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.


Signature of Applicant Alyson J. Fritzges, Date 10/8/21
Attorney for Applicant

(insert revision date)



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FORM 6: PROJECT INFORMATION

Project Name: T-Mobile 1AT8909A - Generator Project

Present Use of the Subject Property: Church with telecommunications facility within building

Proposed Use of the Subject Property:

- ☐ Sale of Lot(s) (no construction proposed)
☐ Construction of owner-occupied residential dwelling
☐ Construction of () rental or () for-sale residential dwellings
☐ Construction of owner-occupied commercial or other use.

Specify: _____

- ☐ Construction of rental or for-sale commercial or other use.

Specify: _____

- ☒ Other. Specify: Applicant proposes to amend the existing telecom approvals to include placement of an emergency natural gas back-up generator in the front yard facing West Parker Avenue to be screened by evergreens.

For each category (as applicable), provide number and type of units. For residential projects, include number of bedrooms per unit. For commercial projects, include the s.f. per unit:

N/A _____

For residential projects, number of units to be deed restricted as "Affordable" under regulations established by the New Jersey Council on Affordable Housing (COAH): N/A

Estimated cost of construction of Proposed Project: \$ to be determined.

Have any of the lands within the Subject Property been classified by any State or Federal Agency as Environmentally Sensitive, Wetlands, Riparian Lands, Brownfield, Greyfields or other applicable designation?
() Yes (X) No

If Yes, explain: _____

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(insert revision date)

[Signature]
Signature of Applicant Alyson J. Fritzges
Attorney for Applicant

Date

10/8/21



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If No, is there any indication that the Subject Property might contain subsurface or groundwater contamination? () Yes (X) No

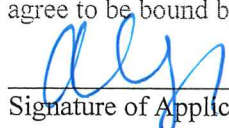
If Yes, explain: _____

Other than what is required by the City of Pleasantville, are any other approvals required for the Proposed Project? () Yes (X) No

If yes, specify (as applicable)

GOVERNMENTAL AGENCY OR PRIVATE ENTITY	YES	NO	DATE SUBMITTED	STATUS OF APPROVAL
City of Pleasantville Storm / Wastewater Division			__/__/__	
Atlantic County Board of Health			__/__/__	
Atlantic County Health Department			__/__/__	
Atlantic County Planning Board			__/__/__	
Cape Atlantic Soil Conservation District			__/__/__	
NJ Department of Environmental Protection			__/__/__	
NJ Department of Transportation			__/__/__	
NJ Council on Affordable Housing			__/__/__	
Other			__/__/__	
Other			__/__/__	
Other			__/__/__	

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.


Signature of Applicant Alyson J. Fritzges Date 10/8/21
Attorney for Applicant

(insert revision date)



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FORM 7: ZONING CONFORMANCE

(if multiple Principal buildings, provide information for all-buildings)

Zoning District in which Subject Property is located:

Residential Zoning Districts

- ☐ Single-Family Residential-50 (SFR-50)
- ☐ Single-Family Residential 60 (SFR-60)
- ☐ Single-Family Residential 75 (SFR-75)
- ☐ Residential Duplex (R-D)
- ☐ Multi-Family (MF)

Commercial Zoning Districts

- ☐ Central Business District (CBD)
- ☒ Neighborhood Commercial (NC)
- ☐ General Commercial (GC)
- ☐ Regional Commercial (RC)
- ☐ Regional Shopping Center (RSC)
- ☐ Light Industrial (LI)

Specialty Zoning Districts

- ☐ Bayside Mixed-Use (BMU)
- ☐ Cemetery (CEM)
- ☐ Conservation (CONSERV)
- ☐ Waterfront Residential (WR)

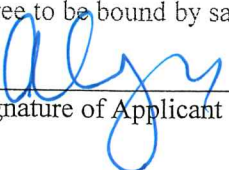
Overlay Zoning Districts

- ☒ Bayside Mixed Use Overlay Zone
- ☐ City Center Support Overlay
- ☐ Franklin Boulevard Professional Office Overlay
- ☐ Main Street Neighborhood Commercial Overlay
- ☐ New Road Professional Office Overlay

Redevelopment Plans

- ☐ Block 189 Rehabilitation Area
- ☐ California Avenue Rehabilitation Area
- ☐ CARA Cambria Avenue Redevelopment Area
- ☐ CCRA Center City Redevelopment Area
- ☐ LBRA Lakes Bay Waterfront Redevelopment Area
- ☐ NARA Narcissus Avenue Rehabilitation Area
- ☐ WTRA Woodland Terrace Rehabilitation Area

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.


Signature of Applicant

Alyson J. Fritzges

Date

10/8/21

Attorney for Applicant

(insert revision date)



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Lot Regulations for Zoning District in which Subject Property is located:

	<u>Existing</u>	<u>Required</u>	<u>Proposed</u>
Lot Width (ft)	_____	_____	No change
Lot Depth (ft)	_____	_____	No change
Lot Size (s.f.)	_____	_____	No change

Building Regulations for Zoning District in which Subject Property is located:

	<u>Existing</u>	<u>Required</u>	<u>Proposed</u>
Front Yard Setback (ft)	22.47 FT	20 FT	20 FT
Side Yard Setback [L / R] (ft)	/ No	change /	/
Rear Yard Setback (ft)	No	change	
Impervious Coverage (%)	>60%	60%	

Height and number of stories for Principal Building (if multiple Principal buildings, provide information for tallest building): 35 feet 2 1/2 stories

Does the Subject Project conform with all applicable requirements for the specific Zoning District in which the Subject Property is located as specified by the Pleasantville Land Management Code (Chapter 300)?
() Yes (X) No

If No, explain nonconformities: Accessory structures are not permitted in front yards within the NC District. Applicant also requests modification of the existing ZBA telecommunications approval to include the proposed generator.

Have any variances, waivers of zoning interpretations been obtained as relates to the existing or proposed use of the Subject Property? (X) Yes () No

If Yes, explain: On April 25, 2016, Applicant was granted a "d" variance for the telecommunications use and a "d" variance for height of antennas. Applicant was also granted a "c" variance for rear yard setback, building coverage, impervious coverage and parking as well as a site plan waiver.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Alyson J. Fritzges
Signature of Applicant Alyson J. Fritzges

Date

10/8/21



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City of Pleasantville

FORM 8: PROJECT PROFESSIONALS

(use additional sheets if necessary)

Project Attorney: Christopher H. Schubert, Esquire/Alyson J. Fritzges, Esquire
Address: Riley Riper Hollin & Colagreco
Suite 201, 717 Constitution Drive, Exton, PA 19341
Phone No.: 610-458-4400 Fax No.: 610-458-4441
Email Address: chriss@rrhc.com; alysonf@rrhc.com

Project Engineer: Michael Patten, Velocitel, LLC
Address: 200 N. Warner Road, Suite 215
King of Prussia, PA 19406
Phone No.: 610-992-4101 ext.137 Fax No.: _____
Email Address: _____

Project Planner: _____
Address: _____

Phone No.: _____ Fax No.: _____
Email Address: _____

Project Architect: _____
Address: _____

Phone No.: _____ Fax No.: _____
Email Address: _____

Project Surveyor: _____
Address: _____

Phone No.: _____ Fax No.: _____
Email Address: _____

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Alyson J. Fritzges
Signature of Applicant Alyson J. Fritzges
Attorney for Applicant

10/15/21
Date



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FORM 10: CERTIFICATIONS

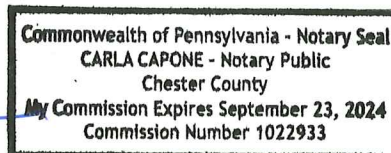
APPLICANT: I certify that the foregoing statements and the materials submitted are true. I further certify that I am that the individual Applicant or that I am an Officer of the Corporation who is the Applicant, and that I am authorized to sign the application for the Corporation, or that I am general partner of the partnership Applicant. If the Applicant is a Corporation, an authorized Corporate Officer must sign this Certification. If the Applicant is a Partnership, a General Partner must sign this Certification. If the Applicant is an LLC, the Managing Member must sign this Certification.

Allyp. trop
Applicant's Signature

Attorney for Applicant

Sworn to and subscribed before me this
20th Day of October, 2021.

Carla Capone
Notary Public of New Jersey



PROPERTY OWNER WHERE NOT APPLICANT: 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 by the Applicant and the decision of the Board in the same manner as if I were the Applicant. If the owner is a Corporation, an authorized Corporate Officer must sign this Certification. If the owner is a Partnership, the General Partner must sign this Certification. If the owner is an LLC, the Managing Member must sign this Certification.

Applicant's Signature

Sworn to and subscribed before me this
____ Day of _____, 201____.

Notary Public of New Jersey

See enclosed lease agreement.



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST A.

General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

The following series of Checklists were crafted to provide the City and its professionals with detailed information pertinent to each of the specific types of approvals or relief available to applicants. Applicants shall complete this Checklist A. for all applications except Applications for Zoning Permits, and shall complete Checklists C. through L. as applicable. Applicants requesting multiple approvals shall complete the appropriate Checklist for each approval requested.

Applications for Zoning Permits need only complete Checklist B.

Site Plans which include design of drainage, pavement, curbing, walkways, embankments, horizontal and vertical geometrics, utilities and other pertinent structures shall be prepared, signed and sealed by a New Jersey licensed Professional Engineer. A New Jersey Registered Architect may prepare a Site Plan if limited to general locations.

Topographical and Boundary Survey information, including all subdivisions, shall be provided by or attributed to a New Jersey licensed Professional Land Surveyor.

- X 1. One (1) original and fourteen (14) copies of:
- X A. the completed Application Forms, all certifications and other components;
- X B. all required checklist(s) in completed form; and
- X C. all documents, reports, plats, plans, drawings and photographs relating to the Application.
- X 2. All plats, plans and drawings shall contain a Title Block, including:
- X A. The name and title of the Application / Project, City of Pleasantville, Atlantic County;
- X B. The name, title, address, telephone and fax number of the Applicant;
- X C. The name, title, address, telephone and fax number of the person who prepared the plat, plan or drawing, including the New Jersey License number and original embossed seal with signature if the preparer is a New Jersey Licensed Land Surveyor, Professional Engineer, Professional Planner or Architect;
- X D. The name, address, telephone and fax number of the owner(s) of record of the Subject Property;

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Signature of Applicant Alyson J. Fritzges

Date

10/8/21

(insert revision date)

Attorney for Applicant



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST A.

General Requirements & Instructions

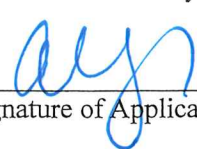
See §300-26 and 27 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- X E. Written and graphic (bar) scale in inches to feet;
- X F. North Arrow
- X G. The original date that the plans were prepared, the date of each subsequent revision thereof and a list of specific revisions entered on each sheet.
- X 3. Unless otherwise specified in Checklists C. through L., no plat, plan or drawings shall be accepted unless:
- X A. drawn to a scale of 1"=10', 1"=20', 1"=30', 1"=40', 1"=50' or 1"=60' for engineering drawings or $\frac{1}{8}$ "=1', $\frac{3}{8}$ "=1', $\frac{1}{4}$ "=1', $\frac{1}{2}$ "=1', $\frac{3}{4}$ "=1' or 1"=1' for architectural drawings, as per standard scales commercially available at any office supply store. **Items drawn to such scales but subsequently reduced or enlarged shall be summarily rejected.**
- X B. submitted on 24"x36" or larger sheet sizes, folded into eighths, with title block revealed. If one sheet is not sufficient to depict the entire tract, the plat, plan or drawing may be divided into sections and shown on separate sheets of equal size, with reference on each sheet as to the location of all adjoining sheets.
- X C. fully dimensioned to confirm conformity with all requirements.
- X D. dimensions are expressed to the nearest-tenth of an acre when describing acreage or 2 decimal places when describing square feet of area or linear feet of distance. Bearings shall be given to the nearest 10 seconds and the error of closure shall not exceed 1 to 10,000.
- W 4. A Key Map showing the entire parcel to be developed, the proposed development and the proposed street pattern, if any, within it, and the relationship of the tract to the surrounding area, with the proposed development shown in place, including all intersections and waterways within 300', at a scale not less than 1"=100', based on the City's official tax map. Where the scale of the map results in a street name not appearing, the Applicant shall legibly hand-print the missing street name. Waiver Requested
- X 5 Existing tax sheet with existing block and lot number(s) of the Subject Property(ies) as they appear on the current City Tax Map as well as all properties within 200' of the subject. Existing Street names of all streets bounding the subject property shall be clearly visible. Where the scale of the map results in a street name not appearing, the Applicant shall legibly hand-print the missing street name.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

(insert revision date)


Signature of Applicant Alyson J. Fritz Date 10/12/21
Attorney for Applicant



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST A.

General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- X 6. Existing Zoning Map with existing block and lot number(s) of the Subject Property(ies) as they appear on the current City Tax Map as well as all properties within 200' of the subject. Existing Street names of all streets bounding the subject property shall be clearly visible. Where the scale of the map results in a street name not appearing, the Applicant shall legibly hand-print the missing street name.

Matrix containing the requirements of the Zoning District(s) in which the Subject Property(ies) are located, including the use(s) proposed, the bulk requirements of such District(s), and whether or not the proposed project conform(s) to such regulations. Such information shall be indicated on the plot or plan as well as a separate table.

- X 7. Recent Aerial photograph depicting the Subject Property and one (1) block in each direction from the Subject Property, dated and showing the location and size of structures and from other land uses as well as all access points to such uses.

2007 aerial photography is available at no charge from the NJGIN Information Warehouse (https://njgin.state.nj.us/NJ_NJGINExplorer/IW.jsp?DLayer=NJ%202007%20Orthophotography). Should an applicant not be able to download such information, aerial photography from Google Earth, Microsoft Virtual Earth, Bing or other commercially available sources is acceptable.

- X 8. Neighborhood characteristic photographs depicting the Subject Property from the opposite side of the street as well as all properties fronting both sides of the street of the block on which the Subject Property is located.


Such photography shall be dated and keyed to a reproduction of the City's official tax map, at a scale of not less than 1"=60', with the Subject Property and all photographed properties indicated.

- X 9. A certified list of all property owners whose property is located within 200' of the extreme limits of the Subject Property, as they appear on the most recent tax list prepared by the Tax Assessor. Such list must be certified as current within three (3) months prior to the date of submission of the Subject Application. Such list shall include Owner's Name and Mailing Address as well as the Block number, Lot number and Property Address of the property within 200' of the Subject.

In addition to the Tax Assessor's (8½"x11") printout, such list shall be depicted on the plans.

- X 10. Certification that there are no outstanding uncollected fees or escrows resulting from past applications or prior submissions by the Applicant, or any entity now or previously related to the applicant, involving this property or any other properties connected with the Applicant within the City of Pleasantville. **No applications will be processed if the applicant owes the City or its professionals monies from previous applications.**

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.


Signature of Applicant Alyson J. Fritzges

10/8/21
Date

Attorney for Applicant



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST A.

General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.


- ☐ 11. Certification from the Zoning Officer and/or City Engineer that any conditions required as a result of any prior approval granted for the Subject Property have been fulfilled.
Certification requested as part of this application.
- ☐ 12. Certification from the City Tax Collector that all taxes and assessments are paid and current as of the date the Application is submitted, or that adequate provision for payments has been made in a matter satisfactory to the City.
Certification requested.
- ☒ 13. Statement regarding any prior Planning Board or Zoning Board of Adjustment appeal, approval or denial related to the Subject Property.
- ☐ 14. Copies of protective covenants or deed restrictions affecting any portion of the Subject Property or any adjacent property (if obtainable). known
- ☒ 15. The location, width, legal (metes and bounds) description, use(s) for which they are intended, any limitations thereof and the manner of control or maintenance for all existing or proposed utility easements, right-of-way dedications and/or sight triangle dedication(s) affecting the Subject Property. Waiver requested.

Items 14. and 15. are intended to address, but are not limited to, existing or proposed easements to telephone, electric, gas, water and sewer utilities; deed restrictions and covenants, master deeds and proposed by-laws of any homeowner's or community associations; proposed deeds to dedicate any portion of the affected property for public use or for ownership by any public body.

- ☒ 16. **Detailed narrative** describing the existing use and condition of and the development proposed for the Subject property, addressing the individual lands and buildings therein, including a statement of the applicant's intent with respect to the ownership, sale and leasing of the project or the various components thereof. See Addendum "A".
- ☒ 17. **Detailed narrative** justification for any requested waivers from any Checklist requirement. **Items which are not applicable shall be addressed as N/A.** See Addendum "A".
- ☒ 18. **Detailed narrative** justification for any requested waiver(s) from any development standard and/or regulation where a variance is not required. See Addendum "A".
- ☒ 19. Evidence that the Applicant has sufficient control over the Subject Property to effectuate the proposed development. Including, as appropriate:
 - ☒ A. Property Owner's authorization to file the application when the Owner is not the Applicant.
See Site Lease Agreement (Paragraph 3).

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

(insert revision date)


Signature of Applicant Alyson J. Fritzges

Date

Attorney for Applicant



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST A.

General Requirements & Instructions

See §300-26 and 27 for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

X B. Notarized signature of the Applicant or Agent for the Applicant.

X 20. All Application Fee(s) and Escrow Deposit(s), including Tax Map Update Fees for subdivisions or lot consolidations. **No application will be processed which does not include the appropriate Fees and Escrows.**


The Applicant shall be responsible to insure that Fees and Escrow Deposits are sufficient to address all approvals required, consistent with the Fee Schedule under §300-9. The City reserves the right to require additional Application Fees and Escrow Deposits should the review of the Application find that additional approvals are required.

Once such additional approvals have been identified, the City, and or its professionals shall immediately cease review of the subject application and issue a letter to the Board Secretary informing the Secretary of the situation. The Board Secretary shall immediately inform the Applicant of the necessity for additional funds. The review of the application shall not resume until the appropriate funds have been submitted.

X 21. The Zoning Officer, Planning & Redevelopment Advisory Committee, Planning Board or Zoning Board of Adjustment, through their respective professionals, reserves the right to require such additional information as may be deemed necessary and appropriate for a full consideration of the entirety of the Subject Application.

While no application shall be deemed Incomplete for the lack of such information, the entities so indicated reserve the right to delay the granting of approvals until such information has been submitted and appropriately reviewed.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.


Signature of Applicant Alyson J. Fritzges Date 10/8/21
Attorney for Applicant

(insert revision date)



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST D.

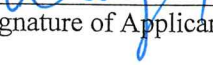
Minor Site Plans and Minor Subdivision Plats

See §300-26, 27 & 36 E. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- X 1. All General Checklist Requirements in such number as indicated in Checklist A.
- X 2. Plats or plans of the proposed project at a scale and paper size specified under Checklist A., item 2. B.
- W 3. Existing Conditions and Topographical Outbound Survey of the Subject Property, at a scale of not less than 1"=50', prepared by a New Jersey Licensed Land Surveyor, showing the property boundary lines and dimensions, structures, available utilities and easements, roadways, rail lines and public rights-of-way crossing and adjacent to the subject property.
- Survey shall include the distances between the proposed building(s) and any other buildings on adjacent lots (on both sides and the rear of the Subject Property).
- If Survey is dated more than 2 years prior to the date of submission of the Subject Application, an Affidavit of No Change, prepared by a New Jersey Licensed Land Surveyor, certifying that the submitted survey depicts the true existing conditions on the subject property.
Waiver requested.
- W 4. Lot area expressed both in acreage (to the nearest tenth of an acre) and square feet (to 2 decimal places), both with and without any area(s) located within any existing or proposed public rights-of-way. Waiver requested.
- N/A 5. Computation of the area of the tract to be disturbed in square feet, the number of lots proposed and the area and dimensions of each proposed lot.
- N/A 6. Existing contours referenced to United States Geological Survey datum, with project site and proposed contours at 1' intervals plotted thereon, except in areas where the slope exceeds 5%, where intervals may be 5'. Any proposed regrading shall be shown.
- N/A 7. Existing and proposed spot elevations at all corners of the buildings and along the curbline.
- W 8. A soils map with project site plotted thereon.
- X 9. Existing tax sheet and existing block and lot number(s) of the lots to be subdivided or developed, as they appear on the current City Tax Map, with proposed block and lot numbers as provided by the City Tax Assessor.
- N/A 10. Subdivision or development boundary lines (heavy solid line), lot lines to be removed (faded) and new lots to be created.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.


Signature of Applicant Alyson J. Fritzges
Attorney for Applicant

Date

10/8/21



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST D.


Minor Site Plans and Minor Subdivision Plats

See §300-26, 27 & 36 E. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- W 11. The location of existing and proposed property lines (with bearings and distances), streets, structures, walls, fences, signs, culverts and bridges (with numerical dimensions, including height, to the nearest tenth of a foot). Waiver requested.
- W 12. Parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features such as wetlands and vegetated areas both within the tract and within 100' of its boundary. Waiver requested.
- W 13. The location and width of all existing proposed utility easements, the use(s) for which they are intended and the manner in which they will be controlled. Waiver requested.
- W 14. Delineation of flood plains, including floodway, flood fringe areas and lands subject to flooding, and the location of all natural features, including wetlands, water courses, vegetated areas and buffers both within the tract and within 100' of the boundaries thereof.
Waiver requested.
- N/A 15. The location and material of all existing and proposed monuments, including iron and copper pins.
- N/A 16. Right-of-way dedication(s) and improvement(s), as applicable.
- N/A 17. Sight triangle easements with dimensions, bearings and distances, as applicable.
- N/A 18. Plans of proposed site improvements and/or utility layouts as required by ordinance. Plans must show proposed connections to existing water supply and sanitary sewerage systems.
- X 19. Detailed site drawings, drawn to scale and fully dimensioned, depicting the size and location of all existing and proposed structures, signs and lighting, with height noted, and indicating if existing structures and uses will be retained or removed. All existing and proposed setbacks must be delineated on the plans.
- W 20. Detailed architectural and elevation drawings, drawn to scale and fully dimensioned, depicting all four (4) building elevations (labeled north, south, east and west, with street names as applicable), with colors and materials indicated on the plans. All proposed setbacks for structures must be delineated on the plans. Waiver requested.
- N/A 21. Certification from appropriate state and county agencies and private providers as applicable, granting approval for the extension of utility service(s).
- N/A 22. Soil Erosion and Sediment Control Plan as required by N.J.S.A. 4:24-39 et seq., as applicable.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.


Signature of Applicant Alyson J. Fritzges
Attorney for Applicant

Date

10/8/21

(insert revision date)



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST D.

Minor Site Plans and Minor Subdivision Plats

See §300-26, 27 & 36 E. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

N/A 23. Statement regarding details of any impact the proposed development may have on the City's Stormwater Management System in conformance with Chapter 251 of the City Code.

N/A 24. Plans and computations for any storm-drainage systems required.

X 25. A Landscape Plan, depicting existing and proposed screening, buffering and landscape areas in conformance with §300-66.

The location of all proposed plantings shall be indicated on the Landscape Plan, which shall be keyed to a Plant Schedule listing the botanical and common names, the sizes of plant material at time of planting and the total quantity of each plant.

N/A 25. A Lightning Plan, addressing the proposed location, direction of illumination, power and type of proposed outdoor lighting, including details regarding light standards and fixtures, lumen pattern and foot-candles.

N/A 27. Tax Map Update Fees, to be submitted on a separate check calculated at \$65 per affected lot.

N/A 28. Trash/refuse and recycling storage plans, if applicable.

N/A 29. Signage Plan, with details addressing location, dimensions, area, height, illumination and materials for all signage.

X 30. Approval signature lines for the Board Chair, Board Secretary and City Engineer.

N/A 31. Indication that Subdivision is to be filed by Deed or Plat.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

Signature of Applicant Alyson J. Fritzges Date

Attorney for Applicant

(insert revision date)



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST I.

'd' Variances

Pursuant to N.J.S.A. 40:55d-70d

See §300-26, 27 & 37.D. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

PLEASE READ THE FOLLOWING CAREFULLY BEFORE COMPLETING THE VARIANCE JUSTIFICATION NARRATIVE

Under N.J.S.A. 40:55D-70 (d), 'd' variance relief is required to permit (1) the use of lands or buildings in areas of the City (Zoning Districts) where such use is not permitted, (2) to expand an existing non-permitted use, (3) to deviate from a conditional use standard as defined in the City's Land Management Code, (4) to develop beyond the floor area ratio permitted in a Zoning District, (5) to develop beyond the density permitted in a Zoning District, and (6) to develop at a building height 10' or 10% beyond that which is permitted in a Zoning District.

Generally, in order for the Zoning Board of Adjustment⁶⁵ to grant a 'd' variance request, an Applicant must demonstrate, to the Board's satisfaction, that special reasons (broadly defined as relieving an undue hardship on the Applicant OR advancing the purposes of the Municipal Land Use Law) exist. This is known as the Positive Criteria. The Applicant must also demonstrate that granting such relief will not substantially impair the purpose and intent of the City's Zone Plan or Zoning Ordinance, and that the relief requested will not be a substantial detriment to the public good. This is known as the Negative Criteria.

Both the Positive Criteria and the Negative Criteria must be satisfied in order for the Board to grant a 'd' variance request.

The grant of a 'd' variance requires an affirmative vote by five (5) Board members, regardless of how many members may be attending the meeting.


In order to satisfy the Positive Criteria for 'd' variances, the applicant must prove that:

- (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or
- (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or
- (c) by reason of an extraordinary and

⁶⁵ Only a Zoning Board may grant 'd' variance relief

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

(insert revision date)


Signature of Applicant Alyson J. Fritzges
Attorney for Applicant

10/8/21
Date



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST I.

'd' Variances

Pursuant to N.J.S.A. 40:55d-70d

See §300-26, 27 & 37 D. for further details regarding submission requirements and procedures.


Each page of this Checklist must be signed and dated by the Applicant.

exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation...would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property..."

OR, the applicant must prove that the proposed development will achieve at least one (1) of the following Purposes of the Municipal Land Use Law:

- 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;
- b. To secure safety from fire, flood, panic and other natural and man-made disasters;
- c. To provide adequate light, air and open space;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- 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's citizens;
- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.


Signature of Applicant Alyson J. Fritzges Date 10/8/21
Attorney for Applicant

(insert revision date)



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST I.

'd' Variances

Pursuant to N.J.S.A. 40:55d-70d

See §300-26, 27 & 37 D: for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;
- l. To encourage senior citizen community housing construction;
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n. To promote utilization of renewable energy resources;
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

Applicants requesting 'd' variance relief must complete the following **Checklist H.**, along with the accompanying **Schedule of Requested 'd' Variance(s)** and **'d' Variance Justification Narrative** setting forth and describing the specific requirements of the Pleasantville Land Management Code from which relief is being sought. Applicants must also address the reasons why such relief is justified.

Applicants MUST submit variance justifications for all requested variances as part of this application process. Applications not containing the aforementioned detailed written narrative, addressing both the Positive Criteria and Negative Criteria required for 'd' variance relief, shall be deemed INCOMPLETE.

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.


Signature of Applicant

Alyson J. Fritzges

Attorney for Applicant

Date

10/8/21

(insert revision date)



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST I.

'd' Variances

Pursuant to N.J.S.A. 40:55d-70d

See §300-26, 27 & 37 D. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

- X 1. All General Checklist Requirements in such number as indicated in Checklist A.
- X 2. Plats, plans drawings of the proposed project at a scale specified under Checklist A., item 3.
A. Plats, plans or drawings prepared by a New Jersey Licensed Land Surveyor, Professional Engineer, Professional Planner or Architect shall be submitted on a paper size specified under Checklist A., item 3. B. Plats or plans prepared by the Applicant may be submitted on a sheet no smaller than 11"x17".
- W 3. Topographical Outbound Survey of the Subject Property, at a scale of not less than 1"=50', prepared by a New Jersey Licensed Land Surveyor. If Survey is dated more than 2 years prior to the date of submission of the Subject Application, an Affidavit of No Change, prepared by a New Jersey Licensed Land Surveyor, certifying that the submitted survey depicts the true existing conditions on the subject property, shall also be required. The Survey shall include the distances between the proposed building(s) and any other buildings on adjacent lots (on both sides and the rear of the Subject Property).
Waiver requested.
- W 4. Lot area expressed both in acreage and square feet, to the nearest tenth of an acre, both with and without any area(s) located within any existing or proposed public rights-of-way.
Waiver requested.
- X 5. Development boundary lines (heavy solid line).
- X 6. Variance requests under N.J.S.A. 40:55d-70d(3), (4) & (6) only:
- X A. detailed site drawings, drawn to scale and fully dimensioned, depicting the size and location of all existing and proposed structures, signs and lighting, with height noted, and indicating if existing structures and uses will be retained or removed.
- X B. detailed architectural and elevation drawings, drawn to scale and fully dimensioned, depicting all four (4) building elevations (labeled north, south, east and west, with street names as applicable), with colors and materials indicated on the plans.
- X 7. Completed **Schedule of Requested 'd' Variances** attached to this Checklist.
- X 8. Detailed justification for the relief requested, including statement addressing the Positive Criteria and Negative Criteria required for 'd' Variance relief.

See Addendum "A".

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

(insert revision date)


Signature of Applicant Alyson J. Fritzges

10/2/21
Date

Attorney for Applicant



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST I.

'd' Variances

Pursuant to N.J.S.A. 40:55d-70d

See §300-26, 27 & 37 D. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.

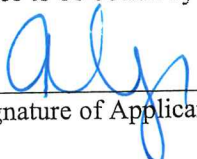
APPLICANTS MAY UTILIZE THIS FORM OR MAY CREATE THEIR OWN SCHEDULE AS LONG AS THE REQUIRED INFORMATION IS INCLUDED.

SCHEDULE OF REQUESTED 'd' VARIANCES			
Variance Number	Ordinance Reference (§300-)	Regulation / Requirement	Existing / Proposed Condition
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

(use additional pages if necessary)

See Addendum "A".

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.


Signature of Applicant Alyson J. Fritzges Date
Attorney for Applicant

10/8/21

(insert revision date)



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST I.

'd' Variances

Pursuant to N.J.S.A. 40:55d-70d

See §300-26, 27 & 37 D. for further details regarding submission requirements and procedures.

Each page of this Checklist must be signed and dated by the Applicant.


APPLICANTS MAY UTILIZE THIS FORM OR MAY CREATE THEIR OWN SCHEDULE AS LONG AS THE REQUIRED INFORMATION IS INCLUDED.

'd' VARIANCE JUSTIFICATION NARRATIVE	
Variance Number (from Schedule of Requested 'c' Variances)	Detailed Justification for Variance Request
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

(use additional pages if necessary)

See Addendum "A"

I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.


Signature of Applicant Alyson J. Fritzges

Date

10/8/21

Attorney for Applicant

(insert revision date)

**APPLICATION TO THE
ZONING BOARD OF ADJUSTMENT OF
THE CITY OF PLEASANTVILLE**

**IN RE: ZONING BOARD OF ADJUSTMENT APPLICATION
T-MOBILE NORTHEAST, LLC
815 SOUTH MAIN STREET
PLEASANTVILLE, NJ 08232**

ADDENDUM "A" TO ZONING BOARD OF ADJUSTMENT APPLICATION

I. BACKGROUND

The subject property ("Property") is owned by Salem United Methodist Church and is located at 815 South Main Street, Pleasantville, Atlantic County, New Jersey. The Property is further identified as Tax Parcel Number 19-00360-0000-00001, presently zoned NC – Neighborhood Commercial, and is roughly 1.16 acres.

On April 25, 2016, T-Mobile Northeast, LLC ("Applicant" or "T-Mobile") was granted a "d" variance for telecommunications use, "d" variance for height of antennas, and "c" variances for rear yard setback, building coverage, impervious coverage and parking. A site plan waiver was also granted.

T-Mobile now proposes to amend the existing April 25, 2016 approval to install a 25kW natural gas generator in the front yard of the Property facing West Park Avenue. The generator will be mounted on a 4 ft. x 8 ft. concrete pad and screened by evergreen shrubs to match the existing.

II. REQUEST FOR RELIEF

T-Mobile requests the following:

1. To the extent necessary, grant of d(1) use variance from Sections 300-23(D)(2) and (3) [NC- Neighborhood Commercial District] and 266-5 [Telecommunications Facilities] of the City of Pleasantville Code to allow an emergency generator for the existing telecommunications facility in the NC – Neighborhood Commercial district.
2. Grant of d(1) use variance from Section 300-23(D)(6) of the City of Pleasantville Code to allow the generator as an accessory structure in the front yard facing West Park Avenue.
3. Waiver of minor site plan approval to the extent required. If the Board disagrees that site plan approval is not required and/or does not grant the waiver, then Applicant seeks alternatively, site plan approval.

4. To the extent minor site plan is required, Applicant seeks certain completeness and design waivers as included with this Application.

5. Any other interpretations, variances, waivers, or other relief that the Board deems necessary.

III. REASONS WHY ZONING RELIEF SHOULD BE GRANTED

A. Compliance with Positive/Negative Criteria

1. The Board has the power to grant d(1) variances in particular cases and for special reasons, in accordance with the New Jersey MLUL 40:55D-70d.

2. As to special reasons, referred to as the positive criteria, New Jersey courts have generally held that grant of an FCC license for a wireless telecommunications facility is sufficient to demonstrate promotion of general welfare, which is purpose "a" of the Municipal Land Use Law.

3. In accordance with the court decision in *Kohl v. Mayor and Council of Fair Lawn* and reaffirmed by the Court in *Medici v. BPR*, the positive criteria for a d variance requires demonstration that the site is particularly suited to the proposed use. New Jersey case law related to wireless telecommunication facilities has generally held that demonstration of a need for the facility at the proposed site to fill a coverage gap fulfills the site suitability requirement. Here, T-Mobile has demonstrated that this facility is necessary to fill a gap in coverage. The proposed generator is also necessary to ensure that the facility is operational at all times and users have uninterrupted access the network.

4. In addition to demonstration of the positive criteria, it must be shown that the so-called negative criteria can be satisfied. The applicant must demonstrate and the Board must find that the requested relief can be granted without a substantial detriment to the public good and without substantial impairment to the intent and purpose of the zone plan and zoning ordinance.

5. As to the negative criteria, it's been widely held by New Jersey courts that application of the *Sica* balancing test is appropriate in consideration of the negative criteria consisting of the following four-part test:

- (a) "identify the public interest at stake," recognizing that "some uses are more compelling than others,"
- (b) "identify the detrimental effect that will ensue from the grant of the variance,"
- (c) if necessary, "reduce the detrimental effect by imposing reasonable conditions on the use," and

- (d) "weigh the positive and negative criteria and determine whether, on balance, the grant of the variance could cause a substantial detriment to the public good."

6. The public interest at stake is wireless telecommunications services. As previously testified to in 2016, as more people abandon land lines in favor of wireless services, filling gaps in coverage becomes more and more important, particularly gaps related to reliable in-building and in-car coverage. Additionally, wireless telecommunications fill a critical need in emergency situations for both the public and those that serve the public. The proposed generator will ensure that the network is reliable during those emergency situations.

7. As to the identification of detrimental effects, this is an unmanned facility that requires routine visits by technicians every 4-6 weeks. The facility is remotely monitored 24 hours a day 7 days a week, and will not generate noise, traffic, smoke, odor and will not impact municipal services such as sewer and water. The same is true for the addition of the generator. It is a very benign land use. Detrimental effects typically refer to aesthetics. In this case, there will be no detrimental aesthetic impact, as the generator will be screened by evergreen shrubs that will match those existing.

8. The imposition of reasonable conditions to reduce detrimental effects is essentially satisfied by the applicant's visual mitigation measures, such as the landscaping proposed to screen the generator from view.

9. The final aspect, weighing of the positive and negative to determine any potential detriment to the public good, the positives far outweigh any negatives and there is no detriment to the public good.

B. Other Justifications in Support of Application

The proposed use is suitable for the Property and is in the best interests of the community and the requested relief should be granted for the following reasons:

1. The facility is necessary in order for T-Mobile to provide telecommunications service in accordance with its Federal Communications Commission license and the Telecommunications Act of 1996.

2. A significant gap in wireless coverage exists in the proposed area and the facility continues to address T-Mobile's service needs.

3. The addition of the back-up generator, a passive use, is a suitable and appropriate use of the Property. The proposed use is consistent with the spirit, purpose and intent of the City Code and in no way detrimentally affects the community or its residents.

4. The proposed use will not substantially injure or detract from the use of neighboring properties or from the character of the neighborhood and the use of the properties adjacent to the Property will be adequately safeguarded.

5. The proposed use will serve the best interest of the City, the convenience of the community, and the public welfare by ensuring access to the network at all times.

6. The proposed use will be entirely consistent with the logical, efficient and economical extension of public services and facilities within the City including police and fire protection.

7. The facility is designed in accordance with all applicable safety and industry standards, and will not endanger the safety of persons or property.

8. The facility is fully automated and unattended on a daily basis and is visited for periodic maintenance or emergency repair.

9. The telecommunications facility complies with all applicable standards established by the Federal Communications Commission.

10. The Applicant is licensed by the Federal Communications Commission to operate the telecommunications facility.

11. The surrounding neighborhood will not be subjected to objectionable noise, lighting, glare, heat, ventilation, smoke, fumes, vapors, dust, dirt, gases or radioactive or electrical disturbances by the proposed use. There will be no signs or lights mounted on the proposed generator.

12. The telecommunications facility and proposed emergency generator will be maintained in a safe manner in accordance with the requirements of the City's Building Code.

For all of the reasons stated above, T-Mobile requests the above referenced relief and any other relief the Board deems necessary. Detailed Plans of the proposed use have been submitted to the City, and are incorporated by reference herein for consideration before the Board.

Respectfully submitted,

RILEY RIPER HOLLIN & COLAGRECO

Date:

10/8/21

By:

Alyson J. Fritzges
Christopher H. Schubert, Esquire
Alyson J. Fritzges, Esquire
Attorneys for Applicant

**REQUEST FOR WAIVERS FROM DEVELOPMENT STANDARDS AND SUBMISSION
REQUIREMENTS**

- A. Applicant requests waivers from the following specific numbers listed on the General Requirements and Instructions Checklist for the City of Pleasantville because the improvements associated with the use are proposed either on or inside the building and there are no associated ground or site improvements, and there will be no earth disturbance.
- 4. Key Map showing the entire parcel to be developed, the proposed development and the proposed street pattern, if any, within it, and the relationship to the tract to the surrounding area, with the proposed development shown in place, including all intersections and waterways within 300', at a scale not less than 1"=100', based on the City's official tax map. Where the scale of the map results in a street name not appearing, the Applicant shall legibly hand-print the missing street name.
 - 15. The location, width, legal (metes and bounds) description, use(s) for which they are intended, any limitations thereof and the manner of control or maintenance for all existing or proposed utility easements, right-of-way dedications and/or sight triangle dedication(s) affecting the Subject Property.
- B. Applicant requests a waiver from Checklist D requiring minor site plan approval. Applicant requests such waiver because the only improvement associated with this application is placement of a concrete pad on which a generator will be placed, requiring very little, if any, earth disturbance.
- C. In the alternative, Applicant requests waivers from the following specific numbers listed on the Minor Site Plan Checklist for the City of Pleasantville for the reason as articulated in (A) above.
- 3. Existing Conditions and Topographical Outbound Survey.
 - 4. Lot area expressed both in acreage (to the nearest tenth of an acre) and square feet (to 2 decimal places), both with and without any area(s) located within any existing or proposed public rights-of-way.
 - 8. Soils map.

11. The location of existing and proposed property lines, streets, structures, walls, fences, signs, culverts and bridges.
12. Parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features such as wetlands and vegetated areas both within the tract and within 100' of its boundary.
13. The location and width of all existing proposed utility easements, the use(s) for which they are intended and the manner in which they will be controlled.
14. Delineation of flood plains, including floodway, flood fringe areas and lands subject to flooding, and the location of all natural features, including wetlands, water courses, vegetated areas and buffers both within the tract and within 100' of the boundaries thereof.
20. Detailed architectural and elevation drawings, drawn to scale and fully dimensioned, depicting all four (4) building elevations (labeled north, south, east and west, with street names as applicable), with colors and materials indicated on the plans. All proposed setbacks for structures must be delineated on the plans.
21. Soil Erosion and Sediment Plan as required by N.J.S.A. 4:24-39 et seq., as applicable.

D. Applicant requests waivers from the following specific numbers listed on the "d" Variances Checklist for the City of Pleasantville because the improvements associated with the use are proposed either on or inside the building and there are no associated ground or site improvements, and there will be no earth disturbance.


3. Topographical Outbound Survey of the Subject Property, at a scale of not less than 1"=50', prepared by a New Jersey Licensed Land Surveyor. If Survey is dated more than 2 years prior to the date of submission of the Subject Application, an Affidavit of No Change, prepared by a New Jersey Licensed Land Surveyor, certifying that the submitted survey depicts the true existing conditions on the subject property, shall also be required. The Survey shall include the distances between the proposed building(s) and any other buildings on adjacent lots (on both sides and rear of the Subject Property).
4. Lot area expressed both in acreage and square feet, to the nearest tenth of an acre, both with and without any area(s) located within any existing or proposed public rights-of-way.

E. Applicant also requests any other waivers as determined during the Zoning Board of Adjustment review process.

Respectfully submitted,

RILEY ROPER HOLLIN & COLAGRECO

Date: 10/8/21

By: 
Christopher H. Schubert, Esquire
Alyson J. Fritzges, Esquire
Attorney for Applicant