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Direct Phone (609) 572-7544  
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FILE NO. 44163/00001

January 13, 2021

Via Hand-Delivery

Shurlana Stewart, Secretary  
Planning and Zoning Board  
City of Pleasantville  
Municipal Building  
City Hall, 18 North First Street  
Pleasantville, New Jersey 08232

Re: Taylor Rock Management Company, LLC  
1101-1123 N. New Road  
Pleasantville, New Jersey  
Block 200, Lot 46.01

Dear Ms. Stewart:

Please be advised that our firm represents the Applicant, Taylor Rock Management Company, L.L.C., with respect to a Planning Board application for minor site plan approval. The Applicant proposes to add additional outdoor storage to its existing facility. Outdoor storage is a permitted accessory use. Applicant also proposes the construction of a fence to screen the storage area. There will be no changes to the existing buildings, just the addition of a fence. Applicant previously received approval in 2012 to create outdoor storage per Resolution No. 558 of 2012.

In support of the application please find the following:

1. One (1) original and fourteen (14) copies of the Planning Board application together with Corporate Disclosure Statement and Project Narrative;
2. Fifteen (15) copies of a Site Plan prepared by Arthur W. Ponzio Co. & Associates, Inc. consisting of one sheet dated January 10, 2021;
3. Fifteen (15) copies of Checklists A and D;
4. A copy of the 200' foot Property Owners List;

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COOPER LEVENSON, P.A.

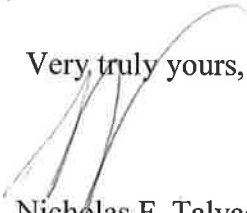
Shurlana Stewart, Secretary  
January 13, 2021  
Page 2

5. Certification of Paid Taxes; and
6. Two checks in the amount of \$550.00 for the application fee and \$2,000.00 for escrow fee.

Kindly review and confirm that we are scheduled for the Planning Board hearing on February 2, 2021.

Thank you for your assistance in this matter.

Very truly yours,



Nicholas F. Talvacchia

NFT/rcf  
Enclosures

cc: John Rochford (w/partial enclosures)  
Jon Barnhart, P.E. (w/partial enclosures)

CLAC 6136379.1



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: Taylor Rock Management Company LLC  
Address: PO Box 297  
Pleasantville, NJ 08232  
Phone No.: (609) 703-7714 Fax No.: N/A

**Agent for Applicant (if applicable)**

Agent's Name: Nicholas F. Talvacchia, Esq., Cooper Levenson, P.A.  
Address: 1125 Atlantic Avenue, Third Floor  
Atlantic City, NJ 08401  
Phone No.: (609) 572-7544 Fax No.: (609) 572-7545

**Subject Property**

Street Address: 1101-1123 N. New Road  
Pleasantville, NJ 08232  
Block(s): 200 Lot(s): 46.01  
Zoning Districts: Light Industrial (L-I) Zoning District

**Application is being made to:**

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

Signature of Applicant  
Nicholas F. Talvacchia, Esq., Attorney for Applicant

Date

1/13/21

(insert revision date)



**APPLICATION PACKAGE**  
**for**  
**LAND USE APPROVAL**  
**City of Pleasantville**

**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  
☐ Final Major Site Plan Approval, or  
☐ Both
- ☐ 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

\_\_\_\_\_  
Date

Nicholas F. Talvacchia, Esq., Attorney for Applicant

(insert revision date)



APPLICATION PACKAGE  
for  
LAND USE APPROVAL  
City of Pleasantville

FORM 5: OWNERSHIP INFORMATION & CORPORATE DISCLOSURE

(To be completed by the Owner of Record of the Subject Property)

Owner's Name: Taylor Rock Management Company LLC  
Address: PO Box 297  
Pleasantville, NJ 08232  
Phone No.: (609) 703-7714 Fax No.: N/A  
Email Address: N/A

Date Owner purchased the Subject Property: 12 / 6 / 1996

Was Subject Property purchased from the City of Pleasantville: ☐ Yes  
☒ No

If not the Owner, Applicant's standing to bring Application:

☐ Lessee ☐ Contract Purchaser ☐ Other

Attach Lease, Contract to Purchase or other proof of relationship as applicable.

Applicant is a(n) (check one):

☐ Individual ☐ Corporation ☐ Partnership  
☒ Limited Liability Corporation (LLC) ☐ Limited Liability Partnership (LLP)

If Applicant is not an individual,

Name of Corporation, Partnership, LLC or LLP: Taylor Rock Management Company LLC  
Official empowered to complete this Disclosure on behalf of the Corporation, Partnership, LLC or LLP: Nicholas F. Talvacchia, Esq., Cooper Levenson, P.A., Attorney for Applicant  
Address: 1125 Atlantic Avenue, Third Floor  
Atlantic City, NJ 08401  
Phone No.: (609) 572-7544 Fax No.: (609) 572-7545  
Email Address: ntalvacchia@cooperlevenson.com

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]  
Signature of Applicant

1/13/21  
Date

Nicholas F. Talvacchia, Esq., Attorney for Applicant

(insert revision date)



**APPLICATION PACKAGE**  
**for**  
**LAND USE APPROVAL**  
**City of Pleasantville**

Pursuant to N.J.S.A. 40:55D-48.1, Applicants must disclose the names and addresses of all persons owning 10% or more of the stock in a corporate applicant or 10% or more interest in a partnership applicant. N.J.S.A. 40:55D-48.2 provides that such disclosure applies to any corporation or partnership which owns 10% or more interest in any entity subject to disclosure under N.J.S.A. 40:55D-48.1.

Where a corporation / partnership owns 10% or more of the stock / interest in the Applicant or in another corporation / partnership so reported, this requirement shall apply to all non-corporate stockholders / individuals / partners qualifying under the 10% ownership criterion.

NAME & ADDRESS OF QUALIFYING INDIVIDUAL / ENTITY		DATE OF BIRTH (as applicable)	TAX ID NUMBER (tin)	POSITION	% INTEREST
John T. Rochford, Jr.	PO Box 297 Pleasantville, NJ	/ /		Manager	50%
John T. Rochford, Jr. Spousal Lifetime Access	PO Box 297 Pleasantville, NJ	/ /			50%
Trust, John T. Rochford Jr., Trustee		/ /			
See attached.		/ /			
		/ /			
		/ /			
		/ /			

(use additional sheets if necessary)

Signature of official empowered to complete the following Disclosure on behalf of the Corporation, Partnership, LLC or LLP (if additional sheets are necessary, such signature shall appear on each sheet):

Signature

Date

Nicholas F. Talvacchia, Esq., Attorney for Applicant

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

Date

Nicholas F. Talvacchia, Esq., Attorney for Applicant

(insert revision date)



APPLICATION PACKAGE  
for  
LAND USE APPROVAL  
City of Pleasantville

FORM 6: PROJECT INFORMATION

Project Name: Leeds Park

Present Use of the Subject Property: Mixed warehouse and retail structures with parking

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: \_\_\_\_\_

- (X) Other. Specify: Expansion of outdoor storage related to current use

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:

4,950 sf outdoor storage area

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: \$ TBD

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: \_\_\_\_\_

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.

Nicholas F. Talvacchia  
Signature of Applicant

1/13/21  
Date

Nicholas F. Talvacchia, Esq., Attorney for Applicant

(insert revision date)



**APPLICATION PACKAGE**  
**for**  
**LAND USE APPROVAL**  
**City of Pleasantville**

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

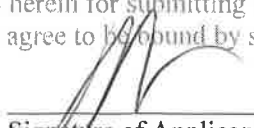
If Yes, explain: N/A

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		x	__/__/__	
Atlantic County Board of Health		x	__/__/__	
Atlantic County Health Department		x	__/__/__	
Atlantic County Planning Board		x	__/__/__	
Cape Atlantic Soil Conservation District		x	__/__/__	
NJ Department of Environmental Protection		x	__/__/__	
NJ Department of Transportation		x	__/__/__	
NJ Council on Affordable Housing		x	__/__/__	
Other		x	__/__/__	
Other		x	__/__/__	
Other		x	__/__/__	

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

1/13/21  
Date

(insert revision date)

Nicholas F. Talvacchia, Esq., Attorney for Applicant





**APPLICATION PACKAGE**  
for  
**LAND USE APPROVAL**  
City of Pleasantville

**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

1/13/21  
\_\_\_\_\_  
Date

(insert revision date)

Nicholas F. Talvacchia, Esq., Attorney for Applicant



**APPLICATION PACKAGE  
for  
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City of Pleasantville**

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

	<u>Existing</u>	<u>Required</u>	<u>Proposed</u>
Lot Width (ft)	297.49 ft and 327 ft	100 ft	No change
Lot Depth (ft)	531.97 ft	100 ft	No change
Lot Size (s.f.)	5.68 acres	1 acre	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)	94 ft and 45 ft	45 ft	No change
Side Yard Setback [L / R] (ft)	43.6 ft / 32 ft	30 ft / 30 ft	No change
Rear Yard Setback (ft)	43.9 ft (ENC)	45 ft	43.9 ft (ENC)
Impervious Coverage (%)	56%	Max 80%	58%

Height and number of stories for Principal Building (if multiple Principal buildings, provide information for tallest building): 35 feet          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 ( ☒ ) No

If No, explain nonconformities: See attached Project Narrative.

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

If Yes, explain: By Resolution No. 588-2012, the Planning Board previously approved the Applicant's application for minor site plan approval and variance relief for outdoor storage to be located on the property.  
Per Planning Board File # 588A- 2017, the Planning Board approved a minor site plan application for a car detailing shop.

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

1/13/21  
Date

Nicholas F. Talvacchia, Esq., Attorney for Applicant

(insert revision date)



APPLICATION PACKAGE  
for  
LAND USE APPROVAL  
City of Pleasantville

FORM 8: PROJECT PROFESSIONALS

(use additional sheets if necessary)

Project Attorney: Nicholas F. Talvacchia, Esq., Cooper Levenson, P.A.  
Address: 1125 Atlantic Avenue, Third Floor  
Atlantic City, NJ 08401  
Phone No.: (609) 572-7544 Fax No.: (609) 572-7545  
Email Address: ntalvacchia@cooperlevenson.com

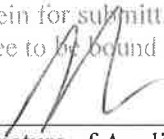
Project Engineer: Jon Barnhart, Arthur W. Ponzio Co. & Associates  
Address: 400 North Dover Avenue  
Atlantic City, NJ 08401  
Phone No.: (609) 344-8194 Fax No.: (609) 344-1594  
Email Address: jbarnhart@awponzio.com

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.

  
Signature of Applicant

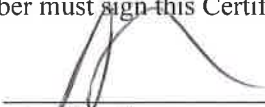
1/13/21  
Date



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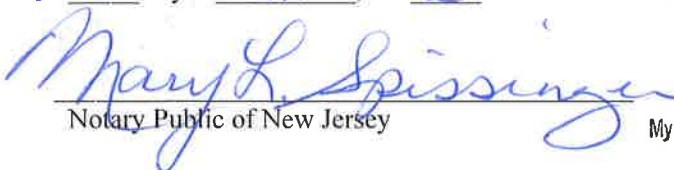
FORM 10: CERTIFICATIONS

**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.

  
Applicant's Signature

Nicholas F. Talvacchia, Esq., Attorney for Applicant

Sworn to and subscribed before me this  
13<sup>th</sup> Day of JAN, 2021.

  
Notary Public of New Jersey

MARY L. SPISSINGER  
A Notary Public of New Jersey  
My Commission Expires 06/10/2013

2023

**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

**Project Narrative**  
**Block 200, Lot 46.01**  
January 12, 2020

Taylor Rock Management Company, L.L.C. (the “Applicant”), has applied to the Planning Board of the City of Pleasantville for minor site plan approval for a 4,950 sf outdoor storage area to be located on the property at 1101-1123 N. New Road, Pleasantville, which is also known as block 200, lot 46.01 on the Tax Map for the City of Pleasantville.

The site is located in the LI- Light Industrial Zoning District where outdoor storage is an approved accessory use for those purposes incidental to the permitted use. The outdoor storage area will be used for the storage of equipment and products related to the current permitted use. Applicant also proposes to construct a new 6 foot high fence around the storage area for screening purposes. The current configuration of the buildings and landscaping is sufficient to buffer the storage area from neighboring residential uses and the public right of way. Applicant previously received approval in 2012 to create outdoor storage per Resolution No. 558 of 2012.

Applicant does not intend to make any changes to the existing buildings. Applicant is requesting certain checklist waivers due to the minor nature of the application. Therefore, Applicant is requesting minor site plan approval together with any waivers, variances or other relief that the Planning Board deems necessary.

CORPORATE DISCLOSURE STATEMENT  
PURSUANT TO N.J.S.A. 40:55D-48.1 AND 48.2

Taylor Rock Management Company, L.L.C.

The individuals listed below have a 10% or greater interest in the above-referenced corporate entity:

<u>Member</u>	<u>Percentage</u>
John T. Rochford PO Box 297 Pleasantville, NJ 08232	50 %
John T. Rochford, Jr. Spousal Lifetime Access Trust PO Box 297 Pleasantville, NJ 08232	50%



## 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.

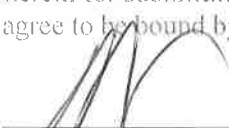
Applications for Zoning Permits need only complete Checklist B.

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

1/13/21  
\_\_\_\_\_  
Date

Nicholas F. Talvacchia, Esq., 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 1/8"=1', 3/8"=1', 1/4"=1', 1/2"=1', 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.
- x   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.
- 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.

  
Signature of Applicant

Nicholas F. Talvacchia, Esq., Attorney for Applicant

1/13/21  
Date





## 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.

waiver  
requested

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](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.

waiver  
requested

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.

N/A

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

1/13/21  
Date

Nicholas F. Talvacchia, Esq., Attorney for Applicant

(insert revision date)



## 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.

- N/A 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.
- x 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.
- x 13. Statement regarding any prior Planning Board or Zoning Board of Adjustment appeal, approval or denial related to the Subject Property.
- Waiver requested 14. Copies of protective covenants or deed restrictions affecting any portion of the Subject Property or any adjacent property (if obtainable).
- N/A 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.

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.

- x 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.
- x 17. **Detailed narrative** justification for any requested waivers from any Checklist requirement. **Items which are not applicable shall be addressed as N/A.**
- N/A 18. **Detailed narrative** justification for any requested waiver(s) from any development standard and/or regulation where a variance is not required.
- x 19. Evidence that the Applicant has sufficient control over the Subject Property to effectuate the proposed development. Including, as appropriate:
- x A. Property Owner's authorization to file the application when the Owner is not the Applicant.  
Applicant is owner

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

1/13/21  
\_\_\_\_\_  
Date



## 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

1/13/21  
Date

Nicholas F. Talvacchia, Esq., 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.
- X 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.

- X 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.
- X 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
- waiver requested 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.
- waiver requested 7. Existing and proposed spot elevations at all corners of the buildings and along the curbline.
- waiver requested 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.
- X 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

Nicholas F. Talvacchia, Esq., Attorney for Applicant

1/13/21

Date

(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 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).
- X 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 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 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 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.
- waiver requested 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.
- N/A 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.
- 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

1/13/21  
Date

2

(insert revision date)

Nicholas F. Talvacchia, Esq., Attorney for Applicant



## 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.

waiver

requested 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.

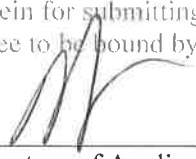
N/A 28. Trash/refuse and recycling storage plans, if applicable.

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

N/A 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.

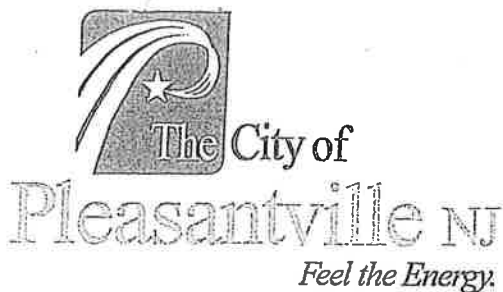
I, as applicant for the subject Application, acknowledge that I have read and am familiar with the procedures set forth herein for submitting and acting upon applications for Land Use Approval in the City of Pleasantville and agree to be bound by same.

  
\_\_\_\_\_  
Signature of Applicant

1/13/21  
\_\_\_\_\_  
Date

Nicholas F. Talvacchia, Esq., Attorney for Applicant

(insert revision date)



Wesley Briscoe, Jr. CTA

Assessor

taxassessor@pleasantvillenj.us

Phone 609.484.3634

Fax 609.641.8642

Subject Property 1101-1123 N NEW ROAD

Block/Lot 200 / 46.01

Owner TAYLOR ROCK MANAGEMENT

In accordance with NJSA 40:55D-12c the attached list of property owners must be notified. In addition to the listed property owners the list of public utilities and government entities below must also be notified. Only the owners marked with an "X" are to be notified.

<input checked="" type="checkbox"/> South Jersey Gas Co. 1 South Jersey Plaza, Folsom NJ 08037	Gas
<input checked="" type="checkbox"/> Atlantic City Electric Co, Real Estate 5100 Harding Hwy #339, Mays Landing, NJ 08330-9902	Electric
<input checked="" type="checkbox"/> Comcast Cable 901 W Leeds Ave, Absecon, NJ 08201	Cable
<input checked="" type="checkbox"/> Verizon—NJ 540 Broad St., Newark, NJ 07102	Telephone
<input checked="" type="checkbox"/> New Jersey Transit 1 Penn Plaza East, Newark, NJ 07105	Public Transit
<input checked="" type="checkbox"/> New Jersey DOT Rte 70 & NJ Tpk, Cherry Hill, NJ 08034	
<input checked="" type="checkbox"/> Atlantic County Engineering Dept. P O Box 719, Northfield, NJ 08225	
<input type="checkbox"/> Commissioner, NJ DEP P O Box 412, Trenton, NJ 08625-0412	Lakes Bay and/or Tunnis Basin
<input checked="" type="checkbox"/> City of Pleasantville, Davinna King-Ali, City Clerk 18 N First St, Pleasantville, NJ 08232	
<input type="checkbox"/> Northfield City Clerk 1600 Shore Rd., Northfield NJ 08225	City of Northfield
<input type="checkbox"/> Egg Harbor Twp. Clerk 3515 Bargintown Rd., Egg Harbor Twp., NJ 08234	Egg Harbor Township
<input type="checkbox"/> Absecon City Clerk 500 Mill Rd., Absecon, NJ 08201	City of Absecon

Wesley W. Briscoe Jr. CTA, Assessor 11/18/20



City of Pleasantville

Pleasantville, N. J. 08232

Office of: Assessor

11 / 10 / 2020

609 - 484-3600  
Fax 609 - 644-8642

200 Foot List Request

Property requested Block/Lot(s) 200, 46.01

Property Address 1101-1123 N. NEW RD

Owner TAYLOR- ROCK MANAGEMENT

Requested by NICHOLAS F. TALVAZEMIA

Phone # (609) 572-7544 ext \_\_\_\_\_

Address 1125 ATLANTIC AVE

ATLANTIC CITY, NJ 08401

Date needed \_\_\_\_/\_\_\_\_/\_\_\_\_

Pick Up \_\_\_\_ Mail X

The fee for a 200 foot list is \$10.00, payable in advance. If there are over 40 names, an additional fee of \$.25/name will be charged (as per NJSA 40:55D-12c).

\*\*\*\*\*

(For Assessor's use only)

Fee Pd X Date 11 / 06 / 2020

Completed X Date 11 / 18 / 2020

Pick Up \_\_\_\_ Mail X

Total names 27 Additional fee \$ -

Additional Fee Pd - Date - / - / -



# Properties within 200 feet of 1101-1123 N. New Rd.

1101-1123 N. New Rd. is Block 200 Lot 46..01

Parcel ID	Street Address	Owner Name	Owner Address	Owner City/State/ZIP
Block 402, Lot 14	<u>1110 N NEW RD</u>	1110 NEW ROAD LLC	1110 N NEW RD #100	ABSECON, NJ 08201
Block 200, Lot 55	<u>1147 N NEW RD</u>	COMMUNITY ENTERPRISES CORPORATION	11 SPRING ST	FREEHOLD, NJ 07728
Block 200, Lot 25	<u>1201 N NEW RD (R)</u>	ATLANTIC CITY ELEC CO % REAL EST	5100 HARDING HWY #399	MAYS LANDING, NJ 083309902
Block 200, Lot 9	<u>1211 N NEW RD</u>	EAST COAST LANDINGS APTS LLC%MORGAN	160 CLUBHOUSE RD	KING OF PRUSSIA, PA 19406
Block 200, Lot 8	<u>18 PLEASANT VILLAS</u>	HARTMAN, WM P JR	6414 BLACK HORSE PIKE	EHT, NJ 08234
Block 402, Lot 19	<u>430 W LEEDS AVE</u>	TOUNTAS, ISIDORIS & PANAGIOTA	430 W LEEDS AVE	PLEASANTVILLE, NJ 08232
Block 200, Lot 40	<u>532-44 W LEEDS AVE</u>	PECAN, LARRY E & BRENDA C	535 N MASSACHUSETTS AVE	ATLANTIC CITY, NJ 08401

Parcel ID	Street Address	Owner Name	Owner Address	Owner City/State/ZIP
Block 200, Lot 19	<u>635 W CALIFORNIA AVE</u>	WIGGINS, ANTOINETTE	37732 OAK RUN CIR	ZEPHYRHILLS, FL 335411209
Block 191, Lot 58	<u>1037 NEUMARK AVE</u>	<i>Owner of 1037 NEUMARK AVE</i>	1037 NEUMARK AVE	PLEASANTVILLE, NJ 08232
Block 191, Lot 57	<u>1039 NEUMARK AVE</u>	CALES, RIGOBERTO JR, & GEORJINA	1039 NEUMARK AVE	PLEASANTVILLE, NJ 08232
Block 419, Lot 14	<u>1042 NEUMARK AVE</u>	KARRISH, GEORGE	1042 NEUMARK AVE	PLEASANTVILLE, NJ 08232
Block 191, Lot 56	<u>521 W LEEDS AVE</u>	HERNANDEZ, JUAN	521 W LEEDS AVE	PLEASANTVILLE, NJ 08232
Block 200, Lot 65	<u>524 W LEEDS AVE</u>	RILEY, LOURDES K	524 W LEEDS AVE	PLEASANTVILLE, NJ 08232
Block 200, Lot 13	<u>701 W CALIFORNIA AVE</u>	EAST COAST LANDINGS APTS LLC%MORGAN	160 CLUBHOUSE RD	KING OF PRUSSIA, PA 19406
Block 191, Lot 7	<u>601 W LEEDS AVE</u>	SKYWATER-PLEASANTVILLE LLC	1 RE MICHEL DR	GLEN BURNIE, MD 210606495
Block 410, Lot 4	<u>439 W LEEDS AVE</u>	MABKHOUTI, MICHAEL F	439 W LEEDS AVE	PLEASANTVILLE, NJ 08232
Block 419, Lot 13	<u>1040 NEUMARK AVE</u>	MILES, TOMMY JR & MARY L	220 HAVEN AVE	OCEAN CITY, NJ 08226

Parcel ID	Street Address	Owner Name	Owner Address	Owner City/State/ZIP
Block 419, Lot 28	<u>1043 N NEW RD</u>	MALDONADO, MARIA Y & FEDERICO A	PO BOX 30	PLEASANTVILLE, NJ 000000000
Block 419, Lot 26	<u>1039 N NEW RD</u>	HENDRY, BEATRICE	1039 N NEW RD	PLEASANTVILLE, NJ 08232
Block 419, Lot 27	<u>1041 N NEW RD</u>	BOYD, SHIRLEY	1041 N NEW RD	PLEASANTVILLE, NJ 08232
Block 200, Lot 46	<u>1125-1131 N NEW RD</u>	ALPHA REALITIES LLC	109 TROTTER RD	EHT, NJ 08234
Block 200 LOT 20.37	1200-1216 Peterson WAY	CDG OF PVI LLC	222 NEW RD	LINWOOD, NJ 08221
Block 200 LOT 20.36	1203 (R) PETERSON WAY	CDG OF PV LLC	222 NEW RD	LINWOOD, NJ 08221
Block 200 LOT 20.16	1203 PETERSON WAY	POTOMAC PARTNERS LLC	50 BAYSIDE DR.	SOMERS POINT, NJ 08244
Block 200 LOT 20.17	1201 PETERSON WAY	ORTEGA, ANTHONY SOTOMAYER, CARMEN	1201 PETERSON WAY	ABSECON, NJ 08201
Block 200 LOT 20.18	1200 PETERSON WAY	MICKLER JR. EDDIE MICKLER SR. EDDIE	1200 PETERSON WAY	ABSECON, NJ 08201
Block 200 LOT 20.19	1202 PETERSON WAY	REAVES, CHRISTINA L.	1202 PETERSON WAY	ABSECON, NJ 08201

**NICHOLAS F. TALVACCHIA**  
Also Admitted to PA Bar  
EMAIL: [ntalvacchia@cooperlevenson.com](mailto:ntalvacchia@cooperlevenson.com)

Direct Phone (609) 572-7544  
Direct Fax (609) 572-7545

FILE NO. 44163/00001

November 6, 2020

Wesley Briscoe, Jr., Tax Assessor  
City of Pleasantville  
City Hall, 18 N. First Street  
Pleasantville, New Jersey 08232

Re: 1101-1123 N. New Road  
Block 200, Lot 46.01

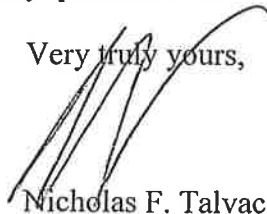
Dear Mr. Briscoe:

We represent Taylor Rock Management Company LLC in support of an application with regard to the above-captioned property and therefore request that you provide this office with a Certified List of Property Owners and Registered Utilities within a 200 foot radius of the subject property. Attached is our completed Form 12 from the Application Package for Land Use Approval.

Enclosed please find our firm check in the amount of \$10.00 for the cost of the list. For your convenience, we enclose a self-addressed stamped envelope to send us the requested information.

Please feel free to contact me with any questions. Thank you for your attention to this matter.

Very truly yours,



Nicholas F. Talvacchia

NFT/sjw  
Enclosures

CLAC 6036706.1



APPLICATION PACKAGE  
for  
LAND USE APPROVAL  
City of Pleasantville

FORM 12: REQUEST FOR  
CERTIFIED LIST OF PROPERTY OWNERS

I, Nicholas F. Talvacchia, being the undersigned Applicant or individual authorized to act for the Applicant, hereby request the names and addresses of the owners of record of every block and lot within 200' of the boundaries of the property known as:

Block: 200 Lot(s): 46.01

in the City of Pleasantville, Atlantic County, New Jersey.

I also request the name(s) and address(s) of:

- ( x ) the Commissioner of the New Jersey Department of Transportation (if the Subject Property is located on a State Highway);
- ( x ) the Atlantic County Planning Board (if the Subject Property is located on a County Highway);
- ( x ) all public utility / CATV companies that may possess an easement or right-of-way within 200' of the Subject Property; and
- ( x ) The municipal clerk for (if the Subject Property is located within 200' thereof);
  - ( x ) City of Absecon
  - ( x ) City of Northfield
  - ( x ) City of Atlantic City
  - ( x ) Egg Harbor Township
  - ( x ) City of Ventnor

Requests for the Certified List shall be made by completing and delivering this form to the Pleasantville Tax Assessor. The List will be made available within 7 days from the date of this request.

Payment shall be made in the form of Check or Money Order, made payable to the City of Pleasantville, in the amount of \$10.00 for the first 40 names on the List plus an additional \$0.25 for each name thereafter.

  
\_\_\_\_\_  
Signature of Applicant  
(or Authorized Representative)

Nicholas F. Talvacchia, Esquire  
on behalf of Applicant, Taylor Rock Management Company LLC

11-6-20

\_\_\_\_\_  
Date

1125 ATLANTIC AVENUE - THE THIRD FLOOR  
ATLANTIC CITY, NEW JERSEY 08401  
ATTORNEY BUSINESS ACCOUNT

Fulton Bank

60-142/313

CHECK #

AMOUNT

\$10.00

DATE

11-06-20

PAY  
THE  
AMOUNT  
OF

TEN AND 00/100

PAY TO

CITY OF PLEASANTVILLE  
18 N. FIRST STREET

PLEASANTVILLE, NJ 08232



AUTHORIZED SIGNATURE

Details on back



⑈622517⑈ ⑆031301422⑆ 0008307393⑈



APPLICATION PACKAGE  
for  
LAND USE APPROVAL  
City of Pleasantville

FORM 9: CERTIFICATION OF PAYMENT OF TAXES

Date: 11-6-20

Applicant's Name: Taylor Rock Management Company LLC

Subject Property

Address: 1101-1123 N. New Road

Block: 200 Lot(s): 46.01

Qualification Code(s): \_\_\_\_\_

TO BE COMPLETED BY THE PLEASANTVILLE TAX COLLECTOR

Taxes are paid and current through and including:	1Q	2Q	3Q	4Q	20 <u>20</u>
---	----	----	----	----	--------------

The following taxes are unpaid and delinquent: \$ 0 with interest  
calculated until: Dec, 2020.

  
Flor M. Roman  
Pleasantville Tax Collector

NO APPLICATION FOR LAND USE APPROVAL SHALL BE DEEMED COMPLETE WHERE  
TAXES ARE DUE

025155

DATE \_\_\_\_\_

01-12-21

60-142/313

AMOUNT

\$550.00

PAY  
THE  
AMOUNT  
OF

FIVE HUNDRED FIFTY AND 00/100

PAY TO

CITY OF PLEASANTVILLE  
18 N. FIRST STREET

PLEASANTVILLE, NJ 08232



AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE \_\_\_\_\_

Details on back.



||623750|| 1:0313014221: 0008307393||

**COOPER LEVENSON, P.A.**  
1125 ATLANTIC AVENUE • THE THIRD FLOOR  
ATLANTIC CITY, NEW JERSEY 08401  
(609) 344-3161

4025 CITY OF PLEASANTVILLE

623750

INVOICE	INV. DATE	DESCRIPTION	VOUCHER I.D.	NET AMOUNT
SJW1121A	01-11-21	44163.000001	351707	550.00

23921896001







**VIA HAND DELIVERY**

TO: Shurlana Stewart, Secretary  
Planning and Zoning Board  
City of Pleasantville  
Municipal Building  
City Hall, 18 North First Street  
Pleasantville, New Jersey 08232

FROM: Nicholas F. Talvacchia, Esquire

DATE: January 13, 2021

RE: Taylor Rock Management Company, LLC  
1101-1123 N. New Road  
Pleasantville, New Jersey  
Block 200, Lot 46.01

MESSAGE:

PLEASE SEE ENCLOSED APPLICATION PACKAGES

THANK YOU

NICHOLAS F. TALVACCHIA  
Also Admitted to PA Bar  
EMAIL: [ntalvacchia@cooperlevenson.com](mailto:ntalvacchia@cooperlevenson.com)

Direct Phone (609) 572-7544  
Direct Fax (609) 572-7545

FILE NO. 44163/00001

March 17, 2021

*Via Hand Delivery*

Shurlana P. Stewart  
Zoning/Planning Board Secretary  
City of Pleasantville  
132 N. West Washington Avenue  
Pleasantville, New Jersey 08232

Re: Taylor Rock Management Company, LLC  
1101-1123 N. New Road  
Pleasantville, New Jersey  
Block 200, Lot 46.01

Dear Ms. Stewart:

On behalf of Taylor Rock Management Company, LLC ("Applicant"), please accept this submission in response to your letter dated February 8, 2021. Applicant is enclosing the following items as requested by your letter:

- (1) Certified Property Owners List dated February 22, 2021;
- (2) Certification of Payment of Taxes dated February 10, 2021;
- (3) Fifteen (15) copies of a Site Plan prepared by Arthur W. Ponzio Co. & Associates, Inc. consisting of one sheet dated January 10, 2021, revised to include the updated property owners list;
- (4) Our firm's check in the amount of \$40.00 representing the requested noticing fees; and
- (5) A completed W-9 form.

Shurlana P. Stewart  
March 17, 2021  
Page 2

We believe that the Applicant has addressed all of the outstanding items required for the application to be deemed complete and placed on the agenda for the April 6, 2021 Planning Board meeting to be held via Zoom.

Please feel free to contact us with any questions.

Thank you for your attention to this matter.

Very truly yours,



Nicholas F. Talvacchia

NFT/sjw  
Enclosures

CLAC 6212820.1

cc: Taylor Rock Management Company, LLC *(via e-mail; with partial enclosures)*  
Jon J. Barnhart, P.E., Arthur W. Ponzio Company & Associates, Inc. *(via e-mail; with partial enclosures)*



Patricia A. Racz, Secretary

Zoning & Planning  
pville-plan.zoning@comcast.net

Phone 609.677.4805

Fax 609.677.4804

February 8, 2021

Nicholas F. Talvacchia  
1125 Atlantic Avenue  
Atlantic City, NJ 08401

RE: Taylor Rock Management Company, LLC  
1101-1123 N. New Road  
Pleasantville, New Jersey  
Block 200 Lot 46.01

Dear Mr. Talvacchia;

Please be advised that I am in receipt of the Application for Minor Site Plan to appear before the Pleasantville Planning Board. The completeness review for the above-entitled application had been completed on February 4, 2021. Below please find the items determined necessary to deem the application complete.

- a. A certified list of 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 (8 1/2"x11") printout, such list shall be depicted on the plans.
- b. Certification from the City Tax Collector that all taxes and assessments are paid and current as of the date of the application was submitted, or that adequate provision for payments has been made in a manner satisfactory to the City. (see item 12 on checklist A)
- c. Check for \$40 for the Noticing fees.
- d. Completed W-9 Request for Taxpayer Identification Number and Certification Form.

Please submit the necessary documents for review. Unfortunately, your client's application will not be able to be placed on the Planning Boards Agenda until all of the requested documents and fees are received and reviewed and the application being deemed complete, I will contact you to schedule your client's matter to appear before the Board.

Please feel free to contact me if you have any questions regarding this matter.

Sincerely,

Shurlana P. Stewart  
Zoning/Planning Board Secretary

/sps

C: Kevin Cain, Construction/Zoning Official

Email: Wexler Sheri J. [SWEXLER@cooperlevenson.com](mailto:SWEXLER@cooperlevenson.com)

Hard Copy to follow

File

18 North First Street, Pleasantville, NJ 08232

Physical Address: 132 N. West Washington Avenue, Pleasantville, NJ 08232



Richard L. Buscemi, CTA  
Tax Assessor  
taxassessor@pleasantvillenj.us  
Phone 609.484.3634

March 8, 2021

**Nicholas F. Talvacchia, Esq.**  
**Cooper Levenson, Attorneys at Law**  
1125 Atlantic Avenue  
Atlantic City, NJ 08401

RE: Certified Owner List: Block 200 Lot 46.01

Dear Applicant:

Per your request, enclosed is a Certified List of Pleasantville City Property Owners within 200' of the above referenced property.

Notifications must be sent in accordance with the State of New Jersey Municipal Land Use Law and any other State, County rules or Local Ordinances and statues as it pertains to Property Owner Notification.

If you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Buscemi'.

Richard L. Buscemi, CTA  
Assessor

200	19	200	20.16	200	20.17
WIGGINS, ANTOINETTE		POTOMAC PARTNERS LLC		ORTEGA, ANTHONY & SOTOMAYOR, C	
37732 OAK RUN CIR		50 BAYSIDE DR		1201 PETERSON WAY	
ZEPHYRHILLS, FL		SOMERS POINT, NJ		ABSECON, NJ	
	33541		08244		08201
200	20.18	200	20.36	200	20.37
MICKLER, EDDIE JR & EDDIE SR		CDG OF PV LLC		CDG OF PV LLC	
1200 PETERSON WAY		222 NEW RD #206		222 NEW RD #206	
ABSECON, NJ		LINWOOD, NJ		LINWOOD, NJ	
	08201		08221		08221
200	25	200	40	200	46
ATLANTIC CITY ELEC CO & REAL E		PECAN, LARRY E & BRENDA C		ALPHA REALITIES LLC	
5100 HARDING HWY #399		535 N MASSACHUSETTS AVE		109 TROTTER RD	
MAYS LANDING, NJ		ATLANTIC CITY, NJ		EHT, NJ	
	08330		08401		08234
200	55	200	65		
COMMUNITY ENTERPRISES CORPORAT		RILEY, LOURDES K			
11 SPRING ST		524 W LEEDS AVE			
FREEHOLD, NJ		PLEASANTVILLE, NJ			
	07728		08232		

191 7  
SKIWATER-PLEASANTVILLE LLC  
1 RE MICHEL DR  
GLEN BURNIE, MD  
21060

191 56  
HERNANDEZ, JUAN  
521 W LEEDS AVE  
PLEASANTVILLE, NJ  
08232

191 57  
CALES, RIGOBERTO JR, & GEORJIN  
1039 NEUMARK AVE  
PLEASANTVILLE, NJ  
08232

191 58  
QUINONES, DANIEL  
1037 NEUMARK AVE  
PLEASANTVILLE, NJ  
08232

419 12  
BROCK, DUANE R & GLORIA  
1038 NEUMARK AVE  
PLEASANTVILLE, NJ  
08232

419 13  
MILES, TOMMY JR & MARY L  
220 HAVEN AVE  
OCEAN CITY, NJ  
08226

419 14  
KARRISH, GEORGE  
1042 NEUMARK AVE  
PLEASANTVILLE, NJ  
08232

419 26  
HENDRY, BEATRICE  
1039 N NEW RD  
PLEASANTVILLE, NJ  
08232

419 27  
BOYD, SHIRLEY  
1041 N NEW RD  
PLEASANTVILLE, NJ  
08232

419 28  
MALDONADO, FEDERICO A  
229 GUARD PL  
PLEASANTVILLE, NJ  
08232



_____ South Jersey Gas Co. 1 South Jersey Plaza, Folsom NJ 08037	Gas
_____ Atlantic City Electric Co, Real Estate 5100 Harding Hwy #339, Mays Landing, NJ 08330-9902	Electric
_____ Comcast Cable 901 W Leeds Ave, Absecon, NJ 08201	Cable
_____ Verizon—NJ 540 Broad St., Newark, NJ 07102	Telephone
_____ New Jersey Transit 1 Penn Plaza East, Newark, NJ 07105	Public Transit
_____ New Jersey DOT Rte 70 & NJ Tpk, Cherry Hill, NJ 08034	
_____ Atlantic County Engineering Dept. P O Box 719, Northfield, NJ 08225	
_____ Commissioner, NJ DEP P O Box 412, Trenton, NJ 08625-0412	Lakes Bay and/or Tunnis Basin
_____ City of Pleasantville, Davinna King-Ali, City Clerk 18 N First St, Pleasantville, NJ 08232	
_____ Northfield City Clerk 1600 Shore Rd., Northfield NJ 08225	City of Northfield
_____ Egg Harbor Twp. Clerk 3515 Bargintown Rd., Egg Harbor Twp., NJ 08234	Egg Harbor Township
_____ Absecon City Clerk 500 Mill Rd., Absecon, NJ 08201	City of Absecon



APPLICATION PACKAGE  
for  
LAND USE APPROVAL  
City of Pleasantville

FORM 9: CERTIFICATION OF PAYMENT OF TAXES

Date: 2-10-21

Applicant's Name: Taylor Rock Management Company LLC

Subject Property

Address: 1101-1123 N. New Road

Block: 200 Lot(s): 46.01


Qualification Code(s):       

TO BE COMPLETED BY THE PLEASANTVILLE TAX COLLECTOR

Taxes are paid and current through and including:

1Q	2Q	3Q	4Q	20 <u>21</u>
----	----	----	----	--------------

The following taxes are unpaid and delinquent: \$ 0 with interest  
calculated until:       , 201       .

  
Flor M. Roman  
Pleasantville Tax Collector

NO APPLICATION FOR LAND USE APPROVAL SHALL BE DEEMED COMPLETE WHERE  
TAXES ARE DUE

COOPER LEVENSON, P.A.  
1125 ATLANTIC AVENUE • THE THIRD FLOOR  
ATLANTIC CITY, NEW JERSEY 08401  
ATTORNEY BUSINESS ACCOUNT

624348

CHECK #

DATE

02-10-21

Fulton Bank

60-142/313

AMOUNT

\$40.00

PAY  
THE  
AMOUNT  
OF

FORTY AND 00/100

PAY TO

CITY OF PLEASANTVILLE  
18 N. FIRST STREET

PLEASANTVILLE, NJ 08232



AUTHORIZED SIGNATURE

Details on back

⑈624348⑈ ⑆031301422⑆ 0008307393⑈

COOPER LEVENSON, P.A.  
1125 ATLANTIC AVENUE • THE THIRD FLOOR  
ATLANTIC CITY, NEW JERSEY 08401  
(609) 344-3161

624348

4025 CITY OF PLEASANTVILLE

INVOICE	INV. DATE	DESCRIPTION	VOUCHER I.D.	NET AMOUNT
SJW21021B	02-10-21	44163.00001	352600	40.00



# Request for Taxpayer Identification Number and Certification

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give Form to the  
requester. Do not  
send to the IRS.

Print or type.  
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

**TAYLOR ROCK MANAGEMENT COMPANY, LLC**

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► **P**  
**Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) \_\_\_\_\_

Exemption from FATCA reporting code (if any) \_\_\_\_\_

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

**516 W. LEEDS ROAD**

6 City, state, and ZIP code

**PLEASANTVILLE, NJ 08232**

7 List account number(s) here (optional)

Requester's name and address (optional)

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

\_\_\_\_ - \_\_\_\_ - \_\_\_\_

or

Employer identification number

2 2 - 3 4 1 9 4 1 3

## Part II Certification


Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign  
Here

Signature of  
U.S. person ►

  
**Nicholas F. Talvacchia, Attorney**

Date ►

**3/27/21**

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting*, later, for further information.

**Note:** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

**Foreign person.** If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

**Nonresident alien who becomes a resident alien.** Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

## Backup Withholding

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the instructions for Part II for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships*, earlier.

## What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

## Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

## Specific Instructions

### Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

**Note: ITIN applicant:** Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C corporation, or S corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

### Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

### Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation
• Individual • Sole proprietorship, or • Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes.	Individual/sole proprietor or single-member LLC
• LLC treated as a partnership for U.S. federal tax purposes, • LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or • LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes.	Limited liability company and enter the appropriate tax classification. (P= Partnership; C= C corporation; or S= S corporation)
• Partnership	Partnership
• Trust/estate	Trust/estate

### Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

#### Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 <sup>1</sup>	Generally, exempt payees 1 through 5 <sup>2</sup>
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

<sup>1</sup> See Form 1099-MISC, Miscellaneous Income, and its instructions.

<sup>2</sup> However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

**Exemption from FATCA reporting code.** The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

**Note:** You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

## Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write NEW at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

## Line 6

Enter your city, state, and ZIP code.

## Part I. Taxpayer Identification Number (TIN)

**Enter your TIN in the appropriate box.** If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

**Note:** See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

**How to get a TIN.** If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at [www.SSA.gov](http://www.SSA.gov). You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at [www.irs.gov/Businesses](http://www.irs.gov/Businesses) and clicking on Employer Identification Number (EIN) under Starting a Business. Go to [www.irs.gov/Forms](http://www.irs.gov/Forms) to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to [www.irs.gov/OrderForms](http://www.irs.gov/OrderForms) to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

**Note:** Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

**Caution:** A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

## Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

**Signature requirements.** Complete the certification as indicated in items 1 through 5 below.

**1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.**

You must give your correct TIN, but you do not have to sign the certification.

**2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.** You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

**3. Real estate transactions.** You must sign the certification. You may cross out item 2 of the certification.

**4. Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

**5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

**What Name and Number To Give the Requester**

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account <sup>1</sup>
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor <sup>2</sup>
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee <sup>1</sup>
b. So-called trust account that is not a legal or valid trust under state law	The actual owner <sup>1</sup>
6. Sole proprietorship or disregarded entity owned by an individual	The owner <sup>3</sup>
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor*
For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity <sup>4</sup>
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee

For this type of account:	Give name and EIN of:
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

<sup>1</sup> List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

<sup>2</sup> Circle the minor's name and furnish the minor's SSN.

<sup>3</sup> You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

<sup>4</sup> List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships*, earlier.

\*Note: The grantor also must provide a Form W-9 to trustee of trust.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

**Secure Your Tax Records From Identity Theft**

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

**Protect yourself from suspicious emails or phishing schemes.**

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.



The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

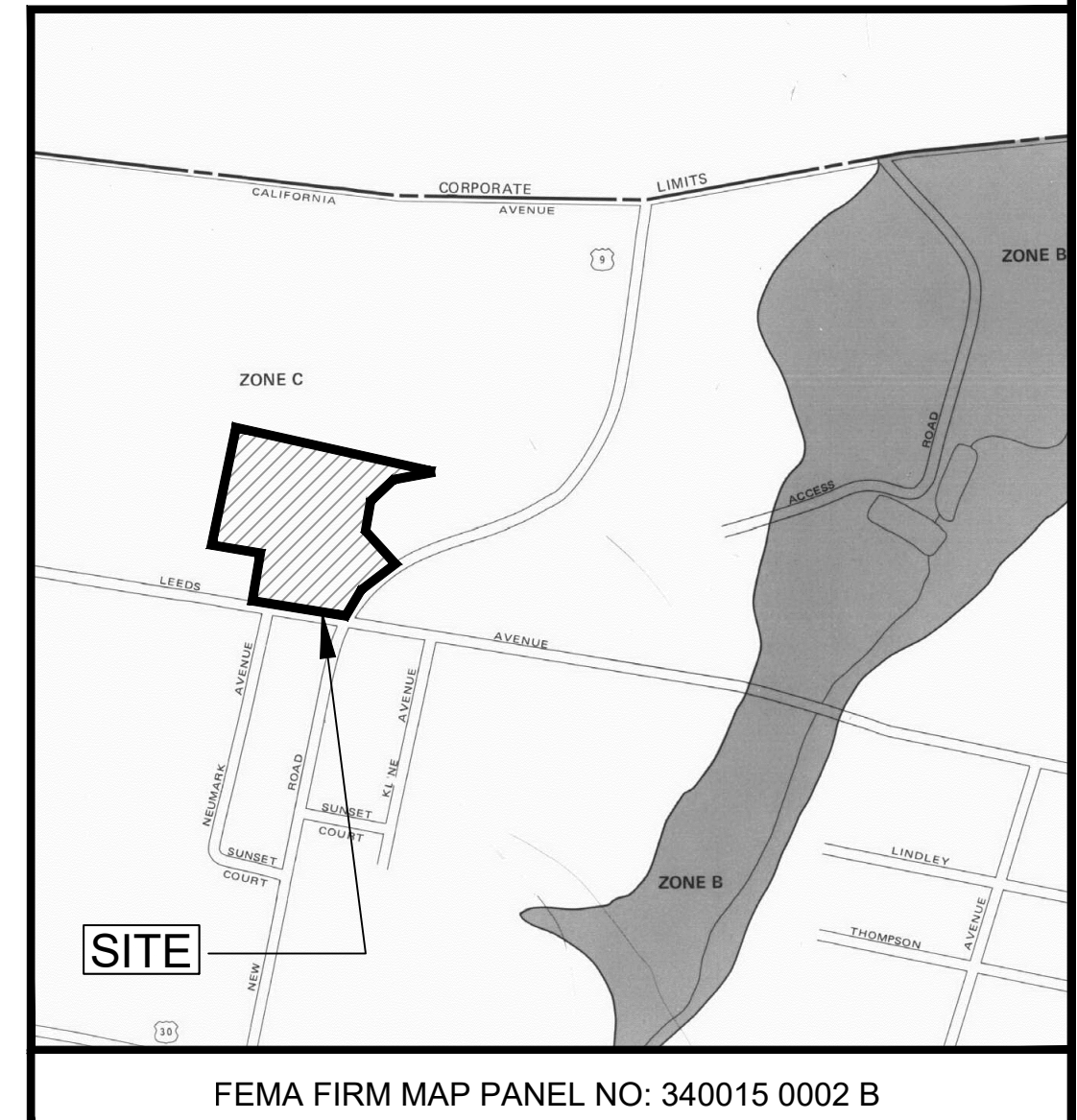
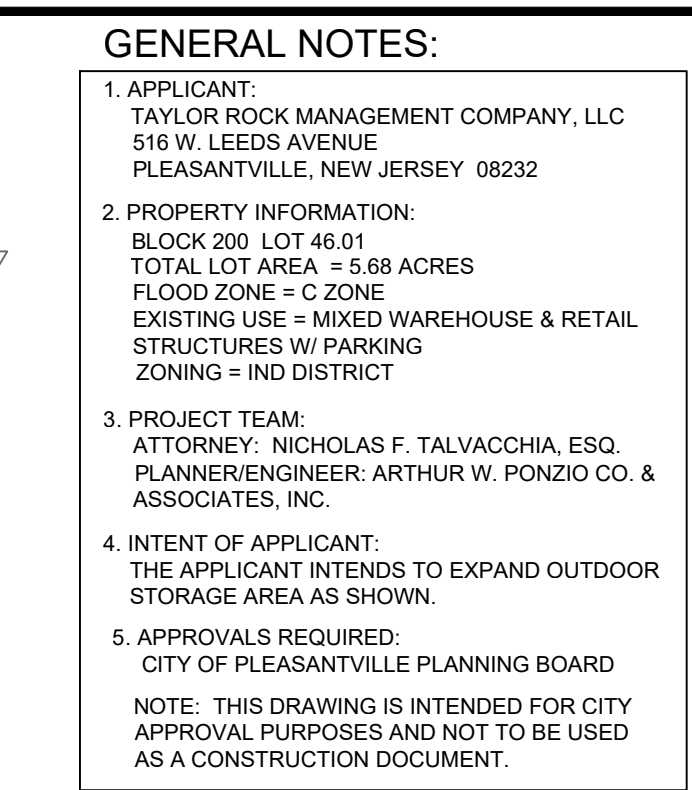
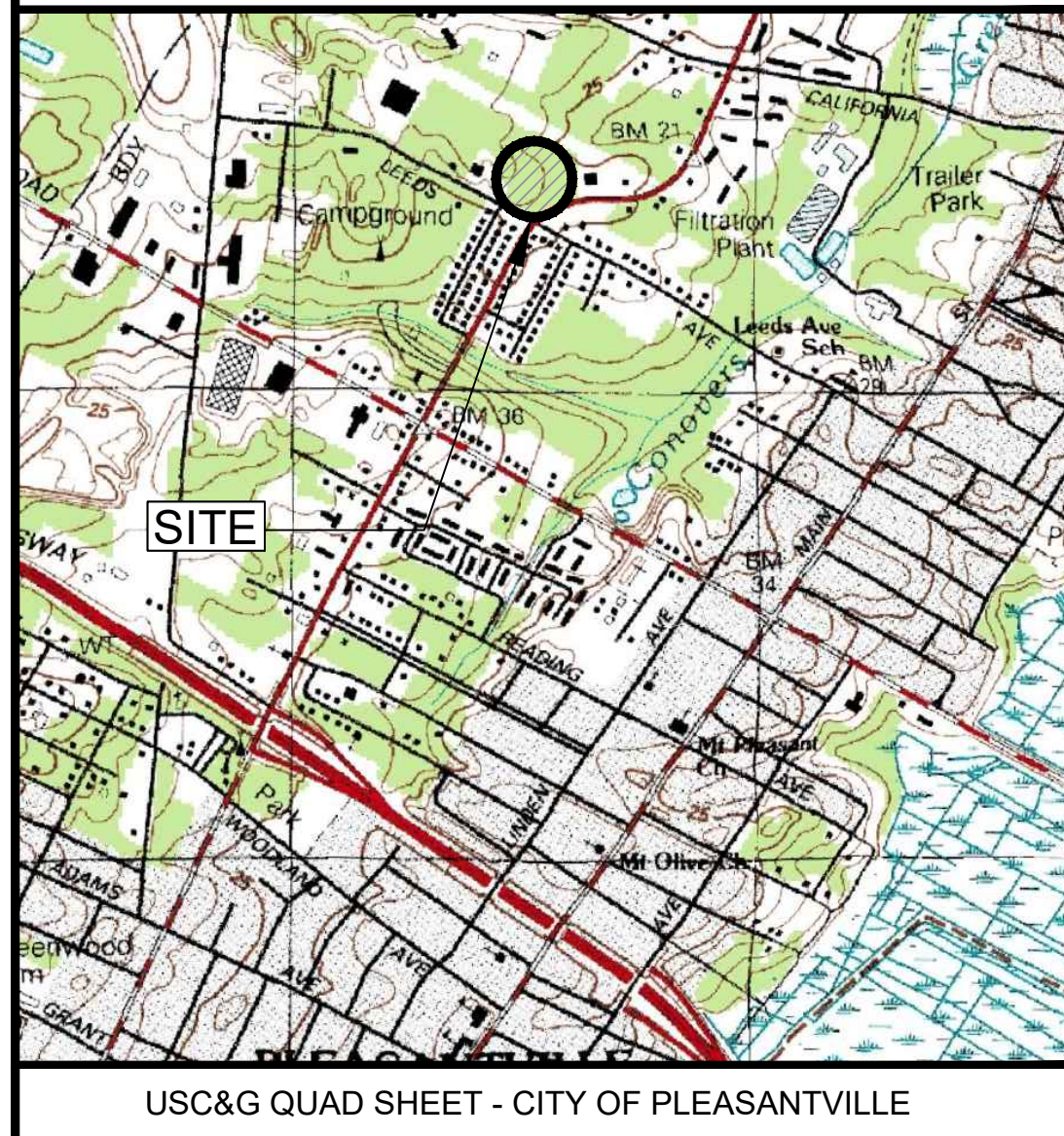
If you receive an unsolicited email claiming to be from the IRS, forward this message to [phishing@irs.gov](mailto:phishing@irs.gov). You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at [spam@uce.gov](mailto:spam@uce.gov) or report them at [www.ftc.gov/complaint](http://www.ftc.gov/complaint). You can contact the FTC at [www.ftc.gov/idtheft](http://www.ftc.gov/idtheft) or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see [www.IdentityTheft.gov](http://www.IdentityTheft.gov) and Pub. 5027.

Visit [www.irs.gov/IdentityTheft](http://www.irs.gov/IdentityTheft) to learn more about identity theft and how to reduce your risk.

## Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.





**GATE PLAN**

**GATE PLAN**

**DESIGN**

**SINGLE OR DOUBLE LEAF GATES**

OPENING	GATE TYPES	HINGE SPACE (S)
10'-0" (3048mm)	10'-0" (3048mm)	10'-0" (3048mm)
12'-0" (3658mm)	12'-0" (3658mm)	12'-0" (3658mm)
14'-0" (4268mm)	14'-0" (4268mm)	14'-0" (4268mm)
16'-0" (4878mm)	16'-0" (4878mm)	16'-0" (4878mm)
18'-0" (5488mm)	18'-0" (5488mm)	18'-0" (5488mm)
20'-0" (6098mm)	20'-0" (6098mm)	20'-0" (6098mm)
22'-0" (6708mm)	22'-0" (6708mm)	22'-0" (6708mm)
24'-0" (7318mm)	24'-0" (7318mm)	24'-0" (7318mm)
26'-0" (7928mm)	26'-0" (7928mm)	26'-0" (7928mm)
28'-0" (8538mm)	28'-0" (8538mm)	28'-0" (8538mm)
30'-0" (9148mm)	30'-0" (9148mm)	30'-0" (9148mm)
32'-0" (9758mm)	32'-0" (9758mm)	32'-0" (9758mm)
34'-0" (10368mm)	34'-0" (10368mm)	34'-0" (10368mm)
36'-0" (10978mm)	36'-0" (10978mm)	36'-0" (10978mm)
38'-0" (11588mm)	38'-0" (11588mm)	38'-0" (11588mm)
40'-0" (12198mm)	40'-0" (12198mm)	40'-0" (12198mm)
42'-0" (12808mm)	42'-0" (12808mm)	42'-0" (12808mm)
44'-0" (13418mm)	44'-0" (13418mm)	44'-0" (13418mm)
46'-0" (14028mm)	46'-0" (14028mm)	46'-0" (14028mm)
48'-0" (14638mm)	48'-0" (14638mm)	48'-0" (14638mm)
50'-0" (15248mm)	50'-0" (15248mm)	50'-0" (15248mm)
52'-0" (15858mm)	52'-0" (15858mm)	52'-0" (15858mm)
54'-0" (16468mm)	54'-0" (16468mm)	54'-0" (16468mm)
56'-0" (17078mm)	56'-0" (17078mm)	56'-0" (17078mm)
58'-0" (17688mm)	58'-0" (17688mm)	58'-0" (17688mm)
60'-0" (18298mm)	60'-0" (18298mm)	60'-0" (18298mm)
62'-0" (18908mm)	62'-0" (18908mm)	62'-0" (18908mm)
64'-0" (19518mm)	64'-0" (19518mm)	64'-0" (19518mm)
66'-0" (20128mm)	66'-0" (20128mm)	66'-0" (20128mm)
68'-0" (20738mm)	68'-0" (20738mm)	68'-0" (20738mm)
70'-0" (21348mm)	70'-0" (21348mm)	70'-0" (21348mm)
72'-0" (21958mm)	72'-0" (21958mm)	72'-0" (21958mm)
74'-0" (22568mm)	74'-0" (22568mm)	74'-0" (22568mm)
76'-0" (23178mm)	76'-0" (23178mm)	76'-0" (23178mm)
78'-0" (23788mm)	78'-0" (23788mm)	78'-0" (23788mm)
80'-0" (24398mm)	80'-0" (24398mm)	80'-0" (24398mm)
82'-0" (25008mm)	82'-0" (25008mm)	82'-0" (25008mm)
84'-0" (25618mm)	84'-0" (25618mm)	84'-0" (25618mm)
86'-0" (26228mm)	86'-0" (26228mm)	86'-0" (26228mm)
88'-0" (26838mm)	88'-0" (26838mm)	88'-0" (26838mm)
90'-0" (27448mm)	90'-0" (27448mm)	90'-0" (27448mm)
92'-0" (28058mm)	92'-0" (28058mm)	92'-0" (28058mm)
94'-0" (28668mm)	94'-0" (28668mm)	94'-0" (28668mm)
96'-0" (29278mm)	96'-0" (29278mm)	96'-0" (29278mm)
98'-0" (29888mm)	98'-0" (29888mm)	98'-0" (29888mm)
100'-0" (30498mm)	100'-0" (30498mm)	100'-0" (30498mm)

**DOUBLE LEAF GATES**

OPENING	GATE TYPES	HINGE SPACE (S)
10'-0" (3048mm)	10'-0" (3048mm)	10'-0" (3048mm)
12'-0" (3658mm)	12'-0" (3658mm)	12'-0" (3658mm)
14'-0" (4268mm)	14'-0" (4268mm)	14'-0" (4268mm)
16'-0" (4878mm)	16'-0" (4878mm)	16'-0" (4878mm)
18'-0" (5488mm)	18'-0" (5488mm)	18'-0" (5488mm)
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36'-0" (10978mm)	36'-0" (10978mm)	36'-0" (10978mm)
38'-0" (11588mm)	38'-0" (11588mm)	38'-0" (11588mm)
40'-0" (12198mm)	40'-0" (12198mm)	40'-0" (12198mm)
42'-0" (12808mm)	42'-0" (12808mm)	42'-0" (12808mm)
44'-0" (13418mm)	44'-0" (13418mm)	44'-0" (13418mm)

ZONING SCHEDULE (IND DISTRICT)			
ITEM	REQUIRED	PROPOSED	STATUS
LOT AREA	1 ACRE	5.68 ACRES	C
LOT WIDTH	100 FT	297.49 FT & 327 FT	C
PRINCIPAL SETBACKS			
FRONT YARD (RT 9)	45 FT	94 FT	C
FRONT YARD (LEEDS AVE)	45 FT	45 FT	C
SIDE YARD	30 FT	43.6 FT & 32 FT	C
REAR YARD	45 FT	43.9 FT	ENC
GROSS FLOOR AREA			
RETAIL	N/A	9600 SF	C
WAREHOUSE	N/A	47,983 SF	C
PERKING REQ.			
RETAIL	1/200 SF GFA = 48 SPACES	51 SPACES	C
WAREHOUSE	1/5000 SF GFA = 10 SPACES	30 SPACES (PROPOSED)	C
COVERAGE			
BUILDING	60%	23.2%	C
PRINCIPAL BLDG. HT.	2.5 STORIES / 35 FT	35 FT	C

**APPROVALS:**

BOARD ENGINEER	DATE
BOARD CHAIRPERSON	DATE
BOARD SECRETARY	DATE
TAX COLLECTOR	DATE

[illegible]