



2020-08

Waterford Township

PROUD PAST, PROMISING FUTURE • NEW JERSEY • EST. 1694

SECTION II: APPLICANT TO COMPLETE

LOCATION: Street Address: 2400 Hopewell Rd.
Block: 101 Lot(s): 4 Zone: _____

APPLICANT: Designation: Individual Partnership Corporation
Name: Robert Pymt
Address: 2400 Hopewell Rd. Berlin NJ. 08009
Telephone: 856-767-3223 Cell# 856-297-5119
E-Mail: robpymt@comcast.net
Date property acquired: 07-1998
Current Use of Property: residence

Note: Pursuant to N.J.S.A. 40:55D-48.1, the names, addresses and interest of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed, In accordance with N.J.S.A. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criteria have been disclosed [attach pages as necessary to fully comply].

REPRESENTATION: Law Firm: N/A

Address: _____

Telephone: _____ Cell# _____

E-Mail: _____ Fax#: _____

Engineer: _____

Address: _____

Telephone: _____ Cell# _____

E-Mail: _____ Fax#: _____

List any other expert who will submit a report or who will testify for the applicant:

Name: _____

Field of Expertise: _____

Address: _____

Telephone: _____ Cell#: _____

E-Mail: _____ Fax#: _____

Name: _____

Field of Expertise: _____

Address: _____

Telephone: _____ Cell#: _____

E-Mail: _____ Fax#: _____

*****IMPORTANT NOTICE*****

A non-corporate applicant may represent his/her own matter. Corporate applicants must be represented by an attorney-at-law admitted to practice in the state of New Jersey. No case on behalf of any applicant may be presented by an engineer or an attorney not licensed to law practice in the State of New Jersey.

Applicants are cautioned that the burden of proof of showing justification for the requested development is upon the applicant under the Laws of the State of New Jersey. Applicants are further cautioned that particularly with applications involving requests for variances and conditional use permits, that there are specific legal requirements imposed by law of the State of New Jersey and applicants are, therefore, cautioned to consider seeking adequate legal advice.



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X

SECTION III: APPLICANT TO COMPLETE

PROPERTY INFORMATION: Block: 101 Lot: 4 Tax Sheet: _____

Location: 2400 Zone: _____

Lot Dimensions: Frontage: 264 Depth: 332 Total Area: _____

Principal Bldg. Dimensions: First Floor: 24' x 40' Total Area: 960 sq ft

Number of Stories: 1 Height at peak: 14' 9"

Present Use: Family Dwelling Proposed Use: front entry porch

Existing Accessory Structures (list use and size of each): Shed 12 x 16

Restrictions, Covenants, easements, association by-laws, existing and proposed on the property:

Yes (attach copies) No Proposed (attach copies)

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

TYPE OF APPLICATION: (*) APPLICATIONS REQUIRE A PUBLIC HEARING WITH NOTICE AND LEGAL ADVERTISEMENT.

Check as many items as apply:

Minor Subdivision *Major Subdivision (preliminary) Major Subdivision (final)

of lots to be created: _____ # of proposed dwelling units _____

Minor Site Plan *Major Site Plan (preliminary) Major Site Plan (final)

Administrative Site Plan Area to be disturbed (square feet) _____

*Amendment to prior approval Informal review Extension of time on approval

Temporary use permit

*Conditional use (N.J.S.A.40:55D-67)

*Variance (USE) (N.J.S.A.40:55D-70d)

*Variance (Hardship)(N.J.S.A.40:55D-70c(1))

*Variance (Substantial benefit)(N.J.S.A.40:55D-70c(2))

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

176-126 C. (1) (b) [4] BULK REQUIREMENTS FRONT
YARD SET BACK PROPOSED 45' WHERE 60' IS REQUIRED,
SIDE SET BACK

Appeal of Administrative Officer's decision [N.J.S.A. 40:55D-70a]

Zoning Map or Ordinance interpretation of special question [N.J.S.A. 40:55D-70b]

Direct issuance of permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S.A. 40:55D-34]

Direct issuance of permit for a lot lacking street frontage [N.J.S.A. 40:55D-35]

Waivers requested for development standards and/or submission requirements on checklist: [put section numbers and descriptions, attach additional sheet if required]

OTHER APPROVALS:	YES	NO	DATE SUBMIT	APPROVED
Pinelands Commission		X		
NJ DEP		X		
Potable water Const. permit		X		
Sewer Ext. Permit		X		
Sanitary Sewer Connection Permit		X		
Camden County Utilities Dept.		X		
Camden County Health Dept.		X		
Camden County Planning Board		X		
Camden County Soil Conservation		X		

	YES	NO	DATE SUBMIT	APPROVED
New Jersey Dept. of Transportation	—	X	_____	_____
Utilities Extension	—	X	_____	_____
Communication				
Electric	—	X	_____	_____
Gas	—	X	_____	_____
Waterford Township Tax Assessor	X	—	_____	_____

CERTIFICATIONS

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an officer of the corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant.

[If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner].

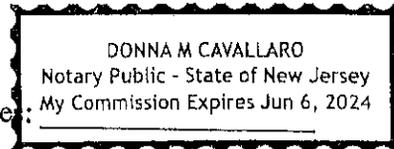
[Handwritten Signature]

Signature of Applicant

Sworn to and subscribed before me this 2nd day of November

Donna M Cavallaro
Notary, Signature & seal

Commission expires:



I certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner].

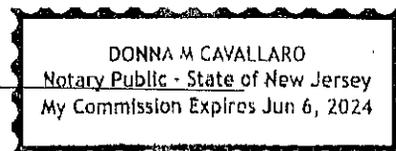
[Handwritten Signature]

Signature of Owner

Sworn to and subscribed before me this 2nd day of November

Donna M Cavallaro
Notary, Signature & Seal

Commission expires:





Waterford Township

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TAX COLLECTOR'S CERTIFICATION

Property Owner: Robert Puryt

Property Address: 2400 Hopewell Rd.

Berlin N.J. 08009

Block: 101

Lot(s): 4

I, Nancy Sandoz Koloff, Tax Collector of the Township of Waterford do hereby certify and affirm that no taxes or assessments for local improvements are due or delinquent on above referenced block and lot(s) are paid thru 7/22/19.

Delinquent amount: \$

Year:

Quarters:

Authorized Signature: Nancy Sandoz Koloff

Title: Tax Clerk

Date: 7/22/19

Please return to the Director of Community Development Office

Application # ~~2019~~-08
2020

7



Waterford Township

PROUD PAST, PROMISING FUTURE • NEW JERSEY • EST. 1694

LAND USE BOARD CONSENT FORM

Application Number: 2020-08 Date: 8-5-19
Applicant Name: Robert Rymt Received By: _____
Address: 2400 Hopewell Rd Berlin NJ 08009

I (we), as owners(s) of lot(s) 4 in block(s) 101 as shown on the Waterford Township tax map, which is the subject of an application for development before the Waterford Township Joint Land Use Board under the referenced application number, do hereby consent to have said premises inspected by members of the Land Use Board, its consultants and other Township Officials pertaining to this application. This shall include the privilege of entering into upon and over the premises.

Date: 8-5-19

Robert Rymt
Owner (print)

[Signature]
Owner (Signature)

Owner (print)

Owner (Signature)



Waterford Township

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LAND USE BOARD ESCROW AGREEMENT

Applicant Name: Robert Rymt Application Number ~~2009~~-08
Block: 101 Lot(s): 4 2000
Address: 2400 Hopewell Rd Berlin NJ 08009

This Agreement entered into this _____ Day of _____ by _____

Hereinafter referred to as DEVELOPER, is made upon the following terms and conditions:

- 1. AGREEMENT TO PAY FEES:** DEVELOPER hereby covenants and agrees to pay all charges and fees imposed by Waterford Township, hereinafter referred to as TOWNSHIP, in connection with the application for development filed contemporaneously herewith. Such fees include, but are not limited to, application fees, attorney's fees, engineer's review fees, planner's review fees, court stenographer fees, copy cost and postage.
- 2. ESCROW DEPOSIT:** TOWNSHIP'S receipt of \$ 800, is to be deposited in a Township Escrow Account to cover the cost of the aforementioned review fees. Such sum shall be charged periodically as fees and charges accrue and the balance of the escrow sum, if any, after all charges and fees have been paid, shall be returned to DEVELOPER.
- 3. ADDITIONAL PAYMENTS:** DEVELOPER agrees to pay any additional sum required for charges and fees not covered by the initial escrow deposit within fifteen (15) days after receipt of a billing by the Director of Community Development. The DEVELOPER understands and agrees to pay such sum notwithstanding and dispute as to the reasonableness of fees and charges. Payment shall not constitute a waiver of the right to challenge the reasonableness of charges and fees as set forth herein.
- 4. CONTEST OF REASONABLENESS:** DEVELOPER agrees that the reasonableness of any fee or charge may be challenged by an appropriate legal action brought within forty-five(45) days from the date that the DEVELOPER'S escrow deposit balance is returned or forty-five (45) days from the date the developer receives notice that additional payments are requested to pay charges and fees not covered by the initial escrow deposit. DEVELOPER understands and agrees that the aforesaid procedure shall be the sole and exclusive method of challenging the reasonableness of charges and fees and hereby waives any longer statute of limitations.

5. **NOTICE: DEVELOPER** agrees that all notices or refunds shall be mailed to the following address: 2400 Hopewell Rd. Berlin NJ. 08009
6. **COLLECTION:** Should the DEVELOPER fail to pay any sum required to be paid herein when due, TOWNSHIP shall be entitled to pursue all remedies at law or equity. Interest shall accrue at the rate of eighteen (18%) percent per annum simple interest on unpaid amounts after due date. The TOWNSHIP may collect a reasonable attorney's fee which shall not be less than Three Hundred (\$300) Dollars should litigation for the purpose of collecting any sum be commenced.

IN WITNESS WHEREOF, DEVELOPER has set his/her hand and seal the date first above written.

DEVELOPER

BY: Robert Rynst

Attest: Danm Caallan

(Notary or Corporate seal to be affixed)



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REQUEST FOR CERTIFIED LIST OF OWNERS

DATE: 8-5-19

Waterford Township
Director of Community Development
2131 Auburn Ave.
Atco NJ 08004

To Whom it may concern:

Please provide me with a 200 ft property owner listing surrounding:

Block(s): 101 Lot(s): 4 within the Township of Waterford.

I have enclosed a check# _____ in the amount of \$10.00. Payable to Waterford Township.

Thank you for your immediate attention,

Sincerely,

Signature

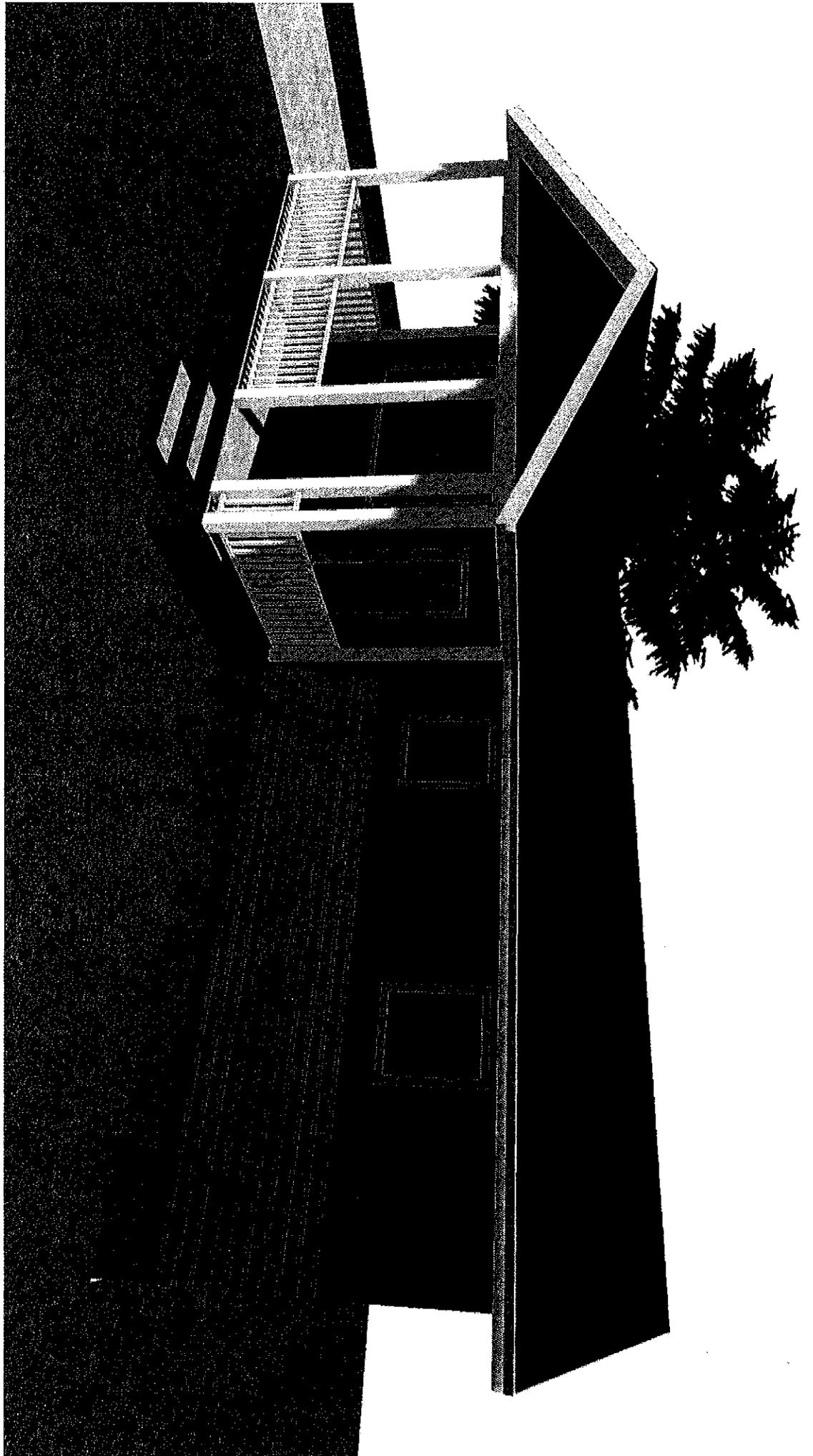
Property Owner: Robert Rymt

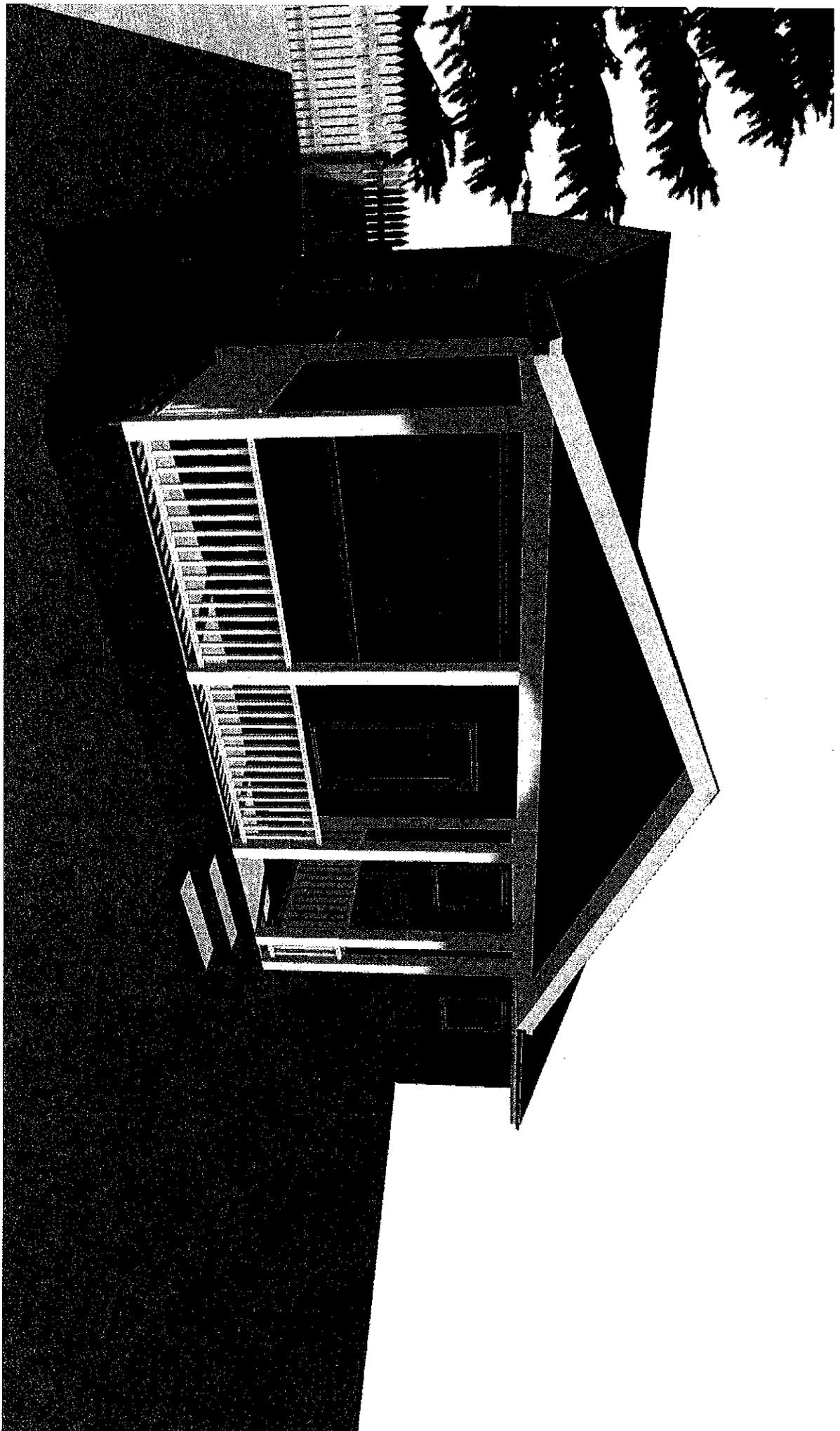
Address: 2400 Hopewell Rd
Berlin NJ 08009

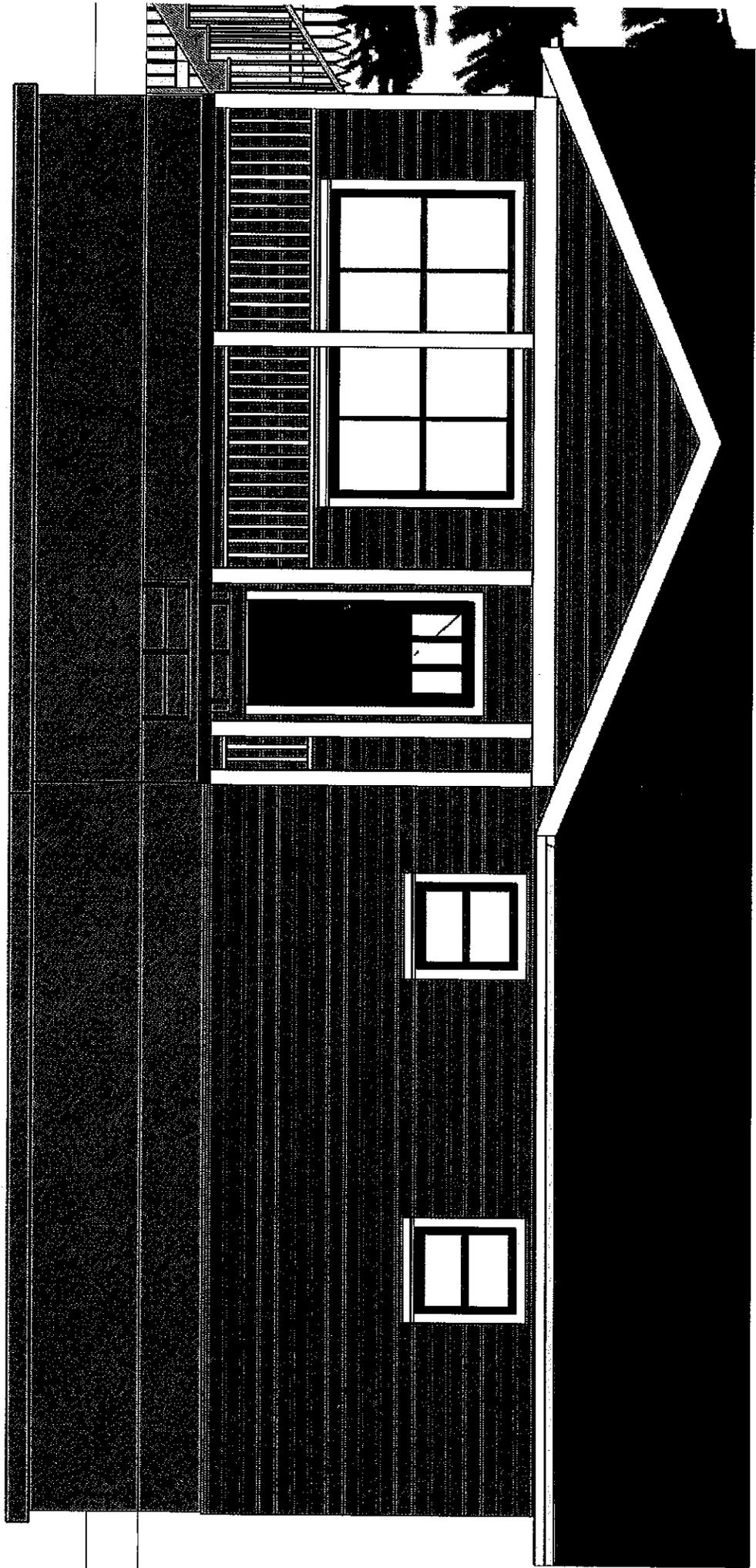
Phone #: 856-297-5119

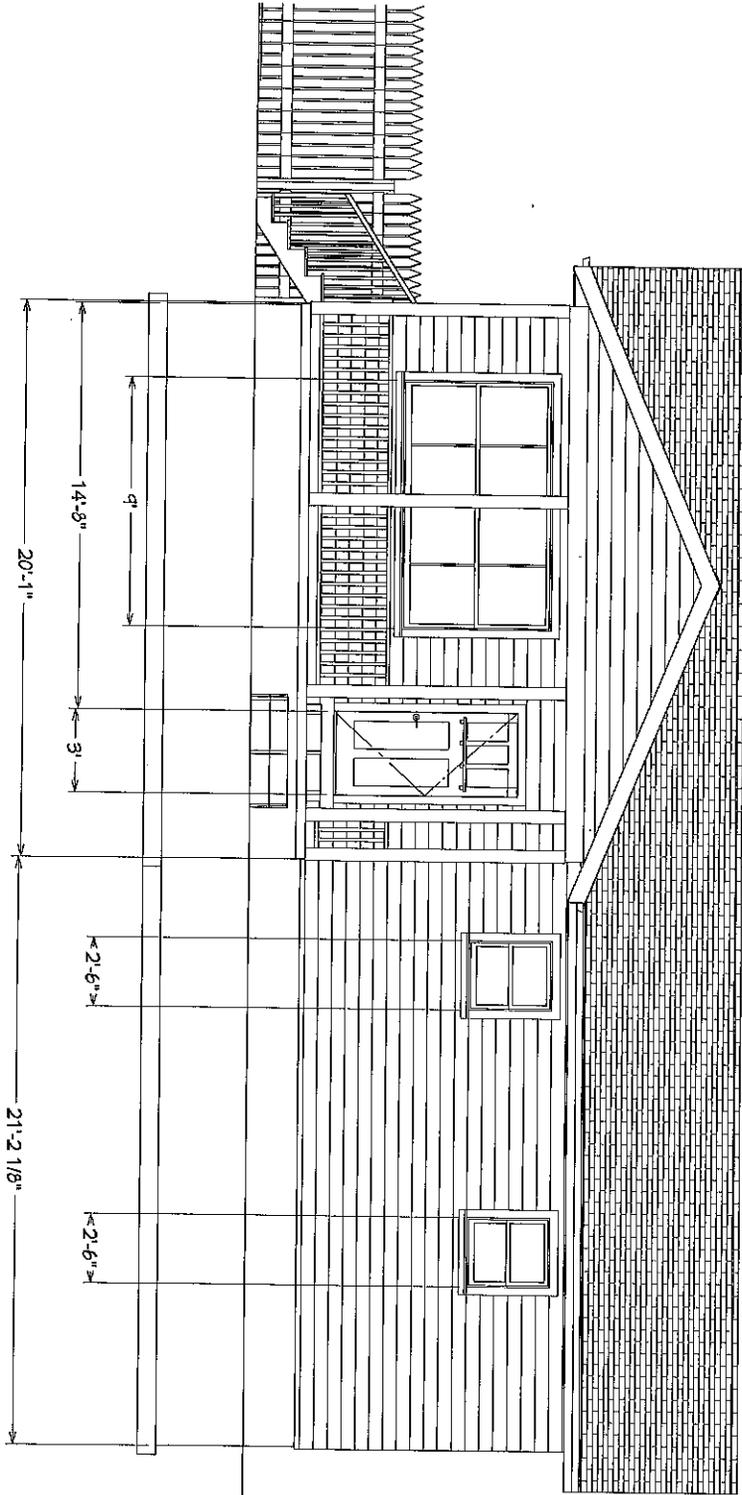
E-Mail Address: rob.rymt@comcast.net

The completed certified list will be forwarded to the above named applicant within the statutory deadline of seven (7) working days from date requested is received in the Community Development Office.









Front Elevation View

WATERFORD TOWNSHIP CHECK LIST

Section 176-34.5

DETAILS REQUIRED FOR VARIANCE APPLICATION

Township Application # 2000-108

- 2 copies of the application form and checklist
- Fees as set forth in Sections 176-20.2-A & B and 176-20.4
- Signed Escrow Agreement
- Certification from the Township Tax Collector that taxes are current
- Certified list of property owners
- Notice mailed and published
- Affidavit of Personal or Certified Mail Service
- Proof of Publication.

N/A For use variance applications only, 10 copies of a written statement delineating the exact proposed use requested and reasons why the use should be permitted

10 copies of a cover sheet outlining the location, nature, proposed use and extent of variance(s) requested, and indicating the relation of the existing and/or proposed structure with adjoining properties and structures

10 copies of a scaled drawing [not less than 1/4" = 1'] of the proposed addition or new construction for which a variance is sought demonstrating how same is architecturally consistent with the existing structure and/or the surrounding area

10 copies of a legible plot plan or survey [scale not less than 1" = 100'] with

Block and Lot number

Street Address

Zoning District

Existing conditions of the property.

North arrow

Scale [written and graph]

Name, title, address and license number of professional who prepared survey

Acreage figures [both with and without areas of public rights-of-way]

Sight triangles, easements, buffer areas, and wetlands

or When plans and sketches are not prepared by a professional engineer or architect, 1 set of photographs of the property and adjoining properties showing existing buildings and conditions. [not applicable with major/ minor subdivision/ site plan]

For applications for bulk variance or use variance with subsequent minor subdivision or site plan review - all of the above plus

___ Certificate of Filing from the Pinelands Commission

For application for use variances with major subdivision/site plan review - all of the above plus

___ Environmental Impact Statement

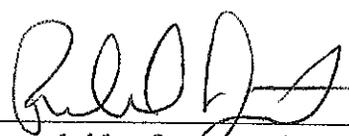
___ Traffic Impact Statement

___ Air Quality Study

___ Proof of filing with or approval from all other Federal, State, or County review agencies

NOTE: All plats, plans and documents shall contain the Township assigned application number

Date: 5-20-20



Signature and title of person who prepared check list

Letter of Intent
In Support of Request for Variance
2400 Hopewell Rd. Berlin, NJ 08009

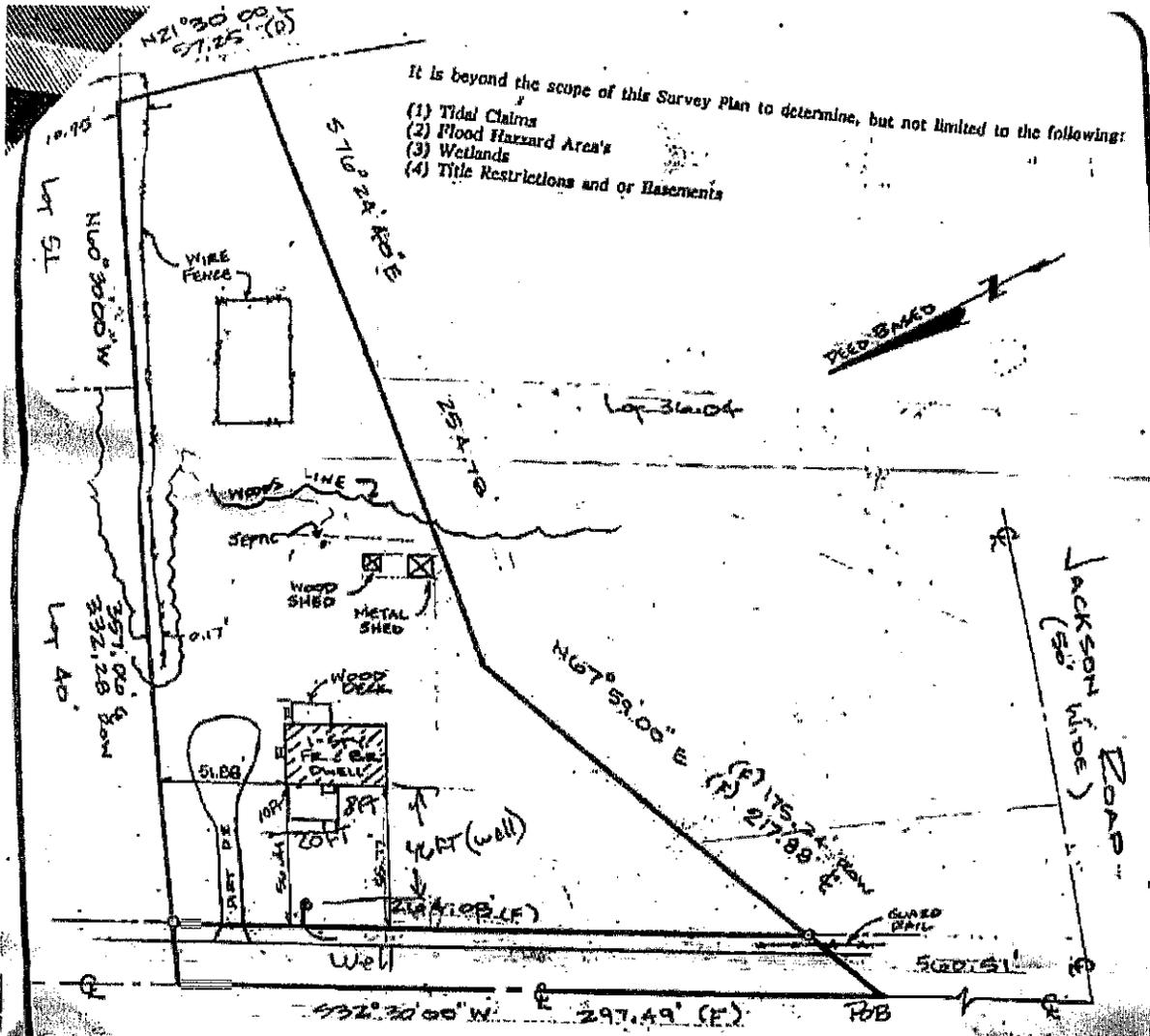
This Letter of Intent is in support of my request for a variance to the front yard setback requirement. The intention is to build a new cover front porch. The proposed porch is 20 feet wide and 8 feet deep. As such base on the current code, in particular section 176-126C, the setback front yard requirement for my particular non-compliant lot of record is 60 feet. However, I need 45 feet between the porch and the front of the property. I am requesting a variance to allow a front porch for the front of the house.

What perhaps most relevant here, and what I would ask the board to consider is the proposed project would be an improvement to the neighborhood and result in an overall increase in property value and tax base created by improvement.

Thank you for your consideration.

Respectfully submitted,

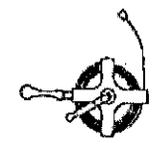
Robert Pyryt



It is beyond the scope of this Survey Plan to determine, but not limited to the following:
 (1) Tidal Claims
 (2) Flood Hazard Areas
 (3) Wetlands
 (4) Title Restrictions and or Easements

HOPEWELL RD.
 (49.5' WIDE)

- SURROUND BASED ON DEEDS PROVIDED BY INDEPENDENCE ABSTRACT
 - BEING LOT 36, BLK. 43005, TAX MAP.
 - CORNERS TO BE SET.
 - (F) FORCED DISTANCE



Design Land Surveying

Suite 204-B Lakeside Plaza
 860 RTE 168 Turnersville, N.J. 08012
 Toll Free Phone 1-800-418-9373
 Phone (609) 374-1134 • Fax (609) 374-1081

DATE 7-23-98
 SCALE 1" = 100'
 DRN: J.L.

SURVEY NO.
9807003

SURVEY OF PREMISES <u>2400 HOPEWELL RD.</u>	SITUATE IN: <u>WATERFORD TWP.</u> <u>CAMPDEN CO.</u> <u>NEW JERSEY</u>
------------------------------------------------	---------------------------------------------------------------------------------

TO: ROBERT B. FREY: INDEPENDENCE ABSTRACT & TITLE AGENCY
CEMONT MORTGAGE CO. ITS SUCCESSORS AND/OR AGENTS

In consideration of the fee paid for making this survey, I hereby declare that the said survey accurately depicts the legal description furnished to me. No responsibility is assumed for (a) the location of easements that may be located below the surface of the lands, and not visible, or (b) on the surface of the lands, and not visible, or (c) other interests not shown on the survey. This declaration is issued solely to the herein named purchaser for any transaction occurring within ninety (90) days of its date. The surveyor shall have no responsibility or liability for any reason unless the fee for the preparation of said survey is paid within thirty (30) days of its filing. Surveyor's liability for any reason shall not exceed the sum of ONE THOUSAND DOLLARS (1,000.00).

THOMAS N. TOLBERT
 PROFESSIONAL LAND SURVEYOR
 N.J. LIC. GS 38608