

December 21, 2021

**Via UPS GROUND**

Shurlana Stewart, Planning/Zoning Board Secretary  
City of Pleasantville  
18 N. First Street  
Pleasantville, NJ 08232

RE: Application of Teen Challenge New Jersey  
5 N. Second Street  
Block 100, Lot 24  
Pleasantville, New Jersey  
Our File No. 12521-001

Dear Ms. Stewart:

As you are aware, this firm represents Teen Challenge New Jersey (the "Applicant") in connection with the above application. In response to your request for additional documents, enclosed herein please find the following:

1. Fifteen (15) copies of Checklist D;
2. Fifteen (15) copies of Checklist E;
3. Fifteen (15) copies of Checklist H; and
4. Fifteen (15) copies a Certificate of Understanding executed by the Applicant.

Please notify me if you require any additional documents or information in order to deem this application complete. Once deemed complete, please notify me as to the date that the Board will consider this application and our firm will, of course, provide the required public notice in advance of that date.

Shurlana Stewart, Planning/Zoning Board Secretary  
City of Pleasantville  
December 21, 2021  
Page 2

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Thank you, as always, for your kind attention and usual courtesies.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, PC

By:   
MICHAEL J. LARIO, JR.

MJL/lmm  
Enclosures

- c. Todd Sheehan, Director (w/encl. via e-mail: [tsheehan@tcnewjersey.org](mailto:tsheehan@tcnewjersey.org))  
Marc DeBlasio, PE, PP, CME (w/encl. via e-mail: [marc@deblasioassoc.com](mailto:marc@deblasioassoc.com))  
Matthew W. Abrams (w/encl. via e-mail: [Abrams.Mett@deblasioassoc.com](mailto:Abrams.Mett@deblasioassoc.com))  
Keith A. Davis, Esquire (w/encl. via e-mail: [kdavis@ndglegal.com](mailto:kdavis@ndglegal.com))  
12521-001/14555



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST D.

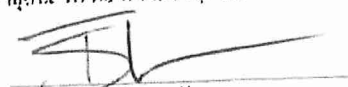
#### Minor Site Plans and Minor Subdivision Plats

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.
- N/A 24. Plans and computations for any storm drainage systems required.
- N/A 25. A Landscape Plan, depicting existing and proposed screening, buffering and landscape areas in conformance with §300-67.
- 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

12/13/2021  
Date

(insert revision date)



# PLEASANTVILLE LAND MANAGEMENT CODE

## CHECKLIST E. Preliminary Major Site Plans & Preliminary Major Subdivision Plats

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

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



1. All General Checklist Requirements in such number as indicated in Checklist A.



2. Plats or plans of the proposed project at a scale and paper size specified under Checklist A., item 2. B.

Provided

3. Topographical Outbound Survey of the Subject Property, at a scale of not less than 1"=50', prepared by a New Jersey Licensed Land Surveyor. If Survey is dated more than 2 years prior to the date of submission of the Subject Application, an Affidavit of No Change, prepared by a New Jersey Licensed Land Surveyor, certifying that the submitted survey depicts the true existing conditions on the subject property, shall also be required.

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).

N/A

4. Computation of lot area, and breakout of the area of the lot to be disturbed, expressed both in acreage and square feet, to the nearest tenth of an acre, both with and without existing and proposed public rights-of-way, parking and common open space areas.

N/A

5. Number of lots proposed, including the area and dimensions of each.

N/A

6. Existing contours referenced to United States Geological Survey datum, with project site and proposed contours at 1' intervals plotted thereon, except in areas where the slope exceeds 5%, where intervals may be 5'. Any proposed regrading shall be shown.



7. Existing and proposed spot elevations at all corners of the buildings and along the curbline.

N/A

8. A soils map with project site plotted thereon.



9. Existing tax sheet and existing block and lot number(s) of the lots to be subdivided or developed, as they appear on the current City Tax Map, with proposed block and lot numbers as provided by the City Tax Assessor.

N/A

10. Subdivision or development boundary lines (heavy solid line), lot lines to be removed (faded) and new lots to be created.



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).

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

12/13/2021  
Date



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST E. Preliminary Major Site Plans & Preliminary Major Subdivision Plans

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

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- N/A 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.
- N/A 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.
- N/A 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.
- N/A 15. The location and material of all existing and proposed monuments, including iron and copper pins.
- N/A 16. Right-of-way dedication(s) and improvement(s), as applicable.
- N/A 17. Proposed reservations for parks, playgrounds and common open space.
- N/A 18. Sight triangle easements with dimensions, bearings (to the nearest 10 seconds) and distances, as applicable.
- ☒ 19. Plans of proposed site improvements and/or utility layouts required by ordinance. Plans shall show proposed locations for all water and sewer lines, with connection details to existing water supply and sanitary sewerage systems for all valves, manholes and hydrants.
- N/A 20. Certification from appropriate state and county agencies and private providers as applicable, granting approval for the extension of utility service(s).
- N/A 21. Soil Erosion and Sediment Control Plan as required by N.J.S.A. 4:24-39 et seq., as applicable.
- ☒ 22. Detailed site drawings, drawn to scale and fully dimensioned, depicting the size and location of all existing and proposed structures, sidewalks and pedestrian walkways, signs and lighting, with height noted as applicable, and indicating if existing structures and uses will be retained or removed. All existing and proposed setbacks for structures must be delineated on the plans.
- ☒ 23. Detailed architectural (floor-plan) and elevation drawings, drawn to scale and fully dimensioned, depicting all four (4) building elevations (labeled "viewed from the" north, south, east and west, with street names as applicable), with finished-floor elevation, colors and materials indicated on the plans. All proposed setbacks for structures shall be delineated on the plans.

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

12/13/2021  
Date

(insert revision date)



PLEASANTVILLE LAND MANAGEMENT CODE

CHECKLIST E.  
Preliminary Major Site Plans &  
Preliminary Major Subdivision Plats

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

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

N/A 24. Plans and computations for any storm drainage systems required, including boring logs showing the character of the soil and elevation of the groundwater table; the location of all existing and proposed storm drainage pipes and watercourses; pipe sizes; grades; and flow directions.

Provided 25. Flood Zone.

N/A 26. A Landscape Plan, depicting existing and proposed open space, screening, buffering and landscape areas in conformance with §300-67.

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 27. 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 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. When a stream is proposed for alteration, improvement or relocation, or when a drainage structure or fill is proposed over, under, in or along a running stream, a report on the status of review by NJDEP (Division of Land Use Regulation);

N/A 31. Cross sections of watercourses and/or drainage swales at an appropriate scale, showing the extent of floodplain, top of bank, normal water levels and bottom elevations at locations required by the City Engineer.

N/A 32. The location and extent of drainage and conservation easements and stream encroachment lines.

N/A 33. When a tidal watercourse or wetlands are proposed for alteration, development, improvement or relocation, provide the status of review by NJDEP (Division of Land Use Regulation)

N/A 34. The status of application or request for exemption from NJDEP (Division of Land Use Regulation) for compliance with the Coastal Area Facility Review Act (N.J.S.A. 13:19-1 et seq.)

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

12/13/2021  
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## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST E.

#### Preliminary Major Site Plans & Preliminary Major Subdivision Plans

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

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- N/A 35. The location and type of adequate drainage provisions to reasonably reduce and minimize exposure to flood damage.
- Provided 36. The location, design and size of any on- or off-street parking or loading area(s), showing location of stalls, bays, aisles and barriers as well all means of vehicular ingress and egress from the site onto public streets.
- N/A 37. The location of existing utility structures on the tract and within 200' of the extreme limits of the tract.
- N/A 38. Profile plans, typical cross sections, construction details and horizontal and vertical alignment of the centerline of all proposed streets and of existing streets abutting the tract, clearly indicating the type and width of pavement and the location of curbs, sidewalks, shade trees and planting strips.
- N/A 39. Statement of compliance with the Stormwater Management Rules (N.J.A.C. 7:8).
- Provided 40. Concerning commercial development: the proposed number of shifts, the maximum number of employees on each shift and the hours of operation.
- N/A 41. Concerning the development, conversion, expansion or use of condominiums:
- A. Where a condominium is a single structure, a detailed floor plan of the entire structure.
  - B. Where the condominium is a complex of multiple structures, a detailed floor plan of the entire complex.
- N/A 42. If the development is proposed for construction in stages or units, a schedule for the development of such stages or units, stating the approximate beginning and completion date for each such stage or unit; the proportion of the total public and private open space and the proportion of each type of proposed land use to be provided or constructed during each such stage; and the overall chronology of development to be followed from stage to stage.
- Provided 43. Approval signature lines for the Board Chair, Board Secretary & City Engineer.

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

12/13/2021

Date

(Insert revision date)



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST H.

#### 'c' Variances

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

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

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

### PLEASE READ THE FOLLOWING CAREFULLY BEFORE COMPLETING THE VARIANCE JUSTIFICATION NARRATIVE

Under N.J.S.A. 40:55D-70(c), 'c' variance relief is required to permit the deviation from the strict application of land use regulations (generally) governing the physical development of a piece of property.

In order for a Planning Board or Zoning Board of Adjustment, as the case may be, to grant a 'c' variance request, an Applicant must demonstrate, to the Board's satisfaction, that special reasons (broadly defined as relieving an undue hardship on the Applicant [commonly referred to as a 'c-1' variance] OR advancing the purposes of the Municipal Land Use Law [commonly referred to as a 'c-2' variance]) exist. This is known as the Positive Criteria. Additionally, no variance may be granted which will be detrimental to the public good or the City's Zone Plan or Zoning Ordinance.

The grant of a 'c' variance requires an affirmative vote by a simple majority of the Board members present.

In order to satisfy the Positive Criteria for 'c-1' variances, the applicant must prove that:

(a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation...would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property..."

In order to satisfy the Positive Criteria for 'c-2' variances, the applicant must prove that the proposed development will achieve at least one (1) of the following Purposes of the Municipal Land Use Law:

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;

I, the 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

12/13/2021

Date

(insert revision date)



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST H.

#### 'c' Variances


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

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- b. To secure safety from fire, flood, panic and other natural and man-made disasters;
- c. To provide adequate light, air and open space;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey's citizens;
- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;

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

12/13/2021  
Date



## PLEASANTVILLE LAND MANAGEMENT CODE

### CHECKLIST H.

#### 'c' Variances

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

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

- l. To encourage senior citizen community housing construction;
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n. To promote utilization of renewable energy resources;
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

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

Applicants **MUST** submit variance justifications for all requested variances as part of this application process. Applications not containing the aforementioned detailed written narrative, addressing both the Positive Criteria required for 'c' variance relief and any impact the granting of the requested variance will have on the public good and the City's Zone Plan and Zoning Ordinance, shall be deemed **INCOMPLETE**.

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

  
Signature of Applicant

12/13/2021  
Date

(Insert revision date)



# PLEASANTVILLE LAND MANAGEMENT CODE

## CHECKLIST H.

'c' Variances

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

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

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

Provided  
Provided

1. All General Checklist Requirements in such number as indicated in Checklist A.

2. Plats, plans drawings of the proposed project at a scale specified under Checklist A., item 3.  
A. Plats, plans or drawings prepared by a New Jersey Licensed Land Surveyor, Professional Engineer, Professional Planner or Architect shall be submitted on a paper size specified under Checklist A., item 3. B. Plats or plans prepared by the Applicant may be submitted on a sheet no smaller than 11"x17".

Provided

3. Topographical Outbound Survey of the Subject Property, at a scale of not less than 1"=50', prepared by a New Jersey Licensed Land Surveyor. If Survey is dated more than 2 years prior to the date of submission of the Subject Application, an Affidavit of No Change, prepared by a New Jersey Licensed Land Surveyor, certifying that the submitted survey depicts the true existing conditions on the subject property, shall also be required. The Survey shall include the distances between the proposed building(s) and any other buildings on adjacent lots (on both sides and the rear of the Subject Property).

Provided

4. Lot area expressed both in acreage and square feet, to the nearest tenth of an acre, both with and without any area(s) located within any existing or proposed public rights-of-way.

Provided

5. Development boundary lines (heavy solid line).

Provided

6. 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 for structures must be delineated on the plans.

N/A

7. 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.

Provided on Plans

8. Completed Schedule of Requested 'c' Variances attached to this Checklist.

Provided at Testimony

9. Detailed justification for the relief requested, including statement addressing the Positive Criteria required for 'c' Variance relief, and specifically addressing any detrimental impact the grant of such variance might have to the public good or the City's Zone Plan or Zoning Ordinance.

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

12/13/2021  
Date



# PLEASANTVILLE LAND MANAGEMENT CODE

## CHECKLIST H.

### 'c' Variances

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

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

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

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

SCHEDULE OF REQUESTED 'c' VARIANCES			
Variance Number	Ordinance Reference	Regulation / Requirement	Existing / Proposed Condition
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

(use additional pages if necessary)

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.

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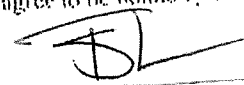
Each page of this Checklist must be signed and dated by the Applicant.

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

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

(use additional pages if necessary)

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

12/13/2021

Date

**CERTIFICATION OF UNDERSTANDING**

Teen Challenge New Jersey

I, \_\_\_\_\_, Applicant, applying to appear  
before the Pleasantville Planning and/or Zoning Board, do hereby  
CERTIFY that I understand that:

- a. The original amount posted into my escrow account may NOT be adequate to cover any bills presented against it by the Board professionals;
- b. If said original escrow is depleted, I will be required to post additional funds into the account;
- c. Until such additional funds are deposited, all work on the part of any of the Board professionals will cease until said funds are posted; and
- d. In the event of a dispute as to any bill or bills submitted, I, as the Applicant, have the option of applying to the Atlantic County Board of Construction Appeals, whose telephone number is 609-645-5971, for a fair resolution of the dispute.

Teen Challenge New Jersey

DATED: 12/13/2021

NAME:   
Applicant