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May 24, 2021

VIA UPS GROUND

Shurlana Stewart, Planning/Zoning Board Secretary
City of Pleasantville
132 West Washington Avenue
Pleasantville, NJ 08232

RE: Application of Teen Challenge New Jersey
5 N. Second Street
Block 100, Lot 24
Pleasantville, New Jersey
Our File No. 12521-1

Dear Ms. Stewart:

This firm represents Teen Challenge New Jersey (the "Applicant") with respect to this application for use variance relief pursuant to N.J.S.A. 40:55D-70d(1) in connection with the proposed conversion of the existing non-conforming mixed use residence/funeral parlor into a six bedroom residence for women recovering from drugs, alcohol and other life controlling issues at the above property.

As part of the overall plan of development, the Applicant is not proposing to expand the existing structure or enlarge the existing footprint in any way. A Project Narrative and Variance Justification Report providing additional information as to the proposed use and justification for the requested use variance relief is enclosed herein.

In support of this application enclosed herein please find the following:

1. Fifteen (15) copies of the City of Pleasantville Zoning Board Application form;
2. Fifteen (15) copies of the Variance Plan prepared by Mark DeBlasio and Associates dated May 10, 2021;
3. Fifteen (15) copies of photos of the existing funeral parlor/residence;
4. Fifteen (15) copies of the Project Narrative and Variance Justification Report;

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City of Pleasantville
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5. One (1) copy of the 200' Property Owner's List;
6. One (1) copy of the Proof of Paid Taxes; and
7. One (1) copy of the Applicant's W-9.

Lastly, enclosed herein please find two (2) checks in the amounts of \$550.00 and \$600.00 representing the required application fee and escrow deposit, respectively.

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 Zoning Board will consider this application and our firm will, of course, provide the required public notice in advance of that date.

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

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY: 

KEITH A. DAVIS

KAD:ch

Enclosures

- c. Todd Sheehan, Director (Via E-mail: tsheehan@tcnewjersey.org) w/application only
- Marc DeBlasio, PE, PP, CME (Via E-mail: marc@deblasioassoc.com) w/application only
- Matthew W. Abrams (Via E-mail: Abrams.Matt@deblasioassoc.com) w/application only
- Michael J. Lario, Jr., Esquire (Via E-mail: mlario@ndglegal.com) w/application only



**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: Teen Challenge New Jersey
 Address: 5 N. Second Street
Pleasantville, NJ 08232
 Phone No.: _____ Fax No.: _____

Agent for Applicant (if applicable)

Agent's Name: Keith A. Davis, Esq. - Nehmad, Davis, Goldstein PC
 Address: 4030 Ocean Heights Ave.
Egg Harbor Township, NJ 08234
 Phone No.: 609-927-1177 Fax No.: 609-926-9721

Subject Property

Street Address: 5 N. Second Street
City of Pleasantville
 Block(s): 100 Lot(s): 24
 Zoning Districts: R-50 Zoning District

Application is being made to:

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

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

Signature of Applicant

4/16/2021
 Date



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

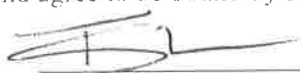
APPLICATION IS BEING MADE FOR:

- () 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

4/16/2021

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: Teen Challenge New England, Inc.
Address: 1315 Main Street
Brockton, MA 02301
Phone No.:
Fax No.:
Email Address:

Date Owner purchased the Subject Property: 7 / 26 / 17

Was Subject Property purchased from the City of Pleasantville: () Yes
(checked) No

If not the Owner, Applicant's standing to bring Application:
(checked) Lessee () Contract Purchaser () Other

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

Applicant is a(n) (check one):
() Individual (checked) Corporation () Partnership
() Limited Liability Corporation (LLC) () Limited Liability Partnership (LLP)

If Applicant is not an individual,
Name of Corporation, Partnership, LLC or LLP: Teen Challenge New Jersey
Official empowered to complete this Disclosure on behalf of the Corporation, Partnership, LLC or
LLP: As Teen Challenge New Jersey is Non-Profit Corporation, there are no owners with stock/interest of 10% or more.
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
Date 4/16/2021



APPLICATION PACKAGE
for
LAND USE APPROVAL
City of Pleasantville

FORM 6: PROJECT INFORMATION

Project Name: Application of Teen Challenge New Jersey

Present Use of the Subject Property: Non-conforming funeral home/residential building.

Proposed Use of the Subject Property:

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

Specify:

- () Construction of rental or for-sale commercial or other use.

Specify:

- [X] Other. Specify: Residential use for women recovering from alcohol and drug addiction.

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:

Two-Family, 5 Bedrooms

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

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

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

If Yes, explain:

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 4/16/2021



**APPLICATION PACKAGE
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City of Pleasantville**

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


If Yes, explain: _____

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

If yes, specify (as applicable)

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

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



Signature of Applicant

4/14/2021

Date



**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

4/16/2021

Date

(insert revision date)



**APPLICATION PACKAGE
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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) | <u>45 ft.</u> | <u>50 ft.</u> | <u>No change.</u> |
| Lot Depth (ft) | <u>100 ft.</u> | <u>100 ft.</u> | <u>No change.</u> |
| Lot Size (s.f.) | <u>4,500 SF</u> | <u>5,000 SF</u> | <u>No change.</u> |

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

| | <u>Existing</u> | <u>Required</u> | <u>Proposed</u> |
|--------------------------------|--------------------------|-----------------------|-------------------|
| Front Yard Setback (ft) | <u>4.2 ft.</u> | <u>20 ft.</u> | <u>No change.</u> |
| Side Yard Setback [L / R] (ft) | <u>2.9 ft. / 5.7 ft.</u> | <u>6 ft. / 20 ft.</u> | <u>No change.</u> |
| Rear Yard Setback (ft) | <u>3.8 ft.</u> | <u>30 ft.</u> | <u>No change.</u> |
| Impervious Coverage (%) | <u>86.8%</u> | <u>60%</u> | <u>No change.</u> |

Height and number of stories for Principal Building (if multiple Principal buildings, provide information for tallest building): 34.3 feet 2.5 stories

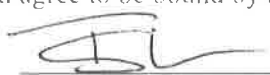
Does the Subject Project conform with all applicable requirements for the specific Zoning District in which the Subject Property is located as specified by the Pleasantville Land Management Code (Chapter 300)?
 Yes No

If No, explain nonconformities: Existing Non-Conformities relating to minimum lot area, minimum lot width, minimum front, side and rear yard setback, maximum building coverage and maximum impervious coverage.

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: _____

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

4/16/2020

 Date



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

FORM 8: PROJECT PROFESSIONALS

(use additional sheets if necessary)

Project Attorney: Keith A. Davis, Esq. - Nehmad, Davis, Goldstein, PC
 Address: 4030 Ocean Heights Ave.
Egg Harbor Township, NJ 08234
 Phone No.: 609-927-1177 Fax No.: 609-926-9721
 Email Address: kdavis@ndglegal.com

Project Engineer: Marc A. DeBlasio, PE
 Address: 4701 New Jersey Ave.
Wildwood, NJ 08260
 Phone No.: 609-854-3311 Fax No.: 609-854-4323
 Email Address: _____

Project Planner: _____
 Address: _____

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

Project Architect: _____
 Address: _____

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

Project Surveyor: _____
 Address: _____

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

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


 Signature of Applicant

4/11/2021
 Date



APPLICATION PACKAGE
for
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City of Pleasantville

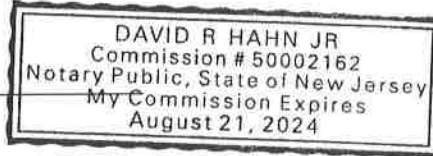
FORM 10: CERTIFICATIONS

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.

[Handwritten Signature]
Applicant's Signature

Sworn to and subscribed before me this
16th Day of April, 2021.

[Handwritten Signature]
Notary Public of New Jersey



PROPERTY OWNER WHERE NOT APPLICANT: I certify that I am the Owner of the property which is the subject of this application, that I have authorized the Applicant to make this Application and that I agree to be bound by the Application, the representations made by the Applicant and the decision of the Board in the same manner as if I were the Applicant. If the owner is a Corporation, an authorized Corporate Officer must sign this Certification. If the owner is a Partnership, the General Partner must sign this Certification. If the owner is an LLC, the Managing Member must sign this Certification.

Applicant's Signature

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

Notary Public of New Jersey