

**CITY OF CAMDEN
DEPARTMENT OF PLANNING & DEVELOPMENT**

**DIVISION OF PLANNING
&
ZONING**



**SITE PLAN APPLICATION AND
SUBMISSION ITEMS PACKAGE**

Any question please contact:
Angela Miller, Planning Board Secretary
(856) 757-7214

SITE PLAN APPLICATION AND SUBMISSION ITEMS PACKAGE

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**SITE PLAN APPLICATION
CHECKLIST**

CHECK IF COMPLETED

FOR OFFICE USE ONLY

- | | |
|--|-------|
| <input checked="" type="checkbox"/> 1. Zoning Application | _____ |
| <input checked="" type="checkbox"/> 2. Site Plan Applications & Site Plans (15 copies of both) | _____ |
| <input checked="" type="checkbox"/> 3. Proof of ownership (i.e. Deed, Tax Bill and/or Lease) | _____ |
| <input checked="" type="checkbox"/> 4. Signed Escrow Fee Agreement | _____ |

PRIOR TO SUBMISSION OF ANY SITE PLAN APPLICATIONS EVERY APPLICANT MUST CALL FOR A PRE-APPLICATION CONFERENCE.

IT IS STRONGLY ADVISED THAT THE APPROPRIATE PROFESSIONALS BE PRESENT AT SAID MEETING.

PRE-APPLICATION CONFERENCE FEE: \$500.00

(ACCORDING TO SECTION 577-270 OF THE CITY'S ZONING CODE)

***NOTE:**

- A. Incomplete applications will not be processed.
- B. Submission hours are 8:30am to 4:30pm, Monday through Friday. All applications must be stamped "received" by the Division of Planning. No outside drop-offs will be processed.
- C. All plans must be folded with *Title Block* facing upward.
- D. Whenever public notice is required, the Division of Planning shall prepare procedures for said notification and advise applicant of its readiness.

The following checklist pertains to PLOT PLANS:

Check if Completed

For Office Use Only

- | | |
|---|-------|
| <input checked="" type="checkbox"/> 1. Name and Address of owner and applicant | _____ |
| <input checked="" type="checkbox"/> 2. Name, signature, licenses #, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect (as applicable). | _____ |
| <input checked="" type="checkbox"/> 3. Title block denoting type of application, tax map sheet, county municipality, block and lot, and street address. | _____ |
| <input checked="" type="checkbox"/> 4. Key map not less the 1" – 1000" showing location of tract to surrounding street, municipal boundaries, etc. within 500'. | _____ |
| <input checked="" type="checkbox"/> 5. Schedule for required and proposed zone requirements for Lot area, frontage, setbacks, imperious coverage, parking, etc. | _____ |
| <input checked="" type="checkbox"/> 6. North arrow to top of sheet, scale and graphic scale. | _____ |
| <input checked="" type="checkbox"/> 7. Signature block for board chair, secretary, zoning officer/ administrative officer and engineer. | _____ |
| <input checked="" type="checkbox"/> 8. Date of property survey | _____ |
| <input checked="" type="checkbox"/> 9. Acreage of tract to nearest tenth | _____ |
| <input checked="" type="checkbox"/> 10. Date of original and all revisions | _____ |
| <input checked="" type="checkbox"/> 11. Size and location of existing or proposed structures and their dimension of setbacks | _____ |
| <input checked="" type="checkbox"/> 12. Location and dimensions of any existing or proposed streets | _____ |
| <input checked="" type="checkbox"/> 13. All proposed lot lines and area of lots in square feet | _____ |
| <input checked="" type="checkbox"/> 14. Copy of and plan delineation of any existing or proposed deed restriction | _____ |
| <input checked="" type="checkbox"/> 15. Any existing or proposed easement or land reserved or dedicated for public use | _____ |
| <input checked="" type="checkbox"/> 16. Existing streets, other right-of-way or easements; water courses, wetlands, soils floodplains, or other environmentally Sensitive area within 200' of tract | _____ |
| <input checked="" type="checkbox"/> 17. Topographical features of subject property from USGS 7.5 minute maps | _____ |

CHECK IF COMPLETED

FOR OFFICE USE ONLY

- 18. Boundary, limits, nature and extent of wooded areas, Specimen trees and other significant physical features _____
- 19. Drainage calculations _____
- 20. Proposed utilities: sanitary sewer, water, storm water management, telephone, cable TV and electric _____
- 21. Soil erosion and sediment control plan if more than 5000 sq. ft. _____
- 22. Spot and finished elevations at all property corners, corners of Structures, existing or proposed first floor elevations _____
- 23. Construction details road and paving cross-sections and profiles if no profiles needed _____
- 24. Lighting plan and details _____
- 25. Landscape plan and details _____
- 26. Site identification signs, traffic control signs, and directional signs _____
- 27. Sight triangles _____
- 28. Vehicular and pedestrian circulation patterns _____
- 29. Parking plan indicating spaces, size and type aisle width internal Collectors, curb cuts, drives and driveways and all ingress and Egress areas with dimensions _____
- 30. Preliminary architectural plan and elevations _____
- 31. Environmental impact report, parcels 2 acres or larger _____
- 32. Plan paper size should be 24 by 36 _____

**PURSUANT TO THE CODE OF THE CITY OF CAMDEN
(ARTICLE I, SECTION 233-4)**

SITE PLAN APPLICATION

(Please Answer ALL Questions)

APPLICANT Haddon Avenue Apartments, LLC

ADDRESS c/o Conifer, 1200 Howard Boulevard, Suite 250, Mt. Laurel, NJ 08054

TELEPHONE# 856-793-2094 **FAX#** _____

OWNER OF PROPERTY Parkside Renew, LLC
(if other than applicant)

ADDRESS 1487 Kenwood Avenue, Camden, NJ 08103

TELEPHONE _____

**IF APPLICANT IS INCORPORATE OR A PARTNERSHIP, LEGAL REPRESENTATION IS REQUIRED.
PLEASE PROVIDE THE FOLLOWING:**

ATTORNEY'S NAME Kevin Sheehan

ADDRESS 2 Cooper Street, Suite 1901, Camden, NJ 08102

TELEPHONE# 856-985-4020 **FAX#** 856-595-9631

EMAIL ADDRESS ksheehan@parkermccay.com

PLEASE PROVIDE THE FOLLOWING INFORMATION BELOW:

ENGINEER AND/OR ARCHITECT NAME Keller Engineers of New Jersey, LLC

ADDRESS 35 Kings Highway East, Suite 120, Haddonfield, NJ 08033

TELEPHONE# 856-536-3169, Ext. 102 **FAX#** 856-494-0040

ADDRESS OF DEVELOPMENT 1301 Haddon Ave, Camden, NJ 08104

BLOCK NO.(S) 1322 **LOT NO.(S)** 55 **ZONE** Underlying zone: R-2;
Gateway Redevelopment Plan:C-2/R-2

PRESENT USE(S) Vacant Lot

DESCRIBE PROPOSED USES (S):
(attach separate sheet if needed) -4-four story mixed use Commercial & Residential building.

- 1st Floor commercial/retail use

- 2nd, 3rd, 4th floors will be residential (51 units; 1-3 bedroom apartments)

SQUARE FOOTAGE OF PROPOSED USE 30,831.77 sq ft

LOT AREA (Measured in Square Footage) 30,831.77 sq ft

BUILDING AREA OF GROUND FLOOR 7030.66 sq. ft

BUILDING AREA (Total Sq. Ft. – all floors) 28,122.64 sq ft (4 floors)

NO. OF PROPOSED PARKING SPACES 51

NO. OF EXISTING PARKING SPACES 0

AREA IN ACRES OF ANY ADDITION ADJOINING LAND OWNED BY APPLICANT 0

DOES THIS APPLICANT CONSTITUTE:
(Please check appropriate box)

New Application

Preliminary Preliminary and Final

Revision or Resubmission of a prior application

*IS THIS APPLICATION FOR A VARIANCE TO CONSTRUCT A MULTI-DWELLING OF 25 OR MORE FAMILY DWELLING UNITS? (Please check) YES NO

*IS THIS APPLICATION INTENDED FOR COMMERCIAL PURPOSE(S)? Mixed Use (Commercial & Residential) (Please check) YES NO

IF THE ANSWER TO (A) OR (B) IS "YES", AND/OR IF APPLICANT IS A CORPORATION OR PARTNERSHIP, PLEASE PROVIDE THE FOLLOWING:

1. Name and address of all stockholders or individual partners owning at least 10% of its stock, of any class, or at least 10% of the interest in the partnership, as the case may be. (Additional sheet may be attached if needed).

NAME

ADDRESS

See Attached.

DOES THIS APPLICATION INCLUDE:

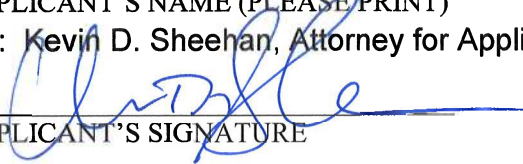
1. AN ADDITION OF 1,000 SQ. FT. OR MORE TO AN EXISTING STRUCTURE?
(Please circle) YES NO

2. AN ADDITION OF 1,000 SQ. FT. OR MORE OF PAVING AREA FOR OFF-STREET PARKING?
(Please circle) YES NO

THIS APPLICANT CERTIFIES THAT THE ABOVE INFORMATION HAS BEEN COMPLETED TO THE BEST OF HIS/HER KNOWLEDGE.

7/12/2024
DATE

Haddon Avenue Apartments, LLC
APPLICANT'S NAME (PLEASE PRINT)
By: Kevin D. Sheehan, Attorney for Applicant


APPLICANT'S SIGNATURE

IV. ASSESSMENT CERTIFICATION

Section A: Applicant shall complete

SECTION A	<u>OWNER</u>
Name of OWNER of Property <u>Parkside Renew, LLC</u>	
Address: _____	
SEARCH Address: <u>1301 Haddon Avenue</u>	
Block: <u>1322</u>	Lot: <u>55</u> Account: _____

Section B: Applicant shall take this form to the City of Camden Tax Office, Room 117 (1st floor) for completion to indicate whether taxes are paid up to date. Applicant must also go to the PNC Bank (Broadway & Market St) for water and sewer to make sure water /sewer is paid up to date. Upon completion, this form shall be submitted with original application. **NO APPLICATIONS WILL BE ACCEPTED – if any money is owed for Taxes or Water/Sewer, no permit can be issued until accounts are paid in full-proof of payment must be brought back before turning application in.**

Section C: TAX OFFICE & PNC BANK
 An application for Zoning/Sign permit has been submitted to the Division of Planning. Please check your records to be certain that the account is current

I HEREBY CERTIFY THAT THE PROPERTY ASSESSMENT ARE:
****MORTGAGE LETTERS ON LETTERHEAD WILL BE ACCEPTED FOR SALE/RESALE PROPERTIES ONLY****

Account Type	Qtr.	Due date	Amount Owed	Other
(Taxes) W&S/Other		<u>PAST DUE</u>	<u>\$697.85</u>	<u>AM 6-10-24</u>
(Taxes) W&S Other		<u>Not billing</u>		<u>QE 6/11</u>
(Taxes/W&S/Other		_____	_____	_____
(Taxes/W&S/Other		_____	_____	_____

COMMENTS: _____

DATED: _____ PREPARED BY: _____

ESCROW DEPOSIT AGREEMENT BETWEEN THE CITY OF CAMDEN AND

DEPOSITOR Haddon Avenue Apartments, LLC

Address c/o Conifer, 1200 Howard Boulevard, Suite 250
Mt. Laurel, NJ 08054

Telephone No. 856-793-2094 Check No. _____


Depositor herewith deposits the sum of Two Thousand Four Hundred Eight Dollars and 82/100 dollars (\$2,408.82) with the City of Camden in accordance with an subject to the provisions of the City of Camden Ordinance No. MC-2304, being incorporated by reference and made a part hereof, and agrees to the following:

1. Depositor's payment of said deposit is made in connection with an application for:
Site plan for a mixed used 4 story building that will have both commercial and residential use.

At (provide address with block and lot number): 1301 Haddon Ave, Camden, NJ 08104
Block: 1322 Lot: 55
2. The Treasure of the City of Camden shall be authorized to disburse to the City Engineer from the funds deposited, those fees required to be paid for the technical and professional review by the Zoning Board of Adjustment and/or Planning Board pursuant to the terms of Ordinance MC-2304.
3. All fees shall be disbursed upon reconciliation of the Engineer & Insurance Escrow Accounts by Ordinance MC-2304.
4. If there are insufficient funds in the depositor's escrow account to pay all pending bill attribute to the aforementioned project, depositor shall be notified by the appropriate agency and requested to make an additional deposit into the escrow account.
5. Depositor understands that if he/she fails to make any additional deposit required, depositor's application shall be denied.
6. Any additional deposits shall be made to the Treasure, City of Camden, by way of the Division of Planning, in accordance with the terms set forth herein unless otherwise agreed to by the depositor and the approving agency.
7. The City of Camden shall not be required to pay interest on any sums held pursuant to this agreement.

IN WITNESS WHEREOF the undersigned hereby accepts the terms and conditions of this agreement.

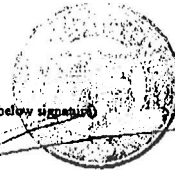
7/12/2024
DATE:



Applicant or Authorized Signature
Kevin D Sheehan, Attorney for Applicant,

NJOR 09-11743-A

103 - DEED - Bargain and Sale (Covenant as to Grantor's Acts)
IND. TO IND. OR CORP. - Plain Language



110 Marter Ave., Suite 107
Moorestown, NJ 08057
(856) 231 0990
Fax (856) 778-8110

Prepared by: (Print signer's name below signature)

[Handwritten Signature]

YASMEEN S. KHALEEL, ESQ.

RETURN NUMBER -115078

DEED

CAMDEN COUNTY, NJ
CAMDEN COUNTY CLERK'S OFFICE
DEED-DR BOOK 09371 PG 0823
RECORDED 02/08/2011 10:44:30
FILE NUMBER 2011009449
RCPT #: 9686267 RECD BY: barbarak
RECORDING FEES 60.00
MARGINAL NOTATION 0.00
TOTAL TAX 16.00

This Deed is made on January 13, 2011,

BETWEEN ROBERT LUCAS AND ELSIE LUCAS, Husband and Wife,

whose address is 191 Taunton Boulevard, Medford, NJ 08055,

referred to as the Grantor,

AND PARKSIDE RENEW, LLC, a New Jersey Limited Liability Company,

having its principal offices at 1487 Kenwood Avenue, Camden, NJ 08103,

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the collective sum of FOUR THOUSAND DOLLARS AND 00/100 (\$4,000.00) and other good and valuable consideration.

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A 46:15-2.1) Municipality of Camden City, County of Camden; Block No. 1322 Lot No. 55 Account No.

No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The property consists of the hereafter described land and all the buildings and structures on the land located in the City of Camden, County of Camden and State of New Jersey. The legal description is:

ALL THAT CERTAIN lot, parcel or tract of land, situate and lying in the City of Camden, County of Camden and State of New Jersey begin more particularly described as follows:

BEGINNING at a point in the South line of Liberty Street, distant two hundred and forty feet Eastward from the Southeast corner of Green and Liberty Streets; and extending thence Eastward in said South line of Liberty Street, twenty feet in front or width, and in length or depth, Southward between parallel lines of that width at right angles with Liberty Street, one hundred feet.

BEING bounded on the North by Liberty Street, on the East by Lot No. 268, on the South by Lot No. 267 and on the West by Lot No. 264.

ALSO KNOWN AS Lot 55 in Block 1322 on the City of Camden Tax Map.

COMMONLY KNOWN AS 1274 Liberty Street, Camden, NJ 08101

1511406

BEING the same land and premises which became vested in Robert Lucas and Elsie Lucas, husband and Wife, by Deed from Mary Mathern, a Widow, dated August 16, 1979, and recorded in the Camden County Clerk's Office on August 24, 1979 in Deed Book 3659, Page 205.

UNDER AND SUBJECT TO covenants, conditions, reservations, easements and restrictions of record.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this deed as of the date at the top of the first page.

Witnessed or Attested by:

Julie A. McCleary

Robert Lucas (Seal)
_____ ROBERT LUCAS

Witnessed or Attested by:

Mark

Elsie Lucas
Elsie Lucas (Seal)
_____ ELSIE LUCAS

STATE OF NEW JERSEY,

COUNTY OF *Burlington* SS.:

I CERTIFY that on 1/13, 2011, ROBERT LUCAS and ELSIE LUCAS personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$4,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

Julie A. McCleary
[Notary Public] commission 7/22/11



Julie A. McCleary
Notary Public
State of New Jersey
my comm. expires 7/22/11



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

Robert Lucas and Elsie Lucas

Current Resident Address:

Street: 191 Taunton Boulevard

City, Town, Post Office

State

Zip Code

Medford

NJ

08055

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

1322

55

Street Address:

1274 Liberty Street

City, Town, Post Office

State

Zip Code

Camden

NJ

08101

Seller's Percentage of Ownership

Consideration

Closing Date

100%

\$ 4,000

~~8/21/2010~~ 1/13/11

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-residents)

1. I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6. The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
 No non-like kind property received.
8. Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

1/13/11
Date

Robert Lucas
ROBERT LUCAS Signature
(Seller) Please Indicate if Power of Attorney or Attorney in Fact

1/13/11
Date

Elsie Lucas
ELSIE LUCAS Signature
(Seller) Please Indicate if Power of Attorney or Attorney in Fact