



Mount Laurel Township

Department of Community Development

750 Centerton Road, Mount Laurel New Jersey 08054

Phone: 856-234-0001 P-ext. 1318 Z-ext. 1226 www.mountlaurel.com

APPLICATION FOR LAND DEVELOPMENT

Application No. 24-D-16

SITE ADDRESS: 538 Fellowship Road

App. Rec'd 11-4-24

BLOCK: 1204 LOT(S): 6 ZONE(S) I - Industrial

Admin. Complete _____

Compete for PH _____

PLEASE CHECK ALL THAT ARE REQUESTED:

- | | | |
|---|--|--|
| ☐ Minor Site Plan | ☐ Preliminary Major Site Plan | ☐ Final Major Site Plan |
| ☐ Minor Subdivision | ☐ Preliminary Major Subdivision | ☐ Final Major Subdivision |
| ☐ Concept Plan (optional) | ☐ Conditional Use | ☒ Other: <u>Temporary Use Permit</u> |
| ☐ Minor Site Plan Alteration | ☐ Amended Site Plan | ☐ Extension of Time |
| ☐ Site Design Waiver (Exception) _____ | | |

Variance Request (N.J.S.A 40:55D-70)

- ☐ (a) Appeal of Admin. Officer Action
- ☐ (b) Interpretation
- ☐ (c) Bulk Variance
- ☐ (d) Use Variance

1. Applicant's Name: RAR Capital, LLC

Address: 2466 High Road, Huntington Valley, PA 19006

Phone: _____ Alt: Phone _____ Email: _____

Status of Applicant: Individual Partnership Corporation

Names and Addresses of all stockholders or individual partners owning at least 10% of stock or interest per N.J.S.A 40:55D-48.1 through 48.4 (Attach a separate sheet if necessary.) *Please see attached corporate disclosure information statement.

2. Owner's Name 538 Fellowship Road, LLC

Address: 2466 High Road, Huntington Valley, PA 19006

Phone: _____ Alt. Phone: _____ Email: _____

3. If the Applicant is required to be represented by an attorney, list the attorney's name & address here:

N.J. Attorney's Name Niall J. O'Brien, Esquire

N.J. Attorney's Address Archer & Greiner, P.C., 1025 Laurel Oak Road, Voorhees, NJ 08043

Phone: 856-616-2696 Alt. Phone _____ Email: nobrien@archerlaw.com

4. (a) Check here ☒ if zoning variances are required.
- (b) Check here ☐ if exceptions to the application or municipal requirements are requested (N.J.S.A 0:55D-51)
- (c) Check here ☐ if exceptions to the Residential Site Improvement Standards (RSIS, NJAC 5:21-3.1)
- (d) Check here ☐ if waivers from the RSIS (N.J.A.C 5:21-3.2) are requested. (Such waivers require application to, and approval of, the N.J. Site Improvement Advisory Board.)

NOTE: If any of the above four (4a, b, c, d) are required, attached hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.

5. Name(s) and address (es) of person(s) preparing plans and reports (Attach additional sheets if necessary):

Name: _____ Profession: _____ NJ Licenses: _____

Address: _____ Phone: _____

Email: _____

Name: _____ Profession: _____ NJ Licenses: _____

Address: _____ Phone: _____

Email: _____

6. (a) Are there any existing Deed Restrictions? (Check box that applies) ☐ NO ☒ YES (Attach copy of existing restrictions)
- (b) Are any Deed Restrictions proposed? (Check box that applies) ☒ NO ☐ YES (Attach copy of proposed restrictions)

7. Contemplated form of ownership (Check all that apply):

☒ Fee Simple

☐ Condominium

☐ Cooperative

☐ Rental

8. Briefly describe and include dates for any prior or currently pending proceedings by the applicant, or other if known, before this Planning Board or Zoning Board or any other federal, state, or local board or agency involving the property that is the subject of this application. (Attached sheet if necessary)

Unknown.

9. (A) List the exact section of the Township Code where variance (s) or waiver (s) is requested (Attach sheet if necessary)

The Variance sought is from Section(s) 154- 56(C) _____, _____, _____, of the Zoning Ordinance to Enable the Applicant to:

Permit the temporary use of a fleet vehicle parking facility where the use is not expressly
permitted within the Industrial (I) Zoning District.

(B) Hardship or Special Reason why the Variance Should Be Granted (see attached sheet) _____

Facility was previously utilized as a Greyhound Bus terminal and is uniquely suitable for
the proposed use.

10. List any material accompanying this application. (Attach sheet if necessary)

Please see the application cover letter.

11. Applicant certifies that the plans and the attached (Checklist if applicable) are accurate to the best of his/her knowledge.

Archer & Greiner, P.C. - Attorneys for Applicant

Date 11/1/24

Applicant's Signature



Applicant's Name (please print)

BY: Niall J. O'Brien, Esquire



MOUNT LAUREL TOWNSHIP
COMMUNITY DEVELOPMENT
Planning Board and Zoning Board of Adjustment
750 Centerton Road
Mount Laurel, NJ 08054
PHONE 856-234-0001 P-ext. 1316 Z-ext. 1226

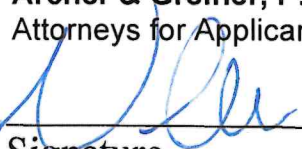
Block 1204 Lot 6 Applicant RAR Capital, LLC

Final approvals will be subject to MUA approval.

Please check one of the following and return with your application packet.

- ☐ On _____ (date) I applied to the Mount Laurel Township MUA for plan review and to establish escrow.
- ☒ I have not applied to the Mount Laurel Township MUA for plan approval and escrow at this time, I understand, therefore, that the MUA will not be part of the review process for this application. The MUA can require changes which could cause the Mount Laurel professionals to re-review plans/application.

Archer & Greiner, P.C.
Attorneys for Applicant / Owner


Signature

BY: Niall J. O'Brien, Esquire

11/1/24
Date

RAR Capital, LLC
Application for Temporary Use Permit
538 Fellowship Road / Block 1204, Lot 6
Mount Laurel Township, Burlington County, New Jersey

CORPORATE DISCLOSURE INFORMATION STATEMENT

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons or entities having a 10% or greater interest in RAR Capital, LLC are listed below:

Joshua E. Matthew
2466 High Road
Huntington Valley, PA 19006

Rush Shah
2466 High Road
Huntington Valley, PA 19006

Consent of Owner

The undersigned, being the owner of the lot or tract described in this application, hereby consent to the making of this application and the approval of the plans submitted herewith with condition(s), if appropriate. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency (If owned by a corporation, attach a copy of resolution authorizing application and officer signature.) I understand that all the Escrow Accounts and Taxes must be paid current.

Per Article XIII Administration section 154-100.1 of the Township Code to be deemed a complete application. I understand that NO application for development shall be deemed complete if there are outstanding, uncollected fees and escrows resulting from last application or prior submissions involving the property in question or any part thereof, including the base tract, and no application shall be deemed complete if there are outstanding taxes-

If the escrow account is deficient due to the application process of a previous or current application, the property owner is responsible to pay the negative balance.

Joshua E. Mathew	538 Fellowship LLC By RAR Capital, LLC, Authorized Member By Joshua E Mathew, Authorized Member	Member, RAR Capital, LLC
Print Name	Company Name or Individual	Position/Title

[Signature]
Signature

November 6, 2024
Date

Sworn and Subscribed to me before this

8th Day of November, 2024 (year)
[Signature]

Commonwealth of Pennsylvania - Notary Seal
ROWEN MEGHAN GALLAGHER - Notary Public
Philadelphia County
My Commission Expires August 6, 2025
Commission Number 1398488

FEES: See Ordinance 2010-3, 2010-4, 2010-5, 2010-6, & 2023-10

Please provide separate checks made payable to Mount Laurel Township for the following amounts:

Filing Fee	<u>\$100</u>
Escrow	<u>\$500</u>
200' list Request	<u>\$10</u>
Publ. Of Decision	<u>\$40</u>

11/1/24

Received this _____ Day of _____, _____

Signature of Board Administrator

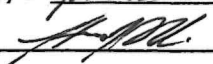
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<u>Josh Mathew</u>	<u>RAR Capital</u>	<u>Principal</u>
Print Name	Company Name or Individual	Position/Title
	<u>11/1/24</u>	
Signature	Date	

Sworn and Subscribed to me before this
1st Day of NOVEMBER, 2024 (year)


Commonwealth of Pennsylvania - Notary Seal
Harry Penn Jr, Notary Public
Philadelphia County
My Commission Expires 8/25/2025
Commission Number 1406785

FEES: See Ordinance 2010-3, 2010-4, 2010-5, 2010-6, & 2023-10

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Received this _____ Day of _____, _____

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