

# City of Somers Point

SOLICITOR FLEISHMAN  
ENGINEER WATKINS  
CONSTRUCTION OFFICIAL MCBRIEN

DEPARTMENT OF PLANNING & ZONING

CHAIRMAN  
P. STRIEFSKY  
J. GLASSER  
D. SHARP  
M. SWEENEY  
B. COTTON  
H. DILL  
R. GREEN  
ALTERNATES: J. SHIELDS  
F. FERRERI

A reorganization and regular meeting of the City of Somers Point Planning Board will be held January 20, 2021 by remote access only by video and audio means. The meeting will start at 6:30 pm. At the time of the meeting, anyone from the public wishing to attend may do so remotely by accessing the video and audio of the meeting on the internet at <https://us02web.zoom.us/j/2314924591> on a supportable desktop computer, laptop computer, tablet or other supportable device. You may be required to download the "Zoom" meeting application at or prior to the time of the meeting. Anyone from the public may also attend the meeting by accessing only the audio of the meeting by telephone by calling 1- 301-715-8592 and entering meeting ID 231 492 4591. Additional local call in numbers can be found at <https://us02web.zoom.us/u/kcCIVi6Gkn>.

The agenda of the meeting, and copies of any application before the Board, and any maps and documents relating to any application before the Board, may be found on the internet at [http://www.somerspointgov.org/mainpages/planning\\_board.asp](http://www.somerspointgov.org/mainpages/planning_board.asp) under the "Planning Board Meeting Dates and Board Documents" section. The agenda will additionally be posted as required by law. Copies of any application before the Board, and any maps and documents relating to any application before the Board, may also be inspected by the public on weekdays (except holidays) during regular business hours at City Hall, 1 W. New Jersey Avenue, Somers Point, NJ.

For additional information, you may contact Jayne Meischker, Board Secretary, at the City of Somers Point Planning and Zoning Office, at (609) 927-9088 x 142, or by email at [jmeischker@spgov.org](mailto:jmeischker@spgov.org).

PLANNING BOARD AGENDA  
JANUARY 20, 2021 REMOTELY  
REORGANIZATION AND REGULAR MEETING AT 6:30 PM

1. Flag Salute
2. Open Public Meetings Act
3. Roll Call
4. Swearing in of new and reappointed Board members by Mayor Glasser
5. Nominations for Board chairman and Vice Chairman, Board Secretary, Board Solicitor and Board Engineer. Board confirmations to follow.
6. Approval of 2021 Board meeting dates
7. Approval of minutes from December meeting
8. Approval of Decisions and Resolutions: IDA Development Associates/Target
9. Applications: 720 New Rd., LLC , Block 1622/Lots 1, 2, 3, 4. 720 New Rd. Zoned HC-1. Amended Preliminary and Final Site Plan with "C" variances for signage.
10. Public session
11. Other business

*Jayne Meischker*

Jayne Meischker, Board Secretary



"Small Town Charm On The Bay"

Nehmad Perillo  
Davis & Goldstein



Nehmad Perillo Davis & Goldstein, PC  
Counselors at Law  
www.npdlaw.com

Keith A. Davis  
Partner

kdavis@npdlaw.com

4030 Ocean Heights Avenue  
Egg Harbor Township, NJ 08234

t 609 927 1177  
f 609 926 9721

December 1, 2020

VIA HAND DELIVERY

Jayne Meischker,  
Planning and Zoning Board Secretary  
City of Somers Point  
1 W. New Jersey Ave.  
Somers Point, NJ 08244

Re: Application of 720 New Road, LLC  
Block 1622, Lots 1, 2, 3 & 4  
720 New Road  
Somers Point, NJ  
Our File No.: 10745-1

Dear Ms. Meischker:

A handwritten signature in black ink that reads "Jayne".

This firm represents 720 New Road, LLC (the "Applicant") in connection with this application for amended preliminary and final major site plan approval and "c" variance relief in connection with the construction, establishment and maintenance of new freestanding and building-mounted identification signage for the existing ACE Plumbing retail store located at the above property.

Specifically, the Applicant seeks "c" variance relief for the maximum area of the proposed freestanding sign and to allow a portion of the freestanding sign to be digital. Additionally, the Applicant seeks variance relief for the maximum area and height of the proposed building-mounted identification sign. Testimony in support of the requested variance relief will be provided at the scheduled meeting of the Planning Board.

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

1. An original and nine (9) copies of the City of Somers Point Planning Board Application;
2. Ten (10) copies of the City of Somers Point Application Checklist;
3. Ten (10) copies of site plan/variance plan prepared by Arthur W. Ponzio Co. & Associates, Inc. dated November 24, 2020;

Egg Harbor Township | Avalon

Jayne Meischker,  
Planning and Zoning Board Secretary  
December 1, 2020  
Page 2

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4. One (1) copy of the 200' Property Owner's List (*to be supplied*);
5. One (1) copy of the Applicant's W-9.

Lastly, enclosed herein please find two (2) checks in the amounts of \$375.00 and \$2,150.00 representing the required application and escrow deposit, respectively.

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Please do not hesitate to contact me should 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 Planning 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 PERILLO DAVIS & GOLDSTEIN, P.C.

BY: \_\_\_\_\_

KEITH A. DAVIS

*Thanks!*

KAD:ch

Enclosures

- c. Mr. Larry Berman (Via E-mail: [larryb@teamace.com](mailto:larryb@teamace.com)) w/application only
- Ms. Linda Turner (Via E-mail: [lindag@teamace.com](mailto:lindag@teamace.com)) w/application only
- Jon J. Barnhart, PE, PP (Via E-mail: [jbarnhart@awponzio.com](mailto:jbarnhart@awponzio.com)) w/application only
- Michael J. Lario, Jr., Esquire (Via E-mail: [mlario@npdlaw.com](mailto:mlario@npdlaw.com)) w/application only

**Somers Point Planning Board Development Application**

1. Development Name: Proposed Identification Signs-Ace Supplies

2. Name, Address and Telephone Number of Owner of Record  
720 New Road, LLC  
667 S. Delsea Drive, Vineland, NJ 08360  
Phone: 856-692-9374

3. Name, Address and Telephone Number of Developer  
720 New Road, LLC  
667 S. Delsea Drive, Vineland, NJ 08360  
Phone: 856-692-9374

4. Name, Address and Telephone Number of Person Preparing Plan  
Arthur W. Ponzio & Associates, Inc.  
400 North Dover Ave., Atlantic City, NJ 08401  
609-344-8194

5. Block & Lot Numbers and Street Address of Site  
Block 1622, Lots 1, 2 3, 4  
720 New Road

6. Deed Restrictions That Apply or are Contemplated  
Not applicable

7. Previous Application Submitted for the Proposed Development  
(Note Date & Results) \_\_\_\_\_  
N/A

8. Present Zoning and Land Use  
Highway Commercial (HC-1)  
Existing retail building (Ace electrical, lighting, flooring, supplies)

9. Type of Approval Being Applied For  
Amended Prelim. & Final Site Plan with "c" variances for proposed  
freestanding sign and wall-mounted identification sign.

10. I HEREBY CERTIFY THAT REAL ESTATE TAXES ON THE SUBJECT  
PROPERTY ARE CURRENT AND THAT NO TAXES OR ASSESSMENTS  
FOR LOCAL IMPROVEMENTS ARE DUE OR DELINQUENT.

Certification to be supplied under a separate cover.

\_\_\_\_\_  
Signature of Tax Collector



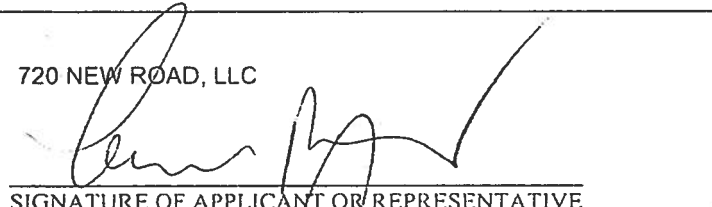
12. Recreational Facilities Provided \_\_\_\_\_  
None  
\_\_\_\_\_

13. If Ten (10) Units or More are Provided, an Environmental Impact Statement is Required.

SUBDIVISION

- 1. Total Area of Tract N/A
- 2. Portion Being Subdivided N/A
- 3. Number of Lots Being Created N/A
- 4. Purpose of Subdivision N/A
- 5. Proposed Use of New Lots N/A

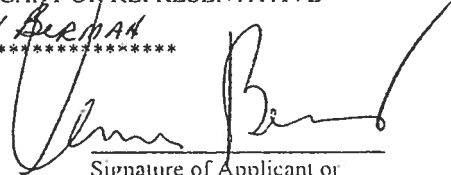
720 NEW ROAD, LLC



SIGNATURE OF APPLICANT OR REPRESENTATIVE

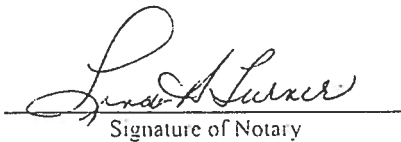
By: LARRY BERNADE  
\*\*\*\*\*

State of New Jersey  
County of Camden



Signature of Applicant or Representative

SWORN TO ME THIS 30th DAY OF November, 20 20

  
Signature of Notary

LINDA A. TURNER  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires July 18, 2025  
I.D. #2067458



*12/16/20*  
**City of Somers Point**  
DEPARTMENT OF TAX & SEWER COLLECTION

**SOMERS POINT**

NEW JERSEY

*the shore starts here!*

December 16, 2020

I certify the attached is a list of property owners within 200' of **Block 1622 lot 1, 2, 3, & 4** based on the information provided in the maps of the City, which is reasonably accurate when considering the scale of the tax map and the precision of the instruments used to measure the distances.

**Please notify:**

Conectiv Real Estate Department  
5100 Harding Highway, Ste#399  
Mays Landing, NJ 08330

Public Service Electric and Gas Company  
Manager-Corporate Properties  
80 Park Plaza, T6B  
Newark, NJ 07102

Atlantic County Planning Dept.  
PO Box 719  
Route 9 & Dolphin Ave  
Northfield, NJ 08225

Meghan Dilks

Tax clerk

Batch Id: PD

Identification	Name	Street Address	City, State	Zip
		Property Location		
Block: 1621 Lot: 1 Qual:	IRWIN, JAMES IV & SUSAN	7205 RIDGE AVE EGG HARBOR TWP, NJ 756 SEVENTH ST		08234
Block: 1621 Lot: 2 Qual:	NIKOLAIDIS, A S & HRISTOFAS, V E	611 W NEW JERSEY AVE SOMERS POINT, NJ 611 W NEW JERSEY AVE		08244
Block: 1621 Lot: 9 Qual:	MACKIN, LINDA	618 PENNSYLVANIA AVE SOMERS POINT, NJ 618 PENNSYLVANIA AVE		08244
Block: 1621 Lot: 10 Qual:	BERRY, MAUREEN	620 PENNSYLVANIA AVE SOMERS POINT, NJ 620 PENNSYLVANIA AVE		08244
Block: 1621 Lot: 11 Qual:	ATLANTIC-CAPE BUILDERS LLC	1413 STAGECOACH RD OCEAN VIEW, NJ 654 PENNSYLVANIA AVE		08230
Block: 1621 Lot: 12 Qual:	KIVLIN, MEGANN & CHARLES	92 S DIETZ MILL RD TELFORD, PA 752 SEVENTH ST		18969
Block: 1622 Lot: 5 Qual:	BENDER, ROBERT	1304 ATKINSON AVE SOMERS POINT, NJ 757 SEVENTH ST		08244-1104
Block: 1622 Lot: 6 Qual:	D'ALICANDRO, A F JR & ANDREWS, J M	601 NEW RD. SUITE B LINWOOD, NJ 741 SEVENTH ST		08221
Block: 1622 Lot: 7 Qual:	DE SCIOLI, L & M; PLUM, R & L	22 WHITEWATER LN EGG HARBOR TWP, NJ 712 PENNSYLVANIA AVE		08234-7376
Block: 1622 Lot: 8 Qual:	DE SCIOLI, M; PLUM, R & LUCIA	104 ANITA DR EGG HARBOR TWP, NJ 710 NEW RD		08234



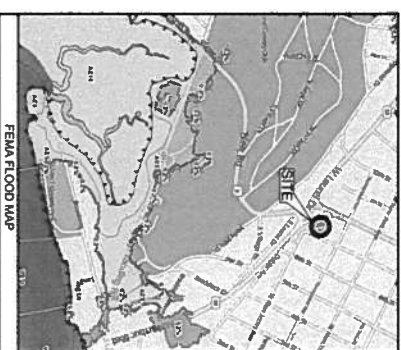
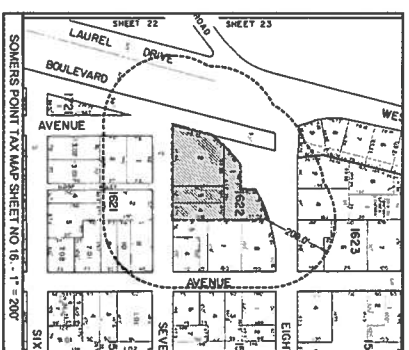
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Identification	Name	Street Address	City, State	Zip
			Property Location	
Block: 1623 Lot: 2 Qual:	HELMER REALTY LLC	111 WHITE HORSE PIKE	HADDON HEIGHTS, NJ	08035
		805 NEW RD		
Block: 1623 Lot: 4 Qual:	LELAND PINE ENTERPRISES LLC	65 PEBBLE BEACH DR	EGG HARBOR TWP, NJ	08234
		803 NEW RD		
Block: 1623 Lot: 5 Qual:	WAINRIGHT, TIMOTHY & TARA	12 HENRY DR	NORTHFIELD, NJ	08225
		802 PENNSYLVANIA AVE		
Block: 1721 Lot: 1 Qual:	JANASKY, JAY NEIL & MARY WEAVER	604 W NEW JERSEY AVE	SOMERS POINT, NJ	08244
		604 W NEW JERSEY AVE		
Block: 1816 Lot: 9 Qual:	VARGO, MARK & TRACY	41 HILLENDALE ROAD	PERKASIE, PA	18944
		17 W LAUREL DR		

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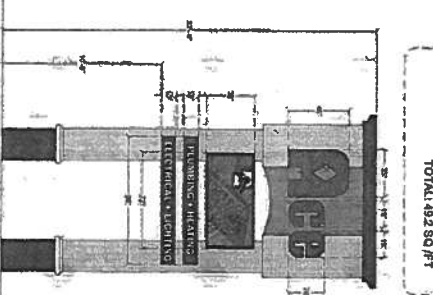
**PROJECT SUBJECT TO THE FOLLOWING:**

1. STATE ELECTRIC AND POWER BOARD OF THE STATE OF NEW JERSEY AS SET FORTH IN DEED BOOK 1120 PAGE 451 (SEE EXCEPTION 10 IN COMMENTARY)
2. STATE ELECTRIC AND POWER BOARD OF THE STATE OF NEW JERSEY AS SET FORTH IN DEED BOOK 1120 PAGE 451 (SEE EXCEPTION 10 IN COMMENTARY)
3. STATE OF THE ATLANTIC CITY ELECTRIC COMPANY AS SET FORTH IN DEED BOOK 142 PAGE 381 (SEE EXCEPTION 11 IN COMMENTARY)
4. STATE OF THE ATLANTIC CITY ELECTRIC COMPANY AS SET FORTH IN DEED BOOK 142 PAGE 381 (SEE EXCEPTION 11 IN COMMENTARY)
5. STATE OF THE ATLANTIC CITY ELECTRIC COMPANY AS SET FORTH IN DEED BOOK 142 PAGE 381 (SEE EXCEPTION 11 IN COMMENTARY)
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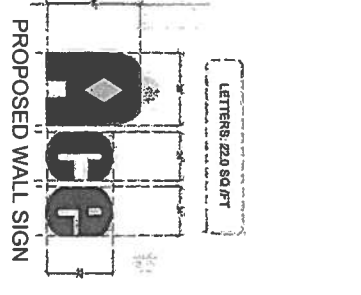


1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 3844 SQ. FT.
2. PERMANENT MARKERS OBTAINED FROM SURVEY CONTRACT
3. OFFSETS SHOWN ARE GIVEN FOR CURBING CORNER WHICH WOULD BE SETTING AND PLACING REGULATION ONLY. OFFSETS SHALL NOT BE USED FOR SETTING AND PLACING REGULATION UNLESS SPECIFICALLY NOTED OTHERWISE. THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
4. THE PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD UNDERGROUND CONDITIONS UNKNOWN TO THE SURVEYOR AND NOT SHOWN HEREON. REFER TO THE RECORD TO KNOW THE SURVEY SHOULD NOT BE USED FOR SETTING AND PLACING REGULATION UNLESS SPECIFICALLY NOTED OTHERWISE.
5. SURVEYOR HAS VISUAL INSPECTION THAT THE SURVEY HAS BEEN PERFORMED UNDER DIRECT SUPERVISION ONLY. SCHEDULED CORNERS SHALL BE CONSIDERED AS THE CORNERS.
6. THE LIMITATION OF PERMANENT CORNERS IS NOT REGULATED OR CONTROLLED BY ANY STATE OR FEDERAL AGENCY. SURVEYOR HAS VISUAL INSPECTION THAT THE SURVEY SHOULD NOT BE USED FOR SETTING AND PLACING REGULATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. THE SURVEY HAS BEEN PERFORMED ONLY FOR THE USE OF THE SUBJECT PROPERTY. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR ANY OTHER USE OF THE SURVEY UNLESS SPECIFICALLY NOTED OTHERWISE.
8. THE SURVEYOR HAS VISUAL INSPECTION THAT THE SURVEY HAS BEEN PERFORMED UNDER DIRECT SUPERVISION ONLY. SCHEDULED CORNERS SHALL BE CONSIDERED AS THE CORNERS.
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LETTERS: 17 & 80 FT  
LED MESSAGE CENTER: 18.3 SQ. FT  
BOX: 18.3 SQ. FT  
TOTAL: 492 SQ. FT

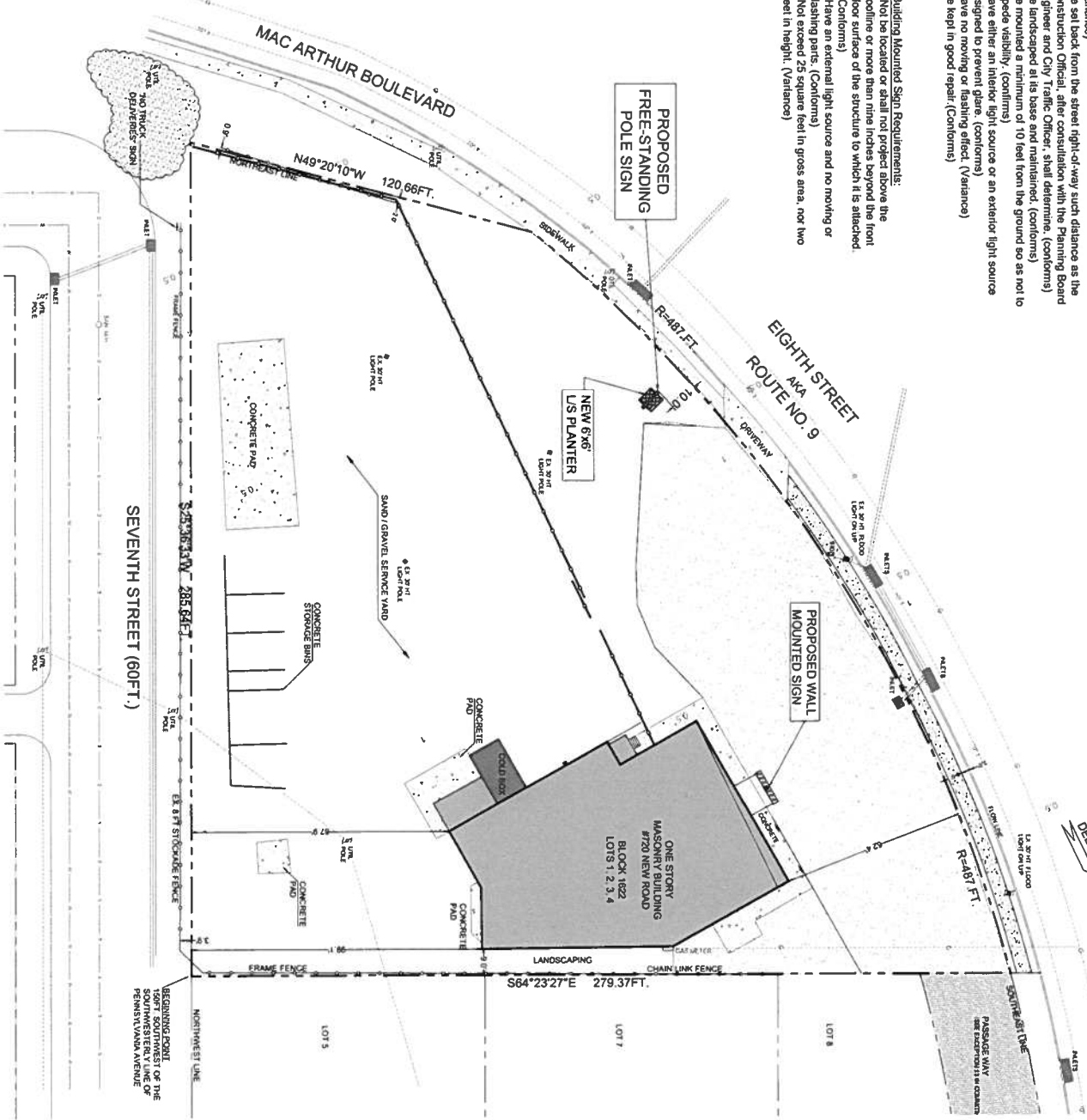


**PROPOSED FREE STANDING SIGN**



Free standing sign requirements:  
- Not exceed the permitted height of 25 feet (conforms)  
- Not be greater in total area than 48 square feet per face.  
(Variance)  
- Be set back from the street right-of-way such distance as the Construction Official, after consultation with the Planning Board Engineer and City Traffic Officer, shall determine. (conforms)  
- Be landscaped at its base and maintained. (conforms)  
- Be mounted a minimum of 10 feet from the ground so as not to impede visibility. (conforms)  
- Have either an interior light source or an exterior light source designed to prevent glare. (conforms)  
- Have no moving or flashing parts. (conforms)  
- Be kept in good repair. (conforms)

Building Mounted Sign Requirements:  
- Not be located or shall not project above the roofing or more than nine inches beyond the front door surface of the structure to which it is attached. (conforms)  
- Have an interior light source and no moving or flashing parts. (conforms)  
- Not exceed 25 square feet in gross area, nor two feet in height. (Variance)



CONTRACT NO. 11-24-20  
DATE: 11-24-20  
BY: WJP  
PROJ. NO. 31256

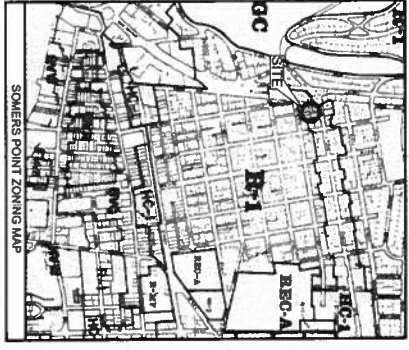
NO.	DATE	BY	DESCRIPTION	REVISIONS

**AWP**  
ARTHUR W. PONZIO CO. & ASSOCIATES, INC.  
400 NORTH DOWEN AVENUE, ATLANTIC CITY, N.J. 08401  
NEW JERSEY STATE ARCH. NO. 284299289

**JON J. BARNHART**  
PROFESSIONAL PLANNER N.J. NO. 33140581600  
PROFESSIONAL ENGINEER N.J. NO. GE48337

**ARTHUR W. PONZIO, JR.**  
PROFESSIONAL PLANNER N.J. NO. 2876  
PROFESSIONAL LAND SURVEYOR N.J. NO. 28314

**SURVEY / VARIANCE APPLICATION PLAN**  
BLOCK 1622  
LOT 1, 2, 3, 4  
SOMERS POINT CITY ATLANTIC COUNTY  
NEW JERSEY  
BY: WJP  
PROJ. NO. 31256  
SHEET NO. 1



- ZONING: HC-1**
- A. Lot size: 15,000 square feet minimum.
  - B. Lot width: 100 feet minimum.
  - C. Lot depth: all uses: 100 feet minimum.
  - D. Lot coverage: all uses: 30% maximum.
  - E. Front yard setback: all uses: 50 feet minimum.
  - F. Side yard setback: 30 feet minimum.
  - G. Rear yard, all uses: 30 feet minimum.
  - H. OFF-STREET PARKING-1200 SF = 29 1 LOT COVERAGE: 30%

- SURVEY REFERENCES:**
1. SOMERS POINT CITY TAX MAP SHEET NO. 16
  2. A SURVEY OF PREMISES PREPARED BY PAUL H. KOBELING & ASSOCIATES DATED 08-05-2007
  3. A COMMENTARY FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED 05-15-13