



Damien O. Del Duca, Esquire  
dod@delducalewis.com

April 28, 2020

**VIA HAND DELIVERY**

Joyce Pinto  
Planning and Zoning Board  
Borough of Runnemede  
24 North Black Horse Pike  
Runnemede, New Jersey 08078

**RE: EAST CLEMENTS BRIDGE ROAD LLC (DOLLAR GENERAL) BLOCK 135, LOTS 42 AND 43.03, 901 E. CLEMENTS BRIDGE ROAD**

Dear Ms. Pinto:

This firm represents East Clements Bridge Road LLC, contract purchaser of a portion of property located at 901 East Clements Bridge Road and designated as block 135, lot 42 on the municipal tax map. The applicant seeks minor subdivision, preliminary and final major site plan and use variance approval to construct a new Dollar General store. I enclose the following items in connection with this application:

1. Original and six copies of the Zoning Board application, including a summary;
2. Seven full size Major Site Plans prepared by The Pettit Group, LLC, dated April 24, 2020 (10 sheets);
3. Three full size Minor Subdivision Plans prepared by Blue Marsh Associates, Inc., dated April 21, 2020 (1 sheet);
4. Three Boundary and Topographic Survey, prepared by V Blue Marsh Associates, Inc., dated March 23, 2020 (1 sheet);
5. Five Prototype Criteria Set Plans, prepared by Dollar General, dated April 24, 2020, (2 sheets);
6. Seven copies of a Stormwater Report, prepared by The Pettit Group, LLC, dated April 2020;
7. Seven copies of a Stormwater Maintenance Plan, prepared by The Pettit Group, LLC, dated April 2020;
8. Seven copies of a Traffic Analysis letter, prepared by Shropshire Associates LLC, dated April 23, 2020;
9. One original W-9;
10. One original Corporate Disclosure;

11. One electronic copy of the complete application; and

12. Two checks as follows: \$1,325.00 (application fee) and \$8000.00 (escrow fee).

Please place this application on the board's next available agenda.

Please call me if you have any questions or require additional information. Thank you.

Very truly yours,  
DEL DUCA LEWIS, LLC

/s/ *Damien O. Del Duca*

Damien O. Del Duca, Esquire

DOD:imd  
Enclosures

cc: John Soubasis (via e-mail)  
Brian Cleary (via e-mail)



**(15) copies required)**

**APPLICATION #** \_\_\_\_\_

**Date of Hearing** \_\_\_\_\_

**BOROUGH OF RUNNEMEDE FORMAL ZONING/PLANNING BOARD**  
**APPLICATION**

**Application to the Borough of Runnemede Zoning/Planning Board is hereby made in accordance with Chapter 102, 143 and 166 of the Borough of Runnemede Ordinance.**

**Applications, drawings, and fees must be received before 12:00 Noon, fourteen (14) calendar days prior to the hearing date for simple applications & 21 days for complex applications.**

**No applications will be heard after 11:30 P.M. on the scheduled meeting night.**

**All corporations & limited liability partnerships must be represented at the Zoning/Planning Board hearing by a New Jersey Attorney.**

**TYPE OF APPLICATION APPLIED FOR**

<input checked="" type="checkbox"/> <b>Minor Subdivision</b>	<input type="checkbox"/> <b>Conditional Use</b>
<input type="checkbox"/> <b>Major Subdivision (preliminary)</b>	<input checked="" type="checkbox"/> <b>Other Use Variance</b>
<input type="checkbox"/> <b>Major Subdivision (final)</b>	
<input checked="" type="checkbox"/> <b>Site Plan Review</b>	

**Name of Project:** Dollar General

**Nature Of Application:**

**(Same as public notice)**

**1. Applicant:** East Clements Bridge Road LLC **Telephone#:** \_\_\_\_\_

**Address:** 1070 Kings Highway, Bellmawr, NJ **Zip Code:** 08031 Lot 43.03: D&P Industrial Park

**2. Owner of Premises:** Lot 42: United Softee Realty Co **Telephone#:** \_\_\_\_\_ 20 Community Place

**Address:** 901 E. Clements Bridge Road, Runnemede **Zip Code:** 08078 Morristown, NJ 07960

**3. If applicant is a partnership, corporation or company, give the name and address of the principal(s):**

**Name:** John Soubasis **Title:** Member

**Address:** 1070 Kings Highway, Bellmawr, NJ **Zip Code:** 08031

**Name:** Nancy Soubasis **Title:** Member

**Address:** 1070 Kings Highway, Bellmawr, NJ **Zip Code:** 08031

## DESCRIPTION OF LAND TO BE DEVELOPED

4. Street name location: 901 E. Clemnts Bridge Road  
5. Tax Map# 11 Block(s): 135 Lot(s): 42, 43.03 Zone: Special Economic  
6. Number of lots in proposed subdivision: 3  
7. On how many streets do lots face (name & number): 2, Clements Bridge and Ninth Ae  
8. Size of lots after subdivision: Lot 42.01, 1.442 ac./ Lot 42, 9.65 ac./Lot 43.03, 16.467 ac.

(attach separate sheet if necessary)

9. Are the following utilities existing?

Paved Streets	yes <u>X</u> no <u>    </u>	Storm Sewer	yes <u>X</u> no <u>    </u>
Curb	yes <u>X</u> no <u>    </u>	Water	yes <u>X</u> no <u>    </u>
Sidewalks	yes <u>X</u> no <u>    </u>	Gas	yes <u>X</u> no <u>    </u>
Sanitary Sewer	yes <u>X</u> no <u>    </u>	Electric	yes <u>X</u> no <u>    </u>

10. Nature of Applicants interest in property: Contract purchaser

11. Present use of property: Commercial

12. Description of present structure(s): Commercial

13. Proposed use of property: Dollar General

14. Size of new structure(s): 10,640 sf

15. Address all correspondence concerning this application to:

Applicant: X Name: East Clements Bridge Road LLC  
Owner:      Address: 1070 Kings Highway, Bellmawr, NJ 08031  
Developer:      Telephone #:       
Manager:      Name:       
Other:      Address:       
     Telephone #:       
Attorney: X Name: Damien O. Del Duca, Esquire/Del Duca Lewis, LLC  
     Address: 21 E. Euclid Avenue, Suite 100, Haddonfield, NJ 08033  
     Telephone #: 856-427-4200

Attorneys will receive copies of all correspondence.

**ATTACHMENTS**

\*See Cover Letter for  
all Attachments

- A. Property survey: Title: \_\_\_\_\_ Date: \_\_\_\_\_  
Prepared By: Name: \_\_\_\_\_  
Address: \_\_\_\_\_
- B. Site Plan: Title: \_\_\_\_\_  
Prepared By: Name: \_\_\_\_\_  
Address: \_\_\_\_\_
- C. Application: Title: \_\_\_\_\_  
Prepared By: Name: \_\_\_\_\_  
Address: \_\_\_\_\_
- D. Landscape Plan: Title: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_
- E. \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_  
Prepared By: Name: \_\_\_\_\_  
Address: \_\_\_\_\_

I certify that there are no protective covenants or deed restriction applying to the land to be developed/subdivided. If such restrictions do exist, a copy of each restriction is to be made a part of this application. All plans for development to be submitted for review and action by the Zoning/Planning Board MUST BE prepared by a Professional Engineer, Architect or Land Surveyor licensed by the State of New Jersey.

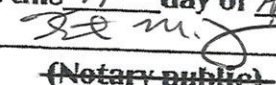
NOTE: FAILURE TO ANSWER ANY OF THE ABOVE QUESTIONS SHALL VOID THIS APPLICATION.

I Swear that the above application is true and correct to the best of my Knowledge.

  
(Signature of applicant)

John Soubasis, Member of East Clements Bridge Road LLC  
(Type or print name and title)

Sworn to and subscribed before  
me this 17<sup>th</sup> day of April 2020.

  
(Notary public)

Kenneth M. Morgan  
Attorney at Law  
State of New Jersey



Proposed Dollar General  
Summary of Application  
Borough of Runnemede Planning and Zoning Board  
East Clements Bridge Road LLC  
Block 135, Lots 42 and 43.03  
901 E. Clements Bridge Road

The applicant, East Clements Bridge Road LLC, is the contract purchaser of a portion of real property located at 901 East Clements Bridge Road, designated as Block 135, Lots 42 and 43.03 on the municipal tax map. Lot 42 is approximately 11.092 acres and is currently improved with commercial that includes Mr. Softee and several commercial businesses. Lot 43.03 contains approximately 16.467 acres and is currently vacant. The applicant seeks minor subdivision approval for a lot line adjustment between lot 42 and lot 43.03 and the creation of proposed lot 42.01. Proposed lot 42.01 will be approximately 1.442 acres. Proposed lot 42 will be approximately 9.650 acres and proposed lot 43.03 will be 16.467 acres.

The applicant also seeks preliminary and final major site plan and use variance approval to construct a new 10,640 sf Dollar General store and associated improvements on proposed lot 42.01. There is an existing Dollar General at 835 East Clements Bridge Road, which is next door to the proposed new location. The store will relocate to the new, larger store, which will also sell produce items. The property is located in the Special Economic Development zoning district. Retail uses are not permitted in the Special Economic Development zoning district.

The applicant also seeks approval of the following variances under the Borough's ordinance:

1. Section 395-18.m(1)(c) - Maximum facade sign area – 80 sf permitted; 97.5 sf proposed;
2. Section 395-18.m(1)(e) - Maximum freestanding sign height – 18 ft permitted; 22 ft proposed;  
and
3. Section 395-18.m(1)(e) - From providing an architectural base to the freestanding sign.

The applicant also seeks any other variances, waivers and approvals that may be required.

The use variance is justified. The use will promote the general welfare because the site is particularly suitable for retail. This Dollar General is relocating from the immediately adjacent lot. The proposed use will complement the existing commercial development along East Clements Bridge Road. The bulk (c) variances can be granted under N.J.S.A. 40:55D-70 (c)(2) (where a deviation from the zoning ordinance advances a purpose of zoning the benefits of the deviation substantially outweigh the detriments). The proposed lot for the Dollar General is situated along East Clements Bridge Road, a busy commercial thoroughfare. Deviations from the ordinance requirements will advance purposes of zoning such as the safe and free flow of traffic, and promotion of a desirable visual environment through creative development techniques, good civic design and arrangement. The benefits of granting the variances substantially outweigh any detriments.

Granting the variance relief will not change the nature and character of this neighborhood nor result in any material adverse impact on any neighbors. The current Dollar General store located next door at 835 East Clements Bridge Road would be relocating to a new and bigger building. Additionally, the Dollar General proposed signage is consistent with development along East Clements Bridge Road. The variances will not substantially impair the intent and the purpose of the zone plan or zoning ordinance.

## OWNERSHIP DISCLOSURE STATEMENT

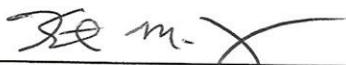
East Clements Bridge Road LLC  
1070 Kings Highway  
Bellmawr, New Jersey 08031

Listed below are the names and addresses of all owners of 10% or more of the stock/interest\* in the above-referenced corporation, partnership, limited liability company (LLC) or limited liability partnership (LLP):

NAME		ADDRESS
1	John Soubasis	1070 Kings Highway, Bellmawr, New Jersey 08031
2	Nancy Soubasis	1070 Kings Highway, Bellmawr, New Jersey 08031
3		
4		
5		
6		
7		
8		
9		
10		

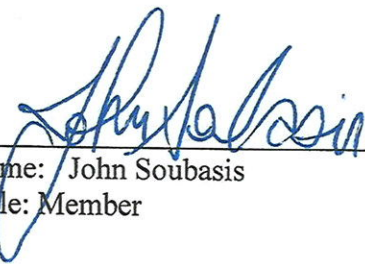
\*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names and addresses of the individual stockholders, members or partners, owning 10% or more of the entity or entities have been listed.

Sworn and subscribed before me  
this 17<sup>th</sup> day of April, 2020.



~~Notary Public~~

Kenneth M. Morgan  
Attorney at Law  
State of New Jersey

  
Name: John Soubasis  
Title: Member



# Request for Taxpayer Identification Number and Certification

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give Form to the  
requester. Do not  
send to the IRS.

Print or type.  
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

**East Clements Bridge Road LLC**

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► **P**

**Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) \_\_\_\_\_

Exemption from FATCA reporting code (if any) \_\_\_\_\_

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

**1070 Kings Highway**

6 City, state, and ZIP code

**Bellmawr, New Jersey 08031**

7 List account number(s) here (optional)

Requester's name and address (optional)

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

\_\_\_\_ - \_\_\_\_ - \_\_\_\_\_

or

Employer identification number

8 4 - 4 6 6 6 4 0 2

## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign  
Here

Signature of  
U.S. person ►

Date ►

**4-28-2020**

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



### VERIFICATION OF TAXES

This form must be completed by the applicant before the application is submitted. It is not to be completed by the Borough employees on behalf of the owner or contractor.

When you have completed this portion of this paper, this must be verified up at the front cashiers office, then submitted with your Zoning/Planning Board application.

DATE: 04/28/20

OWNERS NAME: United Realty Softee Co

ADDRESS: 901 East Clements Bridge Road, Runnemede, NJ

BLOCK: 135 LOT: 42

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(Do not write below this line)

TAXES ARE: \_\_\_\_\_ CURRENT: \_\_\_\_\_  
DELINQUENT: \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_

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TAX DEPARTMENT



The Borough of  
**RUNNEMEDE**  
New Jersey

Block/Lot/Qual:	135. 42.	Tax Account Id:	1916
Property Location:	901 E CLEMENTS BRIDGE RD	Property Class:	4B - Industrial
Owner Name/Address:	UNITED SOFTEE REALTY CO	Land Value:	505,000
	901 E CLEMENTS BRIDGE RD	Improvement Value:	845,900
	RUNNEMEDE, N J 08078-2009	Exempt Value:	0
		Total Assessed Value:	1,350,900
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

Taxes Utilities

[Make a Payment](#) [View Tax Rates](#) [View Current Bill](#) [Project Interest](#)

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2020	02/01/2020	Tax	13,556.29	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	13,556.28	13,556.28	0.00	13,556.28	OPEN
Total 2020			27,112.57	13,556.28	0.00	13,556.28	
2019	02/01/2019	Tax	13,296.24	0.00	0.00	0.00	PAID
2019	05/01/2019	Tax	13,296.23	0.00	0.00	0.00	PAID
2019	08/01/2019	Tax	13,816.33	0.00	0.00	0.00	PAID
2019	11/01/2019	Tax	13,816.33	0.00	0.00	0.00	PAID
Total 2019			54,225.13	0.00	0.00	0.00	
2018	02/01/2018	Tax	12,955.13	0.00	0.00	0.00	PAID
2018	05/01/2018	Tax	12,955.13	0.00	0.00	0.00	PAID
2018	08/01/2018	Tax	13,637.34	0.00	0.00	0.00	PAID
2018	11/01/2018	Tax	13,637.33	0.00	0.00	0.00	PAID
Total 2018			53,184.93	0.00	0.00	0.00	

Last Payment: 01/10/20

[Return to Home](#)

### VERIFICATION OF TAXES

This form must be completed by the applicant before the application is submitted. It is not to be completed by the Borough employees on behalf of the owner of contractor.

When you have completed this portion of this paper, this must be verified up at the front cashiers office, then submitted with your Zoning/Planning Board application.

DATE: 04/28/20

OWNERS NAME: D&P Industrial Park

ADDRESS: 20 Community Place, Morristown, NJ

BLOCK: 135 LOT: 43.03

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(Do not write below this line)

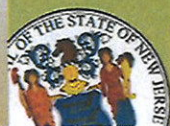
TAXES ARE: \_\_\_\_\_ CURRENT: \_\_\_\_\_  
DELINQUENT: \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_

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TAX DEPARTMENT





The Borough of  
**RUNNEMEDE**  
New Jersey

Block/Lot/Qual:	135. 43.03	Tax Account Id:	1920
Property Location:	195 9TH AVE	Property Class:	1 - Vacant Land
Owner Name/Address:	D & P INDUSTRIAL PARK	Land Value:	255,900
	20 COMMUNITY PLACE	Improvement Value:	0
	MORRISTOWN, NJ 07960	Exempt Value:	0
		Total Assessed Value:	255,900
		Additional Lots:	None
Special Taxing Districts:		Deductions:	

**Taxes**

[Make a Payment](#) [View Tax Rates](#) [View Current Bill](#) [Project Interest](#)

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2020	02/01/2020	Tax	2,567.96	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	2,567.96	2,567.96	0.00	2,567.96	OPEN
Total 2020			5,135.92	2,567.96	0.00	2,567.96	
2019	02/01/2019	Tax	2,518.70	0.00	0.00	0.00	PAID
2019	05/01/2019	Tax	2,518.69	0.00	0.00	0.00	PAID
2019	08/01/2019	Tax	2,617.22	0.00	0.00	0.00	PAID
2019	11/01/2019	Tax	2,617.22	0.00	0.00	0.00	PAID
Total 2019			10,271.83	0.00	0.00	0.00	
2018	02/01/2018	Tax	2,454.08	0.00	0.00	0.00	PAID
2018	05/01/2018	Tax	2,454.08	0.00	0.00	0.00	PAID
2018	08/01/2018	Tax	2,583.31	0.00	0.00	0.00	PAID
2018	11/01/2018	Tax	2,583.31	0.00	0.00	0.00	PAID
Total 2018			10,074.78	0.00	0.00	0.00	

Last Payment: 02/07/20

[Return to Home](#)