

FOR SUBDIVISION APPLICATIONS ONLY N/A

Number of proposed lots \_\_\_\_\_ Proposed density per acre \_\_\_\_\_ Number of dwelling units per acre \_\_\_\_\_
Area of entire tract \_\_\_\_\_ Portion being subdivided \_\_\_\_\_
Lot Sizes \_\_\_\_\_ Building Area (ground floor) \_\_\_\_\_ Building Area (total sq. ft.) \_\_\_\_\_
Number of proposed parking spaces per lot \_\_\_\_\_ Area in acres of any additional adjoining lot(s) owned by Owner
Or applicant \_\_\_\_\_

Why is subdivision being requested? \_\_\_\_\_ to sell lots \_\_\_\_\_ construct houses for sale \_\_\_\_\_ other (please explain)
\_\_\_\_\_
\_\_\_\_\_

Name (of person preparing plan) \_\_\_\_\_
Address \_\_\_\_\_ Phone# \_\_\_\_\_

ALL OTHER APPLICATIONS
PROPOSED DEVELOPMENT

Title of Proposal Next Step Home Ventures, LLC
Site Plan Dated 3/11/21 Prepared by William P. Gilmore, P.E., Site Civil Engineering
Present Use Vacant Land Proposed Use Apartment Buildings
Property part of subdivision approved on N/A
Board of Adjustment action required X yes \_\_\_\_\_ no; variance(s) granted on \_\_\_\_\_
Total tract 0.63 (acres to nearest tenth)
Building Coverage 26 % of lot area
Paved Coverage 78 % of lot area
Maximum # of stories 2; and not more than feet

FOR RESIDENTIAL PROPOSALS
Total # of dwelling units 16 Apartments
# of efficiency units N/A % of total
# of 1 bedroom units 4 - 25 % of total
# of 2 bedroom units 12 - 75 % of total
# of 3 bedroom units N/A % of total

FOR NON RESIDENTIAL PROPOSALS N/A
Total # of square feet in gross floor area \_\_\_\_\_
Gross floor area in warehouse facilities \_\_\_\_\_
Gross floor area in other facilities \_\_\_\_\_
Gross floor area in mfr. research \_\_\_\_\_

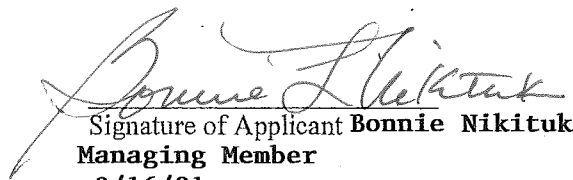
ACTUAL NUMBER OF OFF STREET PARKING SPACES PROPOSED 32

Parking space dimensions and access aisles conform to ordinance X YES \_\_\_\_\_ NO
Now served by existing street improved to municipal specifications \_\_\_\_\_ YES X NO
New street being constructed \_\_\_\_\_ YES X NO
Existing street being widened \_\_\_\_\_ YES X NO
Public water now available X YES \_\_\_\_\_ NO
Public water to be extended X YES \_\_\_\_\_ NO
Sufficient capacity in public water system to serve the proposed use X YES \_\_\_\_\_ NO
Public sanitary sewage treatment available to proposed use X YES \_\_\_\_\_ NO
Public sanitary sewage treatment to be extended to the proposed use X YES \_\_\_\_\_ NO

APPLICANT LANDOWNER PLAN PREPARER
SIGNATURE\* [Signatures] (See Signed Plans)

Name	<u>Next Step Home Ventures, Bonnie Nikituk LLC</u>	<u>John and Bonnie Nikituk</u>	<u>(See signed Plans)</u>
Address	<u>P.O. Box 5921 Deptford, N.J. 08096</u>	<u>P.O. Box 5921 Deptford, N.J. 08096</u>	<u>213 Cherry Tree Court Franklinville, N.J. 08322</u>
Phone #	<u>(609) 922-3740</u>	<u>(609) 922-3740</u>	<u>(856) 885-8679</u>

\*NOTE The signature indicates an understanding of all the codes and regulations applicable to this application and of matters contained on this application

  
 Signature of Applicant **Bonnie Nikituk**  
**Managing Member**  
3/16/21  
 Date

**APPLICATION  
SUBDIVISION, SITE PLAN, SITE PLAN WAIVER, CONCEPT DESIGN**

**PLEASE FILE 15 COPIES OF THIS COMPLETED DOCUMENT 30 DAYS BEFORE THE REGULAR MEETING OF THE PLANNING BOARD.**

Applicant's Name Next Step Home Ventures, LLC

Address P.O. Box 5921, Deptford, N.J. 08096 Phone# (609) 922-3740

Applying For **Use Variance, Bulk Variances, and:**

     Subdivision  Site Plan      Site Plan Waiver      Concept Design, located at 922 E. Clements Bridge Road  
Runnemede, N.J. 08078

Somerdale, New Jersey Block 146 Lot 8 Plate 8 Location of Nearest Intersection Garrison Road

Does this constitute  new application      revision or resubmission of a prior application?

**ATTACH A COPY OF ANY DEED RESTRICTIONS, COVENANTS OR EASEMENTS EFFECTING THIS PROPERTY** NONE

Owner's Name (if different than applicant) John B. & Bonnie L. Nikituk

Address P.O. Box 5921, Deptford, N.J. 08096 Phone# (609) 922-3740

Are you being represented by an attorney, real estate broker, or a land use professional? If so, please state:

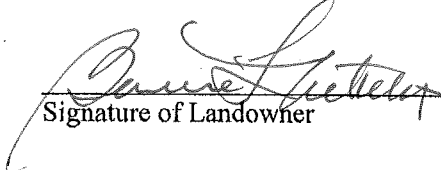
Name Dale T. Taylor, Esq., The Law Office of Dale T. Taylor, 51 Forage Drive

Address Mickleton, N.J. 08056 Phone# (856) 687-5444

Interest of Applicant if other than the Owner **(Members of LLC that is Applicant are same as owners)**

**STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT THE OWNER:**

I, Bonnie Nikituk owner of Lot(s) 8 in Block(s) 146 in the Borough of Runnemede, Camden County, New Jersey, hereby acknowledge that the application of Next Step Home Ventures, LLC for a subdivision/ site plan approval/site plan waiver/concept design of said Lot(s) is made with my complete understanding and permission and in accordance with an agreement for purchase or option agreement entered into between myself and the applicant herein stated.

  
\_\_\_\_\_  
Signature of Landowner

APPLICATION FOR VARIANCE

TO THE BOARD OF ADJUSTMENT:

An application is hereby made for a (hardship) (use) variance from the terms of Article(s) and Section(s) 395-9.A. (Commercial Zone District) of the Zoning Ordinance so as to permit two Apartment Buildings where apartments are not permitted. Bulk Variances are also requested.

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**DESCRIPTION OF PROPOSED STRUCTURE OR USE**

PREMISES AFFECTED known as Block 146 Lot 8,  
Street address: 922 East Clements Bridge Road, Runnemede, New  
Jersey  
Applicant: Next Step Home Ventures, LLC Address P.O. Box 5921  
Deptford, N.J. 08096  
Owner: John and Bonnie Nikituk (H/W) Address (Same as above)  
Lessee: N/A Address \_\_\_\_\_  
Last previous occupancy (Vacant Land)  
Size of Lot 0.63 Acres Size of Building(s) (Present and/or Proposed): 3,163 SF & 3,835 SF  
At street level 100 ft. Front 275 ft. Deep  
Percentage of lot occupied by building(s) 26 % Height of Building(s) 2 stories \_\_\_\_\_ ft.  
Set back: Front property line 25 feet. From side (if corner lot) 8 feet  
Zoning requirements frontage 25 ft, side yards 10 ft, set-back N/A, rear yard 20  
"Prevailing set-back" of adjoining buildings within one block 8 feet (side)  
Has there been any previous appeal involving these premises? Yes \_\_\_\_\_ No X  
If yes, state character of appeal and date of disposition \_\_\_\_\_

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*Proposed Use:*

**Two Apartment Buildings**

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## APPLICATION ADDENDUM

**PROPERTY OWNERS:** John and Bonnie Nikituk, (H/W)

**APPLICANT:** Next Step Home Ventures, LLC, (Bonnie Nikituk, Managing Member).

**SUBJECT PROPERTY:** 922 E. Clements Bridge Road, Block 146, Lot 8

**RELIEF:** Use Variance, Preliminary/Final Major Site Plan, and Bulk Variances

The herein Applicant is requesting a Use Variance to permit the construction of two apartment buildings on the Subject Property, which is located in the Borough's Commercial Zone District, where apartments are not permitted as a matter of right. In concert with this request, the Applicant is also seeking Preliminary and Final Major Site Plan approval, as well as approval of various bulk variances as are set forth below.

### **Use Variance. N.J.S.A. 40:55D-70.d.(1).**

The "Positive" criteria: The relief requested will provide for adequate air, light and open space for the proposed use on the Subject Property; (N.J.S.A. 40:55D-2.c); the proposed use does not conflict with neighboring municipalities, the county, and the state (N.J.S.A. 40:55D.2.d); the proposed use would contribute to appropriate population densities in an area that will serve the well-being of persons and neighborhoods (N.J.S.A. 40:55D.2.e); the proposed use provides sufficient space in an appropriate location (where currently exists a mixture of residential and commercial uses) for the proposed apartment use (N.J.S.A. 40:55D-2.g.); the proposed use promotes a desirable visual environment through a creative development technique and good civic design and arrangement (N.J.S.A. 40:55D-2.i).

The "Negative" Criteria. The relief requested will not result in a "substantial" detriment to the zone plan, the master plan or the immediate neighborhood. To the contrary, the "mixed use" nature of the existing uses in the neighborhood would be compatible with the proposed use, since there is already an apartment complex in the immediate area, and stores and other commercial uses will benefit from the proposed use.

As our State Supreme Court pointed out in *Kohl v. Mayor and Council of Fair Lawn*, 50 N.J. 268, 279-280 (1967), the general welfare is served because the use is peculiarly fitted to the particular location for which the variance is sought.

### **Bulk Variances. N.J.S.A. 40:55D-70.c.(1) and (2).**

The Applicant is also requesting certain bulk variances, as follow: (a) minimum rear yard (residential use) where 10 ft. is proposed and 20 ft. is required\*; (b) minimum side yard of 8.0 feet where 10 ft. is required;\* and (c) an exceeding of the maximum permitted impervious coverage 50% permitted and 78% proposed\*\*.

\* Pursuant to N.J.S.A. 40:55D-70.c.(1)    \*\* Pursuant to N.J.S.A. 40:55D-70.c.(2)

\* The c.(1) standard. The Board is authorized to grant bulk variances (in this case from the minimum rear yard and side yard standards) where justified by a hardship arising out of the exceptional narrowness, or shape of the property. In the matter of the herein Application, the Subject Property has frontage of 100 feet and a depth of 275 feet, providing for a narrow lot to work with. To best provide for the apartment buildings and adequate parking, the site layout as presented, although requiring a variance, is the most feasible layout.

\*\* The c.(2) standard. A variance under the c.(2) standard is requested for the maximum impervious coverage being exceeded (50% permitted and 78% proposed). The density of the proposed development is similar to the density of other developments in the immediate area (commercial and residential). Therefore, the proposed development would be in keeping with the general character of the immediate neighborhood.

Additional testimony will be provided at the hearing.