

Summary of Application
Borough of Runnemede Planning and Zoning Board
A & S Cooling Inc.
Block 46, Lots 2 and 2.01
17-19 Black Horse Pike

The applicant, A & S Cooling Inc. (“Applicant”) is the tenant of real property located at 17-19 Black Horse Pike, and designated as block 46, lots 2 and 2.01 on the municipal tax map. The property is approximately 13,584 sf and is improved with a 2,350 sf commercial building. The Applicant seeks preliminary and final major site plan to construct a parking lot associated with the Applicant’s existing commercial office.

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

1. Section 395-9(I) – Maximum impervious coverage: 50% permitted; 74.8% proposed;
2. Section 395-9(D) – Minimum front yard setback: 10 ft. required; 3 ft. existing and proposed (existing nonconforming condition);
3. Section 395-9(F) – Minimum side yard setback (one side): 10 ft. required; 8 ft. existing and proposed (existing nonconforming condition).

The Applicant also requests any variances, submission waivers, additional exceptions, design waivers or exceptions, de minimis exceptions, modifications of conditions of prior approvals, continuation of any preexisting non-conforming conditions, other approvals reflected on the plans (as same may be further amended or revised from time to time without further notice) as may be determined to be necessary during the review and processing of the application by the Planning Board and its professional staff, and permits requested or required by the Planning Board at the public hearing.

The lot frontage and front yard setback variances can be granted under N.J.S.A. 40:55D-70(c)(1) (hardship). These variances are existing nonconformities which relate to the dimensions of the lot and the location of the existing building. The variance for impervious coverage 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 and the benefits of the deviation substantially outweigh the detriments). The Applicant’s proposal to construct a new parking lot will provide a new parking lot for the business with a sufficient number of parking spaces as required by ordinance. The benefits of granting the variances substantially outweigh any detriment. The variances can be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the zoning ordinance.

BOROUGH OF RUNNEMEDE

ESCROW APPLICATION

Date of Application: 9/11/24

Name of Project: A&S Cooling

Address of Project: 17-19 Black Horse Pike

City Runnemede, State NJ, Zip 08078

Name of Applicant: A&S Cooling Inc.

Address of Applicant: 1010 Rose Ave Suite B

City Runnemede, State NJ, Zip 08078

Telephone Number: 856-312-8499 Fax Number: _____

Application Fee: \$ 400.00 Cash / Check / Money Order (Circle)

Escrow
Initial Deposit: \$ 2950.00 Cash / Check / Money Order (Circle)

Check# _____ Check Received By: _____
(Initial)

FAX ID # 900916563 W-9 Received By: _____
(Initial)

FOR OFFICE USE ONLY

Date Activated: _____ Developer Name: _____

Sub-Account Number: _____ BLOCK: _____ LOT: _____

Project Description: _____

Memo/Other Info: _____

Date Closed: _____ Date of Check: _____ Check Number: _____ (Attach Copy of Check)

Date Sent: _____ (Attach Copy of Resolution)

To Whom It May Concern:

Attached please find a copy of a W-9 Form. Any person or business making an application to the Planning/Zoning

SITE PLAN CHECKLIST

The following checklist is designed to assist applicants in preparing their site plan for board review. Applicants should check off each item to ensure that it is included on the plan. *ITEMS OMITTED MAY DELAY CONSIDERATION BY THE BOARD.*

UTILITY PLANS, LANDSCAPING PLAN, ARCHITECTURAL ELEVATIONS, ETC., MAY BE SHOWN ON SEPARATE SHEETS.

- Name and title of applicant, owner and person preparing map.
- Place for signature of chairman and secretary of planning/zoning board.
- Place for signature of Borough Engineer.
- Tax map lot and block numbers.
- Date, scale and "north" sign.
- Key map of the site with reference to surrounding areas and to existing street locations.
- Zone district in which property in question falls, zone district of adjoining properties and all property within a 200 radius of the property in question.
- Names of owners of all contiguous land and adjacent property.
- Dimensions of lot, setbacks, front yard, side yards and rear yard; size, kind and location of fences.
- Location dimensions and details of all signs and exterior lighting including type of standards, location, radius of lighting and intensity in footcandles.
- Method of solid waste disposal and storage.
- Existing and proposed spot elevations based upon the U.S. Coastal Geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations.
- Existing and proposed contours of site at 2 foot intervals for areas less than 5 percent grade and 10 foot intervals above 5 percent grade.
- Location of all existing trees or tree masses, indicating general sizes and species of trees.
- Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants and trees and dimensions, approximate time of planting and method of planting (base rooted, ball and burlap).
- Any other pertinent information as may be required by the board.

**BOROUGH OF RUNNEMEDE
PLANNING BOARD
24 N. BLACK HORSE PIKE
RUNNEMEDE, NJ 08078**

TAX AND ASSESSMENT PAYMENT REPORT

Section I (to be completed by the applicant)

Name of Applicant A&S Cooling Inc.

Address 1010 Rose Avenue, Suite B, Runnemede, NJ 08078

Applicant has made application to the Planning Board for Block 46 Lot 2, 2.01 located at

17-19 Black Horse Pike

Whose record owner is ASBS Properties LLC


Owner's address 17-19 Black Horse Pike

I request the Tax Collector to determine whether there are any delinquent taxes and/ or assessments due.

Date _____ Applicant's Signature ANA SALEH - SIMS ADE

Section II (to be completed by the Tax Collector)

- I find that:
- All taxes due have been paid.
 - All assessments due have been paid.
 - The following are delinquent and past due.


Tax Collector

OWNERSHIP DISCLOSURE STATEMENT

A&S Cooling, Inc.
1010 Rose Avenue, Suite B
Runnemede, NJ 08078

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	AMR SALEH	26 MURRAY WAY BLACKWOOD, NJ 08012
	SAMI'A EL ATAR	26 MURRAY WAY, BLACKWOOD, NJ 08012

*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.

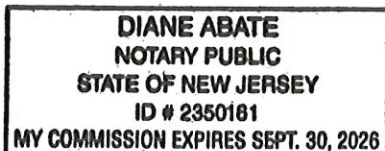
Sworn and subscribed before me
this 4 day of March, 2024.



Notary Public



Name: AMR SALEH
Title: OWNER



**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 A&S Cooling Inc.

Address 1010 Rose Avenue, Suite B, Runnemede, NJ 08078 Phone # 856-312-8499

Applying For

Subdivision Site Plan Site Plan Waiver Concept Design, located at 17-19 Black Horse Pike

Runnemede, New Jersey Block 46 Lot^{2, 2.01} Plate Location of Nearest Intersection Clements Bridge Road and Black Horse Pike

PLEASE PRINT

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

Owner's Name (if different than applicant) ASBS Properties LLC

Address 17-19 Black Horse Pike, Runnemede, NJ 08078 Phone# _____

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

Name Kristopher Berr, Esq., Del Duca Lewis & Berr LLC

Address 21 E. Euclid Avenue, Suite 100, Haddonfield, NJ 08033 Phone# 856 979 8392

Interest of Applicant if other than the Owner Tenant

STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT THE OWNER:

ASBS Properties LLC, 2, 2.01 owner of Lot(s) _____ in Block(s) 46 in the Borough of Runnemede, Camden County, New Jersey, hereby acknowledge that the application of A&S Cooling Inc. 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:

Amr S Aley
Signature of Landowner

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) _____ Phone# _____
Address _____

ALL OTHER APPLICATIONS
PROPOSED DEVELOPMENT

Title of Proposal A&S Cooling
Site Plan Dated 2/2/24 Prepared by SR3 Engineers
Present Use commercial office Proposed Use commercial office
Property part of subdivision approved on _____
Board of Adjustment action required _____ yes _____ no; variance(s) granted on _____
Total tract 1.06 (acres to nearest tenth)
Building Coverage 17.2 % of lot area
Paved Coverage 74.8 % of lot area
Maximum # of stories 4; and not more than feet 50

FOR RESIDENTIAL PROPOSALS

Total # of dwelling units _____
of efficiency units _____ % of total
of 1 bedroom units _____ % of total
of 2 bedroom units _____ % of total
of 3 bedroom units _____ % of total

FOR NON RESIDENTIAL PROPOSALS

Total # of square feet in gross floor area 2,350
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 12

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

APPLICANT

Landowner

PLAN PREPARER

SIGNATURE*

AMR SALL

same as Applicant

FOR SUBDIVISION APPLICATIONS ONLY

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 _____

N/A

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

Name (of person preparing plan) _____ Phone# _____
Address _____

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Total # of square feet in gross floor area 2,350
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 12

Parking space dimensions and access aisles conform to ordinance [x] YES [] NO
Now served by existing street improved to municipal specifications [x] YES [] 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 [] YES [x] 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 [] YES [x] NO
Planning Application

SIGNATURE* Applicant AMR SAH

Landowner same as Applicant

PLAN PREPARER SRTH

name

AMR Saleh
26 Murray way
Blackwood, NJ 08012

address

phone #

856-312-8499

Samuel Renauro III
SR3 Engineer
100 Essex Avenue, Suite 201
Bellmawr, NJ 08031

856-937-3323

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

AMR Saleh

Date

4/11/24

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(l) of the Zoning Ordinance so as to permit impervious coverage of 74.8% where 50% is permitted

DESCRIPTION OF PROPOSED STRUCTURE OR USE

PREMISES AFFECTED known as Block 46 Lot 2 & 2.01,

Street address: 17-19 Black Horse Pike, Runnemede, New Jersey

Applicant: A&S Cooling Inc. Address 1010 Rose Ave, Suite B, Runnemede, NJ 08078

Owner: ASBS Properties LLC Address 17-19 Black Horse Pike, Runnemede, NJ 08078

Lessee: applicant Address _____

Last previous occupancy commercial office

Size of Lot 13,584 sf Size of Building(s) (Present and/or Proposed): 2,350 sf (existing)

At street level 90.6 ft. Front 150 ft. Deep

Percentage of lot occupied by building(s) 17.3 % Height of Building(s) 2 stories <50 ft.

Set back: Front property line 3 feet. From side (if corner lot) 8 feet

Zoning requirements frontage 60, side yards 30/10, set-back 10, rear yard 10

"Prevailing set-back" of adjoining buildings within one block _____ feet

Has there been any previous appeal involving these premises? Yes _____ No x

If yes, state character of appeal and date of disposition _____

Proposed Use:

Commercial office for A&S Cooling Inc.