

PRIME TUVEL & MICELI

ATTORNEYS AT LAW

December 16, 2024

VIA OVERNIGHT UPS

Beth Miller, Board Secretary
Borough of Runnemede
24 North Black Horse Pike
Runnemede, NJ 08078

**RE: Aly Logistics LLC
3 East 10th Avenue
Block 33, Lot 9
Application for Use Variance**

Dear Ms. Miller:

This office represents Aly Logistics LLC (the “Applicant”) with reference to the above-listed property. The Applicant is proposing to convert the commercial portion of the property to a residential unit. The Applicant is therefore submitting an Application for Use Variance to the Borough of Runnemede Zoning Board for this matter.

In reference to this project, please find the following enclosed with this letter:

1. One (1) original and seven (7) copies of the completed and signed Application for Variance;
2. Eight (8) copies of the Narrative of Proposed Use;
3. Eight (8) copies of the Corporate Ownership Disclosure Statement;
4. Eight (8) copies of the Fee Schedule;
5. One (1) original and seven (7) copies of Survey prepared by Walter H. Macnamara Assoc., Inc.;
6. One (1) Certification of Paid Taxes;

14000 Horizon Way, Suite 325
Mount Laurel, NJ 08054
P 856 273 8300 | F 856 273 8383
w primelaw.com

ADDITIONAL OFFICES

Hackensack, NJ | Hoboken, NJ | Fort Washington, PA | New York, NY

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Borough of Runnemede
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7. One (1) Certified List of Property Owners;
8. Two (2) checks made payable to "*Borough of Runnemede*", one (1) in the amount of \$250.00 to cover the application fee for this project, and one (1) in the amount of \$700.00 for the escrow fee for this project; and
9. One (1) original W-9.

If there is anything further that the Board deems necessary as part of this application, please give me a call directly and I will work with my client to submit a copy of same as soon as possible. The Applicant looks forward to this Application being deemed complete and scheduled for the next available meeting date. Thank you for your consideration and assistance with this application.

Very truly yours,

A handwritten signature in black ink, appearing to read "SRW/nea". The signature is written in a cursive, somewhat stylized font.

SARA R. WERNER, ESQ.

SRW/nea
Enclosures

INSTRUCTIONS

IT IS HIGHLY RECOMMENDED YOU HAVE AN ENGINEER OR SOLICITOR ADVISE YOU DURING THIS PROCESS. IF YOU ARE AN "LLC" OR "CORPORATION", YOU MUST BE REPRESENTED BY LEGAL COUNCIL AT YOUR PLANNING/ ZONING BOARD MEETING.

APPLICATION, PLANS, & FEES MUST BE RECEIVED IN BOROUGH OFFICES AND BY THOSE LISTED BELOW
ATLEAST 30 DAYS PRIOR TO SCHEDULED MEETING

1. After obtaining the application packet from the Borough, completely fill out each form pertaining to your needs.
2. Form 992-2 is a site plan review checklist designed to assist the applicant as to what is included in the plan.
3. File 8 copies of the completed application and 8 copies of the plans with the Borough Clerk. Please provide an electronic version of the application, plans and any supporting documentation to the Borough Clerk as well.
4. It is only necessary to file with the Camden County Planning Board if your site is located on a County Road. Please check with the Zoning Officer, Borough Clerk or Planning Board Secretary to determine this and obtain the proper forms.
5. Form 493-1 is to be used to advertise your intentions and have your notice published 10 days prior to the regular meeting of the Planning Board. If you are applying for a variance, you must notify all property owners within 200 feet of your site, also at least 10 days before scheduled meeting, by certified/ return receipt mail or personal service. (A certified list of property owners can be obtained from the Clerk's Office). It is your responsibility to place and pay for the advertisement. It is suggested you use The Courier Post or Retrospect for publication. ***YOU MUST BRING THE PUBLICATION AFFIDAVIT AT LEAST 2 DAYS BEFORE THE MEETING AS PROOF OF ADVERTISEMENT, OR YOUR CASE WILL NOT BE HEARD.***
6. If you have any questions, you should contact your attorney for advice or the Borough Clerk at 856-939-5161, ext. 1002 who will provide you with information only, not advice.

BLUEPRINT PLANS MUST BE SUBMITTED PROPERLY FOLDED

Application for Variance

TO THE BOARD OF ADJUSTMENT:

An application is hereby made for a (hardship) (use) variance from the terms of Articles(s) and Section(s) 395-9A of the Zoning Ordinance so as to permit a multi-family residential dwelling containing three (3) rental units where residential dwellings are not a permitted use.

DESCRIPTION OF PROPOSED STRUCTURE OR USE

PREMISES AFFECTED known as

Block 33 Lot 9

Street Address: 3 East 10th Avenue, Runnemede, New Jersey

Applicant: Aly Logistics LLC Address: 100 S Black Horse Pike, Bellmawr, NJ 08013

Owner: Applicant is Owner Address: _____

Lessee: N/A Address: N/A

Last previous occupancy: Mixed-Use - Residential and Commercial (Retail)

Size of lot Approx. 0.2 acres Size of building(s) (Present and/or proposed):

Street level 54 ft. Front 35 ft. deep

Percentage of lot occupied by building(s) Unknown% Height of building(s) 1 1/2 stories <50 ft.

Set back: Front property line > 10 feet ft. From side (if corner lot) 10 feet

Zoning requirements frontage 60 feet, side yards 10 feet, ^{front yard} set-back 10 feet*, rear yard 20 feet
30 feet total

"Prevailing set back" of adjoining buildings within one block Unknown feet

Has there been any previous appeal involving these premises? Yes ___ No X

If yes, state character of appeal and date of disposition: N/A

Proposed Use:

Convert commercial portion to residential (apartment) unit. See attached narrative for further explanation.

*or setback line established by adjacent buildings presently most distant from street, whichever is greater

ESCROW APPLICATION

Date of Application: ___/___/___

Name of Project: Aly Logistics - Conversion to Apartment

Address of Project: 3 E 10th Avenue

City: Runnemede State: NJ Zip: 08078

Name of Applicant: Aly Logistics LLC

Address of Applicant: 100 S Black Horse Pike

City: Bellmawr State: NJ Zip: 08013

Telephone Number: (856) 203-2511

Application Fee: \$ 250.00 Cash/ Check/ Money Order (Circle)

Initial Deposit: \$ 700.00 Cash/ Check/ Money Order (Circle)

Check # _____ Check received by: _____

Tax ID # 85-3481088 W-9 Received by: _____

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)

TAX AND ASSESSMENT PAYMENT REPORT

Section I (to be completed by the applicant)

Name of Applicant: _____

Address: _____

Planning Board Application was made for Block: _____ Lot: _____

Located at: _____

Whose record owner is _____

Owner's Address _____

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

Date _____ Applicant's Signature _____

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

REQUESTED UNDER SEPARATE COVER

REQUEST FOR 200 FOOT LIST

Date: _____

Requestor: _____

Requestor's Address: _____

Phone: _____ Fax: _____

ADDRESS OF LOCATION 200FT SEARCH FOR:

Block: _____ Lot: _____

PLEASE CHECK PREFERRED METHOD OF DELIVERY:

_____ E-MAIL

_____ FAX

_____ MAIL

_____ PICK UP

Fee: \$10.00 PER LOT

PLEASE MAKE CHECK PAYABLE TO THE BOROUGH OF RUNNEMEDE.

REQUESTED UNDER SEPARATE COVER

ADVERTISEMENT TO BE PLACED IN LOCAL NEWSPAPER
(SUCH AS THE RETROSPECT)

ADVERTISEMENT MUST APPEAR AT THE LEAST 10 DAYS BEFORE THE SCHEDULED MEETING

TAKE NOTICE that the undersigned has applied to the Runnemede Planning/ Zoning Board for a _____ subdivision _____ variance _____ site plan _____ site plan waiver as follows:

Regarding application concerning: _____

Address: _____

Block: _____ Lot: _____

A public hearing regarding this application will be held on _____ 20__, at 7:00pm at the Borough Hall, 24 N. Black Horse Pike, Runnemede, New Jersey, at which time you may appear either in person or by attorney and present any objections you may have to this application.

The application is available for examination at the Borough Hall Planning/ Zoning Office during normal business hours.

Applicant Name: _____

Applicant Address: _____

TO BE PROVIDED PRIOR TO HEARING

AFFIDAVIT OF PROOF OF SERVICE BOARD OF ADJUSTMENT

PROOF OF SERVICE OF NOTICES REQUIRED BY STATUTE MUST BE FILED AND VARIFIED WITH BOARD SECRETARY ATLEAST 2 DAYS PRIOR TO MEETING OR CASE WILL NOT BE HEARD.

STATE OF NEW JERSEY COUNTY OF _____ } ss.

_____, of full-age being duly sworn according to law,
deposes and says, that he/she resides at _____
in the municipality of Runnemede, County of Camden, and the State of New Jersey being an
appeal or application under the Zoning Ordinance, and relates to premise _____;
that on _____, 20___, he/she gave written notice of the hearing on this application
to each and all of the persons upon whom service must be had, in the required form and
according to the attached lists, and in the manner indicated thereon.

Signature: _____

Sworn to and Subscribed before me

this _____ day of _____, 20___

NOTE: Attach list of all persons served.

TO BE PROVIDED PRIOR TO HEARING

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 CONSIDERTION BY THE BOARD.**

UTILITY PLANS, LANSCAPING PLANS, 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 properties 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 locations of fences.
- ____ Location dimensions and details of all signs and exterior lighting including type of standards, location, radius of lighting and intensity in foot candles.
- ____ Method of soil waste disposal and storage.
- ____ 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.
- ____ 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.
- ____ 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.

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

PLEASE FILE 8 COPIES OF THIS COMPLETED DOCUMENT 30 DAYS BEFORE THE REGULAR MEETING OF THE PLANNING BOARD.

Applicant's Name: Aly Logistics LLC

Address: 1 S Black Horse Pike, Bellmawr, NJ 08031 Phone #: (856) 203-2511

Applying for:

 Subdivision Site Plan Site Plan Waiver Concept Design, located at 3 East 10 Avenue
 Runnemede, New Jersey

Block: 33 Lot: 9

Plate: Location of Nearest Intersection 10th Avenue and Black Horse Pike

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) Applicant is Owner

Address: Phone #

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

Name: Sara R. Werner, Esq., Prime Tuvel & Miceli

Address: 14000 Horizon Way, Suite 325 Phone # (856) 273-8300, ext. 303
Mount Laurel, NJ 08054

Interest of Applicant if other than the Owner

N/A

STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT THE OWNER:

N/A owner of Lot(s) in Block(s) in the Borough of Runnemede, Camden County, New Jersey, hereby acknowledge that the application of for a subdivision/ site plan/ 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.

N/A

Signature of Landowner

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 spots per lot ____ Area in acres of any additional adjoining lot(s) owned by
Owner or applicant ____
Why is subdivision being requested? ____ to sell lots ____ construction houses for sale ____ other (please
explain):

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

**ALL OTHER APPLICATIONS
PROPOSED DEVELOPMENT**

Title of Proposal: _____
Site Plan Date: _____ Prepared By: _____
Present Use: _____ Proposed Use: _____
Property part of subdivision approve on: _____
Board of Adjustment action required: ____ Yes ____ No, variance(s) granted on: _____
Total Tract: _____ (acres to the nearest tenth)
Building Coverage: _____ % of lot area
Paved Coverage: _____ % of lot area
Maximum # of stories: _____; and not more than feet

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 ____
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 _____

Parking space dimensions and success 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

Subdivision Cont.

PLANNING APPLICATION

	APPLICANT	LANDOWNER	PLAN PREPARER
Signature*	_____	_____	_____
Name	_____	_____	_____
Address	_____	_____	_____
Phone #	_____	_____	_____

NOTE: The signature indicates an understanding of all the codes and regulations to this application and of matters contained in this application.

Signature of Applicant

Date

NOT APPLICABLE

NARRATIVE OF PROPOSED USE

Applicant, Aly Logistics LLC (“Applicant”), is the owner of real property having a street address of 3 East 10th Avenue in the Borough of Runnemede, County of Camden, State of New Jersey, and being designated as Block 33, Lot 9 on the Borough of Runnemede Tax Map (the “Property”). The Property, which is located in the Borough of Runnemede’s Commercial Zoning District (the “C Zone”) is currently developed with a one-and-one-half (1-1/2) story mixed-use building containing two (2) residential dwelling units and one (1) commercial unit.

Applicant has applied to the Borough of Runnemede Planning/Zoning Board for a use variance pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-70d(1) to permit the existing commercial unit to be converted to a residential dwelling unit, resulting in a total of three (3) residential dwelling units on the Property where residential dwellings are not a permitted use in the C Zone.

By way of background, the two (2) existing residential dwellings units are currently occupied, with the smaller such unit being occupied by a renter and the larger being owner-occupied. The proposed third (3rd) unit is intended to be offered for rent. The existing rental unit is separately metered for purposes of utilities. It is the intent that, upon conversion of the existing commercial unit to a residential dwelling unit, and certain other interior renovations, all three (3) dwelling units will be separately metered.

The Property benefits from a full basement, access to which is currently maintained on the exterior of the existing building; however, renovations are intended which will provide access to the basement from, and for the benefit of, the owner-occupied unit (which unit may be offered for rent in the future).

No new development is proposed, nor is any change to the footprint of the existing building.

Corporate Ownership Disclosure Statement

Application of Aly Logistics LLC

**3 E Tenth Avenue
Borough of Runnemede
Block 33, Lot 9**

This Corporate Ownership Disclosure statement is provided in compliance with the requirements of N.J.S.A. 40:55D-48.1 et seq.

Owners holding 10% or more of any class of stock/interest in Aly Logistics LLC:

1. Shehata Aly
1007 Springdale Road
Cherry Hill, NJ 08003
100%

FEE SCHEDULE

Section 1

A. Minor Subdivision	
1. Application Fee	\$250
2. Engineer/ Legal Review	\$1275
3. *See ordinance for Tax Map revision requirements	
B. Major Subdivision (Preliminary)	
1. Application Fee	\$500
2. Engineer/ Legal Review	\$325/ Lot - \$2,000 minimum
3. *See ordinance for Tax Map revision requirements	
C. Final Major Subdivision	
1. Application Fee	\$500
2. Engineer/ Legal Review	\$225/ Lot - \$1,000 minimum
3. *See ordinance for Tax Map revision requirements	
D. Minor Site Plan	
1. Application Fee	\$300
2. Engineer/ Legal Review	\$1500
3. *See ordinance for Tax Map revision requirements	
E. Site Plan Waiver	
1. Application Fee	\$150
2. Engineer/ Legal Review	\$500
3. *See ordinance for Tax Map revision requirements	
F. Preliminary Major Site Plan	
1. Application Fee	\$500
2. Engineer/ Legal Review	\$2,000 + \$150/ Acre
3. *See ordinance for Tax Map revision requirements	
G. Final Major Site Plan	
1. Application Fee	\$500
2. Engineer/ Legal Review	\$2,000 + \$100/ Acre
3. *See ordinance for Tax Map revision requirements	

Section 2

A. Preliminary Site Plan	
1. Application Fee	\$500
2. Engineer/ Legal Review	\$3,000
B. Final Site Plan	
1. Application Fee	\$500
2. Engineer/ Legal Review	\$1,500

Section 3: Inspection Fee Escrow

- A. Prior to the construction of any improvements required by the Planning Board and/or Zoning Board of Adjustment and prior to final approval of major subdivision/minor subdivision, apartment project, shopping center, or other site plan, the applicant shall deposit and maintain with the Borough a fund of not less than 5% of the estimated cost of the required on- and off-site improvements as determined by the Municipal Engineer, to cover the costs of inspection and improvements; provided, however, that the minimum escrow deposit shall be \$200, and the maximum escrow deposit shall be \$10,000.
- B. If any time during the inspection of the construction of said improvements it becomes evident that the escrow deposit is or will be insufficient to cover the cost thereof, the applicant shall make additional deposits in the amounts to be determined by the Municipal Engineer based upon the estimated remaining costs required to properly review and inspect the on- and off-site improvements.

Section 4: Zoning Board Adjustment Fees (Applications made under NJSA 40:55D-70a)

	Residential	Commercial	Industrial
A. 'A' Variance (Appeal Variance)			
1. Application	\$100	\$125	\$150
2. Engineer/ Legal	\$475	\$725	\$725
B. 'B' Variance (Interpretation Variance)			
1. Application	\$100	\$125	\$150
2. Engineer/ Legal	\$475	\$725	\$275
C. 'C' Variance (Bulk Variance)			
1. Application	\$100	\$125	\$150
2. Engineer/ Legal	\$500	\$725	\$775
D. 'D' Variance (Use Variance)			
1. Application	\$250	\$500	\$500
2. Engineer/ Legal	\$700	\$1500	\$1,500
E. Conditional Use			
1. Filing Fee	\$100		
2. Engineer/ Legal	\$475		
F. Property Owner List	\$10 for each requested block/ lot		
G. Redevelopment Consultant Fee	\$125 - \$150/ hour		

Section 5.

Engineering, legal and planning set forth in the aforesaid provisions and minimum amounts representing an estimate of the anticipated costs based on the hourly rates of the respective professionals. The hourly rates shall be the same as those set forth in the contracts between the Borough and said professionals. In the event that actual costs exceed the minimum deposits, the applicant shall be responsible for the difference between the actual amount and the minimum. If the actual cost is less than the minimum, the applicant shall receive a refund of the difference.

NOTES

***Tax Map Revision Runnemede Code Chapter 153- 15, Costs**

- A. Once final subdivision and/or new lot approval has been received, an escrow account shall be established by the applicant and maintained by Runnemede Borough for the express purpose of maintaining the Tax Map/GIS database. No construction permit shall be issued until said costs are posted with Runnemede Borough, as outlined below:
1. Minor Subdivisions (three lots or less): \$150. 00 per lot
 2. Major subdivisions are broken down as follows:
 - a. \$100 per lot
 - b. Commercial site plan \$800 per lot
 - c. \$1,000 per condominium site plan, plus \$50 per unit for residential condominium/ projects.
 3. \$100 per lot or per change for each lot/Tax Map revision due to deed discrepancies, easement detailing, ownership labeling, acreage calculation and labeling street name changes, and other minor revisions.
- B. If any portion of the escrow account remains unused following the appropriate revisions to the Tax Map/GIS database, it shall be refunded to the applicant.
- C. In the event that any application for development is denied and the application is no longer pending before the respective board, then any portion of the aforementioned fee which has not been expended by the Engineer responsible for maintaining the Tax Map/GIS database shall be refunded to the applicant.
- D. In addition to the maintenance fees noted, each approved applicant must supply a map of the new subdivision or new lot in a scale suitable for inclusion on the Runnemede Borough Tax Map/GIS database. Said map must be submitted in hard-copy format and must be compliant with current New Jersey Map Filing Law guidelines (N.J.S.A. 46:23-9.9 et seq.).

Each applicant and/or developer, for any approval which results in the creation of any new lots, revisions of any existing lots, and/or other alterations to the Tax Map/GIS database, shall be responsible for paying all reasonable charges incurred by the Runnemede Borough Engineer in updating said Tax Map/GIS database. These costs shall include, but not be limited to, update to the GIS database, revisions to existing Tax Map plates, creation/addition of new Tax Map plates, appropriate revisions to the Key Map(s), reprographic services for applicable Borough, county and state submission copies, as well as any reasonable shipping and handling fees involved.

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See <i>Specific Instructions</i> on page 3.	<p>1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p>Aly Logistics LLC</p>	
	<p>2 Business name/disregarded entity name, if different from above.</p>	
	<p>3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) </p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p style="text-align: right;"><i>(Applies to accounts maintained outside the United States.)</i></p>
	<p>3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/></p>	
	<p>5 Address (number, street, and apt. or suite no.). See instructions.</p> <p>100 S Black Horse Pike</p>	<p>Requester's name and address (optional)</p>
	<p>6 City, state, and ZIP code</p> <p>Bellmawr, NJ 08031</p>	
	<p>7 List account number(s) here (optional)</p>	

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.

Social security number									
or									
Employer identification number									
8	5	-	3	4	8	1	0	8	8

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

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 12-02-2024
------------------	--------------------------	------------------------

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.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Ms. Beth Miller, CTC/RMC/CMR
September 19, 2024
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Date: 9/23/24

Ms. Beth Miller, Board Secretary
Borough of Runnemede
24 North Black Horse Pike
Runnemede, NJ 08078

Dear Ms. Miller,

Pursuant to your request, I have reviewed the Tax Records of Borough of Runnemede and preliminarily note that there are no taxes or assessments for local improvements that are due or delinquent on the property which is the subject matter of the following applicant:

Aly Logistics LLC
(Applicant Name)

3 E 10th Avenue
(Address)

Block 33, Lot 9


Tax Collector


Township Clerk

NOTE: *The above is not a formal tax search or improvement search performed pursuant to NJSA 54:1 et seq. The information supplied is preliminary in nature, designed to assist the processing of applications before the Planning and Zoning Boards. In the event that the applicant desires to rely upon the information, a formal tax search and Municipal Improvement Search should be applied for and the fees posted for said search in accordance with the prevailing statutes.*



MEMBERS OF COUNCIL

*Patricia Tartaglia Passio,
Council President
Eleanor M. Kelly
Luis R. Cepero
Robert Farrell
Daniel Murray
Craig Laubenstein*

**24 N. Black Horse Pike
Runnemede, NJ 08078
Phone: (856) 939-5161
Fax: (856) 939-0202
www.runnemedenj.org**

MAYOR

Nick Kappatos

CHIEF FINANCIAL OFFICER
Shelley Strehle, CFO

**BOROUGH CLERK
TAX COLLECTOR / REGISTRAR**
Beth Miller, RMC/CTC/CMR

October 1, 2024

Prime Tuvell & Miceli Attorneys at Law
14000 Horizon Way
Suite 325
Mount Laurel, New Jersey 08054

Re: Block 33 Lot 9

Dear Sara R. Werner:

Attached please find a certified list of property owners in Runnemede within 200 feet of the above Block and Lot.

Thank you for your attention to this matter. If you have any questions, please feel free to Call at 856-939-5161.

Sincerely,

Joy Christmas
Enclosures

Camden County Parcel Profile Report
Making It Better Together

Highlighted feature(s)

Parcels (1)

Owner Name	Owner Address	City State	Zip Code	Municipal Code	Tax Block	Tax Lot	Qualifier	Parcel Location
ALY LOGISTICS LLC	100 BLACK HORSE PIKE	BELLMAWR NJ	08031	0430	33	9		3 E 10TH AVE

§

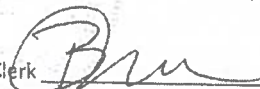
List of adjoining feature(s) that intersect 200 foot buffer from Parcels.

Parcels (17)

Name	Street	City&State	Zip	Municipal Code	Block	Lot	Qualifier	Property Location
BORO OF RUNNEMEDE	24 N BLACK HORSE PIKE	RUNNEMEDE, NJ	08078	0430	28	1		2 BROADWAY @ BHP
OAK RIDGE APARTMENTS, LLC	1155 ST GEORGES AVE	RAHWAY, NJ	07065	0430	29	2		1001 BLACKHORSE PK
IGNATOVICH JOEL & TAIT SANDI	11 E 11TH AVENUE	RUNNEMEDE NJ	08078	0430	32	7		11 E 11TH AVE
RUNNEMEDE INVESTMENTS LLC	29 CALLISON LANE	VOORHEES NJ	08043	0430	32	8		1100 N BLACK HORSE PIKE
SHERMAN, DANIEL R & MARYROSE	803 EAST DR	MARMORA, NJ	08223	0430	33	5		19 E 10TH AVE
SHERMAN DANIEL & MARYROSE	803 EAST DR	MARMORA, NJ	08223	0430	33	6		15 E 10TH AVE
DELP MICHELE M & TURSE ANTHONY	11 E 10TH AVENUE	RUNNEMEDE NJ	08078	0430	33	7		11 E 10TH AVE
RIVERA LISA	7 E TENTH AVE	RUNNEMEDE NJ	08078	0430	33	8		7 E 10TH AVE
CLEARY, JOHN C	20 E 11TH AVE	RUNNEMEDE, NJ	08078	0430	33	14		20 E 11TH AVE
MAGNOTTA, ALFONSO & LISA	16 E 11TH AVE	RUNNEMEDE, NJ	08078	0430	33	15		16 E 11TH AVE
MCVEIGH PAUL M & DONNA	12 E 11TH AVE	RUNNEMEDE, NJ	08078	0430	33	16		12 E 11TH AVE
CICERO MATTHEW	8 E 11TH AVENUE	RUNNEMEDE NJ	08078	0430	33	17		8 E 11TH AVE
GAROFALO, SAVERIO	414 SHEFFIELD COURT	RUNNEMEDE, NJ	08078	0430	33	18		4 E 11TH AVE
MDC COAST 23 LLC	11995 EL CAMINO REAL	SAN DIEGO CA	92130	0430	34	4		904 BLACK HORSE PIKE
ALJANABI SARAH	20 E 10TH AVENUE	RUNNEMEDE NJ	08078	0430	34	10		20 E 10TH AVE

Certified by me _____ Day of 10/1/2024

Beth Miller, Borough Clerk



Name	Street	City&State	Zip	Municipal Code	Block	Lot	Qualifier	Property Location
LETZGUS MARKS	16 E 10TH AVENUE	RUNNEMEDE NJ	08078	0430	34	11		16 E 10TH AVE
FEIDL, DOROTHY M. & ALEXIUS JR	12 E 10TH AVE	RUNNEMEDE, NJ	08078	0430	34	12		12 E 10TH AVE

Certified by me _____ Day of 10/1/2024

Beth Miller, Borough Clerk



Utility Companies

New Jersey American Water Company
GIS Supervisor – Donna Short
1025 Laurel Oak Road
Vorhees, New Jersey 08043

Public Service Electric & Gas Company
Roger Nelson – General Manager Real Estate
Office 80 Park Place
Newark, New Jersey 07102
201-430-7000

South Jersey Gas Company
Mr. Chuck Dippo, Engineer
1 South Jersey Plaza
Folsom, New Jersey 08037
561-9000 EXT. 261

Bell Atlantic
540 Broad Street
Newark, New Jersey 07101

Gloucester Township MUA
PO Box 216
Glendora, New Jersey 08029
856-227-8666

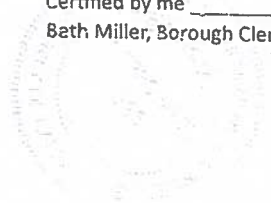
Camden County MUA
1645 Ferry Ave
Camden, New Jersey 08101
856-541-3700

Comcast Cable TV
1250 Haddonfield-Berlin Road
PO Box 5025
Cherry Hill, New Jersey 08034

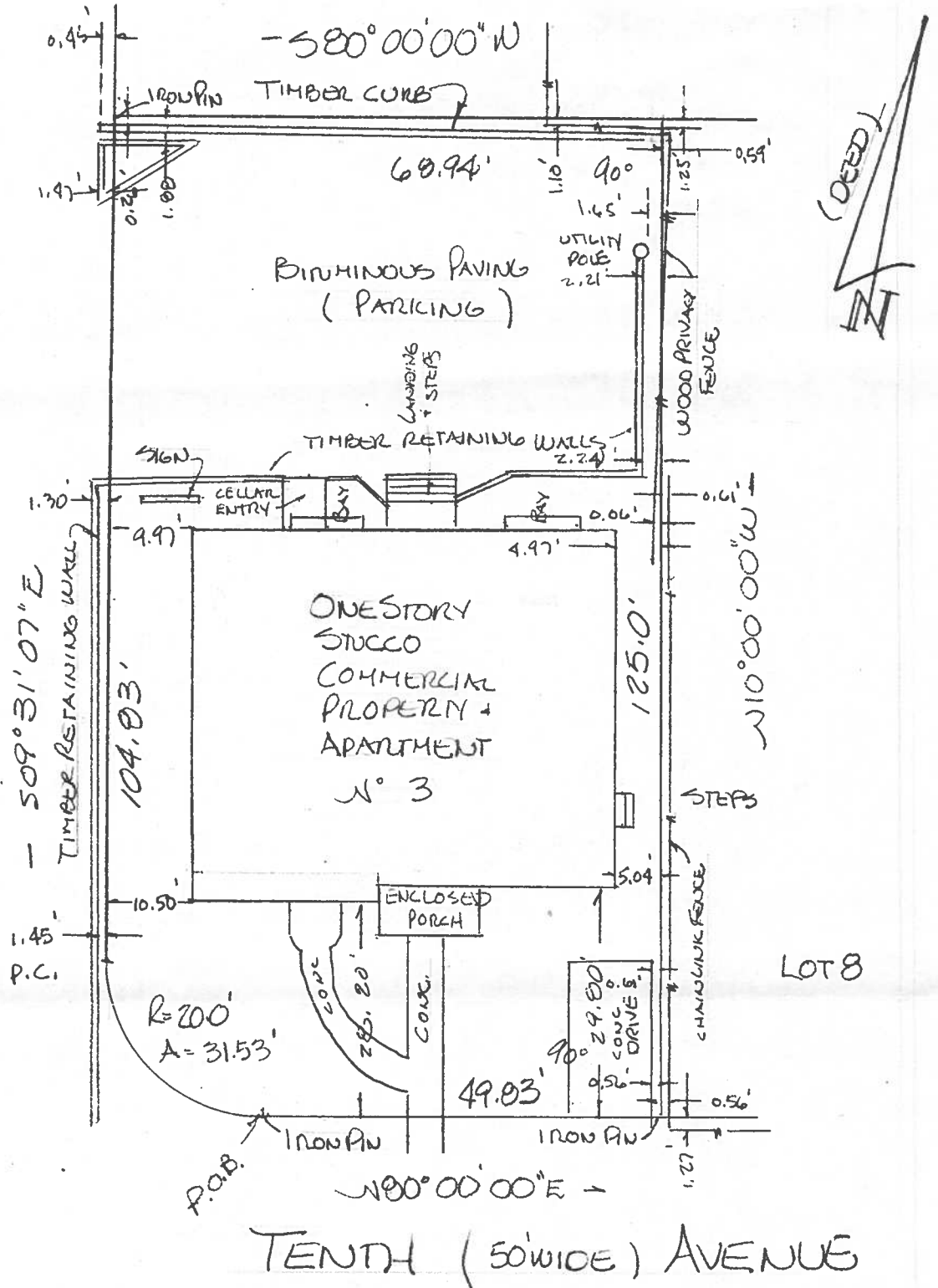
Camden County Planning Board
2311 Egg Harbor Road
Lindenwold, New Jersey 08021

Runnemede Sewer Utility
24 N Black Horse Pike
Runnemede, New Jersey 08078

Certified by me _____ Day of 10/1/2024
Beth Miller, Borough Clerk 



Back Horse (66' wide) Pike
 (AKA MT. EPHRAIM AVENUE)



NOTE -

PARCEL SURVEYED BEING LOT 9 BLOCK 33
 TAX MAP BOROUGH OF RUNNEMEDA

EISENBERG, GOLD + AGRAWAL, P.C.

FOUNDATION TITLE, LLC / FIRST AMERICAN TITLE INSURANCE COMPANY

TO ALY LOGISTICS, LLC
 any Insurer of Title relying hereon and any other party in
 interest:
 In consideration of the fee paid for making this survey, I
 hereby certify to its accuracy (except such easement, if any, that
 may be located below the surface of the lands or on the surface
 of the lands and not visible) as an inducement for any insurer of
 title to insure the title to the lands and premises shown thereon.
 Responsibility limited to current transaction.

Richard S. Humphries

RICHARD S. HUMPHRIES

P.L.S. N.J. LIC. 34859

DATE OF SURVEY OCT. 20, 2022

Walter H. Macnamara Assoc., Inc.

Professional Land Surveyors

Certificate of Authorization 24GA28052300

813 Haddon Ave., Collingswood, NJ 08108

Survey of Premises

N° 3 EAST TENTH AVENUE
BORO. OF RUNNEMEDA

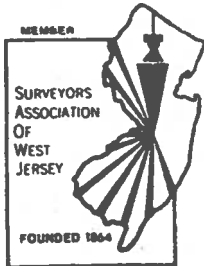
Co. New Jersey

Scale - 1" = 20'

384-22

856-854-5229

whmsurveying@yahoo.com



**WALTER H. MACNAMARA
ASSOCIATES, INC.**

PROFESSIONAL LAND SURVEYORS

813 HADDON AVENUE • COLLINGSWOOD, NJ 08108

**R.W. HUMPHRIES, P.L.S.
R.S. HUMPHRIES, P.L.S**

PHONE: (856) 854-5229
FAX: (856) 854-5457

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bellmawr, County of Camden, State of New Jersey:

BEGINNING at a point formed by the intersection of the Northeastly line of Browning Road (formerly Browning Lane) and the Southeastly line of Glenview Avenue (50 feet wide); and extending thence

- (1) South 59 degrees 20 minutes East, along the Northeastly line of Browning Road (formerly Browning Lane) 102.33 feet in front or breadth; thence
- (2) North 30 degrees 34 minutes East, 100 feet to a point; thence
- (3) North 59 degrees 28 minutes West, a distance of 102.33 feet to a point in the Southwestly line of Glenview Avenue; thence
- (4) South 30 degrees 34 minutes West, along same, a distance of 100 feet to the point and place of **BEGINNING**.

THIS IS A DEED to reflect that the name of **BARRINGTON FEDERAL CREDIT UNION** has now changed to **CAMCO COMMUNITY FEDERAL CREDIT UNION**.

BEING the same lands and premises which became vested in Barrington Federal Credit Union by deed from Andrew W. James, Jr., recorded December 14, 1995, in Dood Book 4704, Page 0205 et seq., in the Camden County Clerk's Office, granted and conveyed unto Barrington Federal Credit Union.

UNDER and SUBJECT to covenants, conditions, reservations and restrictions of record.

BEING known as Lot 21.08, Block 101.02, as shown on the Borough of Bellmawr Tax Map.

Richard S. Humphries

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM.

ALY LOGISTICS LLC
100 S BLACK HORSE PIKE
BELLMAWR, NJ 08031

1787

55-136/312
794

DATE 12/02/2024

CHECK ARMOR

PAY TO THE ORDER OF

Borough of Runnemede

\$ 250.00

Two hundred fifty & ^{xx}/₁₀₀ DOLLARS

TD Bank

America's Most Convenient Bank®

FOR 3 E. 10th App Fee



[Signature]



⑈001787⑈ ⑆031201360⑆ 4332897507⑈

Details on Back. Security Features Included

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM.

ALY LOGISTICS LLC
100 S BLACK HORSE PIKE
BELLMAWR, NJ 08031

1788

55-136/312
794

DATE 12/02/2024

CHECK ARMOR

PAY TO THE ORDER OF

Borough of Runnemede

\$ 700.00

Seven hundred & ^{xx}/₁₀₀ DOLLARS

TD Bank

America's Most Convenient Bank®

FOR 3 E. 10th Escrow



[Signature]



⑈001788⑈ ⑆031201360⑆ 4332897507⑈

Details on Back. Security Features Included