

Charles Gemmel

From: Charles Gemmel [charlesgemmel@comcast.net]
Sent: Wednesday, August 10, 2016 4:21 PM
To: Dave Scheidegg (david@snsce.com)
Cc: Carleton Kimber (bkimberimd@comcast.net)
Subject: 360 Fairview Avenue - Our File No. 12,521-C
Attachments: doc20160810161322.pdf; doc20160810161302.pdf; doc20160810161255.pdf

Dave:

Following up on our telephone conversation of Wednesday, I would like to get your firm involved in the approval process for my client, 360 Fairview LLC. 360 Fairview LLC is the owner of real property known as 360 Fairview Avenue, Hammononton, New Jersey. The property is improved as shown on the attached Plan of Survey prepared by Bob Munson dated January 2, 2014.

The property is leased to Integrity Medical Devices, Inc. The latter entity uses the property for the manufacturing and storage of medical supplies. The property appears to be located within the R-2 Zone of the Hammononton Zoning Ordinance which does not permit manufacturing and warehousing.

In 1980 the Hammononton Board of Adjustment granted a use variance to the then owner of the property for warehousing and light manufacturing. A copy of the Board's Decision and Resolution is attached.

My client would like to expand the existing building on the property. Integrity Medical Devices, Inc. needs more area. The plan is to increase the present building, being approximately 30,000 s.f., by an addition of approximately 5,700 s.f.

It would appear that for this proposed expansion my client will need a use variance from the Board of Adjustment, since they are expanding a nonconforming use, and will also need site plan approval.

My client believes that it has a good relationship with the neighboring property owners, most of which are single family homes. They therefore do not believe that there will be any neighborhood opposition but obviously one never knows.

My client has been working with GL Construction & Renovation, Inc. as the company that would construct the addition. My client has also been working with Long Architectural Services, Inc. and a Sketch Plan from the firm is attached.

Once you have had the opportunity to review the above please give me a call to discuss. Thereafter we can schedule a meeting with Buck Kimber, one of the principals of Integrity Medical Devices, Inc. and 360 Fairview LLC.

I look forward to working with you on this matter.

/s/ Charles Gemmel, Esquire
GEMMEL, TODD & MERENICH, P.A.
767 Shore Road, P. O. Box 296
Linwood, NJ 08221
Tel.: (609) 927-7200
Fax: (609) 927-3278

*1980
11-11-80
J. H. Rahn*

ZONING BOARD OF ADJUSTMENT
TOWN OF HAMMONTON

Application of H. Joel Rahn
for a Use Variance of an
existing building for light
manufacturing and warehousing
upon Block #2709, Lot #21

DECISION

and

RESOLUTION

This Application for the granting of a Use Variance of an existing building for shipping, receiving, warehousing and light manufacturing said property being situate in a Residential - B Zone, coming on th be heard under N.J.S.A. 40:55 D-70 (a) before the Board of Adjustment, of the Town of Hammonton, County of Atlantic and State of New Jersey, at a Regular Meeting, a quorum of seven (7) members being present on Thursday, January 17, 1980 at 8:00 P.M. in the Hammonton Town Hall on due notice to the owners of the other properties as legally required and after the Board having heard and considered the testimony of the Applicant, no one appearing in objection to the same, the Board has by a unanimous vote of the seven (7) members in attendance adopted a Resolution granting the requested Use Variance. The application has been approved by the Board because such relief can be granted without substantial detriment to the public good and the use would not substantially impair the intent and

purpose of the Zone Plan and the Zoning Ordinance and it would not impair the public safety and general welfare of the community.

The Applicant's attorney, Jack Plackter, Esquire, stated that the property owners were mailed notices of his client's intention to make the above mentioned application. Thereafter, Jordan Friedman testified that the existing building would be renovated and repaired for the purpose of operating light industry involving the copying of video tapes, the building in question having been previously used for light industry purposes.

The witness is the business consultant for the Applicant. The production would involve taking master tapes, copying the same, thereafter packaging and warehousing said tapes. In addition to management approximately 25 individuals would be employed from the Hammononton area. The building would be repaired and renovated as it is presently in a deteriorated condition. There would be no change in the outer walls of the building and the proposed used would not involve any noise levels, smoke or fumes.

The witness stated that all industrial performance standards would be complied with. The proposed hours of the operation would be from approximately 8:00 A.M. until 5:00 P.M. The Applicant concluded by stating there would be very little truck traffic and the buildings would be used for office,

manufacturing and warehousing purposes.

Nelson Johnson, Esquire, and Lillian Symes stated that they were in favor of the granting of the Applicant's requested use.

The Board of Adjustment felt that the circumstances of the Applicant as relating to the strict application of the Zoning Ordinance would result in peculiar and exceptional practical difficulties or exceptional or undue hardship upon the Applicant. Thereupon, by unanimous vote of the seven (7) members in attendance, the Board adopted a Resolution granting the requested Use Variance based upon the following determinations and factual findings:

(a) The property in question has been used as a factory for the manufacturing of clothing and the requested Use Variance would involve lighter manufacturing than the prior use.

(b) A granting of the requested Use Variance would result in the upgrading of the property and building which is presently in a deteriorated condition and would not be detrimental to the intent or purpose of the Zoning Ordinance nor would it adversely affect the neighboring properties.

(c) The special reason of undue hardship exists as the property has been previously used for industrial purposes and a denial of the requested Use Variance would create the undue burden upon the Applicant of requiring him to demolish an existing building which he could easily convert and reno-

vate to be used for essentially the same nature of the prior use which is light manufacturing.

(d) The prior use of light manufacturing preceded the requirements contained in the present Zoning Ordinance and to require compliance with the present Zone Plan would be impractical and unrealistic.

For the aforesaid reasons the Board granted the Applicant's request for a Use Variance to renovate and modify the existing building so that the property known as Block #2709, Lot #21 may be used for light manufacturing purposes including shipping, receiving and warehousing.

ZONING BOARD OF ADJUSTMENT
TOWN OF HAMMONTON

By: *Robert Small*
ROBERT SMALL, Chairman

I, Cora Perone, Secretary of the Zoning Board of Adjustment of the Town of Hammonton, do hereby certify that the foregoing Resolution is a true copy of the Resolution passed by the Zoning Board of Adjustment at a Regular Meeting held on Thursday, January 17, 1980.

CORA PERONE, Secretary

Prepared by:

A. RALPH PERONE, ESQUIRE
One South New York Avenue
Atlantic City, New Jersey 08401



BLOCK 2709

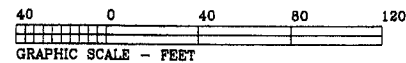
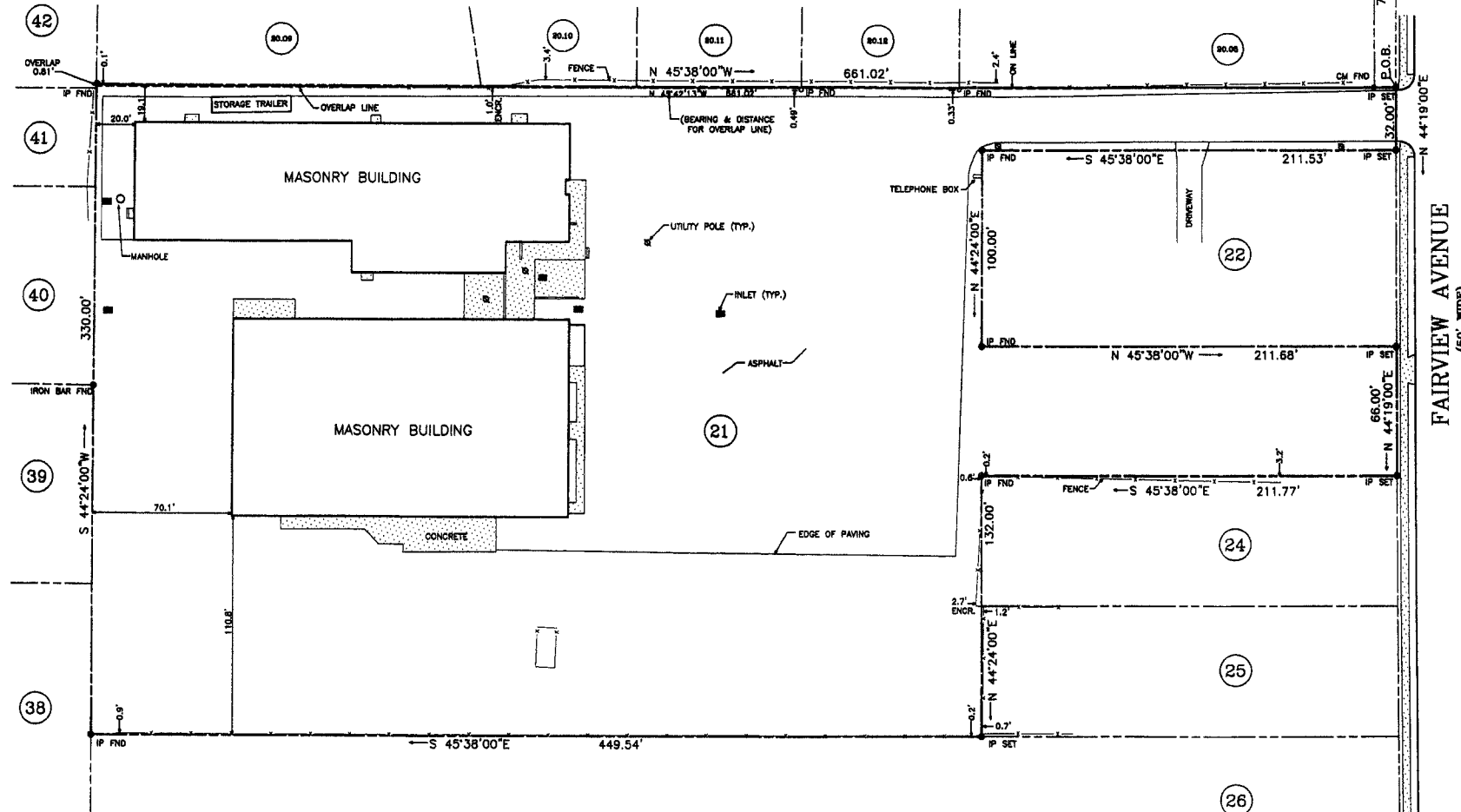
THIRD STREET
(50' WIDE)

LOT AND BLOCK NUMBERS REFER TO THE
TOWN OF HAMMONTON TAX MAP.

AREA = 3.882 ACRES, MORE OR LESS.

CERTIFY TO:

-360 FAIRVIEW LLC
-LANDIS TITLE CORPORATION
-SUSQUEHANNA BANK, ITS SUCCESSORS
AND/OR ASSIGNS AS THEIR INTEREST
MAY APPEAR



For Any Person or Party in Interest in connection with the fee paid for making this survey, I hereby certify to the accuracy (except such corrections, if any, that may be needed before the survey of the lands or on the surface of the lands and not visible) as an instrument for any person or party to insure the title to the lands and premises shown herein. This responsibility limited to the current matter as of the date of this survey.

Only copies from the original of this survey clearly marked with an original of the land surveyor's embossed seal shall be considered to be valid copies.

This certification is made only to the current parties for purchase and/or mortgage of herein delineated property. No responsibility or liability is assumed by the Surveyor for use of survey for survey officials, records of property, or any other person, other directly or indirectly.

Robert J. Monson

ROBERT J. MONSON
PROFESSIONAL LAND SURVEYOR
NJ LICENSE NO. 3588

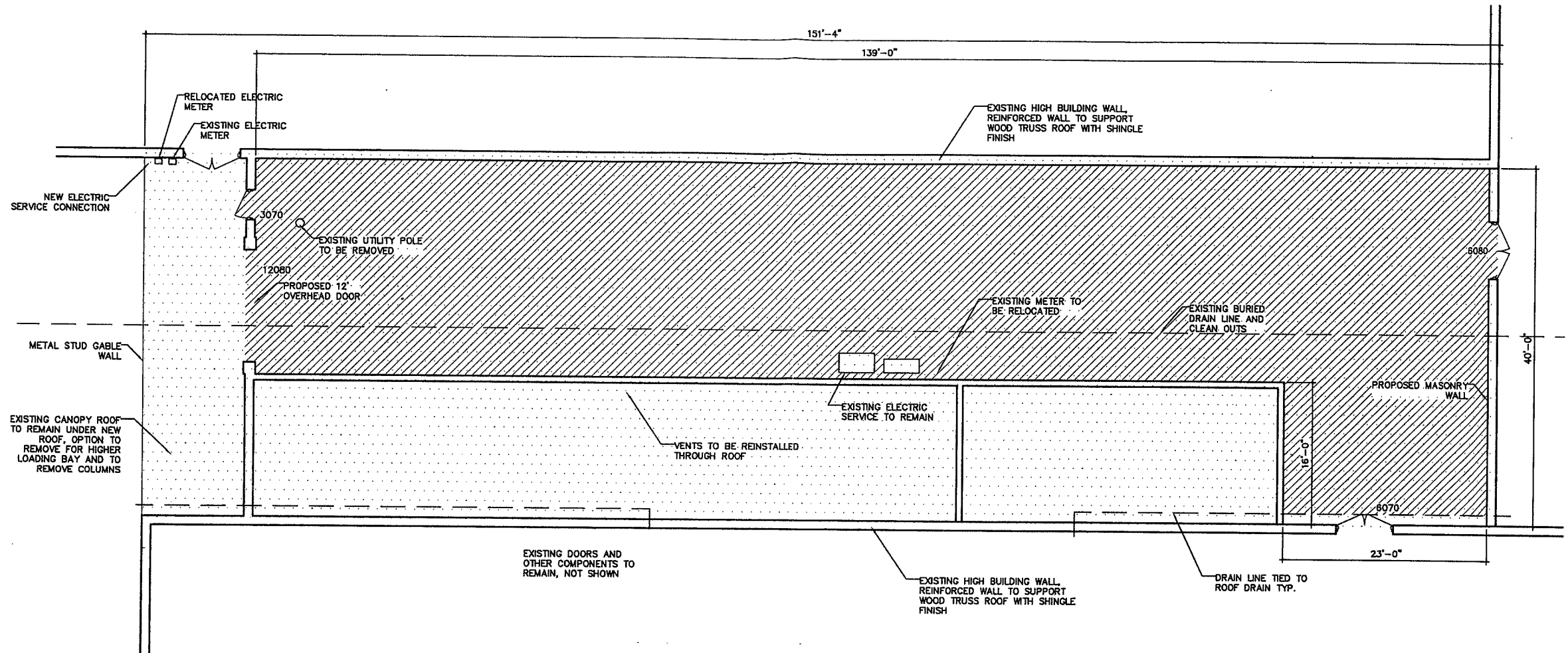
PLAN OF SURVEY

360 FAIRVIEW AVENUE
LOT 21, BLOCK 2709, PLATE 27
TOWN OF HAMMONTON
ATLANTIC COUNTY, NEW JERSEY

SCALE: 1"=40' DATE: 1/2/14

DRAWN BY: RJM DRAWING NO. 9727

ROBERT J. MONSON, P.L.S.
800 ROSETREE DRIVE
WILLIAMSTOWN, NJ 08004
PHONE: (609) 728-1974 FAX: (609) 728-3038



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	SKETCH PLAN prepared for GL Construction INTEGRITY MEDICAL DEVICES, Inc. 360 FAIRVIEW AVENUE HAMMONTON TOWNSHIP ATLANTIC COUNTY, NJ				
	LONG ARCHITECTURAL SERVICES, Inc.				
	2030 N. BLACK HORSE PIKE WILLIAMSTOWN, N.J., 08094 TEL: 856-629-9400 FAX: 856-875-1948 EMAIL: info@longarchitecture.com				
DATE 5-8-15 SCALE SHOWN DRAWN BY WHM JOB NO. 28487 SHEET 1 OF 1					