

# APPLICATION

**PLANNING BOARD**  
BOROUGH OF RIVERTON  
505A HOWARD STREET  
RIVERTON, NJ 08077  
TELEPHONE: (856) 829-0120

This application, with supporting documentation, must be filed with the Secretary of the Planning Board at the above referenced address, for a review and determination as to completeness prior to a hearing date being set or an applicant advertising for, or mailing notices regarding a hearing date. Hearing dates are only set by the Board Secretary and/or Chairman.

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### This Section to be completed by Planning Board Staff Only

Date File (Received): \_\_\_\_\_ Application No.: \_\_\_\_\_  
Application Fee: \$ \_\_\_\_\_ Date of Check: \_\_\_\_\_ Check No.: \_\_\_\_\_  
Escrow Deposit: \$ \_\_\_\_\_ Date of Check: \_\_\_\_\_ Check No.: \_\_\_\_\_  
Review for Completeness Completed: \_\_\_\_\_ Hearing Date Set For: \_\_\_\_\_

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### TO BE COMPLETED BY THE APPLICANT

#### 1. SUBJECT PROPERTY:

Location (Street Address): 5131 main st, Riverton NJ 08077  
Tax Map: Block 903 Lot(s) 26  
Dimensions: Frontage 36" / 25" Depth 44" Total Area 1,200 sq ft  
Zoning District (See Zoning Map): 6B

#### 2. APPLICANT INFORMATION:

Name: Alexandra Viter-Garcia / Adrian Garcia  
Address 811 meeting house Ct, Cinnaminson NJ, 08077  
(Street) (City) (State) (Zip Code)  
Telephone Number(s): DAY (215) 650-9537 EVENING ( )

Applicant is a (please check one): Corporation  Partnership \_\_\_\_\_ Sole Proprietor \_\_\_\_\_  
Resident \_\_\_\_\_

### 3. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% or more of the stock in a corporation that is an applicant, or 10% or greater interest in a partnership that is an applicant, must be disclosed. In accordance with N.J.S. 40:55D-48.2, that disclosure requirement applies to any stockholder in a corporation that is the applicant, or partner in a partnership that is an applicant, who owns or holds 10% or more of its stock, or 10% or greater interest in the partnership, until the names and addresses of the non-corporate stockholders and individual partners, at or exceeding the 10% ownership criterion, have been listed. [Attach pages as necessary to fully comply with the following information requested for each individual.]

Name: Adrian & Alexandra Garcia Percentage of Interest Held: 50/50 %  
Address: 811 meeting house ct Cinnaminson NJ 08077  
(Street) (City) (State) (Zip Code)

### 4. OWNER IF DIFFERENT FROM THE APPLICANT Check here if same

If the owner of the property is someone different from the Applicant, then please complete the following:

Owner's Name: Joe Rainer  
Address: 1011 beechwood Ave Riverton NJ, 08077  
(Street) (City) (State) (Zip Code)  
Telephone Number: DAY (609) 520-0905 EVENING: ( ) \_\_\_\_\_

### 5. PROPERTY INFORMATION

Restrictions, covenants, easements, association by-laws, either existing or proposed on the property:

[ ] YES (Attach copies)  NO [ ] PROPOSED (Attach Description)

NOTE: All deed restrictions, covenants, easements, association by-laws, either existing or proposed, must be submitted for review, and must be written in easily understandable English in order to be approved.

Present use of the premises: Vacant  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**6. APPLICANT'S EXPERTS/REPRESENTATIVES:**

**Applicant's Attorney** Thomas H. Ehrhardt  
(Name)

**Address** 524 Main st Riverton NJ 08077  
(Street) (City) (State) (Zip Code)

**Telephone Number** (856) 912-5473 **Fax Number** ( )

**Applicant's Engineer** Steve Kauf (Penn Jersey Paper)  
(Name)

**Address** 9355 Blue Grass RD Phila PA 19114  
(Street) (City) (State) (Zip Code)

**Telephone Number** (267) 254-6436 **Fax Number** ( )

**Applicant's Planning Consultant** Mark Seyboth (Penn Jersey Paper)  
(Name)

**Address** 9355 Blue Grass RD Phila PA 19114  
(Street) (City) (State) (Zip Code)

**Telephone Number** ( ) **Fax Number** ( )

**Applicant's Traffic Engineer** \_\_\_\_\_  
(Name)

**Address** \_\_\_\_\_  
(Street) (City) (State) (Zip Code)

**Telephone Number** ( ) **Fax Number** ( )

**7. OTHER EXPERTS**

List any other expert who will submit a report or who will testify for the Applicant: (Attach additional sheets, as may be necessary, with the following information):

**Name** \_\_\_\_\_ **Field of Expertise** \_\_\_\_\_

**Address** \_\_\_\_\_  
(Street) (City) (State) (Zip Code)

**Telephone Number** ( ) **Fax Number** ( )

**8. RELIEF BEING REQUESTED**

The applicant is requesting the following relief from the Planning Board; (List as many forms of relief that are applicable):

**SUBDIVISION:**

Major Subdivision Approval

Minor Subdivision Approval

Subdivision Approval (Preliminary)

Subdivision Approval (Final)

Number of Lots to be created \_\_\_\_\_

Number of proposed dwelling units \_\_\_\_\_

**SITE PLAN:**

Major Site Plan Approval

Minor Site Plan Approval

Preliminary Site Plan Approval (phases- if applicable) \_\_\_\_\_

Final Site Plan Approval (phases- if applicable) \_\_\_\_\_

Amendment of Revision to an Approved Site Plan (Area to be disturbed-square feet)

Total number of proposed dwelling units \_\_\_\_\_

Request for Waiver from Site Plan Review and Approval

Reason for request: No site work proposed

Informal Review of \_\_\_\_\_

Appeal decision of an Administrative Officer (N.J.S.A. 40:55D-70a); Describe nature of appeal:

\_\_\_\_\_  
\_\_\_\_\_

Map or Ordinance Interpretation of Special Question (N.J.S.A. 40:55D-70b); Description:

\_\_\_\_\_  
\_\_\_\_\_

Variance Relief – "Hardship" (N.J.S.A. 40:55d-70c(1)); Provide Reasons:

\_\_\_\_\_  
\_\_\_\_\_

Variance Relief – “Substantial Benefit” (N.J.S.A. 40:55D-70c(2)); Provide Reasons:

Variance Relief – “Use” (N.J.S. 40:55d-70d); Provide Reasons:

outdoor seating → Promoting Public safety by encouraging social distancing, Provide additional seating.

Conditional Use Approval (N.J.S. 40:55D-67). Site applicable section of the Riverton Land Use Ordinance: \_\_\_\_\_

Direct issuance of a permit for a structure in a bed of mapped street, public drainage way, or flood control basin (N.J.S. 40:55D-34). Describe: \_\_\_\_\_

Direct issuance of a permit for a lot lacking street frontage (N.J.S.A. 40:55D-35) Blk \_\_\_\_\_ Lot \_\_\_\_\_  
Reason for request: \_\_\_\_\_

Section(s) of Ordinance from which a variance requested: 109 & 126 attached

Waivers Requested of Development Standards and/or Submission Requirements (attach additional pages as needed): \_\_\_\_\_

### 9. SUBMISSION REQUIREMENTS

Attach a copy of the Notice to appear in the official newspaper of the Borough of Riverton (*Burlington County Times*) – see **Form #2**, and the Notice to be mailed to the owners of all real property, as shown on the current tax duplicate, located within 200 feet in all directions of the property which is the subject of this application- see **Form #1**. **NOTE:** Both notices must specify the sections of the Ordinance from which relief is sought, if applicable. Attach a Certification from the Riverton Tax Collector that all taxes on the subject property have been paid up to date- see **Form #4**. Also, attach hereto (or provide at least five days prior to the hearing date) an Affidavit of Service- see **Form #3**. **The publication and the service on the affected owners must be accomplished at least ten (10) days prior to the date scheduled for the hearing. Only an official notice from the Secretary of the Planning Board shall be relied on as to the scheduled hearing date.**

Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises, if applicable: (attach pages as needed)

Lot was previously a yoga studio, will install a commercial kitchen along with a complete coffee bar

Please check each of the following that are applicable to this application:

Check here if NONE

Is a public water line available?       Is public sanitary sewer available?

Does the applicant propose a well and septic system?

Have any proposed new lots been reviewed by the Tax Assessor to determine appropriate lot & block numbers?       YES       NO

Are any off-tract improvements required or proposed? Explain: \_\_\_\_\_

Is the subdivision to be filed by Deed or Plat? Deed: \_\_\_\_\_ Plat: \_\_\_\_\_

What form of security does the applicant propose to provide as performance and maintenance guarantees? Explain: \_\_\_\_\_

Other approvals which may be required, and the dates that plans were submitted:

| <u>AGENCY OR PERMIT</u>                   | <u>DECISION</u>              |                             | <u>DATE PLANS SUBMITTED</u> |
|-------------------------------------------|------------------------------|-----------------------------|-----------------------------|
| Burlington County Health Department       | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <u>Pending</u>              |
| Burlington County Planning Board          | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <u>Pending</u>              |
| Burlington County Soil Conservation       | <input type="checkbox"/> YES | <input type="checkbox"/> NO | _____                       |
| NJ Department of Environmental Protection | <input type="checkbox"/> YES | <input type="checkbox"/> NO | _____                       |
| PSE&G                                     | <input type="checkbox"/> YES | <input type="checkbox"/> NO | _____                       |
| Other _____                               | <input type="checkbox"/> YES | <input type="checkbox"/> NO | _____                       |

Check nature of approvals needed:

Sewer extension permit;

Sanitary Sewer Connection Permit;

Stream Encroachment Permit;

Wetlands Permit;       Tidal Wetlands Permit;

Potable Water Construction Permit;

List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing): \_\_\_\_\_

10. CERTIFICATIONS

APPLICANT

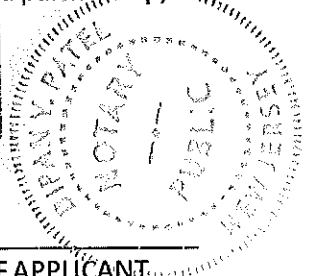
I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation, or that I am a general partner of the partnership applicant. (If the applicant is a corporation, this must be signed by an authorized corporate officer as indicated in a resolution of the corporation which must be attached hereto. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

31<sup>st</sup> day of March, 2021

D. Patel  
NOTARY PUBLIC

DIPAN V. PATEL  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50132160  
My Commission Expires 07/21/2025



[Signature]  
SIGNATURE OF APPLICANT

**OWNER (IF DIFFERENT FROM APPLICANT)  Check here if not applicable**

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant(s). (If the owner is a corporation, this must be signed by an authorized corporate officer as indicated in a corporate resolution which must be attached hereto. If the owner is a partnership, this must be signed by a general partner.)

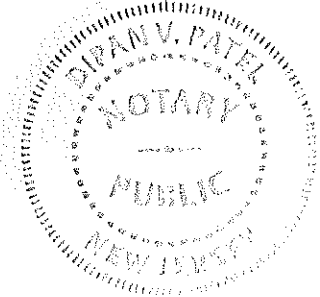
Sworn to and subscribed before me this

31<sup>st</sup> day of March, 2021

D. Patel  
NOTARY PUBLIC

[Signature]  
SIGNATURE OF OWNER

DIPAN V. PATEL  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 50132160  
My Commission Expires 07/21/2025



**ACKNOWLEDGEMENT OF ESCROW**

I understand that the sum of \$ ~~3,360.00~~ 3,000 has been deposited in an escrow account specifically maintained by the Borough of Riverton for applications before the Planning Board. I have read and understand Riverton Borough Chapter 128, as amended, governing the required fees, escrow deposits and procedures regarding this application. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials, and publication of the decision of the Board with regard to the application. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days. I ALSO UNDERSTAND, ACKNOWLEDGE AND AGREE THAT ANY DECISION MADE REGARDING MY APPLICATION SHALL BE SUBJECT TO THE PAYMENT OF ALL ESCROWS DUE AND OWING UPON A FINAL DETERMINATION OF THIS APPLICATION, AND THAT A FAILURE TO PAY ALL ESCROW SUMS DUE WILL RESULT IN LEGAL ACTION BEING TAKEN AGAINST ME, INCLUDING LIENS AGAINST ANY PROPERTY THAT I MAY OWN (IF PERMISSABLE), AND THAT I WILL BE FURTHER RESPONSIBLE FOR THE PAYMENT OF ALL LEGAL FEES OR OTHER COSTS OF COLLECTION INCURRED BY THE BOROUGH OF RIVERTON ASSOCIATED WITH THE BOROUGH'S EFFORTS TO OBTAIN ALL SUCH AMOUNTS OWED BY ME.

Date: 3/31/2021

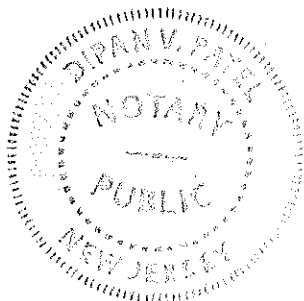
  
Signature of Applicant

Sworn to and subscribed before me this

31<sup>st</sup> day of March, 2021

  
NOTARY PUBLIC

DIPAN V. PATEL  
NOTARY PUBLIC OF NEW JERSEY  
Commission # 60132160  
My Commission Expires 07/21/2025





AFFIDAVIT OF SERVICE

State of New Jersey:

County of Burlington :§

Adrian / Alexandra Garcia being of full age and duly sworn according to the law, on his/her oath  
deposes and says that he/she resides as 811 meeting house ct Cinnaminson NJ  
(Street Address) (City) (State)

and that he/she did on April 16<sup>th</sup>, 2021 at least ten (10) days prior to the hearing date scheduled  
before the Planning Board of the Borough of Riverton on 4/27, 2021, give personal notice to all  
property owners within 200 feet of the subject property of the applicant known as 531 Howard St

also known as Block 903, Lot(s) 26 on the Tax Maps of the Borough of Riverton. Said notice was given by sending said  
notice by certified mail for which the Certified Mail Receipts are attached hereto.

- Clerk of the Borough of Riverton Michelle Hack, RMC  
505A Howard Street  
Riverton, NJ 08077
- Burlington County Planning Board Burlington County Planning Board  
PO Box 6000  
Mt. Holly NJ 08060
- NJ Department of Transportation NJ Department of Transportation  
Jack Lettiere, Commissioner  
Trenton NJ 08625-0600
- PSE&G Robert Preston  
300 New Albany Road  
Moorestown, NJ 08057
- Comcast/Xfinity Cable Kevin Smith, General Manager  
21 Beverly-Rancocas Road  
Willingboro, NJ 08046
- NJ American Water Maureen Duffey, Community Relations  
989 Lenox Drive Suite 224  
Lawrenceville, NJ 08648
- Verizon 911 Department Barbara Winward  
789 Wayside Road  
Neptune, NJ 07753
- Adjacent Municipality Pending

A copy of said notices are attached hereto and Marked "Exhibit A". If notice was given by certified mail, all Certified Mail Receipts are also a part of Exhibit A.

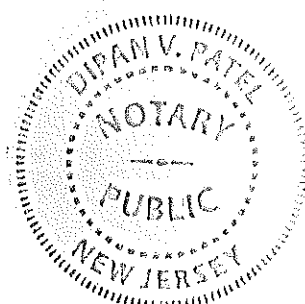
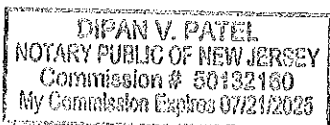
Notice was also published in the Burlington County Times, the official newspaper of the Borough of Riverton within ten (10) days of the hearing date in accordance with law, and an Affidavit of Publication issued by said newspaper is attached hereto and is marked as "Exhibit B".

Attached to this Affidavit, and marked as "Exhibit C", is a list of interested parties and owners of property within 200 feet of the affected property who were served, showing the block and lot numbers of each property, the mailing address of each property owner as the name appears on the tax records of the Borough of Riverton (and such other municipality if the property is within 200 feet of an adjacent municipality).

Alexandra Kiker-Garcia  
(Signature of Applicant)  
Adrian Garcia

Sworn and subscribed to before me this  
16<sup>th</sup> day of April, 2021  
DV Patel.

NOTARY PUBLIC



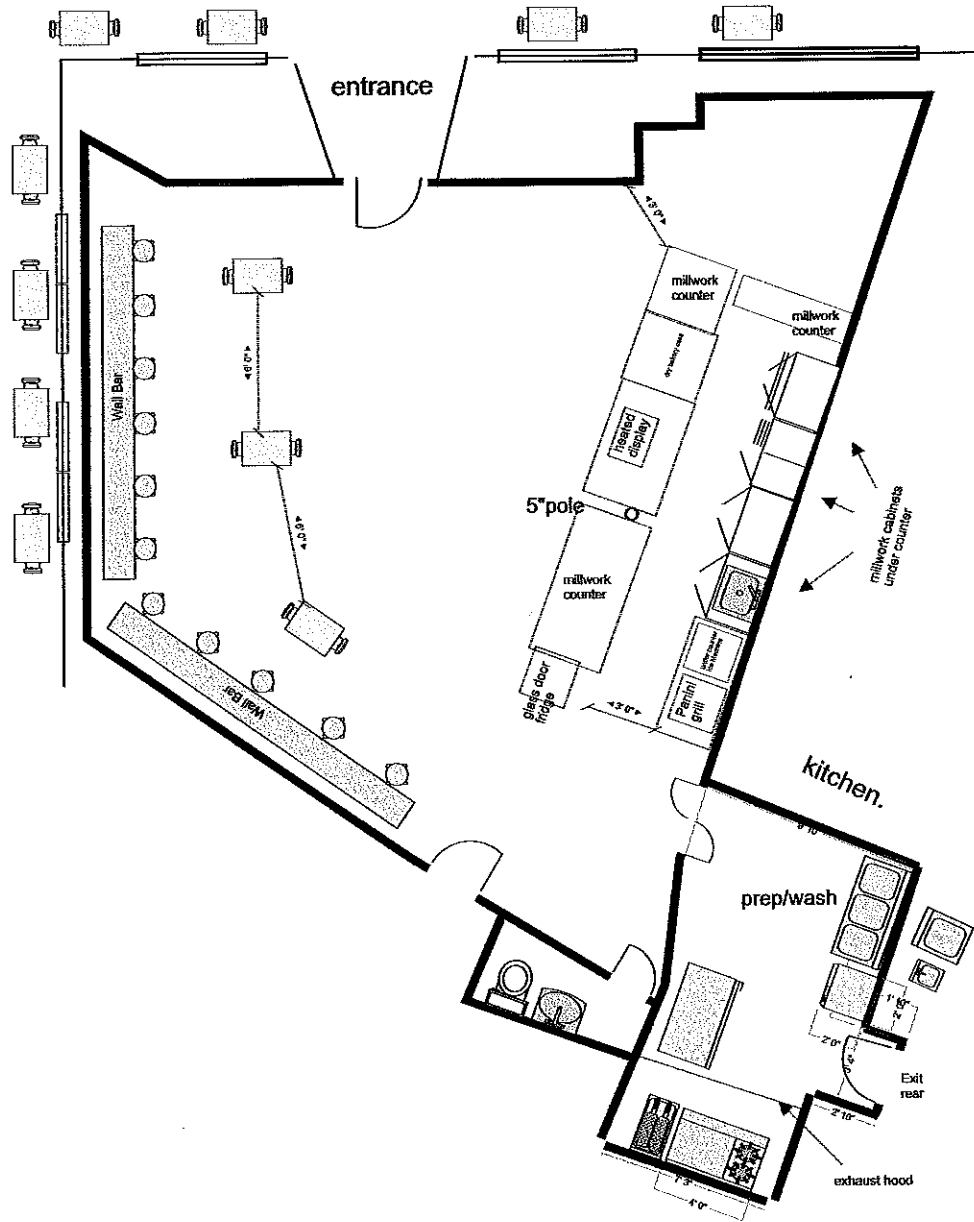
**CHECKLIST FOR SUBMISSION**

Please call for Deadlines  
PUBLIC NOTICES DEPARTMENT  
Burlington County Times (NJ)  
215-949-4112  
Fax: 215-259-0603  
EMAIL: [legals@calkins.com](mailto:legals@calkins.com)

- 17 Copies of application and plan with the original being certified and notarized 20 days prior to hearing
- 200 Ft List Request form completed
- Application Fee CHECK NUMBER 1151**  
(check all that apply) *\$360 total (200ft List)*
  - \$100 Variance Application
  - \$50 Change of Use for Non-Residential
  - \$350 Site Plan Application
  - \$200 Minor Subdivision
  - \$500 Major Subdivision
- Escrow Paid (amount) CHECK NUMBER 1153**  
(check all that apply)
  - \$350 Variance
  - \$500 Minor Subdivision
  - \$4,000 Major Subdivision
  - \$1,000 floor area less than 1,000 sq. feet Site Plan
  - \$3,000 floor area between 1,000 – 9,999 sq. feet Site Plan
  - \$5,000 floor area 10,000 sq. feet and over Site Plan
- Board Secretary confirm date for application hearing  
Secretary Initials \_\_\_\_\_
- Publication in Official Newspaper **MUST BE DONE AT LEAST 10 DAYS PRIOR TO HEARING DATE**  
Form 2  
Public Notice to 200 foot list with Affidavit Form 3
- Tax Certification Form 4

**TO THE HEARING BRING FORMS 2, 3, 4 with all receipts, proof of mailing, and Affidavits.**

Applicant seeks minor site plan approval under Chapter 109-5 and a Site Plan Waiver under Chap 109-8 in addition to a bulk variance request for parking waiver and an additional use variance for a restaurant with outdoor seating under 126-64. Applicant also seeks any additional waivers and variances the Board deems necessary.



|        |                                    |          |           |          |            |        |    |        |                                                                |
|--------|------------------------------------|----------|-----------|----------|------------|--------|----|--------|----------------------------------------------------------------|
| Site:  | 531 Main street Riverside NJ 08077 | Drawing: | 801506    | Project: | 0000416    | Drawn: | AS | Notes: | FOR LAYOUT PURPOSES ONLY<br>CONFIRM ALL MEASURES AND<br>ANGLES |
| Title: | High Volt                          | Scale:   | 1/4"=1'0" | Date:    | 04/15/2021 | Rev:   |    |        |                                                                |

NOTES:

- Proposed Use: turning office space into a fully functional cafe including
- hot & cold coffee
  - outsourced baked goods
  - small-scale kitchen to serve
    - A. breakfast sandwiches
    - B. lunch sandwiches
    - C. salads

Physical Changes will include:

- complete coffee bar build out including:
  - A. countertops & cabinetry to support coffee & espresso equipment
  - B. small kitchen build out including
    - gas stove w/ convection oven
    - commercial hood & ventilation
    - sandwich press
    - prep station
    - refrigeration
  - C. indoor/outdoor seating

TAX PAYMENT CERTIFICATION

FORM 4

(not)

Pursuant to the New Jersey State Law, Chapter 174 or 1987, N.J.S. 40:55D-39c and N.J.S. 40:55D-65-h, an applicant may be required to furnish proof that no taxes or assessments for local improvements are due or delinquent on the property for which any relief is being sought through the Planning Board. An applicant must complete Section I of this form and request the Riverton Tax Office to Complete Section II, which verifies that no taxes or assessments are due. When completed, the applicant should attach this form to the application that is to be submitted to the Planning Board.

SECTION I (To be Completed by Applicant):

I Alexandria Garcia residing at 811 Meetinghouse Court  
(Name of Applicant-Print) (Street Address)  
Cinnaminson NT 08077 am making an application for the  
(City) (State) (Zip Code)  
following relief before the Planning Board of the Borough of Riverton: na

regarding property known as Block 26, Lot(s) 903 on the Tax Maps of the Borough of Riverton, I located at: \_\_\_\_\_ whose owner of record is

Joe RAINET (Print Name), who resides at 1011 Beechwood (Street Address)

Riverton NT 08077 I request the Tax Collector of the Borough  
(City) (State) (Zip Code)

of Riverton to determine if all taxes and/or assessments are paid on the property that is the subject of my application.

DATE OF REQUEST: 3-17-21

[Signature]  
(Applicant's signature)

SECTION II (To be completed by Tax Collector)

I certify that :  All taxes are paid up to date on the above referenced property  
 All assessments due have been paid  
 The following are delinquent and past due: \_\_\_\_\_

Stamp Here & Sign}

Sign: Dolores Rosso

Date: 3/18/2021 Dolores Rosso

I verify that this information accurately reflects municipal tax records.  
Dolores Rosso, CTC  
Tax Collector, Riverton Borough  
County of Burlington

