

## PUBLIC NOTICE

Please take notice that Triple Net Investments LXXXVIII, LLC & RCM Properties XI, LLC (together, the "Applicant") have filed an application with the Town of Hammonton Joint Land Use Board ("Board") regarding real property located at 129, 165 & 171 White Horse Pike and 1, 30 & 50 Basin Road, and designated as Block 4601, Lots 1, 2, 4, 4.01 & 4.02 on the municipal tax map. The property is located in the Gateway District, Boulevard (GW-2) zoning district and consists of approximately 17.29 acres in the aggregate. The property consists of five existing tax lots and is currently a combination of unimproved land (as to lots 1 & 2); land improved with a strip commercial building occupied by various tenants, including Dental Care Hammonton, DeFelice Orthodontics and KabaFusion (as to lot 4); and agricultural land (as to lots 4.01 and 4.02).

The Applicant proposes to create three new tax lots (referred to on the plans as proposed Lot A, Lot B and Lot C) from the existing five tax lots by re-subdividing the existing five tax lots. The Applicant proposes to construct a 168,560 s.f. warehouse [categorized under Hammonton's Land Development Ordinance ("Ordinance") as a "Special Industry" building] on proposed lot A, as well as a 15,000 s.f. retail/commercial building (categorized under the Ordinance as a "Strip Commerce" building) on proposed lot B. The commercial building currently located on a portion of existing lot 4 will remain and that portion of existing lot 4 is shown on the plans as proposed lot C.

The Applicant requests the following approvals from the Board:

1. **Preliminary and final major subdivision approval.** The Applicant proposes to re-subdivide the property in order to create three (3) new tax lots out of five (5) existing tax lots. The new proposed tax lots will be: (a) Proposed lot A, which will consist of 11.84 acres; (b) Proposed lot B, which will consist of 1.89 acres; and (c) Proposed lot C, which will consist of 3.54 acres. Therefore, the Applicant seeks preliminary and final major subdivision approval from the Board.
2. **Use Variance and site plan approval – Lot A.** The Applicant proposes to construct an approximately 168,560 s.f. warehouse building on lot A including 33 loading docks and 133 parking spaces. The Town has indicated that the proposed warehouse would be categorized as a Special Industry building under the Ordinance, which is not a permitted building type or use in the GW-2 zone pursuant to Sections 175-154.2.C & E of the Ordinance. Therefore, the Applicant requires D(1) use variance approval along with preliminary and final major site plan approval for proposed Lot A. The Applicant also seeks bulk variance approval for proposed lot A as set forth below in paragraph 6.
3. **Preliminary and final major site plan approval - Lot B.** The Applicant proposes to construct a 15,000 s.f. retail/commercial building and associated site improvements on proposed lot B. The Town has indicated that this proposed building would be categorized as a Strip Commerce building, which is a permitted building type and use in the GW-2 zone. Therefore, the Applicant seeks preliminary and final major site plan approval to construct the proposed Strip Commerce building and associated site improvements on proposed lot B. The Applicant also seeks bulk variance approval for proposed Lot B as set forth below in paragraph 6.
4. **Amended site plan approval – Lot C.** As a result of re-subdividing the overall tract, proposed lot C will be a reduced portion of existing lot 4 on which there is located a commercial building. The Applicant does not propose any changes to that existing building although some of the site improvements on existing lot 4 are being revised to accommodate the overall development of the tract. To the extent that any existing uses on proposed Lot C are nonconforming uses, the Applicant seeks a D(2) use variance to expand an existing

nonconforming use on proposed Lot C. The applicant does not propose to change any of the uses on existing lot 4 but the proposed subdivision will reduce the size of lot 4 (labeled as proposed lot C on the plans) and, as a result, the law provides that the lot reduction constitutes an expansion of a nonconforming use and thus a D(2) use variance is required for any existing, nonconforming use. The Applicant also seeks bulk variance approval for proposed Lot C as set forth below in paragraph 6.

5. The Applicant also seeks approvals of all required bulk variances pursuant to N.J.S.A. 40:55D-70(c) including, without limitation, the following to the extent required:
  - Section 175-160.B.16 & Section 175-160.B.17 – Maximum Footprint Area (Lots A & B) (12,000 s.f. permitted; 169,000 s.f. proposed for Lot A) (10,000 s.f. permitted; 15,223 s.f. proposed for Lot B).
  - Section 175-160.B.16 & Section 175-160.B.17 – Maximum Building Width (Lots A & B) (100 ft. permitted; 608.5 ft. proposed for Lot A; 251.33 ft. proposed for Lot B).
  - Section 175-106.A – Minimum Building Height – Feet (Lot A) (44.69 ft. proposed; no maximum building height is specified for a Special Industry building in the GW-2 zone, though other buildings in the GW-2 zone have a maximum building height of 35’).
  - Section 175-160.B.17 – Maximum Height of 1st Story (Lot B) (18 ft. permitted; 29.66 ft. proposed).
  - Section 175-118 & Section 175-160 B. (16) & (17)] – Location of Off-Street Parking Spaces (All Lots) (side and rear required, front and rear proposed for Lot A, rear proposed for Lot B) (front permitted, front and rear proposed for Lot C).
  - Section 175-160B.(17)[d] – Parking Lot Access - Mid Block (Lot C) (front and shared drive required; front and rear proposed).
  - Section 175-160B.(17)[e] – Parking Lot Access – Corner Lot Block (Lot B) (side street and shared drive required, rear proposed).
  - Section 175-118.B.11 & Section 175-118 – Number of Off-Street parking Spaces (Lots A & B) (213 spaces required, 141 spaces proposed for Lot A) (77 spaces required, 76 spaces proposed for Lot B).
  - Section 175-160.B.16 – Maximum Lot Depth (all proposed lots) (160 ft. permitted and 635 ft. proposed for Lot A; 444.3’ proposed for Lot B and 499.3’ for proposed Lot C).

The Applicant also requests any variances, submission waivers, exceptions, design waivers, de minimis exceptions, interpretations, modifications of conditions of prior approvals, continuation of any preexisting non-conforming conditions, conditional use approval, 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 Board and its professional staff, and permits requested or required by the Board at the public hearing.

This application shall be considered by the Board at a public hearing on February 4, 2026 at 7:00 p.m. in-person in the first floor Council Chambers at Hammonton Town Hall, 100 Central Avenue, Hammonton, New Jersey, at which time you may appear either in person or through an attorney and present any objection that you may have to the granting of this application. All Board meetings also stream live on Access Hammonton TV – Comcast channel, 9, YouTube and Vimeo. A copy of the application and supporting documentation is on file in the Board’s office in Hammonton Town Hall, 100 Central Avenue, Hammonton, New Jersey and is available for public inspection during regular business hours. You may contact the Board Secretary, Shelly DiChurch, by phone at (609) 567-4300 Ext. 110 or by email at [sdichurch@townofhammonton.org](mailto:sdichurch@townofhammonton.org) for

definitive information on consideration of the application. The application may be adjourned to another date without further notice to you and you are advised to contact the Board in order to confirm the date and time of the hearing.

Del Duca Lewis & Berr, LLC  
Attorneys for Applicant  
21 E. Euclid Avenue, Suite 100  
Haddonfield, New Jersey 08033  
(856) 427-4200