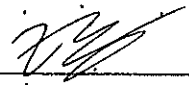


# BOROUGH OF STRATFORD

Joint Land Use Board  
307 Union Avenue  
Stratford, NJ 08084  
856-783-0600

## APPLICATION FORM

1. Applicant's Name: Tiangang Zhuang  
Address: 351 Creek Rd Moorestown NJ 08057  
  
Phone: 610 766 1552
2. Owner's Name: \_\_\_\_\_  
(if different than above)  
Address: \_\_\_\_\_  
  
Phone: \_\_\_\_\_
3. Name and location of site: 1 Colby Ave  
Block: \_\_\_\_\_ Lot: \_\_\_\_\_  
Present Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
Lot Area: \_\_\_\_\_ Building Area: \_\_\_\_\_  
(Ground Floor)  
Building Area: \_\_\_\_\_ No. Parking \_\_\_\_\_  
(Total) (Spaces)
4. Does this constitute: \_\_\_\_\_ a. New Application  
X b. Revision or resubmission of a prior application
5. Attach a copy of any deed restrictions or covenants that will apply.

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

# BOROUGH OF STRATFORD

Joint Land Use Board  
307 Union Avenue  
Stratford, NJ 08084  
856-783-0600

## VARIANCE APPLICATION

To the Joint Land Use Board:

An appeal is hereby made for a variance from or an exception to the terms of  
Sections of the Zoning Ordinance so as to permit

PREMISES AFFECTED: Block No. \_\_\_\_\_ Lot No. \_\_\_\_\_

Located at: 1 Colby Ave

Owner: Tiangang Zhuang/Shangzi Zou

Leasee: \_\_\_\_\_

Zone: \_\_\_\_\_ Last Occupancy: medical office

Percentage of lot occupied by building: \_\_\_\_\_

Setback of building from front property line: \_\_\_\_\_ Rear line: \_\_\_\_\_

Setback of building from side left property line: \_\_\_\_\_ Right line: \_\_\_\_\_

Prevailing setback of adjoining buildings within block: \_\_\_\_\_

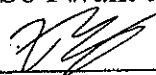
Has there been any previous appeal involving these premises: \_\_\_\_\_

If so, state character of appeal and date of disposition: \_\_\_\_\_

The reason(s) for the present application or appeal are as follows: \_\_\_\_\_

I am NOT using any government fund to renovate the property

So I want to keep 20% of the units as affordable dwelling

  
\_\_\_\_\_  
Signature

**BOROUGH OF STRATFORD**

**Joint Land Use Board**

**307 Union Avenue**

**Stratford, NJ 08084**

**856-783-0600**

**AFFIDAVIT OF OWNERSHIP**

Tiangang Zhuang of full age, being duly sworn

according to law on oath deposes and says, that deponent resides at


351 Creek rd

in the Borough of Moorestown

in the County of Burlington and the State of New Jersey

that he/she is the owner in fee of all that certain lot, piece of parcel situated, lying and being in the Borough of Stratford.

Sworn and subscribed before me this 5th day of August, 2022

  
\_\_\_\_\_  
Applicant/Owner Signature

\_\_\_\_\_  
Notary

**AUTHORIZATION FOR CONTRACT PURCHASER**

To the Joint Land Use Board:

\_\_\_\_\_ is hereby authorized to make the within application.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner Signature

**BOROUGH OF STRATFORD  
JOINT LAND USE BOARD  
307 UNION AVENUE  
STRATFORD, NJ 08084  
856-783-0600**

**AFFIDAVIT OF DELIVERY**

I, \_\_\_\_\_, of full age, being duly sworn according to law depose and say that I have personally delivered or, where necessary, sent by certified mail, return receipt requested, notices to each of the following persons regarding the meeting of the Joint Land Use Board of the Borough of Stratford to be held on

\_\_\_\_\_

At 7:00 pm

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Sworn and subscribed before me  
this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary

**CERTIFICATE OF OWNERSHIP OF APPLICANT  
AS REQUIRED BY NEW JERSEY LAW  
(P.L.1977, CHAPTER 336)**

Listed below are names and addresses of all owners of 10% or more of the stock/interest\*in the undersigned applicant corporation/partnership:

NAME	ADDRESS
1. Tiangang Zhuang	351 Creek rd Moorestown NJ 08057
2. Shangzi Zou	351 Creek rd Moorestown NJ 08057
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

\*Where corporations/partnerships own 10% or more of the stock/interest in the undersigned or in another corporation/partnership so reported, this requirement shall be followed until the names and addresses of the noncorporate stockholders/individual partners exceeding the 10% ownership criterion have been listed.

  
\_\_\_\_\_  
Signature of Officer/Partner                      8/5/2022  
Date

\_\_\_\_\_  
Name of Applicant Corporation/Partnership

# BOROUGH OF STRATFORD

Joint Land Use Board  
307 Union Ave.  
Stratford, NJ 08084  
(856) 783-0600

## AGREEMENT TO PAY FEES

THIS AGREEMENT, made and entered on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Borough of Stratford, a Municipal Corporation of the State of New Jersey (hereinafter "Borough") and \_\_\_\_\_ (hereinafter "Developer"), is made upon the following terms and conditions:

PROJECT NAME: 1 Colby Vet House

PROJECT LOCATION: 1 Colby

BLOCK(S): \_\_\_\_\_ LOT(S): \_\_\_\_\_

APPLICANT NAME: Tiangang Zhuang

APPLICANT FED. ID #: Z3676 74100 11731 SS#: 178 82 2413

APPLICANT ADDRESS: 351 Creek rd Moorestown NJ 08057

\_\_\_\_\_

1. AGREEMENT TO PAY FEES: DEVELOPER hereby covenants and agrees to pay all charges and fees imposed by the Borough in connection with the application for filed contemporaneously herewithin. Such fees include, but are not limited to, application fees, attorney's review fees, engineer's review fees, planner's review fees, copy costs and postage applicable to this application.
2. ESCROW DEPOSIT: The Borough hereby acknowledges receipt of \$\_\_\_\_\_, said sum being cash deposit to be placed in a Borough Trust Account to cover the cost of the aforementioned review and inspection fees. Such Sum shall be charged periodically as fees and charges accrue and the balance of the escrow sum, if any, after all charges and fees have been paid shall be returned to Developer. When any escrow amount has been depleted so that less than one-half thereof remains, developer shall replenish the escrow to the full amount within fifteen (15) days of written notice from the Borough.

3. **ADDITIONAL PAYMENTS:** The Developer agrees to pay any additional sum required to pay charges and fees not covered by the escrow deposit within fifteen (15) days after the date of receipt of a notice of deficiency by the Borough. The Developer understands and agrees to pay such sum notwithstanding any dispute as to the reasonableness of fees and charges.
4. **CONTEST OF REASONABLENESS:** Developer agrees that the reasonableness and/or accuracy of any fee or charge may be challenged in accordance with the procedure set forth in the Municipal Land Use Law at N.J.S.A. 40:55D-53.2a.
5. **NOTICE:** Developer agrees that all notices of refunds shall be mailed to the follow address:

351 Creek rd Moorestown NJ 08057

\_\_\_\_\_

\_\_\_\_\_

6. **TRANSFERABILITY:** Developer understands and agrees that this Agreement is not transferable, in whole or in part, nor can the Developer be relived from obligations as state in this Agreement until such time as the Developer provides an acceptable dated replacement Agreement to relieve the Developer of any further obligation as state in this Agreement. This transfer of obligation shall commence on the date of the acceptance by the Borough of the replacement Agreement.
7. **COLLECTION:** Should the Developer fail to pay any amount required to be paid hereunder when due, the Borough shall be entitled to pursue all remedies at law or equity. Interest shall accrue at the rate of 18% per annum simple interest on all sums unpaid after the due date. The Borough may collect a reasonable attorney's fee which shall not be less than \$300.00 should litigation be commenced for the purpose of collecting any sum from the Developer.



\_\_\_\_\_  
DEVELOPER

8/5/2022

\_\_\_\_\_  
DATE