

ADAMS LAW

JOHN ADAMS LAW FIRM LLC

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Hainesport, NJ 08036

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July 30, 2026

VIA Hand Delivery and E-mail

Administrator
Mt Holly Land Use Board
City Hall Building
23 Washington Street,
Mount Holly, NJ 08060

**Re: LUPB Application
Kheder & Sons LLC
Project: 100 Ashurst Lane**

Please be advised that I represent Kheder & Sons LLC (the "Applicant") in regard to the enclosed Application before the Mount Holly Land Use Board for bulk and d variances and Site Plan Approval for the 100 Ashurst Lane Project (the "Project"), which is located at 100 (Lot 15.01) & 106 (Lot 15) Ashurst Lane, Mt Holly, NJ 08060.

In summary, the historic Ashurst Mansion is on the 4.16 acre property located at 100 Ashurst Lane (Block 122, Lot 15.01). It was previously converted into an office building and there is a large section of the property, which is vacant. The property is surrounded on three sides by single-family homes with the Garden Apartment Complex on the West side of the property.

The owner proposes to retain the office building, but add two (2) apartment buildings (20 apartments each) behind the Ashurst Mansion on the west side of the property near the Garden Apartments. To effectuate the foregoing, the owner plans to remove the existing circular driveway to Ashurst Mansion, reconstruct the driveway from Ashurst Lane shared with neighboring Lot 15.02, construct a new driveway through Lot 15 to Ashurst Lane, and construct the apartment buildings with parking, picnic areas, and an underground stormwater management system behind Ashurst Mansion on Lot 15.01.

I have enclosed 15 copies of the Application. For your convenience, an electronic version of the Applications will be e-mailed to you. I have also enclosed a check for [REDACTED] to cover the Application Fee and [REDACTED] to cover the Escrow fee along with the Application Checklist and related documents.



AZMY
ARCHITECTS, LLC

3700, Shrewsbury
Farmingdale, NY 11734
11801 Long Beach Blvd
Long Beach, IL, NJ 08008
CELL: 908-400-0000
WWW.AZMYARCHITECTS.COM

ARMED & DANGEROUS
NJ License: 21A1000200
PA License: 00021016

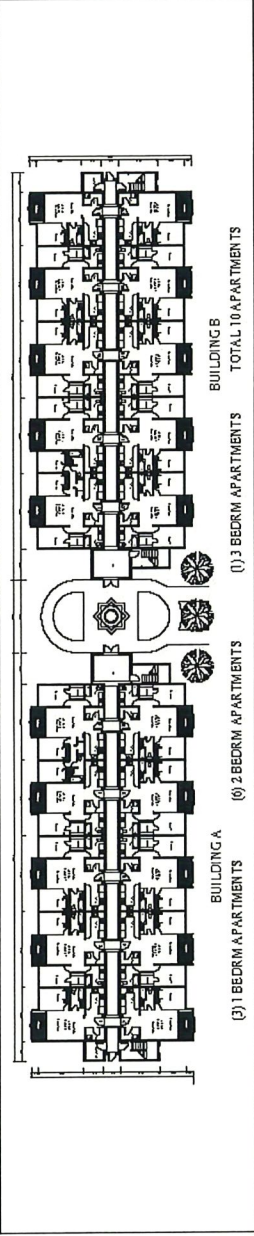
DATE: 01/11/2017

NEW DEVELOPMENT
MOUNT HOLY
APARTMENT
DEVELOPMENT
100 ASHURBURN AVENUE
MTHOLY, NEW JERSEY
BL. 122, LOT 10 & 11, 02
ON, HADY KHEDEM

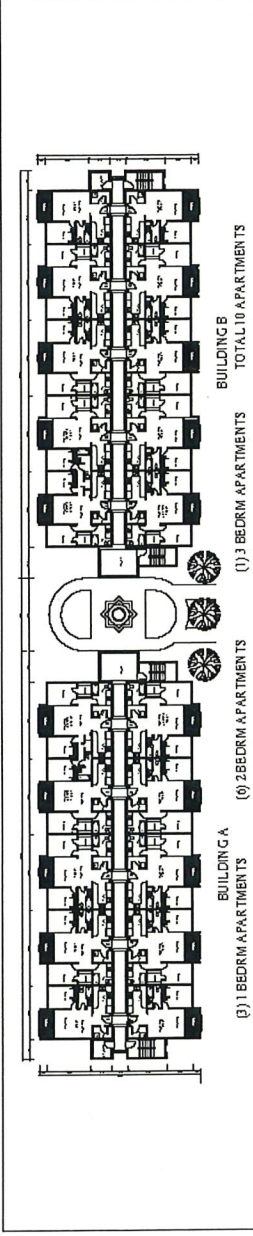
PROPOSED RENDERING	
DATE: 01/11/2017	SCALE: 1/8" = 1'-0"
FIRST, SECOND FLOORS	
NO.	DESCRIPTION
1	100 ASHURBURN AVENUE
2	100 ASHURBURN AVENUE
3	100 ASHURBURN AVENUE
4	100 ASHURBURN AVENUE
5	100 ASHURBURN AVENUE
6	100 ASHURBURN AVENUE
7	100 ASHURBURN AVENUE
8	100 ASHURBURN AVENUE
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95	100 ASHURBURN AVENUE
96	100 ASHURBURN AVENUE
97	100 ASHURBURN AVENUE
98	100 ASHURBURN AVENUE
99	100 ASHURBURN AVENUE
100	100 ASHURBURN AVENUE



1 BUILDING EXTERIOR VIEW
A2.01



2 FIRST FLOOR PLAN
A2.02



3 SECOND FLOOR PLAN
A2.03



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Ranmington, NJ 0804
1100 Long Beach Blvd
North Beach, FL NJ 08008
Cell: 607-498-2000
shmeda@myarchitects.com
www.shmedaarchitects.com
SHMEDA, AZMYKHODIA, FA
NJ license 21A-000000
FA license EAD20495

DATE PAID

**MOUNT HOLY
APARTMENT
DEVELOPMENT**
100 ASHURBASTON AVENUE
MT HOLLY, NEW JERSEY
BL. 122, LOTS 12 & 13.02
OWNER
DR. HADY KHEIDER

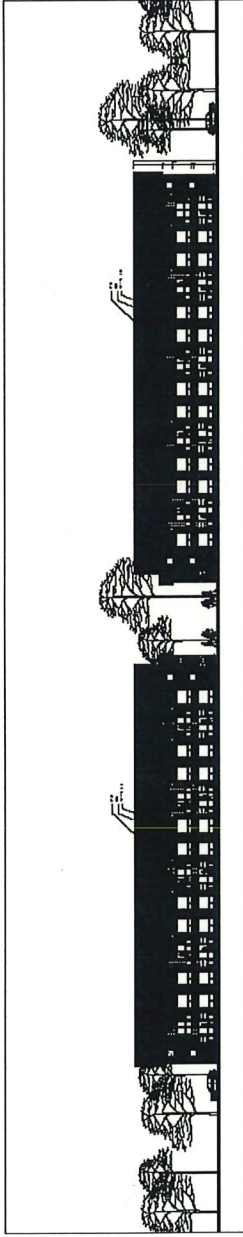
Sl. No.	Particulars	Amount	Sl. No.	Particulars	Amount
1	Salaries	1000	11	Depreciation	500
2	Wages	2000	12	Interest on Capital	300
3	Rent	500	13	Interest on Loan	200
4	Electricity	100	14	Transfer to Reserve	1000
5	Water	50	15	Transfer to P&L	500
6	Telephone	100	16	Transfer to Reserve	1000
7	Postage	50	17	Transfer to P&L	500
8	Travel	100	18	Transfer to Reserve	1000
9	Medical	50	19	Transfer to P&L	500
10	Insurance	100	20	Transfer to Reserve	1000
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			89	Transfer to P&L	500

PROPOSED
BUILDING COURTVIEW
AND
FRONT, SIDE ELEVATIONS

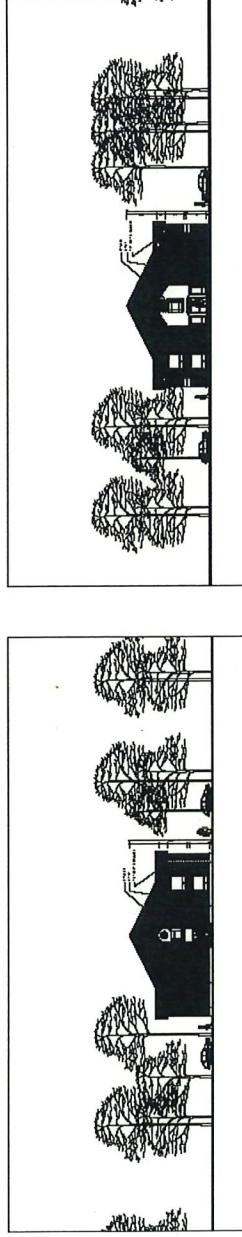
2004-05	GRAPHIC	AM	AM	AM CENTER VIEW
A2.02				
MEAS. MAIN FRONT				



1 BUILDING EXTERIOR COURT VIEW



2 MAIN FRONT ELEVATION



3 END ENTRY ELEVATION
A2.02 11.57



CLASSIFIED BY 78076 **ON** 09-08-2001 **REASON FOR EXTENSION OF CLASSIFICATION** NO **EXPIRATION DATE** 09-08-2001 **DATE OF REVIEW** 09-08-2001 **REVIEWED BY** 78076

[illegible]

DEMOLITION PLAN

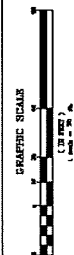
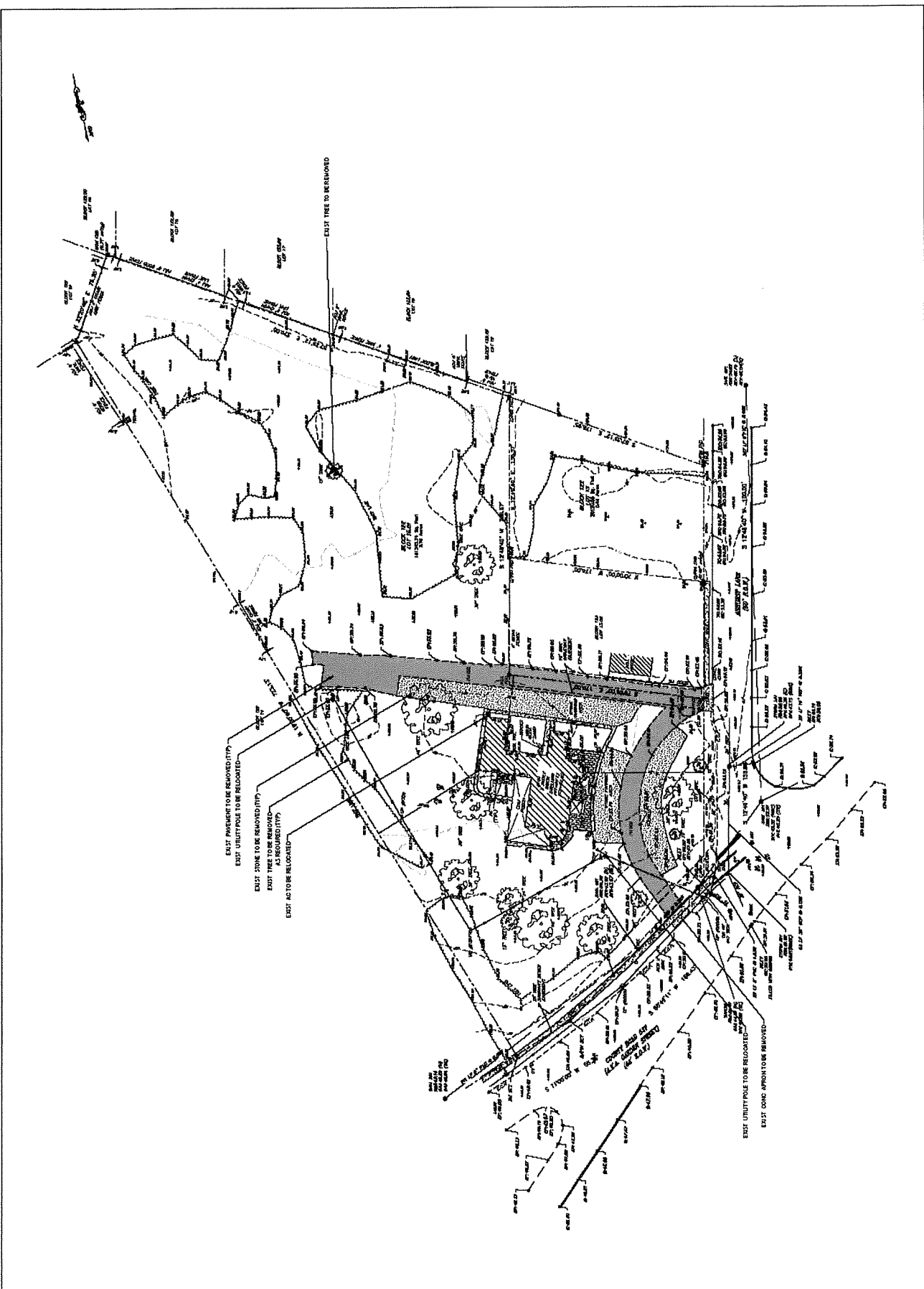
100 ASHURST LANE
TOWNSHIP OF MOUNT HOLLY
BURLINGTON COUNTY, NEW JERSEY

BLOCK 127

ENGINEERS & ARCHITECTS, INC.
Professional Engineers & Architects
100 ASHURST LANE
TOWNSHIP OF MOUNT HOLLY
BURLINGTON COUNTY, NEW JERSEY
08060
TEL: 973-261-1100
FAX: 973-261-1101
WWW.EA-ENGINEERS-ARCHITECTS.COM

ADRIAN K. KHAN, P.E., C.M.A.
Professional Engineer
100 ASHURST LANE
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BURLINGTON COUNTY, NEW JERSEY
08060
TEL: 973-261-1100
FAX: 973-261-1101
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NO.	DATE	DESCRIPTION	BY	CHKD.
1	01/11/11	PRELIMINARY	AKK	
2	01/11/11	REVISED	AKK	
3	01/11/11	REVISED	AKK	
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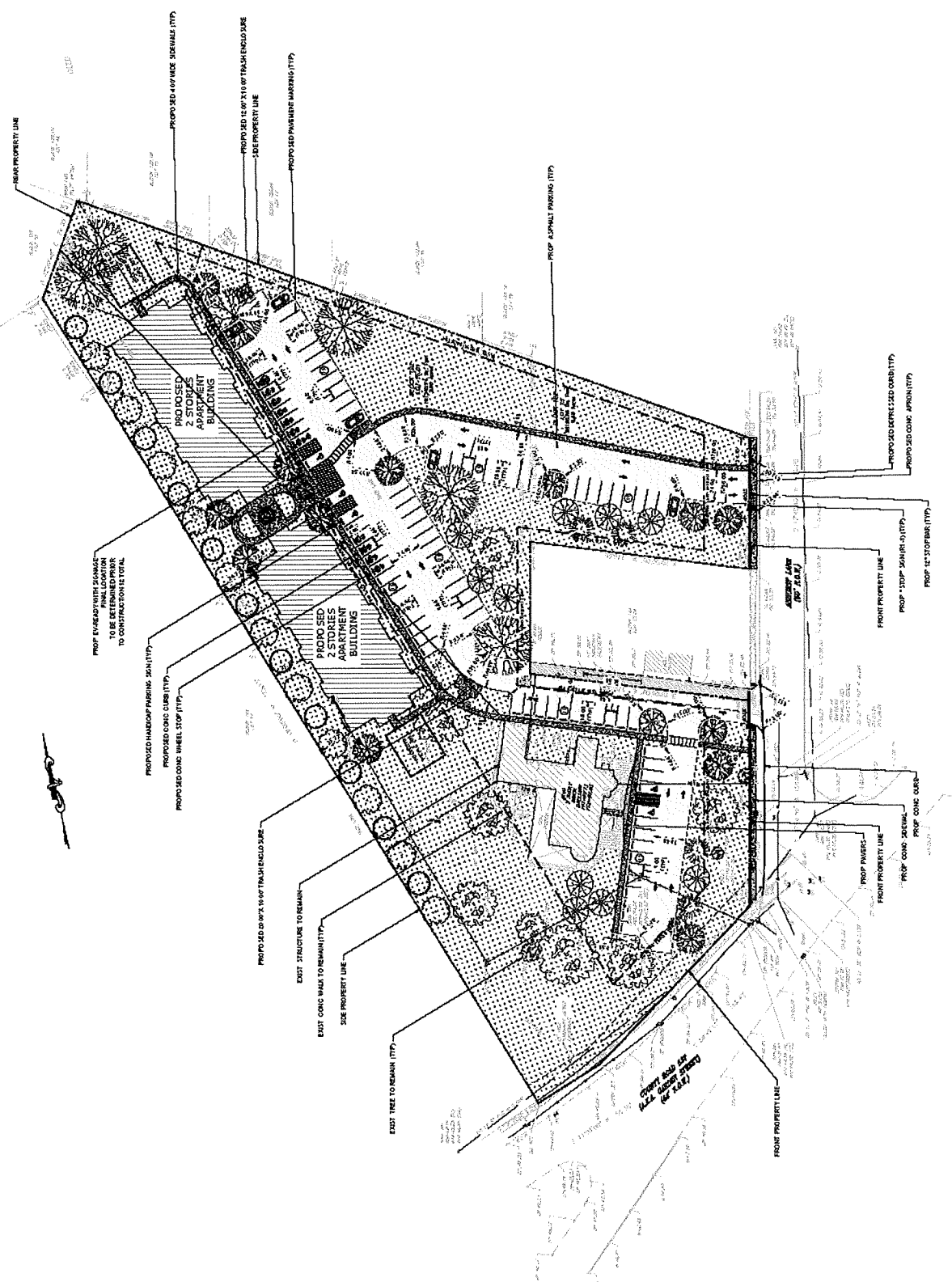
SITE DEVELOPMENT PLAN

TOWNSHIP OF MOUNT HOLLY
BURLINGTON COUNTY, NEW JERSEY

TAX LOTS 15 & 1501
BLOCK 122

DAVE ENGINEERS, INC.
ENGINEERS • SURVEYORS • CONSULTANTS
Main Office 1608 Highland Ave. St. Louis, MO 63103
Remedy Room Office, Oakton, VA 22124
Tel. 314-917-0110 Fax. 314-917-0119
www.daveengineers.com Email: info@daveengineers.com
New York City Office at 400 Madison Ave., NYC 10017

ADMANA KHAN, P.E., C.M.E.
PROFESSIONAL ENGINEER
DATE: 11/11/2011
BY: [Signature]
P.E. License No. 11111
P.E. License No. 11111

[illegible]

ADMAN A KHAN, P.E., C.M.E.
PROJECT ENGINEER
DATE: 4/11/01

[illegible]

BUILDING HEIGHT: CALCULATIONS
 FROM 1ST FLOOR ELEVATION TO THE FOUNDATION = 33.48
 BUILDING HEIGHT FROM FINISHED FLOOR TO TOP OF PLATE = 27.67
 TOP OF PLATE TO POINT OF ROOF = 11.33'
 FINISH CEILING = 3.61'
 DISTANCE BETWEEN FINISHED FLOOR AND AVERAGE FINISH OUTSIDE
 = 54.15-52.80' = 2.35'
 BUILDING HEIGHT = 77.67' ± (31.33-27.67) = 38.7'



UTILITY PLAN

100 ASHSTOWN LANE
TOWNSHIP OF MOUNT HOLLY
BURLINGTON COUNTY, NEW JERSEY

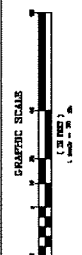
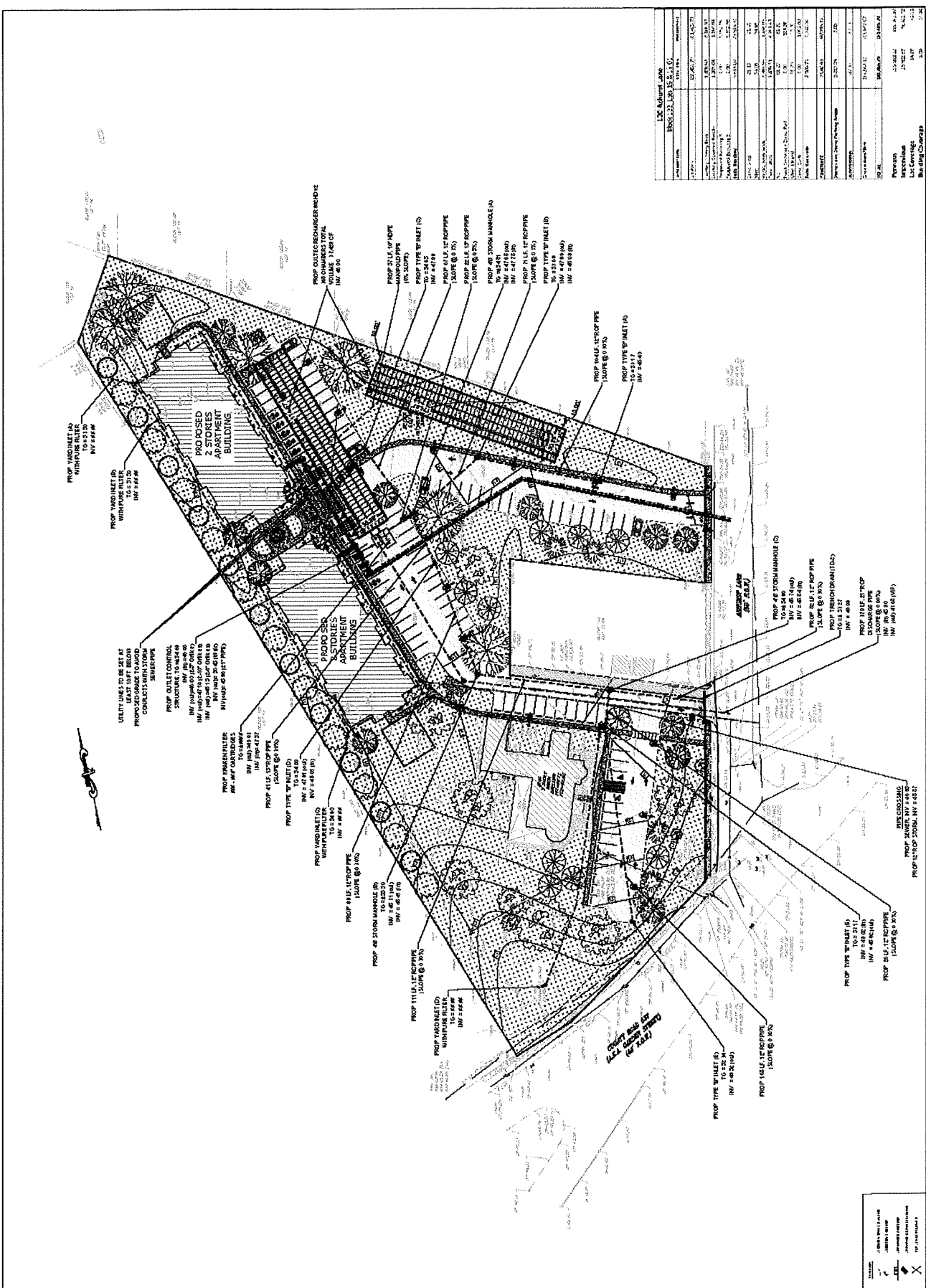
BLOCK 172

APRIL 15, 2015
100 ASHSTOWN LANE
TOWNSHIP OF MOUNT HOLLY
BURLINGTON COUNTY, NEW JERSEY
100 ASHSTOWN LANE
TOWNSHIP OF MOUNT HOLLY
BURLINGTON COUNTY, NEW JERSEY

APRIL 15, 2015
100 ASHSTOWN LANE
TOWNSHIP OF MOUNT HOLLY
BURLINGTON COUNTY, NEW JERSEY
100 ASHSTOWN LANE
TOWNSHIP OF MOUNT HOLLY
BURLINGTON COUNTY, NEW JERSEY

NO.	DATE	DESCRIPTION	BY	CHKD.
1	APRIL 15, 2015	ISSUED FOR PERMIT	APRIL 15, 2015	APRIL 15, 2015
2	APRIL 15, 2015	REVISION	APRIL 15, 2015	APRIL 15, 2015
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9	APRIL 15, 2015	REVISION	APRIL 15, 2015	APRIL 15, 2015
10	APRIL 15, 2015	REVISION	APRIL 15, 2015	APRIL 15, 2015



100 ASHSTOWN LANE
TOWNSHIP OF MOUNT HOLLY
BURLINGTON COUNTY, NEW JERSEY
100 ASHSTOWN LANE
TOWNSHIP OF MOUNT HOLLY
BURLINGTON COUNTY, NEW JERSEY

LIGHTING PLAN

100 ASHURST LANE
TOWNSHIP OF MOUNT HOLLY
BURLINGTON COUNTY, NEW JERSEY

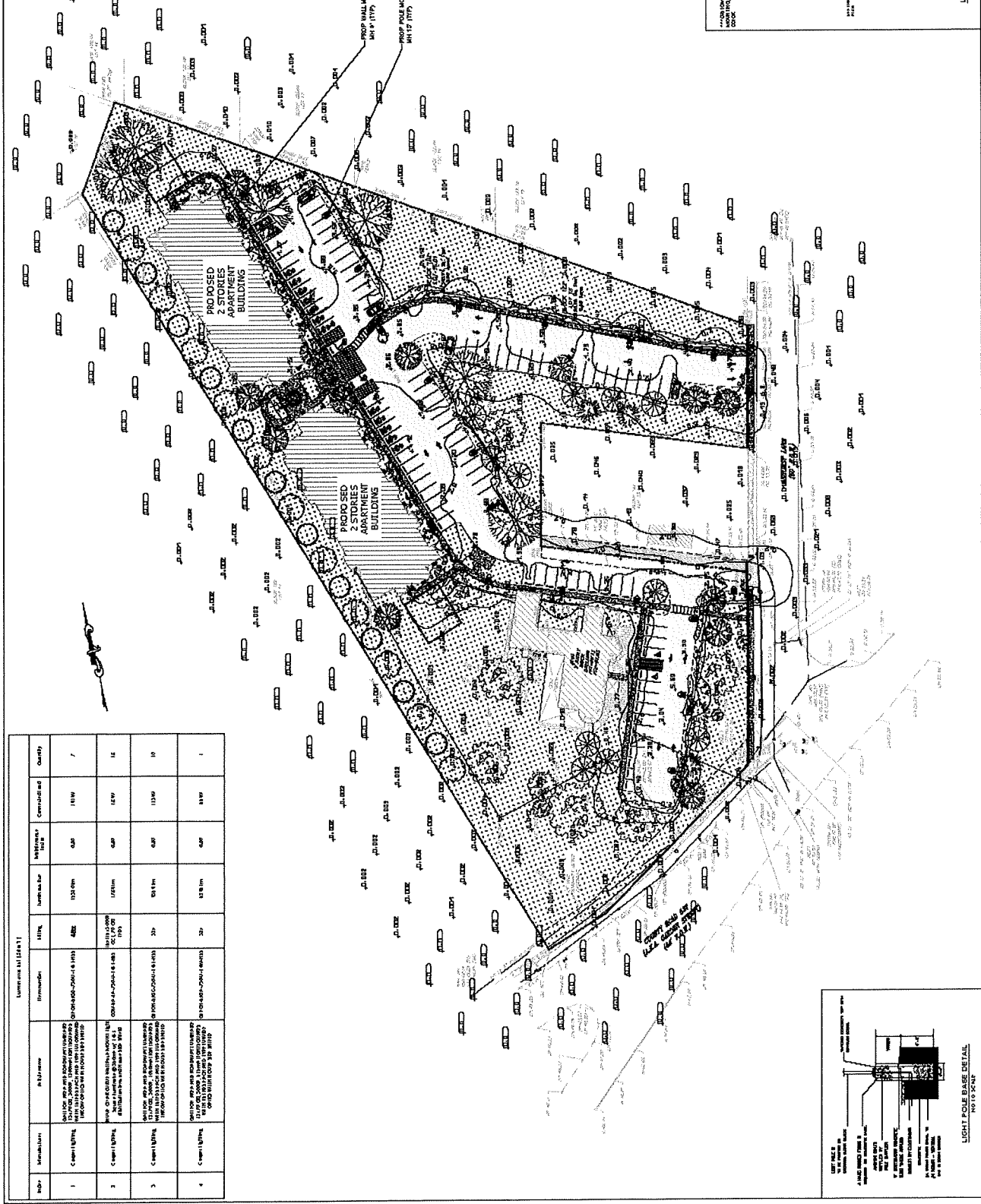
BLOCK 127

ENGINEERS, ARCHITECTS & CONSULTANTS
100 ASHURST LANE
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08060
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WWW.ASHURST.COM

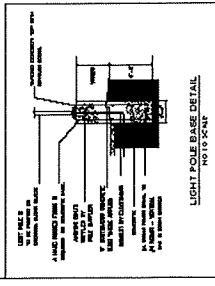
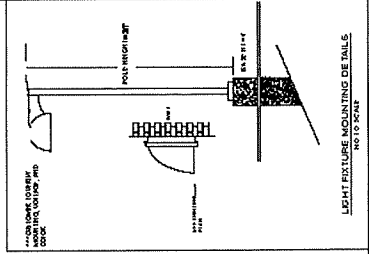
ARCHITECTS, P.E., C.M.C.
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TOWNSHIP OF MOUNT HOLLY
BURLINGTON COUNTY, NEW JERSEY
08060
TEL: 908-431-1111
FAX: 908-431-1112
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NO.	DATE	DESCRIPTION
1	10/1/10	PRELIMINARY
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3	10/1/10	REVISED
4	10/1/10	REVISED
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6	10/1/10	REVISED
7	10/1/10	REVISED
8	10/1/10	REVISED
9	10/1/10	REVISED
10	10/1/10	REVISED

- LIGHTING NOTES:**
1. WALL MOUNTED LIGHT PRESENTATION OF THE PROPOSED LIGHTING PLAN IS FOR INFORMATION ONLY. THE FINAL LIGHTING PLAN SHALL BE SUBMITTED TO THE TOWNSHIP OF MOUNT HOLLY FOR REVIEW AND APPROVAL.
 2. THE LIGHTING PLAN IS FOR INFORMATION ONLY. THE FINAL LIGHTING PLAN SHALL BE SUBMITTED TO THE TOWNSHIP OF MOUNT HOLLY FOR REVIEW AND APPROVAL.
 3. ALL LIGHTING FIXTURES SHALL BE SUBMITTED TO THE TOWNSHIP OF MOUNT HOLLY FOR REVIEW AND APPROVAL.
 4. LIGHT FIXTURE LOCATIONS ARE INDICATED BY THE PROPOSED LIGHTING PLAN.



NO.	DESCRIPTION	DATE	BY	REVISION
1	PROPOSED 2-STORY APARTMENT BUILDING	10/1/10	10/1/10	1
2	PROPOSED 2-STORY APARTMENT BUILDING	10/1/10	10/1/10	2
3	PROPOSED 2-STORY APARTMENT BUILDING	10/1/10	10/1/10	3
4	PROPOSED 2-STORY APARTMENT BUILDING	10/1/10	10/1/10	4



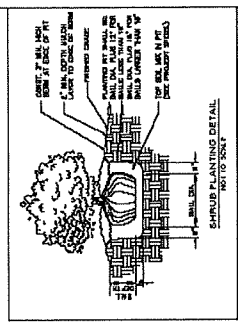
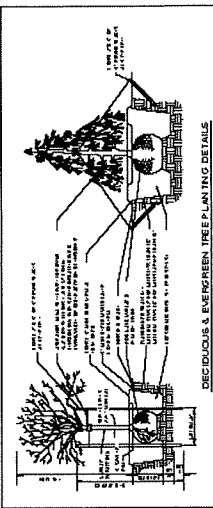
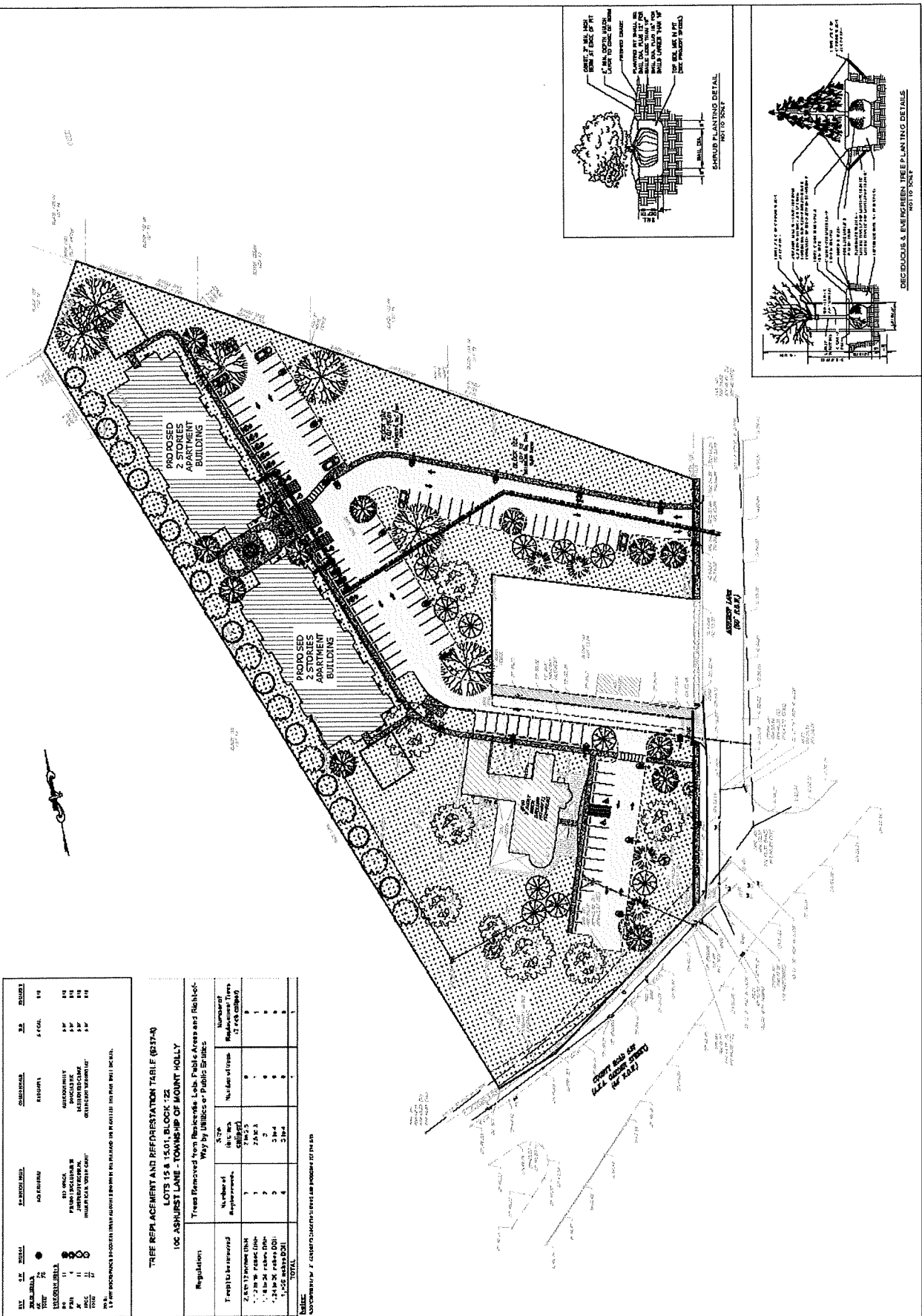
PROPOSED PLANTING SCHEDULE

TEV	2.5	5.0	10.0	20.0	40.0	80.0	160.0	320.0	640.0	1280.0	2560.0	5120.0	10240.0	20480.0	40960.0	81920.0	163840.0	327680.0	655360.0	1310720.0	2621440.0	5242880.0	10485760.0	20971520.0	41943040.0	83886080.0	167772160.0	335544320.0	671088640.0	1342177280.0	2684354560.0	5368709120.0	10737418240.0	21474836480.0	42949672960.0	85899345920.0	171798691840.0	343597383680.0	687194767360.0	1374389534720.0	2748779069440.0	5497558138880.0	10995116277760.0	21990232555520.0	43980465111040.0	87960930222080.0	175921860444160.0	351843720888320.0	703687441776640.0	1407374883553280.0	2814749767106560.0	5629499534213120.0	11258999068426240.0	22517998136852480.0	45035996273704960.0	90071992547409920.0	180143985094819840.0	360287970189639680.0	720575940379279360.0	1441151880758558720.0	2882303761517117440.0	5764607523034234880.0	11529215046068469760.0	23058430092136939520.0	46116860184273879040.0	92233720368547758080.0	184467440737095516160.0	368934881474191032320.0	737869762948382064640.0	1475739525896764129280.0	2951479051793528258560.0	5902958103587056517120.0	11805916207174113034240.0	23611832414348226068480.0	47223664828696452136960.0	94447329657392904273920.0	188894659314785808547840.0	377789318629571617095680.0	755578637259143234191360.0	1511157274518286468382720.0	3022314549036572936765440.0	6044629098073145873530880.0	12089258196146291747061760.0	24178516392292583494123520.0	48357032784585166988247040.0	96714065569170333976494080.0	193428131138340667952988160.0	386856262276681335905976320.0	773712524553362671811952640.0	1547425049106725343623905280.0	3094850098213450687247810560.0	6189700196426901374495621120.0	12379400392853802748991242240.0	24758800785707605497982484480.0	49517601571415210995964968960.0	99035203142830421991929937920.0	198070406285660843983859875840.0	396140812571321687967719751680.0	792281625142643375935439503360.0	1584563250285286751870879006720.0	3169126500570573503741758013440.0	6338253001141147007483516026880.0	12676506002282294014967032053760.0	25353012004564588029934064107520.0	50706024009129176059868128215040.0	101412048018258352119736256430080.0	202824096036516704239472512860160.0	405648192073033408478945025720320.0	811296384146066816957890051440640.0	1622592768292133633915780102881280.0	3245185536584267267831560205762560.0	6490371073168534535663120411525120.0	12980742146337069071326240823050240.0	25961484292674138142652481646100480.0	51922968585348276285304963292200960.0	103845937170696552570609926584401920.0	207691874341393105141219853168803840.0	415383748682786210282439706337607680.0	830767497365572420564879412675215360.0	1661534994731144841129758825350430720.0	3323069989462289682259517650700861440.0	6646139978924579364519035301401722880.0	13292279957849158729038070602803445760.0	26584559915698317458076141205606891520.0	53169119831396634916152282411213783040.0	106338239662793269832304564822427566080.0	212676479325586539664609129644855132160.0	425352958651173079329218259289710264320.0	850705917302346158658436518579420528640.0	1701411834604692317316873037158841057280.0	3402823669209384634633746074317682114560.0	6805647338418769269267492148635364229120.0	13611294676837538538534984297270728458240.0	27222589353675077077069968594541456916480.0	54445178707350154154139937189082913832960.0	108890357414700308308279874378165827665920.0	217780714829400616616559748756331655331840.0	435561429658801233233119497512663310663680.0
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TREE REPLACEMENT AND REFORESTATION TABLE (\$237-A)
 LOTS 15 & 15.01, BLOCK 122
 100 ASHURST LANE - TOWNSHIP OF MOUNT HOLLY

[illegible]

המחברת היא פרופ' נילי פרידמן, מנהלת המחלקה ללימודי חינוך, אוניברסיטת חיפה



TRAFFIC CIRCULATION PLAN

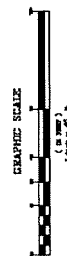
TAX LOTS 15 & 15B1
100 AUSTIN LANE
TOWNSHIP OF MOUNT HOLLY
BURLINGTON COUNTY, NEW JERSEY

BLOCK B2

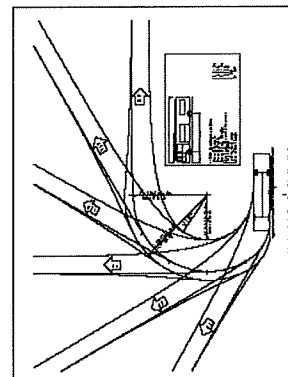
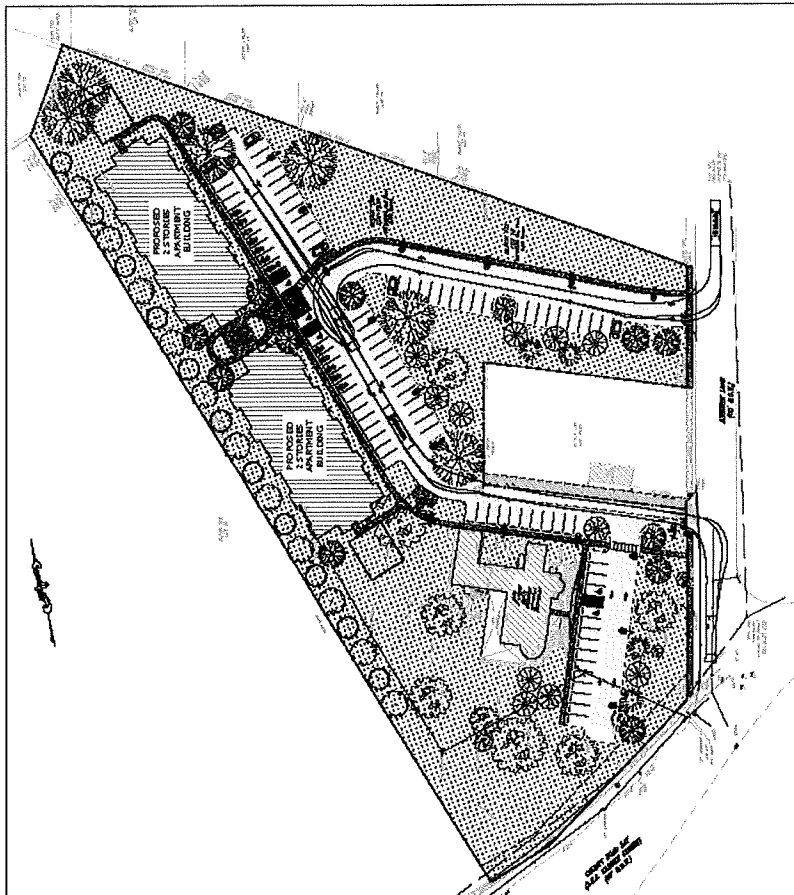
ENGINTEERS, INC.
Professional Engineers
Main Office: 1400 North 1st Street, Suite 200, Mount Holly, NJ 08060
Tel: 973-261-1919 Fax: 973-261-1915
New Jersey Certificate of Registration: PECE 15000
Professional Seal of Registration: PECE 15000
Professional Seal of Registration: PECE 15000

ADRIAN KHAN, P.E., C.M.E.
Professional Engineer
Main Office: 1400 North 1st Street, Suite 200, Mount Holly, NJ 08060
Tel: 973-261-1919 Fax: 973-261-1915
New Jersey Certificate of Registration: PECE 15000
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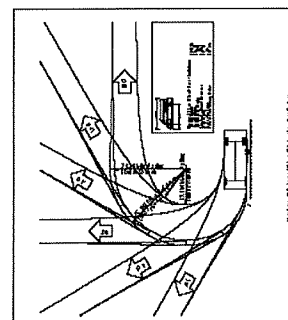
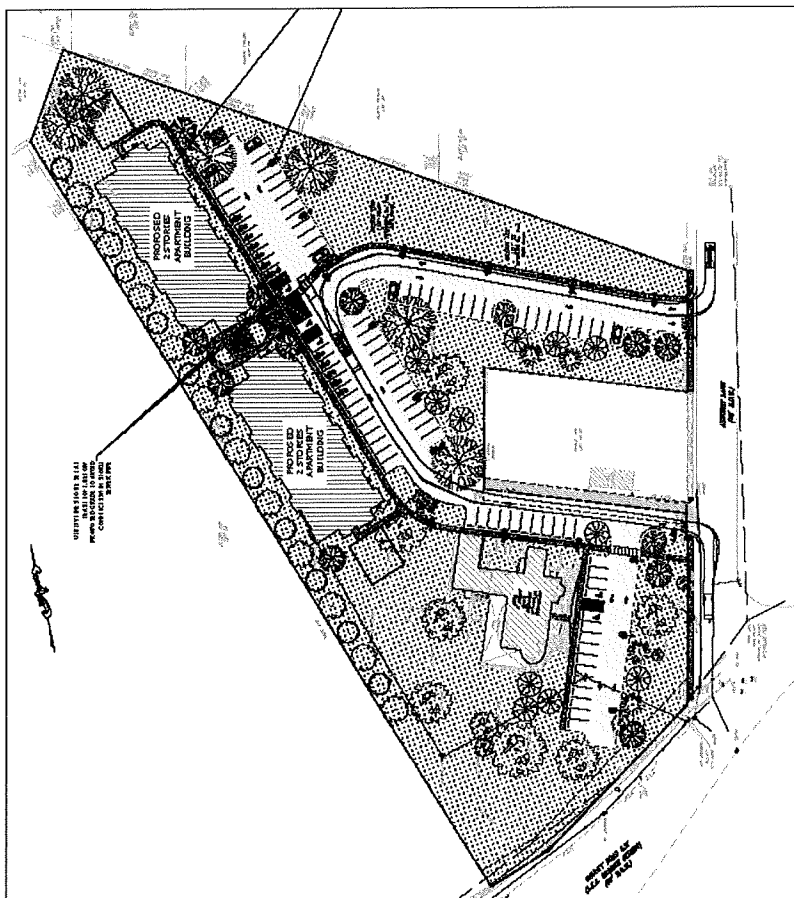
DATE	DESCRIPTION
01/15/19	PRELIMINARY
02/15/19	REVISED
03/15/19	REVISED
04/15/19	REVISED
05/15/19	REVISED
06/15/19	REVISED
07/15/19	REVISED
08/15/19	REVISED
09/15/19	REVISED
10/15/19	REVISED
11/15/19	REVISED
12/15/19	REVISED



FIRE TRUCK CIRCULATION
SCALE: 1" = 40'



AMBULANCE CIRCULATION
SCALE: 1" = 40'





TRAFFIC CIRCULATION PLAN

100 A SHURSTLANE
TOWNSHIP OF MOUNT HOLLY
BURLINGTON COUNTY, NEW JERSEY

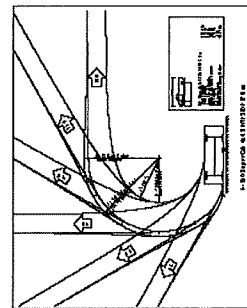
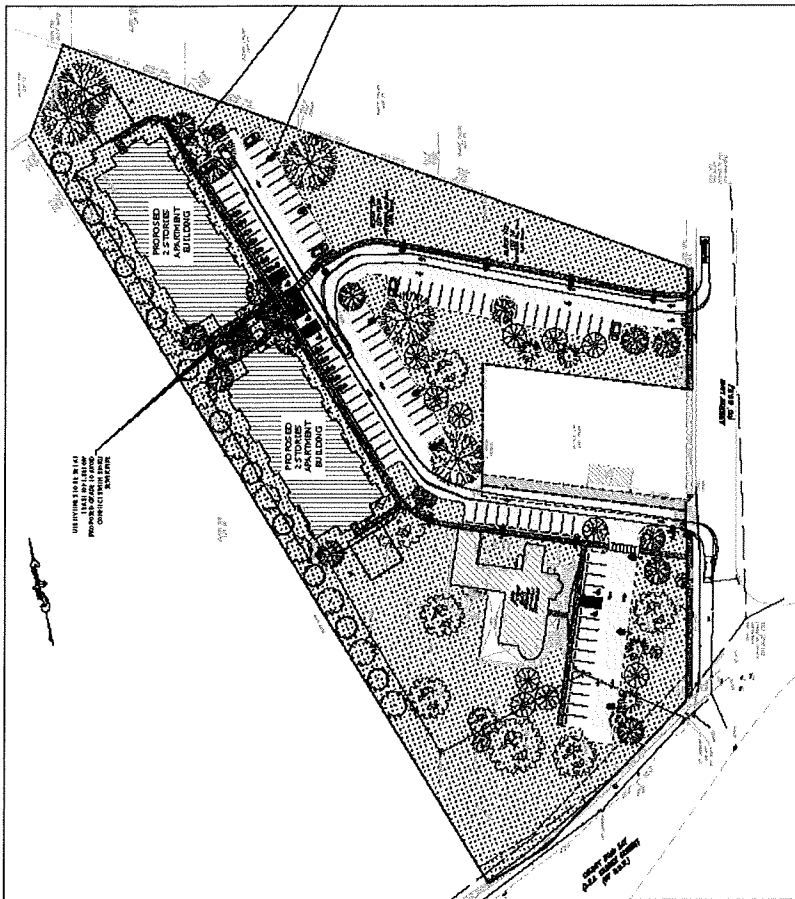
BLOCK 122

PROJECT: 100 A SHURSTLANE
DESIGNER: J. M. K. & ASSOCIATES
DATE: 10/1/01
SCALE: 1" = 40'

ADAM K. KHAN, P.E., C.M.E.
PROFESSIONAL ENGINEER
NO. 000000000
STATE OF NEW JERSEY

NO.	DATE	DESCRIPTION
1	10/1/01	PRELIMINARY
2	10/1/01	FINAL

GARBAGE PICKUP TRUCK CIRCULATION
SCALE: 1" = 40'



DELIVERY VAN CIRCULATION
SCALE: 1" = 40'

