



Town of North East, Maryland Site Plan Application

1. The following must be mailed to the Office of Planning and Zoning, P.O. Box 528, North East, Maryland 21901-0528 OR dropped of at the Town Hall, 106 South Main Street:

- ✓ Application
- ✓ Copy of current Deed or Deeds
- ✓ Fee for application (non-refundable)

Acceptance of Application by staff DOES NOT indicate application approval. Incomplete applications will cause delays in processing.

2. Development Expense Agreement: Prior to acceptance of application, a Development Expense Agreement must be executed with the Town of North East.

3. Application Fee:

- ✓ Residential site plan: \$100.00
- ✓ Commercial or industrial site plan: \$250.00

Make check payable to: Town of North East

PLEASE SUBMIT SITE PLAN IN ACCORDANCE WITH THE NORTH EAST ZONING ORDINANCE REGULATIONS.

IF YOU SHOULD HAVE ANY QUESTIONS – PLEASE CONTACT THE OFFICE OF PLANNING AND ZONING AT 410-287-5801.

SITE PLAN APPLICATION - TOWN OF NORTH EAST
P.O. BOX 528 / 106 SOUTH MAIN STREET
NORTH EAST, MARYLAND 21901-0528
PHONE 410-287-5801 / FAX 410-287-8267

PART 1. APPLICANT INFORMATION

Owner _____ Representative ✓

APPLICANT NAME – (PLEASE PRINT CLEARLY – LIST ADDITIONAL NAMES ON PAGE 5): _____

Greenman-Pedersen, Inc.

APPLICANT ADDRESS: 15 Grandview Avenue, Suite 2

North East, MD 21901

TELEPHONE NUMBER: 443.753.5480 FAX NUMBER: _____

PART 2. PROPERTY INFORMATION

PROPERTY OWNER NAME – (PLEASE PRINT CLEARLY – LIST ADDITIONAL NAMES ON PAGE 5): _____

DK North East Station, LLC

PROPERTY OWNER ADDRESS: 1777 Reisterstown Road

Baltimore, MD 21208

TELEPHONE NUMBER: 410.902.0290 FAX NUMBER: _____

LOCATION OF PROPERTY: South SIDE OF Pulaski Highway (US-40) (STREET)

PROPERTY ADDRESS: Pulaski Highway, North East, MD 21901

TAX MAP # 0031B BLOCK # 0001 PARCEL # 1314

DEED REFERENCE: LIBER 04215 AND FOLIO 00267

ZONING CLASSIFICATION: Highway Commercial (HC) ACRES: 1.23

CRITICAL AREA LAND USE DESIGNATION: N/A

EXISTING USE OF PROPERTY: Vacant Commercial

SITE PLAN APPLICATION – PAGE 2

PROVISION OF THE NORTH EAST ZONING ORDINANCE UNDER WHICH THIS APPLICATION IS
SUBMITTED (SECTION AND PARAGRAPH): _____

Section 10-2

HAS THIS SITE PLAN OR WILL THIS SITE PLAN BE REVIEWED BY THE COUNTY TECHNICAL
ADVISORY COMMITTEE OF CECIL COUNTY: TAC Meeting occurring 10/5/22

PURPOSE OF THIS APPLICATION (DESCRIBE). _____

DK North East Station, LLC seeks to develop a commercial pad site for a proposed
restaurant to serve the Town of North East and the surrounding community. The proposed
restaurant and parking lot will be built on an existing vacant commercial lot. The facility
footprint will be approximately 2,325 square feet with associated parking, drive aisles,
utility connections, stormwater management features, and other site improvements.

SITE PLAN APPLICATION – PAGE 3

LIST THE NAMES AND ADDRESSES OF ALL APPLICANTS: ATTACH ADDITIONAL SHEETS IF NECESSARY

(Please Print Clearly)

Brian Morgan	15 Grandview Avenue, Suite 2, North East, MD 21901	443.753.5480
OWNER NAME	ADDRESS	PHONE

Jon Sabatino	15 Grandview Avenue, Suite 2, North East, MD 21901	443.753.5471
OWNER NAME	ADDRESS	PHONE

OWNER NAME	ADDRESS	PHONE
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OWNER NAME	ADDRESS	PHONE
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OWNER NAME	ADDRESS	PHONE
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LIST THE NAMES AND ADDRESSES OF ALL PROPERTY OWNERS: ATTACH ADDITIONAL SHEETS IF NECESSARY

(Please Print Clearly)

Matthew Allen	1777 Reisterstown Road, Baltimore, MD 21208	410.902.0290
OWNER NAME	ADDRESS	PHONE

OWNER NAME	ADDRESS	PHONE
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OWNER NAME	ADDRESS	PHONE
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OWNER NAME	ADDRESS	PHONE
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OWNER NAME	ADDRESS	PHONE
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CERTIFICATION – SIGNATURES

I/WE CERTIFY THAT THE INFORMATION, EXHIBITS AND ATTACHMENTS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE AND BELIEF.

APPLICANT(S):

<u>Brian Morgan</u>		<u>12/23/22</u>
PRINT NAME	SIGNATURE	DATE

<u>Jon Sabatino</u>		<u>12/23/22</u>
PRINT NAME	SIGNATURE	DATE

_____ PRINT NAME	_____ SIGNATURE	_____ DATE
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_____ PRINT NAME	_____ SIGNATURE	_____ DATE
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OWNER(S):

<u>Matthew Allen</u>		<u>12/23/22</u>
PRINT NAME	SIGNATURE	DATE

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