LIST OF VARIANCES & WAIVERS

February 27, 2020

Prepared for: 200 HADDONFIELD ROAD BEYOND SMOKE - MINOR SITE PLAN BLOCK 207.01: LOT # 1 TOWNSHIP OF CHERRY HILL COUNTY OF CAMDEN

Prepared by: K2 CONSULTING ENGINEERS, INC. 36 TANNER STREET HADDONFIELD, NJ 08033 Tel: (856) 310-5205

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**ZONING SCHEDULE: BUSINESS (B2)**

<table>
<thead>
<tr>
<th>Category</th>
<th>Required</th>
<th>Existing</th>
<th>Proposed</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min Lot Size</td>
<td>20,000 SF</td>
<td>17,366 SF</td>
<td>17,366 SF</td>
<td>ENC/ENC</td>
</tr>
<tr>
<td>Min Lot Frontage</td>
<td>100 FT</td>
<td>123.06 FT</td>
<td>123.06 FT</td>
<td>C/C</td>
</tr>
<tr>
<td>Min Lot Depth</td>
<td>150 FT</td>
<td>136.02 FT</td>
<td>136.02 FT</td>
<td>ENC/ENC</td>
</tr>
<tr>
<td>Front Yard</td>
<td>25 FT</td>
<td>33.49 FT</td>
<td>33.49 FT</td>
<td>C/C</td>
</tr>
<tr>
<td>Side Yard</td>
<td>10 FT</td>
<td>26.22 FT</td>
<td>26.22 FT</td>
<td>C/C</td>
</tr>
<tr>
<td>Aggregate Side Yard</td>
<td>20 FT</td>
<td>71.43 FT</td>
<td>71.43 FT</td>
<td>C/C</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>20 FT</td>
<td>82.55 FT</td>
<td>86 FT</td>
<td>C/C</td>
</tr>
<tr>
<td>Max. Height</td>
<td>35 FT</td>
<td>±18 FT</td>
<td>±18 FT</td>
<td>C/C</td>
</tr>
<tr>
<td>Max. Building Cover</td>
<td>30%</td>
<td>6.9%</td>
<td>6.9%</td>
<td>C/C</td>
</tr>
<tr>
<td>Max. Lot Cover</td>
<td>70%</td>
<td>68.1%</td>
<td>57.4%</td>
<td>C/C</td>
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<tr>
<td>Min. Open Space</td>
<td>25%</td>
<td>31.9%</td>
<td>42.6%</td>
<td>C/C</td>
</tr>
<tr>
<td>Parking Setback – Res.</td>
<td>25’</td>
<td>±28 FT</td>
<td>±28 FT</td>
<td>C/C</td>
</tr>
<tr>
<td>Parking Setback – R.O.W.</td>
<td>20’</td>
<td>±17 FT</td>
<td>±17 FT</td>
<td>ENV/V</td>
</tr>
<tr>
<td>Parking Setback – Non-Res.</td>
<td>5’</td>
<td>0 FT</td>
<td>3 FT</td>
<td>ENC/V</td>
</tr>
<tr>
<td>Residential Buffer</td>
<td>25’</td>
<td>28 FT</td>
<td>28 FT</td>
<td>C/C</td>
</tr>
</tbody>
</table>

(C) Conforms
(ENC) Existing non-conformity
(V) Variance required

**PARKING SCHEDULE:**

Per Section 511B.2-Table 5.6

Required Parking: Retail Shop

- One (1) space per 250 SF of GFA
- 1205 SF of GFA = 5 spaces

**Total Required Spaces = 12**

Proposed Parking: **14 spaces (V), greater than 130% of the required parking permitted.**
Dear Board Members and Professionals:

Pursuant to our application for Minor Site Plan approval of the aforementioned project, we have taken the opportunity to thoroughly review the Township’s Site and Subdivision Plan Checklist, Zoning Ordinance, and submission requirements.

This property is located within the (B2) Highway Business Zone. Therefore, the use of this property, as a retail shop, is a permitted principal use. The property abuts the R3 Zoning district to the West and the B3 Zoning District to the East.

The property in question is located along the west side of Haddonfield Road (CR 644) and is north of existing commercial/retail (Strip Center), south of existing Applebee’s Restaurant, east of existing single family residential and west of the Cherry Hill Mall. The property is accessed from via two (2) single directional access points, with an access point into the property along the north property line and an exit access point with restrictive left turns along the south property line.

The applicant is proposing the change of use and site improvements to host a retail shop known as Beyond Smoke. The existing building will remain, with exterior renovation and upgrades. The existing 64 square feet façade sign and 32 square feet pole mounted sign will remain and will be refaced. The applicant is proposing the renovation and upgrade of the existing parking facility, ADA Parking and Accessible Routes and trash enclosure as depicted on the submitted plan. Additional site upgrades include landscaping and lighting.

The applicant does not propose a change to the existing drainage of the site, other than the areas subject of the ADA Accessible Route upgrades and parking lot upgrades.
To the best of our knowledge, and based upon our interpretations of the Township’s Article IV-415, Zoning Regulations for the Highway Business (B2) Zone, we have recognized the following variances and design waivers:

Section 415.F: Bulk Requirements

Lot Area: The existing lot size is 17,366 square feet where 20,000 square feet is required. Therefore, a variance for the existing non-conforming condition is required.

Lot Depth: The existing lot depth is 136.02 feet where 150 feet is required. Therefore, a variance for the existing non-conforming condition is required.

Section 510: Off-Street Loading
The operations for the Beyond Smoke and proposed parking do not allow for the required off-street loading space, where a smaller space is proposed at 12’ by 20’. Therefore, a waiver is required.

Section 511-A.H.2.a.: Parking Setback Non-Residential
The parking setback requirement from non-residential uses and/or property is 5 feet, where in the existing condition of 0 feet exists and 3 feet is proposed with the parking lot configuration. Therefore, a variance is required.

Section 511-A.N.: Bicycle Parking Facilities
The ordinance requires that a change in use or expansion of any new building that results in the need for additional auto parking facilities provide one bicycle storage space for every 40 parking spaces or less. The location and use does not warrant the need for bicycle parking facilities; therefore, a waiver is requested.

Section 517.H.2: Signs

The applicant is proposing to reface the existing pole mounted sign and façade sign. The location of the existing pole mounted sign is approximately 3 feet from the side property line where 15 feet is required, 3 feet from the front property line where 10 feet is required and 17 feet from the driveway where 50 feet is required. The construction of two (2) Façade Signs where only one (1) Façade Sign is permitted. The site is access from two points of shared ingress/egress, therefore it is necessary for the building to be identified correctly, and therefore, a variance is requested.
Also, after review of the Township’s Article VIII-A, Application Submission Requirements for a Minor Site Plan, we respectfully request waivers from the submission of the following:

Section 809-A.B.1.h.: Letter indicating connection, supply and capacity is available.
We are requesting a waiver from submitting a letter from existing water and sewer utility companies since there will be no changes to the water or sewer utilities or any changes to the loads of these utilities.

Section 809-A.B.5.a: Two (2) permanent bench marks based on U.S.G.S. Datum.
A waiver is being requested from providing two (2) permanent bench marks for this minor site plan since there are no changes proposed at the property lines.

Section 809-A.B.5.c: Any proposed stormwater facilities
A waiver is being requested from providing any proposed stormwater facilities for this minor site plan because there is negligible change in impervious area, in fact a reduction and the proposed improvements will not alter the existing drainage patterns of the property, and the neighboring properties will not be impacted.

Section 809-A.B.5.f: Existing and proposed artificial features.
A waiver is requested from providing the location of existing and proposed artificial features including railroad right of ways, bridges, dams and similar infrastructure because these items do not exist on this site to our knowledge.

Section 809-A.B.5.h: Locations of all existing and proposed watercourses, including lakes, streams, ponds, swamp or marsh areas; and under-drains.
A waiver is being requested from showing the location of all existing and proposed watercourses on site because there are no watercourses that exist on this site to our knowledge.

Section 809-A.B.5.i: Flood plain limits and wetlands delineation, in accordance with §802-A.F.
A waiver is requested from showing flood plain limits and wetland delineation at this site. This project area is not within a flood plain area and does not contain any wetlands.
Also, after review of the Township’s Site and Subdivision Plan Checklist, we respectfully request waivers from the submission of the following:

#6 Environmental Assessment.
We are requesting a waiver from submitting an Environmental Assessment, due to the fact that this minor site plan is being proposed on a site in areas previously disturbed.

#30 Existing Structures.
We are requesting a waiver from submitting the locations of all existing structures and their uses within 200 feet of the tract.

#50 Two (2) permanent benchmarks based upon U.S.G.S. datum.
We are requesting a waiver from submitting the location of two (2) permanent benchmarks for this property.

#53 Locations and dimensions of artificial and/or natural features.
We are requesting a waiver from submitting the locations and dimensions of artificial and/or natural features such as railroad rights of way, bridges, dams, soil types, wooded areas, etc. because these items do not exist on this site, to our knowledge.

#55 Locations of all existing and proposed watercourses within 500 feet of the development.
We are requesting a waiver from submitting the locations of watercourses within 500 feet of this property since the proposed construction will not have any adverse effects on the watercourses in the vicinity of the property.

#56 Flood Plain Limits.
We are requesting a waiver from submitting the limits of the flood plain on this minor site plan. The site is not within a flood plain area.

#57 Freshwater Wetlands and transition area boundaries and stream buffer with NJDEP or accepted reference.
We are requesting a waiver from submitting information on wetlands and transition areas since they are not present on the property.

#61 Utilities
We are requesting a waiver from submitting the plans and profiles for all storm lines, underdrains and ditches whether onsite or off-tract, affect by the development including: slope, pipe material, strength, class and thickness of the stormwater appurtenances.

#62 Septic System Infrastructure
We are requesting a waiver from submitting septic system infrastructure information. The existing building is service by public sewer and there are no changes proposed to the sanitary utilities.
#63 Names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer or gas mains within 200’

We are requesting a waiver from submitting information on all existing streets and existing driveways, and any connections to water, sewer and gas mains since these utilities will not be affected by the proposed work.

#64 Streets: Fire lanes, loading areas.
We are requesting a waiver from submitting information on fire lanes and loading areas since there will be no major changes to the circulation of the site in the proposed condition.

#66 Sewer & Water
We are requesting a waiver from submitting information on the size and types of pipes and mains for sewer and water utilities on the site since there are no proposed changes to these utilities.

#67 If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures.
We are requesting a waiver from submitting a letter from existing water and sewer utility companies since there will be no changes to the water or sewer utilities or any changes to the loads of these utilities.

We are hopeful that the information provided herein will assist the Board and the Board’s Professionals in their review and evaluation of this application. Should you have any questions or concerns, please do not hesitate to contact me at (856) 310-5205.

Very Truly Yours,

K2 Consulting Engineers, Inc.

John W. Kornick, P.E., P.P.
President