

VOORHEES TOWNSHIP
DEVELOPMENT REVIEW APPLICATION

APPLICANT: Dean Development Associates, LLC

ADDRESS: 1958 Duncan Drive
Scotch Plains, NJ 07076

PHONE: (908) 397-4655

EMAIL: VikKirian@icloud.com

FAX: _____

FOR OFFICE USE
CASE # 20-002
DATE FILED 2/6/19
FEE PAID
TT- 6/18/20

S
OWNER OF RECORD Viken Kirian (Lot 9) and Stephen D. Samost (Lot 9.01)
ADDRESS: 1958 Duncan Drive
Scotch Plains, NJ 07076
PHONE (908) 397-4655

Person having everyday responsibility for this application:
Robert S. Baranowski, Jr., Esq. Phone (856) 355-2900

SITE DATA: BLOCK 252 LOT 9 and 9.01
ADDRESS 122 Route 73 and Signal Hill Drive
ACREAGE 2.58-Acres
PROPOSED USE Retail

TYPE OF APPLICATION

- ☐ CONCEPTUAL SUBDIVISION
☐ MINOR SUBDIVISION
☐ PRELIMINARY SUBDIVISION
☐ FINAL SUBDIVISION
☐ AMENDED PRELIMINARY SUBDIVISION
☒ AMENDED PRELIMINARY SITE PLAN
☐ SITE PLAN WITH WAIVERS

- CONCEPTUAL SITE PLAN
MINOR SITE PLAN
PRELIMINARY SITE PLAN
FINAL SITE PLAN
AMENDED FINAL SUBDIVISION
☒ AMENDED FINAL SITE PLAN
CORRESPONDENCE

NOTARY
SWORN AND SUBSCRIBED TO ME ON THIS

3rd DAY OF February, 2020

Kimberly J Staubs
Kimberly J Staubs
Notary Public
New Jersey

My Commission Expires 11-27-2024
No. 56356

Rh
SIGNATURE OF APPLICANT
Robert S. Baranowski, Jr., Hyland Levin Shapiro LLP
Attorneys for Applicant

APPLICANT'S REPRESENTATIVES

ATTORNEY: Robert S. Baranowski, Jr., Esquire
ADDRESS: Hyland Levin Shapiro LLP
6000 Sagemore Drive, Suite 6301
Mt. Laurel, NJ 08053
TELEPHONE NO. 856-355-2900
FAX NO. 856-355-2901 EMAIL baranowski@hylandlevin.com

ENGINEER: Richard J. Clemson, PE, CME
ADDRESS: James Sassano Associates, Inc.
41 S. Route 73, Suite 201
Hammonton, NJ 08037
TELEPHONE NO. (609) 704-1155 Ext. 106
FAX NO. (609) 704-1166 EMAIL Rick@jsaengineering.com

ARCHITECT: Philip A. Ruggieri R. A.
ADDRESS: Ruggieri & Partners
1225 N. Broad St., #4
West Deptford, NJ 08096
TELEPHONE NO. 856 384 1225
FAX NO. 856 384 1220 EMAIL _____

PLANNER: Scott D. Taylor, AICP, PP, LLA, LEED AP
ADDRESS: Taylor Design Group, Inc.
131 Hartford Road
Mt. Laurel, NJ 08054
TELEPHONE NO. _____
FAX NO. _____ EMAIL _____

OTHER: Jay S. Troutman, Jr., PE
ADDRESS: McDonough & Rea Associates, Inc.
105 Elm Street
Westfield, NJ 07090
TELEPHONE NO. (908) 789-7180
FAX NO. (908) 789-7181 EMAIL jayt@mratraffic.com

REVIEW REPORTS WILL BE FORWARDED TO THE PERSONS LISTED

RIDER TO APPLICATION OF DEAN DEVELOPMENT ASSOCIATES, LLC
122 ROUTE 73 AND SIGNAL HILL DRIVE A/K/A BLOCK 252, LOTS 9 AND 9.01
AMENDED PRELIMINARY MAJOR SITE PLAN, AMENDED FINAL MAJOR SITE PLAN
AND BULK VARIANCES

Background and Project Description:

Applicant, Dean Development Associates, LLC is the developer of Block 252, Lot 9, owned by Viken Kirian, and Lot 9.01, owned by Stephen D. Samost, Esquire. Applicant obtained preliminary major site plan approval from the Planning Board under Resolution No. 05-031, adopted on August 24, 2005, and final major site plan approval under Resolution 06-012, adopted May 10, 2006, for a 14,000 SF retail center and associated site improvements. Applicant provides the current application for amended preliminary and final site plan for a 14,000 SF retail center with a slightly revised plan for the site improvements.

Variances and Waivers:

See attached Variances and Waivers document and Variance Application for specific variances and design waivers requested by Applicant. Testimony will be provided in support of the variance and waiver requests at the public hearing before the Planning Board.

Applicant requests a submission waiver from providing copies of existing restrictions and easements. A current title report is not readily available, but will be provided if required. Applicant also requests a submission waiver from providing sign details. The signs shown on the plans are for illustration purposes only. Applicant intends to file a separate sign plan for approval in the future.

VARIANCES AND WAIVERS

LIST OF REQUESTED BULK VARIANCES

SECTIONS LISTED BELOW ARE REFERENCED TO THE VOORHEES TOWNSHIP UNIFIED LAND DEVELOPMENT ORDINANCE.
TRACT IS ZONED MB-MAJOR BUSINESS ZONE.

SECTION	VARIANCE	VARIANCE REQUESTED
152.102 (A)	V-1	A VARIANCE IS REQUESTED TO PERMIT A REDUCTION IN THE SIDE YARD SETBACK FROM 50-FEET REQUIRED TO 28.09-FEET PROPOSED FOR THE CONSTRUCTION OF A 14,000 SF (GFA) RETAIL BUILDING.
152.102 (A)	V-2	A VARIANCE IS REQUESTED TO PERMIT THE CONSTRUCTION OF A ONE-WAY ACCESS DRIVE AISLE AND A TRASH ENCLOSURE WITHIN THE REQUIRED 100-FOOT REAR YARD BUFFER AREA.
152.102 (E)	V-3	A VARIANCE IS REQUESTED TO PERMIT A REDUCTION IN THE ROUTE 73 PARKING SETBACK FROM 50-FEET REQUIRED TO 39.40-FEET PROPOSED FOR THE CONSTRUCTION OF A SURFACE PARKING AREA.
152.102 (E)	V-4	A VARIANCE IS REQUESTED TO PERMIT A REDUCTION IN THE PARKING SETBACK (ADJOINING A RESIDENTIAL USE) FROM 50-FEET REQUIRED TO 9.47-FEET PROPOSED FOR THE CONSTRUCTION OF A SURFACE PARKING AREA.

LIST OF REQUESTED DESIGN WAIVERS

SECTIONS LISTED BELOW ARE REFERENCED TO THE VOORHEES TOWNSHIP UNIFIED LAND DEVELOPMENT ORDINANCE.
TRACT IS ZONED MB-MAJOR BUSINESS ZONE.

SECTION	WAIVER	WAIVER REQUESTED
154.006 (A) (3)	W-1	A WAIVER IS REQUESTED TO PERMIT THE CONSTRUCTION OF A ONE-WAY ACCESS DRIVE AISLE AND TRASH ENCLOSURE WITHIN THE REAR YARD BUFFER AREA
154.006 (F)	W-2	A WAIVER IS REQUESTED FROM THE ROUTE 73 LANDSCAPE DESIGN STANDARDS TO REDUCE THE LANDSCAPING AREA FROM 50-FEET REQUIRED TO 39.40-FEET PROPOSED
154.010 (B) (13)	W-3	A WAIVER IS REQUESTED FROM THE TRAFFIC ISLAND DESIGN STANDARDS TO PERMIT A REDUCTION IN THE WIDTH OF A TRAFFIC ISLAND FROM 8-FEET REQUIRED TO 3.6-FEET PROPOSED
154.015 (A) (4) (a)	W-4	A WAIVER IS REQUESTED FROM THE POSITIONING OF DEVELOPMENT DESIGN STANDARDS TO REDUCE THE PERCENTAGE OF BUILDING FACADE ALONG THE ROUTE 73 CORRIDOR REQUIRED FRONT YARD BUILDING SETBACK FROM 50% TO 0%
154.015 (A) (4) (b)	W-5	A WAIVER IS REQUESTED FROM THE POSITIONING OF DEVELOPMENT DESIGN STANDARDS TO PERMIT THE CONSTRUCTION OF THE PROPOSED BUILDING ON THE CORNER LOT SUCH THAT THE BUILDING IS NOT PROXIMATE TO THE INTERSECTION OF THE FRONT YARD SETBACK LINES
154.015 (A) (4) (c)	W-6	A WAIVER IS REQUESTED FROM THE POSITIONING OF DEVELOPMENT DESIGN STANDARDS TO PERMIT THE CONSTRUCTION OF 74.3% OF THE TOTAL PARKING WITHIN 170-FEET OF THE ROUTE 73 RIGHT-OF-WAY, WHERE A MAXIMUM OF 50% IS PERMITTED
154.015 (A) (5) (b)	W-7	A WAIVER IS REQUESTED FROM THE SERVICE AREA AND LOADING DOCKS DESIGN STANDARDS TO PERMIT THE CONSTRUCTION OF A TRASH ENCLOSURE WITHIN THE PARKING AREA SIDE AND REAR YARDS
154.015 (A) (6) (b)	W-8	A WAIVER IS REQUESTED FROM THE PARKING AREA DESIGN STANDARDS TO CONSTRUCT UP TO 61% OF THE TOTAL PARKING ALONG AND WITHIN THE ROUTE 73 FRONTAGE

PLANNING BOARD * VOORHEES TOWNSHIP
Variance Application

APPLICANT: Dean Development Associates, LLC
ADDRESS: 1958 Duncan Drive
Scotch Plains, NJ 07076

For Office Use Only:
Case No: _____
Date Filed: _____
Fee Paid: _____

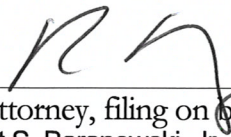
List the variance or variances requested pursuant to NJSA 40:55D-70c for the subject application. Cite the section in the Site Plan, Subdivision or Zoning Code for which relief is requested. State the nature of the relief; for example, a side yard setback of ten feet where fifteen feet is required.

SECTION	NATURE OF RELIEF
1 <u>§152.102 (A)</u>	<u>Reduction in side yard building setback from</u> <u>50-feet required to 29.09-feet proposed.</u>
2 <u>§152.102 (A)</u>	<u>Construct a one-way drive aisle within the</u> <u>100-ft rear yard buffer area.</u>
3 <u>§152.102 (E)</u>	<u>Reduction in Route 73 Parking Setback from</u> <u>50-feet required to 39.40-feet proposed.</u>
4 <u>§152.102 (E)</u>	<u>Reduction in parking setback adjoining a</u> <u>Residential use from 50-feet required to</u> <u>9.47-feet proposed.</u>
5. _____	_____ _____ _____

If necessary, attach a separate sheet for additional variance requests.

Applicant's Signature

Date



Attorney, filing on behalf of applicant
Robert S. Baranowski, Jr., Hyland Levin Shapiro LLP
Attorneys for Applicant

2/3/2020

Date