



Department of Community Development  
 820 Mercer Street, Cherry Hill, NJ 08002  
 856-488-7870 (Phone) 856-661-4746 (Fax)  
 www.Cherryhill-NJ.com

RECEIVED  
 FEB 19 2020

COMMUNITY DEVELOPMENT

LAND USE DEVELOPMENT APPLICATION

Submission Date: 2/18/20  
*Resub*  
 PLANNING BOARD

Application No.: 19-2-0030  
 ✓ ZONING BOARD OF ADJUSTMENT

FOR OFFICE USE ONLY  
 TAXES PAID Yes/NO \_\_\_\_\_ (Initial)  
 Fees \$ \_\_\_\_\_ Proj. # \_\_\_\_\_  
 Escrow \$ \_\_\_\_\_ Escr. # 10003

1. APPLICANT

Name: KM Hotels - Mr. Anil Patel  
 Address: 6627 West Broad Street  
Suite 300  
 City: Richmond State: Va Zip: 23230  
 Phone: (804) 318-3403 Fax: (804) 723-1700  
 Email: Anil.Patel@kmhotels.com

2. OWNER

Name: KM Hotels  
 Address: 6627 West Broad Street  
Suite 300  
 City: Richmond State: Va Zip: 23230  
 Phone: (804) 318-3403 Fax: (804) 723-1700  
 Email: Anil.Patel@kmhotels.com

Interest in Property: V.P. Development & Construction

3. TYPE OF APPLICATION (check all that apply)

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Minor Subdivision               | <input type="checkbox"/> Interpretation <sup>1</sup>                 |
| <input type="checkbox"/> Preliminary Major Subdivision <sup>1</sup> | <input type="checkbox"/> Appeal of Administrative Officer's Decision |
| <input type="checkbox"/> Final Major Subdivision                    | <input type="checkbox"/> Certificate of Non-Conformity               |
| <input type="checkbox"/> Minor Site Plan                            | <input type="checkbox"/> Use (d) Variance <sup>1</sup>               |
| <input type="checkbox"/> Preliminary Major Site Plan <sup>1</sup>   | <input checked="" type="checkbox"/> Bulk (c) Variance <sup>1</sup>   |
| <input checked="" type="checkbox"/> Final Major Site Plan           | <input type="checkbox"/> Conditional Use <sup>1</sup>                |
| <input type="checkbox"/> Amended Plan                               | <input type="checkbox"/> Street Vacation Request                     |
| <input type="checkbox"/> Site Plan Waiver                           | <input type="checkbox"/> Rezoning Request <sup>1</sup>               |
| <input type="checkbox"/> Concept Plan                               | Other: _____   |

<sup>1</sup> Legal advertisement and notice is required to all property owners within 200 feet.

4. ZONE (check all that apply)

RESIDENTIAL		COMMERCIAL	OFFICE	OTHER	OVERLAY
RA	RA/PC	B1	O1	IR	FP
R1	R7	B2	O2	IN	SBC
R2	R10	B3	O3		✓ IR/B
R3	R20	✓ B4			A-H/C

5. ATTORNEY (A corporation, partnership, limited liability company or partnership must be represented by a New Jersey Attorney)

Name: Robert Mintz, Esq. City: Haddonfield State: NJ Zip: 08033  
 Address: Freeman and Mintz Phone: (856) 795-1236 Fax: (      )  
34C Tanner Street, Suite C Email: Bob@FreemanandMintzPA.com

6. APPLICANT'S PROFESSIONALS (Engineer, Surveyor, Planner, etc.)

Name: Brian S. Peterman – Peterman Maxcy Assoc.  
Profession: Professional Engineer  
Address: 189 S. Lakeview Drive  
Suite 101  
City: Gibbsboro State: NJ Zip: 08028  
Phone: ( 856)282-7444 Fax: ( 856) 282.7443  
Email: \_\_\_\_\_

Name: Joseph W. Maxcy – Peterman Maxcy Assoc.  
Profession: Professional Land Surveyor  
Address: 189 S. Lakeview Drive  
Suite 101  
City: Gibbsboro State: NJ Zip: 08028  
Phone: ( 856)282-7444 Fax: ( 856) 282.7443  
Email: \_\_\_\_\_

7. LOCATION OF PROPERTY

Street Address: 2352 Marlton Pike West Block(s): 71.01  
Tract Area: 11.75 +/- Acre Total Lot(s): P/O 2

8. LAND USE

Existing Land Use: Commercial  
Proposed Land Use (be specific): Building two (2) Hotels and Restaurant Pad Site.

9. PROPERTY

Number of Existing Lots: 1 Proposed Form of Ownership:  
Number of Proposed Lots: 2  Fee Simple  Condominium  
Are there Existing Deed Restrictions or Easements?  No  Yes (please attach copies)  
Are there Proposed Deed Restrictions or Easements?  No  Yes (please attach copies)

10. UTILITIES (check all that apply)

Public water  Public sewer  Private well  Private septic system

11. APPLICATION SUBMISSION MATERIALS

List all plans, reports, photos, etc. (use additional sheets if necessary): Preliminary and Final Major Site Plans (Sheets 1 – 14), Stormwater Management Report.

12. PREVIOUS OR PENDING APPLICATIONS

List all previous or pending applications for this parcel (use additional sheets if necessary): Unknown

13. ZONING SCHEDULE (complete all that apply)

	REQUIRED	EXISTING	PROPOSED
<b>Minimum Lot Requirements</b>			
Lot Area	217,800	491,531	S
Frontage	150'	889'+/-	E
Lot Depth	125'	367'+/-	E
<b>Minimum Yard Requirements</b>			
Front Yard	30'	5'+/- (1- See next sheet)	
Secondary Front Yard	N/A	N/A	N
Rear Yard	20'	291'+/-	E
Side Yard	20'	31'+/-	X
Aggregate Side Yard	50'		T
Building Height	150'	UNK.	
<b>Lot Requirements</b>			
Residential Buffer Strip	25'	---	S
Open Space	25%	---	H
<b>Parking Setbacks</b>			
Parking Setback to non-residential	5'	---	E
Parking Setback to residential	15'	---	T
Parking Setback to Right-of-Way	20'	---	

	REQUIRED	EXISTING	PROPOSED
<b>Accessory Uses N/A</b>			
Garage Area			
Garage Height			
Fence Height			
Pool Depth			
Shed Area			
Shed Height			
<b>Signage Requirements</b>			
Façade Sign area 1	< 5% or 50 sf (whichever is smaller)	---	UNK.
Façade Sign area 2	N/A	N/A	N/A
Freestanding Sign area	< 3 sf	---	UNK.
Freestanding Sign height	< 17'	---	UNK.
Functional Sign(s) area	< 150 sf	---	UNK.
Building Façade area	< 15% or 150 sf (whichever is smaller)	---	UNK.
Distance from Driveway	> 50'	---	UNK.
Distance from R.O.W.	> 50'	---	UNK.

Is the proposed site on a inside or corner lot?

✓ Inside Corner

14. PARKING & LOADING REQUIREMENTS

Number of Parking Spaces REQUIRED: 316 Number of Loading Spaces REQUIRED: 1  
 Number of Parking Spaces PROVIDED: 296 (SEE NEXT SHEET) Number of Loading Spaces PROVIDED: 1

15. RELIEF REQUESTED (check all that apply)

- Zoning Variances are requested.
- Exceptions from Municipal Requirements are requested (N.J.S.A. 40:55D-51).
- Exceptions from New Jersey Residential Site Improvement Standards (R.S.I.S.) requested (N.J.A.C. 5:21-3.1) **N/A**
- Waivers from New Jersey Residential Site Improvement Standards (R.S.I.S.) are requested (N.J.A.C. 5:21-3.2). Requires application to and approval of the New Jersey Site Improvement Advisory Board. **N/A**

For any type of the above relief requested, a separate exhibit should be attached stating the factual basis, legal theory, and/or previously granted relief.

16. SIGNATURE OF APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant, or that I am an Officer of the Corporate applicant and authorized to sign the application for the Corporation, or a General Partner of the partnership application.

SWORN & SUBSCRIBED to before me this 5th day of JANUARY, 2020 (year)

*Joy F Isley*

JOY F ISLEY (notary)  
 NOTARY PUBLIC  
 GUILFORD COUNTY, NC  
 MY COMMISSION EXPIRES APRIL 9, 2023

X Anil Patel 1-8-2020  
 SIGNATURE (applicant) DATE  
 X Anil Patel  
 PRINT NAME

KM Hotels  
 Block 71.01, P/O Lot 2  
 2352 Marlton Pike West, Cherry Hill, NJ  
 SHEET 1 OF 2

RECEIVED  
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 COMMUNITY DEVELOPMENT

Proposed Zoning Requirements

	REQUIRED	Existing Lot 2	Proposed Lot 2.01	Proposed Lot 2.02
<i>Minimum Lot Requirements</i>				
Lot Area	217,800	493,162SF +/- (4)	218,642 SF +/-	274,521 SF +/-
Frontage	150'	888' +/-	447' +/-	441' +/-
Lot Depth	125'	264' +/-	264' +/-	532' +/-
<i>Minimum Yard Requirements</i>				
Front Yard	30'	5' +/- (1)	27' +/-	55' +/-
Secondary Front Yard	N/A	N/A	N/A	N/A
Rear Yard	20'	291' +/-	364' +/-	182' +/-
Side Yard	20'	31' +/-	30' +/-	56.7' +/-
Aggregate Side Yard	50'	991' +/-	407' +/-	130' +/-
Building Height	150'	Unknown	<150' +/-	<150' +/-
Residential Buffer Strip	25'	52'	UNK.	-----
Open Space	25%	-----	96.9%	34.9%
<i>Parking Setbacks</i>				
Parking Setback to non-residential	5'	16'	UNK.	-----
Parking Setback to residential	15'	5'	UNK.	-----
Parking Setback to Right-of-Way	20'	22'	5' (f)	-----

**NOTES (FROM PREVIOUS SHEET):**

(1) EXISTING NON-CONFORMING

(2) HOTEL- 1 SPACE PER GUEST ROOM, PLUS 1 SPACE PER 2 EMPLOYEES

- HOTEL A: 131 GUEST ROOMS & 20 EMPLOYEES -  $131 + (20 / 2) = 131 + 10 = 141$  SPACES

- HOTEL B: 120 GUEST ROOMS & 20 EMPLOYEES -  $120 + (20 / 2) = 120 + 10 = 130$  SPACES

TOTAL SPACES FOR HOTELS = HOTEL A + HOTEL B = 141 + 130 = 271 SPACES

(3) RESTAURANT SPACE: 1 SPACE PER 3 SEATS

TOTAL SPACES FOR RESTAURANT = 120 SEATS \* 1 SPACE/3 SEATS = 40 + 5 = 45 SPACES

TOTAL REQUIRED PARKING SPACES = 271 + 45 = 316 SPACES

TOTAL PARKING SPACES PROVIDED = 296 (INCLUDING 12 ADA ACCESSIBLE SPACES)

KM Hotels  
Block 71.01, P/O Lot 2  
2352 Marlton Pike West, Cherry Hill, NJ  
SHEET 2 OF 2

COMPACT CAR ONLY SPACES = 32

11% OF ALL PROPOSED PARKING IS RESERVED FOR COMPACT CARS

(4) PER PENNONI SURVEY. REF:GENERAL NOTE #2 ON COVER SHEET (SHEET 1 OF 14)  
OF ACCOMPANYING PLAN SET.

**VARIANCES REQUESTED**

- a) TO PERMIT A RESTAURANT "B" (51-199 SEATS) WHERE ONLY A RESTAURANT "D" (>200 SEATS) IS ALLOWED BASED ON THE PROPOSED LOT AREA.
- b) TO PERMIT 296 PROPOSED PARKING SPACES WHERE 316 SPACES ARE REQUIRED.
- c) TO PERMIT A PARKING SETBACK OF 5' FROM THE RIGHT-OF-WAY WHEN 50' IS REQUIRED. (417H2.a)
- d) TO PERMIT A PARKING SETBACK TO A STRUCTURE OF 6.43' WHEN 10' IS REQUIRED. (417H2.a)

**WAIVERS REQUESTED**

- e) TO REDUCE DRIVEWAY LENGTH FROM 40' TO 32.4'.  
(ARTICLE V, SECTION 511, L, TABLE 5.9)
- f) TO REDUCE THE PARKING SETBACK FROM THE RIGHT-OF-WAY FROM 20' TO 5'.  
(ARTICLE V, SECTION 511, H2.b)
- g) ABSENCE OF STREET SHADE TREES. (SECTION 508-E.1)
- h) ABSENCE OF INTERIOR ISLANDS. (SECTION 508-G.1)

## ZONING DATA

ZONE: B4 (REGIONAL BUSINESS)  
PROPOSED USE: HOTELS

ZONING CRITERIA	ORDINANCE REQUIREMENTS	EXISTING LOT 2	PROPOSED LOT 2.01	PROPOSED LOT 2.02
MINIMUM LOT AREA (SF)	217,800 SF	493,162 SF (4)	218,642± SF	274,521± SF
MINIMUM LOT FRONTAGE (FT)	150'	888±	447.37'	441±
MINIMUM LOT DEPTH (FT)	125'	264±	264±	532±
MINIMUM FRONT YARD (FT)	30'	5± (1)	27±	55±
MINIMUM SECONDARY FRONT YARD (FT)	N/A	N/A	N/A	N/A
MINIMUM REAR YARD (FT)	20'	291±	364±	182±
MINIMUM SIDE YARD (FT)	20'	31±	30±	56.7±
AGGREGATE SIDE YARD (FT)	50'	991±	407±	130±
MAXIMUM BUILDING HEIGHT (FT)	150'	UNKNOWN	<150'	<150'
MAXIMUM BUILDING COVERAGE (%)	30%	2.8%	6.7%	15.6%
MAXIMUM LOT COVERAGE (%)	70%	11.7%	3.1%	65.1%
MINIMUM OPEN SPACE (%)	25%	-	96.9%	34.9%
PARKING SPACES	261 (2)	-	-	296
PARKING SETBACK TO STRUCTURES	10'	-	-	6.43'
PARKING SETBACK TO R.O.W.	50'	-	-	5.00'

NOTES: (1) EXISTING NON-CONFORMING

(2) HOTEL-- 1 SPACE PER GUEST ROOM, PLUS 1 SPACE PER 2 EMPLOYEES

HOTEL A - 131 GUEST ROOMS & 20 EMPLOYEES -  $131 + (20 / 2) = 131 + 10 = 141$  SPACES

HOTEL B - 120 GUEST ROOMS & 20 EMPLOYEES -  $120 + (20 / 2) = 120 + 10 = 130$  SPACES

TOTAL SPACES FOR HOTELS = HOTEL A + HOTEL B =  $141 + 130 = 271$  SPACES

(3) RESTAURANT - 1 SPACE PER 3 SEATS

$120 \text{ SEATS} \times 1 \text{ SPACE} / 3 \text{ SEATS} = 40 + 5 = 45$  SPACES.

(4) PER PENNONI SURVEY (REF: GENERAL NOTE #2)

TOTAL REQUIRED PARKING SPACES =  $271 + 45 = 316$  SPACES

TOTAL PARKING SPACES PROVIDED = 296 (INCLUDING 12 ADA ACCESSIBLE SPACES)

COMPACT CAR ONLY SPACES = 32

11% OF ALL PROPOSED PARKING IS RESERVED FOR COMPACT CARS

### VARIANCE REQUESTED:

- 1) TO PERMIT A RESTAURANT "B" (51-199 SEATS) WHERE ONLY A RESTAURANT "D" (>200 SEATS) IS ALLOWED BASED ON THE PROPOSED LOT AREA.
- 2) TO PERMIT 296 PROPOSED PARKING SPACES WHERE 316 SPACES ARE REQUIRED.
- 3) TO PERMIT A PARKING SETBACK OF 5' FROM THE RIGHT OF WAY WHEN 50' IS REQUIRED. (417H2a)
- 4) TO PERMIT A PARKING SETBACK TO A STRUCTURE OF 6.43' WHEN 10' IS REQUIRED. (417H2a)

### WAIVERS REQUESTED:

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- 2) TO REDUCE THE PARKING SETBACK FROM THE RIGHT-OF-WAY FROM 20' TO 5' (ARTICLE V, SECTION 511, H2.b.)
- 3) ABSENCE OF STREET SHADE TREES (SECTION 508-E.1)
- 4) ABSENCE OF INTERIOR ISLANDS (SECTION 508-G.1)

PRFI

FEB 18 2020

17. CONSENT OF OWNER

COMMUNITY DEVELOPMENT

I certify that I am the Owner of the property which is the subject of this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency (if owned by a Corporation, a resolution must be attached authorizing the application and officer signature).

X Anil Patel 1-8-2020  
SIGNATURE (owner) DATE  
X Anil Patel  
PRINT NAME

SWORN & SUBSCRIBED to before me this

4th day of JANUARY, 2020 (year)

Joy Fisley

JOY FISLEY (notary)  
NOTARY PUBLIC  
GUILFORD COUNTY, NC  
MY COMMISSION EXPIRES APRIL 9, 2023

18. DISCLOSURE STATEMENT (circle all that apply)

Pursuant to N.J.S.A. 40:55D-48.1 & 48.2, please answer the following questions:

- Is this application to subdivide a parcel of land into six (6) or more lots? Yes  No
- Is this application for a variance to construct a multiple dwelling of twenty-five (25) or more units? Yes  No
- Is this application for approval of a site (or sites) for non-residential purposes?  Yes  No
- Is the applicant a corporation?  Yes  No
- Is the applicant a limited liability corporation?  Yes  No
- Is the applicant a partnership? Yes  No

If you responded YES to any of the above, please answer the following (use additional sheets if necessary):

List the names and addresses of all stockholders or individual partners owning at least 10% in stock of any class or at least 10% of the interest in partnership (whichever is applicable).

Does a corporation or partnership own 10% or more of the stock in this corporation or partnership? If yes, list the names and addresses of stockholders of that corporation holding 10% or more of the stock or 10% or greater interest in that partnership (whichever is applicable). This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholders and individual partners with 10% or more ownership have been listed.

X Anil Patel 1-8-2020  
SIGNATURE (applicant) DATE

19. SURVEY WAIVER CERTIFICATION

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of July 16, 2018 shows and discloses the premises in its entirety, described as Block(s) 71.01 Lot(s) P/O 2; and I further certify that no buildings, fences, or other facilities have been constructed, installed, or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of ~~New Jersey~~ NC; County of ~~Camden~~ Alamance

X Anil Patel of full age, being duly

SWORN & SUBSCRIBED to before me this

4th day of JANUARY, 2020 (year)

Joy Fisley

JOY FISLEY (notary)  
NOTARY PUBLIC  
GUILFORD COUNTY, NC  
MY COMMISSION EXPIRES APRIL 9, 2023

PRINT NAME

Anil Patel

SIGNATURE (applicant/owner)

DATE

FOR OFFICE USE ONLY

The application was reviewed in accordance with the rules of the applicable Board and Ordinances of the Township of Cherry Hill and determined that all the checklist items are in order and this application has been deemed complete. The time within which the applicable Board must act on this application pursuant to N.J.S.A. 40:55d-1 et seq., has commenced from this date.

SIGNATURE (administrative officer)

DATE