



RECEIVED
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 COMMUNITY DEVELOPMENT

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

LAND USE DEVELOPMENT APPLICATION

Submission Date: 12/24/2019 Application No.: 19-2-0051
 PLANNING BOARD ZONING BOARD OF ADJUSTMENT

FOR OFFICE USE ONLY
 TAXES PAID YES/NO NO (INITIAL)
 FEES \$ _____ PROJ. # 19-2-0051
 ESCROW \$ _____ ESCR. # 10085

1. APPLICANT

Name: Route 70 West LLC
 Address: 2352 West Marlton Pike
 City: Cherry Hill State: NJ Zip: 08002
 Phone: (____) _____ Fax: (____) _____
 Email: david.lee.nj@gmail.com
 Interest in Property: Owner and Developer

2. OWNER

Name: Same as Applicant
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: (____) _____ Fax: (____) _____
 Email: _____

3. TYPE OF APPLICATION (check all that apply)

- Minor Subdivision
- Preliminary Major Subdivision ¹
- Final Major Subdivision
- Minor Site Plan
- Preliminary Major Site Plan ¹
- Final Major Site Plan
- Amended Plan
- Site Plan Waiver
- Concept Plan
- Interpretation ¹
- Appeal of Administrative Officer's Decision
- Certificate of Non-Conformity
- Use (d) Variance ¹
- Bulk (c) Variance ¹
- Conditional Use ¹
- Street Vacation Request
- Rezoning Request ¹
- Other: _____

¹ 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: Barbara A. Casey City: Cherry Hill State: NJ Zip: 08002
 Address: Ballard Spahr LLP Phone: (856) 761-3430 Fax: (856) 761-1020
210 Lake Drive East, Suite 200 Email: caseyb@ballardspahr.com

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

Name: Clifton W. Quay, PE, PP
Profession: Professional Planner and Engineer
Address: 10000 Midlantic Dr., Suite 300W

City: Mt. Laurel State: NJ Zip: 08054
Phone: (856) 234-0800 Fax: (856) 234-5928
Email: Clifton.quay@stantec.com

Name: _____
Profession: _____
Address: _____

City: _____ State: _____ Zip: _____
Phone: (_____) _____ Fax: (_____) _____
Email: _____

7. LOCATION OF PROPERTY

Street Address: 2348 Rt. 70 W. Block(s): 71.01
Tract Area: 218,642 sq. ft. Lot(s): Proposed Lot 2.01 2

8. LAND USE

Existing Land Use: Car wash
Proposed Land Use (be specific): Applicant proposes to redevelop the existing car wash including the access into and out of the facility and construct a coffee shop (2,474 sq. ft.) with drive thru window. The property is being subdivided off of existing Lot 2 under Application submitted by KM Hotel.

9. PROPERTY

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

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):
See attached

12. PREVIOUS OR PENDING APPLICATIONS

List all previous or pending applications for this parcel (use additional sheets if necessary):
Application # 19-Z-0030 submitted by KM Hotels to Cherry Hill Planning Board, which application is being moved to the Zoning Board due to the need to obtain a use variance for the entry pre-existing non conforming car wash use that is the subject of this application.

Supplement to Application for Use Variance and Preliminary and Final Major Site Plan Approval for Route 70 West LLC:

Item 9: The applicant is not proposing any deed restrictions with respect to the proposed car wash and coffee shop development. Due to an on-going environmental clean-up being undertaken by ARFA, the prior owner of a portion of the larger Lot 2, a NJDEP Deed Notice restricting the use of the areas of concern in that matter may be required.

Item 11: Included with this application are the following documents/plans:

Preliminary/Final Major Site Plan set (sheets 1 through 21) prepared by Clifton W. Quay, PE, PP, Stantec, 10000 Midlantic Drive, Suite 300W, Mount Laurel, NJ 08054.

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13. ZONING SCHEDULE (complete all that apply)

COMMUNITY DEVELOPMENT

	REQUIRED	EXISTING	PROPOSED
Minimum Lot Requirements			
Lot Area (in sq. feet)	217,800	493,162	218,642
Frontage	150'	888.61	440.98
Lot Depth	125'	264.73	532.22
Minimum Yard Requirements			
Front Yard	30'	4.16'	27.76'
Secondary Front Yard	N/A		
Rear Yard	20'	283.80	194.60
Side Yard	20'	30.79	30.41
Aggregate Side Yard	50'	67.95	179.70
Building Height	150'	1 story	1 story
Lot Requirements			
Residential Buffer Strip	N/A		
Open Space	25%	28.5%	25.8%
Parking Setbacks			
Parking Setback to non-residential	5'		
Parking Setback to residential	15'	N/A	
Parking Setback to Right-of-Way	20'	N/A	10'

	REQUIRED	EXISTING	PROPOSED
Accessory Uses			
Garage Area	N/A		
Garage Height	N/A		
Fence Height	N/A		
Pool Depth	N/A		
Shed Area	N/A		
Shed Height	N/A		
Signage Requirements			
Façade Sign area 1			
Façade Sign area 2			
Freestanding Sign area	49 sq.'	N/A	49 sq.'
Freestanding Sign height	8'<H<17'	N/A	12'
Functional Sign(s) area			
Building Façade area			
Distance from Driveway	50'	N/A	5.36'
Distance from R.O.W.	10'	N/A	10'

Is the proposed site on a inside or corner lot?

Inside

Corner

14. PARKING & LOADING REQUIREMENTS

Number of Parking Spaces REQUIRED: 15 car wash/9 coffee shop Number of Loading Spaces REQUIRED: 2 (1 per building)
 Number of Parking Spaces PROVIDED: 12 car wash/22 coffee shop Number of Loading Spaces PROVIDED: 0

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.) are requested (N.J.A.C. 5:21-3.1).
- 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.

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.

Route 70 West LLC

By: [Signature] 12/23/19
 SIGNATURE (applicant) DATE

Dong Soo Pyo, Sole Member
 PRINT NAME

SWORN & SUBSCRIBED to before me this
30th day of December, 2019 (year)
[Signature] (notary)

Max M. Lee
 Notary Public
 State of New Jersey
 Commission Number 2355559
 My Commission Expires Feb. 7, 2022

Item 15 Variance and Waivers being requested:

Variations:

- a. D-1 Variance from Section 417.C to allow the existing carwash facility, as redeveloped to continue, where a car wash use is not a permitted use.
- b. D-1 Variance from Section 417.C to allow free standing coffee shop of 2,474 square feet where a coffee shop of that size is not a permitted use.
- c. D-1 Variance from Section 417.F.2 to allow a drive-thru window at the proposed coffee shop, where drive-thru facilities associated with any use are prohibited.
- d. D-1/D-5 Variance from Section 417.G.5 to allow the proposed 3,979 square foot carwash facility and the proposed 2,474 square foot coffee shop, where the density for the proposed use is not set forth in the Zoning Code.
- e. Variance from Section 417.H.1 to allow a front yard setback of 27.76 feet for the carwash facility where 30 feet is required but existing condition has a setback of 4.16 feet (Coffee shop conforms).
- f. Variance from Section 417.H.2.d to allow off-street parking 5.08 feet from the building where 10 feet is required.
- g. Variance from Section 430.B.2.b to allow a stream buffer of 44.50 feet where a buffer of 75 feet is required.
- h. Variance from Section 511.B.2 to allow 12 parking spaces for the carwash facility where 15 parking spaces are required.
- i. Variance from Section 511.H.2 to allow a parking setback of 10 feet from the right-of-way where 20 feet is required.
- j. Variance from Section 517.C.2.d to allow a freestanding sign a distance of 5.36 feet from the driveway where 50 feet is required.

Use

Waivers:

- a. Waiver from Section 510.B.1 to allow no loading spaces where 1 space is required for each building proposed on the site.

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17. CONSENT OF OWNER

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).

Route 70 West LLC
By: [Signature] 12/3/19
SIGNATURE (owner) DATE
Dong Soo Pyo, Sole Member
PRINT NAME

SWORN & SUBSCRIBED to before me this
3rd day of December, 2019 (year)
[Signature] (notary)

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.

See attached
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, 2018 shows and discloses the premises in its entirety, described as Block(s) 71.01 Lot(s) Proposed Lot 2.01; 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; County of Camden:
Route 70 West LLC

By: Dong Soo Pyo, Sole Member of full age, being duly

SWORN & SUBSCRIBED to before me this
3rd day of December, 2019 (year)
[Signature] (notary)

[Signature] PRINT NAME
SIGNATURE (applicant/owner) DATE 12/3/19

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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.

Max M. Lee
Notary Public
State of New Jersey
Commission Number 2355559
My Commission Expires Feb. 7, 2022

SIGNATURE (administrative officer) DATE