

Laura M. D'Allesandro, Esquire
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June 18, 2020

VIA UPS OVERNIGHT AND EMAIL

Gene Padalino
Pennsauken Township
Planning and Zoning Officer
5605 N. Crescent Blvd
Pennsauken, NJ 08110

RE: 5115 ROUTE 38, BLOCK 6001, LOT 55, PENNSAUKEN, NEW JERSEY

Dear Mr. Padalino

We represent the applicant, Phillip 5115 LLC, owner of property located at 5115 Route 38, designated as Block 6001, lot 55 on the municipal tax map. The applicant seeks to convert the existing building on the property into three (3) retail rental units, which would face Route 38, and keep the rear and eastern side of the building reserved for warehouse and associated office space for the existing wholesale use, Med Care LLC. The property is located in two zoning districts: C-2 and R-2. Retail and wholesale uses are permitted in the C-2 zone, but they are not permitted in the R-2 zone. We seek a bifurcated use variance and associated bulk variances from the Zoning Board of Adjustment. We will return for site plan approval at a later date.

I enclose the following in support of this application:

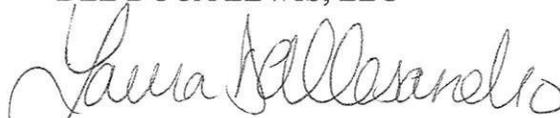
1. Original and nine copies of the Petition of Appeal for a use variance, including, application summary;
2. Three (3) copies of a Use Variance Plan prepared by The Pettit Group, LLC, dated May 28, 2020, no revision date;
3. Three (3) copies of a Proposed Interior Alterations for Retail Rental Units prepared by David B. Singer, A.I.A., dated March 8, 2020;
4. One W-9; and
5. A check in the amount of \$1,500.00 made payable to the Township of Pennsauken for the application fee and escrow fee.

We ask that this application be reviewed for completeness and placed on the next available Zoning Board Agenda.

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Thank you very much for your assistance.

Very truly yours,
DEL DUCA LEWIS, LLC



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LMD:gml
Enclosures

cc: Philip 5115 LLC (via e-mail)
Brian Cleary (via e-mail)

