

TAX MAP
NOT TO SCALE

ZONING MAP
NOT TO SCALE



R-2 ZONING DISTRICT SCHEDULE

INDUSTRIAL USES ARE NOT PERMITTED

ITEM	REQUIRED	EXISTING	PROPOSED	ORDINANCE
LOT REQUIREMENTS:				
MIN. LOT AREA (SF)	6,000	33,250 (0.763 Ac)	33,250 (0.763 Ac)	§141-77.C(1)
MIN. LOT WIDTH (FT)	60	245	245	§141-77.C(1)
BUILDING SETBACKS & HEIGHT:				
MIN. FRONT YARD (FT)	30	66.1	66.1	§141-77.C(2)
MIN. SIDE YARD (FT)	8	6.2 *	6.2 *	§141-77.C(3)(b)
MIN. SIDE YARD-STREET (FT)	25	9.5 *	9.5 *	§141-77.C(3)(b)
MIN. REAR YARD (FT)	35	N/A	N/A	§141-77.C(4)
MAX. BLDG HEIGHT (FT)	35/2.5 STORIES	<35	<35	§141-77.B
MAX. BUILDING COVERAGE (%)	30	34 (12,075 SF) *	34 (12,075 SF) *	§141-77.C(5)(a)
MAX. LOT COVERAGE (%)	65	79.2 (28,142 SF) *	84 (29,859 SF) **	§141-77.C(5)(b)

* DENOTES EXISTING NON-COMFORMANCE
** DENOTES PROPOSED NON-COMFORMANCE

C-2 ZONING DISTRICT SCHEDULE

RETAIL IS A PERMITTED USE (§141-82.A(9))

ITEM	REQUIRED	EXISTING	PROPOSED	ORDINANCE
LOT REQUIREMENTS:				
MIN. LOT AREA (SF)	5,000	35,535.6 (0.815 Ac)	35,535.6 (0.815 Ac)	§141-81.C(1)
MIN. LOT WIDTH (FT)	50	218.5	218.5	§141-81.C(1)
BUILDING SETBACKS & HEIGHT:				
MIN. FRONT YARD (FT)	40	42.1	42.1	§141-81.C(2)(a)
MIN. SIDE YARD (FT)	10	5.9 *	5.9 *	§141-81.C(2)(b)(3)
MIN. REAR YARD (FT)	35	N/A	N/A	§141-81.C(2)(c)
MAX. BLDG HEIGHT (FT)	35	<35	<35	§141-81.B
MAX. BUILDING COVERAGE (%)	50	34 (12,075 SF)	34 (12,075 SF)	§141-81.C(3)(a)
MAX. LOT COVERAGE (%)	85	79.2 (28,142 SF)	84 (29,859 SF)	§141-81.C(3)(b)
MIN. RESIDENTIAL BUFFER (FT)	6	N/A	N/A	§141-82.H(2)(c)

* DENOTES EXISTING NON-COMFORMANCE

PARKING REQUIREMENTS

ITEM	REQUIRED	PROPOSED	ORDINANCE
PARKING:			
MIN. STANDARD SPACE SIZE (FT)	10 x 20	9 x 18 **	§141-73 (DEF)
MIN. NUMBER OF SPACES FOR RETAIL	1 PER 200 SF OF SALES AREA	3,467 SF (18 REQ'D)	§141-87.A(2)(f)(2)(a)
MIN. NUMBER OF SPACES FOR WAREHOUSE	1 PER EMPLOYEE	8 EMPLOYEES	§141-87.A(2)(m)
TOTAL NUMBER OF SPACES	26	26	§141-87.A(2)(f)(1)

** DENOTES PROPOSED NON-COMFORMANCE

GENERAL NOTES

- OWNER/APPLICANT: PHILIP 5115 LLC, 1387 BROOKSTONE DRIVE, GARNETT VALLEY, PA 19060
- EXISTING CONDITIONS TAKEN FROM A PLAN ENTITLED "PLAN OF TOPOGRAPHIC SURVEY, #5115 ROUTE 38, TOWNSHIP OF PENNSAUKEN, COUNTY OF CAMDEN, NEW JERSEY, BY PENNELL LAND SURVEYING, INC., DATED MARCH 16, 2020.
- APPLICANT SEEKS USE VARIANCE APPROVAL SO AS TO PERMIT THE CONTINUED USE OF AN INDUSTRIAL FACILITY IN THE R-2 RESIDENTIAL ZONE.
- NO FRESHWATER WETLANDS EXIST ON THIS SITE, AS REFERENCED FROM NJDEP GEOWEB MAP VIEWER.
- THE PROPERTY DOES NOT FALL WITHIN A FLOOD PLAIN ZONE ACCORDING TO THE MOST RECENT FEMA FIRM MAP 34007C037F.
- THERE ARE CURRENTLY NO KNOWN DEED RESTRICTIONS OR COVENANTS ASSOCIATED WITH THE SUBJECT PROPERTY.

WAIVERS & VARIANCES

- VARIANCES ARE REQUESTED FROM THE FOLLOWING:
 - SECTION 141-77.A - TO ALLOW THE CONTINUES USE OF AN INDUSTRIAL FACILITY IN THE R-2 RESIDENTIAL ZONE.
 - SECTION 141-77.C(3)(b) - MINIMUM SIDE-YARD 25 FEET TO A STREET REQUIRED; 6.2 FEET EXISTING 8 FEET TO A SIDE YARD REQUIRED; 6.2 FEET EXISTING
 - SECTION 141-77.C(5)(a) - MAXIMUM BUILDING COVERAGE 30% PERMITTED; 34% EXISTING
 - SECTION 141-77.C(5)(b) - MAXIMUM LOT COVERAGE 65% PERMITTED; 79.2% EXISTING & 84% PROPOSED
 - SECTION 141-81.C(2)(b)(3) - MINIMUM SIDE YARD 10 FEET REQUIRED; 5.9 FEET EXISTING
 - SECTION 141-73 - MINIMUM PARKING SPACE SIZE 10' x 20' REQUIRED; 9' x 18' PROPOSED

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REVISIONS

NO.	DESCRIPTION	DATE

FOR APPROVAL PURPOSES ONLY

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THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (AERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE (1-800-271-0000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR AT HIS EXPENSE ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY: BWC	JOB NO: 1640-01
DRAWN BY: BWC	DATE: 07/31/20
CHECKED BY: BWC	SCALE: 1" = 20'

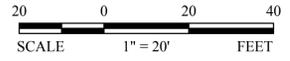
USE VARIANCE PLAN

5115 ROUTE 38
 BLOCK 6001, LOT 55, PLATE 60
 PENNSAUKEN TOWNSHIP
 CAMDEN COUNTY
 NEW JERSEY

FOR
 PHILIP 5115 LLC
 1387 BROOKSTONE DRIVE
 GARNETT VALLEY, PA 19060

BRIAN W. CLEARY, PE
 Professional Engineer
 State of New Jersey • License # GE 51748
 State of Pennsylvania • License # PE081074
 State of Maryland • License # 54411

USE VARIANCE PLAN



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