

TAX MAP
NOT TO SCALE

ZONING MAP
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Plant Key

-  Deciduous Tree
-  Flowering Tree
-  Evergreen Tree
-  Large Decid. Shrub
-  Med. Decid. Shrub
-  Ground Cover Shrub
-  Evergreen Shrub



R-2 ZONING DISTRICT SCHEDULE
(EXPANDED C-2 ZONE ORD 141-72D)

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	49*	49*	\$141-77.C(5)(a)
MAX. LOT COVERAGE (%)	65	51	64	\$141-77.C(5)(b)

* DENOTES EXISTING NON-COMFORMANCE

C-2 ZONING DISTRICT SCHEDULE
(EXPANDED C-2 ZONE ORD 141-72D)

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	29	29	\$141-81.C(3)(a)
MAX. LOT COVERAGE (%)	85	88	87	\$141-81.C(3)(b)
MIN. RESIDENTIAL BUFFER (FT)	6	0	6	\$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 (ASSUMING 3 RETAIL USES)	1 PER 200 SF OF SALES AREA	3,600 SF (18 REQ'D)	\$141-87.A(2)(f)(2)(b)
MIN. NUMBER OF SPACES FOR 24 SEAT RESTAURANT WITH 3 EMPLOYEES	9	9	\$141-87.A(2)(f)(2)(b)
MIN. NUMBER OF SPACES FOR WAREHOUSE	1 PER EMPLOYEE	6 EMPLOYEES	\$141-87.A(2)(m)
TOTAL NUMBER OF SPACES	30 (1)	30	\$141-87.A(2)(f)(1)

** DENOTES PROPOSED NON-COMFORMANCE
(1) MAX NUMBER OF REQUIRED PARKING SPACES ASSUMES BOTH TENANT SPACES OCCUPIED BY 24 SEAT CAFE/RESTAURANT TYPE USES WHICH GENERATES GREATER PARKING DEMAND THAN RETAIL USES OF THE SAME SIZE

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 CONTINUED USE OF AN EXISTING WAREHOUSE/RETAIL OPERATION ON THE SUBJECT PROPERTY WITH THE ADDITION OF TWO 1,200 SF TENANT SPACES FOR NEW RETAIL OR RESTAURANT USES.
- 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 3407C003F.
- THERE ARE CURRENTLY NO KNOWN DEED RESTRICTIONS OR COVENANTS ASSOCIATED WITH THE SUBJECT PROPERTY.

WAIVERS & VARIANCES

- VARIANCES ARE REQUESTED FROM THE FOLLOWING:
 - SECTION 141-73 - MINIMUM PARKING SPACE SIZE 10' X 20' REQUIRED; 9' X 18' PROPOSED
 - SECTION 141-77.A - TO ALLOW THE CONTINUE USE OF WAREHOUSE 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 R-2 RESIDENTIAL ZONE 30% PERMITTED; 49% EXISTING
 - SECTION 141-81.C(2)(b)(3) - MINIMUM SIDE YARD 10 FEET REQUIRED; 5.9 FEET EXISTING

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REVISIONS		
NO.	DESCRIPTION	DATE
1	PER BOARD REVIEW	08/20/20

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 (1-800-725-1000) 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: 05/28/20
CHECKED BY: BWC	SCALE: 1" = 20'

PROJECT:

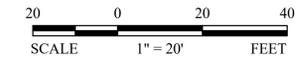
USE VARIANCE PLAN
5115 ROUTE 38
BLOCK 6001, LOT 55, PLATE 60
PENNSAUKEN TOWNSHIP
CAMDEN COUNTY
NEW JERSEY

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 # PE0081074
State of Maryland • License # 54411

SHEET TITLE:
USE VARIANCE PLAN

SHEET NUMBER:
1 of 1



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