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October 6, 2020

**Via Email [rfrank@willingboronj.gov](mailto:rfrank@willingboronj.gov) & Hand Delivery**

Reyan Frank, Secretary  
Township of Willingboro  
Zoning Board of Adjustment  
1 Rev. Dr. Martin Luther King Jr. Drive  
Willingboro, New Jersey 08046

**Re: NE Willingboro LLC / The Grand Marketplace  
Short-Term Trailer Storage Facility  
Application for Minor Site Plan Approval,  
Waiver of Formal Site Plan Review, Conditional Use Variance Approval,  
Conditional Use Approval and Bulk Variance Approval  
Block 2, Lot 7.01 / 4340 U.S. Route 130  
Township of Willingboro, Burlington County, New Jersey  
Our File No.: NOR163.001**

Dear Ms. Frank:

On behalf of our client, NE Willingboro LLC (the "Applicant"), enclosed are the following that we are submitting in connection with, and as a supplement to, the above-captioned matter:

1. Development Plan entitled, "Willingboro Grand Marketplace Landscaping Plan," dated September 1, 2020, prepared by SR3 Engineers, consisting of one (1) sheet - twelve (12) paper copies and one (1) electronic (flash drive) copy; and
2. Development Plan entitled, "Willingboro Grand Marketplace Site Details," dated September 1, 2020, prepared by SR3 Engineers, consisting of one (1) sheet - twelve (12) paper copies and one (1) electronic (flash drive) copy

Also, please accept twelve (12) copies of this letter as our response to the September 25, 2020, review letter prepared by the Zoning Board of Adjustment Planner Christopher Dochney, P.P., AICP and the Zoning Board of Adjustment Engineer, Bennett Matlack, P.E., CME, CFM below. Our responses to each of the review comments are depicted below in **bold** font.

Zoning Board of Adjustment Planner Christopher Dochney, P.P., AICP and the Zoning Board of Adjustment Engineer, Bennett Matlack, P.E., CME, CFM correspondence dated September 25, 2020

1. Project Description:

The subject property is indicated to contain 28.8 acres within a B-1 Zone District and provides road frontages along NJ State Highway Route 130 to the northwest as well as Sidney Lane and Sunset Road to the south. The property contains an apparent currently vacant 1-story multi-tenant commercial building (approximately 228,000 s.f.) Grand Marketplace, with associated parking areas. Access is provided by two (2) right-in/right-out only drives along the Route 130 site frontage and 3 access drives along the Sunset Road frontage. The site also appears to have shared access from adjoining Lot 7.04 south of the site.

**RESPONSE: Acknowledged.**

The Applicant is seeking approval to utilize the existing parking area of the site as a short-term commercial vehicle parking facility for 218 trailer vehicles, apparently associated with an off-site Amazon distribution center. Access is to remain as is along Route 130 and Sunset Road and while the shared access with Lot 7.04 is to be eliminated onto the subject site, said adjoining lot is to continue shared access of the westerly most access drive along Sunset Road. The perimeter of the site is to be fenced with a 6 foot high chain link fence having gated access, including a guard house building along the southerly drive at Route 130. Additional site improvements include providing 10 employee parking spaces, lighting of the overall parking area, traffic/access signage and tree plantings along Route 130 and Sunset Road.

**RESPONSE: Acknowledged. As depicted on the enclosed Plan, Applicant is proposing to install a decorative aluminum fence and new landscaping along the Property frontage on Route 130 and Sunset Road. Applicant will be prepared to provide testimony to the Zoning Board of Adjustment (the "Board") regarding the proposed and existing improvements on the Property.**

Conditional Use:

The applicant is proposing to restripe the parking lot to create commercial parking areas for trucks. Commercial storage and parking is permitted as a conditional use in the B-1 district, under the following conditions, as per Section 370-82:

- A. Submission requirements
- B. Required Conditions for a commercial parking and storage use:
  - 1) Proposed use is in a location necessary and convenient for the efficient parking and storage of vehicles, trucks, boats, and non-motorized trailers and will in no way detract from the character of the neighborhood or area in which the use is to be located.

**RESPONSE:** Applicant will be prepared to provide testimony to the Board from its site plan engineer and professional planner regarding the proposed landscaping and related improvements to ensure that the proposed facility does not detract from the character of the neighborhood or the surrounding area.

- 2) Adequate and attractive fences and other safety devices will be provided. All fences shall comply with the provisions of Chapter 155 Fences.

*i. Chapter 155 Fences:*

*ii. 155-3.B – fences shall be erected or constructed in the rear or side yard only. A 6' chain link fence is proposed in the front yard of the property.*

**RESPONSE:** As depicted on the enclosed Plan, Applicant is proposing the installation of decorative aluminum fence the front yard portions of the Property along Route 130 and Sunset Road. Applicant will be prepared to present testimony of its professional planner in support of its request that the Board grant Conditional Use Variance Approval to allow for the front yard fence.

- 3) Sufficient landscaping, including trees and shrubs, will be provided and periodically maintained.

**RESPONSE:** As depicted on the enclosed Plan, Applicant is proposing the installation of landscaping within the front yard portions of the Property along Route 130 and Sunset Road.

- 4) The parking and storage area or areas will be provided with either a gravel, crushed stone, or all-weather pavement and suitable night lighting facilities shielded from view from adjoining streets and residential uses.

**RESPONSE: The parking and storage area has all-weather pavement and night-lighting facilities.**

- 5) Parking and storage of all vehicles, trucks, boats, and non-motorized trailers will be limited to those licensed and in good repair.

**RESPONSE: Only licensed equipment in good repair will be parked on the Property.**

- 6) The minimum lot area for a commercial parking or storage area shall be two acres.

**RESPONSE: The Property consists of 28.8 acres. The proposed parking facility is larger than 2 acres in size.**

- 7) No driveway shall open onto a public street or road within 150 feet of an intersection of such street or road with another public street or road. In determining the suitability of proposed or existing driveways upon the site, the Board shall consider such factors as grade and site clearance; the number and pattern of driveways; the number, location and design of ingress and egress points; the volume of traffic which may be anticipated on the site and adjoining roads; and the condition and width of pavement of adjoining roads.

**RESPONSE: The existing driveways for the Property do not open within 150 feet of an intersection of a street or road with another public street or road.**

#### Master Plan Considerations

The Township's Master Plan Reexamination Report, which was adopted in 2018, notes the following issues which may be relevant to this application:

- Vacant properties on the Route 130 corridor
- Commercial design standards are outdated

#### Objectives for commercial development:

- Promote the rehabilitation and redevelopment of commercial land uses made obsolete by changing economic and social factors.

- Maintain an appropriate amount of commercial/retail to adequately service the Township
- Redevelop underutilized commercial facilities to provide services more marketable to Township residents
- Develop vacant commercial property, if necessary, to augment the commercial/retail stock of the Township
- Encourage better development and redevelopment of shopping centers through increased landscaping standards, controlled parking areas, and design guidelines.
- Analyze the retail market to determine the need for different commercial/retail services and office.

**RESPONSE: Applicant will be prepared to provide testimony by its professional planner to the Board regarding how the proposed development can address the above-listed Master Plan Considerations.**

Objectives for landscaping:

- Decrease visibility and extent of impervious surfaces, by landscaping and screening existing paved surfaces, large impervious surfaces and parking lots

**RESPONSE: As depicted on the enclosed Plan, Applicant is proposing the use of perimeter landscaping to decrease the visibility of the site.**

Redevelopment Plan

The entirety of the frontage of Route 130 in Willingboro has been designated as an area in need of redevelopment, and is subject to a redevelopment plan. This redevelopment plan is what created the B-1 district standards.

**RESPONSE: Acknowledged.**

2. Surrounding Uses

Properties east and west of the subject site along the Route 130 corridor are similarly zoned B-1 and contain a mix of commercial uses. Properties south of the site opposite Sunset Road and adjoining the site to the northeast are zoned R-1 containing residential parcels and the J.C. Stuart Elementary School to the southwest. Properties opposite Route 130 are located within Edgewater Park Township containing a mix of commercial uses.

**RESPONSE: Acknowledged.**

3. Zoning Compliance

The subject property is situated within a B-1 Zone District with a Route 130 Redevelopment Zone Overlay. The table below summarizes the bulk measures and zone requirements for the subject property:

<b>Description</b>	<b>Required</b>	<b>Provided</b>
Minimum Lot Area	40,000 s.f.	28.8 acres
Minimum Lot Frontage	150 Feet	352 feet (Sidney Lane)
Minimum Front Yard Setback	50 Feet	59.7 feet (Sunset Road)
Minimum Rear Yard Setback	20 Feet	87.8 feet
Minimum Side Yard Setback	20 Feet	61.1 feet
Minimum Side Yard Setback(Combined)	45 Feet	N/A (through Lot)
Maximum Building Height	35 Feet/2-1/2 Story	<35 feet
Maximum Lot Coverage	50%	76% ± (EC)
Minimum Floor Area	1,000 s.f.	228,029 s.f.

(EC) – Existing Condition

**RESPONSE: Acknowledged.**

In addition to the above B-1 zone requirements, as a commercial parking and/or storage area use, the project is also required to comply with the following Conditional Use requirements per Ordinance Section 370-82B, which must be reviewed with the Board:

- a) ***Section 370-82B(1)*** – The proposed use in a specific location is necessary and convenient for the efficient parking and storage of vehicles, boats and non-motorized trailers and will in no way detract from the character of the neighborhood or area in which the use is to be located.

**RESPONSE:** Applicant will be prepared to provide testimony to the Board from its site plan engineer and professional planner regarding the proposed landscaping and related improvements to ensure that the proposed facility does not detract from the character of the neighborhood or the surrounding area.

- b) *Section 370-82B(2)* – Adequate and attractive fences and other safety devices are provided in accordance with Chapter 155.

**RESPONSE:** As depicted on the enclosed Plan, Applicant is proposing the installation of decorative aluminum fence the front yard portions of the Property along Route 130 and Sunset Road.

- c) *Section 370-82B(3)* – Sufficient landscaping, including trees and shrubs, will be provided and periodically maintained.

**RESPONSE:** Applicant is proposing landscaping along the frontage of the Property as depicted on the attached Plan.

- d) *Section 370-82B(4)* – The parking and storage area or areas will be provided with either a gravel, crushed-stone or all-weather pavement and suitable night lighting facilities shielded from view from adjoining streets and residential areas.

**RESPONSE:** The parking and storage area has all-weather pavement and night-lighting facilities.

- e) *Section 370-82B(5)* – Parking and storage of all vehicles, trucks, boats and non-motorized trailers will be limited to those licensed or registered and in good repair.

**RESPONSE:** Applicant will agree, as a condition of the Board's Approval of this Application that only licensed equipment in good repair will be parked and stored at the proposed facility.

- f) *Section 370-82B(6)* – The minimum lot area for a commercial parking or storage area shall be 2 acres.

**RESPONSE:** The proposed parking and storage area is greater than 2 acres in size.

- g) **Section 370-82B(7)** – No driveway shall open onto a public street or road within 150 feet of an intersection of such street or road with another public street or road. In determining the suitability of proposed or existing driveways upon the site, the Board shall consider such factors as: grade and site clearance; number and pattern of driveways; number, location and design of ingress/egress points; the volume of traffic which may be anticipated on the site; and the condition and width of pavement of adjoining roads.

**RESPONSE:** The existing driveways for the Property do not open within 150 feet of an intersection of a street or road with another public street or road.

The Applicant has requested variances and/or design waivers for the following with this application:

- h) **Section 155-3B** – Fences shall be erected/constructed in the rear and/or side yard only; 6 feet chain link fence is proposed within the front yard areas along Route 130 and Sunset Road.

**RESPONSE:** As depicted on the enclosed Plan, Applicant is proposing the installation of decorative aluminum fence the front yard portions of the Property along Route 130 and Sunset Road. Applicant will be prepared to present testimony of its professional planner in support of its request that the Board grant Conditional Use Variance Approval to allow for the front yard fence.

- i) **Section 370-74C(1)** – Wherever the property line of a lot abuts or is across the street from a residential zone, a buffer area shall be established which shall include an area of land 100 feet in width as measured from the property line or street. Minimal landscape plantings are proposed.

**RESPONSE:** Applicant is proposing landscaping along the frontage of the Property, on Route 130 and Sunset Road, as depicted on the attached Plan.

The Applicant also indicates the following existing condition nonconformity would remain pertinent:

- j) **Section 370-52 (Schedule)** – The maximum permitted lot coverage is 50%; approximately 76% is provided.



**RESPONSE:** The amount of existing on-site impervious coverage is 76%; no additional impervious coverage is proposed.

In addition to the above, variances and/or design waivers would also appear necessary for the following:

- k) *Section 155-3H* – No fence shall have more than 3 gates; 5 gate locations are depicted.

**RESPONSE:** Applicant will be prepared to present testimony of its professional site plan engineer regarding the need for all 5 proposed gates to ensure safe and adequate site circulation. Also, Applicant's professional engineer will be prepared to provide testimony in support of the request for relief to allow 5 proposed gates for the facility.

- l) *Section 370-13N(6)* – Detached accessory buildings shall be located to the rear of the rear building line of the principal building; an accessory guard house structure is proposed forward of the rear building line of the principal building.

**RESPONSE:** Applicant will be prepared to present testimony of its professional site plan engineer regarding the need for the front gate security building. Also, Applicant's professional engineer will be prepared to provide testimony in support of the request for relief to allow the front gate security building.

**RESPONSE:**

- m) *Section 370-75D* – Parking areas shall not be closer than 25 feet to any street line in a B-1 Zone; parking is proposed within 25 feet of the Route 130 and Sunset Road right-of-way lines, apparently matching existing site conditions.

**RESPONSE:** Applicant will be prepared to present testimony of its professional site plan engineer regarding the need to maintain the existing parking area located within 25 feet of Route 130 and Sunset Road. Also, Applicant's professional engineer will be prepared to provide testimony in support of the request for relief to allow the proposed use of the existing parking area.

4. The Applicant has requested various waivers from the Site Plan checklist requirements in conjunction with this application and has provided sufficient information in support of said waiver request.

**RESPONSE: Acknowledged.**

The Applicant has provided sufficient information and accordingly we recommend that the Application be deemed **complete** at this time. Based upon our review of the subject application, we estimate that the following fees are required in accordance with Ordinance Section 150-5:

a. **Nonrefundable Application Fees:**

Site Plan, Minor	\$200.00
Conditional Use	\$100.00
Bulk Variance	\$100.00
<b>Subtotal:</b>	<b>\$400.00</b>

**RESPONSE: Acknowledged. Applicant submitted \$450.00 in Application fees.**

b. **Professional Services Escrow Fees:**

Site Plan, Minor	\$500.00
Conditional Use	\$500.00
Bulk/Hardship Variance	\$250.00
<b>Subtotal:</b>	<b>\$1,250.00</b>

**RESPONSE: Acknowledged. Applicant submitted \$1,350.00 for escrow.**

Planning Comments

1. What is to become of the existing shopping center building? Will it be used as a retail building in any way? If the building is to be used for any purpose other than as a part of the short term parking and storage operation, a d-1 use variance may be required to permit two principal uses on the same lot. The Township's current ordinance does not expressly permit multiple principal uses on the same lot.

**RESPONSE:** Applicant will utilize a portion of the building to provide office space, a break room and bathrooms for the employees of the parking facility.

2. The Applicant should provide testimony addressing each of the conditional use requirements listed above. If any one of the conditions noted above are not satisfied, a d-3 conditional use variance is required.

**RESPONSE:** Applicant will be prepared to provide testimony of its professional planner in support of its Conditional Use Variance Application.

3. As a 'd' variance, the applicant is required to meet an enhanced burden of proof, meaning that they must satisfy both the positive and negative criteria required for the granting of a variance.

**RESPONSE:** Applicant will be prepared to provide testimony of its professional planner in support of its Conditional Use Variance Application.

4. Positive Criteria:

- a) There must be a special reason to grant the variance, and it must be shown that the proposed use of truck parking and storage on this site will advance the purposes of zoning.

**RESPONSE:** Applicant will be prepared to provide testimony of its professional planner in support of its Conditional Use Variance Application.

- b) The site must be particularly suitable for truck parking and storage.

**RESPONSE:** Applicant will be prepared to provide testimony of its professional planner in support of its Conditional Use Variance Application.

5. Negative criteria:

- a) It should be shown that there will be no substantial detriment to public good, that the truck parking and storage use will not substantially harm the character of the community or the quality of life of nearby residents and businesses.

**RESPONSE:** Applicant will be prepared to provide testimony of its professional planner in support of its Conditional Use Variance Application.

- b) It must also be demonstrated that there will be no substantial detriment to the intent and purpose of zone plan. This means that the proposed use of a truck parking facility, even though it will have a fence in the front yard, does not contradict the intent of the master plan and zoning ordinance.

**RESPONSE: Applicant will be prepared to provide testimony of its professional planner in support of its Conditional Use Variance Application.**

6. As this is a conditionally permitted use, a commercial parking and storage operation is generally otherwise permitted at this location. With that in mind, the Board's focus in considering the positive and negative criteria should be on the conditions that are not being satisfied – the fence in the front yard, and any other of the conditions that the Board feels may not be satisfactory. The intent of the zoning ordinance is that such as use is permitted in this location, just with some additional requirements.

**RESPONSE: Applicant will be prepared to provide testimony of its professional planner in support of its Conditional Use Variance Application.**

7. As also noted in the Master Plan Reexamination Report, a clear goal of the Township is the revitalization of the Route 130 commercial corridor. The Board should consider how this proposed use will contribute to that revitalization effort.

**RESPONSE: Applicant will be prepared to provide testimony of its professional planner in support of its Conditional Use Variance Application.**

#### Engineering Comments

1. Reasons supporting the granting of required variances and/or design waivers and continuance of existing condition nonconformities, especially regarding buffer requirements. Compliance with the Conditional Use requirements for a commercial parking and storage area must also be reviewed with the Board.

**RESPONSE: Applicant will be prepared to provide testimony of its professional engineer in support of its Conditional Use Variance Application.**

2. Overall operations of the proposed use and site, including but not limited to: hours of operation and number of employees in total and per shift.

**RESPONSE: Applicant anticipates that there will be approximately 10 total employees. The parking facility will operate 24 days per day, 7 days per week.**

3. The number of trailer units onsite at any given time and in total also trips per day as well as site access, including signage, and overall site circulation should be reviewed with the Board. We note that the Site Plan depicts fencing prohibiting access to the site at the existing northerly drive along Route 130 which should be discussed, especially regarding emergency access to the site as well as at all site access points. The need to provide any vehicle turning templates should also be discussed.

**RESPONSE:** Applicant will be prepared to provide testimony of its professional engineer regarding the number of onsite parking spaces, circulation, access and on-site direction signage.

4. A vehicle turnaround area should be indicated for vehicles that enter the site off Route 130 that cannot access the parking lot through the gate.

**RESPONSE:** Applicant will be prepared to provide testimony of its professional engineer regarding the onsite vehicle circulation. Applicant will agree, as a condition of the Board's Approval, to revise its plans to indicate a vehicle turnaround area.

5. The applicant should explain the site circulation. It appears the site circulation is confusing and requires additional directional signage.

**RESPONSE:** Applicant will be prepared to provide testimony of its professional engineer regarding the onsite vehicle circulation. Applicant will agree, as a condition of the Board's Approval, to revise its plans to clarify the vehicle circulation.

6. Existing and proposed buffering/screening and overall site aesthetics should be reviewed with the Board. We note that the Applicant has requested a design waiver regarding buffering requirements and has proposed minimal tree plantings along the Route 130 and Sunset Road site frontages. This represents one of the conditions of the conditional use.

**RESPONSE:** Applicant will be prepared to provide testimony of its professional engineer regarding the proposed landscaping depicted on the enclosed Plan. Applicant will agree, as a condition of the Board's Approval, to revise its plans to further enhance the proposed landscaping.

7. Adequacy of existing site lighting, whereby no additional appears proposed, must be reviewed with the Board. The applicant should discuss the height of the light poles and if the height needs to be increased due to tractor trailers parking onsite.

**RESPONSE: Applicant will be prepared to provide testimony of its professional engineer regarding the existing site lighting. Applicant will agree, as a condition of the Board's Approval, to revise its plans to further clarify the on-site lighting.**

8. Adequacy of existing site pavement, curb, etc. must be reviewed with the Board. It appears that demolition of existing onsite curb is required and should be noted near the northeast corner of adjoining Lot 7.04, including the need to provide striping, curb, etc. at same, including the opposite end, and the onsite pavement area along the rear of Lot 7.04 to deter any access to said "open" areas. The use of the "open" areas between the existing drive aisle curbs to remain should also be discussed with the Board.

**RESPONSE: Applicant will be prepared to provide testimony of its professional engineer regarding the existing curbing as well as how to discourage the parking of vehicles at the rear area behind the building.**

9. The stormwater management of the site must be reviewed with the Board, whereby no drainage improvements and/or onsite grading appear proposed. We note various onsite inlets as full of debris or water and/or invert not accessible, as well as an area indicated as inundated with standing water along the rear of adjoining Lot 7.04. These failing inlets and stormwater pipes should be cleaned and/or repaired.

**RESPONSE: Applicant will be prepared to provide testimony of its professional engineer regarding the existing site drainage. Applicant will agree, as a condition of the Board's Approval, to perform inlet and pipe clearing and repair.**

10. The proposed use would appear to be a leased use of the site and the terms of any lease agreement, including length of lease and especially site maintenance, should be reviewed with the Board as well as the effect of any future building occupancy upon the subject use.

**RESPONSE: Applicant will be prepared to provide testimony regarding the proposed tenant's use of the parking facility on the Property.**

11. The need to provide any refuse fixtures with the proposed use should be discussed.

**RESPONSE: Applicant will agree, as a condition of the Board's Approval of this Application, to ensure that there are adequate refuse containers on site for the parking facility tenant.**

12. Whether any identification signage is proposed for the subject use should be clarified.

**RESPONSE:** Applicant will be prepared to provide testimony by its professional engineer regarding on-site directional signage. No identification signage is being proposed at this time.

13. Any permits/approvals required by outside agencies, including Burlington County Planning Board. The status of all outside agency approvals should be discussed with the Board and copies of all such approvals shall be forwarded to this office.

**RESPONSE:** Applicant filed a Site Plan Application with the Burlington County Planning Board. Applicant will agreement, as a condition of Board Approval, to provide copies of all applicable outside agency approvals.

14. The applicant should discuss the condition of the existing pavement in the parking lot, including the existing pavement cross section, and any possible resurfacing or pavement enhancements required to accommodate larger tractor trailer vehicles.

**RESPONSE:** Applicant will be prepared to provide testimony of its professional engineer regarding the condition of the parking area pavement. Applicant will agree, as a condition of the Board Approval of this Application, to identify and address on-site pavement areas in need of repair.

Based upon our review, the Plans should be revised as follows:

a) Dimension all parking stall types: perpendicular, angled, and parallel and provide radius of all pavement striping curves.

**RESPONSE:** Applicant will agree, as a condition of the Board Approval of this Application, to revise its Plans to address this comment.

b) Verify total number of parking spaces between the application package, traffic report and Site Plan also verify parking count indicated as 11 spaces along/opposite the existing building and verify total number of trailer spaces indicated on the Site Plan.

**RESPONSE:** Applicant will agree, as a condition of the Board Approval of this Application, to revise its Plans and Report to address this comment.

- c) A truck turning plan should be provided.

**RESPONSE: Applicant will agree, as a condition of the Board Approval of this Application, to revise its Plans to address this comment.**

- d) The bank of 14 head-on parking spaces along Route 130 should be reviewed. It appears these spaces should be angled parking.

**RESPONSE: Applicant will agree, as a condition of the Board Approval of this Application, to work with the Board professionals to address this comment.**

- e) Provide parking stall striping detail(s), including ADA spaces, aisle and signage, and island striping detail. Existing signage along the roadway frontages should be indicated different than any proposed signage and the need for any detail of proposed identification and/or directional signage should be discussed with the Board.

**RESPONSE: Applicant will agree, as a condition of the Board Approval of this Application, to revise its Plans to address this comment.**

- f) Provide curb and pavement repair details. Drainage details should be provided as required to address failing inlets/pipes.

**RESPONSE: Applicant will agree, as a condition of the Board Approval of this Application, to revise its Plans to address this comment.**

Based upon the minor nature of the information requested, we recommend that this application be deemed complete subject to the Board approving the various waiver requests regarding Site Plan Application Submission Items.

The right is reserved to present additional comments pending the receipt of revised plans and/or the testimony of the Applicant before the Board.

**RESPONSE: Acknowledged.**



Reyan Frank, Secretary  
Township of Willingboro  
Zoning Board of Adjustment  
October 6, 2020  
Page 17

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If you have any questions with regard to the above matter, please do not hesitate to call.

Very truly yours,

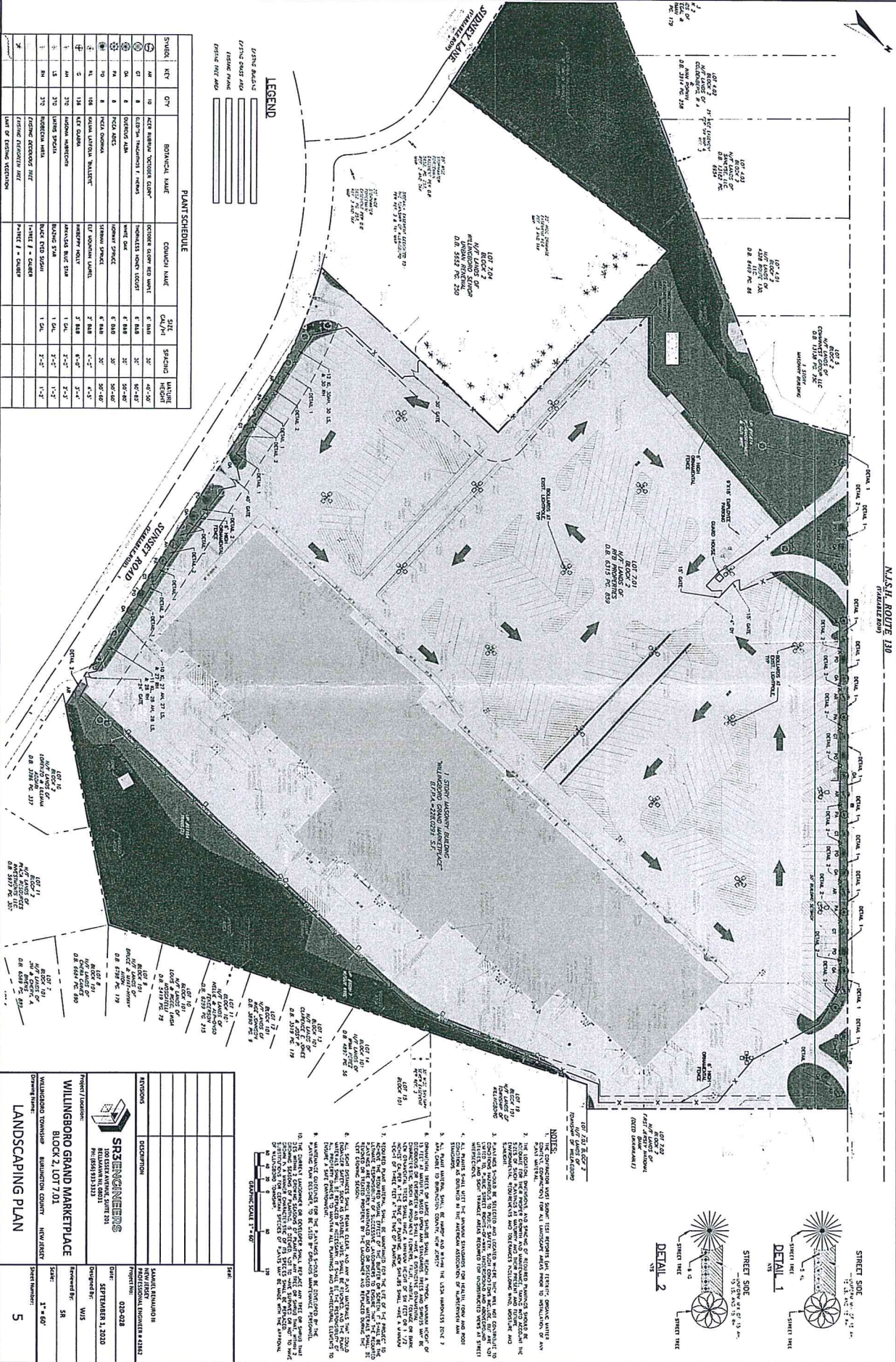
*Clint B. Allen*

CLINT B. ALLEN

CBA/pam  
Enclosures

cc: Mark Martin (via email w/ enc.)  
Mayer Deutsch (via email w/ enc.)  
Bennett Matlack, P.E., CME, CFM (via email & hand delivery w/ enc.)  
Christopher Dochney, P.P., AICP (via email & hand delivery w/enc.)  
Matthew Wieliczko, Esquire (via email & hand delivery w/ enc.)  
Samuel Renauro, III, P.E. (via email w/ enc.)  
David Shropshire, P.E. (via email w/ enc.)  
Stephen Hawk, P.P., AICP (via email w/enc.)  
Robert L. Ransom, Esquire (via email)

219415260v1



**LEGEND**

1/2" = 1' PLANT SYMBOLS  
 1/4" = 1' PLANT SYMBOLS  
 1/8" = 1' PLANT SYMBOLS  
 1/16" = 1' PLANT SYMBOLS

**PLANT SCHEDULE**

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	DATE	SPACING	LANDING
(Symbol)	AR	10	ACER RUBRA 'RED BARK' 'CORNER PLANTING'	RED BARK ACER	6/10/20	30'	40'-50'
(Symbol)	BT	8	BETULA TULIPIFERA 'NANA'	SMALL LEAF BIRCH	6/10/20	30'	50'-60'
(Symbol)	CR	8	CORYLUS CORNUTA 'PILULARIS'	AMERICAN HICKORY	6/10/20	30'	50'-60'
(Symbol)	FR	8	FRAXINUS AMERICANA	WHITE BARK	6/10/20	30'	50'-60'
(Symbol)	GL	8	GLADIOLUS 'MILFORDIA'	GLADIOLUS	6/10/20	30'	50'-60'
(Symbol)	IR	8	IRIS 'SIBERICA'	IRIS	6/10/20	30'	50'-60'
(Symbol)	LA	100	LIVIGNA LUTEA 'BALLERINA'	SPRING PRINCE	6/10/20	30'	50'-60'
(Symbol)	LI	100	LIVIGNA LUTEA 'BALLERINA'	SPRING PRINCE	6/10/20	30'	50'-60'
(Symbol)	LU	100	LIVIGNA LUTEA 'BALLERINA'	SPRING PRINCE	6/10/20	30'	50'-60'
(Symbol)	MC	100	MCLENDUM 'MIDNIGHT'	MCLENDUM	6/10/20	30'	50'-60'
(Symbol)	PL	100	PLATANUS 'HOLLYWOOD'	HOLLYWOOD PLATANUS	6/10/20	30'	50'-60'
(Symbol)	SR	100	SORBUS 'AUREA'	AUREA SORBUS	6/10/20	30'	50'-60'
(Symbol)	TR	100	TRIFOLIUM 'ALPINA'	ALPINE TRIFOLIUM	6/10/20	30'	50'-60'
(Symbol)	VA	100	VALLISNERIA 'Spiral Pathway'	WATER WISSE	6/10/20	30'	50'-60'
(Symbol)	VE	100	VERONICA 'Spiral Pathway'	VERONICA	6/10/20	30'	50'-60'
(Symbol)	VI	100	VIBURNUM 'Spiral Pathway'	VIBURNUM	6/10/20	30'	50'-60'
(Symbol)	VO	100	VOYLYGIA 'Spiral Pathway'	VOYLYGIA	6/10/20	30'	50'-60'
(Symbol)	YU	100	YUCCA 'Spiral Pathway'	YUCCA	6/10/20	30'	50'-60'
(Symbol)	ZO	100	ZONITIS 'Spiral Pathway'	ZONITIS	6/10/20	30'	50'-60'

**NOTES**

1. SEE PLAN FOR ALL NOTES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND DEPARTMENTS.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND DEPARTMENTS.
4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND DEPARTMENTS.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND DEPARTMENTS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND DEPARTMENTS.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND DEPARTMENTS.
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND DEPARTMENTS.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND DEPARTMENTS.
10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND DEPARTMENTS.
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14. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND DEPARTMENTS.
15. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND DEPARTMENTS.

**PROJECT INFORMATION**

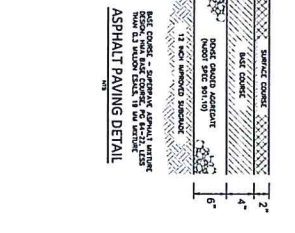
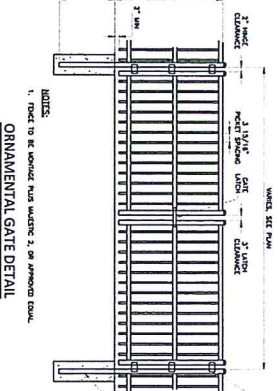
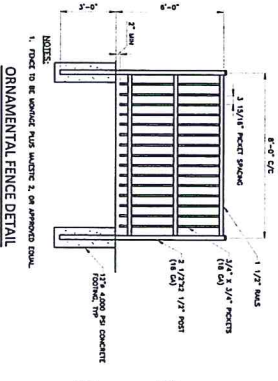
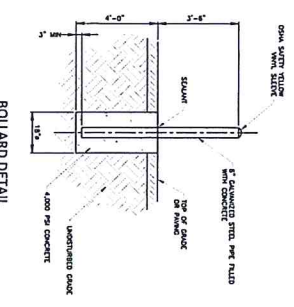
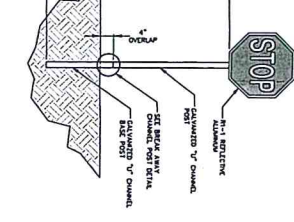
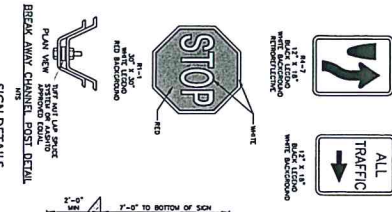
PROJECT LOCATION: WILLINGBORO GRAND MARKETPLACE  
 BLOCK 2, LOT 7.01  
 WILLINGBORO TOWNSHIP, WASHINGTON COUNTY, NEW JERSEY

PROJECT NO.: 030-032  
 DATE: SEPTEMBER 1, 2020  
 DRAWN BY: WIS  
 CHECKED BY: WS  
 SCALE: 1" = 40'  
 SHEET NUMBER: 5

SR ENGINEERS  
 100 EAST AVENUE, SUITE 201  
 WASHINGTON COUNTY, NJ 07879-1333



1. FOUNDATION, CURBING, AND DETAILS OF VARIOUS SOIL TYPES SHALL BE AS SHOWN ON DRAWINGS. ALL FOUNDATION AND CURBING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WILLINGBORO STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
2. ALL SOBS SHALL BE OF THE ENCASEMENT TYPE.
3. ALL SOBS VERTICAL SHALL BE MADE OF REINFORCING STEELING BY ALUMINA SHOWN ON DRAWINGS.
4. ALL SOBS HORIZONTAL SHALL BE MADE OF REINFORCING STEELING BY ALUMINA SHOWN ON DRAWINGS.
5. ALL SOBS SHALL HAVE A 30-DAY CURATIVE PERIOD OF 4,000 PSI.
6. ALL SOBS SHALL BE CONSTRUCTED WITH A 30-DAY CURATIVE PERIOD OF 4,000 PSI.
7. ALL SOBS SHALL BE CONSTRUCTED WITH A 30-DAY CURATIVE PERIOD OF 4,000 PSI.
8. ALL SOBS SHALL BE CONSTRUCTED WITH A 30-DAY CURATIVE PERIOD OF 4,000 PSI.
9. ALL SOBS SHALL BE CONSTRUCTED WITH A 30-DAY CURATIVE PERIOD OF 4,000 PSI.
10. ALL SOBS SHALL BE CONSTRUCTED WITH A 30-DAY CURATIVE PERIOD OF 4,000 PSI.



<b>SP3 ENGINEERS</b> 100 EAST AVENUE SUITE 201 WILMINGTON, DE 19801 PH: 302.484.1313		SHEET NO.: 6 DATE: SEPTEMBER 1, 2020 DRAWN BY: WJS CHECKED BY: SR APPROVED BY: AS NOTED
PROJECT: WILLINGBORO GRAND MARKETPLACE BLOCK 2, LOT 7.01 WILLINGBORO TOWNSHIP - WILMINGTON COUNTY - NEW JERSEY	CLIENT: SHAWNEE REHABILITATION PROJECT NO.: 018-018 SHEET NO.: 6 DATE: SEPTEMBER 1, 2020	SCALE: AS NOTED SHEET NUMBER: 6