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March 5, 2021

Willingboro Township Zoning Board of Adjustment
Municipal Complex
One Salem Road
Willingboro, New Jersey 08046

Attn: Reyan Frank, Zoning Board Secretary

Re: *Willi Realty LLC*
Use Variance and Preliminary & Final Site Plan Application
Completeness Review #1
Location: 603 Beverly Rancocas Road
Block: 727, Lots: 6, Zone: B-3 (Tertiary Business District)
Willingboro Township, Monmouth County, NJ
Our File: HWLZ0727.01

Dear Land Use Board Members:

In accordance with your authorization, our office has performed a review of the above-referenced application including, but not limited to, the following:

- Plan entitled "Preliminary & Final Major Site Plan, 603 Beverly Rancocas Road, Block 727, Lot 6, Tax Map Sheet No. 57, Township of Willingboro, Burlington County, New Jersey", prepared by Marc S. Leber, PE, PP, of East Point Engineering, LLC, consisting of ten (10) sheets, dated October 9, 2020, unrevised;
- Survey entitled "Survey of Premises, #603 Beverly – Rancocas Road, Lot: 6, Block: 727, Plate: 57, Situate: Township of Willingboro, County of Burlington, New Jersey", prepared by Philip J. Schaeffer, PLS, of JTS Engineers and Land Surveyors, Inc., consisting of one (1) sheet, dated January 19, 2015, last revised February 28, 2020;
- Letter of Intent, prepared by East Point Engineering, LLC, dated February 8, 2021
- Submittal Letter prepared by Gerstein Grayson & Cohen, LLP, dated February 9, 202; (date on submittal letter is incorrect)
- A copy of 200 Foot Certified Property List and Public Utilities, dated November 5, 2020;
- A copy of property taxes; (the tax list provided appears to be from adjacent lot)
- Willingboro Township Planning Board & Zoning Board Application.

Based upon our review, we offer the following comments:

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CONSULTING AND MUNICIPAL ENGINEERS

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- 1) The subject property is indicated to contain 33,805 square feet (including the portion of vacated Beverly Road Right-of-Way by County Resolution #379 adopted October 28, 1970) within a B-3 Zone District and provides road frontages along Beverly Rancocas Road to the south as well as Garfield Drive to the east. The property contains a currently vacant +/-3,228 square foot 2-story stucco and frame dwelling (previously a fire house) with associated parking area. Access is provided via two (2) large parking lot entrances, one (1) along the Beverly Rancocas Road site frontage and one (1) along the Garfield Drive frontage. The property also appears to provide a twenty-two (22) foot wide private access from Garfield Drive to the adjacent Lot 6.01 along the northerly portion of the property.
- 2) The Applicant is seeking Use Variance and Preliminary & Final Site Plan approval to convert existing vacant fire house into a fast-food restaurant, with a dual lane drive-thru, containing a total of forty-four (44) seats. The private access for adjacent lot 6.01 to Garfield Drive will be removed and existing parking lot entrances will be reduced. The Applicant proposes a total of 22 parking spaces as well as a loading zone. Minor landscaping improvements as well as lighting improvements are also proposed.
- 3) The site is located in the B-3 (Tertiary Business District) Zone District, which permits restaurants as a permitted use, but does not permit a drive-thru per Section 370-61.
- 4) The proposed development's conformity with the Bulk Regulations of the B-3 Zone District is outlined in the following table:

Table 1: Bulk Standards, B-3 (Tertiary Business District) Zone (§370 Art XIII)			
Standard	Required	Existing	Proposed
Minimum Lot Area (s.f.)	20,000	33,805	33,805
Maximum Lot Area (s.f.)	43,560		
Minimum Lot Frontage (ft.)	100	150 / 225	150 / 225
Principal Building Setbacks			
Front Yard (ft.)(Beverly Rancocas Rd.)	30	53.09	53.09
Front Yard (ft.) (Garfield Dr.)	30	53.94	53.94
One Side Yard (ft.)	10	24.7	24.7
Rear Yard (ft.)	20	96.0	96.0
Accessory Building Setbacks			
Side Yard (ft.)	10	N/A	N/A
Rear Yard (ft.)	10	N/A	N/A
Lot (Impervious Surface) Coverage	30%	84.7%	77.7% (ENC)
Maximum Number of Stories	2 ½	1	1
Maximum Building Height (ft.)	35	<35	<35
Minimum Floor Area (s.f.)	800	±3,000	±3,000

(ENC): Existing Nonconformity



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- 5) The Applicant has indicated the following existing condition nonconformity would remain pertinent:
- a) **Section 370-Article XIII** - Maximum lot impervious coverage permitted is 30%; approximately 77.7% is provided.
- 6) The Applicant has requested the following submission waivers from the Township of Willingboro Site Plan Checklist:
- a) **Checklist Item 37:** Traffic Analysis
- 7) The following items are required to be submitted prior to application being deemed complete for review and public hearing:
- a) The Applicant will be required to provide a Traffic Analysis Report. It appears that the proposed development will create an impact to traffic for the nearby signalized intersection of Beverly Rancocas Road and Garfield Drive based on the number of seats proposed inside the restaurant and the dual lane drive thru.
- 8) In addition to the above, the following variance would also appear necessary for the following:
- a) **Section 370-76(B)(2)** – In B-3 Zones: One parking space for every 125 square feet of gross floor area or major fraction thereof; It appears that the required parking spaces were calculated per Section 370-76(B)(9), which indicates parking requirements for restaurants with indoor service only, but proposed development will contain a drive-thru.
 - b) **Section 370-76(D)** – Parking areas shall be located in any yard space for nonresidential or administrative offices but shall be located closer than 25 feet to any street line in a B-1 or B-2 Zone or 15 feet in any B-3 or A-1 Zone; Parking is proposed within the Beverly Rancocas Road Right-of-Way.
 - c) **Section 370-13.H.** – All yards, open spaces, off-street parking and landscaping as required by this chapter and the schedule must be contained within the zone in which the primary use to which they are requirements is permitted; Parking and one (1) 'Armstrong Red Maple' are proposed within the Beverly Rancocas Road Right-of-Way.
 - d) **Section 370-92** – There shall be constructed and located in the rear of all nonresidential structures a fully screened trash storage area five feet in height and of such other dimensions as will be adequate under the particular circumstances to properly store the trash and waste resulting from the respective use; Trash enclosure is proposed within the front yard of the property.

Based upon the above, our office recommends that the application be deemed **INCOMPLETE**. Once the above noted items have been submitted, our office will review for completeness,



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prepare a review letter and indicate when the Applicant can be scheduled for a public hearing. Based upon our review of the subject application, we estimate the following fees are required in accordance with Ordinance Section 150-5:

a. **Nonrefundable Application Fees:**

Site Plan, Prelim.	\$350.00
Site Plan, Final	\$200.00
Use Variance	\$100.00
Subtotal:	\$650.00

b. **Professional Services Escrow Fees:**

Site Plan, Prelim.	\$1,500.00
Site Plan, Final	\$1,500.00
Use Variance	\$1,500.00
Subtotal:	\$4,500.00

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,
CME Associates

Bennett Matlack, PE, CME, CFM
Zoning Board of Adjustment Engineer

BM/dol

cc: Zeller & Weiliczko, LLP – Zoning Board Solicitor
Willi Realty, LLC – Applicant
Marc S. Leber, PE, PP – Applicant's Engineer
Mitchell T. Grayson, Esq. – Applicant's Attorney