
Preliminary List of Waivers & Variances April 2020

Submission Waivers:

- Land Use Application Submission Checklist Item #12 – Appropriate certification blocks as required by Map Filing Law
Will be provided to the Board Professionals for review following Zoning Board Approval
- Land Use Application Submission Checklist Item #13 – Monuments as specified by Map Filing Law or Township Ordinance
Will be provided to the Board Professionals for review following Zoning Board Approval
- Land Use Application Submission Checklist Item #18 – Metes and bounds description of proposed lots
Will be provided to the Board Professionals for review following Zoning Board Approval
- Land Use Application Submission Checklist Item #49 – New block and lot numbers confirmed with local assessor or municipal designee
Will be provided to the Board Professionals for review following Zoning Board Approval

Design Waivers:

- §420.F.2 – Highway Commercial (HC) District – Additional Regulations – All buildings shall be separated by a minimum of 25 feet provided such separation is to be used solely for pedestrian circulation. All buildings shall be separated by a minimum of 50 feet when any part of such separation is to be used for parking or vehicular circulation. However, the separation requirements should not be construed to prohibit covered pedestrian walkways when the roof or covering of such walkway extends between the buildings.
Due to the shape and size of the lot, the proposed residential buildings are separated by a minimum of 15 feet. Please note the eastern portion of the site is designated for required flood storage, therefore reducing the total amount of buildable area onsite. In addition, the area between buildings will be solely used for pedestrian ingress and egress of the proposed buildings. Waiver requested
- §531.A.2 – Residential Building Design Standards – Apartments – Apartment buildings shall not exceed 240 lineal feet through the long axis of the building. Longer buildings shall introduce at least a 135-degree angle at the intersection of the axes between different segments of the building.
Proposed building A and building B exceed 240 lineal feet through the long axis of the building. A 135-degree angle in the proposed buildings would not be feasible due to the triangular shape of the lot and environmental constraints. Waiver Requested.

Variances

- §407.D.3 – Residential 4 (R-4) District – Conditional Uses Permitted – Townhouse, Quadraplex or apartment buildings are non-permitted uses in the R-4 Zone. *(Development proposes a Townhouse, Quadraplex or Apartment Dwellings; Variance Requested)*
- §420.B – Highway Commercial (HC) District – Permitted Uses – Townhouse, Quadraplex or apartment buildings are non-permitted uses in the HC Zone. *(Development proposes a Townhouse, Quadraplex or Apartment Dwellings; Variance Requested)*
- §407.D & 420.E.(1) – R-4 & HC District Bulk Requirements – Minimum Side Yard Setback. *(25 FT required, 9.6 FT proposed; Variance Required)*
- §407.D & 420.E.(1) – R-4 & HC District Bulk Requirements – Minimum Rear Yard Setback. *(50 FT required for R-4 Zone and 60 FT required for HC Zone, 35.6 FT proposed; Variance Required)*
- §407.D & 420.E.(1) – R-4 & HC District Bulk Requirements – Maximum Floor Area Ratio. *(0.25 permitted, 0.51 proposed; Variance Required)*
- §407.D & 420.E.(1) – R-4 & HC District Bulk Requirements – Maximum Building Height. *(35 FT permitted, 39.8 FT proposed; Variance Required)*
- §530.F – Parking, Loading Areas and Driveways – Parking Lot Setback – Parking lots shall be set back from all lot lines a minimum of 25 feet unless a larger setback is required. *(Less than 25 FT setback to the western lot line proposed, Variance Required)*
- §504.N.Table 5.2 – RSIS Streets and Parking – Residential Parking: Number of Spaces – For mid-rise apartments, there shall be 1.8 parking spaces for every one-bedroom apartment, 2.0 parking spaces for every two-bedroom apartment and 2.1 spaces for every three-bedroom apartment. *(140.9 spaces required, 79 spaces proposed; Variance Required)*