



September 24, 2020

VIA HAND DELIVERY & E-MAIL

Maser Consulting, P.A.
500 Scarborough Drive, Suite 108
Egg Harbor Township, NJ 08234

ATTN: Pamela J. Pellegrini, P.E., P.P., C.M.E.

**RE: White & Blue, LLC Major Site Plan
Block 3901, Lot 29
Monroe Township, Gloucester County, NJ
EDA #8146**

Dear Pamela,

Please find enclosed one (1) set of revised plans for the above referenced application. The plans have been revised to address the comments in your review letter dated April 20, 2020 as follows.

1. The applicant proposed to construct two (2) commercial buildings on the project site for the use of his commercial painting business. There will no longer be any commercial rental spaces associated with the project, all proposed buildings will be used only by the owner. Please see the letter provided by the owner, James Cannon, regarding the intended use of the site.
2. The plan was revised to meet all conditional use requirements for the light industrial use.
 - Per our conversation and your comment 3.2 [4], lot 28 appears to be a vacant lot and although it is a part of lot 26 which may be a residential use, we are in excess of 100 feet from any structures on that lot.
 - All buffer and landscaping requirements have been addressed on sheet 6 of the plan.
 - Testimony will be provided demonstrating the proposed use will not include any noxious, offensive or hazardous use.
 - Testimony will be provided regarding the site design and architectural features of the proposed buildings.
 - Testimony will be provided to clarify the type of proposed outside storage anticipated on the site.
 - Loading spaces have been provided on sheet 3 of the plan.
 - A trash enclosure has been provided on sheet 2 of the plan.
3. The proposed development conforms to all bulk requirements for the light industrial use in the RG-C Zoning District.
4. Buffers and landscaping has been increased and shown on sheet 6 of the plan.
5. Testimony will be provided regarding all vegetation and tree protection requirements.
6. Loading spaces have been shown on sheet 3 of the plan.

7. A waiver has been requested from landscaping the parking and loading areas.
8. A trash enclosure has been provided on sheet 3 of the plan.
9. Testimony will be provided as to the applicants intended loading and unloading provisions.
10. A variance is requested from the required 50 parking spaces as 45 are proposed. Testimony will be provided as to the number of employees and vehicles used in relation to the business to demonstrate adequate parking is provided.
11. A partial waiver has been requested for the paved parking requirement, loading areas and some drive isles are proposed on stone.
12. A waiver has been requested and testimony will be provided regarding the need for sidewalk along the front of the property.

Should you have any questions, or require any further information, please feel free to contact our office.

Sincerely,



Christopher J. Carey, L.L.A.

CJC/maj
Enclosures

cc: White & Blue, LLC – James Cannon, Applicant
Leonard Schwartz, Esquire
Douglas White, P.E., Planning Board Engineer
Dawn Farrell, Planning Board Clerk