



VARIANCE/WAIVER REQUEST STATEMENT

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

Project Description

The project site is located in the (RG-C) Regional Growth Commercial Zoning District. The project site is currently wooded and consists of 9.29 +/- AC. It is the intent of the applicant to construct two commercial buildings on site. The first building is 16,000 SF and will consist of all warehouse space. The second building is 32,000 SF and will consist of a 4,000 SF office and 28,000 SF of warehouse space. The proposed improvements also include the construction of a stormwater basin.

Variations Request Summary

The applicant is requesting the following variances:

1. A variance is requested from section 175-123 which requires a minimum of 50 parking spaces for the proposed use, where 45 spaces are proposed.

Waiver Request Summary

The applicant is requesting the following waivers:

1. Section 175-61 A(2)(i) which requires an Environmental Assessment. All environmental issues have been reviewed and accepted by the New Jersey Pinelands Commission. A Certificated of filing was issued by the New Jersey Pinelands Commission for the project on November 26, 2019. A copy of the Certificate of Filing has been previously submitted, all documents which were submitted to the NJ Pinelands Commission will be submitted to the professionals.
2. Section 175-71 A(3)(b) which requires topography 200' beyond property. Topography is provided on the survey and site plan extending 125-200' beyond the subject property. An aerial showing a 200' radius around the property has been provided.
3. Section 175-123(D) which requires all off street parking and loading areas to be curbed.
4. Section 175-133 which requires sidewalk along the property frontage.

5. Section 175-123(H) which requires landscaping in parking and loading areas.
6. Section 175-123(G) which requires all loading and parking spaces, aisles and driveways to be paved. Loading spaces are proposed on stone, all other parking is paved.