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October 5, 2020

VIA EMAIL AND U.S. MAIL

Dawn M. Farrell, Administrative Clerk
TOWNSHIP OF MONROE PLANNING/ZONING BOARD
125 Virginia Avenue, Suite 5A
Williamstown, New Jersey 08094-1768

Re: Use Variance and Preliminary & Final Major Site Plan (1st Review)
Plate 143, Block 14301, Lot 2
1531 N. Tuckahoe Road
Zone: BP, Business Park District with AO, Airport Overlay
Applicant: Seth Davis
Application № 20-36 & #503-SP
MC Project №: MMZ-073

Dear Ms. Farrell:

The above referenced application is a request for a use variance and preliminary & final major site plan application review.

1.0 Project Description

1.1 Proposal

The applicant seeks use variance and preliminary & final major site plan approval to construct a 4,500 square foot (60 feet wide x 75 feet long x 32 feet tall) fabric airplane hangar on the property of the existing Cross Keys Airport. The proposed hangar will be used to store the applicant's aircraft currently kept on the airport premises. The applicant will also be responsible for the maintenance of this proposed fabric hangar. In addition, the removal of existing bituminous pavement and the installation of new bituminous pavement for this location is also proposed by the applicant. No parking is proposed. Approximately 0.37± acres is proposed to be developed.

1.2 Existing Conditions

The 3.86± acre irregularly shaped parcel is located at 1531 N. Tuckahoe Road and is part of the Cross Keys Airport properties. Lot 2 wraps around Lot 3 which is currently a residential use. The overall property contains an ingress/egress off Tuckahoe Road which serves this lot and others connected with the airport. The



property contains an existing hanger building and associated driveway/parking areas that serve and connect the airports multiple facilities and improvements. The site is served by private well and septic. The property is zoned BP, Business Park District with Airport Overlay.

1.3 Surrounding Land Uses

The area is a mix of residential and commercial uses. The subject property is located within the Cross Keys Airport property and residential uses exist directly adjacent along the frontage of Tuckahoe Road and continue both south and north of the airport properties. Directly adjacent to the south are properties along Airport Drive which house commercial and light industrial uses. Lastly, across Tuckahoe Road the land is zoned R-2 and has residential uses.

2.0 Materials Reviewed

We have reviewed the referenced submission, encoded by the Zoning Board as #20-36 and #503-SP 09032020, received September 9, 2020 and subsequently via email on October 5, 2020, consisting of the following:

<i>Sheet</i>	<i>Title</i>	<i>Date</i>
---	Use Variance Application (#20-36)	August 14, 2020
---	Site Plan Application (#503-SP)	August 24, 2020
---	Ground Lease for Fabric Hangar	September 2, 2020
---	Google Maps Aerial View of Property	2020
---	B&W Site Photos (5)	---
---	Architectural Plans/Details	Revised to January 23, 2019
---	Gloucester County Planning Board Report of Action	September 29, 2020
1 of 8	Cover Sheet	May 19, 2020
2 of 8	Site Plan	May 19, 2020
3 of 8	Grading Plan	May 19, 2020
4 of 8	Lighting and Landscaping Plan	May 19, 2020
5 of 8	Soil Erosion & Sediment Control Plan	May 19, 2020
6 of 8	Soil Erosion & Sediment Control Detail Sheet	May 19, 2020
7 of 8	Soil Compaction Mitigation Plan	May 19, 2020
8 of 8	Detail Sheet	May 19, 2020



3.0 Zoning Requirements

3.1 Use

Although the existing Cross-Keys Airport is located within the BP, Business Park zone, in accordance with § 175-163B, airport uses are not a listed permitted use in the BP, Business Park zoning district. As such, a d(2) use variance is required for the expansion of a non-conforming use to include the proposed airplane hangar.

The property is also governed by the Airport Overlay zone. Airport uses are not specifically permitted within Airport Overlay zones either, but must adhere to the minimum standards of the air safety zones as specified in § 175-91.1 and adopted pursuant to N.J.A.C. 16:162 et seq. as amended.

3.2 Bulk Requirements

As a non-permitted use, there are no bulk standards for airport uses in the BP Business Park zoning district. As such, relevant community commercial standards have been applied.

BP, Business Park – Community Commercial (§ 175-163D(2)(a))

The Board has previously applied the BP zone community commercial bulk standards to the overall proposed Cross Keys Pavilion development plans.

1. **Lot Area:** The minimum required lot size is 20,000 s.f. The plan conforms to this requirement.
2. **Front Yard/Building Setback:** The minimum required front yard/building setback is 40 feet. The plan conforms to this requirement.
3. **Lot Frontage/Width:** The minimum required lot frontage/lot width is 100 feet. The plan conforms to this requirement.
4. **Side Yard Setback:** The minimum required side yard setback is 20 feet. The plan does not conform to this requirement, having only a 10 foot side yard. As proposed, a variance is required.
5. **Rear Yard Setback:** The minimum required rear yard setback is 35 feet. The plan conforms to this requirement.
6. **Lot Coverage:** The maximum permitted lot coverage is 75%. The plan conforms to this requirement.



7. **Buffer:** The minimum required buffer width is 25 feet along all exterior tract boundaries, except street rights-of-ways for all non-residential projects, subject to the requirements of § 175-93, Buffers. The existing site does not presently maintain a screened perimeter buffer which would be considered an existing non-conforming condition; however, it does maintain the required buffer area width with no structures in the area to be developed. The proposed plan partially conforms to this requirement, proposing a minimum buffer width of 25 feet adjacent to Lot 3; however, along the southern property line only 10 feet is proposed. As proposed, a variance is required.
8. **Building Height:** The maximum permitted building height is 35 feet, subject to the requirements of § 175-09. The plan conforms to this requirement.

4.0 Master Plan Consistency

Although the proposed use is not consistent with the current zone plan, it is consistent with the longstanding non-conforming use of the property which is particularly suited for the proposed use, as it ideally contains the facilities necessary for the operations of an airplane. Locating the proposed hangar at the existing airport promotes a more efficient use of land and places the use in an appropriate location, and thereby furthering purposes of zoning and planning. However, should the use variance be granted, any site improvements and/or physical impacts of the use need to be addressed and mitigated.

The Board must determine if the proposed use provides a benefit to the public and will not negatively impact the intent and purpose of the zone plan.

5.0 Design, Performance and Evaluation Standards

5.1 Buffers and Landscape

Community Commercial uses specifically require Buffers as listed under Section 4.2 Bulk Requirements, subject to the requirement of § 175-193.

1. In accordance with § 175-93A, buffer areas shall be developed in an aesthetic manner for the primary purposes of screening views and reducing noise perception beyond the lot. Buffer widths shall be as specified in the zoning standards and shall be measured horizontally and perpendicularly to lot and street lines. No structure, activity, storage of materials, parking or driving of vehicles shall be permitted in a buffer area. The buffer shall be designed, planted, graded, landscaped and developed with the general guideline that the closer a use or activity is to a property line or the more intense the use, the more effective the buffer area must be in obscuring light and vision and reducing noise beyond the lot. The plan does not fully conform to these requirements. The plan proposes a screened buffer along adjacent residential Lot 3; however,



the proposed hangar structure is within a portion of the required buffer along the southern property line and no screening is proposed. As proposed, a waiver is required.

2. In accordance with § 175-93B, notwithstanding the above, a minimum of ½ but in no case less than 10 feet of the horizontal width of any buffer required along a periphery shall have an area which shall be designed, planted, graded landscaped and developed to obscure the activities of the site from view. The plan partially conforms to these requirements. As proposed, a waiver is required.

6.0 General Comments/Recommendations

- 6.1 The applicant must demonstrate sufficient “special reasons” why the proposed use carries out a purpose of zoning, or how the refusal to allow the project would impose on the applicant an undue hardship. In addition, the applicant must demonstrate that the requested use variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.
- 6.2 The applicant shall testify regarding the provision of lighting and noise control for the proposed aircraft parking/storage area. The applicant shall describe how screening or buffering will be provided to adjacent properties.
- 6.3 The applicant shall provide testimony on the number of parking spaces required for his use and where parking is to be provided.
- 6.4 The applicant shall confirm the side yard setback being requested. The architectural set indicates a minimum side yard of 6’ vs. the site plan which shows 10’.
- 6.5 The applicant shall provide testimony regarding the limits of existing pavement to be removed which appears to encroach onto adjacent Lot 3.
- 6.6 The applicant shall provide testimony regarding the intended disruption of the internal circulation within the airport property with the proposed asphalt removal. Is this in line with the lease agreement and approved by the airport facilities owner?

7.0 Fees, Contributions, and Obligations

7.1 Escrow

The applicant must contact the Township’s Finance Office to settle any outstanding review escrow accounts prior to any approval taking effect.



8.0 Outside Agency Approval

This major site plan is subject to the review and approval of all outside agencies with jurisdiction, if not already received, including but not limited to the following. Evidence of these approvals must be submitted to the Planning Board.

- Gloucester County Planning Board (denied 9/29/20);
- Gloucester County Soil Conservation District;
- Monroe Township Fire Official; and
- Any others as may be required.

The above comments and/or recommendations are submitted for your review and consideration. Should you have any questions with regard to this matter or require additional information, please do not hesitate to contact our office at (609) 910-4068.

Regards,

MASER CONSULTING, INC.

A handwritten signature in blue ink that reads 'Pamela J. Pellegrini'. The signature is written in a cursive, flowing style.

Pamela J. Pellegrini, P.E., P.P., C.M.E.
Project Manager

PJP/rld

cc: Richard P. Coe, Esquire

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