

Summary of Application  
Monroe Township Planning Board  
Lidl US Operations, LLC  
Block 1101, Lot 11.01  
1020 North Black Horse Pike

The applicant, Lidl US Operations, LLC, is the contract purchaser of a portion of real property located at the northeast corner of Black Horse Pike and Lake Avenue and designated as block 1101, lot 11.01 on the municipal tax map. Lidl is an international company based in Germany with over 10,000 stores in approximately 26 countries. Lot 11.01 is owned by Monroe Lake LLC and contains approximately 7.17 acres. It currently contains a First Bank. The applicant seeks preliminary and final major site plan approval to construct a 28,179 s.f. Lidl supermarket on the property. The applicant also seeks minor subdivision approval to subdivide lot 11.01 into two lots: proposed lot 1 containing 6.2 acres and proposed lot 2 containing .966 acres. Lidl will occupy proposed lot 1. There will be a reciprocal access easement with the owner of proposed lot 2.

The property is located in the C-Commercial zoning district. Supermarket retail uses are permitted in the C- Commercial zoning district.

The applicant seeks approval of the following variances:

1. §175-Attachment 6 – maximum front yard building setback – 60’ permitted; 389.3’ feet proposed from the Black Horse Pike and 265.6’ proposed from Lake Avenue;
2. §175-Attachment 6 – minimum side yard landscape buffer – 5’ required; 0’ proposed;
3. §175-Attachment 6 – minimum rear yard landscape buffer – 25’ required; 15.1’ proposed;
4. §175-123.J.(33) – required parking spaces – 188 parking spaces required; 138 parking spaces proposed;
5. §175-123.I.(3) – required loading spaces – 2 loading spaces required; 1 loading space proposed;
6. §175-135.C.(2) – maximum freestanding sign size – 50 sf permitted; one (1) 94.7 sf freestanding sign and one (1) 110 sf monument sign proposed;
7. §175-135.C.(4) – maximum height of monument sign – 8’ permitted; 15’ proposed
8. §175-135.C.(2) – maximum number of façade signs – 1 permitted for every frontage on a public right of way; due to the proposed subdivision and resulting net loss of two frontages, relief is requested to allow the three (3) existing building mounted signs on the First Bank building to remain; and
9. §175-135.G.(1) – maximum façade sign projection – 12” permitted; 16” proposed for two (2) façade signs

The applicant also seeks approval of the following design waivers:

1. §175-116.A.(1)(c): From providing a luminaire mounting height of 25’ in lieu of the 16’ maximum permitted; and
2. §175-133.B: From constructing a sidewalk along Black Horse Pike and Lake Avenue.

The applicant also seeks any other variances, waivers and approvals that may be required.

The bulk (c) variances are related to signage, parking, setbacks and buffering and can be granted under both N.J.S.A. 40:55D-70(c)(1) (hardship) and (c)(2) (where a deviation from the zoning ordinance advances a purpose of zoning the benefits of the deviation substantially outweigh the detriments). The variances for side and rear yard buffers are related to the proposed internal lot lines between lots 1 and 2. The variances are

technical since the overall property will continue to function with reciprocal access between the two lots. The property is uniquely situated on a corner lot with frontage on three streets. Strict application of the ordinance requirements would result in an undue hardship upon the applicant. Deviations from the ordinance requirements will advance the purposes of zoning, including the safe and free flow of traffic and promotion of a desirable visual environment through creative development techniques, good civic design and arrangement. The benefits of granting the variances substantially outweigh any detriments.

Granting the variance relief will not change the nature and character of this neighborhood nor result in any material adverse impact on any neighbors. The variances will not substantially impair the intent and purpose of the zone plan or zoning ordinance.