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Remington & Vernick Engineers
232 Kings Highway East
Haddonfield, NJ 08033
(856) 795-9595
(856) 795-1882 (fax)

**Remington, Vernick
& Vena Engineers**
9 Allen Street
Toms River, NJ 08753
(732) 286-9220
(732) 505-8416 (fax)

3 Jocama Boulevard, Suite 300-400
Old Bridge, NJ 08857
(732) 955-8000
(732) 591-2815 (fax)

**Remington, Vernick
& Walberg Engineers**
845 North Main Street
Pleasantville, NJ 08232
(609) 645-7110
(609) 645-7076 (fax)

4907 New Jersey Avenue
Wildwood City, NJ 08260
(609) 522-5150
(609) 522-5313 (fax)

**Remington, Vernick
& Beach Engineers**
922 Fayette Street
Conshohocken, PA 19428
(610) 940-1050
(610) 940-1161 (fax)

73 West Main Street, Rear
Mechanicsburg, PA 17055
(717) 766-1775
(717) 766-0232 (fax)

1000 Church Hill Road, Suite 220
Pittsburgh, PA 15205
(412) 263-2200
(412) 263-2210 (fax)

Univ. Office Plaza, Bellevue Building
262 Chapman Road, Suite 105
Newark, DE 19702
(302) 266-0212
(302) 266-6208 (fax)

**Remington, Vernick
& Arango Engineers**
The Presidential Center
Lincoln Building, Suite 600
101 Route 130
Cinnaminson, NJ 08077
(856) 303-1245
(856) 303-1249 (fax)

300 Penhorn Avenue, 3rd Floor
Secaucus, NJ 07094
(201) 624-2137
(201) 624-2136 (fax)

MEMORANDUM

TO: Rosemary Flaherty, Community Development Director

FROM: Paul D. Cray, P.E., P.P., C.M.E.

RE: Site Plan Waiver Application – ZBA-302
3090 Route 73 North
Applicant: Ray's Truck Sales, Inc.
Property Owner: 3090 Route 73 N. LLC, c/o Borkon Trucking
Block 7.03, Lot 11.01
Zone: BD – Business Development District

DATE: January 9, 2015

The subject property has had multiple uses operating with a variety of land use approvals. Approval resolution copies provided with the application include:
Amended Site Plan Waiving Requirement for Paved Parking Area approved by Zoning Board October 11, 2006; SPZ-211.
Site Plan Waiver for Continuation of Pre-Existing Non-Conforming Use (Sale of Used Trucks) approved by Planning Board April 28, 2004; SPR-1144.
Use Variance and Conditional Site Plan Waiver approved by Zoning Board April 14, 1999; SPZ-175.
Preliminary and Final Site Plan approved and resolution memorialized by Planning Board September 26, 1984; SPR-413.

We have not been provided a copy of a referenced resolution and associated Site Plan for June 14, 2006 Use Variance and Site Plan approval memorialized July 12, 2006. There is also a reference, but no copy, of a January 13, 1999 Use Variance memorialized February 10, 1999. This Use Variance permitted the establishment of a second principal use on the site. An excerpt of a prior site plan was provided though it appears to be from a 1999 site plan. The applicant should provide copies of at least the most recent site plan from the 2006 Zoning Board approval for review reference. The applicant needs to document consistency with prior approvals to support the Site Plan Waiver request. Among site items that need to be compared to prior approvals are parking, vehicular circulation, loading areas, impervious area, landscaping, lighting, solid waste disposal and recycling, including dumpster(s) and enclosure(s), signage, NJDOT.

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The applicant should describe any proposed signage and coordinate with the community development director to confirm conformance with ordinance criteria, or identify any required variances if applicable.

This review memo pertains to the Site Plan Waiver application, however the application also requests a Use Variance. Clarification is needed to confirm it is the tractor trailer sales that is the subject of the request which would exceed the scope of the prior approval resolutions we were provided. We also need to know if this proposed use will replace, or be in addition to a current previously approved use.

Prior approval resolutions reference ADA parking requirements which are still relevant, however compliance needs to be compared to current Federal and State requirements, not prior requirements.

The applicant needs to confirm no exterior improvements are proposed. The applicant should also note if any maintenance is planned for any of the existing site features.

The applicant shall comply with building numbering ordinance chapter 133.

In addition to a Use Variance application, a Site Plan Waiver has been requested. Therefore we have prepared this review memo without the typical reference to application completeness requirements included on the checklist in Article VI, Section 178-18 to 22.1 of the Maple Shade Ordinance. We have also excluded our typical review letter sections of Zoning Requirements, Performance Standards, Summary of Variances and Waivers, Approval Process, and Outside Agency Approvals. Based upon the applicant's presentation and testimony, the Board may either approve the Site Plan Waiver request, or require an application for Site Plan approval.

The above ADA review comment is for applicant reference and recommended action. The subject site's compliance with current ADA requirements (NJ Barrier Free Subcode and Federal guidelines) is subject to review and inspection by the Township Construction Official prior to issuance of a Certificate of Occupancy. This applies to the ADA parking space number, dimensions, surface slope, signage, and accessible route to the building. Interior ADA compliance is a construction code matter.