

List of Design Waivers

1. Section 200-28D(2)(b) Exceeding minimum off-street parking and loading requirements – Requires a total of 1,754 parking spaces and 147 loading spaces, whereas Applicant proposes a total of 2,001 vehicular parking spaces, with an additional 200 spaces banked, and approximately 910 loading docks.
2. Section 200-27D Schedule of off-street loading requirements – Requires 147 loading spaces, whereas Applicant proposes a total of 910 loading spaces.
3. Section 200-32A.(1)(a) Permitted sign functions, type of sign, size of sign and maximum number of signs; Sign function “Instructional” – Permits a maximum size of two (2) square feet for instructional signage, whereas Applicant proposes twelve (12) square feet.
4. Section 200-32A.(2)(b)(2) Street Address Signage – Permits a maximum height of eight (8) inches, whereas Applicant proposes twenty-four (24) inches.
5. Section 200-32A.(2)(d)(2) Monument Signage – Permits a maximum monument sign area, including the structure, of forty-eight (48) square feet, whereas Applicant proposes sixty (60) square feet, including the structure.
6. Section 200-32A.(2)(d)(3) Monument Signage – Permits a maximum monument sign height, including the structure and sign area, of four (4) feet, whereas Applicant proposes sixteen (16) feet, including the structure and sign area.
7. Section 200-13.C(3)(e) Trees of five (5) inches or over in caliper shall be specifically located and identified – Applicant seeks a waiver from strict compliance with the submission requirements of showing the location of existing trees of five (5) inches or over in caliper.
8. Section 200-29G(1) All parking areas shall be lighted to provide a minimum of three footcandles at driveway intersections with main roads and a total average illumination of 0.5 footcandles throughout the parking area – Applicant proposes an average light intensity for the various parking areas between 1.7 and 2.0 footcandles for passenger car parking and between 2.2 and 2.4 footcandles for truck parking.
9. Section 200-91P(4)(a)[1][a] Stormwater detention areas shall be graded creatively to blend into the surrounding landscape and imitate a natural depression with an irregular edge – Applicant seeks a waiver from strict compliance with the basin shape requirements, that provide “linear, geometric basins are unacceptable.”
10. Section 200-207.4U(7) Suitably landscaped and bermed stormwater basins in the PCD may be located within any yard setbacks or landscaped buffers required by this chapter, provided that a maximum of 50% of the basin may be located within the buffer area – Applicant proposes seven (7) basins that are located entirely within a buffer area.

11. Section 200-91 Const. Maint. And Installation – Applicant’s largest trees are 2.5” – 3” caliper and the Code requires one 4” caliper tree for every 40 lf of building perimeter for buildings over 10,000 sf to be planted within 75’ of the building. Applicant seeks a waiver from strict compliance with the planting requirements due to building configuration and proposes increasing the size of +/- 350 trees to 4” caliper to be planted within 100’ of building.
12. Section 200-31.K.(1) – Requires an average illumination of 0.5 fc whereas the proposed passenger parking areas illumination averages vary from 1.2 to 1.6 fc, with 0.5 fc being the minimum spot illumination value. Truck parking areas also vary from 2.2 to 2.4 fc average, with 0.5 fc being the minimum spot value.
13. Section 200-31.K.(2) – Average lighting intensity varies from 3.1 minimum to 4.4 maximum, which are all in excess of the 3.0 fc average
14. Section 200-31.K.(3) – Exceedances are found for the maximum light spillage of 1 foot-candle at property lines requirement at the proposed driveway intersections with the widened Clarksville Road.

Pursuant to N.J.S.A.40:55D-52(b) and N.J.S.A.40:55D-49(g), the Applicant also requests an initial vesting period of ten (10) years for the Preliminary and Final Site Plan and Subdivision approvals.

The Applicant also requests any variances, waivers, exceptions, permits, approvals, license or other relief as may be required or which may result from the recommendations of the municipality or the Planning Board in its professional review.