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July 29, 2020

VIA UPS GROUND

Nicole Carter, T.A.C.O., Administrative Secretary
Township of Edgewater Park Planning Board
Municipal Office
400 Delanco Road
Edgewater Park, NJ 08010

Re: Application of McDonalds USA, LLC
Block 502, Lots 13.02 & 13.03
a/k/a 4295/4299 U.S. Rt. 130 South
Edgewater Park, New Jersey
Our File No.: 3316-89

Dear Ms. Carter:

Please be advised that this firm represents McDonald's USA, LLC (the "Applicant") with respect to this application for use variance relief pursuant to N.J.S.A. 40:55D-70(d)(1), preliminary and final site plan approval, minor subdivision approval with associated "c" variance relief.

The above relief is sought in order to allow the Applicant to resubdivide the existing lot line separating Lot 13.02 from 13.03, construct establish and maintain an approximately 4,310 square foot McDonald's fast food restaurant with side-by-side drive thru, freestanding and wall signage, new menu boards and pre-browse menu boards, new directional signage, ADA complaint parking signage and related site improvements. The proposed McDonald's restaurant will be located on newly created Lot 13.03. The existing McDonald's fast food restaurant on Lot 13.02 will be demolished as part of the overall plan of development and reserved for future development, subject to future site plan submission and review.

As indicated above, the Applicant requires use variance relief pursuant to N.J.S.A. 40:55D-70(d)(1) to permit a fast food restaurant with drive thru in the Commercial Light Industrial (C-LI-5) District. Justification for the requested use variance relief is included in the attached Variance Justification Narrative prepared by this firm.

Bulk variances are also required for minimum lot area, minimum lot frontage, minimum lot depth, minimum lot width and minimum landscape buffer for newly created Lots 13.02 and 13.03. The Applicant also requests variance relief for the number and area of proposed building-

mounted signs and the height and minimum setback of proposed monument sign. A comprehensive breakdown of the requested variance relief is included in the Waiver and Variance Request prepared by Bohler Engineering and included as part of this application. Testimony in support of the requested variance relief will be provided at the time of hearing.

In support of this application, enclosed herein for filing please find the following:

1. An original and nineteen (19) copies of the Edgewater Park Development Application;
2. Nineteen (19) copies of the Edgewater Park Submission Checklist;
3. Nineteen (19) copies of Variance/Waiver List prepared by Michael E. Jeitner, P.E. of Bohler Engineering dated July 24, 2020;
4. Nineteen (19) copies of Variance Justification Narrative dated July 27, 2020;
5. Nineteen (19) copies of the preliminary and final major site plan prepared by Bohler Engineering dated May 29, 2020, last revised July 23, 2020;
6. Nineteen (19) signed and sealed copies of partial boundary topographic survey prepared by Blue Marsh Associates, Inc dated April 12, 2018, last revised February 19, 2020;
7. Nineteen (19) copies of floor plans and building elevations for the proposed McDonald's restaurant prepared by URS Corporation dated June 16, 2020;
8. Nineteen (19) copies of NJDOT Plans previously submitted by Atlantic Traffic dated April 10, 2020;
9. Seven (7) copies of Traffic Statement prepared by Atlantic Traffic & Design dated July 15, 2020;
10. Seven (7) copies of the Geotech Investigation Report, prepared by Whitestone Associates, Inc. dated February 14, 2020;
11. Seven (7) copies of Phase I Environmental Site Assessment Report prepared by Whitestone Associates, Inc. dated February 14, 2020;
12. Seven (7) copies of Limited Phase II Site Investigation Report prepared by Whitestone Associates, Inc. dated February 14, 2020;
13. Seven (7) copies of Stormwater Management Report prepared by Bohler Engineering dated May 29, 2020;

14. Seven (7) copies of Conclusions and Recommendations prepared by Whitestone Associates, Inc. dated February 14, 2020;
15. Seven (7) copies of the Deed
16. One (1) copy of the 200' Property Owner's List;
17. One (1) copy of the proof of paid taxes; and
18. One (1) copy of the Applicant's W-9.

Lastly, enclosed herein please find two checks in the amount of \$850.00 and \$4,000.00 representing the required application fee and escrow deposit respectively.

Furthermore, pursuant to N.J.S.A. 40:55D-48.1, please allow this letter to confirm that there are no individuals or entities that own 10% or more of the outstanding ownership interest in either McDonald's USA, LLC or its parent company, McDonald's Corporation. McDonald's corporation is a publicly traded company with hundreds of thousands of individual shareholders.

Please do not hesitate to contact me if you require any additional information in order for this application to be deemed complete and scheduled for the next available Zoning Board Meeting. Once the application has been scheduled for a meeting, our office will, of course, provide the required public notices in advance of that meeting date.

Thank you, as always, for your kind attention and usual courtesies.

Very truly yours,

NEHMAD PERILLO DAVIS & GOLDSTEIN, P.C.

BY: _____


KEITH A. DAVIS

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Enclosure

- c. Jonathan Baske, PE, PMP, Area Construction Mgr. (Via e-mail: Jonathan.Baske@us.mcd.com) w/application only
- Michael E. Jeitner, P.E. (Via e-mail: mjeitner@bohlereng.com) w/application only
- Melissa Bean (Via email: mbean@bohlereng.com) w/application only
- Kirsten Calabro (Via email: kcalabro@bohlereng.com) w/application only
- Michael J. Lario, Jr., Esquire (Via email: mlario@npdlaw.com)