



74 W. Broad Street, Suite 500
Bethlehem, PA 18018
610.709.9971

July 24, 2020
Via FedEx Priority

Edgewater Park Township
400 Delanco Road
Edgewater Park, NJ 08010

Attention: Board Secretary

RE: Proposed McDonald's Rebuild
4295 & 4299 US Route 130
Edgewater Park Township
Burlington County, NJ
PY170090

Dear Board Members:

On behalf of McDonald's USA, LLC, Bohler Engineering PA, LLC hereby requests the following Waivers and Variances for the above-referenced project:

SUBMISSION CHECKLIST WAIVERS

Check List – Preliminary Major Subdivision and Site Plans

From Section §16.73.2 -

Checklist Item #2 – A Waiver is requested to allow scale sizes of 1"=20' and 1"=10' in lieu of the requirement for a scale of 1"=30'.

Reason: Reduced scale is requested so all improvements can be shown on one street.

Checklist Item #12 – A Waiver is requested to not provide all structures within 200 feet of the property.

Reason: Would need adjacent property owners' consent to survey structures on surrounding lots.

Checklist Item #15 – A Waiver is requested to not provide a "Tree Save Plan".

Reason: Entire site will be cleared, and no specimen trees exist. Landscaping plan submitted.

Check List – Final Major Subdivision and Site Plans

From Section §16.73.3 -

Checklist Item #2 – A Waiver is requested to allow scale sizes of 1"=20' and 1"=10' in lieu of the requirement for a scale of 1"=30'.

Reason: Reduced scale is requested so all improvements can be shown on one street.



SUBMISSION WAIVER

1. From Section §16.04.80 – To allow combined Preliminary/Final Major Site Plan Approval in lieu of separate Preliminary Major Site Plan Approval.

Reason: Application seeks both Preliminary and Final Major Site Plan Approval.

2. From Section §16.04.90 – To allow combined Preliminary/Final Major Site Plan Approval in lieu of separate Final Major Site Plan Approval.

Reason: Application seeks both Preliminary and Final Major Site Plan Approval.

VARIANCES

Lot 13.02:

1. From Section §16.82.O. Exhibit A –
 - a. To permit a lot area of 0.864 acres in lieu of the required 5 acres.
 - b. To permit lot frontage on Route 130 of 149.8 ft. in lieu of the required 300 ft.
 - c. To permit a lot depth of 250 ft. in lieu of the required 500 ft.
 - d. To permit a lot width of 149.8 ft. in lieu of the required 300 ft.
2. From Section §16.89.H(3) –
 - To permit a rear landscape buffer yard of 0.0 ft. in lieu of the required 15 ft. (Existing = 0.0 ft)
 - To permit a side landscape buffer yard of 0.0 ft. in lieu of the required 15 ft. (Existing = 0.0 ft)

Lot 13.03:

1. From Section §16.82-17 – To permit a fast food restaurant with drive-thru in the Commercial-Light Industrial District.
2. From Section §16.82.O. Exhibit A –
 - a. To permit a lot area of 0.978 acres in lieu of the required 5 acres.
 - b. To permit a lot frontage on US Route 130 of 137.2 ft. in lieu of the required 300 ft.
 - c. To permit a lot frontage on Cooper Street of 232.4 ft. in lieu of the required 300 ft.
 - d. To permit a lot depth of 250 ft. in lieu of the required 500 ft.
 - e. To permit a lot width of 137.21 ft. in lieu of the required 300 ft.
 - f. To permit a side yard building setback of 46.0 ft. in lieu of the required 50 ft.
 - g. To permit an impervious coverage of 82.9% in lieu of the maximum permitted 65%.
3. From Section §16.82.17.E – To permit an accessory refuse structure to be located within the buffer area.
4. From Section §16.83.E – To permit an accessory refuse structure with a side yard setback of 1.5 ft. in lieu of the required 25 ft. (Accessory structures are permitted half of SYSB.)
5. From Section §16.88.B(8)(b) – To permit parking within the required landscape buffer along the Southern, Western, and Eastern property lines.



6. From Section §16.89.H(3) –
 - To permit a front landscape buffer yard of 3.4 ft. in lieu of the required 20 ft.
 - To permit a rear landscape buffer yard of 3.6 ft. in lieu of the required 15 ft.
 - To permit a side landscape buffer yard of 0.8 ft. in lieu of the required 15 ft.
7. From Section §16.90.1.A(1) – To permit changeable type (Digital) signs where as they are prohibited. (Pre-browse, menu board, monument sign).
8. From Section §16.90.5.B(1) – To permit eight (8) business signs in lieu of the permitted three (3). (four (4) existing)
9. From Section §16.90.5.B(1)a – To permit sign area per building façade to be greater than 40 sf.
 - a. Route 130 façade – Two (2) signs totaling 46.8 sf (77.8 sf existing)
 - b. Cooper Street façade – Two (2) signs totaling 46.8 sf (0 sf existing)
10. From Section §16.90.5.B(1)c – To permit a road sign with an area of 121.2 SF in lieu of the permitted 75 sf, a max height of 25 ft. in lieu of the permitted 8 ft. and a curblin setback of 9.3 ft. in lieu of the required 15 ft. (Next Gen Highway Sign) (Existing: Area (approx. boxed) = 560 sf, Height = 25.5 ft, Setback = 3.7 ft)
11. From Section §16.90.5.B(1)c – To permit a monument sign with a curblin setback of 3.0 ft. in lieu of the required 15 ft.

The above Waivers/Variations are requested along with any other that the Board deems necessary. Should you have any questions or require additional information, please do not hesitate to contact me directly at our office.

Sincerely,

BOHLER ENGINEERING PA, LLC

Michael E. Jeitner, P.E