

Re: Matter of 577 Route 208 LLC

Application for Variances

Public Comments:

Five people spoke during the public hearing. Their comments are summarized below. The order of the comments does not reflect the importance or significance of the comments.

The Applicant is requested to provide a written response to the public comments, as follows:

1. Will the existing house be demolished? **Yes.**
2. How much undeveloped land / area will remain post development ? **3.6 Acres (41%)**
3. How much of the undeveloped area will consist of impervious surface(s)? **Same as #2**
4. Relative to parking,
 - a. How many spaces are required by the code? **About 300 +/-**
 - b. How many spaces are being provided ? **About 300 +/-**
 - c. How many spaces does the applicant believe it actually requires? **About 240 +/-**
 - d. How many spaces can be reserved / banked? **About 60 +/-**
5. What are the days of operation?

Warehouse / Distribution **Sunday - Thursday**

Office / Other **Monday - Friday**
6. What are the hours of operation?

Warehouse / Distribution **9:30am - 4:30pm**

Office / Other **9:00am - 5:00pm**
7. Can the Applicant give any particulars regarding the job opportunities and likely wages that will be paid worker (post construction)? **Variety of all.**
8. Will there be a traffic study in connection with the ZBA or Planning Board review? **Yes.**
 - a. Are there any proposed traffic mitigation measures? **Yes.**
9. Why is the comparison to nearby buildings in other townships / municipalities relevant?

Fronting RT 208 within less then a mile drive.

10. Why is the hardship not considered self-created when the Applicant wasn't forced to purchase this particular lot? **Because the relive requested are just Use Variances but not Area Variances which similar var has been granted for this property and the current request is just a modification & amendment.**

In addition, it is suggested that the Applicant submit the following:

11. An EAF Part 2 and Part 3 – for review and consideration by the ZBA and its consultants. **See attached.**
12. A response to any comments made by ZBA Engineer Fusco. **N/A for ZBA**
13. A visual rendering that shows the base elevation of the proposed structures, the top of the building(s), as proposed, and a line of sight showing the general extent the building will be visible from nearby roads, so the ZBA can assess the prominence of the building above the tree line. **See attached.**

May 23, 2022