# November 5, 2020

Office of Community Development

Township of Bordentown

1 Municipal Drive

Bordentown, New Jersey 08505-9193

Attn: Mike Theokas, Administrator

Director of Community Development

Re: Team Campus Phase II, LLC

9500 K. Johnson Boulevard

Block 58, Lot 36.01

Twp File – PB-2020-07

Spiezle File – 20A010 – Phase 33

Use Variance – Completeness Review

Dear Board Members:

This office has received a Use Variance application from Team Campus Phase II, LLC located at 9500 K. Johnson Blvd. The Use Variance application has been received on October 21, 2020. The site is bound by Crescent Drive (north), RT 130 (west) and the Bordens Crossing residential subdivision (east). The application is requesting a Use Variance to allow for mixed use residential development as well as commercial development. The application indicates that the buildings would occupy the previously approved footprints for the buildings.

The site was previously approved for five (5) buildings as part of a 20.0-acre Shopping Center development along RT 130 and Crescent Drive (PB Resolution N. P-2018-04). One of the buildings, the three story 78,378 sq. ft. Capital Health Building, has been subdivided from the overall 20-acre parcel (PB Resolution No. P-2019-09). The remaining four (4) buildings on Lot 36.01 include a 19,250 sq. ft. of retail space and 139,718 sq. ft. of medical office space with 1,036 parking spaces.

## I. Completeness Review

The application has been reviewed for completeness, as per Ordinance Section 25:804. Information necessary to review the Preliminary and Final Site Plan application that has not been provided includes the following:

General Requirements for all Applications:

Item # 4 – Application Fee and Escrow Deposit are required by Section 25:901. Proof that there are no outstanding uncollected fees and escrows resulting from past applications or prior submissions by the applicant or involving this property or any part thereof. The applicant should be prepared to testify. A waiver has been requested.

Item # 8 – Proof that any conditions attached to any prior approval granted for the subject property have been fulfilled. The applicant shall provide testimony as to the status of the following conditions, as well as any other outstanding conditions:

* Fencing along the top of the berm – The applicant should be prepared to testify
* Design of the emergency roadway - The applicant should be prepared to testify
* Site signage – The applicant should be prepared to testify
* Center Island Maintenance along Crescent Drive - The applicant should be prepared to testify
* Stormwater Basin Maintenance Agreement – The applicant should be prepared to testify
* Maintenance Agreement with the Homeowners Association – The applicant should be prepared to testify
* Stormwater Maintenance Manual - The applicant should be prepared to testify

A waiver has been requested.

Action by the Township on all applications:

“The Planning Board or the Zoning Board of Adjustment, as the case may be shall thereafter:

1. If the application is found to contain all of the information required by the Board shall certify that the application is complete” (Sect. 25:802.E.2).

The applicant shall provide information necessary for the Board to review the merits of the Use Variance that has been requested. Our office recommends providing the following:

* The number of residential units proposed
* The retail and commercial square footage that is proposed.
* Proposed office space square footage that is proposed
* The number of parking spaces provided for the proposed uses
* It is recommended that a Conceptual Site Plan be provided for the Board to adequately review and act upon the requested Use Variance.

## II. Zoning Review

Principal permitted uses on the land and in buildings: “Retail sales of goods and services”, “Office & office buildings” and “Shopping Centers” shall be permitted in the Highway Commercial (HC) Zone. A Shopping Center is “a group of commercial establishments built on one tract that is planned and developed as an operating unit: it provides on-site parking in definite relationship to the type and total size of the stores. The commercial establishments may be located in one or several buildings, attached or separated.” Residential uses are not permitted in the Highway-Commercial Zone. A Use Variance is required.

Area and Yard Requirements:

Highway Commercial (HC) Zone (25:408.D) “Shopping Centers”:

1. Lot area - The minimum lot area is 8.0 acre. The plan should indicate the existing lot area.
2. Lot frontage – The minimum lot frontage is 400 feet. The plan should indicate the lot frontage.
3. Lot width – The minimum lot width is 400 feet. The plan should indicate the lot width.
4. Lot depth – The minimum lot depth is 400 feet. The plan should indicate the lot depth.
5. Front yard – The minimum front yard setback requirement is 100 feet. The previously approved plan indicated conformance, providing 123 feet for RT 130 and 121.00 feet for Crescent Drive. The applicant should be prepared to testify if any changes are proposed that affect conformance.
6. Side yard - The minimum side yard setback is 100 feet. The previously approved plan indicated conformance providing 125.82 feet from Lot 34. The applicant should be prepared to testify if any changes are proposed that affect conformance.
7. Rear yard - The maximum rear yard setback is 100 feet. The plan conforms providing 100.44 feet from Lot 35.01. The applicant should be prepared to testify if any changes are proposed that affect conformance.
8. Impervious surface ratio – A maximum of 75 percent is required. The previously approved plan indicated an impervious coverage to 65,75 percent. The applicant should be prepared to testify if any changes are proposed that affect conformance.
9. Floor area ratio – A maximum floor area ratio (FAR) of 0.20 percent is required. The previously approved plans indicated 0.183 percent. The plan should be revised to indicate current conditions.
10. Building height – The maximum building height is 30 feet and two and a half stories. The application indicates that several four (4) story buildings are proposed. Variances are required.
11. Parking – The minimum requirement for a Shopping Centers six and one-half (6.5) parking spaces per 1,000 sq. ft. of net habitable floor area (25:408.F.6). As indicated above, the applicant shall be prepared to testify as to the manner in which parking will be accommodated and if any variances are required to meet the proposed need.

Please contact our office should you have any questions and/or comments regarding this application.

Very truly yours,



Jack Carman, PP, LLA

NJ PP- #33L100527300

NJ CLA - #21AS00065800

Cc: Team Campus Phase II, LLC; Tim Laurie, PE, PP, CME; Cofone Consulting Group; Mark Roselli, Esq.; Brian Carlin, Esq., Fred Turek, PE, CME; (sent via electronic transmission)