

## Variance Requests

The existing building, which is proposed to be renovated and reused within **Resort Commercial (RC)**, does not meet certain current zoning requirements. As a result, the following variances are requested:

1. **Lot Area:** A variance is requested to permit an existing lot area of 5,250 square feet, where 7,500 square feet is required. This represents an existing nonconforming condition.
2. **Lot Depth:** A variance is requested to permit an existing lot depth of 105 feet, where 150 feet is required. This represents an existing nonconforming condition.
3. **Impervious Coverage:** Approval is requested for the existing **100% impervious lot coverage**, where **80%** is normally permitted.
4. **Building Coverage:** Approval is requested for the existing **98% building coverage**, where **30%** is normally permitted.
5. **Front Yard Setback:** A variance is requested to allow a front yard setback of 0 feet instead of the required setback of 0 feet for buildings up to 35 feet in height and 20 feet for portions above 35 feet. This is an existing nonconforming condition.
6. **Side Yard Setback:** A variance is requested to allow a front yard setback of 0 feet instead of the required setback (0 feet up to 35 feet in height and 20 feet above 35 feet). This is an existing nonconforming condition.
7. **Rear Yard Setback:** Approval is requested for the existing **0-foot rear yard setback**, where a **20-foot** setback is normally required.
8. **Parking:** A parking variance is requested, as there is **no on-site parking available** on the property due to its location within the RC zone. Based on the proposed use, a total of fifty-six (56) off-street parking spaces cannot be accommodated on the subject lot due to existing site constraints and lot dimensions.

Due to the site's urban location and the nature of the proposed uses—including a supermarket, community kitchen, indoor garden, collaborative workspace, and educational spaces—most occupants are anticipated to access the site on foot. The kitchen component will primarily support online ordering and delivery services, thereby further reducing on-site parking demand.

9. A use variance is requested for aquaponic farm use in lieu of aquaponic farm not listed as a permitted use in RC district.

The **New Jersey Casino Reinvestment Development Authority (CRDA)** has jurisdiction over this property and has the authority to grant variances to allow nonconforming uses and existing site conditions.

## Waiver Requests

These waivers requests pertain to the submission of **major preliminary site plan checklist**.

**21) Stormwater management plans and drainage calculations. (19:66-31)**

**23) Grading plan** depicting direction of flow of surface run-off, spot elevations, contours within 1-foot intervals, stormwater management structures.

**24) Preliminary landscaping plan.**

**25) Lighting plan and details (19:66-36).**

**26) Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)**

**28) Road and paving cross-sections and profiles.**

**29) Solid and liquid waste management plan.**

**30) Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles**

These waivers requests pertain to the submission of **major final site plan checklist.**

**21) Stormwater management plans and drainage calculations. (19:66-31)**

**23) Grading plan** depicting direction of flow of surface run-off, spot elevations, contours within 1-foot intervals, stormwater management structures.

**24) Preliminary landscaping plan.**

**25) Lighting plan and details (19:66-36).**

**26) Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)**

**28) Road and paving cross-sections and profiles.**

**29) Solid and liquid waste management plan.**

**30) Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles**

**32) Estimate of costs of onsite and off-site improvements (19:66-4.3).**