



All uses are pre-existing non-conforming uses except for wall signage. Following are the relevant and applicable sections:

- 1- **Parking**
N.J.A.C.19:66-5.8 (b) 5. Banks without drive-through facilities: One space for each 400 square feet of floor area.
- 2- **Front yard setback**
N.J.A.C.19:66-5.12(a)1 iv (8) Minimum front yard: five feet;
- 3- **Building Coverage**
N.J.A.C.19:66-5.12(a)1 iv (6) Maximum building coverage: 30 percent;
- 4- **Impervious Coverage**
N.J.A.C.19:66-5.12(a)1 iv (7) Maximum impervious coverage: 80 percent;
- 5- **Lot Area**
N.J.A.C.19:66-5.12(a)1 iv (2) Minimum lot area: 5,000 square feet;
- 6- **Lot Frontage**
N.J.A.C.19:66-5.12(a)1 iv (5) Minimum lot frontage: 50 feet;
- 7- **Lot Width**
N.J.A.C.19:66-5.12(a)1 iv (4) Minimum lot width: 50 feet;
- 8- **Wall Signage**
N.J.A.C. 19:66-5.7 Signs

Due to the fact that the CRDA is relying on a 1960's property record card instead of a more modern Certificate of Land use Compliance regarding the previous use we amended our plans to reflect this change. The previous use is now officially a Bank without drive through. Existing parking is calculated from 1 car per 400 sqft on the first floor and the proposed parking is calculated from 1 car per 300 sqft. That increases the parking load by 2.6 cars which are then rounded up to a 3 car parking increase. Therefore parking is our only variance for an additional 3 car parking load.

There is only one wall sign on the front elevation and the percentage of sign area to front façade area is only about 5%. Therefore the proposed sign as shown on our plans is compliant and does not require a variance.

Otherwise, items 2 through 7 above are all existing nonconformities. Which will be discussed in testimony but do not require variance.

Thank you,

Craig Dothe RA PP
Architect/Planner