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## Site Plan Variance and Waiver List

September 2020

Tesla, Inc.  
Proposed Parking Improvements  
Block 463.01, Lot 12  
1840-50 Old Cuthbert Road  
Township of Cherry Hill, Camden County, NJ  
DEC # 1990-99-005

### Variance

#### Off-Street Loading:

- [§ 510.B(1)] – For buildings up to twenty thousand square feet of gross floor area, one (1) off-street loading space shall be provided. For each additional twenty-thousand square feet of gross floor area, or fraction thereof, one (1) additional loading space shall be provided. (§ 510.b(1))

*The proposed development does not include the three required loading spaces. Therefore, a variance will be requested for this requirement.*

### Design Waivers

#### Off-Street Parking:

- [§ 508.G.1] – Each off-street parking area shall have interior islands with a minimum area equivalent to one parking space per every ten (10) spaces.

*Interior islands were not designed onsite in order to maximize the number of parking spaces utilized for outdoor storage. Therefore, a design waiver will be requested for this requirement. In addition, please note interior islands are not onsite under existing conditions.*

- [§ 508.G.6] – One perpendicular median landscaped island shall be provided for every three parking bays.

*As noted above, landscaped median islands were not designed onsite in order to maximize the number of parking spaces utilized for outdoor storage. Therefore, a design waiver will be requested for this requirement. In addition, please note landscaped median islands are not onsite under existing conditions.*

- [§ 508.G.10.] -No more than twenty (20) parking spaces shall be placed in one row of parking without an intervening landscape island.

*As noted above, landscaped median islands were not designed onsite in order to maximize the number of parking spaces utilized for outdoor storage. Therefore, a design waiver will be requested for this requirement.*

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## Submission Waivers

### Minor Site Plan Checklist

- Item 6 – Environmental Assessment
  - **A waiver is requested from providing an Environmental Assessment as the scope of the project is minimal and is primarily within the existing parking area.**
  
- Item 11 – Additional reports
  - **A waiver is requested from providing any additional reports as the scope of the project is minimal and is primarily within the existing parking area.**
  
- Item 25 – Building Plans
  - **A waiver is requested from providing Building Plans as the scope of the project is minimal and is primarily within the existing parking area. There will be no changes proposed to the existing building. The details of the signage on the building is provided in the accompanying Minor Site Plan drawings.**
  
- Item 26 – Floor Plan
  - **A waiver is requested from providing Floor Plans as the scope of the project is minimal and is primarily within the existing parking area. There will be no changes proposed to the existing building.**
  
- Item 50 – Existing elevations and contour lines
  - **A waiver is requested from providing the existing elevations as the scope of the project is minimal and is primarily within the existing parking area and there are no changes proposed for the grading onsite.**
  
- Item 51 – Proposed grades
  - **A waiver is requested from providing the proposed grading as there are no changes proposed for the grading onsite.**
  
- Item 54 – Tree Location
  - **A waiver is requested from providing the tree location of each tree onsite as the scope of the project is minimal and is primarily within the existing parking area. The site is predominantly woods and the standalone trees located within the parking area are identified with the tree diameter (greater than 8") in the survey.**
  
- Item 55 – Location of all existing and proposed water course within 500 feet of the development.
  - **A waiver is requested from providing the location of all existing and proposed water course within 500 feet of the development as the scope of the project is minimal and is primarily within the existing parking area. We do not anticipate that the proposed improvements will affect the adjacent existing watercourses.**

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- Item 57 – Freshwater wetlands, transition areas and stream buffers.
    - **A waiver is requested from providing the freshwater wetlands, transition areas and stream buffers as the scope of the project is primarily within the existing parking area and will not affect the adjacent wetlands or transition areas.**
  
  - Item 58 – Landscaping Plan
    - **A waiver is requested from providing a Landscaping Plan as the scope of the project is minimal and is primarily within the existing parking area. There will be no changes proposed to the surrounding landscaping from existing conditions.**
  
  - Item 59 – Design Calculations
    - **A waiver is requested from providing design calculations as the scope of the project is primarily within the existing parking area and will not affect the existing stormwater infrastructure onsite.**
  
  - Item 61 a-e– Utilities
    - **A waiver is requested from providing the detailed utility information as the scope of the project is primarily within the existing parking area and will not affect the existing utilities onsite.**
  
  - Item 62 – Septic System Infrastructure
    - **A waiver is requested from providing septic system infrastructure as the scope of the project is primarily within the existing parking area and will not affect the existing utilities onsite.**
  
  - Item 63 – Name, locations and dimensions of all existing streets, driveways, connections by the development to existing streets, sidewalks, bike routes, water, sewer or gas mains within 200’;
    - **A waiver is requested from providing the requested site features as the scope of the project is primarily within the existing parking area and will not affect the surrounding existing site features.**
  
  - Item 64.g – Radii of Curbing
    - **A waiver is requested from providing the radii of curbing as the scope of the project is primarily within the existing parking area and there are no changes proposed to the existing curbing.**
  
  - Item 64.t – Proposed grades
    - **A waiver is requested from providing the proposed grading as there are no changes proposed for the grading onsite.**

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- Item 65 – Lighting Plan
    - **A waiver is requested from providing a Lighting Plan as the scope of the project is minimal and is primarily within the existing parking area. There will be no changes proposed to the existing lighting.**
  
  - Item 66.a – Sewer & Water type of pipes and mains
    - **A waiver is requested from providing the detailed utility information as the scope of the project is primarily within the existing parking area and will not affect the existing utilities onsite.**
  
  - Item 67 – Utility Service Letters
    - **A waiver is requested from providing the utility service letters as the scope of the project is primarily within the existing parking area and will not affect the existing utilities onsite.**