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December 23, 2019

By Hand Delivery

Department of Community Development
Cherry Hill Township
820 Mercer Street
Cherry Hill, NJ 08002

RECEIVED
DEC 24 2019
COMMUNITY DEVELOPMENT

Re: Application for Preliminary and Final Major Site Plan Approval, Use Variances and Bulk Variances for Block 71.01, Proposed Lot 2.01, 2348 Route 70 West, Cherry Hill, NJ

Dear Sir/Madam:

This firm represents Route 70 West LLC, the owner of Block 71.01, Lot 2, which is the subject of an application for minor subdivision and major site plan approval (application No. 19-Z-0030) filed by KM Hotels, LLC, the contract purchase of the portion of Lot 2 that is to be developed in to the hotel facilities and associated uses. The balance of the original property, identified as Proposed Lot 2.01, currently is occupied by Magic Carwash, which intends to remain in operation but also intends to improve its facility and site. On behalf of Route 70 West LLC, and at the suggestion of Cherry Hill Township Community Development staff, we are submitting the enclosed preliminary and final site plan with use variances and bulk variances application and accompanying plans and materials to you. We understand that the hotel site application and subdivision application were originally filed for review and determination by the Planning Board but that the use variances needed for Proposed Lot 2.01 now require both applications to be under the jurisdiction of the Zoning Board.

This Application seeks preliminary and final site plan approval for the renovation of the existing carwash facility and reconfiguration of the access into and around the carwash, as well as construction of an approximate 2,474 square foot coffee shop with drive-through window, parking and trash enclosure. There is no proposed interconnection between the carwash facility and the hotel parcel. Variances and design waivers being requested with respect to Proposed Lot 2.01 are detailed in the application. Submission waivers have also been requested for items that were previously provided in connection with the subdivision application by the hotel operator, and for items that we request are deferred to our public hearing (providing pictures of the site) or for items that the applicant has requested will be deferred to approval conditions. A more detailed summary of the application (in satisfaction of Checklist Item 16) is included in the application document.

With respect to the enclosed Checklist, we are submitting either the required checklist items or have requested a waiver. Those items which we are requesting a waiver are as follows:

1. Item #4 – Traffic Impact Study. Access into and out of the subject property is totally under NJDOT jurisdiction. We will be getting direction from NJDOT on what information they require to evaluate the access and will provide this information to the Township at that time. The car wash currently exists. It is anticipated that the addition of the donut/coffee shop will still result in a minor access permit due to the number of pass by trips involved.

2. Item #5 – Environmental Impact Report. This information was supplied with the Hotel application.

3. Item #6 – Environmental Assessment. This information was supplied with the Hotel application.

4. Item 11 – Additional reports. This item does not apply to this Application.

5. Item #14 – Photographs of the Site. The applicant requests to defer this submission for the public hearing where photos will be mounted on boards for display to the Board and the public.

6. Item #20 – Survey. A survey of Lot 2 was provided with the Hotel application.

7. Item #60 – Soil borings. This information was provided as part of the Hotel application.

8. Item #64.f - Identifying loading areas on the plans. The Applicant has requested a variance to not include a loading dock or loading area on the site. Neither the carwash facility nor the coffee shop operations require standard loading operations and can receive supplies by small truck off-hours with no conflict between loading and customer traffic. Testimony on the operations, hours of supply delivery and deliveries expected will be provided at the public hearing.

As required in the Planning Board Application Procedures Outline, we have requested the Tax Search from the Tax Collector's office (a copy of our letter is included) and will provide copies of the results as soon as the information is received.

We will be submitting our application for site plan review from the Camden County Planning Board once we confirm that the enclosed application is ready for public hearing. We will provide the same to you for processing and return to us for forwarding to the Camden County Planning Board offices.

The project engineers will be submitting an application to the Camden County Soil Conservation District directly and will provide a copy of that submission to you under separate cover. We will copy you on the transmittal to the County when that happens.

Per the Township application instructions, in addition to the original application and three (3) copies of the application, the following are included with this submission:

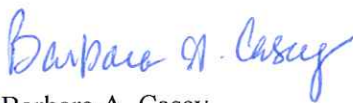
- (a) Three (3) full size copies of the Preliminary and Final Site Plan;
- (b) Three (3) copies of the Storm Water Management Narrative and Storm Water Maintenance Manual;
- (c) Three (3) copies of the Operator's Recycling Program statement with respect to the carwash. No specific user has been identified for the coffee shop so no definitive specific program can be provided for that facility. The facility, at a minimum, will be obligated to comply with New Jersey State requirements and the requirements of Cherry Hill Township;
- (d) Three (3) copies of the completed Site & Subdivision Plan Checklist;
- (e) One copy of the 200 foot property owner lists. Once we have a hearing date, we will update this list for notice purposes; and
- (f) One original escrow agreement and completed and signed W-9 form.

Also enclosed are two cashier's checks, both made payable to Cherry Hill Township, one in the amount of \$2,000 representing the application fees for this application, and one in the amount of \$8,000 representing the required escrow fees.

We intend to provide additional copies of the plans and reduced size sets once you deem the application complete and any changes are incorporated in anticipation of our public hearing.

Should you have any questions, please call me. Please let us know at your earliest convenience when this application would be scheduled for a public hearing.

Sincerely,


Barbara A. Casey

BAC/bac

Enclosures

CC: David Lee (w/o enclosures via email)
Clifford Quay, PE, PP (w/o enclosures via email)
Robert Mintz, Esquire (w/o enclosures via email)