

November 18, 2020
Via Email

Cosmas P. Diamantis, Esq.
Director of Community Development
Cherry Hill Township
820 Mercer Street
Cherry Hill, NJ 08002

**RE: Preliminary / Final Site Plan
Proposed Ellisburg Shopping Center
Block 340.02, Lot 7
22 New Jersey Route 70
Township of Cherry Hill
Camden County, New Jersey
BENJ File No. JM180678**

Dear Mr. Diamantis:

Enclosed please find the following documents constituting our formal resubmission with regard to the above-referenced project:

- Two (2) signed and sealed sets of the *Preliminary / Final Site Plans* prepared by our office, dated April 15, 2020, last revised November 16, 2020
- Two (2) signed and sealed copies of the *Stormwater Management Report* prepared by our office, dated May 2020, last revised November 2020

Our office is in receipt of the Completeness Review prepared by the Cherry Hill Department of Community Development dated October 23, 2020, Code Review prepared by Fred Kuhn, Construction Official, dated October 10, 2020, Cherry Hill Police Department Review prepared by James Weist, dated October 6, 2020, and Cherry Hill Fire Department Review.

Accordingly, we offer the following responses, which correspond numerically to the comments within the aforementioned documents:

Completeness Review prepared by the Department of Community Development dated October 23, 2020:

I. General Information-

- A. Acknowledged
- B. Acknowledged
- C. Acknowledged
- D. Acknowledged
- E. Acknowledged

II. Completeness Review-

- A. Acknowledged

B. Checklist Items:

4. Testimony will be provided at the Planning Board regarding the impact of the proposed development on the site, the proposed site circulation, the trip generation, and the parking demand for the proposed development and the site in general. Additionally, the plans have been revised to eliminate the two-way circulation with the proposed BurgerFi parking area to promote safe and efficient circulation and queuing.
5. A waiver is requested from providing an Environmental Impact Report. The proposed development consists of converting an existing retail building and a gas station into two restaurant pads. Both areas are within the developed center, and there is no increase in impervious coverage for the site. Additionally, a do not enter sign is proposed at the existing BurgerFi driveway.
6. Testimony to be provided at the hearing
7. Acknowledged
8. The stormwater water management approach for the development is to maintain the existing drainage patterns for the center. The site is fully developed in its existing conditions, and the drainage patterns were maintained in the post-development conditions. Additionally, the development will result in a slight decrease in impervious cover for the site. No stormwater management facilities are proposed for this development.
9. Acknowledged
10. The plans have been revised to increase the proposed trash enclosure's size to accommodate the proposed use. Additionally, the overall site plan has been revised to denote the permitted trash pickup.
14. Acknowledged
15. Acknowledged
16. Testimony regarding the proposed use and operation of the BurgerFi use to be provided at the hearing.
18. Acknowledged
32. The zoning schedule on sheet C-301 has been revised to denote the correct impervious cover, open space and the requested parking setback and signage variances.
34. The plan has been revised to eliminate a portion of the pavement to the west of the existing Stein Mart building, which resulted in a reduction of the site impervious cover.
35. Testimony to be provided at the hearing
36. Testimony to be provided at the hearing
37. The plans have been revised to list the correct variance associated with the lot frontage. Additionally, as discussed in the workshop review, no alcoholic beverages are proposed for either establishment. The signage for proposed Restaurant "A" is a placeholder since the user is not known at this time. the signage will comply with the ordinance or a separate

application will be filed to seek any requested variance relief. Lastly, the plans have been revised to include additional functional signs on the glass panels of the Burger Fi. The other restaurant's proposed signages are a place holder since it is not known at this time.

39. Acknowledged

47. The trash enclosure for both restaurants has been relocated, and the requested variances eliminated.

54. Acknowledged

58. The landscaping plan has been revised as requested. Additionally, as discussed at our workshop irrigation will not be provided, our office will work with the board's engineer on the selection of drought tolerant species.

59. Acknowledged

60. Acknowledged

61. Acknowledged

64. Streets

c. The applicant is agreeable to complying with the conditions in the October 8, 2020 letter from the Cherry Hill Township Fire Marshall. The applicant is in the process of finalizing the MEP drawing for the proposed BurgerFi

d. The plans have been revised to eliminate the two-way circulation pattern adjacent to the east of the BurgerFi

f. Testimony to be provided at the hearing regarding the operations of the proposed BurgerFi. Additionally, the overall site plan has been revised to denote the permitted trash pick times. Lastly, a portion of the existing pavement to the west of the existing Stein Mart is proposed to be removed and replaced with a lawn. There is an existing outside freezer within this area, and it is proposed to be removed as a result of this application and is not currently used for loading. Additionally, testimony to be provided the hearing regarding deliveries and operations of the center

i. Acknowledged

j. Acknowledged

l. Acknowledged

u. The overall site plan has been revised to add the requested notes regarding the proposed striping material and the maintenance and upkeep responsibility. Additionally, the BurgerFi trash enclosure has been enlarged and the chain link detail has been eliminated from the plans.

65. The proposed lights poles will complement the existing poles, the proposed fixtures are LED with the slim box fixture. Will Comply with other stated items

66. Acknowledged

67. Will Comply as a condition of approval.

68. Will comply

C. Acknowledged

III. Department of Community Development Comments-

A. The overall site plan has been revised as requested. Additionally, as confirmed by the Department at our workshop meeting the proposed restaurant uses in the Shopping center are permitted uses.

B. The plans have been revised to denote the requested variances. Additionally, Testimony will be provided at the hearing.

C. The plans have been revised to denote the requested design waivers.

D. Comments:

1. All design waivers and variances have been listed on the Overall Site Plan.

2. Additional sidewalk connections have been added from the sidewalk along Kings Highway to the proposed restaurant pads and a sidewalk connection between the proposed restaurant pad, the proposed BurgerFi, and the existing Honeygrow. Additionally, stamped Asphalt has been added to the intersections adjacent to the proposed BurgerFi, and the pertinent details have been added to the plans per these changes.

3. Decorative bollards will be installed and are shown on overall site plans and the site plan sheets. Additionally, bollards details have been added to the details. Lastly, as discussed at our workshop a phasing plan is not provided since most of the improvements associated with the construction of BurgerFi, site circulations and the ADA modifications will be installed in phase I, Phase II entails the construction of restaurant pad "A" after selection of a tenant and the final design of the building is confirmed.

3-12 Testimony will be provided.

12-16 Will comply.

17. Acknowledged.

18. Acknowledged.

19. Acknowledged.

Code Review, prepared by Fred Kuhn, Construction Official, dated October 10, 2020:

1. Acknowledged.

2. Acknowledged.

3. Acknowledged.

Cherry Hill Police Department Review, prepared by PO James Weist 352, dated October 6, 2020:

1. The parking lot layout surrounding the proposed BurgerFi has been modified to permit only one-way traffic. Necessary signage has been added to the plan set and "Do Not Enter" striping at the intersection to the north of the proposed BurgerFi.
2. If any construction is to impact Kings Highway, a permit will be obtained from the NJDOT.

Cherry Hill Fire Department Review, dated October 8, 2020:

1. Will Comply
2. Will Comply
3. Will comply.

Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

Sincerely,
BOHLER ENGINEERING NJ, LLC



Ahmad Tamous, P.E.



Greg DiBona, LLA