

# **TOWNSHIP OF BERNARDS** **ZONING BOARD OF ADJUSTMENT**

## **REGULAR MEETING AGENDA**

Warren Craft Meeting Room

August 9, 2023

7:30 PM

This meeting will be held in person in the Warren Craft Meeting Room. For those interested in watching on their computers, the link will be available at 7:30 PM by clicking on the "Watch the Meeting Live" icon on the Bernards Township Zoning Board of Adjustment web page. Please note that all questions/comments must be made in person.

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. OPEN PUBLIC MEETING STATEMENT**
- 4. ROLL CALL**
- 5. APPROVAL OF MINUTES**
  - A.** July 13, 2023 – Special Session
- 6. APPROVAL OF RESOLUTIONS**
  - A.** Lembo, Matthew J.; Block 708, Lot 5; 17 Tysley Street, ZB23-008 (approved)
  - B.** Norton, Gregory & Jennifer; Block 6303, Lot 25; 76 Highland Avenue; ZB23-011 (approved)
- 7. COMPLETENESS HEARING**
  - A.** Rogers, Barbara (Mendham Country Day School); Block 501, Lot 10; 204 Morristown Road; Preliminary/Final Site Plan, Conditional Use Variance; ZB23-014
- 8. PUBLIC HEARING** (continued from 06/07/2023)
  - A.** [Signature Acquisitions LLC](#); Block 11201, Lots 2 & 3; 150 Allen Road; Preliminary/Final Site Plan, Bulk Variances, "d" Variances; ZB22-028
- 9. COMMENTS FROM MEMBERS**
- 10. COMMENTS FROM STAFF**
- 11. ADJOURN**

07/13/2023 dssw

**TOWNSHIP OF BERNARDS**  
**2022 ZONING BOARD OF ADJUSTMENT APPLICATION**

<input checked="" type="checkbox"/> Bulk or Dimensional ("c") Variance <input type="checkbox"/> Use ("d") Variance <input type="checkbox"/> Conditional Use ("d") Variance <input checked="" type="checkbox"/> Floor Area Ratio, Density, or Height ("d") Variance <input checked="" type="checkbox"/> Site Plan - Preliminary / Final	<input type="checkbox"/> Appeal of Zoning Officer's Decision <input type="checkbox"/> Interpretation of Zoning Ordinance <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Major Subdivision - Preliminary / Final <input type="checkbox"/> Other (specify): _____
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**1. APPLICANT:** Signature Acquisitions, LLC

Address: 20 Commerce Drive, Cranford, NJ 07016

Phone: (home) \_\_\_\_\_ (work) (908) 577-7597 (mobile) \_\_\_\_\_

Email (will be used for official notifications): \_\_\_\_\_

**2. OWNER (if different from applicant):** SIG 150, LLC

Address: 20 Commerce Drive, Cranford, NJ 07016

Phone: 212 470-5200 Email (will be used for official notifications): \_\_\_\_\_

**3. ATTORNEY:** Jeffrey B. Lehrer

Address: 15 Mountain Blvd., Warren, NJ 07059

Phone: (908) 757-7800 Email (will be used for official notifications): jlehrer@newjerseylaw.net

**4. OTHER PROFESSIONALS** (Engineer, Architect, etc. Attach additional sheet if necessary): See Attached

Name: Robert C. Moschello, P.E. Profession: Engineer

Address: 265 Main Street, P.P. Box 400, Gladstone, NJ 07934

Phone: (908) 234-0309 Email (will be used for official notifications): rmoschello@gladstonedesign.com

**5. PROPERTY INFORMATION:** Block(s): 11201 Lot(s): 3 Zone: E-2

Street Address: 150 Allen Road Total Area (square feet/acres): 28.305 Acres

**6. ARE THERE ANY PENDING OR PRIOR PLANNING BOARD OR BOARD OF ADJUSTMENT APPLICATIONS INVOLVING THE PROPERTY?** ☒ No ☐ Yes (if yes, explain or attach Board resolution) \_\_\_\_\_

**7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY?** ☒ No ☐ Yes (if yes, explain) \_\_\_\_\_

**8. ARE THERE ANY DEED RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY?**

[ ] No [X] Yes (if yes, explain) See Title Report Attached

**9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST:** \_\_\_\_\_

See Attached

**10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.):** \_\_\_\_\_

See Attached

**11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION:** \_\_\_\_\_

See Attached

**12. NOTARIZED SIGNATURES (ALL APPLICANTS AND OWNERS MUST SIGN):**

**APPLICANT(S) SIGN HERE:**

I/we, Signature Acquisitions, LLC hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s): Jeffrey B. Lehrer and Attorney for Applicant

Sworn and subscribed before me, this 22nd day of September, 2022.

Michael E. Silbert  
Notary



MICHAEL E. SILBERT, ESQ.  
ATTORNEY AT LAW OF THE  
STATE OF NEW JERSEY



**OWNER(S) SIGN HERE (IF APPLICANT IS NOT THE OWNER):**

If the application is made by a person or entity other than the property owner, or by less than all of the property owners, then the property owner or the additional owners must complete the following:

I/we, \_\_\_\_\_ the owner(s) of the property described in this application,

hereby authorize \_\_\_\_\_ to act as my/our agent for purposes of making and prosecuting this application and I/we hereby consent to the variance relief (if any) granted and all conditions of approval thereof.

**SEE SEPARATE PAGE**

Signature of owner(s): \_\_\_\_\_

Sworn and subscribed before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary



# Owner's Consent Form

[ ] No [ ] Yes (if yes, explain)

## 9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST:

150 Allen Rd is currently a 185,000 SF  
OFFICE BUILDING - WE PROPOSE TO CONVERT IT  
TO (2) 130,000 SF LIGHT MANUFACTURING

## 10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.):

- PARKING VARIANCE
- FAR VARIANCE

## 11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION:

- ADDITIONAL PARKING IS NOT IN DEMAND.
- ADDITIONAL FAR WILL NOT HAVE A DETRIMENTAL IMPACT ON ZONE PLAN.

## 12. NOTARIZED SIGNATURES (ALL APPLICANTS AND OWNERS MUST SIGN):

### APPLICANT(S) SIGN HERE:

I/we, \_\_\_\_\_ and \_\_\_\_\_ hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s): \_\_\_\_\_ and \_\_\_\_\_

Sworn and subscribed before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary

### OWNER(S) SIGN HERE (IF APPLICANT IS NOT THE OWNER):

If the application is made by a person or entity other than the property owner, or by less than all of the property owners, then the property owner or the additional owners must complete the following:

I/we, SIG 150 LLC the owner(s) of the property described in this application,

hereby authorize SIGNATURE ACQUISITION LLC to act as my/our agent for purposes of making and prosecuting this application and I/we hereby consent to the variance relief (if any) granted and all conditions of approval thereof.

Signature of owner(s): [Signature]

Sworn and subscribed before me, this 16th day of September, 2022

[Signature]  
Notary



MICHAEL E. SILBERT, ESQ.  
ATTORNEY AT LAW OF THE  
STATE OF NEW JERSEY



## DESCRIPTION OF THE PROPERTY AND PROPOSED PROJECT

Applicant is proposing to construct two (2) mixed-use buildings ("Building A" and "Building B") on property designated as Block 11201, Lot 3 on the Official Tax Map of the Township of Bernards (the "Property"), more commonly known as 150 Allen Road. The Property currently includes an office building consisting of 174,546 SF. The Property is located in the E-2 Zone District.

The Applicant proposes to remove the existing office building and construct two (2) buildings: Building A, consisting of 97,185 SF of light-industrial/manufacturing space and 30,792 SF of office space (127,977 SF total), and Building B, consisting of 101,792 SF of light-industrial/manufacturing space and 28,759 SF of office space (130,551 SF total) on the Property. The total gross floor area of the two proposed buildings is 258,528 SF. 24 trailer loading spaces are proposed (12 at each building) and 328 parking spaces are proposed. Of the 328 parking spaces proposed, 105 existing parking spaces will remain, 88 spaces are to be located under Building A and 89 spaces are to be located under Building B. 14 Make-Ready parking spaces will be provided which count as two spaces each in accordance with P.L. 2021, c.171 (§40:55D-66.18 et al.).

The proposed light manufacturing use of the buildings will be consistent with the Township's permitted uses in the E-2 Zone and will consist of activity which involves the assembly of products from previously prepared materials and will not involve the synthesis of chemicals or the processing of raw materials.

## DESCRIPTION OF VARIANCES AND DESIGN WAIVERS/EXCEPTIONS

The following **variances** are requested in connection with this application:

1. **Sec. 21-15.2(d), Table 506: Setback for a Building Canopy From A Residential Zone:**

REQUIRED: 100 ft.

PROPOSED: 92 ft.

2. **Sec. 21-10.5(b), Table 402: Max. Building Height:**

MAX PERMITTED: 48 ft.

PROPOSED: 52.6 ft.

3. **Sec. 21-10.5(b), Table 402: Max. Floor Area Ratio:**

MAX. PERMITTED: 15%

PROPOSED: 21%

4. **Sec. 21-22.1: Required Number of Spaces** – Whereas manufacturing/warehouse use requires 1 Space/500 SF or 1 space per employee and based upon a total of 198,977 SF of manufacturing space proposed, 399 parking spaces are required. Whereas office space requires 4 Spaces/1,000 SF and based upon a total of 59,551 SF of office space proposed, 240 parking spaces are required.

REQUIRED: 639 Spaces

PROPOSED: 328 Spaces

5. **Sec. 21-14.2(b)(2)(b): Disturbance of Areas with Slopes between 20-25%:**

MAX. PERMITTED : 20% (0.014 Acres)

PROPOSED: 41% (0.029 Acres)

6. **Sec. 21-16.3(b): Max. Retaining Wall Height**

MAX. PERMITTED: 8 ft.

PROPOSED: 13.5 ft.



The following **design waivers/exceptions** are requested in connection with this application:

1. **Sec. 21-41.2: Light Mounting Height:**

MAX. PERMITTED: 12 ft.

PROPOSED: 16 ft.

2. **Sec. 21-41.3: Average Light Illumination Levels:**

MAX. PERMITTED: Avg. illumination of 0.9 Footcandles

PROPOSED:

- Avg. illumination of 1.1 Footcandles in the loading dock for Building A.
- Avg. illumination of 1.6 Footcandles in the loading dock for Building B.
- Avg. illumination of 1.0 Footcandles in both areas of under building parking.

3. **Sec. 21-45.1: Replacement Trees:**

REQUIRED: 649 Replacement Trees

PROPOSED: 176 Replacement Trees

## ARGUMENTS IN SUPPORT OF APPLICATION

This application (the "Application") proposes the development of two (2) mixed-use buildings ("Building A" and "Building B", referred to collectively as the "Project") on property designated as Block 11201, Lot 3 on the Official Tax Map of the Township of Bernards (the "Property"), more commonly known as 150 Allen Road. The Property is located in the E-2 zone and it currently includes an office building consisting of 174,546 SF. The following proposed uses are permitted in the E-2 zone: (1) Administrative, business, executive, and professional office buildings; (2) light manufacturing, provided that it does not involve the synthesis of chemicals or the processing of raw materials. The Applicant seeks preliminary and final site plan approval together with "D-4" variance and other bulk variance relief.

Under the *Coventry Square* standard, the subject Property can accommodate the proposed FAR without substantial detriment to the surrounding properties, nor will the proposed FAR substantially impair the intent and purpose of the zone plan and zoning ordinance. The site is particularly suited for more intensive development and can accommodate the proposed floor area which is larger than what is permitted by Ordinance. Notwithstanding the applicant's deviation from the Township's maximum FAR requirements, the site is well suited for office and light-manufacturing uses. The project will not detract from the charm of downtown Basking Ridge. It promotes the Township's stated objective of providing sufficient space in appropriate locations for commercial and industrial uses to meet the needs of all New Jersey citizens. The Project will promote a desirable visual environment through creative development techniques and good civic design and arrangements and will aid in the Township's goal of balancing among various land uses that respects and reflects the goals of the master plan.

There are other bulk variances and design waivers sought in conjunction with this application including but not limited to setbacks, parking, and building height. Further testimony will be provided at the public hearing on this Application.

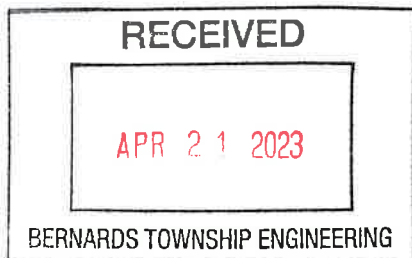




**DiFrancesco Bateman**  
Kunzman, Davis, Lehrer & Flaum, P.C.

15 Mountain Boulevard  
Warren, New Jersey 07059

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Fax: (908) 757-8039  
[www.newjerseylaw.net](http://www.newjerseylaw.net)



Jeffrey B. Lehrer  
Member  
Extension 180  
[jlehrer@newjerseylaw.net](mailto:jlehrer@newjerseylaw.net)

April 21, 2023

**VIA HAND DELIVERY AND EMAIL**

Ms. Cyndi Kiefer, Zoning Board of Adjustment Secretary  
Township of Bernards Planning & Zoning  
277 South Maple Avenue  
Basking Ridge, New Jersey 07920

**Re: Application Amendment – Inclusion of Block 11201, Lot 2  
Signature Acquisitions, LLC – Allen Road  
Application #22-028-ZB  
DB File No.:C24887**

Dear Ms. Kiefer:

As you are aware, this firm represents Signature Acquisitions, LLC (“Signature”) in connection with an application for preliminary and final major site plan approval with certain “d” and “c” variance relief. Please allow this letter to serve as a formal amendment to the above-captioned application. The original application was for property located at Block 11201, Lot 3, as shown on the Official Tax Map of the Township Bernards. By way of this letter, Signature does hereby formally amend its application to include both **Block 11201, Lot 2** and Block 11201, Lot 3 (the “Property”) in its application for preliminary and final major site plan approval to the Bernards Township Zoning Board of Adjustment (the “Board”) as indicated in the enclosed materials.

Signature seeks to demolish the existing office building on Lot 3 in order to construct two (2) new light manufacturing buildings with office space (identified on the site plan as “Building A” and “Building B”) on Lot 3. Building A is proposed to consist of 97,185 SF of light manufacturing space and 30,792 SF of office space (127,977 SF total) and Building B is proposed to consist of 101,792 SF of light manufacturing space and 28,759 SF of office space (130,551 SF total). The Applicant proposes access to Lot 3 by way of the existing driveway located on Lot 2. The Applicant proposes minor improvements to the existing driveway on Lot 2 within an existing easement area, which improvements have been identified by the County Planning Board in one or more of its review letters.

The enclosed materials shall serve as Signature's formal amendment to its application which includes an amended request for the variance relief and exceptions sought emanating from Signature's inclusion of Lot 2 to its application. Signature will provide legal notice for the upcoming scheduled hearing before the Board on May 3, 2023. Legal notice is scheduled to be published in the *Courier News* on April 23, 2023, which notice will also be sent to those property owners within 200' of the Property ten (10) days in advance of the hearing.

Out of an abundance of caution and to eliminate all alleged jurisdictional issues, Signature has elected to amend its application and notice for certain "d" and "c" variance relief. Signature contends that some of the variance relief sought in connection with this application is neither necessary nor pertinent to the application to be heard before the Board. While Signature has elected to include these variances in its amended application, Signature reserves the right to argue at the upcoming hearings on this matter that certain variance relief requested is not required for this application. As such, this amended application should not be construed as Signature's acquiescence that the additional variance relief sought is necessary.

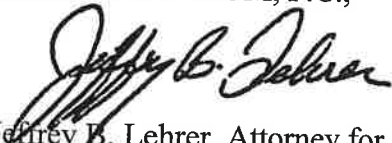
In support of this amended application, I enclose the following materials:

- 1) Seventeen (17) copies of a list variance relief and exceptions sought, entitled "Variance Relief Sought to the Extent Necessary" in connection with this amended application;
- 2) Seventeen (17) copies of a signed Owner's Consent from an authorized representative of Allen Center Farm, LLC, the owner of Lot 2, authorizing the making of and prosecution of this amended application and the variance relief sought therein;
- 3) Seventeen (17) copies of a signed Contribution Disclosure Statement from an authorized representative of Allen Center Farm, LLC, the owner of Lot 2;
- 4) Seventeen (17) copies of a letter from Robert C. Moschello, PE, of Gladstone Design, Inc., dated April 19, 2023, indicating the formal inclusion of Lot 2 to the revised site plan set;
- 5) Seventeen (17) copies of an updated site plan cover sheet, entitled "150 Allen Road Lots 2 & 3 Block 11201 Township of Bernards Somerset County New Jersey" prepared by Robert C. Moschello, PE, of Gladstone Design, Inc., last revised April 21, 2023;
- 6) Seventeen (17) copies of a letter from Edward Neighbour, AIA, of Parette Somjen Architects, dated April 19, 2023, indicating the formal inclusion of Lot 2 to the revised architectural plan set;
- 7) Seventeen (17) copies of an updated architectural plan cover sheet, entitled "Signature Acquisitions Office and Light Manufacturing 150 Allen Road Basking Ridge, NJ 07920 Block: 11201, Lot: 2 & 3," identified as sheet "A11" prepared by Edward Neighbour, AIA, of Parette Somjen Architects, dated April 19, 2023;

- 8) Seventeen (17) copies of a letter from Matthew J. Seckler, PE, PP, PTOE and John R. Corak, PE, of Stonefield Engineering and Design, LLC, dated April 19, 2023, indicating the inclusion of Lot 2 to the Traffic Impact Study; and
- 9) Seventeen (17) copies of a revised Traffic Impact Study, prepared by Matthew J. Seckler, PE, PP, PTOE and John R. Corak, PE, of Stonefield Engineering and Design, LLC, dated September 16, 2022, last revised April 19, 2023;

Digital copies of the enclosed materials will be provided to the Township and to the identified objecting attorneys.

Respectfully submitted,  
DIFRANCESCO BATEMAN  
KUNZMAN, DAVIS,  
LEHRER & FLAUM, P.C.,



Jeffrey B. Lehrer, Attorney for Applicant

Cc. Steven Warner, Esq., Board Attorney (via email)  
David Schley, PP, Township Planner (via email)  
Donald L. Berlin, Esq. (via email)  
Robert F. Simon, Esq. (via email)  
Jennifer P. Smith, Esq. (via email)



## **Variance Relief Sought to the Extent Necessary**

### **150 Allen Road**

### **Signature Acquisitions, LLC – Amended Application (22-028ZB)**

### **Bernards Township Zoning Board of Adjustment**

- Use variance relief pursuant to N.J.S.A. 40:55D-70(d)(1) may be required for Block 11201, Lot 2 as Lot 2 is located in the Township's R-1 Residential Zone, where light manufacturing and office use is not permitted and the Applicant proposes to use the existing driveway on Lot 2 for access to Lot 3. It should be noted that the existing driveway on Lot 2 is currently used as access to Lot 3 from Allen Road. The existing access driveway on Lot 2 was required by the Township's Planning Board pursuant to site plan/subdivision approval granted in the 1980's. The Applicant proposes minor improvements to the existing driveway within the existing easement on Lot 2 in accordance with the County Planning Board's review letters.
- Use variance relief pursuant to N.J.S.A. 40:55D-70(d)(1) may be required for Block 11201, Lot 3 in the event the Board determines that the proposed use on Lot 3 is determined to NOT be a "light manufacturing" use as defined in §21-3.1 of the Township's Land Development Ordinance, or any other use permitted in the E-2 Zone.
- Use variance relief pursuant to N.J.S.A. 40:55D-70(d)(1) may be required for Block 11201, Lot 2 in the event the Board determines that two (2) principal uses exist on Lot 2, where one principal use is allowed pursuant to §21-3.1 of the Township's Land Development Ordinance and where one principal use on Lot 2 may be farming and the second principal use proposed thereon is the driveway or access way to the Light Manufacturing/Commercial use on Lot 3. It should be noted that this is potentially a pre-existing non-conforming condition since this situation potentially currently exists with respect to possible farming on Lot 2 and existing driveway on Lot 2 servicing the office uses on Lot 3.
- A planning variance pursuant to N.J.S.A. 40:55D-35 and N.J.S.A. 40:55D-36 may be required for the development of a lot (Lot 3) not having direct access to the public right-of-way (i.e., not abutting a street). It should be noted that this is potentially a pre-existing non-conforming condition.
- Variance relief pursuant to N.J.S.A. 40:55d-70(d)(2) may be required for Lot 2 to permit an expansion and/or an intensification of a pre-existing non-conforming use on the existing driveway on Lot 2, as the Applicant proposes minor improvements to the existing driveway within the existing easement on Lot 2. The Applicant notes that, pursuant to the Township's Ordinance, §21-21.5, private access to nonresidential uses shall not be through a residentially zoned lot or lots and, as a result variance relief may be required. Variance relief pursuant to N.J.S.A. 40:55d-70(d)(2) is ultimately based upon the Board's determination that the existing driveway is a pre-existing non-conforming

use and if such a determination is made, that the proposed minor improvements constitute an intensification of this use.

- Variance relief pursuant to N.J.S.A. 40:55d-70(d)(4) is required for Lot 3, to permit an increase in the maximum permitted floor area ratio (“F.A.R.”) where pursuant to §21-10.5b / Table 402 of the Township’s Ordinance, a maximum of 15% F.A.R. is permitted and 21.0% F.A.R. is proposed.

In addition to the variance relief described above and to the extent necessary, the Applicant seeks the following additional bulk variance relief, pursuant to N.J.S.A. 40:55D-70(c)(1) and/or N.J.S.A. 40:55D-70(c)(2):

Section	Description	Permitted	Proposed
§21-10.5b / Table 402	Maximum Height with respect to Building “A”	48 Feet	52.55 Feet
§21-10.5b / Table 402	Maximum Height with respect to Building “B”	48 Feet	50.65 Feet
§21-14.2.b.2(b)	Maximum disturbance to slopes of 20%-25%	20% (0.014 acres)	41% (0.029 acres)
§21-15.2.d / Table 506	Minimum residential zone setback with respect to the proposed canopy of Building “B”	100 Feet	92.2 Feet
§21-16.3.b	Maximum retaining wall height with respect to the wall south of the “ring road”	8 Feet	13.5 Feet
§21-16.3.b	Maximum retaining wall height with respect to the wall northwest of the “ring road”	8 Feet	12.2 Feet
§21-16.3.b	Maximum retaining wall height with respect to the wall south and west of Building “A”	8 Feet	11.5 Feet
§21-21.5	Private access to nonresidential uses shall not be through a residentially zoned lot, which may trigger “d-2” relief as described above.		The existing/proposed access to the site is through the residentially zoned adjoining Lot 2
§21-22.1.a.1	Minimum number of off-street parking spaces.	639 Spaces	328 Spaces* (300 standard spaces plus 14 “make-ready” electric vehicle charging stations, which count as 2 spaces each)

§21-28.2.b	No construction shall occur within any buffer area.		A retaining wall, fence and grading are proposed within the 50' wide buffer adjoining residentially zoned lot 2 to the northwest
§ 21-14.2.b.3	Disturbance to slope greater than 25% is not permitted, unless necessary, without specific Board approval.		Disturbance of 0.067 acres of land area with slopes greater than 25%.
§ 21-28.2.c	Removal of existing vegetation in existing buffer is not permitted without specific Board Approval.		Removal of existing trees and other vegetation from the 50' buffer, requiring specific approval by the Board.
§ 21-28.2.d	Adequate screening required where nonresidential uses abut residentially zoned lots where existing vegetation does not provide adequate screening.		To be determined by the Board whether adequate screening exists. To the extent necessary, Applicant requests relief from this requirement.

**Exceptions:**

The Applicant seeks the following exceptions from the Township's Ordinance to the extent necessary, pursuant to N.J.S.A. 40:55D-51(a) and/or N.J.S.A. 40:55D-51(b):

Section	Description	Permitted	Proposed
§21-39.1.b.1	Minimum size of parking spaces within a garage or under a cover.	10 Feet x 20 Feet	9 Feet x 18 Feet
§21-41.2	Maximum height of parking area light poles within 250' of a residential zone.	12 Feet	19 light poles at 16 Feet
§21-41.2	Maximum spacing of light standards for other than walkway lighting	80 Feet (5 times the mounting height)	Greater than 80 Feet
§21-41.3	Maximum average illumination in vehicular areas with respect to the Building "A" loading docks	0.9 Footcandles	1.3 Footcandles
§21-41.3	Maximum average illumination in vehicular areas with respect to the Building "B" loading docks	0.9 Footcandles	1.6 Footcandles
§21-41.3	Maximum average illumination in vehicular areas with respect to the parking area under each building.	0.9 Footcandles	1.0 Footcandles
§21-45.3.b.2(c)	Minimum number of replacement trees	649 Trees	176 Trees* Applicant to address the deficiency by way of an in-lieu contribution to the Township Tree Fund



§21-46A.1.e.5	All buildings shall have fire lanes in front of their public entrance, at least 25' wide with the road edge closest to the structure at least 20' from the structure.		Applicant to comply with Fire Official's report and recommendations
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**Approval is also sought for such variances, waivers, exceptions and/or other relief (whether pre-existing or not) from the requirements of the Township's Zoning Ordinances as may be deemed necessary or required at the time of the hearing in this matter.**