

Tiffany A. CuvIELLO, PP, LLC
Community Development and Planning

April 27, 2020

Shannon Elton
Woodbury Heights Planning and Zoning Board
500 Elm Avenue
Woodbury Heights, NJ 08097

RE: 302 Tricentennial LLC
Block 38, Lots 15, 6 & 7 (307 Glassboro Road)
Light Industrial (LI) Zoning District
Use Variance

Dear Ms. Elton:

I have reviewed plans for the above referenced application and have the following comments:

1. The applicant is requesting a use variance to permit a recording studio to occupy an existing office building where the ordinance does not specifically permit recording studios as a permitted use. The property is located along Glassboro Road in the Light Industrial (LI) zoning district.
2. The LI zoning district permits public purpose uses, offices and office buildings, manufacturing plants and wholesale distribution and warehousing facilities. The current site contains an office building which is partially occupied by a medical use (eye care center). The proposed recording studio does not specifically fall under one of the permitted uses and therefore the zoning officer required a use variance.
3. For a “D(1)” use variance, the applicant must demonstrate the special reasons why the proposed project carries out a purpose of zoning or how the refusal to allow the project would impose an undue hardship. In addition to proving special reasons, the applicant must offer “an enhanced quality of proof” that the variance sought is not inconsistent with the intent and purpose of the master plan and zoning ordinance, proof which must reconcile the proposed use variance with the zoning ordinance's omission of the use from those permitted in the district.
4. The applicant must address the “negative criteria” and demonstrate that the granting of the use variance will not cause a substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.
5. The applicant is requesting approval to have a second wall sign at the entrance to the recording studio. The sign is proposed at no more than six (6) square feet. Because this is an additional sign, a variance is required from Section 70-15H(1) of the ordinance.

6. There are no site improvements proposed to the property. All existing conditions will remain.
7. The applicant has indicated that they will only require a total of four (4) parking spaces at any one time. Given the total area of the building the applicant is utilizing, the parking should be sufficient for the proposed use. The ordinance requires four spaces per 1,000 square feet of office space. The applicant proposes to utilize an area of 1,189.74 square feet excluding mechanical and storage space. This would require 4.2 parking spaces under the ordinance for office space.

The applicant should provide the total area of the balance of the building and use break-down so a total parking requirement can be determined. In the alternative a copy of the original site plan approval with the parking requirements should be provided for review. The applicant should also review the agreement with the car dealership to use a portion of the subject property, and if any Board approvals were granted for the same.
8. The applicant should address the trash storage and removal.
9. Regarding lighting, the hours of operation for the recording studio should be provided. I defer to the Board Engineer as to the adequacy of the lighting on the site.
10. In terms of the proposed use, I believe it is an appropriate use for the property, provided the parking on site is ample for the combined uses. The proposed use is similar to an office use in that activities occur through appointment. This is not a retail operation where the space is open to the general public on a daily basis.

Please call with any questions.

Very truly yours,

Tiffany A. Morrissey

Tiffany A. Morrissey, PP, AICP

Cc: B. Michael Borelli, Esq.
Mark Brunermer, P.E.
Robert W. MacFeeters, Esq.