



Principal / Owner: Alyce L. Johnson
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E-Mail: ajgraphicsdesigns@gmail.com
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*"I can do all things through Christ which strengtheneth me."
Philippians 4:13
D.B.A. - AJ DESIGNS & CO*

AJ DESIGNS & CONSULTING, LLC
Camden, New Jersey
Development & Municipal Approvals Consultant

Date: April 14, 2026

To:
City of Camden Zoning Board of Adjustment
c/o Division of Planning & Zoning
City Hall
Camden, New Jersey

RE: Amended Appeal Application and Request for Site Plan Waiver

**Block 1314, Lots 38, 39 and 40
1165 Haddon Avenue, 1167 Haddon Avenue, and adjoining vacant parcel identified as WS
Haddon 120S of Sycamor
Proposed Consolidation for Islam Study Center Mixed-Use Development**

Dear Honorable Chairman and Members of the Zoning Board:

On behalf of the Islam Study Center, applicant and party in interest, and/or the owner(s) of record for the above referenced properties, AJ Designs & Consulting, LLC respectfully submits this Amended Appeal Application for Block 1314, Lots 38, 39 and 40 in the City of Camden. This application seeks Board review and relief in connection with the proposed consolidation of the three lots into one zoning lot to permit a unified **Islam Study Center mixed-use facility** consisting of a principal building, an accessory building, and associated outdoor seating improvements.

For identification purposes, the subject properties include **Lot 39, known as 1165 Haddon Avenue, Lot 40, known as 1167 Haddon Avenue, and Lot 38, identified in parcel records as WS Haddon 120S of Sycamor**. Public parcel records identify Lot 39 as commercial property, Lot 40 as vacant land, and Lot 38 as commercial land/improvement area, with Lot 38 and Lot 39 both tied to the address **1131 Haddon Avenue, Camden, NJ 08103** in the owner address field, while Lot 40 shows a different owner address.

The applicant's submission should be understood as follows for purposes of the amended appeal form:

The **name and address of the applicant / party in interest** is: **Islam Study Center Located at 1157 Haddon Avenue, Camden NJ**. The **owner(s) of record**, if different from the applicant, are: **Gateway Progressive Land Developers], Islam Study Center, and Lien Holder –**

Gateway Progressive Land Developers, or such other legally documented ownership structure as reflected in the deed package submitted with the application. Based on available public parcel information, Lot 39 is associated with **Gateway Progressive Land Developers, 1131 Haddon Avenue, Camden, NJ 08103**, and Lot 38 is likewise associated with **1131 Haddon Avenue, Camden, NJ 08103** in the owner address field. Lot 40 is associated in parcel records with **1462 Belleview Avenue, Camden, NJ 08103**.

The **property location** is: **Block 1314, Lots 38, 39 and 40, Camden, New Jersey**, commonly known as **1165 Haddon Avenue, 1167 Haddon Avenue**, and the adjoining vacant parcel fronting Haddon Avenue described in public records as **WS Haddon 120S of Sycamor**.

The **lot frontage, lot depth, and lot shape** should be stated from the current survey as follows:

- **Lot 38 frontage:** 20'
- **Lot 39 frontage:** 15.75'
- **Lot 40 frontage:** 15.75'
- **Combined frontage after consolidation:** 51.25'
- **Depth:** 127.99-161.19' / VARIABLE DEPTH]
- **Lot shape:** irregular

The parcels are appropriately described as **irregular in shape**, with varying depth and nonuniform lot geometry, and should therefore be evaluated with recognition of Camden Code § **870-27**, which provides that for an irregular lot where the side lot lines are not parallel, the **average width of the lot may be substituted for required minimum frontage**, provided the street frontage is not less than 80% of the required width.

The site presently contains **two existing buildings** to be recognized in the application narrative:

1. **One principal/front building**, and
2. **One rear accessory building**.

The **existing use / present condition** of the property may be stated as:

The site contains vacant building area and vacant or underutilized land, including a front building formerly configured for residential and/or mixed building use and a rear garage/accessory structure area. At present, the buildings are vacant and not being actively operated for the proposed community-serving program.

The **proposed use** is a **mixed-use Islam Study Center facility** to include:

- **Bookstore and coffee shop on the first floor** of the principal building;
- **Office space on the second floor** of the principal building;
- **Rear accessory building** to contain a **multimedia center and one office**;
- **Outdoor seating area** adjacent to / off the coffee shop and bookstore; and

- A rear addition of approximately 180 square feet to create an enclosed entrance and access component serving the second floor.

This amended appeal follows denial at the zoning officer level of permit issuance absent site plan review or site plan waiver consideration. Through this filing, the applicant respectfully requests that the Board grant the necessary appeal relief and approve the application with a **site plan waiver**, together with any associated bulk, design exception, or variance relief the Board determines is necessary to effectuate the proposed mixed-use reuse of the property.

The reasons supporting the requested **site plan waiver** are substantial and grounded in Camden's ordinance. Camden Code § 870-43 expressly authorizes waiver of site plan requirements where there is a **change in use or occupancy and no extensive construction or improvements, or only de minimis construction or improvements, are sought**. The same section provides that waiver may be granted where the Board finds that the proposal will not affect existing **drainage, circulation, the relationship of buildings to each other, landscaping, buffering, lighting, and other site-plan considerations**, and where existing facilities do not require upgraded or additional site improvements.

That standard is satisfied here. The applicant is not proposing a major site redevelopment, a new circulation system, substantial grading, a new parking field, major utility relocation, or a large-scale site disturbance. The proposal is primarily the **adaptive reuse and coordinated occupation of existing structures** on a to-be-consolidated parcel, with only limited and targeted improvements needed to make the site functional for the proposed community use. The physical relationship of the principal building and rear accessory building already exists. The requested work does not materially alter the placement of those structures relative to one another. The proposed outdoor seating is an ancillary amenity connected to the principal coffee shop/bookstore use, not a separate principal use and not a high-intensity site redesign.

Camden Code § 870-41 is also helpful to the applicant. That section lists situations not requiring full site plan approval, including a **change in use or occupancy that does not affect existing circulation, drainage, building arrangements, landscaping, buffering, lighting, off-street parking, and other considerations of site plan review**, as well as changes in occupancy or utilization that do not require more off-street parking spaces than the previous use under the ordinance. While the applicant recognizes that the Board is being asked to make the final determination here, the ordinance itself confirms the City's policy that not every change in use warrants full site plan review when the site impacts are limited and the existing physical layout remains largely intact.

In practical terms, the waiver should be granted for the following reasons:

The proposal does **not create meaningful new impervious coverage** beyond minor and incidental improvement work associated with the modest rear entrance addition and site clean-up. No evidence presently suggests the type of large-scale paved expansion or regrading that would justify full site engineering review. The application is not driven by a stormwater-

intensive development program, and the site is not being transformed into a new parking or circulation complex. Under Camden's ordinance, the Board's focus is whether drainage and similar site functions are materially affected; here they are not, or not to a degree requiring full site plan review.

The proposal does **not materially alter circulation**. There is no major reconfiguration of vehicular access, no new internal drive network, and no substantial loading pattern being introduced. Pedestrian use of the site will remain oriented to the existing Haddon Avenue frontage, and the rear building remains subordinate to the principal building as an accessory use.

The proposal does **not materially alter the relationship of buildings to each other**. The existing principal/front building and rear building arrangement remains in place. The small enclosed entrance addition, approximately 180 square feet, is incidental and functional, intended to provide proper access to the second floor. That is the kind of limited building improvement that aligns with Camden's waiver language addressing de minimis construction.

The proposal does **not require substantial new landscaping, buffering, or lighting systems** as a predicate to safe operation. To the extent the Board wishes to impose conditions on any modest lighting or screening detail, that can be handled through conditions of approval rather than forcing a full site plan track. Camden Code specifically frames waiver review around whether those site-plan components are materially implicated.

The proposal advances the broader planning purposes of Camden's land use regulations. Camden's zoning chapter states that district regulations are intended to lessen congestion, secure safety, protect health and welfare, prevent overcrowding, and encourage the most appropriate use of land throughout the municipality. The proposed Islam Study Center mixed-use facility directly supports those objectives by placing long-vacant or underutilized property back into productive use with a low-intensity, neighborhood-oriented program centered on education, books, coffee service, office support, and multimedia/community programming.

The proposal is also consistent with the City's longstanding redevelopment direction for the Gateway area as a place intended for strengthened businesses, institutions, infrastructure, and mixed-use revitalization. Camden's 2018 Master Plan Reexamination describes the Gateway Redevelopment Plan as focusing on the area between Downtown and South Camden and aiming to strengthen existing residential, business, institutional, infrastructure, and open-space conditions. Related county redevelopment planning for the Haddon Avenue corridor also supports mixed-use revitalization along Haddon Avenue.

To the extent the Board is also considering the underlying appeal for permission to establish this **mixed-use facility**, the applicant submits that the relief should be granted because the use is particularly well suited to this corridor and this site. A bookstore, coffee shop, offices, and multimedia/community space are not heavy commercial or nuisance-generating activities. They are low-impact, community-serving uses that promote neighborhood engagement, literacy,

learning, administration, and fellowship. These uses are far more compatible with the surrounding corridor than vacant buildings and underused land.

The application also promotes several classic positive planning criteria: productive reuse of vacant property, corridor reinvestment, neighborhood-serving services, activation of an underutilized frontage, and improvement of public-facing conditions along Haddon Avenue. At the same time, the negative criteria can be satisfied because the proposed use is not expected to produce substantial detriment to the public good or substantial impairment of the intent and purpose of the zone plan and ordinance, particularly where the Board can impose reasonable conditions concerning hours, lighting, trash handling, signage, and any seating layout detail it deems appropriate. Camden's ordinance repeatedly emphasizes compatibility with surrounding property, safe access, and protection of the public welfare, and this application can meet those standards.

Finally, relief is also appropriate under the flexible authority recognized by **N.J.S.A. 40:55D-51**, which allows exceptions from site plan requirements where literal enforcement is impracticable or creates undue hardship because of peculiar conditions of the land. Here, the irregular lot configuration, the existing two-building arrangement, the proposed consolidation of three tax lots into one functional parcel, and the limited nature of the work all weigh in favor of a practical waiver-based review instead of forcing a full site plan process designed for materially larger or more intensive site redevelopment.

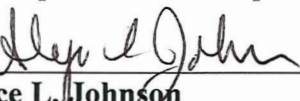
For all of these reasons, the applicant respectfully requests that the Zoning Board:

1. Accept this amended appeal application for Block 1314, Lots 38, 39 and 40;
2. Recognize the proposed consolidation of the lots into one unified development parcel;
3. Grant the requested relief to permit the proposed Islam Study Center mixed-use use program;
4. Grant a **waiver from full site plan review** pursuant to Camden Code § 870-43, or such other ordinance authority as the Board deems applicable; and
5. Grant any ancillary or related relief reasonably required to effectuate the project.

We appreciate the Board's time and consideration of this application and respectfully submit that the project represents an appropriate, modest, and community-beneficial reuse of these properties.

Respectfully submitted,

AJ Designs & Consulting, LLC
Development & Municipal Approvals Consultant

By: 
Alyce L. Johnson
Owner / Principal Consultant

FOR OFFICE USE ONLY

USE _____ BULK _____ APPEAL _____ INTERPRETATION _____

SUBMISSION DATE: _____ COMPLETED DATE: _____

APPEAL for ZONING

Application is hereby made to the Zoning Board of Adjustment of the City of Camden for a variance in the Zoning Ordinance of the City of Camden.

- 1. Name and address of APPLICANT: ISLAM Study Center
1157 Haddon Ave Camden NJ 08103
Attorney's name (if applicable): _____
- 2. The applicant's interest in the property: Owner Tenant _____ Other _____
- 3. Name and address of OWNER of Property: SAM AS Applicant
- 4. The property location is: 1165 Haddon Ave, Camden NJ 08103 (3 block^{13W} lots 38, 39, 40
- 5. Zone District: C2
- 6. The lot has a frontage of 51.25 feet on irregular lot 51.25 and a depth of MAX 161.19' feet.
- 7. How many Buildings are on the lot?: 2 Please describe building(s) giving the dimensions and number of stories: See Attachment
- 8. The PRESENT use(s) of the building and/or premises is/are: VACANT buildings Residential And garage
- 9. The PROPOSED use(s) of the building and/or premises is/are: see Attachment
Coffee shop / Bookstore / office space - Accessory bldg
Media faculty
The PROPOSED construction and/or erection is: 360 sq ft which include 12x18.6
rear Addition For stairway entrance to second floor. side bldg n extension
- 10. The Zoning officer denied a permit because: _____
Site plan review or waiver
- 11. Appeal is made under the Zoning Ordinance to permit: Mixed use Faculty - coffee shop See ATTACH
bookstore on 1st floor OFFICE on second floor - out side seating - Accessory
- 12. The reasons why the appeal should be granted are: _____
See Attached

1/14/2020
DATE

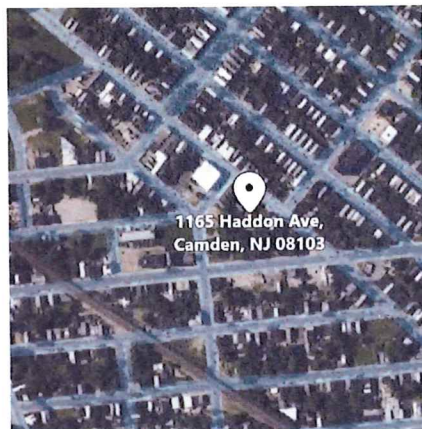
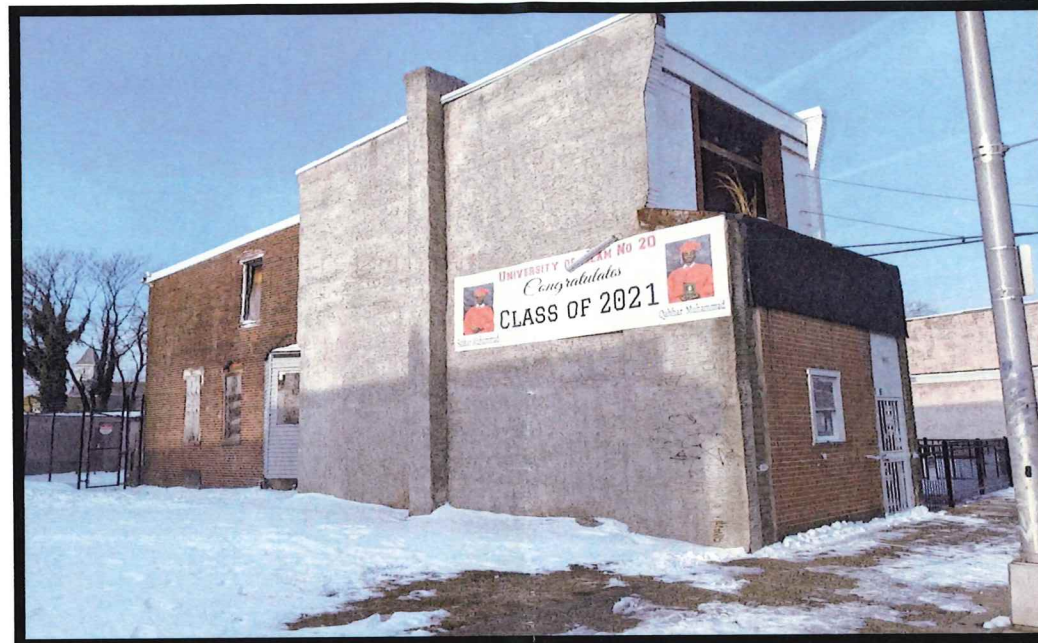
[Signature]
APPLICANT'S SIGNATURE

856 816 0417
TELEPHONE NUMBER

ISLAM STUDY CENTER

Mixed-Use Facility / Primary & Accessory Buildings

1165 Haddon Avenue, Camden NJ 08103

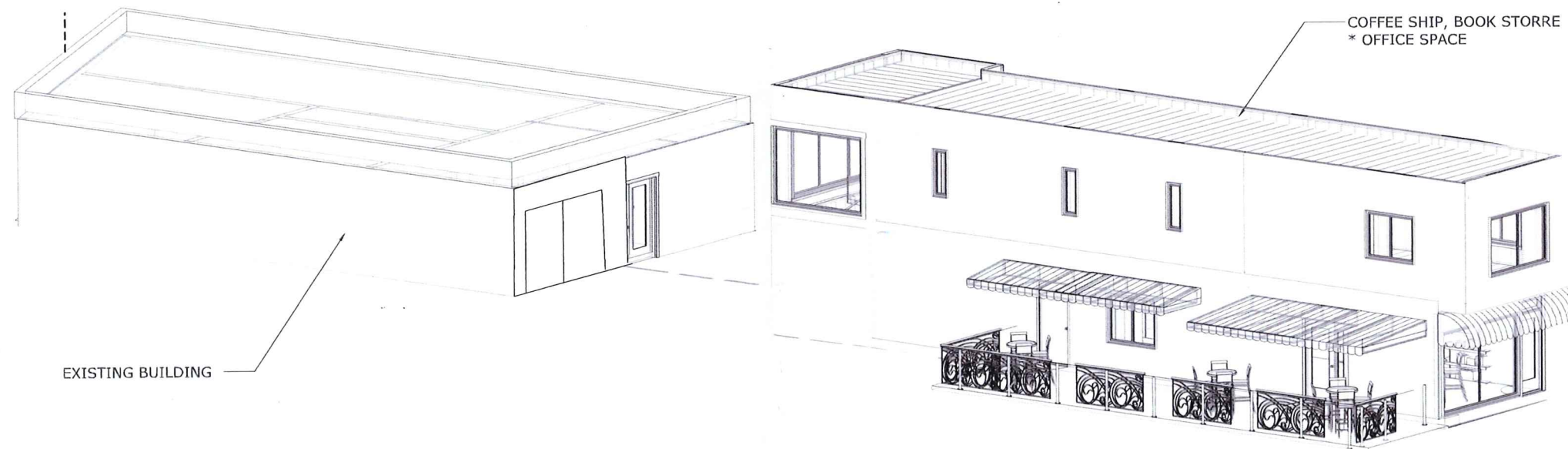


VICINITY MAP



TAX MAP

SITE PHOTO



EXISTING BUILDING

PROPOSED 1165 HADDON AVENUE
CAMDEN, NJ

PROJECT SUMMARY

Proposed consolidation of Block 1314, Lots 38, 39, and 40 into one parcel for the development of an Islam Study Center in Camden. The project includes a mixed-use primary building with a bookstore and coffee shop on the first floor and office space on the second floor, along with a rear accessory building for multimedia and office use. An outdoor seating area is provided adjacent to the café. The design reflects minimal site disturbance and is intended to support community, educational, and outreach activities.

DRAWING LIST

GENERAL		
SHEET #	SHEET NAME	SUBMISSION
CS	COVER SHEET	●
G-100	DRAWING LIST, ABBREVIATIONS, SYMBOLS NOTES	●
C-100	SITE EXISTING / PROPOSED PLOT PLAN	●
ARCHITECTURAL		
SHEET #	SHEET NAME	SUBMISSION
A-100	COFFEE SHOP... PROPOSED FLOOR PLAN	●
A-110	COFFEE SHOP... ELEVATIONS	●
A-120	RADIO STATION PROPOSED FLOOR PLAN / ELEVATIONS	●

45 Geraldine Road,
East Windsor, NJ 08520

Telephone: +1 732-763-9145
studio445@outlook.com

ALEX BAFFOE-BONNIE, NCARB.

DRAFTING & CONSULTING SERVICES PROVIDED BY:

Alyce L. Johnson
Principle / Owner

AJ Designs & Consulting, LLC
Architectural Consulting & Drafting Services
Construction Services

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E-Mail: ajgraphicdesigns@gmail.com
Website: ajgraphicdesigns.com

Office Address:
423 Market Street, Ste. 1D
Camden, NJ 08102
Mailing Address:
P.O. Box 123, Camden, NJ 08101

CLIENT:

ISLAM STUDY CENTER

PROJECT LOCATION:
1165 Haddon Avenue
Camden, NJ 08103

Block # 1314 Lot # 39

PROJECT #
ISC072025-001

DRAWN BY: Alyce L. Johnson
DATE: 02/12/2023

APPROVED BY: _____
DATE: _____

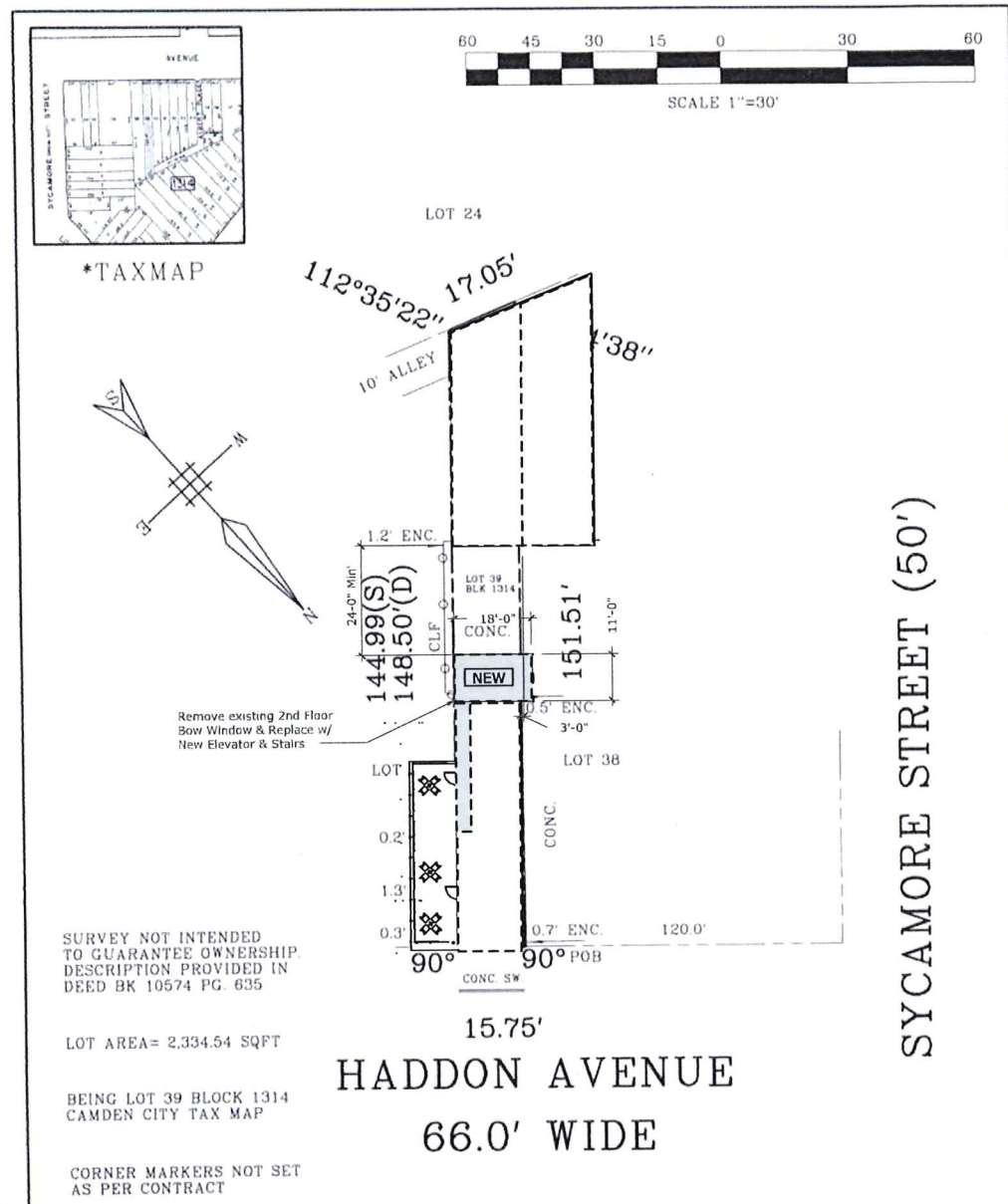
REVISIONS

TAJ / ALJ	REV-

REVISION NOTES:

SHEET NAME:
COVER SHEET

CS



SURVEY NOT INTENDED TO GUARANTEE OWNERSHIP. DESCRIPTION PROVIDED IN DEED BK 10574 PG. 635

LOT AREA= 2,334.54 SQFT

BEING LOT 39 BLOCK 1314 CAMDEN CITY TAX MAP

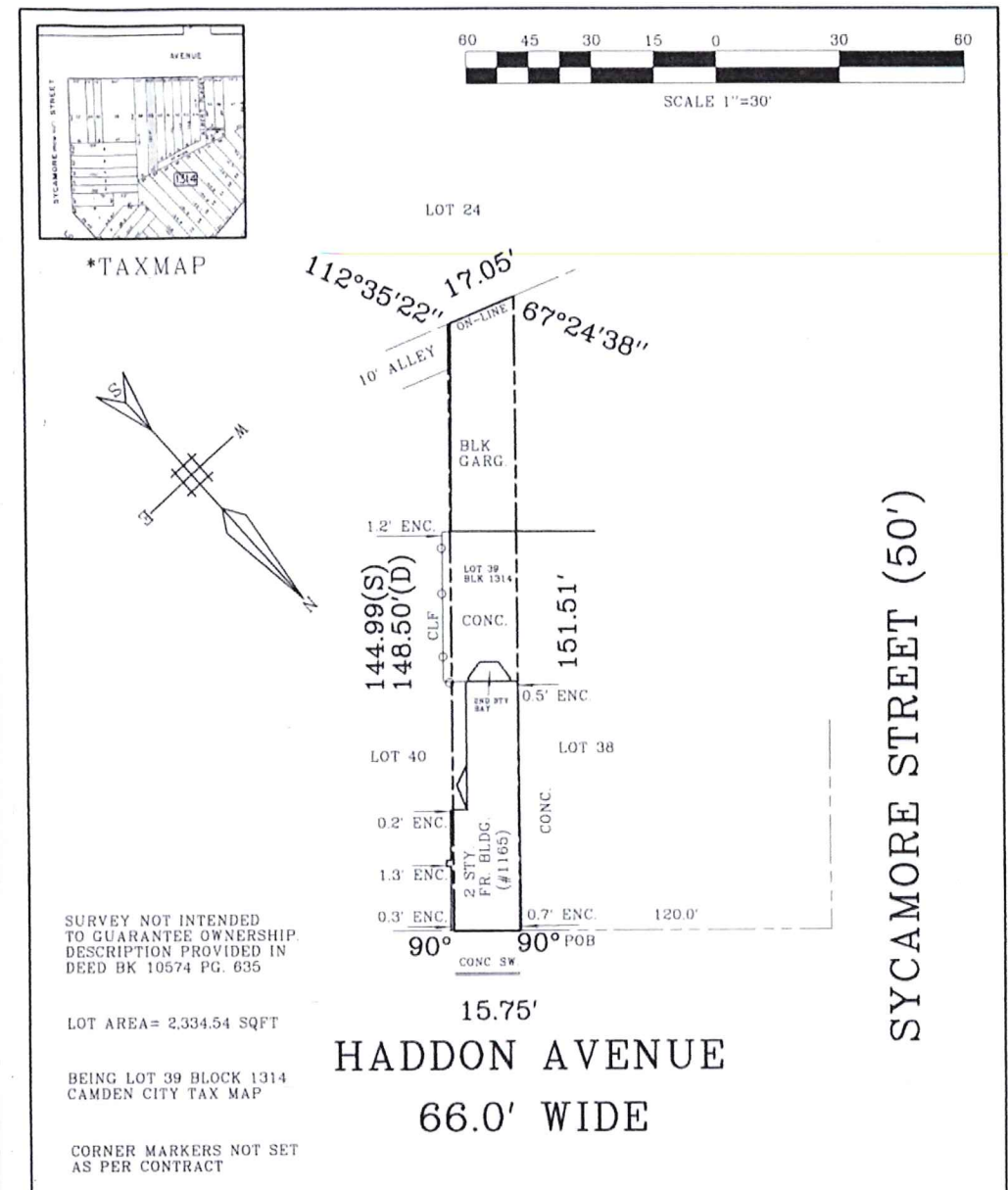
CORNER MARKERS NOT SET AS PER CONTRACT

DONOVAN Surveyors
 LAND SURVEYING & PLANNING
 813 W. WOOD AVE. SOMERDALE, NJ 08083
 (856) 627-3550
 Fax: (856) 627-0330
 DonovanSurveyors@comcast.net

DATE: 12/28/2022 SURVEY NO. 2212010
 SCALE: 1"=30'
 DRN BY: TJ

SURVEY OF PREMISES: 1165 HADDON AVENUE
 SITUATE IN: CAMDEN CITY, CAMDEN COUNTY, NEW JERSEY

TO: TANAYA QUEENSBURY



SURVEY NOT INTENDED TO GUARANTEE OWNERSHIP. DESCRIPTION PROVIDED IN DEED BK 10574 PG. 635

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BEING LOT 39 BLOCK 1314 CAMDEN CITY TAX MAP

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 Telephone: +1 732-763-9145
 studio445@outlook.com

ALEX BAFFOE-BONNIE, NCARB.

DRAFTING & CONSULTING SERVICES PROVIDED BY:

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 Architectural Consulting Design & Drafting Services
 Construction Services
 Principle / Owner: Alyce L. Johnson
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 Fax: (856) 298-4891
 E-Mail: agraphides@ajdesigns.com
 Website: agraphides.com

Office Address: 123 Woodmont St. #102 Camden, NJ 08102
 Mailing Address: P.O. Box 123 Camden, NJ 08101

CLIENT:
 ISLAM STUDY CENTER

PROJECT LOCATION:
 1165 Haddon Avenue
 Camden, NJ 08103

Block # 1314 Lot # 39

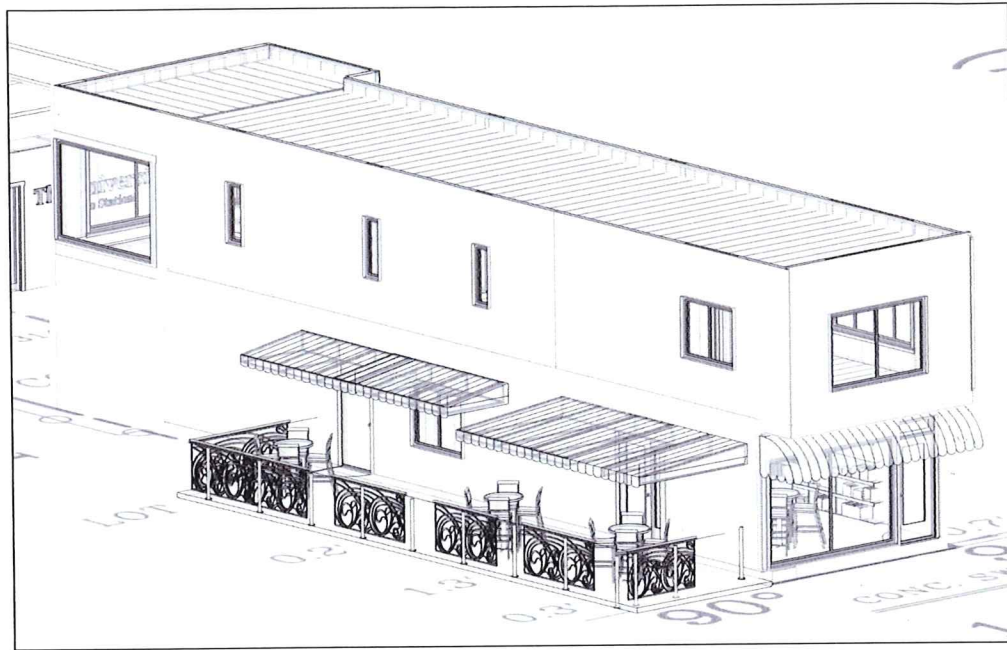
PROJECT #
ISC072025-001

DRAWN BY:	DATE:
Alyce L. Johnson	02/12/2023
APPROVED BY:	DATE:

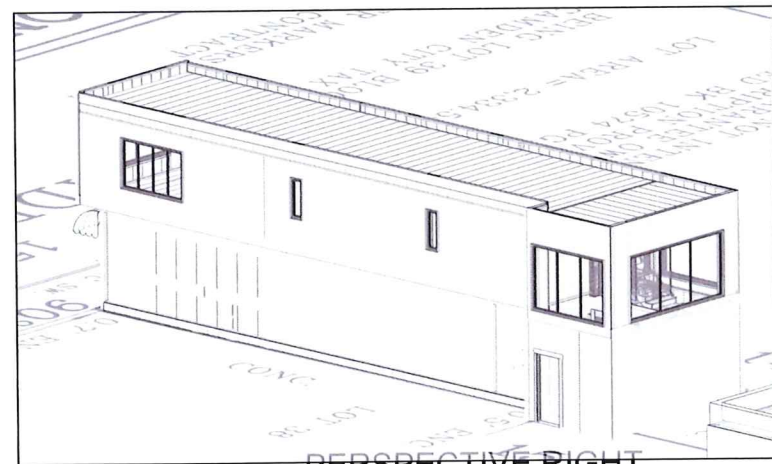
REVISIONS	
TAJ / ALJ	REV-

REVISION NOTES:

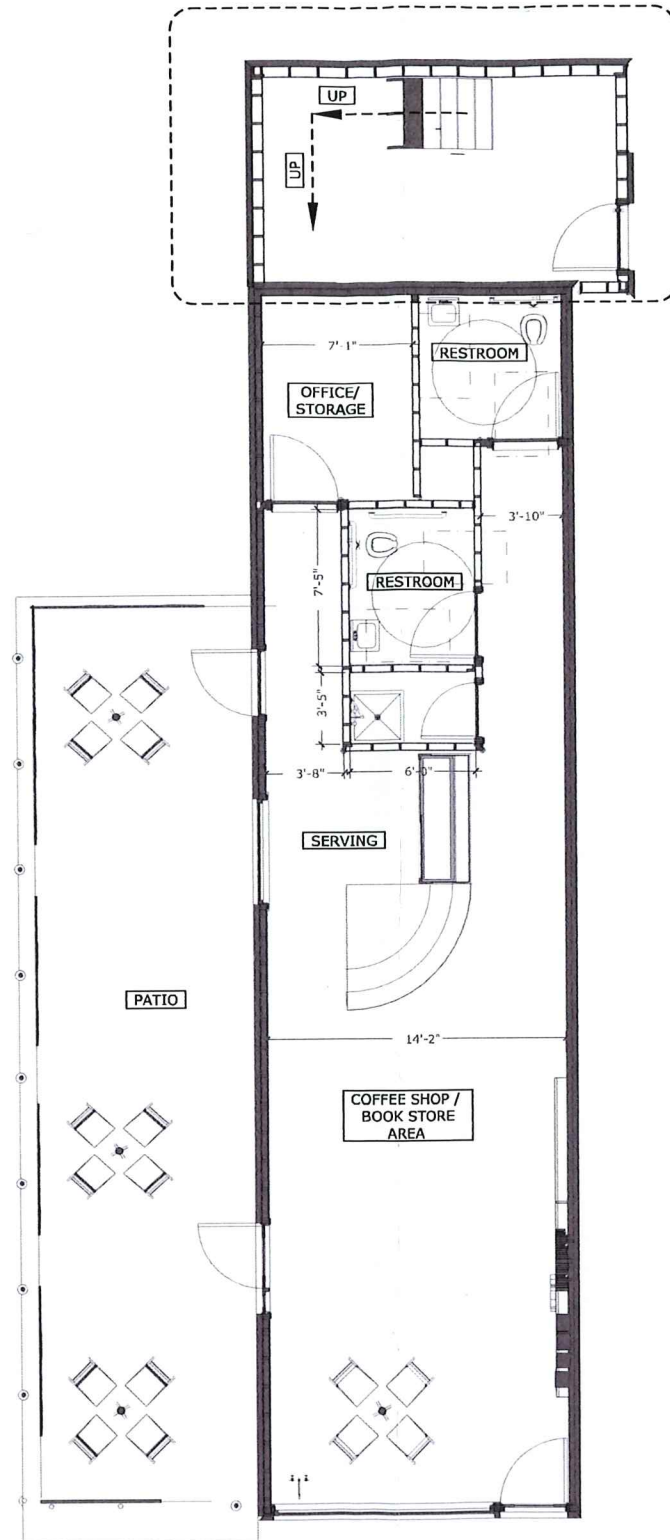
SHEET NAME:
EXISTING / PROP. PLOT PLANS
C-100



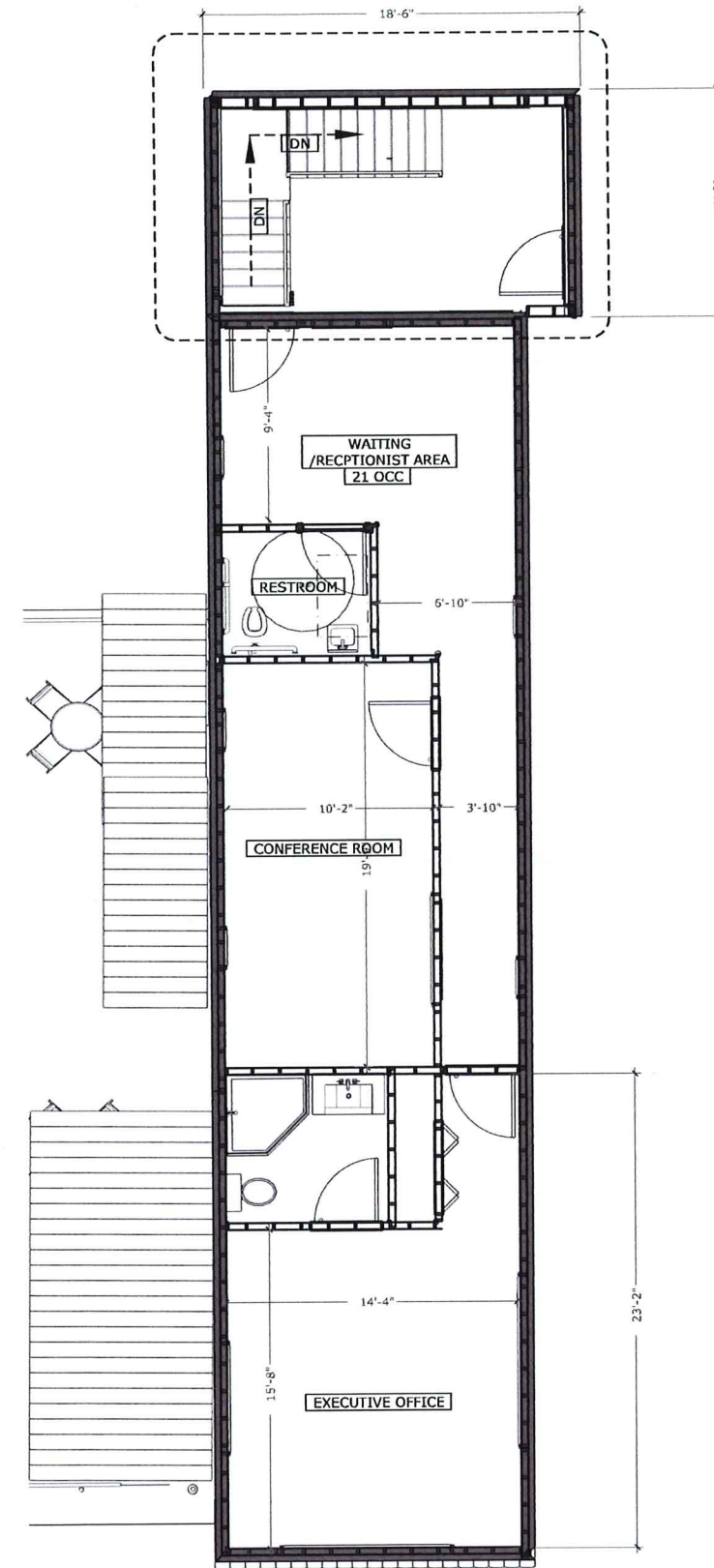
A
A-100 PERSPECTIVE LEFT SIDE VIEW
SCALE: NTS



B
A-100 PERSPECTIVE RIGHT SIDE VIEW
SCALE: 1/4"=1'



1
A-100 PROPOSED 1ST FLOOR PLAN VIEW
SCALE: 1/4"=1'



2
A-100 PROPOSED 2ND FLOOR PLAN VIEW
SCALE: 1/4"=1'

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ISLAM STUDY CENTER

PROJECT LOCATION:
1165 Haddon Avenue
Camden, NJ 08103

Block # 1314 Lot # 39

PROJECT #
ISC072025-001

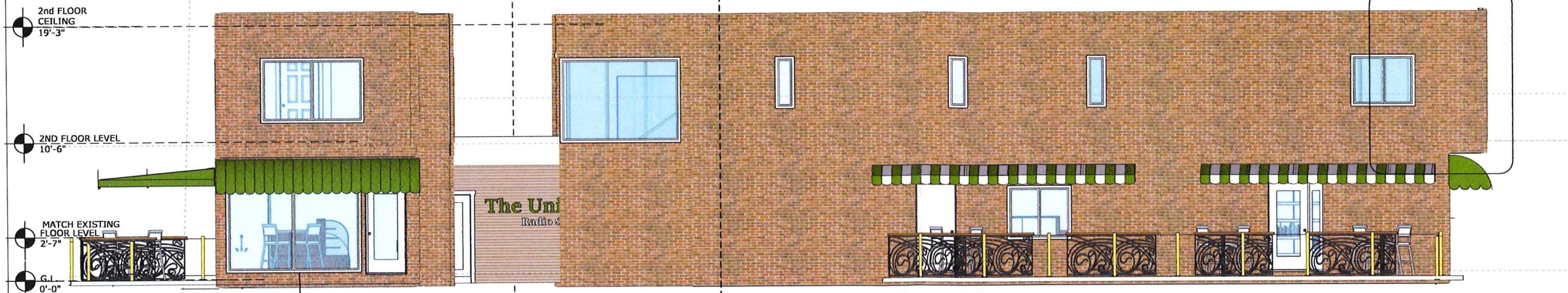
DRAWN BY:	DATE:
Alyce L. Johnson	02/12/2023
APPROVED BY:	DATE:

REVISIONS	
TAJ / ALJ	REV-

REVISION NOTES:

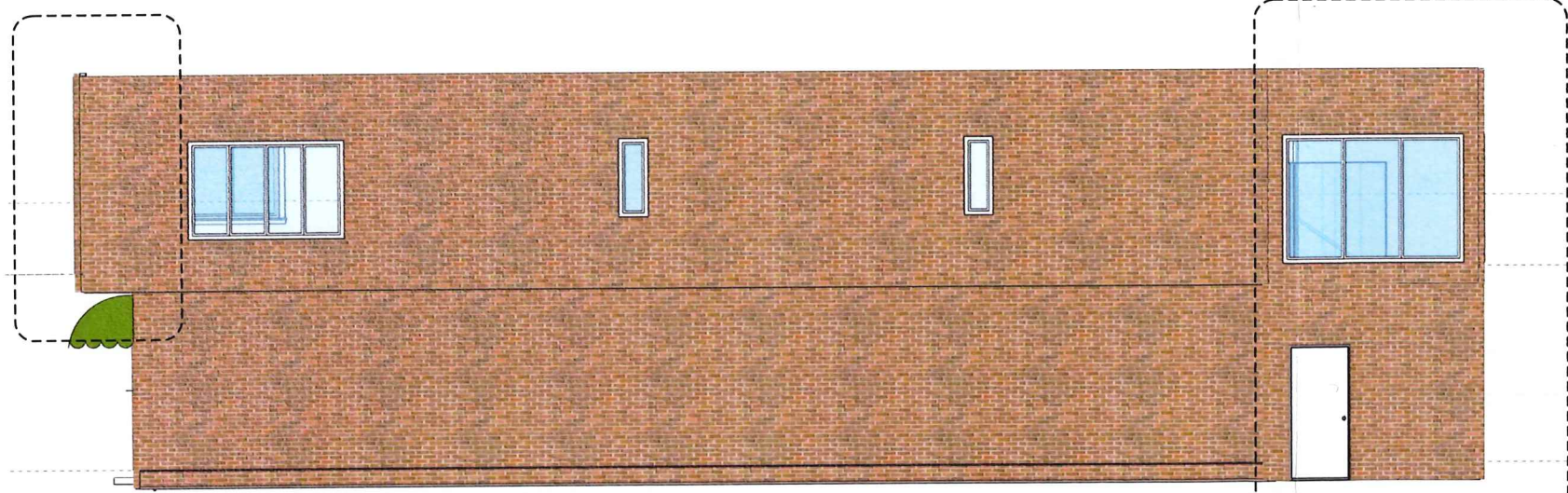
SHEET NAME:
COFFEE SHOP ..
FLOOR PLAN

A-100

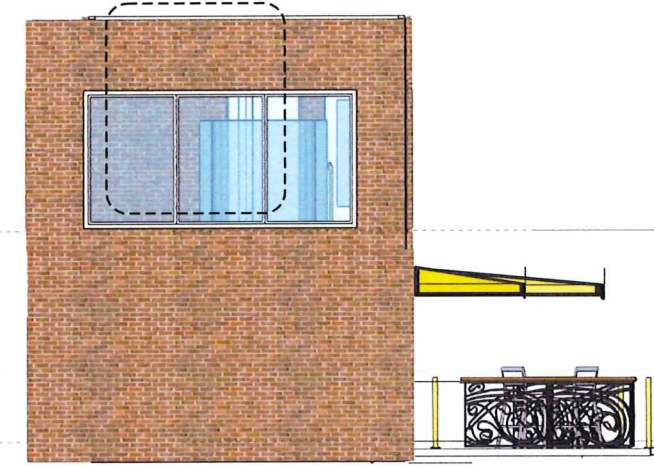


A FRONT VIEW
A-300 SCALE: 1/4":1'

B LEFT SIDE VIEW
A-300 SCALE: 1/4":1'



C RIGHT SIDE VIEW
A-300 SCALE: 1/4":1'



D REAR VIEW
A-300 SCALE: 1/4":1'

45 Geraldine Road,
East Windsor, NJ 08520

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studio445@outlook.com

ALEX BAFFOE-BONNIE, NCARB.

DRAFTING & CONSULTING SERVICES PROVIDED BY:

AJ Designs & Consulting, LLC
Uniquely created for you!
7 can do it all done through Clips which saves you time!
 Philippines 413
 Architectural Consulting Design & Drafting Services
 Construction Services

Alyce L. Johnson
Principle / Owner

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 Fax: (856) 295-4891
 E-Mail: alyce@ajdesigns.com
 Website: ajdesigns.com

Office Address:
 423 Market Street, Ste. 1D
 Camden, NJ 08102
 P.O. Box 123, Camden, NJ 08101

CLIENT:
ISLAM STUDY CENTER

PROJECT LOCATION:
1165 Haddon Avenue
Camden, NJ 08103

Block # 1314 Lot # 39

PROJECT #
ISC072025-001

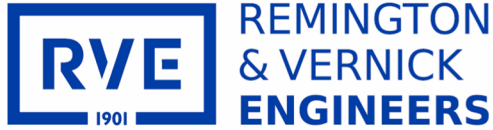
DRAWN BY:	DATE:
Alyce L. Johnson	02/12/2023
APPROVED BY:	DATE:

REVISIONS	
TAJ / ALJ	REV-

REVISION NOTES:

SHEET NAME:
COFFEE SHOP ..
ELEVATIONS

A-110



RVE HQ:
2059 Springdale Road
Cherry Hill, NJ 08003
O: (856) 795-9595
F: (856) 795-1882

May 1, 2026

City of Camden
Zoning Board of Adjustment
Darnell Hance, Chairman
Room 224 - City Hall
Camden, NJ 08101

Attention: Mr. Ashton Jones, P.P., AICP, CFM, Acting Director
Department of Planning & Development

**Re: Use Variance and Site Plan Waiver
Islamic Study Center
1165 Haddon Avenue
Block 1314, Lot 38, 39, & 40
RVE# 04-08-P-1001**

Dear Board Members:

We have reviewed a use variance and site plan waiver request application, consisting of the following:

Sheet	Title	Date	Latest Revision Date
----	Application Form	04-11-26	----
1 of 4	Cover Sheet	02-12-23	----
2 of 4	Existing/Prop Plot Plans	02-12-23	----
3 of 4	Coffee Shop Floor Plan	02-12-23	----
4 of 4	Coffee Shop Elevations	02-12-23	----

The plan was prepared by AJ Designs & Consulting LLC, 423 Market St., Suite 1D, Camden NJ 08102, (856) 759-6144.

I. GENERAL INFORMATION

Applicant/ Owner: Islamic Study Center
1157 Haddon Avenue
Camden, NJ 08103

Proposal: The applicant seeks a use variance for the proposed mixed-use development of a coffee shop, bookstore, office use, and a multimedia center with office space within an existing developed property with a 2-story and 1-story commercial buildings. The coffee shop and bookstore will occupy the first floor of the 2-story building with new outdoor seating, and the office space will occupy the second floor. The multimedia center with office space with occupy the 1-story building that is in the rear of the property. Furthermore, the applicant will consolidate lots 38, 19, and 40.

Zoning: C-2 Neighborhood Commercial Zone within Gateway Redevelopment Area.

II. ZONING REQUIREMENTS

1. **Use:** The applicant's proposed combination of various uses (mixed-use) on the property is not permitted. Furthermore, the multimedia center is not a permitted use in the Gateway Redevelopment Plan. Therefore, a d(1) use variance is necessary.

The applicant has the burden of demonstrating “Special Reasons” for granting the use variance as well as offering an “enhanced quality of proof” which states that the variance is not inconsistent with the intent and purpose of the master plan and zoning ordinance (Positive Criteria). The applicant should also demonstrate that the requested relief can be granted without substantial detriment to the public good and will not impair the intent and purpose of the zone plan and zoning ordinance (Negative Criteria).

“Special Reasons”, the applicant should demonstrate that the proposed use carries out the purposes of zoning as listed in 40:55D-2 of the Municipal Land Use Law or that the refusal to allow the project would impose an undue hardship on the applicant. The applicant must present support for the first test within a Statement of Reasons contending that the proposed use promotes the purpose of zoning. In lieu of the Statement of Reasons, the applicant should provide a statement regarding the undue hardship which must relate to the land in question or unique conditions of the site.

With respect to the first portion of the Negative Criteria, the applicant must demonstrate that the requested relief can be granted without substantial detriment to the public good. The applicant must demonstrate that the proposed use will not have a negative impact on the adjacent properties, and that it will not cause such damage to the character of the neighborhood as to constitute “substantial detriment to the public good”. The applicant shall provide testimony at the Zoning Board hearing.

In the second prong of the Negative Criteria, the applicant must demonstrate that the requested relief will not impair the intent and purpose of the zone plan and zoning ordinance. Testimony should be provided as to why the proposal will not impair the intent and purpose of the C-2 Zone and the City Master Plan.

2. **Area and Bulk Requirements:** The conditions below are based on the consolidated lot.

Code Reference	Item	Required	Proposed	Status
Gateway RD	Min. Lot Area	1,000 s.f.	±7,352.6 s.f. ¹	C
Gateway RD	Max. Lot Width	20 ft.	51 ft.	C
Gateway RD	Max. Bldg. Coverage	80%	±50% ²	C
Gateway RD	Min. Front Yard	N/A	0 ft.	N/A
Gateway RD	Min. Side Yard (each)	20 ft.	0 ft. ³ ±4.75 ft. ⁴	P V
Gateway RD	Min. Rear Yard	30 ft.	0 ft. ³ ±83 ft. ⁵	P C
Gateway RD	Max. Bldg. Height	4 sty/45 ft.	<4 sty./45 ft.	C

§ 870-66	Max. Lot Coverage	80%	±80% ⁶	TBD
Off-street Parking				
Gateway RD	Office: 1 space/1,000 s.f.	TBD ⁷	0 spaces	V
Gateway RD	Restaurant: 1 space/8 seats, plus 1 space/3 employees	TBD ⁸		V
Gateway RD	Multimedia Center: TBD	TBD ⁹		V

C – Compliant. TBD – to be determined. V – Variance necessary.
P – Pre-existing nonconforming.

Notes:

1. Lot area of consolidated Lots 38, 39, and 40.
2. Our office calculated the building footprint (existing buildings with proposed addition and outdoor seating area) at approximately 3,600 s.f. With total area of 7,352.6 s.f. for the consolidated lot, this results in about 50% in building coverage. The applicant shall provide the correct calculation of the building coverage.
3. As measured for the existing 1-story building (a principal building) in the rear.
4. As approximately measured from the proposed outdoor seating area to the consolidated side lot line. This measurement is deduced from the approximate width of the proposed patio (11 ft.) and the lot width of Lot 40 (15.75 ft.). The applicant shall revise the plan to show the extent of the improvements with the consolidated lot lines in order to confirm the accurate setbacks.
5. As measured from the proposed patio to the rear lot line.
6. Our office roughly calculated the impervious coverage at 80%. The applicant shall provide calculation to confirm.
7. The floor area of the office space shall be provided to calculate the required parking spaces.
8. The number of seats and employees for the coffee shop should be provided to calculate the required parking spaces.
9. The Gateway Redevelopment Plan does not indicate a parking requirement for a media center. Since no requirement is indicated, per Section 870-230F, parking shall be based on a study prepared by the owner or operator. The required number of spaces shall be determined according to:
 - (a) type of use and estimated number of total trips generated during peak conditions (inbound and outbound);
 - (b) estimated parking duration per vehicle trip turnover rates;
 - (c) based on estimated number of trips generated and average parking duration per trip, calculate number of spaces required;
 - (d) estimated number of employees - 1 space to be provided for each 2 employees based on shift of maximum employment

III. GENERAL COMMENTS

1. The submitted survey is only for Lot 39. The applicant shall provide a survey for Lots 38 and 40 that confirms buildings do not encroach onto property not included as part of this application. Setbacks for existing and proposed improvements should be provided to confirm the requested bulk variances.
2. The three (3) lots are proposed for consolidation. A consolidation plot plan and deed description shall be submitted for formal review. Any consolidation plan will also need to comply with County recording requirements.
3. Per the definition of “accessory use/structure” and per Section 870-23, any accessory structure attached to a principal building by a common wall, an abutting wall or a roof shall be considered part of the principal building and shall adhere to the yard requirements for the principal building. In this case the proposed roof over the patio is attached to the principal building and therefore shall adhere to the setback requirements of the principal building. The side yard setback is 4.75 ft and a variance is necessary.
4. As noted above, the applicant shall provide the building coverage calculation.
5. Our office calculated the lot coverage at approximately 80%. The applicant shall provide a revised plan with exact impervious calculations to confirm a variance is not necessary. If 80% lot coverage is exceeded, pursuant to Section 870-66, a variance will be necessary.
6. The applicant shall provide the floor area for each use, as well as the number of seats in the coffee shop and number of employees in order to calculate the number of required parking spaces. The Board may consider utilizing the parking requirement for office space for the multimedia center use to help determine the number of parking spaces. The applicant has not proposed any parking for this mixed-use project. Testimony should be provided as to how parking will be provided or a variance requested.
7. The applicant should note that the rear addition was indicated to be 180 s.f. in the application narrative. On the plans, however, the addition is shown to be ±206 s.f. Applicant should provide testimony as to the discrepancy.
8. The applicant noted on their application that the 1-story building located in the rear of the property is an accessory structure. Provided that it will be utilized as a multimedia center, a principal use of its own, this structure becomes a secondary principal building. Per Section 870-23, no more than one principal building shall be permitted on one lot and a variance for the two principal buildings is necessary.
9. Floor plans for the multimedia center should be provided. Testimony should also be provided as to whether improvements are also proposed to this building. If height of the building is to be raised at all, additional setback variances will be required.
10. Elevations should be revised to provide the height of all buildings.
11. Based on the submitted floor plans, while only the rear building addition and outdoor seating were described in the application narrative, it appears that other improvements are proposed including interior renovations, façade improvements, and an addition to the side of the building.

- Furthermore, the front section of the second floor along Haddon Ave, appears to project about 3 ft. past the first-floor building wall. This projection may be encroaching into the public right-of-way. The applicant shall provide a revised plan to demonstrate that there is no encroachment. Testimony should be provided and the applicant should be aware that the Zoning Board does not have jurisdiction over building encroachment into the ROW.
12. No signage details have been submitted for review and approval. The applicant shall note the signage requirements in the Gateway Redevelopment Plan.
 13. Per Section 870-192 and 870-244B, Landscaping shall be provided. Landscaping should be provided where appropriate.
 14. Per the Gateway Redevelopment Plan, all awnings/canopies shall be securely attached to the building so that the lowest part of the awning or canopy is mounted a minimum of 8'- 0" and a maximum of 12'- 0" above the sidewalk at the storefront. It appears that a canopy/awning is proposed over the entrance of the building. Vertical clearance measurements should be provided on the elevations.
 15. The applicant shall address how trash/recycling will be handled on site. Provisions for solid waste/recyclable should be provided on site.
 16. Testimony shall be made regarding the hours of operation for the bookstore/coffee shop, office space, and the multimedia center.
 17. Tax lien ownership does not convey property rights. Proof of tax foreclosure on Lot 40 shall be provided.
 18. Per Section 870-41A(6), a proposed development involving a change in use or occupancy but not affecting existing circulation, drainage, building arrangements, landscaping, buffering, lighting, off-street parking, and other considerations of site plan review shall not require a site plan approval. The applicant shall provide testimony as to how the proposed improvements will not have effects on such conditions.
 19. Furthermore, per Section 870-41A(8), any change in the occupancy of a building or the utilization of a building or land which does not require more off-street parking spaces than the previous use based upon parking requirements in this chapter shall not require approval of the site plan. While it is unclear as to what the previous uses on site where, it is noted that no parking exists on site. With the proposed uses would require parking pursuant to the requirements outlined in the Gateway Redevelopment Plan, so testimony should be provided.
 20. The applicant has requested a site plan waiver. Per Section 870-43, if the applicant can clearly demonstrate that, because of peculiar conditions pertaining to the land, the literal enforcement of the ordinance is impracticable or will exact undue hardship, the Board may permit such exemption(s) and waiver(s) as may be reasonable, within the general purpose and intent of the rules, regulations and standards established by this chapter. The Board may waive the requirements for site plan approval where there is a change in use or occupancy and no extensive construction or improvements (or de minimis construction or improvements) are sought. The waiver may be granted only upon a resolution by the Board's finding that the use will not affect existing drainage, circulation, relationship of buildings to each other, landscaping, buffering, lighting and other considerations of site plan approval and that the existing facilities do not require upgraded or additional site improvements. The application for

a waiver shall include a discussion of the prior use of the site, the proposed use and its impact. The applicant shall provide testimony.

21. The applicant should be aware of the statewide required nonresidential development fee.

IV. SUMMARY OF VARIANCES AND WAIVERS

Variances:	Gateway Redevelopment Plan	d(1) use
	Gateway Redevelopment Plan	Side yard setback
	Gateway Redevelopment Plan	Off-street parking
	Section 870-23	More than one principal building
	Section 870-41	Site plan required
	Section 870-43	Site plan waiver
	Section 870-66	Lot coverage
Waivers:	Submission Checklist Items	
	Section 870-192	Landscaping
	Section 870-244B	Landscaping

V. APPROVAL PROCESS

If the Planning Board should grant final approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the plan pursuant to the Planning Board action.
2. One (1) copy of the final plan should be submitted to our office for review and approval along with the response letter to this review. Once final approval is received, ten (10) copies of the final plan will be requested for signature.
3. The applicant is notified that an inspection escrow and performance bond is required for this application and an estimate, **separating onsite and offsite improvements (excluding structures)**, must be reviewed and approved by the Planning Board Engineer. The inspection escrow must be posted prior to the issuance of any building permits.
4. The applicant must contact the Planning Board office to settle any outstanding review engineering and attorney escrow accounts prior to the issuance of building permits.
5. No work is to start until a preconstruction conference is held. The preconstruction conference shall be scheduled with the Planning Board Engineer's office (Senior Inspector for Camden City at 856-795-9595 extension 1131, a minimum of three working days prior to the start of work.

VI. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals must be submitted to the City Planning Department and this office prior to the final signature of plans:

1. Camden County Planning Board
2. Any others as may be necessary.

When plans are resubmitted, they are to be accompanied with a point by point response to all underlined items.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS

A handwritten signature in blue ink, appearing to read 'R. Hunter', with a long horizontal flourish extending to the right.

Robert Hunter, P.E., C.M.E.

cc: Islam Study Center (via e-mail only)
Alyce Johnson (via e-mail only)
Troy Archie, Esq. (via e-mail only)
Kyle Eingorn, Esq. (via e-mail only)
Jerome Wawrzyniak (via e-mail only)
Jim Rizzo, Construction Code Official (via e-mail only)
Anthony Morici, PE, City Engineer (via e-mail only)