

BROWN & CONNERY, LLP

ATTORNEYS AT LAW
6 NORTH BROAD STREET
WOODBURY, NEW JERSEY 08096
(856) 812-8900
FAX (856) 812-2201

Noah Botwinick Esq.
nbotwinick@brownconnery.com

July 31, 2026

City of Camden Planning and Development
520 Market Street, Room 224
Camden, NJ 08101
Attention: Evita Muhammad, Zoning Board Secretary

Re: Application for Site Plan Approval and Use Variance
Applicant: Holcomb Transportation, LLC
Property: Block 1198, Lot 6 on the City of Camden Tax Map
Our File No.: 23-2133

Dear Ms. Miller:

Holcomb Transportation, LLC ("Applicant") is applying for preliminary and final major site plan approval and d(1) variance relief in order to convert the Property for use as a bus storage, repair and maintenance facility (the "Application"). A preapplication conference was held for this Application on July 21, 2026. The Applicant previously submitted a preapplication fee.

Enclosed please find the following documents in support of the Application:

1. Fifteen (15) copies of the Site Plan Application with Checklist and Rider;
2. Fifteen (15) copies of Preliminary and Final Major Site Plans dated June 2, 2026, prepared by Colliers Engineering & Design;
3. Fifteen (15) copies of the Drainage Analysis Statement dated May 26, 2026, prepared by Colliers Engineering & Design;
4. Tax Assessment Certification;
5. Signed Escrow Deposit Agreement;
6. Check in the amount of \$1,282.16 for the preliminary and final site plan application fee and the use variance application fee;
7. Check in the amount of \$3,613.23 for the site plan escrow fee;
8. Deed showing ownership of the property.
9. Zoning Permit Denial, dated March 25, 2026.

I am requesting that the Application be placed on the agenda for the September 14 meeting of the Zoning Board. Please let me know if you require any additional information. Thank you for your courtesies.

Very truly yours,

BROWN & CONNERY, LLP

/s/ Noah Botwinick

Noah Botwinick, Esq.

NB/

Enclosures

cc: Angela Miller, Planning Board Secretary
Angela.Miller@camdennj.gov
Ashton Jones, PP, AICP, CFM, Acting Planning/Zoning Officer
Ashton.jones@rev.com
Holcomb Transportation, LLC, Attn: A.J. Holcomb; George Holcomb
aj.holcomb@holcombbus.com; george.holcomb@holcombbus.com
Colliers Engineering & Design, Attn: Adam Warburton, PP, AICP
Adam.warburton@collierseng.com
Lopes Construction & Demolition, Attn: Frank Lopes, Kip Myers
frank@lopesconstructionllc.com; kip@lopesconstructionll.com

HOLCOMB TRANSPORTATION LLC

170 Benigno Blvd
Bellmawr, NJ 08031
856-931-3632

Citizens Bank

8181

PAY TO THE
ORDER OF

City of Camden

\$

07/30/2026

**1,314.90

DOLLARS

One thousand three hundred fourteen and 90/100 *****

City of Camden
Tax Office, RM 117
520 Market St
Camden, NJ 08102

Memo

⑈008181⑈ ⑆036076150⑆ 6306495510⑈



AS Valcam

HOLCOMB TRANSPORTATION LLC

170 Benigno Blvd
Bellmawr, NJ 08031
856-931-3632

Citizens Bank

8180

PAY TO THE
ORDER OF

City of Camden

\$

07/30/2026

**3,613.23

DOLLARS

Three thousand six hundred thirteen and 23/100 *****

City of Camden
Tax Office, RM 117
520 Market St
Camden, NJ 08102

Memo



AS Valcam

⑈008180⑈ ⑆036076150⑆ 6306495510⑈

**CITY OF CAMDEN
DEPARTMENT OF PLANNING & DEVELOPMENT**

**DIVISION OF PLANNING
&
ZONING**



**SITE PLAN APPLICATION AND
SUBMISSION ITEMS PACKAGE**

Any question please contact:

Angela Miller, Planning Board Secretary
(856) 757-7214

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**SITE PLAN APPLICATION
CHECKLIST**

CHECK IF COMPLETED

FOR OFFICE USE ONLY

- | | |
|--|-------|
| ☒ 1. Zoning Application (See Statement of Applicant for explanation) | _____ |
| ☒ 2. Site Plan Applications & Site Plans (15 copies of both) | _____ |
| ☒ 3. Proof of ownership (i.e. Deed, Tax Bill and/or Lease) | _____ |
| ☒ 4. Signed Escrow Fee Agreement | _____ |

**PRIOR TO SUBMISSION OF ANY SITE PLAN APPLICATIONS EVERY
APPLICANT MUST CALL FOR A PRE-APPLICATION CONFERENCE.**

**IT IS STRONGLY ADVISED THAT THE APPROPRIATE PROFESSIONALS BE
PRESENT AT SAID MEETING.**

PRE-APPLICATION CONFERENCE FEE: \$500.00

(ACCORDING TO SECTION 577-270 OF THE CITY'S ZONING CODE)

***NOTE:**

- A. Incomplete applications will not be processed.**
- B. Submission hours are 8:30am to 4:30pm, Monday through Friday. All applications must be stamped "received" by the Division of Planning. No outside drop-offs will be processed.**
- C. All plans must be folded with *Title Block* facing upward.**
- D. Whenever public notice is required, the Division of Planning shall prepare procedures for said notification and advise applicant of its readiness.**

Revised 8/27/2020

The following checklist pertains to PLOT PLANS:

Check if Completed

For Office Use Only

- | | |
|--|-------|
| <u>X</u> 1. Name and Address of owner and applicant | _____ |
| <u>X</u> 2. Name, signature, licenses #, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect (as applicable). | _____ |
| <u>X</u> 3. Title block denoting type of application, tax map sheet, county municipality, block and lot, and street address. | _____ |
| <u>X</u> 4. Key map not less the 1" – 1000" showing location of tract to surrounding street, municipal boundaries, etc. within 500'. | _____ |
| <u>X</u> 5. Schedule for required and proposed zone requirements for Lot area, frontage, setbacks, imperious coverage, parking, etc. | _____ |
| <u>X</u> 6. North arrow to top of sheet, scale and graphic scale. | _____ |
| <u>X</u> 7. Signature block for board chair, secretary, zoning officer/ administrative officer and engineer. | _____ |
| <u>X</u> 8. Date of property survey | _____ |
| <u>X</u> 9. Acreage of tract to nearest tenth | _____ |
| <u>X</u> 10. Date of original and all revisions | _____ |
| <u>X</u> 11. Size and location of existing or proposed structures and their dimension of setbacks | _____ |
| <u>X</u> 12. Location and dimensions of any existing or proposed streets | _____ |
| <u>N/A</u> 13. All proposed lot lines and area of lots in square feet | _____ |
| <u>N/A</u> 14. Copy of and plan delineation of any existing or proposed deed restriction | _____ |
| <u>N/A</u> 15. Any existing or proposed easement or land reserved or dedicated for public use | _____ |
| <u>X</u> 16. Existing streets, other right-of-way or easements; water courses, wetlands, soils floodplains, or other environmentally Sensitive area within 200' of tract | _____ |
| <u>X</u> 17. Topographical features of subject property from USGS 7.5 minute maps | _____ |

CHECK IF COMPLETED**FOR OFFICE USE ONLY**

- | | |
|--|-------|
| <u>X</u> 18. Boundary, limits, nature and extent of wooded areas,
Specimen trees and other significant physical features | _____ |
| <u>X</u> 19. Drainage calculations | _____ |
| <u>X</u> 20. Proposed utilities: sanitary sewer, water, storm water
management, telephone, cable TV and electric | _____ |
| <u>X</u> 21. Soil erosion and sediment control plan if more than 5000 sq. ft. | _____ |
| <u>X</u> 22. Spot and finished elevations at all property corners, corners of
Structures, existing or proposed first floor elevations | _____ |
| <u>X</u> 23. Construction details road and paving cross-sections and profiles
if no profiles needed | _____ |
| <u>X</u> 24. Lighting plan and details | _____ |
| <u>N/A</u> 25. Landscape plan and details | _____ |
| <u>X</u> 26. Site identification signs, traffic control signs, and directional signs | _____ |
| <u>X</u> 27. Sight triangles | _____ |
| <u>X</u> 28. Vehicular and pedestrian circulation patterns | _____ |
| <u>X</u> 29. Parking plan indicating spaces, size and type aisle width internal
Collectors, curb cuts, drives and driveways and all ingress and
Egress areas with dimensions | _____ |
| <u>N/A</u> 30. Preliminary architectural plan and elevations | _____ |
| <u>N/A</u> 31. Environmental impact report, parcels 2 acres or larger | _____ |
| <u>X</u> 32. Plan paper size should be 24 by 36 | _____ |

**PURSUANT TO THE CODE OF THE CITY OF CAMDEN
(ARTICLE I, SECTION 233-4)**

SITE PLAN APPLICATION

(Please Answer ALL Questions)

APPLICANT Holcomb Transportation, LLC

ADDRESS 170 Benigno Boulevard, Bellmawr, NJ 08031

TELEPHONE# 856-931-3632

FAX# _____

OWNER OF PROPERTY 124 SOUTH 17TH LLC
_(if other than applicant)

ADDRESS 124 South 17th Street, Camden, NJ 08105

TELEPHONE _____

**IF APPLICANT IS INCORPORATE OR A PARTNERSHIP, LEGAL REPRESENTATION IS REQUIRED.
PLEASE PROVIDE THE FOLLOWING:**

ATTORNEY'S NAME Noah Botwinick

ADDRESS 6 N. Broad St., Suite 100, Woodbury, NJ 08096

TELEPHONE# (856) 812-8900

FAX# (856) 853-9933

EMAIL ADDRESS nbotwinick@brownconnery.com

PLEASE PROVIDE THE FOLLOWING INFORMATION BELOW:

ENGINEER AND/OR ARCHITECT NAME Nicholas F. Minner, P.E.

ADDRESS 10000 Midlantic Drive, Suite 300E, Mount Laurel, NJ 08054

TELEPHONE# (877) 627-3772

FAX# _____

ADDRESS OF DEVELOPMENT 124 S. 17th Street

BLOCK NO.(S) 1198

LOT NO.(S) 6

ZONE TOD Transit Oriented

PRESENT USE(S) Contains a one-story building with a driveway and cleared parking area, previously used as an
auto-repair shop.

DESCRIBE PROPOSED USES (S):

(attach separate sheet if needed) Applicant seeks to repave the property for use as a bus storage yard and
convert the existing building into a bus repair and maintenance building, along with appurtenant site improvements.

SQUARE FOOTAGE OF PROPOSED USE 64,500 sq. ft.

LOT AREA (Measured in Square Footage) 64,500 sq. ft.

BUILDING AREA OF GROUND FLOOR 4,515 sq. ft.

BUILDING AREA (Total Sq. Ft. – all floors) 4,515 sq. ft.

NO. OF PROPOSED PARKING SPACES 94

NO. OF EXISTING PARKING SPACES N/A

AREA IN ACRES OF ANY ADDITION ADJOINING LAND OWNED BY APPLICANT _____

DOES THIS APPLICANT CONSTITUTE:
(Please check appropriate box)

☒ New Application

☐ Preliminary

☒ Preliminary and Final

☐ Revision or Resubmission of a prior application

*IS THIS APPLICATION FOR A VARIANCE TO CONSTRUCT A MULTI-DWELLING OF 25 OR MORE FAMILY DWELLING UNITS? (Please check) YES ☐ NO ☒

*IS THIS APPLICATION INTENDED FOR COMMERCIAL PURPOSE(S)?
(Please check) YES ☒ NO ☐

IF THE ANSWER TO (A) OR (B) IS "YES", AND/OR IF APPLICANT IS A CORPORATION OR PARTNERSHIP, PLEASE PROVIDE THE FOLLOWING:

1. Name and address of all stockholders or individual partners owning at least 10% of its stock, of any class, or at least 10% of the interest in the partnership, as the case may be. (Additional sheet may be attached if needed).

NAME

ADDRESS

A.J. Holcomb

170 Benigno Blvd., Bellmar, NJ 08031

DOES THIS APPLICATION INCLUDE:

1. AN ADDITION OF 1,000 SQ. FT. OR MORE TO AN EXISTING STRUCTURE?
(Please circle) YES NO
2. AN ADDITION OF 1,000 SQ. FT. OR MORE OF PAVING AREA FOR OFF-STREET PARKING?
(Please circle) YES NO

THIS APPLICANT CERTIFIES THAT THE ABOVE INFORMATION HAS BEEN COMPLETED TO THE BEST OF HIS/HER KNOWLEDGE.

7/30/2026
DATE

AJ Holcomb
APPLICANT'S NAME (PLEASE PRINT)

AJ Holcomb
APPLICANT'S SIGNATURE

07/28/2026 TUE 13:00 FAX

003/003

PLEASE READ

ASSESSMENT CERTIFICATION

Section A: Applicant shall complete

SECTION A

OWNERName of OWNER of Property 124 South 17th LLCAddress: 170 Esplanade Blvd, Bellmawr, NJ 08031

SEARCH Address: _____

Block: 1188Lot: 6Account: N/A

Section B: Applicant shall take this form to the City of Camden Tax Office, Room 117 (1st floor) for completion to indicate whether taxes are paid up to date. Applicant must also go to the PNC Bank (Broadway & Market St) for water and sewer to make sure water/sewer is paid up to date.

Upon completion, this form shall be submitted with original application. **NO APPLICATIONS WILL BE ACCEPTED** -if any money is owed for Taxes or Water/Sewer, no permit can be issued until accounts are paid in full-proof of payment must be brought back before turning application in.

Section C:

TAX OFFICE & PNC BANK

An application for Zoning/Sign permit has been submitted to the Division of Planning. Please check your records to be certain that the account is current.

I HEREBY CERTIFY THAT THE PROPERTY ASSESSMENT ARE:

Account Type	Qtr.	Due date	Amount Owed	Other
(Taxes/W&S/Other)	<u>2</u>	<u>5/1/26</u>	<u>ZERO</u>	<u>MA 7/28/26</u>
(Taxes/W&S/Other)	<u>Not Bill.</u>	<u>7-29-2026</u>	<u>AH</u>	<u>7-29-2026</u>
(Taxes/W&S/Other)	_____	_____	_____	_____
(Taxes/W&S/Other)	_____	_____	_____	_____

COMMENTS: _____

DATED: 7/30/26

PREPARED BY: _____

ESCROW DEPOSIT AGREEMENT BETWEEN THE CITY OF CAMDEN AND

DEPOSITOR Holcomb Transportation, LLC

Address 170 Benigno Blvd, Bellmawr, New Jersey 08031

Telephone No. 856-931-3632

Check No. 8180

Depositor herewith deposits the sum of Three thousand, six hundred and thirteen dollars and twenty three cents dollars (\$3,613.23) with the City of Camden in accordance with an subject to the provisions of the City of Camden Ordinance No. MC-2304, being incorporated by reference and made a part hereof, and agrees to the following:

1. Depositor's payment of said deposit is made in connection with an application for:
Preliminary and final major site plan approval with D(1) variance relief

At (provide address with block and lot number): 124 S. 17th Street, Block 1198, Lot 6

2. The Treasure of the City of Camden shall be authorized to disburse to the City Engineer from the funds deposited, those fees required to be paid for the technical and professional review by the Zoning Board of Adjustment and/or Planning Board pursuant to the terms of Ordinance MC-2304.
3. All fees shall be disbursed upon reconciliation of the Engineer & Insurance Escrow Accounts by Ordinance MC-2304.
4. If there are insufficient funds in the depositor's escrow account to pay all pending bill attribute to the aforementioned project, depositor shall be notified by the appropriate agency and requested to make an additional deposit into the escrow account.
5. Depositor understands that if he/she fails to make any additional deposit required, depositor's application shall be denied.
6. Any additional deposits shall be made to the Treasure, City of Camden, by way of the Division of Planning, in accordance with the terms set forth herein unless otherwise agreed to by the depositor and the approving agency.
7. The City of Camden shall not be required to pay interest on any sums held pursuant to this agreement.

IN WITNESS WHEREOF the undersigned hereby accepts the terms and conditions of this agreement.

7/30/2026

DATE:

AJ Holcomb

Applicant or Authorized Signature

Statement of Applicant

PROPERTY

The Applicant, Holcomb Transportation, LLC (“Applicant”), is requesting use variance relief and preliminary and final major site plan approval for the property located at 124 S. 17th Street, City of Camden, New Jersey, also known as Block 1198, Lot 6 (the “Property”). The Property is currently improved with a vacant, one-story building formerly used as an auto-repair shop, which the Applicant proposes to renovate and repurpose into a bus repair and maintenance facility. The Property is situated at the intersection of S. 17th Street and Mickle Street and surrounded by commercial uses.

The Property is located within the TOD – Transit Oriented Zone of the City. The TOD – Transit Oriented Zone permits bus terminals, office buildings, railroad passenger stations, railroad facilities, and numerous other commercial uses. There is no stated permitted bus parking facility use in the TOD – Transit Oriented Zone. However, school bus operation and storage are an inherently beneficial use. The proposed use is a necessary component of our local education systems, providing transportation of children to and from school. The Property is particularly suited for the proposed use because of its proximity to U.S. Route 30. In addition, the City previously granted a use variance for the Applicant’s nearby bus facility and the proposed use of the Property will supplement that use by providing additional parking and maintenance capacity.

Addressing the second prong of the criteria for consideration of a use variance, the requested relief can be granted without any substantial detriment to the public good or impairment of the intent and purpose of the zone plan and zoning ordinance. The Property is zoned for a wide variety of commercial uses, including bus terminals and railroad facilities, and is surrounded entirely by commercial development. Activity at the site will be limited to daytime hours. The proposed use will not generate excessive noise or burdensome traffic on S. 17th Street or Mickle Street. Applicant will provide testimony from its traffic engineer to opine that levels of service for the surrounding roads remains at acceptable levels of service. The Applicant will also present planning testimony that the proposed bus storage and maintenance facility would not frustrate the purposes of the zoning ordinances or adversely affect the character of the neighborhood.

Accordingly, it is respectfully submitted that the requested use variance can be granted without any substantial detriment to the public good and without substantially impairing the intent and purposes of the zone plan and zoning ordinance. A school bus facility provides a significant public benefit by supporting transportation services for the surrounding school districts.

With respect to the preliminary and final major site plan application, the proposed site improvements will include repaving the Property and constructing 94 parking spaces across the site, including two ADA-accessible parking spaces along the front of the building. Additional site improvements include upgraded site lighting through the installation of new LED fixtures. The Applicant proposes a small sign with the facility's name and address. No additional impervious coverage will be added to the site.

The proposed hours of operations for the bus repair and maintenance facility are Monday through Friday, 6:00 a.m. to 4:00 p.m. The number of employees on site is expected not to exceed five full-time employees and 40 part-time employees.

The Site Plan reflects a remodel of the existing former auto-repair shop while incorporating the proposed parking and lighting improvements, as well as the general circulation of the site. The proposed improvements are intended to modernize the Property, improve site circulation and accessibility, and support the adaptive reuse of the existing building as a bus repair and maintenance facility.

VARIANCES AND DESIGN WAIVERS

Applicant seeks the following use variances and design waivers in connection with the proposed redevelopment of the Property:

1. Section 870-116 (Permitted uses):

The ordinance provides that permitted uses in the TOD – Transit Oriented Zone shall be limited to semidetached dwellings, duplex (two-family) dwellings, townhouse (attached/row) dwellings, multifamily dwellings, bus terminals, business services, convenience stores, banks, financial and insurance offices, offices, office building, office complex and medical offices, personal services, including but not limited to barbershops, hairdressers, dry-cleaning establishments, photographers, funeral homes, shoe repairs, tailors, laundromats and travel agencies, professional offices and private offices, outdoor retail sales, shopping centers, commercial recreation facilities, railroad passenger stations and railroad facilities and uses, hotel

or motel, or extended family stay facility, theaters, museums, art galleries and concert halls, visitor information center, buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes, parks, playgrounds or recreation areas, community center buildings, and libraries, public, private or parochial educational institutions, and grocery stores. The Applicant proposes use variance relief in order to operate the Property as a bus storage and parking yard and bus repair and maintenance facility.

The Applicant previously submitted a zoning permit application in March 2026, which was denied as part of the City's procedure for applications requiring review by the Zoning Board. Based on the direction provided by Acting Planning/Zoning Officer Ashton Jones, the Applicant is not submitting a duplicative zoning permit application and is proceeding with the present site plan application based upon the previously submitted zoning permit application and resulting denial.

2. Section 870-197(F) (Fences and walls):

The ordinance requires that fences along the rear lot line and side lot line to the front building line must be no higher than six feet and fences along the side lot line from the front building line to the front lot line must be no higher than four feet. The Property is currently non-conforming, and the Applicant proposes a waiver for an existing eight-foot fence.

3. Section 870-243(A)(15)(b) (Lighting):

The ordinance requires that the maximum mounting height of exterior lighting for buildings less than 24 feet high is 16 feet. The Applicant requests a waiver to mount the exterior lighting on the building, which is less than 24 feet high, at 20 feet.

4. Section 870-243(I)(3) (Lighting):

The ordinance requires that submitted plans illustrate the initial horizontal and vertical illuminance in footcandles, and relamping and cleaning cycles to arrive at maintained values of illumination. The Applicant requests a waiver from the requirement of providing the required illustrated illumination values.

5. Section 870-244(F) (Landscaping and buffering):

The ordinance provides landscaping standards for parking areas, including buffer plantings, interior landscaped islands, tree plantings, and parking bay configuration standards. The Applicant requests a waiver from these requirements.

6. All other variances or waivers deemed necessary by the Board are hereby requested.



**Camden County
Document Summary Sheet**

CAMDEN COUNTY CLERK

520 MARKET ST
CAMDEN NJ 08102

CAMDEN COUNTY, NJ
CAMDEN COUNTY CLERK'S OFFICE
DEED-OR BOOK 12942 PG 1966
RECORDED 10/21/2025 10:17:14
FILE NUMBER 2025066138
RCPT # 2840893; RECD BY: eRecord
RECORDING FEES 85.00
TOTAL TAX 6,881.00

Official Use Only

Transaction Identification Number		7901045	9715230
Submission Date (mm/dd/yyyy)		10/16/2025	Return Address (for recorded documents) SURETY TITLE COMPANY 11 EVES DR STE 150Z MARLTON, NJ 08053
No. of Pages (excluding Summary Sheet)		5	
Recording Fee (excluding transfer tax)		\$85.00	
Realty Transfer Tax		\$6,881.00	
Total Amount		\$6,966.00	
Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE		
Municipal Codes CAMDEN COUNTY 99			
Batch Type L2 - LEVEL 2 (WITH IMAGES)			
1026469			
Additional Information (Official Use Only)			
* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF CAMDEN COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.			



Camden County Document Summary Sheet

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
	Consideration	\$760,000.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	09/23/2025				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		124 REALTY ASSOCIATES LLC			45 ARGYLE AVENUE, BLACKWOOD, NJ 08012	
	GRANTEE	Name			Address	
		124 SOUTH 17TH LLC			124 SOUTH 17TH STREET, CAMDEN, NJ 08105	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		99	1198	6		99
* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF CAMDEN COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.						

Prepared by: Steven T. Passarella, Esquire

DEED

This Deed is made on September 23, 2025,

BETWEEN 124 Realty Associates, LLC,

whose post office address is 45 Argyle Avenue, Blackwood, New Jersey 08012,

referred to as the Grantor,

AND 124 South 17th LLC,

whose post office address is soon to be 124 South 17th Street, Camden, New Jersey 08105,

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

1. Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **SEVEN HUNDRED AND SIXTY THOUSAND (\$760,000.00) DOLLARS.**

The Grantor acknowledges receipt of this money.

2. Tax Map Reference. (N.J.S.A. 46:15-1.1) Camden City, County of Camden,
Block No. 1198 Lots 6 Account No.

[] No property tax identification number is available on the date of this Deed.
(Check box if applicable.)

3. Property. The Property consists of the land and all the buildings and structures on the land in Camden City, County of Camden and State of New Jersey. The legal description is:

[X] Please see attached Legal Description annexed hereto and made a part hereof.
(Check Box if Applicable.)

EXHIBIT "A"

File No: 166620CD-01

The Land is described as follows:

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in Camden City, Camden County, and State of New Jersey being more particularly described as follows:

BEGINNING at a point in the easterly side of 17th Street distant 150.00 feet southwardly from the southwardly corner of 17th Street and Carman Streets; thence

- 1. South 05 degrees 44 minutes East along the Easterly line of 17th Street, 150.00 feet to a point; thence**
- 2. North 84 degrees 16 minutes East 400.00 feet to a point in the Westerly line of 18th Street; thence**
- 3. North 05 degrees 44 minutes West along the Westerly line of 18th street 150.00 feet to a point thence**
- 4. South 84 degrees 16 minutes West 400.00 feet to the place of BEGINNING.**

**FOR INFORMATIONAL PURPOSES ONLY:
BEING premises No. 124 South 17th Street.**

BEING Tax Block: 1198, Tax Lot: 6

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

NEW JERSEY LAND TITLE
INSURANCE RATING BUREAU

NJRB 3-10
Last Revised: 11/01/2023

BEING the same land and premises which became vested in 124 Realty Associates, LLC, a New Jersey Limited Liability Company, by deed from Murray S. Rosenberg and Josephine Rosenberg, husband and wife, dated March 15, 2001, recorded April 20, 2001, in the Camden County Clerk/Register's Office in Deed Book 5151, Page 885.

Title of record became vested in 124 Realty Associates, LLC under record of Final Judgment wherein Murray S. Rosenberg and Josephine Rosenberg his wife; Midlantic Bank/South; Funb FL, Custodian for DH Associates: Funb as Custodian for Fundco, Inc.; Sears Roebuck & Co.; Bromley Estates Phase 1 Condominium Association: State of New Jersey: Tague Securities Corporation was Defendant and 124 Realty Associates, LLC was Plaintiff; said Final Judgment dated August 16, 2002, and recorded in the Office of the Register/Clerk of Camden County on September 23, 2002 in Deed Book 5256, Page 10.

Being the same land and premises that was subject to a deed restriction which was removed by deed dated September 4, 2025 from the City of Camden to 124 Realty Associates, LLC, dated 9/4/25 recorded September 16, 2025, in the Camden County Clerk/Register's Office in Deed Book ___, Page ___.

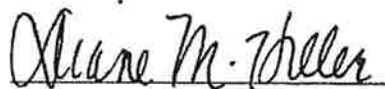
SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD

3. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

4. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witnessed By:

124 Realty Associates, LLC


By: Mark Fitzpatrick, Member

STATE OF NEW JERSEY

COUNTY OF GLOUCESTER SS:

I CERTIFY that on September 23, 2025

Mark Fitzpatrick, member

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached Deed;
- (b) was authorized to and did execute this Deed as Members of the entity named in this Deed;
- (c) made this Deed for \$760,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.
- (d) executed this Deed as the act of the entity.

Diane M. Hiller

RECORD AND RETURN TO:



GIT/REP-3
(8-24)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
124 Realty Associates, LLC

Current Street Address
45 Argyle Avenue

City, Town, Post Office
Blackwood

State
NJ

ZIP Code
08012

Property Information

Block(s)
1198

Lot(s)
6

Qualifier

Street Address
124 South 17th Street

City, Town, Post Office
Camden

State
NJ

ZIP Code
08105

Seller's Percentage of Ownership
100

Total Consideration
\$760,000.00

Owner's Share of Consideration
\$760,000.00

Closing Date
9/23/2025

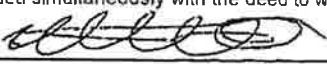
Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☒ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- 7a. ☒ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE CODE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain. See instructions.
- 7b. ☐ Seller only received like-kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

9/23/25
Date


Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Mark Fitzpatrick, Member
Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact



VICTOR CARSTARPHEN
MAYOR

DEPARTMENT OF PLANNING & DEVELOPMENT
CITY OF CAMDEN
NEW JERSEY

DR. EDWARD C. WILLIAMS, PP, AICP, CSI
Division of Planning & Zoning
TEL: (856) 757-7214

March 25, 2026

LOPEZ CONSTRUCTION C/O
HOLCOMB TRANSPORTATION
751 TOMLIN STATION RD
MULLICA HILL, NJ 08062

ZONING PERMIT DENIAL

RE: 124 S. 17TH STREET CAMDEN, NJ BLOCK: 1198 LOT: 6
APPLICATION DATE: 3/2/2026 ZONE DISTRICT: TOD

DEAR SIR/MADAM:

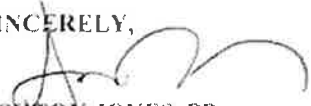
YOUR APPLICATION FOR A ZONING PERMIT TO ALLOW: BUS STORAGE YARD – ROOF REPAIR HAS BEEN DENIED FOR THE FOLLOWING

1. USE IS NOT PERMITTED – DI USE VARIANCE IS NEEDED.
2. MAJOR SITE PLAN APPROVAL IS NEEDED.

YOU MAY APPEAL THIS DECISION WITHIN 20 DAYS OF THIS DENIAL, BY MAKING THE NECESSARY APPLICATION TO THE DIVISION OF PLANNING, CITY HALL – ROOM 224, FOR A VARIANCE OR A SPECIAL EXCEPTION IN THIS MATTER. ENCLOSED FOR YOUR CONVENIENCE IS SAID APPEAL FORM.

IF YOU HAVE QUESTIONS, DO NOT HESITATE TO CONTACT THIS OFFICE.

SINCERELY,


ASHTON JONES, PP.
ACTING CITY PLANNER/ZONING OFFICER

ENCLOSURE

Cc: Building Bureau



Engineering
& Design

Drainage Analysis Statement

May 26, 2026

Holcomb Bus Lot 124 S. 17th Street

City of Camden, Camden County, New Jersey

Prepared for:

Holcomb Transportation, LLC
170 Benigno Blvd.
Bellmawr, NJ 08031

Prepared by:

Nicholas Minner

Nicholas Minner, PE
NJ Professional Engineer
License No. GE58244

Colliers Engineering & Design
10000 Midlantic Drive Suite 300E
Mount Laurel, New Jersey 08054
US

Main: 877 627 3772
Colliersengineering.com

Project No. 26006660A



Engineering
& Design

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Introduction

This Drainage Analysis Statement has been prepared in support of the Major Site Plan Application for the Holcomb Bus Lot project located at 124 S. 17th Street, Camden, New Jersey. The purpose of this report is to document the existing & proposed stormwater conditions for the subject site, demonstrate compliance with the applicable stormwater management regulations, and provide the technical basis for the determination that detailed hydrologic calculations, hydrologic routing, and stormwater management improvements are not required for this project.

This report is submitted for review by the Camden City Planning Board, the DelAtlantic Soil Conservation District, the Camden County Planning Board, and any other applicable review agencies. This project does not require a NJDEP permit, however it was designed to comply with the Stormwater Management Regulations set forth in NJAC 7:8.

Project Description

The subject site is an existing masonry building and parking lot previously used for auto repair situated on Block 1198, Lot 6 (approximately 1.48 acres) in the City of Camden, Camden County, New Jersey. The proposed development consists of site improvements including pavement reconstruction, lighting, bollards, striping, sidewalk, curb, signs, and other miscellaneous improvements. No new buildings are proposed. The total limit of disturbance for this application is 64,262 square feet (1.48 acres).

Since the total limit of disturbance exceeds one (1) acre, this project is considered a 'Major Development'. Therefore, the project is evaluated for compliance with the water quality, groundwater recharge, and stormwater runoff quantity standards set forth in NJAC 7:8-5.

Existing Conditions

Pre-Construction Site Condition

At the time of survey preparation for this application, the site was actively under construction, which has since been put on hold. As a result, the survey reflects a disturbed condition rather than the established pre-development surfaces. For the purposes of this stormwater analysis, the preconstruction condition, as assumed to be what existed immediately prior to the commencement of construction activities, is to be used as the existing baseline. This pre-construction condition was 100% impervious consisting of concrete pavement, asphalt pavement, and building coverage. Stormwater runoff from the site drained overland and was collected via existing inlets and pipes which ultimately discharged to a basin situated on the adjacent property to the south.

Disturbance by Adjacent Development

Upon investigation of historic aerials of the site over the last 5 years, it is acknowledged that a limited portion of the subject site along the rear property line contained a few trees and some overgrowth along the fence lines. However, it seems the clearing and grading of that area was performed by the

developer of said warehouse project as part of their approved site development activities. That neighboring project disturbed portion of the subject site's lot within the scope of their own approved limit of disturbance, and the associated stormwater impacts thereto should have been incorporated into and addressed by the stormwater management plan approved for that adjacent development prior to the commencement of construction.

Existing Ground Cover Summary

Table 1 – Existing Ground Cover Summary

Ground Cover Type (CN)	Existing Area (SF)
Building (98)	4,589
Concrete Sidewalk (98)	0
Concrete Pad (CN) (MVS)	1,214
Asphalt Pavement (98) (MVS)	58,459
Total Area (98)	64,262
Total Motor Vehicle Surface (MVS)	59,673

Proposed Conditions

The proposed development maintains the site as 100% impervious. Among miscellaneous improvements, a notable change to the existing site is the removal of existing concrete pads used as motor vehicle surface and the addition of a pedestrian sidewalk along the building. This results in a reduction of total motor vehicle surface.

The proposed grading closely resembles the established pre-construction drainage patterns. Stormwater runoff will continue to drain in the same general directions as it has historically; stormwater from the right-of-way line to the back of the building is collected by the existing city infrastructure, while the rest of the site from the building to the rear property line is collected and piped to the stormwater inlet that was installed on the property line during the adjacent properties site improvements. The proposed improvements do not generate additional flow or create a new point of discharge.

Proposed Ground Cover Summary

Table 2 – Proposed Ground Cover Summary

Ground Cover Type (CN)	Proposed Area (SF)	Net Change (SF)
Building (98)	4,589	0
Concrete Sidewalk (98)	1,220	+1,220
Concrete Pad (CN) (MVS)	0	-1,214
Asphalt Pavement (98) (MVS)	58,453	-6
Total Area (98)	64,262	0
Total Motor Vehicle Surface (MVS)	58,453	-1,220

NJDEP Stormwater Compliance Analysis

Compliance with the New Jersey Stormwater Management Rules (NJAC 7:8) is evaluated below for each applicable standard.

Groundwater Recharge – NJAC 7:8-5.4

The subject site, in both existing and proposed conditions, is 100% impervious therefore, there is 0 volume of runoff being recharged in either condition and groundwater recharge would not be required.

Stormwater Runoff Quality – NJAC 7:8-5.5

The proposed development results in a net decrease of 1,220 square feet of motor vehicle surface. No new motor vehicle surface is created. Since there is no new or additional motor vehicle surface, the TSS reduction requirement of NJAC 7:8-5.5 is not triggered. Thus, the water quality standard is satisfied, and no water quality BMPs are required.

Stormwater Runoff Quantity – NJAC 7:8-5.6

The entire existing and proposed site is impervious, and so the CN for the entire site is unchanged at 98. The total impervious coverage is not increasing, the total site area within the limit of disturbance remains the same, the time of concentration remains equal, and since there are no substantial changes proposed to grading & drainage areas, post-construction peak runoff rates are equal to pre-construction rates for any design storm. Therefore, the runoff quantity standard is met through 125-15R (2)(a)- Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the two-, ten-, and 100-year storm events do not exceed, at any point in time, the preconstruction runoff hydrographs for the same storm events. This is concluded without additional calculations due to all the input variables remaining the same.



Engineering
& Design

Summary & Conclusions

As shown in the narrative above, the proposed development meets the NJDEP stormwater quantity standard, demonstrates that the water quality standard is not applicable to this development, and ground water recharge is not applicable to this development. Therefore, the site, as designed, complies with the appropriate regulations set forth by the NJDEP and the City of Camden Municipal Ordinance.



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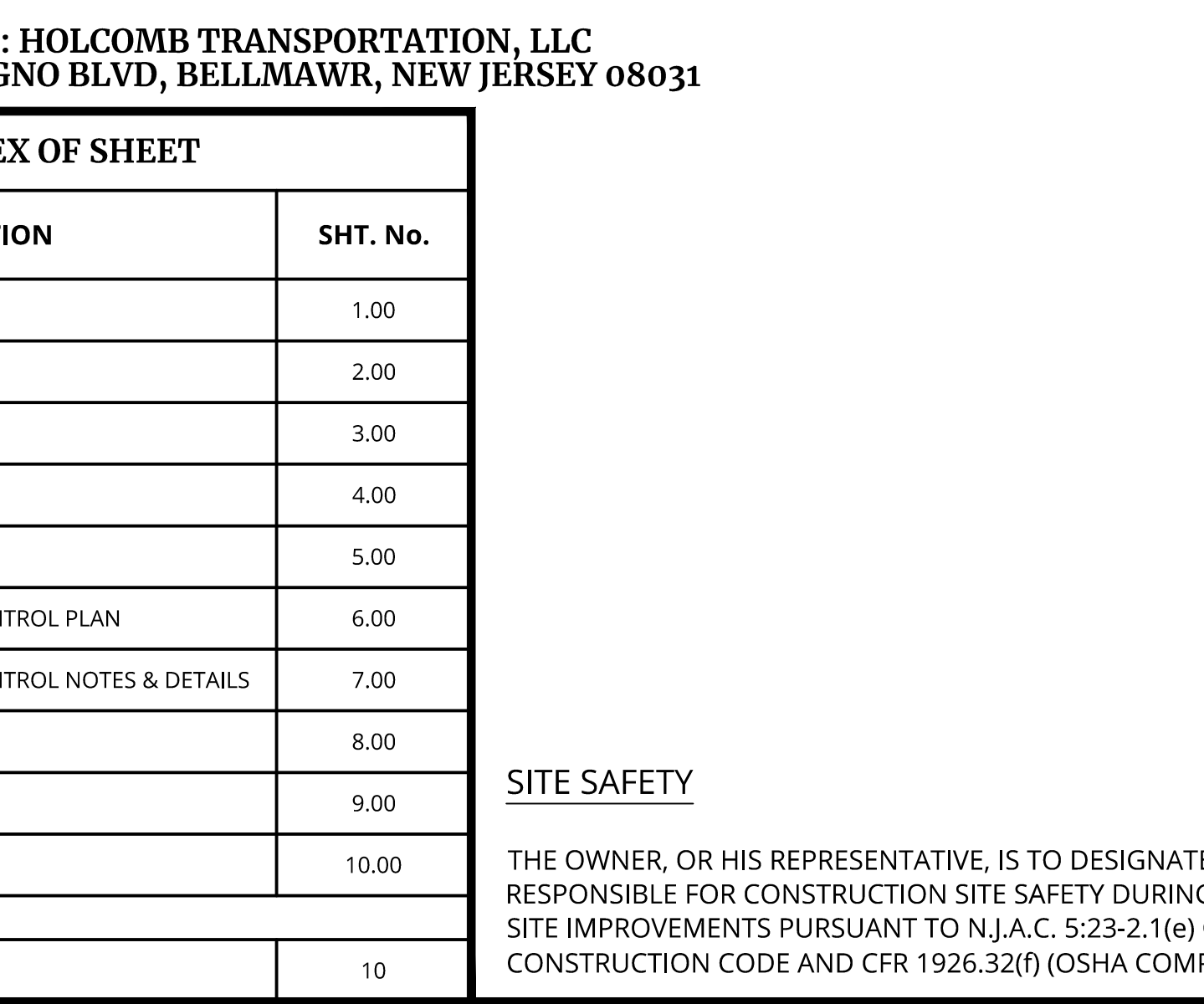
1 877 627 3772



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INDEX OF SHEET	
DESCRIPTION	SHT. No.
COVER SHEET	1.00
GENERAL NOTES & LEGEND	2.00
DEMOLITION PLAN	3.00
CONSTRUCTION PLAN	4.00
GRADING PLAN	5.00
SOIL EROSION & SEDIMENT CONTROL PLAN	6.00
SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	7.00
LIGHTING PLAN	8.00
LIGHTING DETAILS	9.00
CONSTRUCTION DETAILS	10.00
TOTAL SHEETS	10

TAX MAP SHEET 19.08
BLOCK 1198, LOT 6
CITY OF CAMDEN
CAMDEN COUNTY, NEW JERSEY

Colliers

Engineering & Design

MT. LAUREL
10000 Midlantic Drive,
Suite 300E
Mt. Laurel Township, NJ 0805
Phone: 856.797.0412
COLLIERS ENGINEERING & DESIGN, INC.

COVER SHEET

DRAWING NUMBER:

1.00

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

§870-116 - TO PERMIT BUS STORAGE YARD w/ BUS REPAIR & MAINTENANCE BUILDING IN TOD (TRANSIT ORIENTED) ZONE. D1 VARIANCE REQUESTED.

DELATLANTIC SOIL CONSERVATION DISTRICT - PENDING
CAMDEN COUNTY PLANNING BOARD - PENDING
CAMDEN CITY FIRE OFFICIAL - PENDING



THE CONTRACTOR IS NOTIFIED THAT ALL PROVISIONS OF THE HIGH-VOLTAGE PROXIMITY ACT, P.L.1948, C.249 AS AMENDED THROUGH MAY 20, 1987 SHALL BE STRICTLY ADHERED TO. THE CONTRACTOR SHALL ALSO ADHERE TO ALL PROVISIONS OF PART 1926.550, SUBPART "N" OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF DECEMBER, 1970. PARTICULAR ATTENTION IS DIRECTED TO THE PROVISIONS OF THE ABOVE ACT REQUIRING WARNING SIGNS, NOTIFICATION TO POWER COMPANY AND RESPONSIBILITY FOR SAFEGUARDS AND ALSO PROHIBITED ACTIVITY.

A COPY OF THE HIGH-VOLTAGE PROXIMITY ACT IS AVAILABLE IN THE OFFICE OF THE COUNTY ENGINEER OR MAY BE OBTAINED FROM THE NEW JERSEY DEPARTMENT OF LABOR, DIVISION OF WORKPLACE STANDARDS, OFFICE OF SAFETY COMPLIANCE, CN386, TRENTON, NEW JERSEY 08625-0386.

§870-197F - TO PERMIT EXISTING FENCE GREATER THAN 6- FEET IN HEIGHT ALONG LOT FRONTAGE AND SIDE YARDS UP TO BUILDING LINE.

§870-243A(15)(b) - TO PERMIT 20 FOOT MOUNTING HEIGHT FOR BUILDING LESS THAN 24 FEET IN HEIGHT.

§870-244F - TO PERMIT RELIEF FROM PARKING AREA LANDSCAPING REQUIREMENTS, INCLUDING BUFFER PLANTINGS, INTERIOR LANDSCAPED ISLANDS, TREE PLANTINGS, AND PARKING BAY CONFIGURATION STANDARDS.

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREIN
DEPICTED AND THAT I CONCUR WITH THE SUBMISSION.

OWNER _____ DATE _____

APPROVED BY THE PLANNING BOARD OF THE CITY OF CAMDEN AT THE
REGULAR MEETING OF _____,
DATE _____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ADMINISTRATIVE OFFICER _____ DATE _____

ENGINEER _____ DATE _____

THE SUBJECT PROPERTY IS KNOWN AS LOT 6 IN BLOCK 1198 AS SHOWN ON SHEET 19.08 OF THE OFFICIAL TAX MAP OF THE CITY OF CAMDEN, CAMDEN COUNTY, NEW JERSEY, DATED JUNE 2018, TO SHOW CONDITIONS AS OF DECEMBER 2020.

2. THE PROPERTY IS LOCATED AT 124 SOUTH 17TH STREET IN THE TRANSIT ORIENTED DEVELOPMENT ZONE AND CONTAINS A TOTAL TRACT AREA OF 64,500 SQ. FT. (± 1.481 ACRES).

OWNER/APPLICANT:
HOLCOMB TRANSPORTATION, LLC
170 BENIGNO BLVD
BELLMAWR, NJ 08031

3. THE SUBJECT PROPERTY WAS UNDER CONSTRUCTION AT THE TIME OF THE SURVEY. THE SITE CONTAINS A ONE-STORY BUILDING WITH DRIVEWAY AND CLEARED PARKING AREA, PREVIOUSLY USED AS AN AUTO REPAIR SHOP. THE APPLICANT PROPOSES TO REPAVE THE LOT FOR BUS PARKING ALONG WITH APPURTENANT SITE IMPROVEMENTS.

ZONE DATA: TRANSIT ORIENTED DEVELOPMENT ZONE
EXISTING USE: AUTO REPAIR SHOP
PROPOSED USE: BUS PARKING LOT

BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY - 124 S 17TH STREET" SHEET 1 OF 1, DATED 05/05/2026, REVISED 05/08/2026, BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), PREPARED BY ROBERT W. TELSCHOW JR. OF COLLIER'S ENGINEERING & DESIGN, INC., LICENSE NUMBER: 6543428.

4. THIS PLAN IS NOT DEPICTING ENVIRONMENTAL CONDITIONS NOR DOES IT CONSTITUTE A CERTIFICATION OR WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS.

5. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE EXPLICITLY SHOWN.

6. THIS PLAN HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW & APPROVAL. THIS PLAN SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED, AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION." THIS SHALL INCLUDE APPROVAL OF ALL SUBMITTALS, SHOP DRAWINGS, AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.

7. THE VARIOUS IMPROVEMENTS SHALL REQUIRE DEMOLITION INCLUDING, BUT NOT LIMITED TO, REMOVAL OF EXISTING PAVEMENT, POSTS, DIRT PILES, AND ANY OTHER MATERIALS OR OBJECTS WITHIN THE PROJECT LIMITS. REFER TO THE DEMOLITION PLAN FOR ADDITIONAL INFORMATION.

8. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD-VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR COLLIER'S ENGINEERING & DESIGN OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID FOR WORK THAT MUST BE REDONE DUE TO PLAN ERRORS IF SUCH NOTIFICATION WAS NOT PROVIDED. THE ENGINEER RESERVES THE RIGHT TO CORRECT THESE DRAWINGS.

9. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE 2019 NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION AND SUPPLEMENTS.

10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHY AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY.

11. SUBBASE MATERIAL FOR SIDEWALKS AND ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD THE SUBBASE BE DEEMED UNSUITABLE, IT SHALL BE REMOVED AND REPLACED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR METHOD. DENSE GRADED AGGREGATE FOR SUBBASE SHALL CONFORM TO SUBSECTION 901.08 OF THE STANDARD SPECIFICATIONS.

12. TACK COAT SHALL BE APPLIED BETWEEN PAVING LIFTS AS DIRECTED BY THE ENGINEER.

13. THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN ACCESS THROUGHOUT THE RIGHT OF WAY AT THE FRONTAGE OF THE SITE THROUGHOUT THE DURATION OF THE PROJECT.

14. STORMWATER FLOWS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. NO PORTION OF THE EXISTING STORM DRAIN SYSTEM SHALL BE LEFT UNCONNECTED IN A MANNER THAT MAY RESULT IN FLOODING OF THE ROADWAY OR ADJACENT PROPERTIES.

15. THE CONTRACTOR SHALL ESTABLISH NEW BENCHMARKS BEYOND THE LIMITS OF WORK WHEN THOSE SHOWN ON THE PLANS ARE LIABLE TO BE DISTURBED BY CONSTRUCTION.

16. ALL EXCAVATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. TRENCH OPENINGS SHALL NOT REMAIN OPEN OVERNIGHT.

17. ALL PAVEMENT STRIPING SHALL BE COMPLETED BY THE CONTRACTOR UPON COMPLETION OF PAVING. THE PARKING LOT SHALL BE STRIPED WITH 4 INCH WIDE STRIPES: WHITE FOR PARKING STALLS AND BLUE FOR ADA STALLS AND GORE AREAS. ALL STRIPING, SIGNAGE, AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), AS CURRENTLY AMENDED.

18. ALL EMPLOYEE PARKING STALLS SHALL MEASURE 9 FEET WIDE BY 18 FEET LONG. ADA SPACES SHALL BE 8 FEET WIDE WITH 8' STRIPED GORE AREA.

19. ALL BUS PARKING STALLS SHALL MEASURE 10 FEET WIDE BY 25 FEET LONG.

20. GORE STRIPING LINES SHALL BE SPACED 6 INCHES APART.

21. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THEIR LOCATION AND COMPLETENESS PRIOR TO CONSTRUCTION. NO WORK SHALL BEGIN UNTIL THE CONTRACTOR HAS PROVIDED THE ENGINEER WITH A CONFORMANCE NUMBER OBTAINED FROM THE ONE-CALL SYSTEM IN ACCORDANCE WITH THE UNDERGROUND FACILITY PROTECTION ACT. THE CONTRACTOR SHALL CALL NEW JERSEY ONE-CALL AT 1-800-272-1000 OR 811 FOR UTILITY MARKOUT AT LEAST 3 FULL WORKING DAYS PRIOR TO EXCAVATING, BUT NOT MORE THAN 10 WORKING DAYS IN ADVANCE.

22. ELEVATIONS OF ALL EXISTING DRAINAGE STRUCTURES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

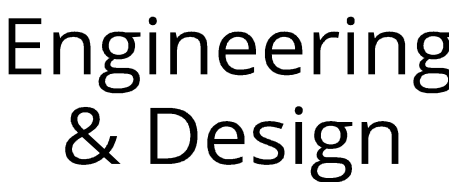
23. THE ENGINEER'S OFFICE AND THE APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED OF ANY UTILITY CONFLICTS DISCOVERED DURING CONSTRUCTION.

24. THE CONTRACTOR SHALL OBSERVE REQUIRED SAFE CLEARANCES FROM ALL OVERHEAD ELECTRIC LINES THROUGHOUT CONSTRUCTION. SPECIFIC CLEARANCE REQUIREMENTS MAY BE OBTAINED FROM THE NATIONAL ELECTRIC SAFETY CODE, THE U.S. DEPARTMENT OF LABOR - OCCUPATIONAL SAFETY, AND THE NJ DEPARTMENT OF LABOR AND INDUSTRY - BUREAU OF ENGINEERING AND SAFETY.

25. ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORTING UTILITY POLES ADJACENT TO ALL EXCAVATION AREAS UNTIL BACKFILLED AND PROPERLY STABILIZED.

26. CONTRACTOR SHALL LAYOUT BOLLARD PLACEMENT IN THE FIELD AND ENSURE PROPER SETBACKS AS TO NOT DISTURB EXISTING STRUCTURES, UTILITIES, FOUNDATIONS, FENCE, POLES, GUY WIRE, ANCHORS, ETC.

C:\Civil 3D Projects\2026\26006660A\Engineering\Plan Sets\Development Plans\C-COVER.dwg\C-X-XX-INFO



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HOLCOMB
TRANSPORTATION

PRELIMINARY & FINAL MAJOR SITE PLANS

HOLCOMB BUS LOT
124 S. 17TH STREET

TAX MAP SHEET 19.08
BLOCK 1198, LOT 6
CITY OF CAMDEN
CAMDEN COUNTY, NEW JERSEY

NEW JERSEY LICENSED PROFESSIONAL ENGINEER
 LICENSE NUMBER: GE58244
 COLLIERS ENGINEERING & DESIGN, INC.
 N.J. C.O.A. #: 24GA27986500



Engineering
& Design

10000 Midlantic Drive,
Suite 300E
Mt. Laurel Township, NJ 08054
Phone: 856.797.0412
COLLIERS ENGINEERING & DESIGN, INC.

COLLIERS ENGINEERING & DESIGN

AS SHOWN

SM

DESIGNED BY
SILVER

REVIEWED BY:
NM

PROJECT NUMBER:
26006660

GENERAL NOTES & LEGEND

2.00

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TAX MAP SHEET 19.08
BLOCK 1198, LOT 6
CITY OF CAMDEN
CAMDEN COUNTY, NEW JERSEY

Nicholas Frederick Minner
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GE58244
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24GA27986500



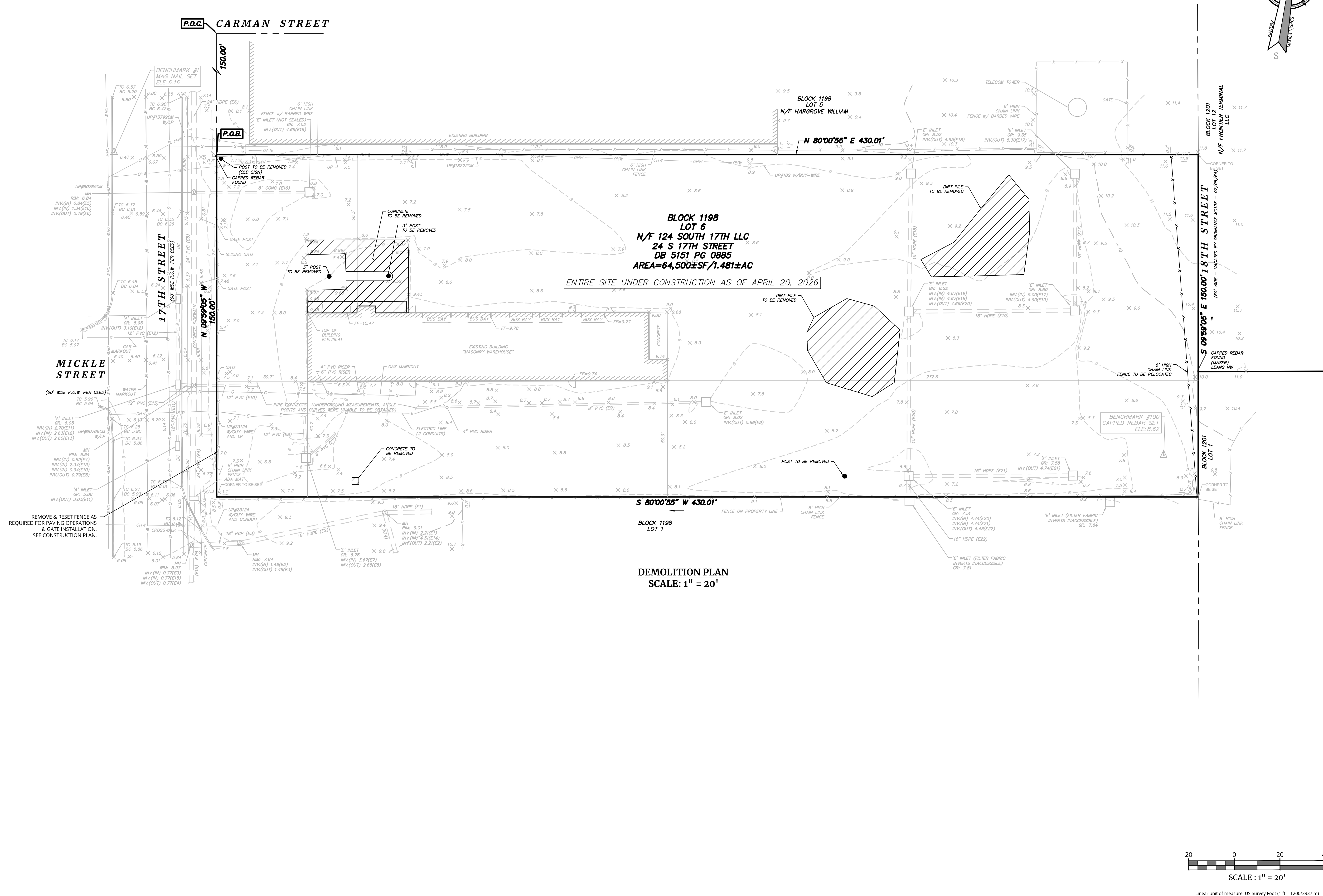
MT. LAUREL
10000 Midlantic Drive,
Suite 300E
Mt. Laurel Township, NJ 08054
Phone: 856.797.0412
COLLIERS ENGINEERING & DESIGN, INC.

SHEET NAME

DRAWING NUMBER:

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HOLCOMB
TRANSPORTATIONPRELIMINARY & FINAL
MAJOR SITE PLANSHOLCOMB BUS LOT
124 S. 17TH STREET

TAX MAP SHEET 19.08
BLOCK 1198, LOT 6
CITY OF CAMDEN
CAMDEN COUNTY, NEW JERSEY

Nicholas Frederick Minner
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GE58244
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. # 24GA27986500

Colliers
Engineering
& Design

MT. LAUREL
10000 Midlantic Drive,
Suite 300E
Mt. Laurel Township, NJ 08054
Phone: 856.797.0412
COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN
DESIGNED BY: SM
DATE ISSUED: 06/02/2026
SHEET NAME:

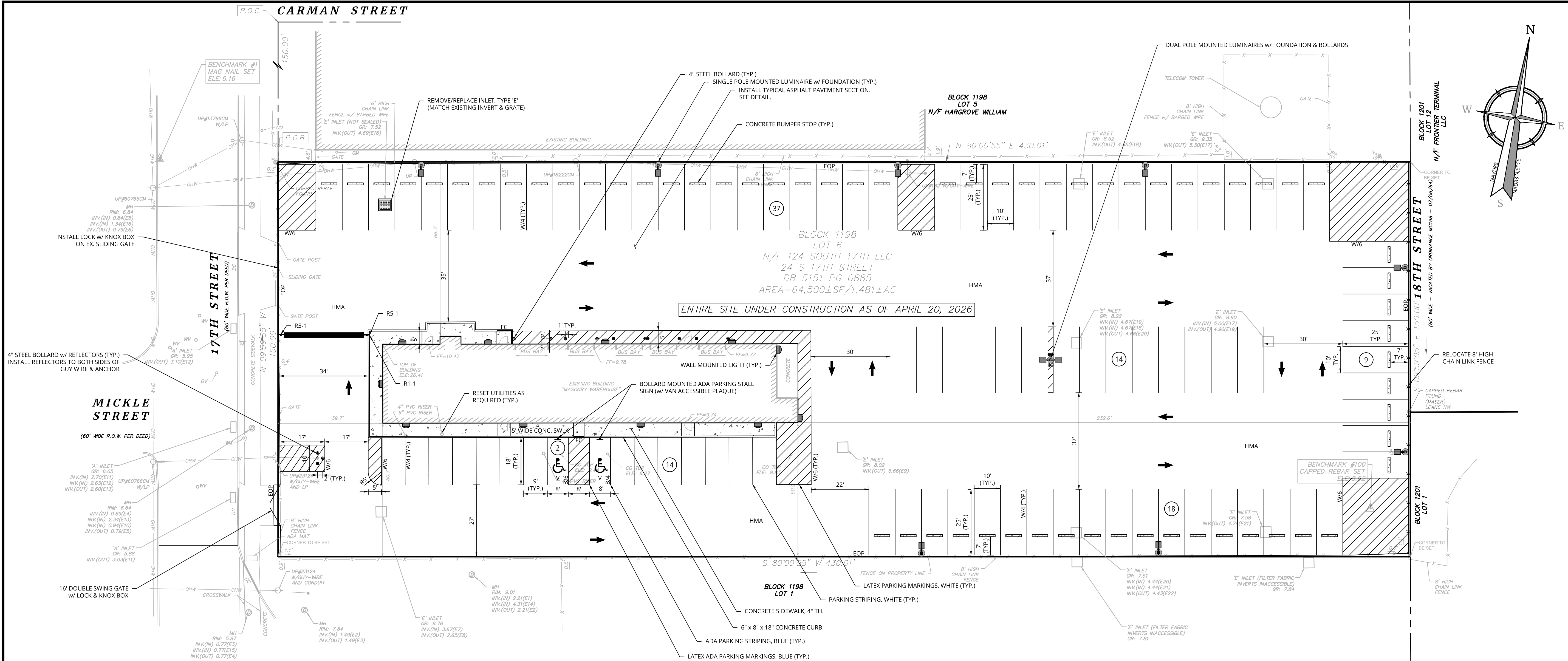
DRAWN BY: SM
REVIEWED BY: NM
PROJECT NUMBER: 26006660A

CONSTRUCTION PLAN

DRAWING NUMBER:

4.00

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

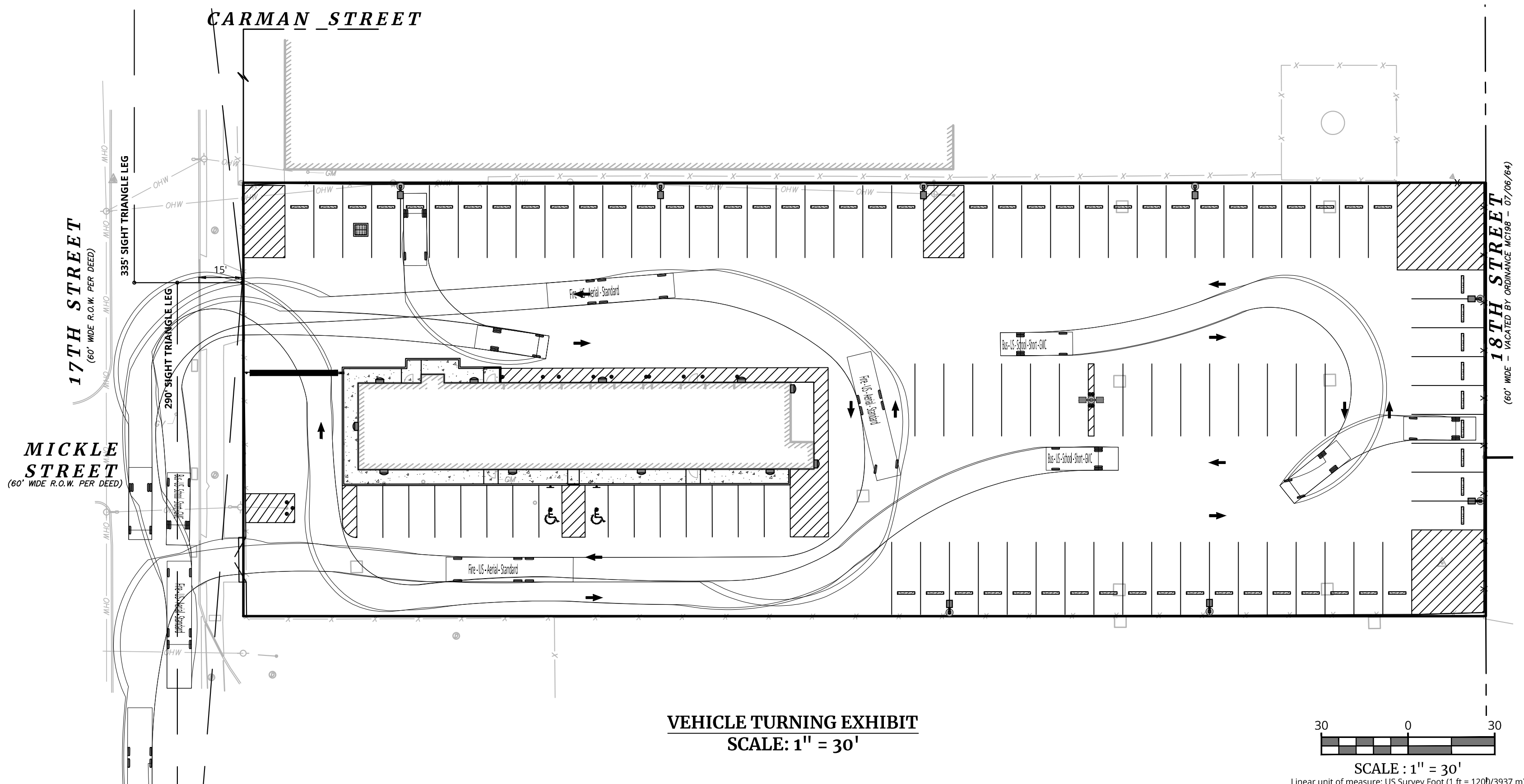
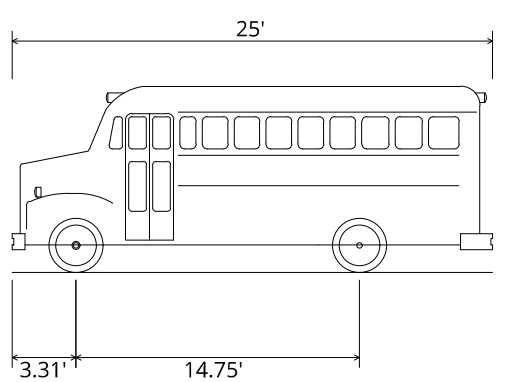
CONSTRUCTION PLAN
SCALE: 1" = 20'

ZONING SCHEDULE - TOD (TRANSIT ORIENTED ZONE)

BULK STANDARDS	REQUIRED (FOR NON-RESIDENTIAL)	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	64,500 SF (E)	64,500 SF (E)
MAXIMUM LOT AREA	N/A	N/A	N/A
MINIMUM LOT WIDTH	100 FT	150 FT (C)	150 FT (C)
MINIMUM LOT DEPTH	100 FT	430.01 FT (C)	430.01 FT (C)
MAXIMUM HEIGHT	10 STORIES OR 145 FT	<20 FT (C)	<20 FT (C)
MINIMUM DEPTH OF FRONT YARD	N/A	39.7'	39.7'
MINIMUM AGGREGATE WIDTH OF SIDE YARD	N/A	117.2'	117.2'
MINIMUM WIDTH OF EACH SIDE YARD	N/A	50.9'	50.9'
MINIMUM DEPTH OF REAR YARD	N/A	232.6'	232.6'
MAXIMUM LOT BUILDING COVERAGE	80%	7% (C)	7% (C)
MAXIMUM LOT IMPERVIOUS COVERAGE	90%	100% (E)	100% (E)
OFF-STREET PARKING	REQUIRED	STALLS	ADA STALLS
BUS STORAGE LOT	N/A	78	N/A
EMPLOYEE PARKING LOT	*16	14	2

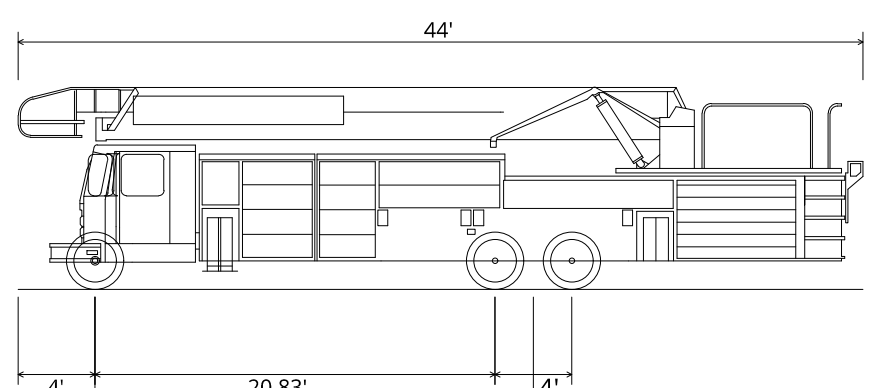
*CALCULATION BASED ON AUTOMOBILE REPAIR REQUIREMENT:
2 STALLS PER BAY + MAX EMPLOYEE SHIFT
(2 STALLS x 5 BAYS) + 6 EMPLOYEES = 16 STALLS

(C) CONFORMS
(E) PRE-EXISTING NON-CONFORMING CONDITION

VEHICLE TURNING EXHIBIT
SCALE: 1" = 30'

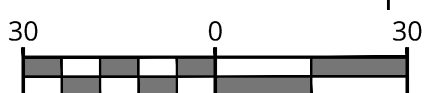
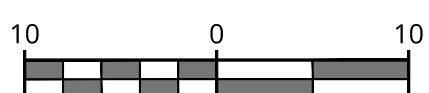
Bus - US - School - Short - GMC

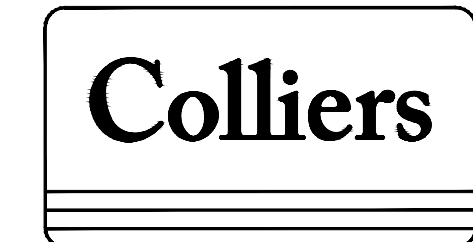
Overall Length	25 ft
Overall Width	8 ft
Overall Body Height	9.684 ft
Min Body Ground Clearance	1.184 ft
Track Width	8 ft
Lock-to-lock time	6 sec
Curb to Curb Turning Radius	31.46 ft

BUS TURNING TEMPLATE
SCALE: 1" = 10'

Fire - US - Aerial - Standard

Overall Length	44 ft
Overall Width	8.5 ft
Overall Body Height	10.519 ft
Min Body Ground Clearance	0.950 ft
Track Width	8.5 ft
Lock-to-lock time	6 sec
Curb to Curb Turning Radius	38.87 ft

FIRE TRUCK TURNING TEMPLATE
SCALE: 1" = 10'SCALE: 1" = 30'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)SCALE: 1" = 10'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

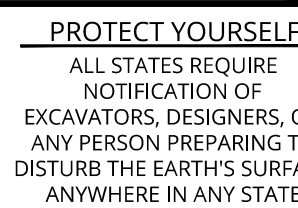


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HOLCOMB
TRANSPORTATION

PRELIMINARY & FINAL MAJOR SITE PLANS

HOLCOMB BUS LOT
124 S. 17TH STREET

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SCALE: AS SHOWN

DESIGNED BY: SM

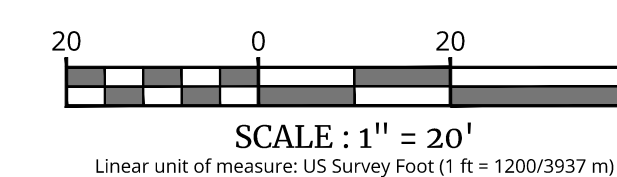
DATE ISSUED: 06/02/2026 PROJECT NUMBER: 26006660

SHEET NAME

GRADING PLAN

DRAWING NUMBER:

5.00



SC131 3D Projects(2026)260065660A[Engineering]Plan_SysDevelopment Plans(C-GRAD dwl/C-X XX-GRADING
By: SAMUEL MOSSOP on 2026-06-03 -- 08:54am

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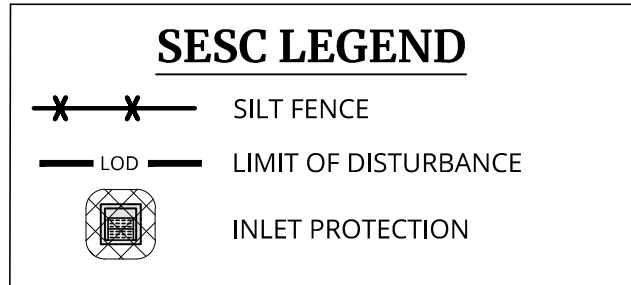
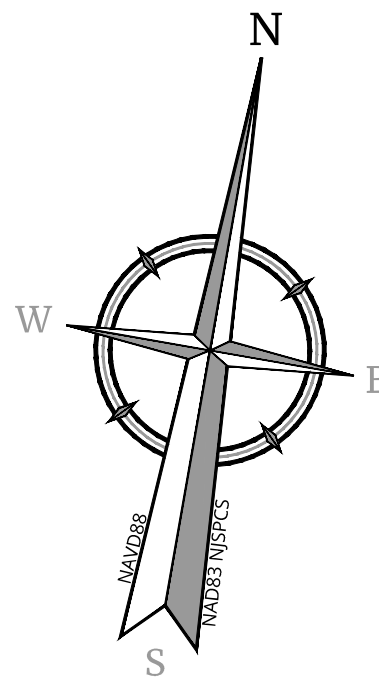
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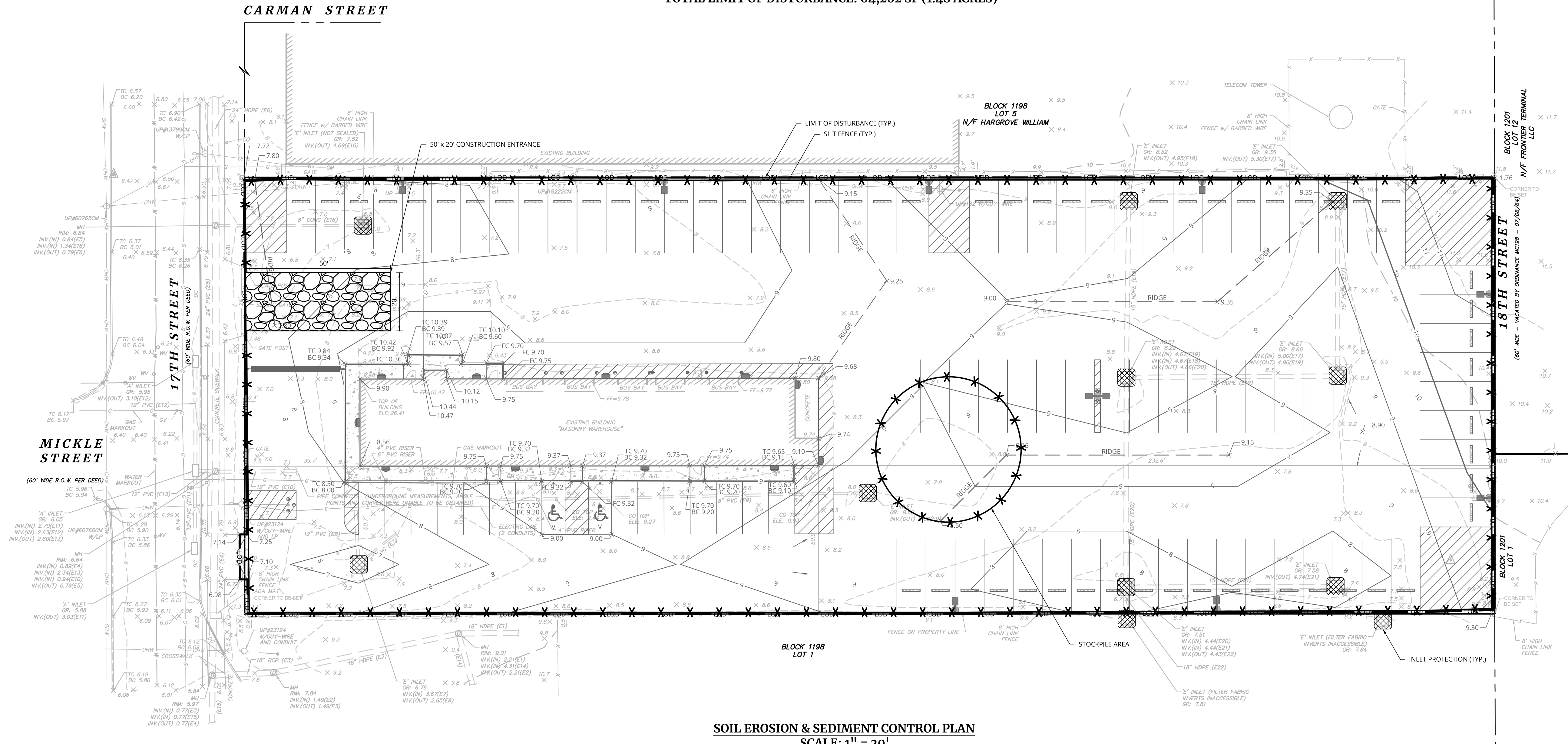
SOIL EROSION & SEDIMENT CONTROL PLAN

DRAWING NUMBER:

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TOTAL LIMIT OF DISTURBANCE: 64,262 SF (1.48 ACRES)



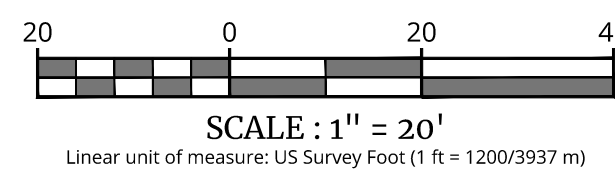
SOIL EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 20'

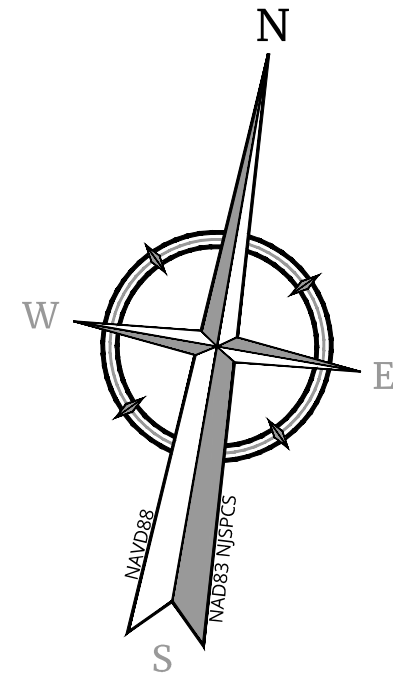
STORMWATER SUMMARY

	EXISTING	PROPOSED
BUILDING, CN 98	4,589 SF	4,589 SF
CONCRETE SIDEWALK, CN 98	0 SF	1,220 SF
CONCRETE PAD, CN 98 (MVS)	1,214 SF	0 SF
ASPHALT PAVEMENT, CN 98 (MVS)	58,459 SF	58,453 SF
TOTAL AREA	64,262 SF	64,262 SF
TOTAL MOTOR VEHICLE SURFACE (MVS)	59,673 SF	*58,453 SF

*NET DECREASE OF 1,220 SF OF MOTOR VEHICLE SURFACE.
THEREFORE, NO WATER QUALITY TREATMENT IS PROPOSED.

OVERALL GROUND COVER REMAINS CN 98. PROPOSED GRADING RESEMBLES EXISTING DRAINAGE PATTERNS AND TIME OF CONCENTRATION.
THEREFORE, NO RECHARGE OR QUANTITY REDUCTION IS PROPOSED.





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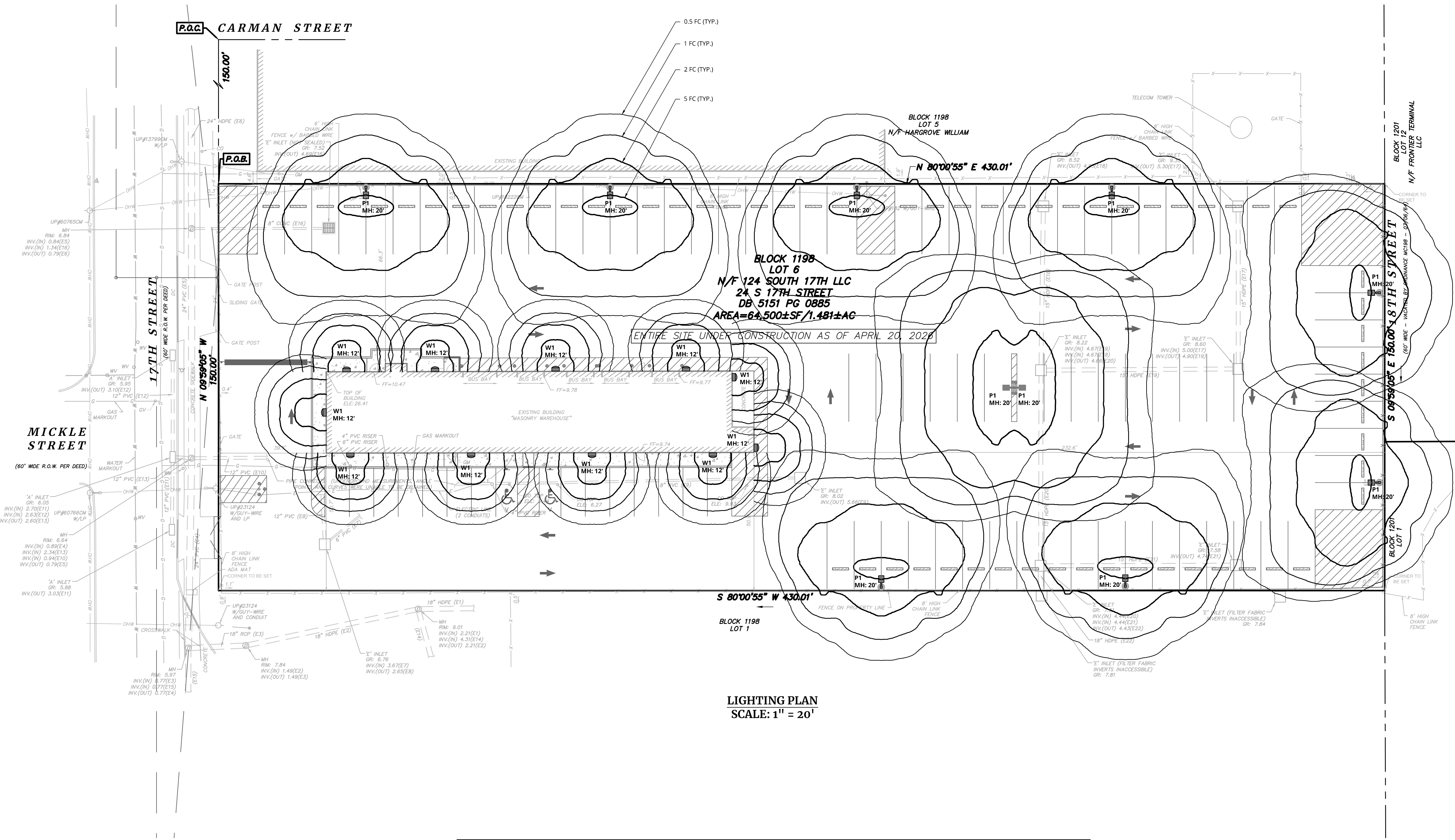
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LIGHTING PLAN

DRAWING NUMBER:

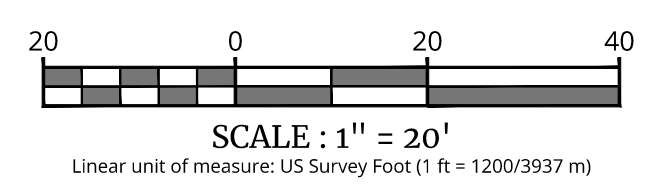
8.00

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LIGHTING PLAN
SCALE: 1" = 20'

LUMINARE SCHEDULE **REFER TO LIGHTING FIXTURE CUTSHEET FOR COMPLETE CATALOG NUMBERS**									
SYMBOL	QTY	ARRANGEMENT	FIXTURE TYPE	DESCRIPTION	[MANUFAC]	CCT CRI	TOTAL WATTS	DELIVERED LUMENS	MOUNTING HEIGHT
	11	SINGLE	W1	MEDIUM WALL LIGHT, NOM 2,500 LUMENS	ATLAS	4500K, 80 CRI	22.00	2704	12'-0"
	10	SINGLE	P1	LED SINGLE POLE LIGHT, TYPE 5 DISTRIBUTION, NOM 6000 LUMENS	ATLAS	4500K, 70 CRI	42.10	5812	20'-0"



C:\Cadd\3D\Projects\2026\66606660A\Engineering\Plan Set\Development\Plan Set\Lighting\Lighting.dwg (11/11/2026) - 11/11/2026



Actual performance data can vary depending on operating conditions. Specifications are subject to change without notice.

Atlas Lighting

Lumen & CCT Selectable Classic Series
Medium Wall Light

PROJECT INFORMATION	
JOB NAME	
FIXTURE TYPE	Classic Medium Wall Light
CATALOG NUMBER	
APPROVED BY	

SPECIFICATIONS	
Construction: Rugged traditional aluminum die cast housing provides proven environmental protection for LED luminaire. Traditional fixture designs provide familiar look and standard installation requirements. Retaining this look allows the ability to upgrade fixtures gradually, while retaining the same overall fixture appearance throughout a facility. Glare Free: Positioning of the LED modules within the housing result in light directed to desired locations and eliminates offensive light. Lens: Lens assembly is designed to provide high efficiency and to target the light where needed to satisfy outdoor lighting requirements. Positioning of the LEDs (along with Patent Pending thermal management system) results in the light being directed to desired locations eliminating glare and offensive light. Selectable Lumens and CCT: Atlas selectable wall lights are quick and easy to select and set up. Selectable lumens: 2,500(22W), 5,500(44W), 7,500(65W), 9,000(77W) Selectable CCTs: 4000K, 4500K, and 5000K. Thermal Management: Atlas' Patent Pending exclusive Thermal Management System™ features a unique internal design that allows for lower operating temperatures which results in a brighter, whiter light, more stable color and longer LED and driver life. Listings: Luminaire is certified to UL/ULC Standards for Wet Locations DesignLights Consortium qualified luminaire, eligible for rebates from DLC member utilities. AC Input: 120/208/240/277V 347/480V Driver: Constant current, Class 2, 120-277 VAC, 50-60 Hz High Efficiency - min. 88% LEDs: Epoxy Guard™ protective conformal coated boards Atlas LEDs provide higher lumen output, greater energy efficiency and more reliable fixture performance. Reduced Glare: Positioning of the LED modules within the housing result in light directed to desired locations and reduces offensive light. Testing: Atlas LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 & LM-80. Warranty: Five-year limited warranty Installation: Fixture retains the same knock-out sizes and positions as previous models, reducing wiring costs. Emergency Back-up: For factory installed Emergency Back-Up add suffix EB to part number.	

BUY AMERICAN

COMPLIANT

WEIGHT: 9.25 lbs.

REBATES AND INCENTIVES are available in many areas. Contact an Atlas Representative for more information.

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SM	NM
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06/02/2026	26006660A
SHEET NAME:	

LIGHTING DETAILS

DRAWING NUMBER:

9.00

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: Holcomb Transportation, LLC

170 Benigno Boulevard, Bellmar, NJ 08031

Attorney's name (if applicable): Noah Botwinick, Brown & Connery, LLP

2. The applicant's interest in the property: Owner _____ Tenant ☒ Other _____

3. Name and address of OWNER of Property: 124 SOUTH 17th LLC

124 South 17th Street, Camden, NJ 08105

4. The property location is: 124 S. 17th Street

5. Zone District: TOD Transit Oriented

6. The lot has a frontage of 150 feet on S. 17th Street and a depth of 430.01 feet.

7. How many Buildings are on the lot?: One Please describe building(s) giving the dimensions and number of stories: 4,515 sq. ft. of building area; one story.

8. The PRESENT use(s) of the building and/or premises is/are: The Property is currently improved with a vacant, one-story building formerly used as an auto-repair shop.

9. The PROPOSED use(s) of the building and/or premises is/are: Bus parking and a bus repair and maintenance facility.

The PROPOSED construction and/or erection is: Renovate and repurpose the existing, vacant building into a bus repair and maintenance facility; repave the Property and construct 94 parking spaces across the site, with associated improvements.

10. The Zoning officer denied a permit because: The use is not permitted in the zone, and major site plan approval is required.

11. Appeal is made under the Zoning Ordinance to permit: Use variance relief to operate a bus parking and bus repair and maintenance facility on the Property.

12. The reasons why the appeal should be granted are: See attached rider.

8/19/2026

DATE

AJ Holcomb
APPLICANT'S SIGNATURE

609-868-6161

TELEPHONE NUMBER

Statement of Applicant

PROPERTY

The Applicant, Holcomb Transportation, LLC (“Applicant”), is requesting use variance relief and preliminary and final major site plan approval for the property located at 124 S. 17th Street, City of Camden, New Jersey, also known as Block 1198, Lot 6 (the “Property”). The Property is currently improved with a vacant, one-story building formerly used as an auto-repair shop, which the Applicant proposes to renovate and repurpose into a bus repair and maintenance facility. The Property is situated at the intersection of S. 17th Street and Mickle Street and surrounded by commercial uses.

The Property is located within the TOD – Transit Oriented Zone of the City. The TOD – Transit Oriented Zone permits bus terminals, office buildings, railroad passenger stations, railroad facilities, and numerous other commercial uses. There is no stated permitted bus parking facility use in the TOD – Transit Oriented Zone. However, school bus operation and storage are an inherently beneficial use. The proposed use is a necessary component of our local education systems, providing transportation of children to and from school. The Property is particularly suited for the proposed use because of its proximity to U.S. Route 30. In addition, the City previously granted a use variance for the Applicant’s nearby bus facility and the proposed use of the Property will supplement that use by providing additional parking and maintenance capacity.

Addressing the second prong of the criteria for consideration of a use variance, the requested relief can be granted without any substantial detriment to the public good or impairment of the intent and purpose of the zone plan and zoning ordinance. The Property is zoned for a wide variety of commercial uses, including bus terminals and railroad facilities, and is surrounded entirely by commercial development. Activity at the site will be limited to daytime hours. The proposed use will not generate excessive noise or burdensome traffic on S. 17th Street or Mickle Street. Applicant will provide testimony from its traffic engineer to opine that levels of service for the surrounding roads remains at acceptable levels of service. The Applicant will also present planning testimony that the proposed bus storage and maintenance facility would not frustrate the purposes of the zoning ordinances or adversely affect the character of the neighborhood.

Accordingly, it is respectfully submitted that the requested use variance can be granted without any substantial detriment to the public good and without substantially impairing the intent and purposes of the zone plan and zoning ordinance. A school bus facility provides a significant public benefit by supporting transportation services for the surrounding school districts.

With respect to the preliminary and final major site plan application, the proposed site improvements will include repaving the Property and constructing 94 parking spaces across the site, including two ADA-accessible parking spaces along the front of the building. Additional site improvements include upgraded site lighting through the installation of new LED fixtures. The Applicant proposes a small sign with the facility's name and address. No additional impervious coverage will be added to the site.

The proposed hours of operations for the bus repair and maintenance facility are Monday through Friday, 6:00 a.m. to 4:00 p.m. The number of employees on site is expected not to exceed five full-time employees and 40 part-time employees.

The Site Plan reflects a remodel of the existing former auto-repair shop while incorporating the proposed parking and lighting improvements, as well as the general circulation of the site. The proposed improvements are intended to modernize the Property, improve site circulation and accessibility, and support the adaptive reuse of the existing building as a bus repair and maintenance facility.

VARIANCES AND DESIGN WAIVERS

Applicant seeks the following use variances and design waivers in connection with the proposed redevelopment of the Property:

1. Section 870-116 (Permitted uses):

The ordinance provides that permitted uses in the TOD – Transit Oriented Zone shall be limited to semidetached dwellings, duplex (two-family) dwellings, townhouse (attached/row) dwellings, multifamily dwellings, bus terminals, business services, convenience stores, banks, financial and insurance offices, offices, office building, office complex and medical offices, personal services, including but not limited to barbershops, hairdressers, dry-cleaning establishments, photographers, funeral homes, shoe repairs, tailors, laundromats and travel agencies, professional offices and private offices, outdoor retail sales, shopping centers, commercial recreation facilities, railroad passenger stations and railroad facilities and uses, hotel

or motel, or extended family stay facility, theaters, museums, art galleries and concert halls, visitor information center, buildings, structures, and other uses owned and operated by the City of Camden for municipal purposes, parks, playgrounds or recreation areas, community center buildings, and libraries, public, private or parochial educational institutions, and grocery stores. The Applicant proposes use variance relief in order to operate the Property as a bus storage and parking yard and bus repair and maintenance facility.

The Applicant previously submitted a zoning permit application in March 2026, which was denied as part of the City's procedure for applications requiring review by the Zoning Board. Based on the direction provided by Acting Planning/Zoning Officer Ashton Jones, the Applicant is not submitting a duplicative zoning permit application and is proceeding with the present site plan application based upon the previously submitted zoning permit application and resulting denial.

2. Section 870-197(F) (Fences and walls):

The ordinance requires that fences along the rear lot line and side lot line to the front building line must be no higher than six feet and fences along the side lot line from the front building line to the front lot line must be no higher than four feet. The Property is currently non-conforming, and the Applicant proposes a waiver for an existing eight-foot fence.

3. Section 870-243(A)(15)(b) (Lighting):

The ordinance requires that the maximum mounting height of exterior lighting for buildings less than 24 feet high is 16 feet. The Applicant requests a waiver to mount the exterior lighting on the building, which is less than 24 feet high, at 20 feet.

4. Section 870-243(I)(3) (Lighting):

The ordinance requires that submitted plans illustrate the initial horizontal and vertical illuminance in footcandles, and relamping and cleaning cycles to arrive at maintained values of illumination. The Applicant requests a waiver from the requirement of providing the required illustrated illumination values.

5. Section 870-244(F) (Landscaping and buffering):

The ordinance provides landscaping standards for parking areas, including buffer plantings, interior landscaped islands, tree plantings, and parking bay configuration standards. The Applicant requests a waiver from these requirements.

6. All other variances or waivers deemed necessary by the Board are hereby requested.