

KEY MAP:
SCALE: 1"=400'

**INTERNAL BULK VARIANCES GRANTED
CORRECTING RESOLUTION 17-P-0041 (PBC 9925) AND 18-P-0002 (PBC 9927) DATED MARCH 4, 2019**

1. FROM SECTION 408. E. 1 TO PERMIT A 0.15 FOOT FRONT YARD SETBACK WHERE A MINIMUM OF 75 FEET IS REQUIRED RELATING TO BUILDING 1-A.
2. FROM SECTION 408. E. 1 TO PERMIT A 4.90 FOOT SIDE YARD SETBACK WHERE A MINIMUM OF 50 FEET IS REQUIRED RELATING TO BUILDING 1-C.
3. FROM SECTION 408. E. 1 TO PERMIT A 49.54 FOOT REAR YARD SETBACK WHERE A MINIMUM OF 50 FEET IS REQUIRED RELATING TO BUILDING 1-J.
4. FROM SECTION 408. E. 1 TO PERMIT A 39.41 FOOT REAR YARD SETBACK WHERE A MINIMUM OF 50 FEET IS REQUIRED RELATING TO BUILDING 1-K.
5. FROM SECTION 408. E. 1 TO PERMIT A 30.25 FOOT FRONT YARD SETBACK WHERE A MINIMUM OF 75 FEET IS REQUIRED RELATING TO BUILDING 2-A.
6. FROM SECTION 408. E. 1 TO PERMIT A 8.8 FOOT SIDE YARD SETBACK WHERE A MINIMUM OF 50 FEET IS REQUIRED RELATING TO BUILDING 2-A.
7. FROM SECTION 408. E. 1 TO PERMIT A 9.83 FOOT SIDE YARD SETBACK WHERE A MINIMUM OF 50 FEET IS REQUIRED RELATING TO BUILDING 2-B.
8. FROM SECTION 408. E. 1 TO PERMIT A 35.25 FOOT FRONT YARD SETBACK WHERE A MINIMUM OF 75 FEET IS REQUIRED RELATING TO BUILDING 2-C.
9. FROM SECTION 408. E. 1 TO PERMIT A 24.09 FOOT SIDE YARD SETBACK WHERE A MINIMUM OF 50 FEET IS REQUIRED RELATING TO BUILDING 2-C.
10. FROM SECTION 408. E. 1 TO PERMIT A 45.80 FOOT REAR YARD SETBACK WHERE A MINIMUM OF 50 FEET IS REQUIRED RELATING TO BUILDING 2-C.
11. FROM SECTION 408. E. 1 TO PERMIT A 29.37 FOOT SIDE YARD SETBACK WHERE A MINIMUM OF 50 FEET IS REQUIRED RELATING TO BUILDING 1-E.
12. FROM SECTION 408. E. 1 TO PERMIT A 45.82 FOOT REAR YARD SETBACK WHERE A MINIMUM OF 50 FEET IS REQUIRED RELATING TO BUILDING 1-E.
13. FROM SECTION 408. E. 1 TO PERMIT A 30.09 FOOT REAR YARD SETBACK WHERE A MINIMUM OF 50 FEET IS REQUIRED RELATING TO BUILDING 1-K.
14. FROM SECTION 408. E. 2. e TO PERMIT CONSTRUCTION OF ALL TOWNHOUSE/CONDO DWELLING UNITS WHERE THE ORDINANCE REQUIRES A MIXTURE OF TOWNHOUSE AND APARTMENT UNIT TYPES.
15. FROM SECTION 408. E. 1 TO PERMIT A 55.46 FOOT FRONT YARD SETBACK WHERE A MINIMUM OF 75 FEET IS REQUIRED RELATING TO SIX (6) FUTURE IN-FILL UNITS.
16. FROM SECTION 408. E. 2. b TO PERMIT LESS THAN 25 FEET BETWEEN STRUCTURES WHERE 25 FEET IS REQUIRED.

ADDITIONAL INTERNAL BULK VARIANCES REQUESTED FOR AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL

1. FROM SECTION 408. E. 1 TO PERMIT A 25.29 FOOT FRONT YARD SETBACK TO ACCOMMODATE CONSTRUCTION OF A DECK WHERE A MINIMUM OF 75 FEET IS REQUIRED RELATING TO BUILDING 2-A.
2. FROM SECTION 408. E. 1 TO PERMIT A 40 FOOT REAR YARD SETBACK TO ACCOMMODATE THE CONSTRUCTION OF DECKS WHERE A MINIMUM OF 50 FEET IS REQUIRED RELATING TO BUILDING 1-C, 1-D, AND 1-E.
3. FROM SECTION 408. E. 1 TO PERMIT A 37.93 FOOT REAR YARD BUILDING SETBACK WHERE A MINIMUM OF 50 FEET IS REQUIRED RELATING TO BUILDING 1-K.
4. FROM SECTION 408. E. 1 TO PERMIT A 30.14 FOOT REAR YARD SETBACK TO ACCOMMODATE THE CONSTRUCTION OF A DECK WHERE A MINIMUM OF 50 FEET IS REQUIRED RELATING TO BUILDING 1-K.
5. FROM SECTION 408. E. 1 TO PERMIT A 45.52 FOOT REAR YARD SETBACK TO ACCOMMODATE THE CONSTRUCTION OF A DECK WHERE A MINIMUM OF 50 FEET IS REQUIRED RELATING TO BUILDING 1-J.



NO.	DATE	BY	REVISION
1	09/13/2022	RJC	ISSUE

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CENTURA - PHASE 1 AND 2
TAX MAP SHEET 234, BLOCK 433.20, LOT 1
CHERRY HILL TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

INTERNAL VARIANCE PLAN

CHERRY HILL LAND DEVELOPMENT GROUP, LLC.
P.O. BOX 130, 216 COOPER ROAD
WEST BERLIN, NEW JERSEY 08091

41 SOUTH ROUTE 73, BUILDING 1, SUITE 201
HAMMONTON, NEW JERSEY 08037

JAMES SASSANO ASSOCIATES, INC.
ENGINEERING • SURVEYING • CONSTRUCTION LAYOUT
CERTIFICATE OF AUTHORIZATION NO. 2464801000

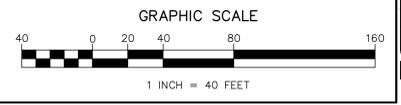
RICHARD J. CLEMONS, P.E.
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24660391200

Richard J. Clemons 09/13/2022
DATE

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DRAWN BY	TJK	APPROVED BY	RJC
SCALE	1"=40'	DATE	09/13/2022
JOB NUMBER	3487	SHEET NO.	1 OF 1

CS4001



CHERRY HILL LAND DEVELOPMENT GROUP/CENTURA PHASE 1 & 2/ENGINEERING/SURVEYING
 N.J.S.P.C.S. NAD83
 LOT 2, BLOCK 433.01
 WOODCREST SHOPPING CENTER
 CHERRY HILL CHINESE CHRISTIAN CHURCH
 SHERBROKE COURT
 AMHURST COURT
 U.S. PARK EXIT
 WETLANDS BUFFER LINE
 BRITANNY LANE
 PROVIDENCE DRIVE
 BROWNING LANE
 CANTERBURY WAY
 ROAD "A" through "G"