

230 Cooper Rd., P.O. Box 368, W. Berlin, NJ 08091 856-768-3800

PHASE 3 LIST OF VARIANCES REQUESTED (Revised)

1. Variance from Section 408.E.2.a to permit a Rear Yard Setback of 74.7 feet for Building 3-G where 75 feet is required. Note that there are no adjacent buildings or structures within 440 plus or minus feet from the property line. This request was applied for as part of the Approved 2019 Preliminary approval for Phase 3.
2. Internal Variance from Section 408.E.1 to permit a Rear Yard Setback of 20 feet for The Affordable Housing Unit portion of Building 2-G where 50 feet is required. This request was part of the Approved 2019 Preliminary Site Plan for Phase 3
3. Internal Variance from Section 408.E.1 to permit a Principal Building Rear Yard Setback of 30 feet for Buildings 3-G and 3-H where 50 feet is required. Variance is requested to allow construction of decks that exceed 30" in height, which per Section 431.45 must meet minimum principal building setback. This variance request is to allow for the increased depth of the proposed units and to accommodate the proposed decks.
4. Internal Variance from Section 408.E.1 to permit a Principal Building Rear Yard Setback of 40 feet for Market Rate Portion of Building 3-G and all of building 3-H where 50 feet is required. This variance request is to allow for the increased depth of the proposed units.
5. Internal Variance from Section 408.E.1 to permit a Principal Building Side Yard Setback of 25 feet for Building 3-E where 50 feet is required. This Variance request was applied for as part of the 2019 approved Preliminary Site Plan Approval for Phase 3 with a Proposed Setback of 13.05 feet.

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6. Internal Variance from Section 408.E.1 to permit a Principal Building Side Yard Setback of 20.70 feet for Building 3-H where 50 feet is required. This Variance request was applied for as part of the 2019 approved Preliminary Site Plan Approval for Phase 3.