

**NEW VARIANCES:**  
 1.) SECT. 417.C.3 USE/DENSITY: RESTAURANT TYPE B IS NOT PERMITTED ON LOT SIZE (10 AC. MIN, 0.89 AC EXISTING (ENC), NO CHANGE (EXPANSION OF USE PROPOSED).  
 2.) SECTION 417.H.2 MINIMUM FRONT YARD SETBACK: 50 FT REQUIRED; 35.87 FT EXISTING (ENC), 30.3+ FT PROPOSED.  
**EXISTING NON-CONFORMING CONDITIONS TO REMAIN:**  
 1.) SECTION 417.A. MAXIMUM LOT COVERAGE: 70% PERMITTED; 94.6% EXISTING (ENC), 94.6% PROPOSED.  
 2.) SECTION 417.A. MINIMUM OPEN SPACE: 23% REQUIRED; 5.0% EXISTING (ENC), 5.0% PROPOSED.  
 3.) SECTION 417.H.2.4 PARKING SETBACK: 10 FT FROM STRUCTURE; 3.5 & 4.72 FT EXISTING (ENC), 3.5 & 4.72 FT PROPOSED.

**SITE DATA:**  
 SITE ADDRESS: 2320 ROUTE 70, CHERRY HILL TOWNSHIP, CAMDEN CO, NJ  
 TAX MAP DATA: SHEET 106, BLOCK 12.01, LOT 16 (ONLY)  
 ZONE: B4 (REGIONAL BUSINESS DISTRICT)  
 TRACT AREA: 30,446.38 S.F. (0.6988 AC.)

**OWNER:**  
 2320 MARLTON PKE, LLC  
 2320 ROUTE 70  
 CHERRY HILL, NJ 08002

**APPLICANT:**  
 MIKADO INC  
 2320 ROUTE 70  
 CHERRY HILL, NJ 08002  
 PHONE: 856-364-6352

**ZONING ANALYSIS - USE (SECTION 417.C.3.G.1):**

PERMITTED	EXISTING	PROPOSED	CONFORMS
RESTAURANTS	RESTAURANT B (138 SEATS) (ENC-1)	RESTAURANT B (138 SEATS) (P)	NO - USE VARIANCE REQUIRED FOR EXPANSION OF ENC (1)

(\*) PURSUANT TO TABLE 4.1 (SECT. 417.C.3), A RESTAURANT TYPE B IS NOT PERMITTED ON A LOT THAT IS 0-4.99 AC.

**BULK REQUIREMENTS - SECT. 417.H & ZONING SCHEDULE B4 (REGIONAL BUSINESS):**

USE REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	COMPLIES
MIN. LOT SIZE	SEE TABLE 4.1 (10 AC MIN. FOR USE)	30,446.38 S.F.	NO CHANGE	YES
MIN. LOT DEPTH	125 FT.	125 FT.	NO CHANGE	YES
MIN. SIDE YARD SETBACK	20 FT./50 FT.	83.3 FT./145.67 FT.	83.3 FT./145.67 FT.	YES
MIN. REAR YARD SETBACK	30 FT.	11.9+ FT. (3611.14 S.F.)	13.6+ FT. (25,125.35 S.F.)	YES
MAX. BUILDING HEIGHT	150 FT.	30 FT.	30 FT.	YES
MAX. BUILDING COVERAGE	70 %	94.6 % (28,800.43 S.F.) (ENC)	94.6 % (28,800.43 S.F.) (P)	NO-ENC(V)
MIN. OPEN SPACE	23 %	5.0 % (1,532.48 S.F.) (ENC)	5.0 % (1,532.48 S.F.) (P)	NO-ENC(V)
PARKING SETBACK (SECT. 417.H.2.4)	10 FT. FROM STRUCTURE	3.5 FT (ENC) & 4.72 FT.	3.5 FT (P) & 4.72 FT.	NO-ENC(V)

**LOT COVERAGE SUMMARY:**

EXISTING	PROPOSED	TOTAL
EXISTING: 3,611.42 S.F.	24,368.39 S.F.	28,000.43 S.F.
CHANGE: +513.93 S.F.	+2.98 S.F.	+516.91 S.F.
PROPOSED: 4,125.35 S.F.	24,371.37 S.F.	30,496.72 S.F.

**NET INCREASE IN IMPERVIOUS COVERAGE = 0 S.F. (0.0% AC)**  
**AREA OF DISTURBANCE = 397.54 (0.01% AC)**

**LOT COVERAGE:**  
 EXISTING = 3,611.42 S.F./30,446.38 S.F. = 0.1186 = 11.86 %  
 PROPOSED = 4,125.35 S.F./30,446.38 S.F. = 0.1355 = 13.55 %

**OPEN SPACE:**  
 EXISTING = 28,800.43 S.F./30,446.38 S.F. = 0.9459 = 94.64 %  
 PROPOSED = 28,800.43 S.F./30,446.38 S.F. = 0.9459 = 94.64 %

**OPEN SPACE:**  
 EXISTING = 1,532.48 S.F./30,446.38 S.F. = 0.050 = 5.0 %  
 PROPOSED = 1,532.48 S.F./30,446.38 S.F. = 0.050 = 5.0 %

**PARKING ANALYSIS (SECTION 511):**  
 CRITERIA: 1 STALL PER 3 SEATS PLUS ONE STALL PER TWO (2) EMPLOYEES.  
 EXISTING CONDITIONS: 120 SEATS (108 INDOOR + 12 OUTDOOR PATIO) + 12 EMPLOYEES (MAX. ON ANY OF THE 2 SHIFTS)  
 PROPOSED CONDITIONS: 118 SEATS (108 INDOOR DINING + 10 INDOOR PATIO) + 12 EMPLOYEES (MAX. ON ANY OF THE 2 SHIFTS)

**PARKING QUANTITY REQUIRED:**  
 EXISTING CONDITIONS: (120 SEATS X 1 STALL/3 SEATS) + (12 EMPLOYEES X 1 STALL/2 EMPLOYEES) = 46 STALLS  
 PROPOSED CONDITIONS: (118 SEATS X 1 STALL/3 SEATS) + (12 EMPLOYEES X 1 STALL/2 EMPLOYEES) = 45 STALLS

**PARKING QUANTITY PROVIDED:**  
 EXISTING: 51 STALLS (COMPLIES)  
 PROPOSED: 51 STALLS (COMPLIES)

**HANDICAP PARKING STALL ANALYSIS (ADA GUIDELINES 2010):**

BASED UPON OVERALL PARKING QUANTITY = 51 STALLS

QUANTITY	STANDARD	VAN ACCESSIBLE	TOTAL
QTY. REQUIRED (MIN)	2	1	3
QTY. EXISTING (1)	2	1	3
QTY. PROPOSED	2	1	3 (COMPLIES)

**GENERAL SITE NOTES:**

- SURVEY INFORMATION REFERENCED FROM PLAN OF BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY PENNELL LAND SURVEYING, INC. DATED MAY 29, 2025. REFERENCE TO THE NOTES AND QUALIFICATIONS ON SAID PLANS IS MADE HEREIN.
- BY GRAPHICAL PLOTTING AND PURSUANT TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL, 840000000, DATED SEPTEMBER 28, 2007, THE SITE IS LOCATED IN FLOOD ZONE X.
- THE GENERAL CONTRACTOR OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 9:23-2.2(1) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (F) (OSH A COMPETENT PERSON).
- THE CONTRACTOR SHALL OBEY AND ADHERE TO ALL FEDERAL, STATE, LOCAL AND OTHER REGULATIONS, ORDINANCES AND LOCAL ORDINANCES PERTAINING TO THE PROPOSED SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL VERIFY SIZES, DIMENSIONS, AND LOCATIONS OF ALL EXISTING SITE FEATURES AND PROPOSED IMPROVEMENTS.
- THESE DRAWINGS SHALL NOT BE SCALED FOR CONSTRUCTION PURPOSES. CLARITY OF DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.
- PROPOSED CONDITIONS SHOWN ARE SUBJECT TO THE APPROVAL OF THE MUNICIPAL LAND USE BOARD.
- ALL TRAFFIC CONTROL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION, AS ISSUED BY THE U.S. DEPT. OF TRANSPORTATION - FEDERAL HIGHWAY ADMINISTRATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL MEASURES.
- THE CONTRACTOR SHALL CONTACT THE NEW JERSEY STATE UTILITY ONE-CALL PRIOR TO COMMENCEMENT OF ANY EXCAVATION. CONTRACTOR SHALL THEN ALSO CONFIRM THE LOCATION OF ALL UTILITIES.
- THE CONTRACTOR SHALL REMOVE ALL DEMOLITION DEBRIS FROM THE SITE AND DISPOSE OF IT PROPERLY OFF-SITE. NO BURNING OF DEBRIS ON SITE OR BURNING WILL BE PERMITTED.
- CONTRACTOR TO FIELD VERIFY CONNECTION OF ALL EXISTING UTILITY LOCATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY DURING THE DURATION OF CONSTRUCTION.

**SITE IDENTIFICATION SIGNAGE NOTES:**

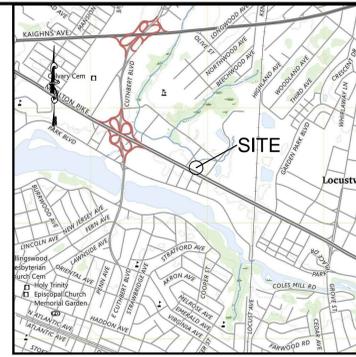
- NO SITE IDENTIFICATION SIGNAGE IS PROPOSED AS PART OF THIS APPLICATION. EXISTING SIGNAGE IS TO REMAIN.

**AS-BUILT PLAN NOTES:**

- AT THE COMPLETION OF ALL CONSTRUCTION AND PRIOR TO RELEASE FROM SUCH PERFORMANCE GUARANTEES AS MAY HAVE BEEN IMPOSED BY THE TOWNSHIP, AS-BUILT PLANS SHALL BE PREPARED TO SHOW THE ACTUAL LOCATION OF ALL CONSTRUCTED IMPROVEMENTS, TOPOGRAPHY AND UNDERGROUND UTILITIES (INCLUDING CABLES, DUCTS, PIPE SIZES AND INVERTS, STORMWATER MANAGEMENT MEASURES). THE AS-BUILT PLANS SHALL BE PROVIDED IN AUTOCAD COMPATIBLE DIGITAL FILE, WITH HORIZONTAL AND VERTICAL DATUM CONFORMING TO CURRENT TOWNSHIP DIGITAL FILES, AND SUBMITTED WITH PAPER COPIES OF PLAN AND SURVEY SIGNED AND SEALED BY A NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR. THE AS-BUILT INFORMATION SHALL BE FURNISHED TO THE CONSTRUCTION OFFICIAL & TOWNSHIP ENGINEER FOR THE PERMANENT FILES, ALONG WITH OTHER CERTIFICATE OF COMPLETION.

**ARCHITECTURAL NOTE:**

THE PROPOSED ADDITION INFORMATION WAS REFERENCED FROM ARCHITECTURAL PLANS PREPARED BY RAYMOND BROGREN OF BAO-BROGREN ARCHITECTURAL OFFICE.



**USE DATA:**  
 USE: RESTAURANT  
 HOURS OF OPERATION: MON - THURS: 11:30 AM - 10:30 PM  
 FRIDAY: 11:30 AM - 11:00 PM  
 SATURDAY: 12:30 PM - 11:00 PM  
 SUNDAY: 12:30 PM - 10:00 PM

NUMBER OF EMPLOYEES: 12 MAX. SHIFT  
 NUMBER OF SEATS: EXISTING: 108 INSIDE + 12 PATIO = 120 SEATS  
 PROPOSED: 108 INSIDE + 10 PATIO = 118 SEATS

**REVISION**

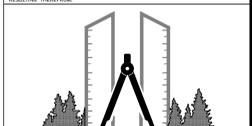
NO.	DATE	DESCRIPTION
1	06/27/2025	REVISION PER TWP. COMMENTS
2	06/27/2025	REVISION PER TWP. COMMENTS
3	06/27/2025	INITIAL ISSUE



CONTRACTOR SHALL CONTACT NEW JERSEY STATE ONE CALL PRIOR TO COMMENCEMENT OF ANY EXCAVATION.

**PROPOSED BUILDING ADDITION**  
**MIKADO JAPANESE CUISINE**  
 2320 ROUTE 70  
 BLOCK 12.01, LOT 16  
 CHERRY HILL TOWNSHIP, CAMDEN COUNTY, N.J.

ALL DOCUMENTS PREPARED BY JEFFERIS ENGINEERING ASSOCIATES, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT AND WORK PROVIDED. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUPPLIED OR USED BY OTHER PARTIES WITHOUT THE WRITTEN PERMISSION OR SIGNATURE OF JEFFERIS ENGINEERING ASSOCIATES, LLC. THE PROJECT PROVIDING HISTORY WILL BE MAINTAINED FOR THE LIFE OF THE PROJECT. THE PROJECT PROVIDING HISTORY WILL BE MAINTAINED FOR THE LIFE OF THE PROJECT. THE PROJECT PROVIDING HISTORY WILL BE MAINTAINED FOR THE LIFE OF THE PROJECT.



**JEFFERIS ENGINEERING ASSOCIATES, LLC.**  
 707 North Main Street, Suite 2  
 Glassboro, NJ 08029  
 Ph: 856.652.5012  
 www.jefferiesengineering.com

N.J. CERTIFICATE OF AUTHORIZATION #24CA28992500

APPROVED BY THE TOWNSHIP OF CHERRY HILL ZONING BOARD OF ADJUSTMENT:

RESOLUTION NO.: \_\_\_\_\_  
 RESOLUTION DATE: \_\_\_\_\_

BOARD CHAIRPERSON (DATE) \_\_\_\_\_

BOARD SECRETARY (DATE) \_\_\_\_\_

BOARD ENGINEER (DATE) \_\_\_\_\_

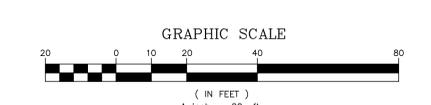
**TEAL S. JEFFERIS, P.E., CME, CDT**  
 NJ PROFESSIONAL ENGINEER LIC # GE42699  
 PA PROFESSIONAL ENGINEER LIC #PE070754  
 DE PROFESSIONAL ENGINEER LIC #1181

JEA FILE NO: 25-MKA-002 DRAWN BY: RAH

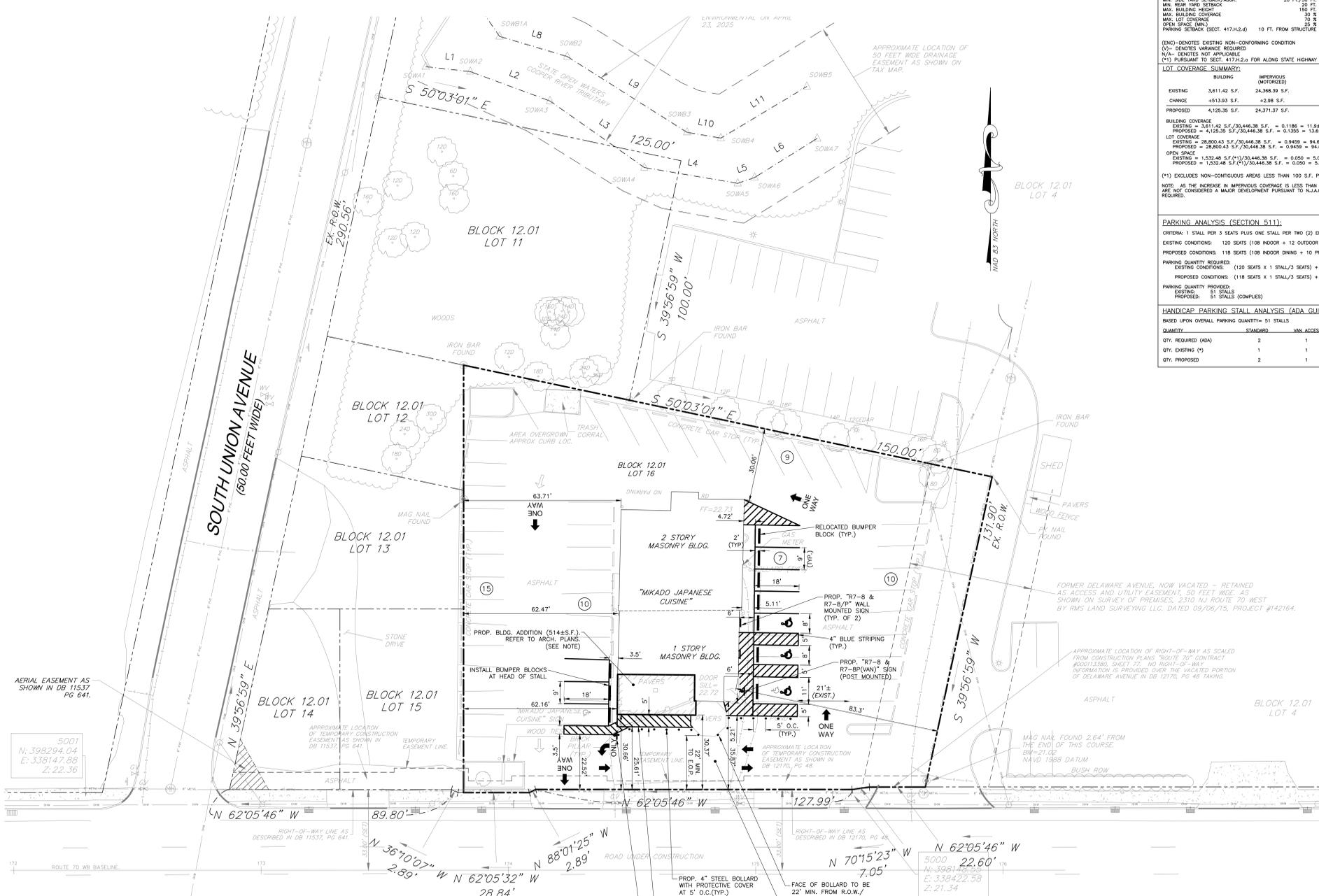
DATE: 08-18-25 CHECKED: TSJ

DRAWING NO. **C-1.0**

**PARKING LOT RESTRIPING PLAN**



SCALE: 1" = 20' 1 OF 3



**N.J.S.H. ROUTE 70 (AKA MARLTON TURNPIKE) (WIDTH VARIES)**

**PARKING SUMMARY**  
 EXISTING PARKING QUANTITY = 51  
 PROPOSED PARKING QUANTITY = 51

REMOVE EXISTING ADA PARKING STALL SIGNAGE AND REPLACE WITH NEW SIGNAGE AS NOTED.

**REFERENCE NOTES:**

- REFER TO ZONING SITE PLANS PREPARED BY BAO, DATED JULY 1, 2025 FOR PROPOSED ARCHITECTURAL PLANS AND SITE IMPROVEMENTS ASSOCIATED WITH BUILDING ADDITION.
- SURVEY INFORMATION REFERENCED FROM PLAN OF BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY PENNELL LAND SURVEYING, DATED MAY 29, 2025.



