



Department of Community Development

820 Mercer Street, Cherry Hill, NJ 08002
856-488-7870 (Phone) 856-661-4746 (Fax)
www.Cherryhill-NJ.com

LAND USE DEVELOPMENT APPLICATION

Submission Date: 11/29/2025 Application No.: 25-2-0014

PLANNING BOARD ZONING BOARD OF ADJUSTMENT

FOR OFFICE USE ONLY
TAXES PAID YES/NO (INITIAL)
FEES \$ 3,750.00 PROJ. #
ESCROW \$ 1,600.00 ESCR. # 10264

1. APPLICANT

Name: Mikado Inc.
Address: 2320 Rt. 70
City: Cherry Hill State: NJ Zip: 08002
Phone: (856) 364-6352 Fax:
Email:
Interest in Property:

2. OWNER

Name: 2320 Marlton Pike LLC
Address: 2320-2326 Rt. 70
City: Cherry Hill State: NJ Zip: 08002
Phone: Fax:
Email:

3. TYPE OF APPLICATION (check all that apply)

- Minor Subdivision
Preliminary Major Subdivision
Final Major Subdivision
Minor Site Plan
Preliminary Major Site Plan
Final Major Site Plan
Amended Plan
Site Plan Waiver
Concept Plan
Interpretation
Appeal of Administrative Officer's Decision
Certificate of Non-Conformity
Use (d) Variance
Bulk (c) Variance
Conditional Use
Street Vacation Request
Rezoning Request
Other

1 Legal advertisement and notice is required to all property owners within 200 feet.

4. ZONE (check all that apply)

Table with 5 columns: RESIDENTIAL, COMMERCIAL, OFFICE, OTHER, OVERLAY. Rows include RA, R1, R2, R3, RA/PC, R7, R10, R20, B1, B2, B3, B4, O1, O2, O3, IR, IN, FP, SBC, IR/B, A-H/C.

5. ATTORNEY (A corporation, partnership, limited liability company or partnership must be represented by a New Jersey Attorney)

Name: Michael J. McKenna, Esq. City: Cherry Hill State: NJ Zip: 08002
Address: 648 Longwood Ave. Phone: (856) 665-7771 Fax: (856) 665-7766
Email:

6. APPLICANT'S PROFESSIONALS (Engineer, Surveyor, Planner, etc.)

Name: Ray Brogden, AIA
Profession: Architect CDT
Address: 208 Rabbit Run Rd.
City: Cherry Hill State: NJ Zip: 08002
Phone: (267) 231-3552 Fax: (____)
Email: _____

Name: Teal S. Jefferis, PE, CME,
Profession: Engineer
Address: 707 N. Main St.
Ste. 2
City: Glassboro State: NJ Zip: 08028
Phone: (856) 933-2005 Fax: (____)
Email: _____

7. LOCATION OF PROPERTY

Street Address: 2320-2326 Rt. 70 Block(s): 12.01
Tract Area: 53,957.11SF Lot(s): 16

8. LAND USE

Existing Land Use: Restaurant
Proposed Land Use (be specific): Same as existing. Applicant proposes the enclosure of existing outdoor dining area for year-round use and to have a small service bar and seating for 10 (reduced from existing outdoor patio seating for 12). There is no change proposed for the number of existing indoor seating of 108 seats. The purpose is to utilize a recently acquired liquor license. The enclosure will provide a small indoor waiting area and bar for customers and ability to make drinks available for service to dining room customers.

9. PROPERTY

Number of Existing Lots: * See below Proposed Form of Ownership:
Number of Proposed Lots: 1 Fee Simple Condominium
 Rental Cooperative
Are there Existing Deed Restrictions or Easements? No Yes (please attach copies)
Are there Proposed Deed Restrictions or Easements? No Yes (please attach copies)

10. UTILITIES (check all that apply)

Public water Public sewer Private well Private septic system

11. APPLICATION SUBMISSION MATERIALS

List all plans, reports, photos, etc. (use additional sheets if necessary): see cover letter of Michael J. McKenna, Esquire and separate email transmittal of his plan set.

12. PREVIOUS OR PENDING APPLICATIONS

List all previous or pending applications for this parcel (use additional sheets if necessary): see attached prior zoning permit

*only lot 16 is involved in this request to enclose the existing outdoor dining area but additional plans for lots 12, 13, 14 and are underway to expand the restaurant and site improvements to adjacent lots 12, 13, 14 and 15 and are described in the attached recent survey.

13. ZONING SCHEDULE (complete all that apply)

	REQUIRED	EXISTING	PROPOSED
Minimum Lot Requirements			
Lot Area	see table 4.1	No Change	
Frontage	150'-0"	No Change	
Lot Depth	125'-0"	No Change	
Minimum Yard Requirements			
Front Yard	30'-0"		30'+/-
Secondary Front Yard	N/A	No Change	
Rear Yard	20'-0"	No Change	
Side Yard	20'-0"	No Change	
Aggregate Side Yard	50'-0"	No Change	
Building Height	150'-0"	No Change	
Lot Requirements			
Residential Buffer Strip	N/A		
Open Space	25%	No Change	
Parking Setbacks			
Parking Setback to non-residential	5'	N/A	
Parking Setback to residential	15'	N/A	
Parking Setback to Right-of-Way	20'	No Change	

	REQUIRED	EXISTING	PROPOSED
Accessory Uses			
Garage Area			
Garage Height		N/A	
Fence Height			
Pool Depth			
Shed Area			
Shed Height			
Signage Requirements			
Façade Sign area 1			
Façade Sign area 2			
Freestanding Sign area		No Change	
Freestanding Sign height			
Functional Sign(s) area			
Building Façade area			
Distance from Driveway			
Distance from R.O.W.			

Is the proposed site on a inside or corner lot?

Inside

Corner

14. PARKING & LOADING REQUIREMENTS

Number of Parking Spaces **REQUIRED: No changes** Number of Loading Spaces **REQUIRED: _____**
 Number of Parking Spaces **PROVIDED: No changes** Number of Loading Spaces **PROVIDED: No changes**

15. RELIEF REQUESTED (check all that apply)

- Zoning Variances are requested. **Use Variances and Front Setback Variance.**
 - Exceptions from Municipal Requirements are requested (*N.J.S.A. 40:55D-51*).
 - Exceptions from New Jersey Residential Site Improvement Standards (R.S.I.S.) are requested (*N.J.A.C. 5:21-3.1*).
 - Waivers from New Jersey Residential Site Improvement Standards (R.S.I.S.) are requested (*N.J.A.C. 5:21-3.2*).
Requires application to and approval of the New Jersey Site Improvement Advisory Board.
- For any type of the above relief requested, a separate exhibit should be attached stating the factual basis, legal theory, and/or previously granted relief. TO BE SUPPLIED.*

16. SIGNATURE OF APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant, or that I am an Officer of the Corporate applicant and authorized to sign the application for the Corporation, or a General Partner of the partnership application.

SWORN & SUBSCRIBED to before me this _____ day of _____, 20____ (year)
 _____ (notary)

Michael J. McKenna 10/6/25
SIGNATURE (applicant) DATE

Michael J. McKenna, Esq. o/b/o Mikado Inc.
PRINT NAME

17. CONSENT OF OWNER

I certify that I am the Owner of the property which is the subject of this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency (if owned by a Corporation, a resolution must be attached authorizing the application and officer signature).

SWORN & SUBSCRIBED before me this

Michael J. McKeown Esq. 25

[Signature]
 SIGNATURE (owner) DATE
 Tony Lin 5/30/25
 PRINT NAME

18. DISCLOSURE STATEMENT (circle all that apply)

Pursuant to N.J.S.A. 40:55D-48.1 & 48.2, please answer the following questions:

- Is this application to subdivide a parcel of land into six (6) or more lots? Yes No
- Is this application for a variance to construct a multiple dwelling of twenty-five (25) or more units? Yes No
- Is this application for approval of a site (or sites) for non-residential purposes? Yes No
- Is the applicant a corporation? Yes No
- Is the applicant a limited liability corporation? Yes No
- Is the applicant a partnership? Yes No

If you responded YES to any of the above, please answer the following (use additional sheets if necessary):

List the names and addresses of all stockholders or individual partners owning at least 10% in stock of any class or at least 10% of the interest in partnership (whichever is applicable).

Does a corporation or partnership own 10% or more of the stock in this corporation or partnership? If yes, list the names and addresses of stockholders of that corporation holding 10% or more of the stock or 10% or greater interest in that partnership (whichever is applicable). This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholders and individual partners with 10% or more ownership have been listed.

[Signature]
 SIGNATURE (applicant) DATE
 Quing (Tony) Lin o/b/o Mikado Inc.

19. SURVEY WAIVER CERTIFICATION

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, 20____ shows and discloses the premises in its entirety, described as Block(s) 12.01 Lot(s) 16; and I further certify that no buildings, fences, or other facilities have been constructed, installed, or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey; County of Camden:

Quing (Tony) Lin o/b/o Mikado Inc. _____ of full age, being duly

SWORN & SUBSCRIBED before me this

Michael J. McKeown Esq. 25

[Signature]
 PRINT NAME DATE
 SIGNATURE (applicant/owner) 5/30/25

FOR OFFICE USE ONLY

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