

SITE PLAN WAIVER REVIEW MEMORANDUM

To: Absecon City Planning Board

From: Robert L. Reid, AICP, PP, Board Planner

Subject: Site Plan Waiver Request
Applicant: Reverend Carol A. Fambro
106 Greystone Road
EHT NJ 08234
Site: 175 White Horse Pike, Unit #12
Block 214, Lot 10

Project No. ABS117.01

Date: **April 6, 2013**

This review memorandum is in response to a telephone conference with the applicant, Reverend Carol A. Fambro on Friday, April 5, 2013. This shall serve as a supplement to my Review Memorandum dated March 29, 2013 (Corrected 4/5/13).

The applicant, Reverend Carol A. Fambro desires to move the Cathedral of Health, Healing & Transformation, a community outreach ministry, from 126 New Jersey Avenue to 175 White Horse Pike.

The applicant states that their current hours of operation are on Saturdays, 7pm to 9pm and Sundays between 12:30pm and 3:30pm. I have personal knowledge that the former location at 126 New Jersey Avenue included the largest gatherings on Sundays. Historically these group meetings have not generated a need for numerous parking spaces and thus not caused a negative impact. The applicant stated that the largest number of people to occupy the site is not to exceed 12. During the week during normal working hours there may be one to three people occupying the site by appointment.

I have personal knowledge that the former location at 126 New Jersey Avenue included the largest gatherings on Sundays and not generated a need for parking spaces that would be negative impact on other surrounding establishments.

Historically the Planning Board has granted Site plan Waivers with the condition that the applicant may be asked to return to the Board for reevaluation within a year of granting the Site Plan Waiver.

Parking requirement as a commercial retail space for unit #12 is as follows:

Gross Floor Area 875 SF – assume 20% storage area = 700 SF / 200 SF per parking space = 3.5 spaces. Assume 2 employees = 1 space. TOTAL required parking for retail use = 4.5 spaces

Considering the limited use of the site anticipated, with limited occupants, and limited hours, I have no objection to the proposed use be considered for Site Plan Waiver approval. However it would be subject to the applicant agreeing to the following conditions:

Occupants be limited to 12 maximum for group meetings;

Hours for group meetings shall be scheduled only on off peak hours for Sandpiper Square;

The Planning Board may require the applicant return to the Planning Board for reevaluation for the application in the event the group meetings exceed 12 people and/or the actual parking demand for the Unit # 12 exceeds 4.

RECOMMENDATIONS

1. The applicant must provide testimony to demonstrate justification for the Site Plan Waiver.
2. Applicant should provide testimony regarding the proposed signage, hours of operation, building entrance lighting, and waste removal and recycling.
3. The applicant should provide a sign detail for Board review.
4. The payment of escrow fees in accordance with Section 224-195 C.
5. Additional comments and recommendations may be offered in response to additional information provided by the applicant and / or testimony being offered at the public meeting.

CC: Tina Lawler, Secretary
Andrew Previti, PE
Michael Malinsky, Esq.
Reverend Carol A. Fambro, Applicant