

Checklist Item 14.- Explanation of Waiver RequestsChecklist Item #10 - Section 40-12.2 – Environmental Impact Statement

The applicant requests a waiver from the submission of an Environmental Impact Statement as the property in question is currently fully developed with a commercial use (6,312 sf bank with drive through) with associated parking covering over 90% of the subject property. The proposed use will cover a smaller % of the property resulting in less than ½ acre of impervious area. The redevelopment will result in a new energy efficient building with fewer impacts on the environment than the existing use, or de minimis changes to the existing impacts in terms of traffic, hydrology, stormwater runoff, water quality. The proposal is in full compliance with the Block 95 Redevelopment Plan which envisioned the development proposed.

Checklist Item # 12 – Traffic Report

The applicant requests a waiver from the requirement to submit a Traffic Report. The proposed development is in full compliance with the Block 95 Redevelopment Plan, implementing the Borough's plans for Block 95. The small site results in a modest land use proposal that will generate very few vehicle trips, approximately 20 in the PM peak period, with even fewer (17 trips) in the Saturday peak. The proposal will result in a dramatic reduction in traffic when compared to the existing/prior use, a 6,312 sf bank with a drive through (approximately 60-92 trips in the PM peak or Saturday peak hour). The proposed plan also complies with all of the Borough parking standards, resulting in a safe and efficient plan. The applicant is also unable to take current traffic counts due to the Covid-19 state of emergency resulting in extraordinarily low traffic volumes that are not indicative of normal conditions.

Checklist Item #17 – Seal of [Surveyor] Plans

Signed/sealed site plan was prepared based on ALTA survey last revised 1/28/2016 provided by Seller at time of acquisition. As buildings and structures are intended to be demolished as part of Development, all pertinent information on the survey provided has been incorporated into the site plan and we ask it be deemed sufficient.

Checklist Item #35 – Soil Borings

The applicant requests a waiver from the requirement to submit soil borings documenting the permeability and seasonal high-water table sufficient to design the stormwater, system or basement elevations. The proposed plan will not have a stormwater system due to the decrease in impervious area proposed for the development. The proposed building will also not have a basement or septic system, so the report would provide little if any useful information. The applicant will perform borings and test pits for the design of building footings and foundations for a building permit, as soon as that activity is permitted under the Governor's Executive Orders (#107 and 122) limiting non-essential construction activities.