
Preliminary List of Variances and Waivers

November 2019

Last Revised June 2020

**Proposed Dunkin' Drive-Thru Restaurant
Block 473, Lot 1
49 South Avenue West (CR 610) & Lincoln Avenue West
Township of Cranford, Union County, NJ**

Variances

Zoning – Office Residential Character (ORC) District:

- [§ 255-36.C(1)] – Office Residential Character (ORC) District Use Regulations
Restaurants with drive-thru are a non-permitted use in the ORC Zone. Therefore, variance relief is requested.
- [§ 255 Attachment 1] – Office Residential Character (ORC) District Bulk and Lot Regulations
 - Required minimum lot width: 100 FT
Under existing conditions, the lot width is 10.1 FT. Therefore, this is an existing non-conformance.
- [§ 255-37.J] – Office Residential Character District Requirements
 - [§ 255-37.J(3)(C)] - All new buildings and any existing buildings that are expanded shall contain at least two stories above grade.
The proposed building is one-story. Therefore, variance relief is requested.

Parking Requirements:

- [§ 255-37.J(2)(A)] – No parking shall be permitted in the required front yard or between any part of the front building façade and the street right-of-way line.
Under existing conditions, parking is located in the front yard and between the front building façade and the street right-of-way line. Therefore, this is an existing non-conformance.

Buffer Requirements:

- [§ 255-37.J(1)] – A five (5) foot landscaped buffer shall be required along each side yard and a seven (7) foot landscaped buffer shall be required along the rear property line.
The proposed landscape buffer is three (3) feet along the side property line. Therefore, variance relief is requested.

Waivers

Driveway Design Standards:

- [§ 255-26.G(1)(D)] - Driveways for other than one- and two-family homes shall not be located closer than five (5) feet to a side or rear property line or fifty (50) feet to the closest right-of-way line of an intersecting street.
The proposed driveway along the western property line is located less than fifty (50) feet to the closest intersection of South Avenue West (CR 610) & Lincoln Avenue West. Therefore, a design waiver is requested.

Loading Design Standards:

- [§ 255-26.G(11)(A)] – In any zone, in connection with every building or building group or part thereof hereafter erected which is to be occupied by public, semipublic, office, laboratory or commercial uses, there shall be provided and maintained on the same lot with such building, in addition to any required vehicular parking, at least one (1) off-street loading and unloading space.
No loading spaces are proposed. Therefore, a design waiver is requested.
- [§ 255-26.G(11)(B)] – Each such space shall be not less than twelve (12) feet in width, fifty (50) feet in length and fourteen (14) feet in height and shall not occupy any part of any required front or side yard; provided, however, that on lots on which the side yard abuts a limited access highway or a railroad, such loading space may occupy the side yard.
No loading spaces are proposed. Therefore, a design waiver is requested.

Lighting Design Standards:

- [§ 255-37.J(3)(G)] – Lighting shall be located no closer than eight (8) feet to adjoining residential districts or uses and shall not exceed eight (8) feet in height. Lighting shall be designed to avoid up-lighting or halo effect with fixtures incorporating shielding/cutoffs to prevent spillage off site and on adjacent residential properties.
Proposed lighting fixtures exceed eight feet in height. Therefore, variance relief is requested.
- [§ 255-26.G(9)] – All parking areas shall be lighted to provide a minimum of 1.5 footcandles throughout the parking area. The lighting level at any property line shall not exceed the minimum.
The proposed lighting level exceeds the minimum requirement at various locations along each property line. Therefore, a design waiver is requested.

Fence Design Standards:

- [§ 255-26.K(2)] – On corner lots, fences over four (4) feet in height shall be set back from any street right-of-way line a distance which is not less than the setback distance of the principal building on the lot.
A six (6) foot high vinyl fence is proposed along the eastern and western property line and four (4) foot high vinyl fence. Therefore, a design waiver is requested.

Signage:

- [§ 255-26.J] – Sign Regulations in the ORC Zone

Freestanding Sign:

- Required maximum sign area: 12 SF
Proposed sign area (Dunkin Freestanding Sign): 21.25 SF
Proposed sign area (Dunkin Drive Thru Order Canopy & Menu Board): 24.18 SF
Proposed sign area (Dunkin Drive Thru Menu Board): 22.95 SF
Therefore, a design waiver is requested.
- Required maximum sign height: 4 FT
Proposed sign height (Dunkin Freestanding Sign): 12 FT
Proposed sign height (Dunkin Drive Thru Order Canopy & Menu Board): 6.75 FT
Proposed sign height (Dunkin Drive Thru Menu Board): 6.83 FT
Therefore, a design waiver is requested.

Building Mounted Sign:

- Required number of signs: one (1) sign per wall
Proposed: Three (3)
- Required minimum sign setback from residential zone: 150 FT
Proposed sign setback from residential zone: 70 FT
Therefore, design waivers are requested.
- [§ 255-26.J(4)(F)(1)] – A maximum of one (1) freestanding sign, in addition to any directional signs for lots less than 300 feet of street frontage.
A total of four (4) freestanding sign and two (2) directional signs are proposed. Therefore, a design waiver is requested.
- [§ 255-26.J(4)(F)(6)] – Interior illumination of freestanding signs is prohibited.
Interior illumination of freestanding signs is proposed. Therefore, a design waiver is requested.

Submission Checklist Waiver List

Application and Completeness Requirements:

- Checklist 9 – Required Items for all Major and Minor Preliminary Site Plan Applications
 - Waiver requested for existing building floor plan.
 - Waiver requested for existing contour lines within thirty (30) feet of the tract's boundaries.

- Waiver requested for calculations reflecting the stormwater detention volume as the proposed improvements decrease the impervious area on the site and therefore decrease the stormwater runoff volume on site.