
Variance and Waiver List
Wawa, Inc.
Proposed Site Improvements
602 Black Horse Pike (NJSH Route 168)
Block 124, Lots 1.01 & 1.02
Block 35, Lots 1, 2.01, 13.01 & 13.02
Borough of Mount Ephraim
Camden County, NJ
DEC # 0034-14-252
5/20/2021

Proposed Variance List

1. *(§525-13.B) Permitted Uses in the R-1 Residential District: (1) Detached dwellings, (2) Municipal buildings, parks, playgrounds and other municipal facilities, (3) Libraries, churches, Sunday school buildings*
 - Proposed driveway access to convenience store with sale of petroleum products.
2. *(§525-26.E) Required off-street parking and loading spaces shall be located on the same lot or premises as the use served regardless of the number of spaces required by this chapter. Off-street parking and loading may occupy front, side and rear yard areas subject to site plan approval by the Joint Land Use Board, but neither shall be closer than 20 feet to any street line. No parking of vehicles shall be permitted in fire lanes, streets, driveways, aisles, sidewalks or turning areas.*
 - Parking spaces are proposed on Lot 13.01 to serve Lot 1 and are located 3.7 feet from the street line.
3. *(§525-26.D) Access points from any one lot crossing the street line shall be limited to a maximum of two along the frontage of any single street, and the center lines of any separate access points shall be spaced at least 65 feet apart; handle no more than two lanes of traffic; be at least 50 feet or 1/2 the lot frontage, whichever is greater, but need not exceed 200 feet from the street line of any intersecting street; and be at least 20 feet from any property line. Continuous open driveways in excess of 16 feet at the street line shall be prohibited except that for nonresidential uses, driveways of more than 16 feet may be permitted with the approval of the Joint Land Use Board, giving due consideration to the proposed width, curbing, direction of traffic flow, radii of curves, and traffic lane divider. Curbing shall be either depressed at the driveway or have the curbing rounded at the corners and the driveway connected with the street in the same manner as another street.*
 - Proposed driveway is located 3.8 feet from the property line.
4. *(§525-28.G.13) Nonilluminated, freestanding directional signs may be permitted in any district, provided that such sign or signs shall not exceed two square feet in area, that the number on a lot applicable to a use thereon shall not exceed the number of approved ingresses and egresses thereon and that the number on a lot applicable to a use not located on the lot upon which said sign is located shall be limited to one such sign.*
 - Proposed sign area of 6.25 SF with internal illumination.

Existing Non-Conformances

1. (§525-16.D) *No building shall exceed twenty-five (25) feet in height and two (2) stories.*
 - Existing (Wawa): 33 feet.
2. (§525-16.E.2) *For retail uses, the minimum front yard width shall be twenty-five (25) feet.*
 - Existing: 8.6 feet to Valley Road (CR 660) right-of-way.
3. (§525-16.E.2) *For retail uses, the minimum rear yard width shall be fifteen (15) feet.*
 - Existing: 13.5 feet to Lot 13.01.
4. (§525-16.E.2) *For retail uses, the minimum side yard width shall be ten (10) feet.*
 - Existing: 6.9 feet to Lot 2.01.
5. (§525-16.E.3) *For retail uses, the maximum building coverage shall be thirty (30) percent.*
 - Existing: 45.6% (4,010 SF).