

**Russell Stern L.L.C.**  
**33 Maple Avenue**  
**Madison, New Jersey 07940**  
**973-668-9634**  
**Email: rustern@optonline.net**

MEMORANDUM

~~May 30, 2020~~

Update **July 11, 2020**

**Bold face** represents new text and ~~strike through~~ represents deletions

To: Madison Borough Zoning Board of Adjustment

From: Russell Stern, AICP, PP, LLA  
Consulting Planner

Re: Carrols, LLC/Burger King - Application No. Z 20-009  
**Completeness Review #2**  
“D” and “C” Variances and Preliminary and Final Site Plan  
317 Main Street  
Block 5101, Lot 33

This office is in receipt of application documents, including but not limited to the following:

Prepared by Dynamic Engineering - dated 4/16/20, **revised 6/10/20**

- Sheet 1, Cover Sheet
- Sheet 2, Aerial Map
- Sheet 3, Demolition Plan
- Sheet 4, Site Plan
- Sheet 5, Grading Plan
- Sheet 6, Landscape Plan
- Sheet 7, Lighting Plan
- Sheet 8, Soil Erosion & Sediment Control Plan
- Sheets 9 to 12, Construction Details

~~Prepared by Lauer Manguso & Associates~~ - dated 3/4/20, revised 4/21/20

- ~~— Sheet A 1, Floor Plan and Misc. Details~~
- ~~— Sheet A 3.1, Exterior Elevations~~
- ~~— Sheet A 3.2, Exterior Elevations~~
- ~~— Sheet ID 1, Interior Plan~~

Prepared by Federal Heath - dated 9/6/19, **6/8/20**

- ~~— Sheets 1 to 16, Sign Plans~~
- **Sheets S-1 to S-5, Sign Details**

The application documents were reviewed for completeness purposes. At this time the application is considered **INCOMPLETE** and not ready for scheduling until the following completeness items are provided:

Schedule III, Checklist C

1. ~~Checklist C, Items 1, 14 and 15: Identify decrease in floor area ratio associated with the limited building demolition (area?) and 33 square feet building addition.~~

**Satisfactorily addressed.**

2. Checklist C, Item 2: Provide building height calculations per Code. A key should be provided to identify the type of building materials identified on the elevation drawings.

**To be provided for completeness. Submit revised architectural drawings.**

~~3. Checklist C, Item 3: Waiver requested by Applicant is unnecessary as the information pertains to a D1 (use) variance. The variance relief sought is for a D3 variance.~~

**Satisfactorily addressed.**

4. Checklist C, Items 4 and 6: Provide a signed and sealed current property survey.

**To be provided or request a waiver for completeness.**

~~5. Checklist C, Items 14 and 22: Dimension setbacks from front canopies to the right of way. Front yard setback variance is likely required.~~

**Satisfactorily addressed.**

6. Checklist C, Item 16: ~~Provide signage details (sheets 15 and 16) drawn and labeled to scale. Dimension existing and proposed freestanding sign setbacks to the right of way and side property line. Locate front yard setbacks for the enter and exit signs.~~

**Satisfactorily addressed.**

7. Checklist C, Item 20: provide roof plan locating mechanical units. Identify height of mechanical units. Locate any ground mounted mechanical units if existing or proposed.

**To be provided for completeness. Submit revised architectural drawings. Provide response memo to address the presence or absence of ground mounted mechanical units.**

~~8. Checklist C, Item 23: Locate bicycle rack and provide details.~~

**Satisfactorily addressed.**

~~9. Checklist C, Item 24: Locate loading/unloading space.~~

**Satisfactorily addressed.**

The application is under the jurisdiction of the Zoning Board as a 'D3' variance is required for not meeting the conditional use standards for a restaurant with drive-thru. A detailed technical review will be provided upon satisfactorily addressing the above cited incomplete items.

~~BK-CarrolsCompletenessReview#1 5-30-20~~

**BK-CarrolsCompletenessReview#2 7-11-20**