

**Tiffany A. CuvIELLO, PP, LLC**  
*Community Development and Planning*

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November 6, 2022

Shannon Elton  
Woodbury Heights Planning and Zoning Board  
500 Elm Avenue  
Woodbury Heights, NJ 08097

RE: Harsh Patel  
Block 3, Lot 8.03 (19 Maple Avenue)  
Highway Commercial (HC) Zoning District  
Site Plan/Change of Use

Dear Ms. Elton:

I have reviewed plans for the above referenced application and have the following comments:

1. The applicant is requesting a site plan for a change of use to permit a medical office to occupy the existing building on the referenced property. The property is located along Maple Avenue in the Highway Commercial (HC) zoning district.
2. The applicant proposes to construct a concrete ramp for handicap accessibility. The ramp will encroach into the front yard area by approximately 2-feet (per floor plans but this appears greater on the survey therefore the applicant should verify the setback) terminating at a new concrete pad. The Board should determine if a variance is required for the handicap ramp to encroach into the required front yard setback.
3. The plans propose four (4) patient rooms, two (2) offices and a reception and waiting area. The building is 1,550 square feet. The site plan provides for twenty-four (24) parking spaces. The ordinance requires a total of twelve (12) parking spaces {one space per 200 square feet but not less than 3 spaces per treatment room – 4 rooms require 12 spaces minimum}. The site provides ample parking to meet the ordinance requirements.
4. The applicant should address the trash storage and removal.
5. I defer to the Board Engineer as to the adequacy of the lighting on the site.
6. The site does not provide any landscape buffers or plantings except around the building foundation. The ordinance requires a 50-foot buffer to a residential district. There are no changes proposed to the site plan and the existing building is setback 10-feet to the residential/side property line. This is an existing condition. If the Board finds the new use will be substantially similar to the former use the lack of the buffer area could be determined to be appropriate to continue.

7. There are no sign plans provided with the application. The applicant should indicate the type of signage proposed. Since no variance was requested, the signage would have to conform to the ordinance. A wall and freestanding sign are permitted each at 5% of the front façade or 75 square feet, whichever is smaller. The front façade is the 30-foot wall. This would control in calculating the maximum sign area.

Please call with any questions.

Very truly yours,

*Tiffany A. Morrissey*

Tiffany A. Morrissey, PP, AICP

Cc: B. Michael Borelli, Esq.  
Mark Brunermer, P.E.  
John Ciocco, Esq.  
Harsh Patel