

Rider to Application

This application seeks to improve the former Rickey Farm property. The applicant is the new owner who seeks to improve two of the on-site buildings. The plans reflect upgrades to the buildings and parking lot. The property is in the AET zone.

The Barn, the larger structure, has two floors. The downstairs is proposed for either an art gallery, craft space, or studio space for those type of activities. The upstairs is planned for event space (weddings, conferences etc.), and other similar uses. A two-story addition (first floor—1750 s.f.; second story—416 s.f.) is planned.

The Farm Store Building will house a farm store selling food and bakery items. A 10' by 20' one-story addition is proposed, along with an approximately 30 by 50' accessory structure for equipment storage. A covered walkway is proposed for the farm store building.

The parking lot will be organized with wheel stops to delineate the spaces. One existing driveway will be closed, and the frontage landscaped to direct all traffic to one main entrance and exit driveway between the existing sign and the Farm Store building.

The applicant also proposes to use a portion of the property for glamping (glamorous camping). The only permanent structure planned is a small building that will house a bathroom and shower. There will be approximately seven 10'x10' platform, movable tents utilized for this area. This area is setback far off Route 94 and is not visible from the road.

Some of the uses may require d(1)use variance relief, including the banquet space, and retail sales (indoor). There also may be d(3)conditional-use variances required for the conference room, glamping(campground), retail sales(outdoor), and if any activity is interpreted to be restaurant use, although they may be subsumed into a d(1) variance if that use variance is needed. Request is made for an interpretation of the ordinance whether use or conditional-use variance relief is required. If it is, use or conditional-use variances are requested. This will be addressed by applicant's planner at the hearing

Bulk ("c") variances are requested to the extent the Board rules they are not subsumed in any required d(1) variances:

Front- yard setback variances for both buildings. The deviations (32.8' and 23.9' where 75' is required) are preexisting. The new proposed additions do not increase the deviations.

A side-yard setback variance (9.6' where 35' is required) is also preexisting. The proposal will not be closer to the side-yard lot line than the existing building, but it does extend the deviation farther than exists. The applicant will rely on N.J.S.A. 40:55D-70(c)(1)(c) which provides that a variance may be granted "by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation pursuant to article 8 of this act would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property . . ." We also seek any other variances that may be required.

The applicant will also rely on N.J.S.A. 40:55D-70(c)(2), the flexible "c" variance, that the benefits of the application substantially outweigh any detriments.