

## Variance/Waiver Request Summary

Application for Minor Site Plan Review – Carnegie Center East Building 105

Block 9, Proposed Lot 71

Applicant: Boston Properties, L.P.

Prepared by: Michael R. Thomas, PE, T&M Associates

March 29, 2023

### WAIVERS REQUESTED

1. **ORDINANCE SECTION 200-15.C(2)(C):** WHERE A SURVEY MAP PREPARED BY A LICENSED NJ LAND SURVEYOR IS REQUIRED, AN EXISTING CONDITIONS PLAN HAS BEEN PROVIDED SIGNED BY A NJ LICENSED PROFESSIONAL ENGINEER.
2. **ORDINANCE SECTION 200-15.C(2)(D):** WHERE A COPY OF THE DEED FOR ON-SITE EASEMENTS IS REQUIRED, THE DEED REFERENCES HAVE BEEN PROVIDED ON THE SITE PLAN FOR EXISTING ON-SITE EASEMENTS.
3. **ORDINANCE SECTION 200-15.C(2)(F):** WHERE THE LOCATION OF WETLANDS IS REQUIRED, A WETLANDS AFFIDAVIT HAS BEEN PROVIDED BY AN ENVIRONMENTAL SCIENTIST INDICATING THAT NO WETLANDS EXIST ON THE PROJECT SITE.
4. **ORDINANCE SECTION 200-15.C(2)(M):** WHERE THE LOCATION OF ALL UTILITIES IS REQUIRED, EXISTING STORMWATER UTILITIES AND PROPOSED ELECTRIC UTILITIES ARE PROVIDED.
5. **ORDINANCE SECTION 200-27D.(1)(2):** WHERE 4 OFF-STREET LOADING SPACES ARE REQUIRED, 2 ARE PROVIDED.
6. **ORDINANCE SECTION 200-28D.(2)(B):** WHERE 141 PARKING SPACES ARE REQUIRED FOR BUILDING 105, 192 ARE PROVIDED.
7. **ORDINANCE SECTION 200-27B:** EACH SPACE IN EXCESS OF 1/300 SQUARE FEET CONSTRUCTED WITH A PERVIOUS SURFACE, WHEREAS 0 ARE PROVIDED.

### VARIANCE REQUESTED

1. **ORDINANCE SECTION 200-226A.(2):** A 40' SIDEYARD SETBACK FOR ACCESSORY STRUCTURES IS REQUIRED, WHEREAS 38.4' IS PROVIDED FOR THE GENERATOR IN THE NORTHWESTERN CORNER OF THE LOT .
2. **ORDINANCE SECTION 200-226A.(2):** A 40' SIDEYARD SETBACK FOR ACCESSORY STRUCTURES IS REQUIRED, WHEREAS 27.4 IS PROVIDED FOR THE NITROGEN TANK STORAGE AREA.
3. **ORDINANCE SECTION 200-226A.(2):** A 40' SIDEYARD SETBACK FOR ACCESSORY STRUCTURES IS REQUIRED, WHEREAS 31.3' IS PROVIDED FOR THE HYDROGEN TANK STORAGE AREA.
4. **ORDINANCE SECTION 200-226A.(2):** A 40' SIDEYARD SETBACK FOR ACCESSORY STRUCTURES IS REQUIRED, WHEREAS 33.4' IS PROVIDED FOR THE FILLING STATION AREA.
5. **ORDINANCE SECTION 200-226A.(2):** A 125' FRONTYARD SETBACK FOR ACCESSORY STRUCTURES IS REQUIRED, WHEREAS 78.2' IS PROVIDED FOR THE FILLING STATION AREA.
6. **ORDINANCE SECTION 200-226A.(2):** A 125' FRONTYARD SETBACK FOR ACCESSORY STRUCTURES IS REQUIRED, WHEREAS 88.0' IS PROVIDED FOR THE FILLING STATION AREA.

