



MARRIOTT
DEVELOPMENT
DESIGNS

MARRIOTT INTERNATIONAL INC.

- REQUESTED VARIANCES**
- Height variance from Section 152.065(E) to allow for the Springhill Suites building to be 55' where a maximum of 50' is allowed.
 - Variance from Section 152.187(B)(9)(b)7b to allow for a freestanding pylon sign to be 10' from a street right-of-way where 25' is required.
 - Variance from Section 152.187(B)(9)(b)1 to allow for a second facade sign on the proposed bridge building facing Haddonfield-Berlin Road where a second facade sign is permitted to face an access driveway.
 - Variance from Section 152.187(B)(9)(b)1 to allow for a second facade sign for Springhill Suites where a maximum of one facade sign is allowed.
 - Variance from Section 152.187(B)(9)(b)1 to allow for 158 square foot facade signs for Springhill Suites where a maximum of 150 square feet is allowed. (If you box out the letters, the sign is 158 square feet; if you measure the channel letters only, the sign is 130 square feet).
 - Variance from Section 152.065(C)(3)(b) to allow for a side yard building setback of 28.47 feet and 31.28 feet to two proposed trash enclosures where 50 feet is required.
 - Variance from Section 152.065(F) to allow for an impervious coverage of ??? % where a maximum of 60% is required.
- *Per Section 152.065(F) Applicant will utilize Section 154.011(b) to buy down the open space therefore eliminating the need for a variance.

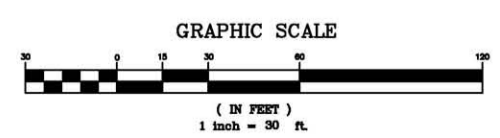
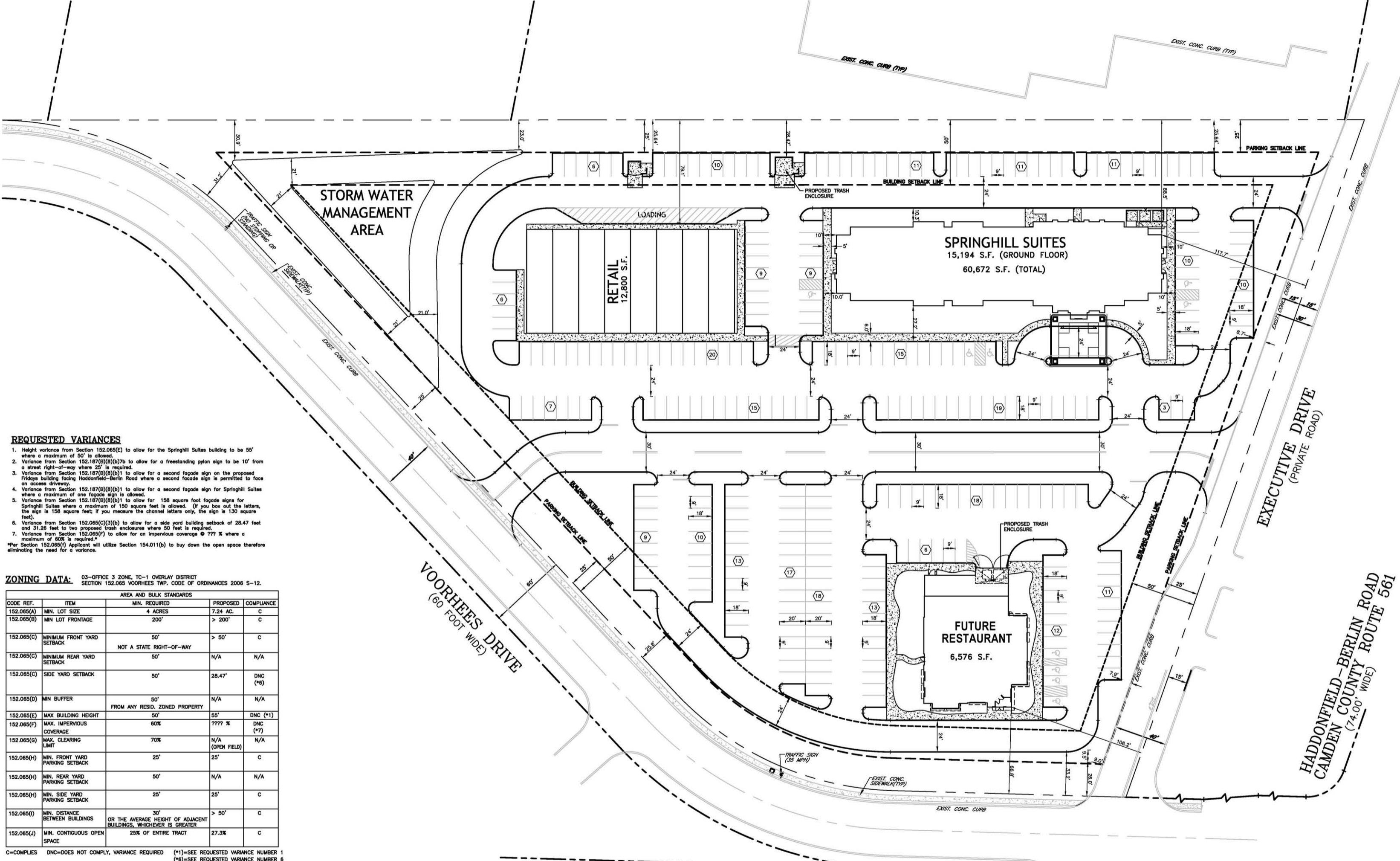
ZONING DATA: 03-OFFICE 3 ZONE, TC-1 OVERLAY DISTRICT
SECTION 152.065 VOORHEES TWP. CODE OF ORDINANCES 2006 5-12.

CODE REF.	ITEM	AREA AND BULK STANDARDS	MIN. REQUIRED	PROPOSED	COMPLIANCE
152.065(A)	MIN. LOT SIZE	4 ACRES	7.24 AC.	C	
152.065(B)	MIN. LOT FRONTAGE	200'	> 200'	C	
152.065(C)	MINIMUM FRONT YARD SETBACK	NOT A STATE RIGHT-OF-WAY	> 50'	C	
152.065(C)	MINIMUM REAR YARD SETBACK	50'	N/A	N/A	
152.065(C)	SIDE YARD SETBACK	50'	28.47'	DNC (#6)	
152.065(D)	MIN BUFFER	50'	N/A	N/A	
152.065(E)	MAX BUILDING HEIGHT	FROM ANY RESID. ZONED PROPERTY	55'	DNC (#1)	
152.065(F)	MAX. IMPERVIOUS COVERAGE	60%	???? %	DNC (#7)	
152.065(G)	MAX. CLEARING LIMIT	70%	N/A (OPEN FIELD)	N/A	
152.065(H)	MIN. FRONT YARD PARKING SETBACK	25'	25'	C	
152.065(H)	MIN. REAR YARD PARKING SETBACK	50'	N/A	N/A	
152.065(H)	MIN. SIDE YARD PARKING SETBACK	25'	25'	C	
152.065(I)	MIN. DISTANCE BETWEEN BUILDINGS	30' OR THE AVERAGE HEIGHT OF ADJACENT BUILDINGS, WHICHEVER IS GREATER	> 50'	C	
152.065(J)	MIN. CONTIGUOUS OPEN SPACE	25% OF ENTIRE TRACT	27.3%	C	

C=COMPLIES DNC=DOES NOT COMPLY, VARIANCE REQUIRED (#1)=SEE REQUESTED VARIANCE NUMBER 1 (#6)=SEE REQUESTED VARIANCE NUMBER 6 (#7)=SEE REQUESTED VARIANCE NUMBER 7

PARKING SCHEDULE & DESIGN STANDARDS:
(SECTION 154.002 - NON-RESIDENTIAL PARKING REGULATIONS)

PARKING USAGE	REQUIREMENT	PROPOSED
RESTAURANT (270 SEATS) (DINING SEATS = 246) (BAR SEATS = 24) (6,576 S.F.) (30 EMPLOYEES)	1 SPACE PER 3 SEATS (DINING = 82) 1 SPACE PER 2 SEATS (BAR = 12) + 1 SPACE PER EMPLOYEE (30)	127 SPACES
HOTEL (103 ROOMS) (15,194 S.F. GRND. FLOOR) (60,672 S.F. TOTAL) (10 EMPLOYEES)	1 SPACE PER ROOM (103) + .5 SPACES PER EMPLOYEE (5)	108 SPACES
RETAIL (1600 S.F. x 8) (12,800 S.F.)	1 SPACE PER 200 S.F. SPACES REQUIRED = 64	64 SPACES
TOTAL SPACES REQUIRED PER USAGE = 296		TOTAL SPACES PROPOSED THIS LAYOUT = 299



Pennoni Associates Inc.
3071 EAST CHESTNUT AVENUE, SUITE F-16
VINELAND, N.J. 08361

Pennoni

Engineers • Surveyors • Planners • Landscape Architects
A CONTRACTOR OF UNDERWRITING NO. 04800000

DATE: _____ NO. _____ REVISIONS: _____ BY: _____

ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS BEFORE PROCEEDING WITH THE WORK.

RICHARD J. CLEMONSON
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24603911200

DATE: _____

VOORHEES CORPORATE CENTER
VOORHEES TOWNSHIP, CAMDEN COUNTY, NEW JERSEY
BLOCK 160, LOT 3

SKETCH 21

VOORHEES HOTEL ASSOCIATES, L.P.
C/O SIGNATURE FINANCIAL CORPORATION
15 E. RIDGE PIKE, SUITE 201
WHITEMARSH PLAZA, SUITE 201
CONSHOHOCKEN, PA. 19428

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHER PROJECT. ANY REUSE, WITHOUT WRITTEN CONSENT OF PENNONI ASSOCIATES, IS PROHIBITED. PENNONI ASSOCIATES SHALL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LOSS, EXCEPT TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RELATING TO THIS PROJECT.

JOB NO. SFCO 18913

SHEET 1 OF 1

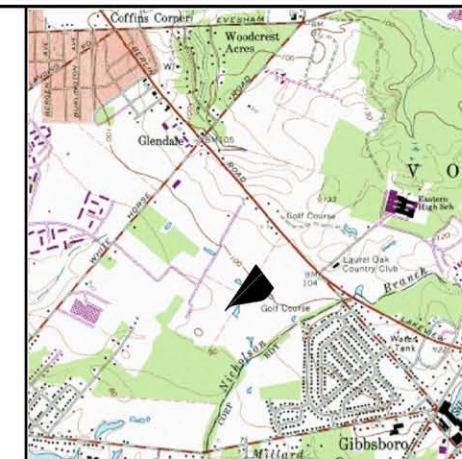
SCALE: 1"=30'

DRAWN BY: T.J.K.

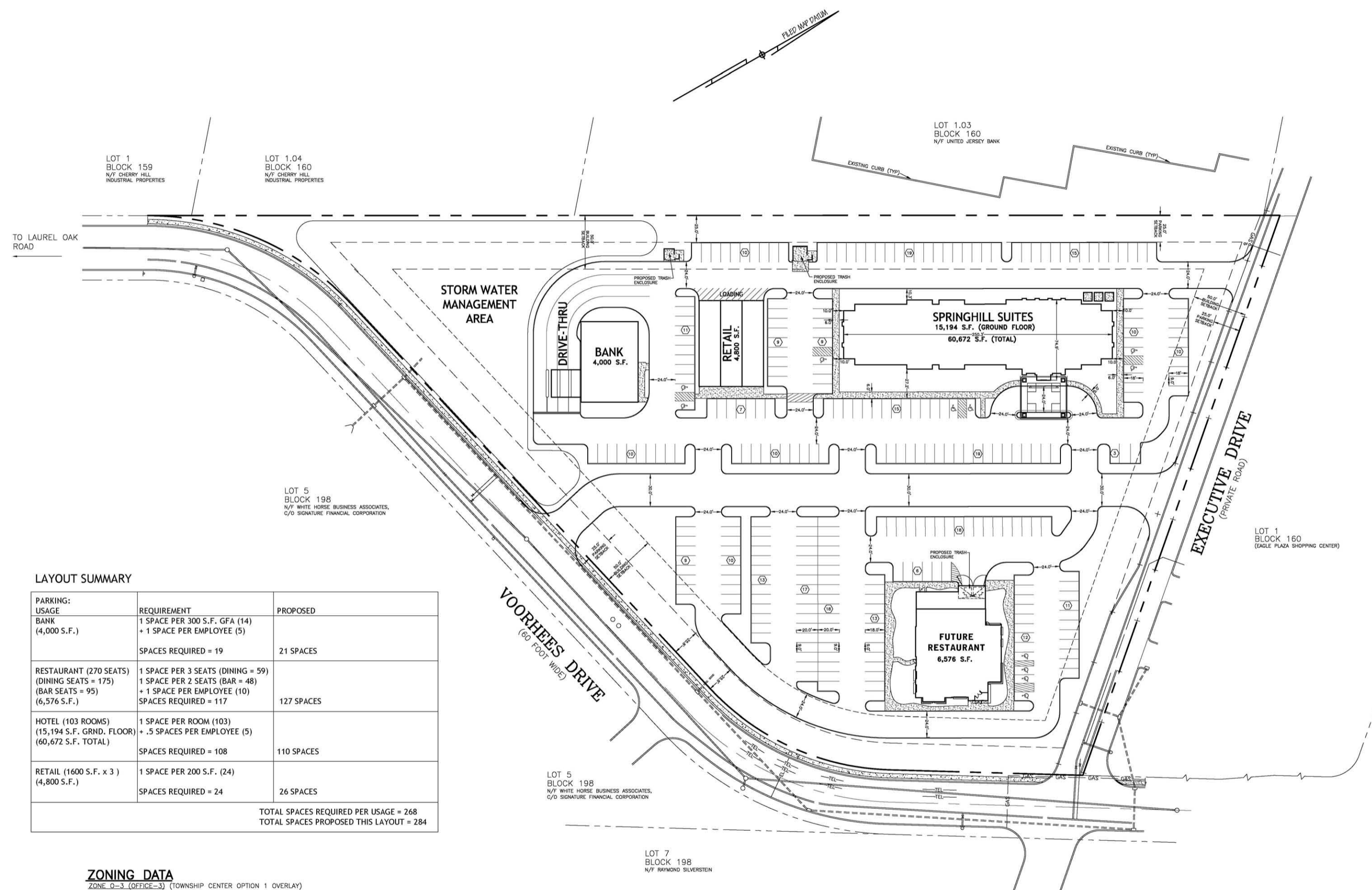
DATE: 10/12/07

APPROVED: _____

DRAWING NO. CS1001



LOCATION MAP
 REF: CLEMENTON, NJ USGS QUADRANGLE
 SCALE: 1"=2,000'



LAYOUT SUMMARY

PARKING: USAGE	REQUIREMENT	PROPOSED
BANK (4,000 S.F.)	1 SPACE PER 300 S.F. GFA (14) + 1 SPACE PER EMPLOYEE (5) SPACES REQUIRED = 19	21 SPACES
RESTAURANT (270 SEATS) (DINING SEATS = 175) (BAR SEATS = 95) (6,576 S.F.)	1 SPACE PER 3 SEATS (DINING = 59) 1 SPACE PER 2 SEATS (BAR = 48) + 1 SPACE PER EMPLOYEE (10) SPACES REQUIRED = 117	127 SPACES
HOTEL (103 ROOMS) (15,194 S.F. GRND. FLOOR) (60,672 S.F. TOTAL)	1 SPACE PER ROOM (103) + .5 SPACES PER EMPLOYEE (5) SPACES REQUIRED = 108	110 SPACES
RETAIL (1600 S.F. x 3) (4,800 S.F.)	1 SPACE PER 200 S.F. (24) SPACES REQUIRED = 24	26 SPACES
TOTAL SPACES REQUIRED PER USAGE = 268 TOTAL SPACES PROPOSED THIS LAYOUT = 284		

ZONING DATA

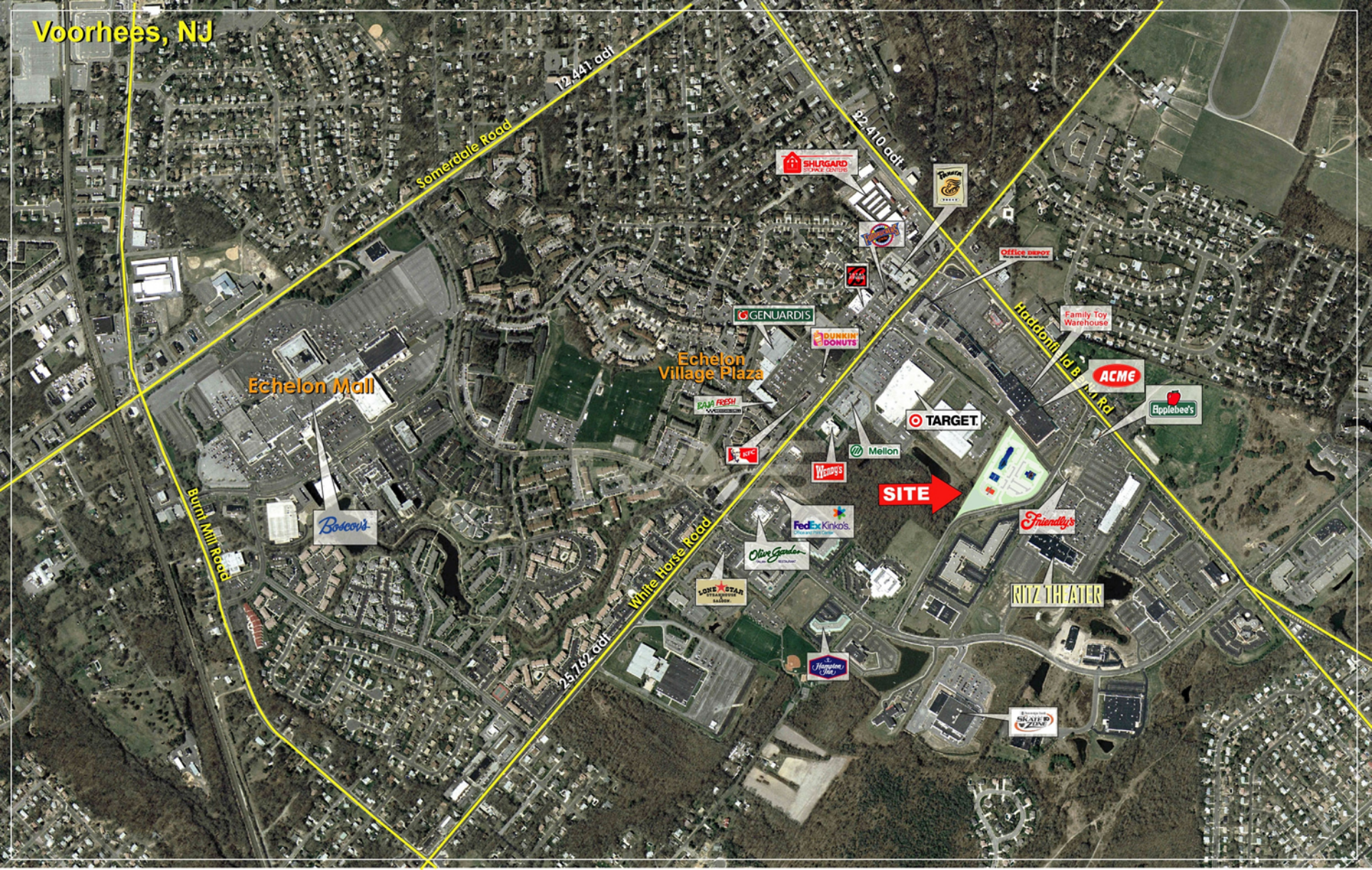
ZONE Q-3 (OFFICE-3) (TOWNSHIP CENTER OPTION 1 OVERLAY)

ITEM	REQUIRED/PERMITTED	PROPOSED	STATUS
USE	RETAIL COMMERCIAL	RETAIL COMMERCIAL	"C"
LOT AREA	4 ACRE MIN.	7.2408 ACRES	"C"
LOT FRONTAGE	200 FT. MIN.	>200 FT	"C"
LOT WIDTH	200 FT. MIN.	>200 FT	"C"
BUILDING FRONT YARD SETBACK	50 FT. MIN.	>50 FT.	"C"
BUILDING SIDE YARD SETBACK	50 FT. MIN.	>50 FT.	"C"
BUILDING REAR YARD SETBACK	50 FT. MIN.	>50 FT.	"C"
BUILDING FLOOR AREA	20,000 S.F. MIN.	>20,000 S.F.	"C"
IMPERVIOUS COVER	60% MAX.	61.6%	"DNC"
BUILDING HEIGHT	50 FT. MAX.	56.5 FT.	"DNC"
PARKING SETBACK VOORHEES DRIVE	25 FT. MIN.	25 FT.	"C"
PARKING SETBACK EXECUTIVE DRIVE	25 FT. MIN.	25 FT.	"C"
PARKING SETBACK SIDE	25 FT. MIN.	25 FT.	"C"
CONTIGUOUS OPEN SPACE	25% MIN.	27.3%	"C"

"C" DENOTES CONFORMANCE WITH REQUIREMENTS
 "DNC" DENOTES DOES NOT CONFORM WITH REQUIREMENTS, VARIANCE NEEDED

DATE	NO.	REVISION	BY	APPR.
LOT 3, BLOCK 160 VOORHEES TOWNSHIP, CAMDEN COUNTY, NEW JERSEY				
SKETCH 20				
SIGNATURE FINANCIAL CORPORATION 15 E. RIDGE PIKE WHITEMARSH PLAZA, SUITE 450 CONSHOHOCKEN, PA 19428				
SCALE: 1"=40'		G.S. WINTERS & ASSOCIATES, INC. CONSULTING ENGINEERS 125 N. ROUTE 73 WEST BERLIN, N.J. 08091-9225 PHONE: 609-768-0759	APPROVED	
SHEET NO. PBB			1 OF 1	
DATE: 05/09/07	ALL DIMENSIONS SHALL BE VERIFIED BY CONTRACTOR AND THE OWNER SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK			DRAWING NO. 1
JAMES J. MADDONNI PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 35383				

Voorhees, NJ



Echelon Mall

Echelon Village Plaza

SITE

TARGET

ACME

Burnt Mill Road

Somerdale Road

White Horse Road

Haddonfield Blvd

RITZ THEATER

SHURGARD

DUNKIN' DONUTS

KFC

GENARDIS

RAW FRESH

Wicop's

Olive Garden

FedEx Kinkos

LOVE STAR

Home Depot

Mellon

Office Depot

Family Toy Warehouse

Applegate's

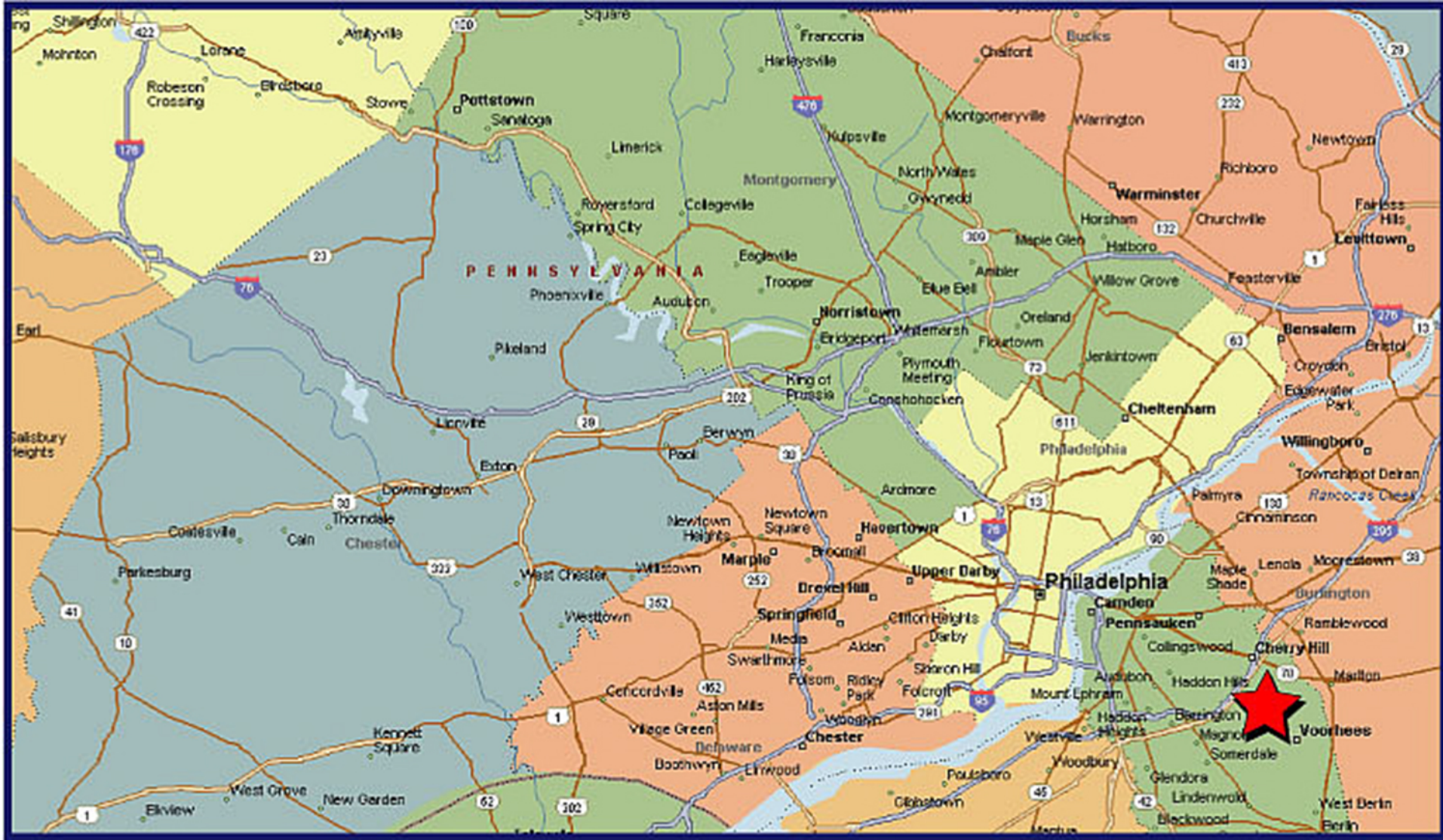
Friendly's

Home Depot

12,441 acft

12,410 acft

25,762 acft



 **TARGET.**

Family Toy Warehouse

 **ACME**

Pylon Sign

 **Applebee's**

Future Restaurant

Friendly's

RITZ THEATER

SITE 

Haddonfield Berlin Rd

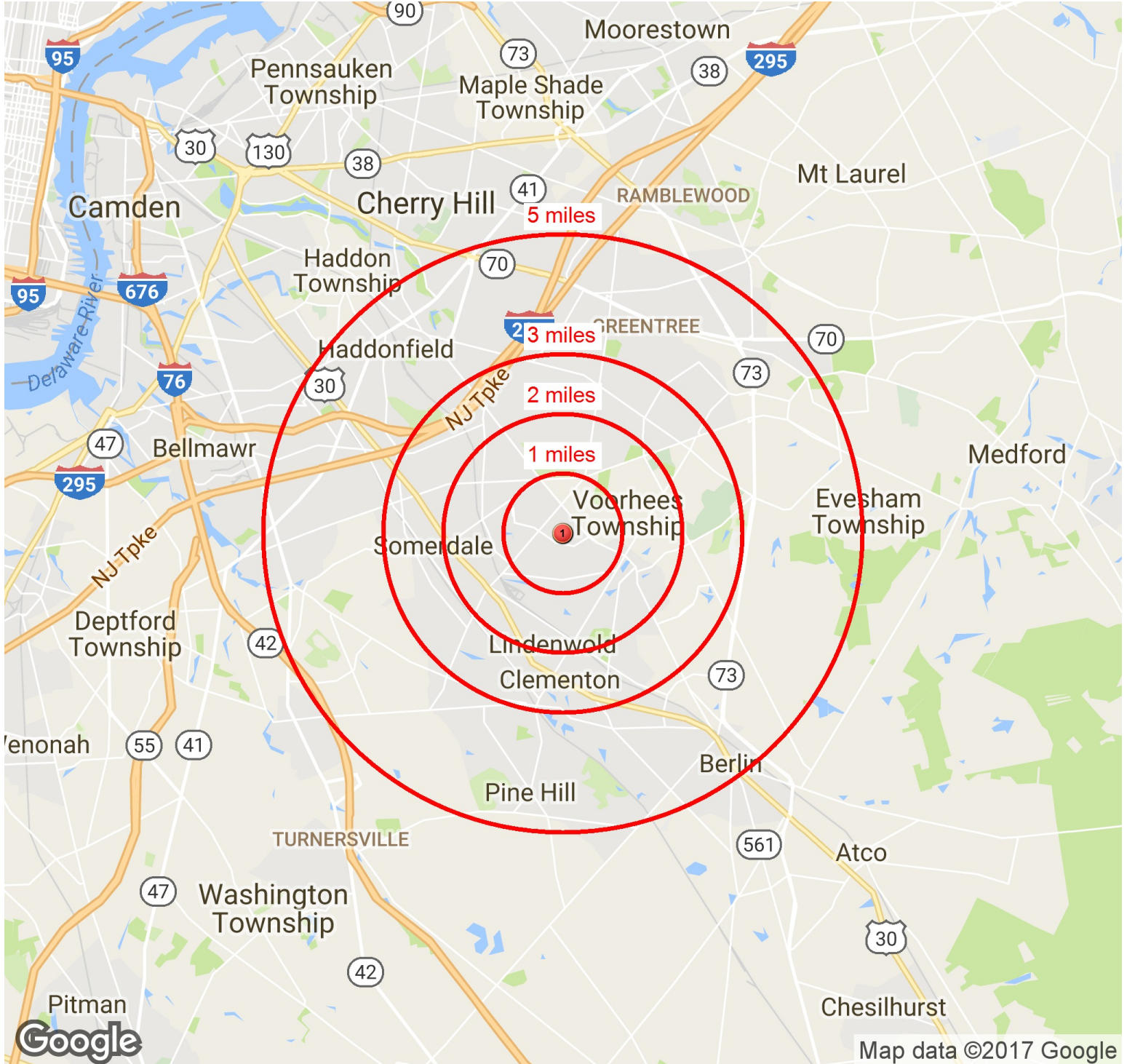
EXECUTIVE DRIVE

22-712 ADT

VOORHEES DRIVE



39.846611,-74.981766



NAME	LATITUDE	LONGITUDE
1	39.846611,-74.981766	39.846611 -74.981766

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PLACE OF WORK

	1 MILE	2 MILES	3 MILES	5 MILES
2016 Businesses	500	1,676	3,103	10,614
2016 Employees	8,308	23,853	41,257	142,769

POPULATION

	1 MILE	2 MILES	3 MILES	5 MILES
2016 Population - Current Year Estimate	11,289	35,184	83,198	218,405
2021 Population - Five Year Projection	11,478	35,892	84,081	220,361
2010 Population - Census	11,169	34,019	81,860	215,898
2000 Population - Census	10,307	33,531	80,628	215,807
2010-2016 Annual Population Growth Rate	0.17%	0.54%	0.26%	0.18%
2016-2021 Annual Population Growth Rate	0.33%	0.40%	0.21%	0.18%







AGE

2016 Population	11,289		35,184		83,198		218,405	
Age 0-4	496	4.4%	1,721	4.9%	4,366	5.2%	11,659	5.3%
Age 5-9	509	4.5%	1,899	5.4%	4,848	5.8%	12,820	5.9%
Age 10-14	534	4.7%	2,123	6.0%	5,305	6.4%	13,920	6.4%
Age 15-19	515	4.6%	2,002	5.7%	4,960	6.0%	13,137	6.0%
Age 20-24	696	6.2%	1,997	5.7%	4,644	5.6%	12,277	5.6%
Age 25-29	989	8.8%	2,378	6.8%	5,376	6.5%	13,521	6.2%
Age 30-34	897	7.9%	2,337	6.6%	5,363	6.4%	13,995	6.4%
Age 35-39	758	6.7%	2,091	5.9%	4,986	6.0%	13,126	6.0%
Age 40-44	672	6.0%	2,130	6.1%	5,171	6.2%	13,923	6.4%
Age 45-49	668	5.9%	2,326	6.6%	5,716	6.9%	15,120	6.9%
Age 50-54	705	6.2%	2,526	7.2%	6,166	7.4%	16,553	7.6%
Age 55-59	715	6.3%	2,529	7.2%	6,137	7.4%	16,491	7.6%
Age 60-64	683	6.1%	2,229	6.3%	5,217	6.3%	14,227	6.5%
Age 65-69	626	5.5%	1,996	5.7%	4,599	5.5%	12,134	5.6%
Age 70-74	509	4.5%	1,598	4.5%	3,471	4.2%	8,828	4.0%
Age 75-79	384	3.4%	1,136	3.2%	2,440	2.9%	6,224	2.8%
Age 80-84	361	3.2%	943	2.7%	1,933	2.3%	4,773	2.2%
Age 85 and Older	570	5.0%	1,223	3.5%	2,499	3.0%	5,676	2.6%
2016 Median Age	41.9		42.5		41.7		41.7	


RACE AND ETHNICITY


2016 Population	11,289		35,184		83,198		218,405	
White	7,294	64.6%	23,886	67.9%	55,918	67.2%	160,210	73.4%
Black or African American	1,199	10.6%	4,316	12.3%	12,228	14.7%	27,862	12.8%
Asian	2,222	19.7%	4,752	13.5%	8,976	10.8%	17,674	8.1%
American Indian or Alaska Native	23	0.2%	73	0.2%	206	0.2%	435	0.2%
Pacific Islander	8	0.1%	19	0.1%	32	0.0%	73	0.0%
Other Race	181	1.6%	1,019	2.9%	3,321	4.0%	6,249	2.9%
Two or More Races	363	3.2%	1,120	3.2%	2,516	3.0%	5,902	2.7%
Hispanic	599	5.3%	2,792	7.9%	8,024	9.6%	16,963	7.8%
White Non-Hispanic	6,965	61.7%	22,585	64.2%	52,352	62.9%	152,137	69.7%


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	1 MILE		2 MILES		3 MILES		5 MILES	
 EDUCATION								
2016 Population 25 and Over	8,540		25,442		59,074		154,591	
Less than 9th Grade	299	3.5%	877	3.4%	2,006	3.4%	4,358	2.8%
9-12th Grade - No Diploma	369	4.3%	1,243	4.9%	3,119	5.3%	6,804	4.4%
High School Diploma	2,180	25.5%	6,301	24.8%	14,277	24.2%	38,071	24.6%
GED or Alternative Credential	112	1.3%	560	2.2%	1,477	2.5%	3,503	2.3%
Some College - No Degree	1,449	17.0%	4,437	17.4%	10,654	18.0%	28,518	18.4%
Associate`s Degree	397	4.6%	1,439	5.7%	4,095	6.9%	11,338	7.3%
Bachelor`s Degree	2,220	26.0%	6,281	24.7%	14,227	24.1%	38,460	24.9%
Graduate or Professional Degree	1,514	17.7%	4,304	16.9%	9,219	15.6%	23,539	15.2%
 GENDER								
2016 Population	11,289		35,184		83,198		218,405	
Males	5,353	47.4%	16,942	48.2%	40,132	48.2%	105,181	48.2%
Females	5,937	52.6%	18,242	51.8%	43,066	51.8%	113,224	51.8%
 MARITAL STATUS								
2016 Population 15+	9,750		29,443		68,679		180,006	
Never Married	3,486	35.8%	9,963	33.8%	23,576	34.3%	59,396	33.0%
Married	4,479	45.9%	14,826	50.4%	34,149	49.7%	92,477	51.4%
Widowed	883	9.1%	2,198	7.5%	4,916	7.2%	12,199	6.8%
Divorced	902	9.3%	2,456	8.3%	6,038	8.8%	15,934	8.9%
 EMPLOYMENT STATUS								
2016 Civilian Population 16+ in Labor Force	5,977		18,582		44,464		120,733	
2016 Employed Civilian Population 16+	5,638	94.3%	17,639	94.9%	42,224	95.0%	115,182	95.4%
2016 Unemployed Population 16+	339	5.7%	944	5.1%	2,240	5.0%	5,551	4.6%
 CLASS OF WORKER								
2016 Employed Civilian Population 16+	5,638		17,639		42,224		115,182	
White Collar	4,368	77.5%	12,866	72.9%	29,427	69.7%	81,910	71.1%
Services	767	13.6%	2,666	15.1%	6,315	15.0%	17,162	14.9%
Blue Collar	501	8.9%	2,105	11.9%	6,482	15.4%	16,110	14.0%
 DAYTIME POPULATION								
2016 Daytime Population	13,195		38,898		79,472		224,879	
Daytime Workers	7,425	56.3%	21,070	54.2%	37,783	47.5%	119,534	53.2%
Daytime Residents	5,770	43.7%	17,828	45.8%	41,689	52.5%	105,345	46.8%

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 HOUSEHOLDS	1 MILE	2 MILES	3 MILES	5 MILES
2016 Households - Current Year Estimate	5,199	14,072	31,928	84,523
2021 Households - Five Year Projection	5,298	14,327	32,146	84,991
2010 Households - Census	5,158	13,662	31,644	84,096
2000 Households - Census	4,518	13,265	30,809	82,770
2010-2016 Annual Household Growth Rate	0.13%	0.47%	0.14%	0.08%
2016-2021 Annual Household Growth Rate	0.38%	0.36%	0.14%	0.11%
2016 Average Household Size	2.10	2.46	2.57	2.56

 HOUSEHOLD INCOME	1 MILE		2 MILES		3 MILES		5 MILES	
2016 Households	5,199		14,072		31,928		84,523	
Under \$15,000	602	11.6%	1,313	9.3%	2,773	8.7%	6,612	7.8%
\$15,000-\$24,999	378	7.3%	914	6.5%	2,219	7.0%	5,860	6.9%
\$25,000-\$34,999	453	8.7%	1,037	7.4%	2,507	7.9%	6,542	7.7%
\$35,000-\$49,999	513	9.9%	1,607	11.4%	3,826	12.0%	9,625	11.4%
\$50,000-\$74,999	1,144	22.0%	2,615	18.6%	5,607	17.6%	14,301	16.9%
\$75,000-\$99,999	563	10.8%	1,639	11.6%	3,816	12.0%	10,580	12.5%
\$100,000-\$149,999	747	14.4%	2,334	16.6%	5,481	17.2%	16,082	19.0%
\$150,000-\$199,999	380	7.3%	1,203	8.5%	2,701	8.5%	7,342	8.7%
\$200,000 and Over	419	8.1%	1,410	10.0%	2,998	9.4%	7,579	9.0%
2016 Average Household Income	\$89,069		\$100,471		\$97,987		\$98,869	
2021 Average Household Income	\$95,981		\$108,051		\$105,344		\$106,290	
2016 Median Household Income	\$61,673		\$69,224		\$69,244		\$73,353	
2021 Median Household Income	\$65,923		\$77,671		\$77,520		\$81,050	
2016 Per Capita Income	\$41,624		\$40,750		\$38,150		\$38,570	
2021 Per Capita Income	\$44,798		\$43,675		\$40,813		\$41,293	

 HOUSING VALUE	1 MILE		2 MILES		3 MILES		5 MILES	
2016 Owner Occupied Housing Units	2,406		8,690		21,030		57,702	
Under \$50,000	146	6.1%	361	4.2%	949	4.5%	2,195	3.8%
\$50,000-\$99,999	59	2.5%	424	4.9%	1,102	5.2%	2,306	4.0%
\$100,000-\$149,999	359	14.9%	981	11.3%	2,320	11.0%	5,714	9.9%
\$150,000-\$199,999	562	23.4%	1,653	19.0%	4,110	19.5%	10,878	18.9%
\$200,000-\$249,999	297	12.3%	1,395	16.1%	3,346	15.9%	9,856	17.1%
\$250,000-\$299,999	239	9.9%	947	10.9%	2,413	11.5%	8,318	14.4%
\$300,000-\$399,999	382	15.9%	1,389	16.0%	3,073	14.6%	9,212	16.0%
\$400,000-\$499,999	243	10.1%	775	8.9%	1,832	8.7%	3,973	6.9%
\$500,000-\$749,999	77	3.2%	462	5.3%	1,161	5.5%	2,892	5.0%
\$750,000-\$999,999	34	1.4%	222	2.6%	475	2.3%	1,606	2.8%
\$1,000,000 and Over	8	0.3%	83	1.0%	250	1.2%	753	1.3%
2016 Median Value of Owner Occ. Housing Units	\$212,963		\$233,226		\$230,402		\$239,359	
2016 Average Value of Owner Occ. Housing Units	\$255,517		\$281,716		\$279,861		\$286,239	