

5010 WESTFIELD AVE. PARKING ADDITION
(La Cocina Restaurant)

Pennsauken Township Planning Board
Engineer Review (July 10, 2019)

Documents

- Survey Plan of Lots
See Attached Survey Plan attached. (Maser Surveying 02/12/2020)
- Ex. Topo Plan
See Attached Survey Plan attached. (Maser Surveying 02/12/2020)
- Grading & Drainage Plan
See Attached Grading and Drainage Plan attached. (Avila Engineering 06/26/2020)
- Zoning Map
See Attached Site Plan – Zoning District Map attached. (El Donaldo F. Vid, AI Architect 09/12/2019)
- Maintenance Plan
La Cocina maintenance plan is the following; La COCINA will be placing a storage area for it two dumpsters (one for recycling and another for trash) The dumpsters will be pick up weekly by Waste Management. La Cocina will also have a seasonal contract for lawn and snow removal once the lot is fully done
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- Historic information / Environmental issues
According a Deed Search (Current Use and back to 1948 – Savar Corp.) this lot (Portion) has been vacant land and does not show and deed restriction, protective covenants or environmental issues to date.

Site Plan Comments

1. Buffer zone; parking space dimension
The proposed Buffer zone shall be 5 Ft & 3 Ft. including opaque fencing throughout. Proposed Parking Spaces are reduced to 18 Ft. deep. See Site Plan (S-2)
2. Fencing
The proposed fencing shall be 4 Ft. High Black Vinyl coated w/opaque slats to the north and western borders facing residential zones and uses.

3. Drainage and Grading

The proposed Grading and Drainage shall be positive towards north side of the property (Westfield Ave.). See Site Grading Plan attached (Avila Engineering 06/26/2020)

4. Existing Conditions

See Existing Site Conditions and Demolition Plan (Avila Engineering 06/26/2020)

5. Landscaping

See Landscaping Plan (Site Plan. S-4)

6. Grading (ADA)

The proposed ADA grading is below 2%. See Site Grading Plan attached (Avila Engineering 06/26/2020)

7. Existing Building (Rear)

The back part of the building is currently use as utilitarian storage for the existing restaurant and it will remain the same (Garages for storage). The entrance will be to the right side of the restaurant.

8. Seating

The existing restaurant can accommodate 12 patrons including seasonal outdoor seating for 4 patrons.

9. Lighting Plan

See Landscaping & Lighting Plan (Site Plan. S-4)

10. Trash Dumpsters

See Trash Dumpsters Location by private haul at the back of the parking driveway. See Trash Dumpsters Plan and Details (Site Plan. S-2 & Trash Enclosure Detail on Grading Plan)

11. Adjacent Driveways

See Site Plan and Survey Plan attached.

12. Construction Details

See Site Plan Details (Site Plan. S-2, S-4 and Grading Plan)

13. New Driveway impacts on Westfield Ave.

The existing Westfield Ave. is a two way road with parking lanes. The proposed parking will be positive to the parking conditions. It will give customers safe parking to the restaurant. Eliminating issues of having no parking and increasing the number of parking from 1 to 12 spaces in this area.

14. Signage

There is no Signage Change in this application