

Summary of Application  
Borough of Runnemede Planning/Zoning Board  
EAE Properties LLC (Irish Hill Tavern)  
810 E. Clements Bridge Road, block 141, lot 1

EAE Properties LLC (the “Applicant”) is the owner of real property located at 810 E. Clements Bridge Road designated as block 141, lot 1 on the municipal tax map. The property, which is currently improved with a one-story restaurant building (Irish Hill Tavern), is located in the C (Commercial) zoning district. The existing building was the prior location of The Vault Restaurant and Bar. The Applicant seeks amended site plan approval to enclose the previously approved outdoor patio as a permanent building addition. Other site changes include reduction in asphalt width along the rear driveway. The removal of asphalt will result in a reduction of existing impervious coverage and will be restored with grass and proposed landscaping. The prior owner of the property previously received site plan approval to construct the outdoor patio in September 2020 per Resolution No 20-13, adopted on October 14, 2020.

The Applicant seeks the following variances:

1. Section 395-9.I – impervious coverage – 50% maximum permitted; +/- 89% existing; 87.2% proposed
2. Section 395-9.G – residential buffer – 20 feet minimum required; 7 feet existing and proposed

The Applicant also requests any additional variances, submission waivers, additional exceptions, design waivers, de minimis exceptions, modifications of conditions of prior approvals, continuation of any preexisting non-conforming conditions, other approvals reflected on the plans (as same may be further amended or revised from time to time without further notice) as may be determined to be necessary during the review and processing of the application by the Planning/Zoning Board and its professional staff, and permits requested or required by the Planning/Zoning Board at the public hearing.

The variances can be granted under both N.J.S.A. 40:55D-70(c)(1) (hardship) and (c)(2) (where a deviation from the zoning ordinance advances a purpose of zoning and the benefits of the deviation substantially outweigh the detriments). The variances are existing non-conforming conditions on the property. The proposed removal of asphalt pavement will also reduce the amount of existing impervious coverage. Deviations from the ordinance requirements will advance purposes of zoning and promote a more desirable visual environment. The benefits of granting the variances substantially outweighs any detriments.

The variances can be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the ordinance.