

FOR OFFICIAL USE ONLY

Application No.: _____ Application Fee: _____
Date Filed: _____ Escrow Fee: _____
Date Deemed Complete: _____
Hearing Date: _____

EAST WINDSOR TOWNSHIP
Municipal Building
16 Lanning Boulevard
East Windsor, New Jersey 08520

The application, with supporting documentation, must be filed with the Township Planning/Zoning Board Secretary for review at least thirty (30) days prior to the meeting at which the application is to be considered.

1. SUBJECT PROPERTY

Location 40-50 Princeton Hightstown Road
Tax Map Page _____ Block 6.07 Lot(s) 14.02
Page _____ Block _____ Lot(s) _____
Dimensions: Frontage _____ Depth _____ Total Area _____
Zoning District H-C Zone
Has property been subject of previous application? NO
Type of application previously made? _____
Date(s) _____ (Attach copies of township action, i.e. Resolution of Memorialization)

2. APPLICANT

Name AutoZone Northeast LLC
Address 123 S. Front St., Memphis, TN 38103
City, State, Zip Memphis, TN 38103
Telephone _____ Fax _____
Applicant is a ☐ Corporation ☐ Partnership ☐ Individual

3. OWNER (If different from applicant)

Name Robert J. Nasuti c/o Summerwood Corp./East Windsor Associates LLC
Address 14 Balligomingo Road, P.O. Box 429
City, State, Zip Conshohocken, PA 19428
Telephone 610-520-1000 ext 116 Fax 610-260-1510

4. ATTORNEY

Name Francis J. DeVito, P.A.
Address 250 Moonachie Road, Suite 305
City, State, Zip Moonachie, NJ 07074
Telephone 201-487-7575 Fax 201-487-1646

5. PLANNER

Name Christine A. Nazzaro- Cofone, AICP/PP
Address 125 Half Mile Road, Suite 200
City, State, Zip Red Bank, NJ 07701
Telephone 732-933-2715 Fax _____

6. ENGINEER

Name NorthStar Design LLC c/o Thomas F. Pugsley, Jr.
Address 361 Route 31, Bldg E, Suite 104
City, State, Zip Flemington, NJ 08822
Telephone 908-968-3499 Fax 908-968-3291

7. LANDSCAPE ARCHITECT

Name Lew Ellis c/o AutoZone Northeast LLC
Address 123 S. Front Street, 3rd Floor
City, State, Zip Memphis, Tennessee 38103
Telephone 901-495-8600 Fax _____

8. PROPERTY INFORMATION

Restrictions, covenants, easements, association by-laws, existing or proposed on the property
☐ Yes (attach copies) ☒ No ☐ Proposed

Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be written in easily understandable English in order to be approved.

9. APPLICATION REPRESENTS THE FOLLOWING:

SUBDIVISION:

Minor Subdivision
Major Subdivision (Preliminary)
Major Subdivision (Final)
Number of lots to be created (including remainder lot) _____
Number of proposed dwelling units (if applicable) _____
Request for Waiver from Subdivision Submittal Requirements (See Item #7)

SITE PLAN:

Minor Site Plan

Preliminary Site Plan [Phases (if applicable)] X

Final Site Plan [Phases (if applicable)] X

Amendment or Revision to an Approved Site Plan

Area to be disturbed [acres or square feet (specify)] _____

Total number of proposed dwelling units _____ or _____ SF of construction

Request for Waiver from Site Plan Submittal Requirements (See Item #8)

Informal Review (Concept)

Appeal decision of an Administrative Officer [N.J.S.A. 40:55D-70a]

Map or Ordinance Interpretation or Special Question [N.J.S.A. 40:55D-70b]

Variance relief (hardship) [N.J.S.A. 40:55D-70c(1)]

Variance relief (substantial benefit) [N.J.S.A. 40:55D-70c(2)]

Variance relief (use) [N.J.S.A. 40:55D-70d]

Conditional Use Approval [N.J.S.A. 40:55D-67]

Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S.A. 40:55D-34]

Direct issuance of a permit for a lot lacking street frontage [N.J.S.A. 40:55D-36]

10. Section(s) of Ordinance from which a variance is requested N/A
11. Waivers requested of Development Standards and/or Submission Requirements. (Attach additional pages as needed) NONE
12. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises. (Attach pages as needed providing a clear narrative regarding the project, the location, square footage, and explaining specifically what is proposed, clearly articulating the details.) Demolish existing structure (Perkins) and replace with AutoZone AutoParts Store
13. Is a public water line available? ☒ Yes ☐ No
14. Is a public sanitary sewer available? ☒ Yes ☐ No
15. Does the application propose a well and septic system? ☐ Yes ☒ No
16. Have any proposed new lots been reviewed with the Tax Assessor and/or Township Engineer to determine appropriate lot and block numbers? N/A
17. Are any off-tract improvements required or proposed? ☐ Yes ☒ No

18. Is the subdivision to be filed by Deed or Plat? N/A
19. What form of security does the applicant propose to provide as performance and maintenance guarantees? Bond
20. Other approvals which may be required and date plans submitted:

	Yes	No	Date Plans
East Windsor Township Municipal Utilities Authority		X	
East Windsor Health Department		X	
Mercer County Planning Board	X		
NJ Department of Environmental Protection		X	
Sewer Extension Permit			
Sanitary Sewer Connection Permit			
Stream Encroachment Permit			
Jersey Central Power & Light (JCP&L)		X	
Delaware & Raritan Canal Commission	X		
Potable Water Construction Permit		X	
NJ Department of Transportation		X	
Public Service Electric & Gas Company (PSE&G)		X	

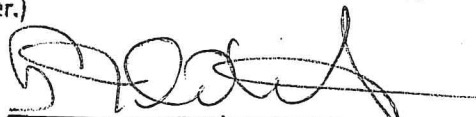
21. Certification from Tax Collector that all taxes due on the subject property have been paid.
22. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing)

Site plan survey and engineering detail and
environmental impact statement

APPLICANT'S AGREEMENT

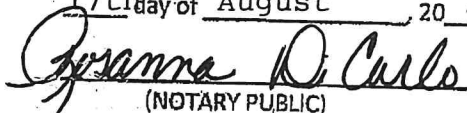
I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership.

(If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)



(SIGNATURE OF APPLICANT)

Sworn to and subscribed before me this
17th day of August, 2022



(NOTARY PUBLIC)

Rosanna DiCarlo

A Notary Public of New Jersey

My Commission Expires 1/16/24

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the applicant, the representations made, and the decision in the same manner as if I were the applicant.

(If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

See Separate Consent

(SIGNATURE OF OWNER)

Sworn to and subscribed before me this
____ day of _____, 20__

(NOTARY PUBLIC)

TO BE COMPLETED BY TITLE INSURANCE COMPANY OR N.J. ATTORNEY AT LAW

CERTIFICATE OF TITLE

Gentlemen:

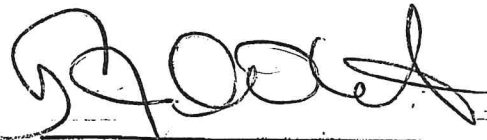
I hereby certify that according to the records in the County Clerk's Office of
Mercer
County of New Jersey, the owner of record in fee simple of the following
described premises, by deed dated 2/21/97 and recorded in Deed Book
3175 at Page 256, and that
East Windsor Associates LLC not sold, assigned, or in
any way disposed of any rights
in said lands so far as the records of said County reveal.

DESCRIPTION

IN WITNESS WHEREOF, I have hereunto placed
my hand and seal this 17th day of
August, 2022.

Rosanna DiCarlo
A Notary Public of New Jersey
My Commission Expires 1/16/24

East Windsor, NJ
Municipality


Signature
250 Moowachie Rd
Address Moowachie NJ
07074

Attorney-At-Law
of New Jersey

EAST WINDSOR TOWNSHIP CHECKLIST

The following checklist is designed to assist applicants in preparing site plans for Planning Board review. Applicants should check off each item to ensure that it is included on the plan. ITEMS OMITTED CONSTITUTE AN INCOMPLETE APPLICATION AND MAY DELAY CONSIDERATION BY THE BOARD. Utility plans, landscaping plans, architectural elevations, etc., may be shown on separate sheets. It is necessary to adhere to the requirements of the TECHNICAL STANDARDS ORDINANCE as well as to the requirements of the applicable zoning district. SUBMIT REASONS FOR REQUESTED WAIVERS. (LEGEND: R=Required and if blank=Not Applicable/Not Required.

PLAT/PLAN SPECIFICATIONS	CONCEPT	MINOR SITE PLAN	MINOR SUBDIVISION	PRELIMINARY SITE PLAN	FINAL SITE PLAN	PRELIMINARY MAJOR SUBDIVISION	FINAL MAJOR SUBDIVISION
☒ 1. Plan clearly and legibly drawn or reproduced at a scale not smaller than 1" = 50'	R	R	R	R	R	R	R
☒ 2. Sheet size either 15X21, 24X36, or 30X42	R	R	R	R	R	R	R
☒ 3. Plans shall be prepared by an architect or engineer if application involves only the location of proposed buildings and their relationship to the site and the immediate environs.				R	R		
☐ 4. Plans shall be prepared by an architect, planner or engineer if application involves only the location of drives, parking layout, pedestrian circulation, and means of ingress and egress.		R					
☐ 5. Plans shall be prepared by an engineer if application involves only drainage facilities for site plans of ten acres or more; or involving storm water detention facilities; or traversed by a water course.							
☐ 6. Plans prepared to scale based on field survey. Plans should be prepared by a licensed surveyor only.			R			R	R
GENERAL INFORMATION							
☒ 7. Survey Plan of parcel in question based			R	R	R	R	R

upon current land survey information							
PLAT/PLAN SPECIFICATIONS	CONCEPT	MINOR SITE PLAN	MINOR SUBDIVISION	PRELIMINARY SITE PLAN	FINAL SITE PLAN	PRELIMINARY MAJOR SUBDIVISION	FINAL MAJOR SUBDIVISION
☒ 8. Property lines shown in degrees, minutes and seconds		R	R	R	R	R	R
☒ 9. Key map showing location of tract to be considered in relation to surrounding area, within 1,000'.	R		R	R	R	R	R
☒ 10. Title block containing name and address of applicant, property owner, preparer, lot and block numbers, date prepared, date of last amendment and zoning district.	R	R	R	R	R	R	R
☐ 11. Each block and lot numbered in conformity with the municipal tax map as determined by the municipal tax assessor.			R			R	R
☒ 12. Scale of map, both written and graphic	R	R	R	R	R	R	R
☒ 13. North arrow giving reference meridian.	R	R	R	R	R	R	R
☒ 14. Space for signatures of Chairman and Secretary of the Municipal Agency.		R	R	R	R	R	R
☒ 15. Names of all property owners within 200 feet of subject property.			R	R	R	R	R
☒ 16. Location of existing and proposed property lines with dimensions in feet to the nearest two decimal places.			R	R	R	R	R

☒ 17. Zoning district in which parcel is located, indicating all setbacks, lot coverage, height, floor area ratio, and density, both as to required and proposed. Indicating the above both written and graphically:	R		R	R	R	R	R
PLAT/PLAN SPECIFICATIONS	CONCEPT	MINOR SITE PLAN	MINOR SUBDIVISION	PRELIMINARY SITE PLAN	FINAL SITE PLAN	PRELIMINARY MAJOR SUBDIVISION	FINAL MAJOR SUBDIVISION
☒ 18. Acreage of affected parcel to the nearest hundredth of an acre.			R	R	R	R	R
☐ 19. Number of lots following subdivision including areas in acres if one acre or over or in square feet if under one acre.			R			R	R
☒ 20. Provide a Polaroid or other similar photograph of the premises in question taken from the opposite side of each abutting street				R		R	
☒ 21. Environmental Impact Statement (Refer to Section 19A:2-11 of the Zoning Ordinance). Required 30 days prior to hearing in bound form				R		R	
NATURAL FEATURE - TOPOGRAPHY OF THE SITE AND WITHIN 200' THEREOF:							
☒ 22. Contours to determine the natural drainage of the land. Intervals shall be: up to 10% grade-2 feet				R	R	R	R
☒ 23. Existing and proposed spot elevations based upon the U.S. Coastal Geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations.				R	R	R	R
☒ 24. Flood plains. N/A			R	R	R	R	R

☒ 25. Natural and artificial watercourses, streams, shorelines and water boundaries and encroachment line. N/A			R	R	R	R	R
☒ 26. Wooded areas indicating predominant species and size	R		R	R		R	
PLAT/PLAN SPECIFICATIONS	CONCEPT	MINOR SITE PLAN	MINOR SUBDIVISION	PRELIMINARY SITE PLAN	FINAL SITE PLAN	PRELIMINARY MAJOR SUBDIVISION	FINAL MAJOR SUBDIVISION
☒ 27. Location of trees 6" or more in diameter, as measured 1' above ground level, outside of wooded area, designating species of each				R		R	
☒ 28. Areas in which construction is precluded due to presence of stream corridors and/or steep slopes N/A	R		R	R	R	R x	R
☒ 29. All areas to be disturbed by grading or construction	R			R		R	
MAN-MADE FEATURES ON SITE AND WITHIN 200 FEET THEREOF							
☒ 30. Location of existing structures and their setbacks from existing and proposed property lines	R	R	R	R	R	R	R
☒ 31. Location of existing and proposed easements or rights of way including power lines and telephone lines	R	R	R	R	R	R	R
☒ 32. Location of existing railroads, bridges, culverts, drain-pipes, water and sewer mains and other man-made installations affecting the tract	R	R	R	R	R	R	R

☒ 33. Plans of off-street parking area layout (showing location; /dimension of off-street trash/loading facilities, service areas, aisles, barriers, planters; type of pavement, traffic patterns; acceleration/deceleration lanes, driveways for ingress/egress) noting control devices on public street and internal circulation.				R	R	R	R
☒ 34. Location of existing wells and septic systems; N/A	R	R	R	R		R	
PLAT/PLAN SPECIFICATIONS	CONCEPT	MINOR SITE PLAN	MINOR SUBDIVISION	PRELIMINARY SITE PLAN	FINAL SITE PLAN	PRELIMINARY MAJOR SUBDIVISION	FINAL MAJOR SUBDIVISION
☒ 35. When Applicant intends to use a conventional septic disposal system; location of the intended disposal field. N/A			R	R	R	R	R
☐ 36. Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas and electric; showing feasible connections to existing or proposed utility systems							
☐ 37. Location and description of monuments whether set or to be set.			R			R	R
☒ 38. Locations, names and widths of all existing and proposed streets on property and within 200' of the tract		R	R	R	R	R	R
☒ 39. Required road dedication. N/A			R	R	R	R	R
☒ 40. Road orientation (as it relates to energy conservation). N/A				R		R	
☒ 41. Sketch of prospective future street system of the entire tract where a preliminary plat N/A				R		R	

covers only a portion thereof.							
☒ 42. Specifically note location, dimensions and details of all signs (free standing and/or facade).				R	R	R	R
☒ 43. Specifically note location, dimensions and details of exterior lights (free standing and/or facade). Including type of standards, radius of light and intensity in foot candles, as well as time controls proposed for outdoor lighting and display.				R			
PLAT/PLAN SPECIFICATIONS	CONCEPT	MINOR SITE PLAN	MINOR SUBDIVISION	PRELIMINARY SITE PLAN	FINAL SITE PLAN	PRELIMINARY MAJOR SUBDIVISION	FINAL MAJOR SUBDIVISION
☒ 44. Preliminary architectural floor plans and elevations and where necessary, depict development in its environment, sketches, or models.				R			
☒ 45. Building facades including size, structures, materials, colors, and textures.					R		
MISCELLANEOUS							
☒ 46. Proposed sight easements where required. N/A		R	R	R	R	R	R
☒ 47. Proposed drainage easements where required. N/A		R	R	R	R	R	R
☐ 48. Natural resource inventory information including:							
☒ a. Soil types as shown by the current Soil Conservation Survey Maps.	R		R	R		R	
☒ b. Soil depth to restrictive layers of soil.	R		R	R		R	

☒ c. Soil depth to bedrock.	R		R	R		R	
☒ d. Permeability of the soil by layers.	R		R	R		R	
☒ e. Height of soil water table and type of water table.	R		R	R		R	
☒ f. Flood plain soil (status)	R		R	R		R	
☒ g. Limitation for foundation.			R	R		R	
☒ h. Limitation for septic tank absorption field (only where septic tank is proposed to be used). N/A			R	R		R	
☒ i. Limitation for local road and streets. N/A				R		R	
PLAT/PLAN SPECIFICATIONS	CONCEPT	MINOR SITE PLAN	MINOR SUBDIVISION	PRELIMINARY SITE PLAN	FINAL SITE PLAN	PRELIMINARY MAJOR SUBDIVISION	FINAL MAJOR SUBDIVISION
☒ j. Agricultural capacity classification. N/A				R		R	
☒ k. Erosion hazard				R		R	
☒ l. Wetlands & Wetlands transition areas.	R	R	R	R	R	R	R
☒ 49. Landscaping plan including the types, quantity, size and location of all proposed vegetation. The scientific and common names of all vegetation shall be included.				R		R	
☒ 50. Soil Erosion and Sediment Control Plan consistent with the requirements of the local soil conservation district.				R		R	
☒ 51. Design calculations showing proposed drainage facilities to be in accordance with the appropriate drainage run-off requirements.				R		R	

☒ 52. The purpose of any proposed easement of land reserved or dedicated to public or common use shall be designated and the proposed use of sites other than residential shall be noted. N/A			R	R	R	R	R
☒ 53. Location, design, and size of on and off-site pedestrian park, bicycle paths, open/common space, plazas, recreational areas or public uses. (Note their relationship to structures, parking, and environmental). N/A			R	R	R	R	R
☒ 54. Note condition of ownership and maintenance of common open space or structures as contained in 20-4.1500c. Of the Zoning Ordinance N/A		R	R	R	R	R	R
PLAT/PLAN SPECIFICATIONS	CONCEPT	MINOR SITE PLAN	MINOR SUBDIVISION	PRELIMINARY SITE PLAN	FINAL SITE PLAN	PRELIMINARY MAJOR SUBDIVISION	FINAL MAJOR SUBDIVISION
☒ 55. Any sections for which a waiver is specifically being requested and a narrative paragraph explaining why the Applicant is entitled to such a waiver. N/A		R	R	R	R	R	R

ENVIRONMENTAL IMPACT STATEMENT

The purpose of this document is to outline an approach and format for preparing an Environmental Impact Statement. Two weeks prior to the submission of the preliminary site plan, and Environmental Impact Statement shall be submitted in bound form to the Planning Board, and distributed to the Environmental Commission, Township Engineer, Shade Tree Commission, and Mercer County Planning Board.

All site plan submissions require an assessment of Environmental impact. However, the Planning Board may waive all or some of the requirements at the request of the applicant.

The applicant is directed to Section 19A-2.11, East Windsor Zoning ordinance for a complete discussion of the Environmental Impact Statement. The checklist below is provided as an aid to all applicants in their submission of site plans to the Planning Board.

The format to be followed for the submission of an Environmental Impact Statement begins on Page 3. Professionals are available to assist in preparing the Environmental Impact Statements.

CHECKLIST			
ENVIRONMENTAL IMPACT STATEMENT SUBJECT AREAS	To Be Included	Not Applicable	Request Waivers
1. Air Quality	X		
2. Water Quality	X		
3. Water Supply	X		
4. Hydrology	X		
5. Geology (Subsurface Conditions)	X		
6. Soils and Their Properties and Limitations	X		
7. Sewerage Systems	X		
8. Topography	X		
9. Slope	X		
10. Vegetation	X		
11. Wild Life	X		
12. Habitat	X		
13. Aquatic Organisms	X		
14. Noise Characteristics and Levels	X		
15. Demography	X		
16. Land Use	X		
17. Aesthetics	X		
18. History and Archeology	X		
19. Surface Drainage (See E.W. Zoning Ordinance, Section 19A-2.11)	X		
20. Climate (Effect Maximum Intensities of Seasonal Winds, Storms, Precipitations, etc.)		X	
21. Solid Waste	X		
A. Disposal	X		

B. Collection	X		
ENVIRONMENTAL IMPACT STATEMENT SUBJECT AREAS	To Be Included	Not Applicable	Request Waivers
22. Transportation: Public, Traffic	X		
23. Community Facilities and Public Services	X		
A. Schools	X		
B. Recreation & Cultural, Open Space	X		
C. Police, Fire & Rescue	X		
D. Utility Services (Electricity, Gas, Phone)	X		
24. Environmentally Sensitive Areas (See E.W. Zoning ordinance Section 19A-2.11 (a-e))	X		
25. Other Items as Deemed Pertinent by Applicant or Planning Board	X		
A. Economic and Fiscal Benefits (i.e., taxes and jobs)	X		
B. Energy Demands	X		
C. Other Items		X	
26. Permits and Licenses Required (See E.W. Zoning ordinance Section 19A-2.11)	X		

* Waiver request granted by 2/3 vote of Planning Board

** To be described with reference to Standards of NJ Department of Environmental Protection

*** To be described with reference to Mercer County Soil Survey and Mercer County Soil Conservation District Standards and Specifications.

File No. _____
Date Filed _____
Filing Fee _____
Hearing Date _____
Decision _____
Date Published _____

TO THE PLANNING BOARD OF EAST WINDSOR TOWNSHIP

The undersigned submits herewith the annexed appeal or application and supporting documents as indicated below:

_____ Bulk Variance
☒ Authorization from owner (if undersigned is not owner)
☒ Drawings entitled preliminary and final site plan AutoZone(Store #3644)
_____ Other:

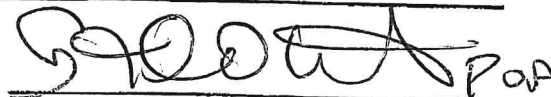
The following is a description of the premises which are the subject of said appeal or application:

Name and address of owner Robert J. Nasuti c/o Summerwood Corp.
11 Balligomingo Road, P.O. Box 429
Conshohocken, PA 19428
East Windsor Associates LLC

Location of premises 40-50 Princeton Hightstown Road
East Windsor, NJ

Zoning District H-C Block 8.07 Lot(s) 14.02
Date property acquired N/A

Dated:


Signature of Appellant or Applicant

Francis J. DeVito
Attorney for Appellant or Applicant
Francis J. DeVito, P.A.

250 Moonachie Rd
Address Moonachie NJ 07074

Firm
250 Moonachie Road, Suite 305
Moonachie, NJ 07074
Address

Telephone No. 201-487-7575

APPEAL FOR BULK VARIANCE

1. Request is hereby made for permission to erect, alter, convert, use a
N/A see zoning schedule on plans
 Contrary to the requirements of Sections _____

 Zoning Ordinance, or for other relief as follows

2. Has there been any previous appeal, request or application to this or any other township boards or the Building Inspector involving these premises?
 Yes _____ No X If "yes", state the nature, date, and the disposition of said matter

3. Exceptional conditions of property preventing applicant from complying with the Zoning Ordinance?

4. Supply statement of facts why relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance

LANDOWNER'S CONSENT

STATE OF)
) ss:
COUNTY OF)

I, Robert J. Nasuti, being duly sworn, depose and say that I reside at
_____ in the County of _____

And the State of _____ that I am the Owner of all the certain lot, piece
or parcel of land situated, lying and being in the Township of East Windsor, New Jersey, as follows:
40-50 Princeton Hightstown Road, East Windsor,

That I have read the application and the plan dated _____ filed by
AufoZone Northeast LLC with the East Windsor Township Planning Board and I
am familiar with the contents thereof, and hereby give my consent to said application and its submission
to the East Windsor Township Planning Board.

See Separate Consent

Signature of Landowner

NOTARY PUBLIC:

Sworn and subscribed (or affirmed) to
before me this _____ day
of _____, 20____.

s/s _____
Notary Public, State of _____

(Notary Seal)

EAST WINDSOR TOWNSHIP PLANNING BOARD

CONSENT OF ENTRY

The undersigned property owner hereby consents to the entry onto the property known as
40-50 Princeton Hightstown Road (street address), Block 8.07, Lot 14.02

On the Tax Map of the Township of East Windsor by members of the East Windsor Township Planning Board to perform and inspection(s) of the property, at reasonable times, in connection with the application for a bulk variance, site plan, or subdivision which has been submitted herewith.

This consent permits entry onto the property only by the above-mentioned Board Members for the purpose of conducting visual inspections while the aforementioned application is pending. This right of entry is limited to entry onto the subject property only by those persons holding the designated position listed herein.

Date: _____

See Separate Consent

Property Owner

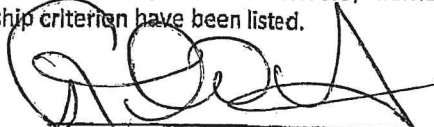
Block _____ Lot _____

CERTIFICATION OF OWNERSHIP OF APPLICANT
AS REQUIRED BY NEW JERSEY LAW
(P.L. 1997, CHAPTER 336)

Listed below are the names and addresses of all owners having ten percent (10%) or more of the stock / interest* in the undersigned applicant corporation / partnership

	NAME	ADDRESS
1.		
2.	AutoZone is a publically listed and nationally traded Corporation - See Schedule attached	
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

* Where corporations / partnerships own ten percent (10%) or more of the stock / interest in the undersigned or in another corporation / partnership so reported, this requirement shall be followed until the names and addresses of the non-corporate stockholders / individual partners exceeding the ten percent (10%) ownership criterion have been listed.


Signature of Officer / Partner Date 8/17/22 PoA

AutoZone
Name of Applicant Corporation Partnership

AGENTS'S AUTHORIZATION TO ACT FOR APPLICANT

Gentlemen:

I hereby authorize:

(Name) Francis J. DeVito
(Street) 250 Moonachie Road, Suite 305
(Municipality) Moonachie, NJ

To act as my agent or representative in all matters pertaining to my application for:

AutoZone approval.

See Separate Consent

(Applicant's Signature)

(Address)

(Municipality)

(Date)

EAST WINDSOR TOWNSHIP
PLANNING / ZONING
APPLICATION FINANCIAL INFORMATION

According to P.L. 1995, c. 54, N.J.S.A. 40:55D-53.2 et seq., copies of charges by the professionals must be sent to the applicant / developer on a monthly basis unless charges are less the \$1,000 where they can be sent quarterly and / or if the account is running out of funds, notification must be given to the developer of the shortfall.

The following information must be filled out in order for East Windsor Township to comply with the New Jersey Statutes:

Application Number: _____

Application Title: _____

Financial Control Number: _____

Title: _____

Applicant's / Developer's Name: AutoZone Northeast LLC

Applicant's / Developer's Mailing Address: C/o Francis J. DeVito, P.A.

City, State and Zip Code: 250 Moonachie Road, Suite 305, Moonachie, NJ 07074

Applicant's / Developer's Phone Number: 201-487-7575

Applicant's / Developer's Fax Number: fdevito@fdevitolaw.com

Applicant's / Developer's Email Address: _____

ALL FINANCIAL INFORMATION WILL BE SENT TO THE ABOVE ADDRESS GIVEN. PLEASE BE SURE THAT ALL INFORMATION IS CORRECT.

EAST WINDSOR TOWNSHIP ESCROW AGREEMENT (page 1 of 3)

THIS ESCROW AGREEMENT, made this _____ day of _____, 20____,
by and between A to 2002 Northeast LLC, with a street
address of 40 Devito 250 Moonachie Rd Moonachie NJ 07074
("Applicant"/"Developer") and EAST WINDSOR TOWNSHIP, East Windsor, New Jersey ("East Windsor").

WHEREAS, Developer / Applicant submitted an application for development to the East Windsor
Township Planning Board / Zoning Board of Adjustment for lands located at 40-50 Princeton -
Hightstown Rd and being also known and designated as Block 6.97
Lot(s) 14.02, on the East Windsor Township Tax Maps; and

WHEREAS, ordinances of East Windsor require that the Developer / Applicant pay certain sums
into an Escrow Account for the review of said application for development.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and in
accordance with applicable law and for other good and valuable consideration, Developer / Applicant
agrees as follows:

1. Developer shall immediately pay to East Windsor the sum of \$_____ to be held
by East Windsor in an interest-bearing Escrow Account. Developer / Applicant shall make
payment by cash or check.
2. East Windsor shall have the right and authority to draw funds from said Escrow account for any
professional, including but not by way of limitation, engineers, architects, attorneys, surveyors,
traffic consultants, noise and sound engineers, planners, license sanitarians and others who shall
have reviewed the Developer / Applicant's application, prepared responses or reports in
connection therewith, attended or testified at any hearing or also have provided any other
service for the Planning Board / Zoning Board in connection with Developer / Applicant's
application for development.
3. As soon as the Escrow Account shall be reduced to thirty percent (30%) of the original amount
paid hereunder by Developer / Applicant, or as soon as additional payments are deemed
desirable by the Planning Board or the Zoning Board of Adjustment of East Windsor, Developer /
Applicant shall be notified that additional funds in a specified amount must be deposited in the
Escrow Account. Developer agrees to make the payment of the amount specified within fifteen
(15) days of the request for additional funds. If payment is not received by East Windsor within
said fifteen (15) days, interest shall be charged at the rate of one and one-half percent (1 ½%)
per month on the amount owed. Interest shall be compounded monthly and shall be due and
payable in full immediately, without further notice, and shall not be prorated to the day of
receipt but shall be deemed to have accrued in full on the first day of each month. East Windsor
may accept and deposit any amount paid by Developer / Applicant without compromising or
waiving the right to demand and receive the balance owed.

EAST WINDSOR TOWNSHIP ESCROW AGREEMENT (page 2 of 3)

4. Developer agrees that if no payment is made within thirty (30) days of Developer / Applicant's receipt of request for same, East Windsor may bring a legal action against Developer / Applicant for the collection of same. Developer / Applicant will pay all of East Windsor's attorney fees (at the regular hourly rate charged by said attorney for collection suits) and costs in connection therewith in addition to all prejudgment and post-judgment interest. Any legal action commenced by East Windsor shall be in addition to, and not an alternative to, any other rights or remedies East Windsor may have under the Escrow Agreement, the ordinances of East Windsor, or the laws of the State of New Jersey.
5. In the event that Developer / Applicant contests the amount claimed due pursuant to the East Windsor Escrow Ordinance and this Agreement, Developer / Applicant shall pay the full amount of the Escrow fees requested by East Windsor, and provide East Windsor with a written notice of protest setting forth the dollar amounts disputed by the Developer / Applicant and the explicit reasons therefor. Failure to pay all sums when due shall be an absolute waiver of Developer / Applicant's right to protest the amount of the sums claimed due.
6. The Escrow Account shall be established and maintained in accordance with the ordinances of East Windsor and the laws of the State of New Jersey. This Escrow Agreement shall be construed and enforced according to the laws of the State of New Jersey.

IN WITNESS WHEREOF, Developer / Applicant has the date first written above

Rosanna DiCarlo
WITNESS OR ATTEST

[Signature]
DEVELOPER / APPLICANT

STATE OF New Jersey)
COUNTY OF Bergen) ss: See Separate Consent

On this 17th day of August, 2022, before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared Francis J. DeVito, to me known and known to me to be one of the persons described in and who executed the foregoing instrument, and duly acknowledged to me that Francis J. DeVito executed the same as his free act and deed.

Rosanna DiCarlo
Notary Public

EAST WINDSOR TOWNSHIP ESCROW AGREEMENT (page 3 of 3)

STATE OF _____)
COUNTY OF _____) ss;

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me, the subscriber of Notary Public of the State of personally appeared _____, who, being by me duly sworn on his/her oath, says that he/she is one of the persons named in the foregoing instrument; that he/she well knows the corporate seal of said corporation; that the seal affixed to said instrument is the corporate seal of said corporation; that the seal was so affixed and that the said instrument signed and delivered by _____ who was, on the date of thereof, the _____ of the said corporation in the presence of this deponent, and said _____ at the time acknowledged that he/she signed, sealed and delivered the same as his/her voluntary act and deed, and as the voluntary act and deed of said corporation, by virtue of authority from its Board of Directors, and that deponent, at the same time, subscribed his/her name to said instrument as an attesting witness to the execution thereof.

SECRETARY

Sworn and subscribed to before me
This _____ day of _____, 20____.

NOTARY PUBLIC

**CERTIFICATE OF SECRETARY
OF
AUTOZONE INVESTMENT CORPORATION, the sole member of
AUTOZONE DEVELOPMENT LLC**

I, Maria Leggett, do hereby certify that I am the Assistant Secretary of AutoZone Investment Corporation, a corporation organized under the laws of the State of Nevada (the "Company"), and that at a meeting of the Board of Directors of the Company convened and held in accordance with the laws of the State of Nevada and the Bylaws of the Company on the 21st day of December, 2017, the Board of Directors of the Company adopted the following resolutions, which are currently in full force and effect without amendment:

RESOLVED, that any two officers of the Company are hereby authorized and empowered, for and on behalf of the Company, to execute any and all agreements, contracts, deeds, notes, deeds of trust, leases and other instruments in connection with any and all purchases, sales, transfers, leases, or other uses of real property or personal property now or hereafter owned or used by the Company, in the normal course of business, without further authorization by the Board of Directors.

BE IT FURTHER RESOLVED, that any two officers of the Company are hereby authorized and empowered, for and on behalf of the Company, from time to time to designate specific corporate employees who are authorized to withdraw funds from designated commercial banks on such terms as may be deemed advisable by said officers, to make short term investments, and to make, execute and deliver checks, notes, renewal notes and extensions, assignments, endorsements, mortgages, deeds of trust, guarantees, and other instruments or instructions as may be deemed advisable by said officers, in the normal course of business, without further authorization by the Board of Directors.

BE IT FURTHER RESOLVED, that any resolutions required to be adopted by any bank or other entity transacting business with the Company in the normal course of business shall be deemed to have been adopted by the Board of Directors of the Company as fully as if set forth verbatim herein, and the Secretary or the Assistant Secretary of the Company is hereby authorized to certify to the adoption of any such required resolutions.

I further certify that the duly elected and qualified officers of the Company are as follows:

William C. Rhodes III	Chairman, President & Chief Executive Officer
William T. Giles	Executive Vice President & Chief Financial Officer
Mark A. Finestone	Executive Vice President
William W. Graves	Executive Vice President
Thomas B. Newbern	Executive Vice President
Philip B. Daniele	Senior Vice President
Ronald B. Griffin	Senior Vice President & Chief Information Officer
William R. Hackney	Senior Vice President
Rodney C. Halsell	Senior Vice President
Charlie Pleas III	Senior Vice President & Controller

Albert Saltiel	Senior Vice President
Rick Smith	Senior Vice President
Kristen C. Wright	Senior Vice President, General Counsel & Secretary
Jennie E. Anderson	Vice President
Edward Beltran	Vice President
B. Craig Blackwell	Vice President
James Walter Blair, Jr.	Vice President
Charles Blank	Vice President
Mauricio Braz	Vice President
Brian L. Campbell	Vice President & Treasurer
Catherine M. Culnane	Vice President
Anthony Dudek	Vice President
Robert Durkin	Vice President
Bill Edwards	Vice President
Joseph Espinosa	Vice President
Duane Findley	Vice President
Preston Frazer	Vice President
Timothy J. Goddard	Vice President
Eric Gould	Vice President
Matt Harmon	Vice President
Matt Henson	Vice President
Troy L. Hitchcock	Vice President
Robert C. Hunter	Vice President
Domingo Hurtado	Vice President
Joyce Johns	Vice President
Thomas A. Kliman	Vice President
John Lammers	Vice President
Maria Leggett	Vice President, Asst. General Counsel & Asst. Secretary
Dennis LeRiche	Vice President
Grant McGee	Vice President
Satwinder Mangat	Vice President
Mitchell Major	Vice President
Samuel J. Maki	Vice President
J. Scott Murphy	Vice President
Raymond A. Pohlman	Vice President
Anthony Dean Rose Jr.	Vice President
Joe Sellers	Vice President
Brett Shanaman	Vice President
Kevin A. Williams	Vice President, Asst. General Counsel & Asst. Secretary
Solomon Woldesslassie	Vice President
Lawrence H. Yeske	Vice President

IN WITNESS WHEREOF, I have executed this certificate and caused the seal of the Company to be affixed hereto this 31st day of July, 2018.

(SEAL)



Maria Leggett
 Maria Leggett, Vice President,
 Assistant General Counsel & Assistant Secretary

APPROVED AS TO LEGAL FORM
 A. Clunan *AC* 7/31/18

AUTHORIZATION

Robert J. Nasuti
14 Balligomingo Road
P.O. Box 429
Conshohocken, PA 19428

Re: AutoZone, Inc.
Re: Block 6.07
Lot 14.02
East Windsor, New Jersey

East Windsor Associates, LLC is the owner of the lot as captioned above and hereby acknowledge that the application by the above-named applicant for development of said block and lot is made with my complete understanding and permission and in accordance with a separate agreement entered into between myself and the applicant.

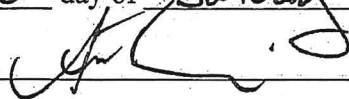
I understand that the board may determine if it is necessary or advisable to visit the subject property for the purpose of performing site inspection and review. I hereby give my permission to any member of the Planning Board, Board of Adjustment, Environmental Commission, Board of Health as well as any other municipal employees, officers, board members or commission members to enter upon the subject premises for the purpose of performing a site inspection to review.

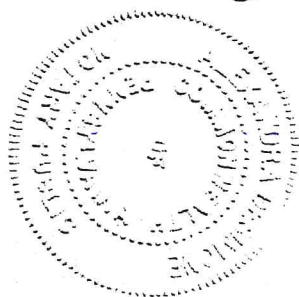
I concur with the plans presented to the Planning Board/Board of Adjustment and my permission is hereby granted to the applicant for the proposed development plan and for their agent and/or attorney and/or representative to sign and file the application on my behalf.

A facsimile copy of my signature on this authorization shall be binding.

By: 
Robert J. Nasuti

Sworn and subscribed to before me
this 6th day of January, 2022.

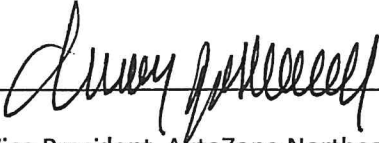




Commonwealth of Pennsylvania - Notary Seal
ALEXANDRA DESIMONE - Notary Public
Montgomery County
My Commission Expires August 7, 2025
Commission Number 1278271

Limited Power of Attorney by AutoZone Northeast LLC

AutoZone Northeast LLC authorizes and appoints our Attorney and Agent Francis J. DeVito, Esq. of 250 Moonachie Road, Suite 305, Moonachie, NJ as our Attorney in fact and grant to him this Power of Attorney to sign on our behalf, any and all applications and documents necessary to file and complete an application for site plan approval and any other governmental or necessary approvals needed for property located at 40 -50 Princeton Hightstown Road, East Windsor, New Jersey to build an AutoZone Retail Store and to bind AutoZone Northeast LLC by said Agent and Limited Power of Attorney as recited herein.

By: 
Vice President, AutoZone Northeast, LLC

Dated:

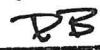
Sworn and subscribed to me this
10th day of August, 2022


Notary

My Commission Expires
December 2, 2025



Approved by AutoZone
Legal & Business Personnel



EAST WINDSOR TOWNSHIP

16 Lanning Boulevard
East Windsor, N.J. 08520-1999
609-443-4000
Fax 609-443-8303

May 12, 2022

Francis J. DeVito, P.A.
250 Moonachie Road, Suite 305
Moonachie, N.J. 07074

Re: Block 6.07; Lot 14.02
40 Princeton-Hightstown Road
East Windsor, New Jersey

Dear Mr. DeVito:

Please be advised that the municipal tax for the above referenced property is paid to date.

If you have any question, please feel free to contact me at 609-443-4000 Ext 230.

Regards,

Anne M. Blake, CTC
Tax Collector
East Windsor Township

cc: file



TOWNSHIP OF EAST WINDSOR

16 Lanning Boulevard
East Windsor, N.J. 08520-1999
609-443-4000
Fax 609-443-8303
www.east-windsor.nj.us

FAX COVER SHEET

TO: Francis J DeVito, PA

FAX# 201-487-1646

FROM: Melissa Hitzel, Assistant Tax Assessor

DEPT: Tax Assessor

DATE: 5/3/2022

SPECIAL INSTRUCTIONS:

TOTAL # OF PAGES (including cover page) 4

The 200' list requested.

PLEASE CALL IF THERE IS A PROBLEM RECEIVING THIS DOCUMENT 609-443-4000 EXT 232

THANK YOU



TOWNSHIP OF EAST WINDSOR

16 Lanning Boulevard
East Windsor, N.J. 08520-1999
609-443-4000
Fax 609-443-8303
www.east-windsor.nj.us

LIST # 2022-18

DATE: MAY 2, 2022

APPLICANT: FRANCIS J DEVITO, PA
250 MOONACHIE RD, STE 305
MOONACHIE, NJ 07074

ATTN: FRANCIS J DEVITO

SUBJECT: CERTIFIED LIST OF PROPERTY OWNERS IN EAST WINDSOR
TOWNSHIP WITHIN 200 FEET OF EAST WINDSOR BLOCK 6.07
LOT(S) 14.02

I certify that the attached list which consists of 1 page (s) is an accurate and complete list of property owners and addresses. They must be given notice pursuant to the requirements of N.J.S.A.40:55d-12.

This list has been prepared from the most recent tax duplicate.

In addition, a list of public utilities, cable companies and adjoining municipalities is provided.

☐ If this is checked, a separate list of condominium complexes is included to be notified.


David Levy, CTA
Tax Assessor

THE FOLLOWING IS A LIST OF PUBLIC UTILITIES, LOCAL UTILITIES & CABLE COMPANIES WHICH ARE TO BE INCLUDED WHEN NOTIFYING PROPERTY OWNERS WITHIN 200 FEET OF THE SUBJECT PROPERTY:

AT & T

R.A.WAGNER
175 WEST MAIN ST
FREEHOLD, NJ 07728

COMCAST CABLEVISION

GENERAL MANAGER
P.O. BOX 790, 90 LAKE DR
EAST WINDSOR, NJ 08520

DEPARTMENT OF TRANSPORTATION

STATE OF NEW JERSEY
1035 PARKWAY AVE
TRENTON, NJ 08650

EAST WINDSOR UTILITIES AUTHORITY

MR.TOD FRYER, GENERAL MANAGER
7 WILTSHIRE DR
EAST WINDSOR, NJ 08520

JCP&L C/O GPU ENERGY

CORPORATE SECRETARY
300 MADISON AVE
MORRISTOWN, NJ 07962

MERCER COUNTY PLANNING BOARD

ADMINISTRATION BLDG.
P.O. BOX 8068
TRENTON, NJ 08650-8068

PSE&G

CORPORATE SECRETARY
P.O. BOX 800
NEWARK, NJ 07101

TRANSCONTINENTAL GAS PIPE LINE CORP.

DISTRICT MANAGER
3200 SOUTH WOOD AVE
LINDEN, NJ 07036-0005

VERIZON

CORPORATE SECRETARY
540 BROAD STREET
NEWARK, NJ 07101

THE FOLLOWING ARE THE ADJOINING MUNICIPALITIES. IF CHECKED YOU MUST CONTACT SUCH MUNICIPALITY FOR A 200 FOOT LISTING ALSO

☐ **Cranbury Township**

Municipal Assessor
23-A North Main Street
Cranbury, NJ 08512

☐ **Borough of Hightstown**

Municipal Assessor
148 North Main Street
Hightstown, NJ 08520

☐ **Millstone Township**

Municipal Assessor
PO Box 240
Perrineville, NJ 08510

☐ **Monroe Township**

Zoning Office
1 Municipal Plaza
Monroe, NJ 08831

☐ **Plainsboro Township**

Municipal Assessor
641 Plainsboro Road
Plainsboro, NJ 08536

☐ **Robbinsville Township**

Planning Office
1 Washington Blvd., Ste.14
Robbinsville, NJ 08691

☐ **West Windsor Township**

Planning Office
271 Clarksville Road
West Windsor, NJ 08550

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
6.07 14.01	16 LANNING BLVD MUNICIPAL BLDG.	15C	EAST WINDSOR TOWNSHIP 16 LANNING BLVD EAST WINDSOR, NJ	08520
6.07 14.04	70 PRINCETON-HIGHTSTOWN TARGET &	4A	KIR EAST WINDSOR, LLC C/O KIMCO 500 NORTH BROADWAY, #201 JERICHO, NY	11753
6.07 15 D01	14 PRINCETON-HIGHTSTOWN 13	4A	CARDUNER FAMILY LP I 18 PRINCETON-HIGHTST RD EAST WINDSOR, NJ	08520
6.07 15 D02	18 PRINCETON-HIGHTSTOWN BERKSHIRE BANK	4A	CARDUNER FAMILY LP I 18 PRINCETON-HIGHTST RD EAST WINDSOR, NJ	08520
6.07 18	30 PRINCETON-HIGHTSTOWN ADV AUTO PARTS	4A	SHIVAM HOLDING, LLC 89 JARVIS AVE STATEN ISLAND, NY	10312
63.01 6	53 PRINCETON-HIGHTSTOWN	1	HIWELL LIMITED LIABILITY COMPANY 209 MOUNTAIN PKWY GREEN BROOK, NJ	08812
63.01 7 QFARM	37 PRINCETON-HIGHTSTOWN	3B	HIWELL LIMITED LIABILITY COMPANY 209 MOUNTAIN PKWY GREEN BROOK, NJ	08812
63.01 8	29 PRINCETON-HIGHTSTOWN	4A	NJ NAT.BANK C/O THOMPSON REUTERS PO BOX 2609 CARLSBAD, CA	92018
63.01 9	440 ROUTE 130 ALDI/STAPLES	4A	WINDSOR CORNER, LLC C/O MILLBROOK 42 BAYVIEW AVE MANHASSET, NY	11030