

December 18, 2025

VIA FEDEX STANDARD OVERNIGHT

Jeanette Naylor, Supervisor
Planning and Zoning Department
Township of Washington
523 Egg Harbor Road
Sewell, New Jersey 08080

Email: jnaylor@twp.washington.nj.us

**Re: Toxaway Automotive Turnersville, LLC
5500 Route 42, Turnersville
Block 196.01, Lot 2.02**

Dear Ms. Naylor:

We represent Toxaway Automotive Turnersville, LLC (“Toxaway”), with respect to property located at 5500 Route 42 and designated as Block 196.01, Lot 2.02 (the “Property”). Toxaway has entered into a lease for the development of a Take 5 Oil Change facility on the Property. We are pleased to submit the accompanying application for preliminary and final major site plan approval, design standard exception approval, “c” variances, and signage approval (collectively, the “Application”) to the Township of Washington Development Review Committee (the “DRC”) and the Township of Washington Planning Board (the “Board”).

The Property is within the Highway Commercial (HC) Zoning District in Washington Township. Toxaway proposes to demolish the existing unoccupied fast-food restaurant building and develop a new, approximately 1,705 square foot Take 5 Oil Change facility and associated parking and site improvements (the “Application”). The Application proposes a permitted use.

In support of this Application, the following are enclosed for your review:

1. Computation of Application Fees and Escrow Deposit;
2. Escrow Setup Information form and original executed Escrow Agreement between Toxaway Automotive Group, LLC (the parent of Applicant) and the DRC, dated December 15, 2025, with original IRS Form W-9 executed by Toxaway Automotive Group, LLC;
3. Escrow Setup Information form and original executed Escrow Agreement between Toxaway Automotive Group, LLC (the parent of Applicant) and the Board, dated

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Planning and Zoning Department
December 18, 2025
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December 15, 2025, with original IRS Form W-9 executed by Toxaway Automotive Group, LLC;

4. The following checks, made payable to the "Township of Washington," which represent payment of the application and escrow fees due for DRC Review, Preliminary and Final Major Site Plan Approval, "c" Variances, and Sign Application:
 - a. Development Review Committee
 - Application Fee: \$100.00 Check No. 214497999
 - Escrow Deposit: \$1,000.00 Check No. 214498010
 - b. Planning Board:
 - Application Fee: \$1,750.00 Check No. 214497998
 - Escrow Deposit: \$4,000.00 Check No. 214498009
 - c. Signage Application:
 - Application Fee: \$200.00 Check No. 214498003
 - Escrow Deposit: \$1,000.00 Check No. 214498013
5. One (1) copy of the application for review submitted separately to the Washington Township Fire District, Bureau of Fire Prevention;
6. Original and fifteen (15) copies of the Township of Washington Planning Board Development Review Committee Application, with Certification as to Paid Taxes for Block 196.01, Lot 2.02 dated November 26, 2025;
7. Original and fifteen (15) copies of the Township of Washington Planning Board Application dated December 16, 2025, with Certification as to Paid Taxes for Block 196.01, Lot 2.02 dated November 26, 2025;
8. Original and fifteen (15) copies of the Township of Washington Signage Application dated December 16, 2025;
9. Sixteen (16) copies of the Project Description dated December 15, 2025;
10. Sixteen (16) copies of the List of Submission Waivers, Design Standard Exceptions and Variances, with Justification, dated December 15, 2025;

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11. Original and three (3) copies of the Affidavit of Ownership & Consent dated December 16, 2025;
12. Original and three (3) copies of Applicant's Ownership Disclosure Statement dated December 16, 2025;
13. Four (4) copies of the Township of Washington Land Development Checklist (undated);
14. Four (4) copies of the List of Required Government Approvals dated December 15, 2025;
15. Four (4) copies of the draft public notice;
16. Four (4) copies of the Environmental Impact Worksheet dated December 15, 2025;
17. Four (4) copies of the Phase I ESA/Preliminary Assessment Report (Environmental Assessment) dated March 19, 2020;
18. Four (4) copies of the Certified List of Property Owners dated December 5, 2025;
19. Four (4) copies of the Title Report dated October 10, 2025 (includes existing easements);
20. Four (4) copies of the Stormwater Analysis prepared by The Pettit Group, dated December 2025;
21. Sixteen (16) sets of Sign Drawings (11" x 17") prepared by Signs Unlimited, dated December 9, 2025, revised December 15, 2025, depicting Toxaway's proposed signage, consisting of six (6) sheets, as follows:
 - i. West/Front Elevation;
 - ii. East/Rear Elevation;
 - iii. North & South Elevations;
 - iv. Directional Signs;
 - v. Monument Ground Sign;
 - vi. Site Plan;

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Planning and Zoning Department
December 18, 2025
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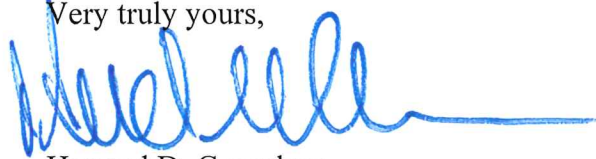
22. Ten (10) full size and six (6) 11" x 17" signed and sealed copies of Architectural Plans, prepared by The Pettit Group, dated December 8, 2025, consisting of two (2) sheets, as follows:
 - i. Floor and Roof Plan (Sheet A-100);
 - ii. Elevations (Sheet A-200);
23. Ten (10) full size and six (6) 11" x 17" signed and sealed copies of the ALTA/NSPS Land Title Survey prepared by Vargo Associates, dated November 14, 2025, consisting of one (1) sheet;
24. Ten (10) full size and six (6) 11" x 17" signed and sealed copies of Site Plans prepared by The Pettit Group, LLC, dated December 15, 2025, consisting of nine (9) sheets, as follows:
 - i. Cover Sheet & Index of Drawings (Sheet 1 of 9);
 - ii. Ex. Conditions & Demolition Plan (Sheet 2 of 9);
 - iii. Site Plan (Sheet 3 of 9);
 - iv. Grading & Utility Plan (Sheet 4 of 9);
 - v. Landscaping & Lighting Plan (Sheet 5 of 9);
 - vi. Soil Erosion & Sediment Control Plan (Sheet 6 of 9);
 - vii. SESC Notes and Details (Sheet 7 of 9);
 - viii. Construction Details (Sheet 8 of 9);
 - ix. Construction Details (Sheet 9 of 9).

GIBBONS P.C.

Jeanette Naylor, Supervisor
Planning and Zoning Department
December 18, 2025
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The foregoing items are submitted in support of a determination that the Application is complete. We request that it be scheduled for consideration by the DRC on January 20, 2026. Please confirm that the Application will be heard on that date. Additionally, please let me know if any additional information or materials are required at this time, and if there are any questions concerning the items submitted herewith.

Very truly yours,

A handwritten signature in blue ink, appearing to read "H. Geneslaw", with a long horizontal flourish extending to the right.

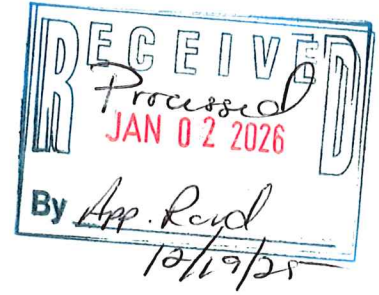
Howard D. Geneslaw
Director

Enclosures

cc: Toxaway Automotive Turnersville, LLC
The Pettit Group, LLC

SIGNAGE APPLICATION

Township of Washington
Municipal Building
523 Egg Harbor Road
Sewell NJ 08080



To be completed by Township staff only.

Date Filed: _____ Escrow Number: 0286
Planning Board: ✓ Zoning Board: _____
Application Fees Pd: ✓ Escrow Deposit: ✓
Scheduled for: _____ Hearing Date: DRC 1/30/26
Work Session: _____

1. Subject Property

Location:

5500 Route 42

Block 196.01 Lot(s) 2.02 Zone HC-Highway Commercial

Dimensions: Frontage 131.83' Depth 235.08' Total Area 30,990 s.f.

2. Applicant

Name: Toxaway Automotive Turnersville, LLC (attn: Preston Willard)

Address: 3715 Northside Parkway, Building 100, Suite 500, Atlanta, GA 30327

Telephone # (864) 590-5860 Work/Cell# _____

Email: pwillard@toxawayag.com Fax# _____

Applicant is a: Corporation _____ Partnership _____ Individual _____ **LLC** X

3. Disclosure Statement

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply).

Name: See accompanying Ownership Disclosure Statement

Address: _____ Interest _____

Name: _____

Address: _____ Interest _____

Name: _____

Address: _____ Interest _____

4. If owner is other than the applicant, provide the following information on the owner(s):

Owner name: 5500 Route 42 TB LLC (Attn: Richard M. Troiani)

Address: 192 Landis Way N., Wilmington, DE 19803

Telephone #: (856) 371-1788 Cell/Work #: _____

Email Address: rtroiani@drexelrealty.com Fax #: _____

5. Property Information

Restrictions, covenants, easements, association by-laws, existing or proposed on the property: Yes (attach copies) X (existing) ^ No _____ Proposed _____

Present use of the premises: Former fast-food restaurant, currently unoccupied ^See accompanying title report

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

6. Applicant's Attorney: Howard D. Geneslaw, Esq., Gibbons P.C.

Address: One Gateway Center, Newark, NJ 07102-5310

Telephone #: (973) 596-4647 Cell/Work #: (917) 270-8847

Email Address: hgeneslaw@gibbonslaw.com Fax #: _____

7. List any other Expert who will submit a report or who will testify for the Applicant: (Attach pages as needed)

Name/Field of Expertise: Brian W. Cleary, P.E., The Pettit Group, LLC

Address: 497 Center Street, Swell, NJ 08080

Telephone #: (856) 464-9600 Cell/Work #: _____

Email Address: bcleary@pettitgroup.com Fax #: _____

8. Section(s) of Ordinance from which a variance is requested: See accompanying "List of Submission Waivers, Design Standard Exceptions and Variances, with Justification."

9. Attach a copy of the Notice to appear in the Official Newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The notice must specify the sections of the Ordinance from which relief is sought, if applicable. (Forms attached).

**The Affidavit of service on all property owners and proof of publication MUST be accomplished at least (10) ten days prior to the date scheduled and submitted to the Washington Township Zoning/Planning Office before the application will be complete and the hearing can proceed.*

10. List all previous or pending applications for this parcel (Attach pages as needed).

None known. Applicant filed an Open Public Records Act request on July 25, 2025, seeking all prior determinations of the Planning Board and Zoning Board of Adjustment concerning the subject property. The Township did not have any records.

11. Other approvals which may be required and date plans submitted: _____
See accompanying "List of Submission Waivers, Design Standard Exceptions and Variances, with Justification"

12. Type of road frontage:

State Highway: NJSH Route 42

County Highway: N/A

Municipal: N/A

13. Dimensions of Sign: See Sign Drawings and see Zoning Schedule on Sheet 3 of Site Plan set for specifications and details.

Length: _____ Width: _____

Depth : _____ Height: _____

Total area in square footage: ___ s.f. monument sign, 95 s.f. wall signs

Location and quantity per Article XXXVII: _____

1 monument sign proposed, 1 permitted; 49.5 s.f. proposed, 50 s.f. permitted; 5' setback proposed, 10' required [variance], 6' height proposed, 6' permitted

4 wall signs proposed (3 front, 1 rear), 2 permitted [variance]; total of 95 s.f. sign area proposed, 40 s.f. permitted [variance]

2 directional signs, no quantity limit; 4 s.f. proposed, 2 s.f. permitted [variance]

1 address numbers sign, 3 s.f. proposed, 2 s.f. permitted [variance]

14. Certification from Tax Collector verifying taxes on subject property have been paid. (Form attached)

15. List of maps, reports, and other materials accompanying the application (Attach pages as needed).

It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the members of the professional staff (*Attorney, Planner, and Engineers to which the application is submitted*) for their review. The documentation must be received by the professional staff at least (15) fifteen business days prior to the meeting at which the application is to be considered; otherwise the application will be deemed incomplete. A list of the professional staff is attached to the application form. The following items are included with this application:

Quantity	Description of Item
_____	<u>Detailed in accompanying transmittal letter</u>
_____	_____
_____	_____

- 16.** The applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicant's Professional	Report Requested
Attorney <u>hgeneslaw@gibbonslaw.com</u>	<u>ALL</u>
Engineer <u>bcleary@pettitgroup.com</u>	<u>ALL</u>
Other <u>pwillard@toxawayag.com</u>	<u>ALL</u>

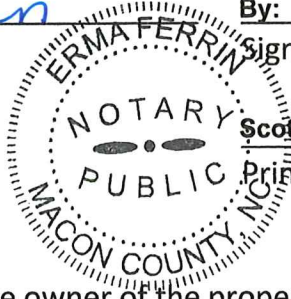
CERTIFICATIONS

17. 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 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). Sworn to and subscribed before me this 16 day of December, 2025.
- TOXAWAY AUTOMOTIVE TURNERSVILLE, LLC**

Erma Ferrin

Notary Public

my Commission
Expires
8-18-29



By: [Signature]

Signature of Applicant

Scott Dickinson, Manager

Printed Name of Applicant

18. 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 application, the representations made and the decision in the same manner as if I were the applicant. (If 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.) Sworn to and subscribed before me this _____ day of December, 2025.

5500 ROUTE 42 TB LLC

Notary Public

By: _____

Printed Name of Owner

Richard M. Troiani, Managing Member

CERTIFICATIONS

17. 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 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). Sworn to and subscribed before me this _____ day of December, 2025.
- TOXAWAY AUTOMOTIVE TURNERSVILLE, LLC

Notary Public

By: _____

Signature of Applicant

Scott Dickinson, Manager

Printed Name of Applicant

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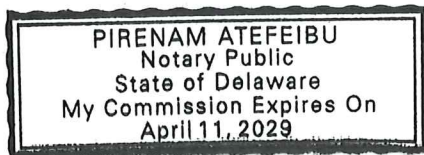
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Notary Public

5500 ROUTE 42 TB LLC

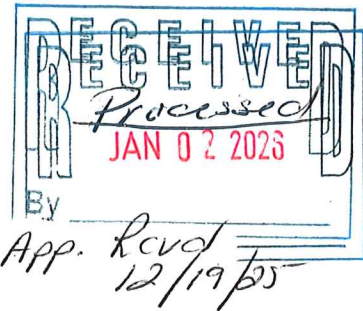
By: [Signature]

Printed Name of Owner

Richard M. Troiani, Managing Member



Township of Washington
Municipal Building
523 Egg Harbor Road
Sewell NJ 08080



To be completed by Township staff only.

Date Filed: _____ Escrow Number: 0286
Planning Board: ✓ Zoning Board: _____
Application Fees Pd: \$2050 Escrow Deposit: \$6000
Scheduled for: _____ Hearing Date: Dec 1/20/26
DRC/Work Session: _____

1. Subject Property

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Telephone # (864) 590-5860 Work/Cell# _____

Email: pwillard@toxawayag.com Fax# _____

Applicant is a: Corporation _____ Partnership _____ Individual _____ LLC X

3. Disclosure Statement

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply).

Name: See accompanying Ownership Disclosure Statement

Address: _____ Interest _____

Name: _____

Address: _____ Interest _____

Name: _____

Address: _____ Interest _____

4. If owner is other than the applicant, provide the following information on the owner(s):

Owner name: 5500 Route 42 TB LLC

Address: 192 Landis Way N., Wilmington, DE 19803

Telephone #: (856) 371-1788 Cell/Work #: _____

Email Address: rtroiani@drexelrealty.com Fax #: _____

5. Property Information

Restrictions, covenants, easements, association by-laws, existing or proposed on the property: Yes (attach copies) X - existing^ No _____ Proposed _____ ^See

Present use of the premises: Former fast-food restaurant, currently unoccupied accompanying title report

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

6. Applicant's Attorney: Howard D. Geneslaw, Esq., Gibbons P.C.

Address: One Gateway Center, Newark, NJ 07102-5310

Telephone #: (973) 596-4647 Cell/Work #: (917) 270-8847

Email Address: hgeneslaw@gibbonslaw.com Fax #: (973) 639-6256

7. Applicant's Engineer: Brian W. Cleary, P.E., The Pettit Group, LLC

Address: 497 Center Street, Sewell, NJ 08080

Telephone #: (856) 464-9600 Cell/Work #: _____

Email Address: bcleary@pettitgroup.com Fax #: (856) 464-9606

8. Applicant's Planning Consultant: _____

Address: _____

Telephone #: _____ Cell/Work #: _____

Email Address: _____ Fax #: _____

9. Applicant's Traffic Engineer: _____

Address: _____

Telephone #: _____ Cell/Work #: _____

Email Address: _____ Fax #: _____

10. List any other Expert who will submit a report or who will testify for the Applicant: (Attach pages as needed)

Name/Field of Expertise: _____

Address: _____

Telephone #: _____ Cell/Work #: _____

Email Address: _____ Fax #: _____

11. Type of Application

- ☒ Development Review Committee (DRC)/Concept Plan
- ☐ Appeal of Administrative Officer's Decision
- ☐ Map or Ordinance Interpretation of Special Question
- ☐ Certificate Of Non-Conformity

☒ **Variance** ☐ Use or (d) ☒ Bulk or (c) ☐ Conditional Use

☐ **Subdivision** ☐ Under 5 Acres ☐ Minor ☐ Prelim Major ☐ Final Major
☐ Over 5 Acres

☐ **Site Plan** ☐ Under 5 Acres ☐ Minor ☒ Prelim Major ☒ Final Major
☐ Over 5 Acres ☐ Amended Prelim ☐ Amended Final

☐ **Site Plan Waiver** ☒ **Waiver of Ordinance Standards**

☒ **Signage**

	Existing	Proposed	Required
Minimum lot area:*	<u>30,990 s.f.</u>	<u>30,990 s.f.</u>	<u>13,500 s.f.</u>
Building coverage limit:*	<u> </u>	<u>5.5%</u>	<u>50%</u>
Front yard setback:*	<u> </u>	<u>88.6'</u>	<u>50'</u>
Side yard setback:*	<u> </u>	<u>31.7'</u>	<u>8'</u>
Rear yard setback:*	<u> </u>	<u>117.5'</u>	<u>35'</u>
Roadway frontage:	<u> </u>	<u>131.83'</u>	<u>100'</u>
Impervious coverage limit:	<u> </u>	<u>80.7%</u>	<u>N/A</u>
Clearing limit:	<u> </u>	<u>N/A</u>	<u>N/A</u>
Vegetated area:	<u> </u>	<u>19.3%</u>	<u>N/A</u>
Number of curb cuts:	<u> </u>	<u>1</u>	<u>1</u>
Parking spaces:*	<u> </u>	<u>13</u>	<u>17</u>
Building height:*	<u> </u>	<u>16.25'</u>	<u>60'</u>
Gross floor area:*	<u> </u>	<u>1,705 s.f.</u>	<u>N/A</u>

*Denotes items required on the site plan.

12. Section(s) of Ordinance from which a variance is requested: See accompanying "List of Submission Waivers, Design Standard Exceptions and Variances, with Justification"
13. Waivers requested of development standards and/or submission requirements: (Attach pages as needed): See accompanying "List of Submission Waivers, Design Standard Exceptions and Variances, with Justification"
14. Attach a copy of the Notice to appear in the Official Newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The notice must specify the sections of the Ordinance from which relief is sought, if applicable. (See pages 10 & 11 for forms).
**The Affidavit of service on all property owners and proof of publication MUST be accomplished at least (10) ten days prior to the date scheduled and submitted to the Washington Township Zoning/Planning Office before the application will be complete and the hearing can proceed.*
15. 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).
Demolish existing vacant restaurant building and develop new Take 5 Oil Change facility with associated parking, curbing, landscaping, signage and other site improvements.
See accompanying "Project Description" for further details.
16. Is a public water line available? Yes
17. Is a public sanitary sewer available? Yes
18. Does the application propose a well and septic system? No
19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? N/A
20. Are any off-tract improvements required or proposed? No
21. Is the subdivision to be filed by Deed or Plat? N/A
22. What form of security does the applicant propose to provide as performance and maintenance guarantees? N/A - No public improvements are proposed
23. List all previous or pending applications for this parcel (Attach pages as needed).
None known. Applicant filed an Open Public Records Act request on July 25, 2025, seeking all prior determinations of the Planning Board and Zoning Board of Adjustment concerning the subject property. The Township did not have any records.

	Yes	No	Date Plans Submitted
WTMUA	<u>X</u>	<u> </u>	<u>Concurrent or shortly after this submission</u>
Gloucester County Health Dept.	<u> </u>	<u>X</u>	<u> </u>
Gloucester County Planning Board	<u>X</u>	<u> </u>	<u>Concurrent or shortly after this submission</u>
Gloucester County Soil Conserve Dist.	<u>X</u>	<u> </u>	<u>Concurrent or shortly after this submission</u>
Washington Twp. Fire District	<u>X</u>	<u> </u>	<u>Concurrent or shortly after this submission</u>
NJ Dept. of Environmental Protection	<u> </u>	<u>X</u>	<u> </u>
Sewer Extension Permit	<u> </u>	<u>X</u>	<u> </u>
Sanitary Sewer Connection	<u> </u>	<u>X</u>	<u> </u>
Permit	<u> </u>	<u>X</u>	<u> </u>
Stream Encroachment Permit	<u> </u>	<u>X</u>	<u> </u>
Waterfront Develop. Permit	<u> </u>	<u>X</u>	<u> </u>
Wetlands Permit	<u> </u>	<u>X</u>	<u> </u>
Tidal Wetlands Permit	<u> </u>	<u>X</u>	<u> </u>
Potable Water Const. Permit	<u> </u>	<u>X</u>	<u> </u>
Other	<u> </u>	<u>X</u>	<u> </u>
NJ Dept. of Transportation	<u>X</u>	<u> </u>	<u>Concurrent or shortly after this submission</u>
Gas Company	<u> </u>	<u> </u>	<u> </u>
Electric Company	<u> </u>	<u> </u>	<u> </u>

25. Certification from Tax Collector verifying taxes on subject property have been paid. (Form on page 9)

26. List of maps, reports, and other materials accompanying the application (Attach pages as needed).

It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents must be received by the Township of Washington Zoning & Planning Department (18) eighteen business days prior to the meeting at which the application is to be considered; otherwise the application will be deemed incomplete. The following items are included with this application:

Quantity	Description of Item
	Detailed in accompanying transmittal letter

27. The applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicant's Professional	Report Requested
Attorney <u>hgeneslaw@gibbonslaw.com</u>	<u>ALL</u>
Engineer <u>bcleary@pettitgroup.com</u>	<u>ALL</u>
Other <u>pwillard@toxawayag.com</u>	<u>ALL</u>

CERTIFICATIONS

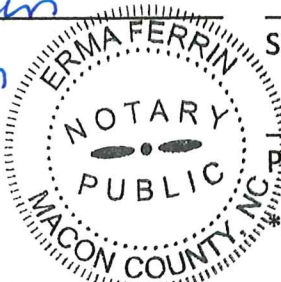
28. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership 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). Sworn to and subscribed before me this 16 day of December, 20 25.

TOXAWAY AUTOMOTIVE TURNERSVILLE, LLC

Erma Ferrin

Notary Public

my Commission
expires
8-18-29



By: [Signature]

Signature of Applicant

Scott Dickinson, Manager

Printed Name of Applicant

*Original "Wet" Signature required on all documents.

29. 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 application, the representations made and the decision in the same manner as if I were the applicant. (If 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.) Sworn to and subscribed before me this _____ day of December, 20 25.

5500 ROUTE 42 TB LLC

Notary Public

By: _____

Signature of Owner

Richard M. Troiani, Managing Member

Printed Name of Owner

*Original "Wet" Signature required on all documents.

27. The applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicant's Professional	Report Requested
Attorney <u>hgeneslaw@gibbonslaw.com</u>	<u>ALL</u>
Engineer <u>bcleary@pettitgroup.com</u>	<u>ALL</u>
Other <u>pwillard@toxawayag.com</u>	<u>ALL</u>

CERTIFICATIONS

28. 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 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). Sworn to and subscribed before me this 16th day of December, 2025.

TOXAWAY AUTOMOTIVE TURNERSVILLE, LLC

Notary Public

By: _____
Signature of Applicant
Scott Dickinson, Manager
Printed Name of Applicant

***Original "Wet" Signature required on all documents.**

29. 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 application, the representations made and the decision in the same manner as if I were the applicant. (If 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.) Sworn to and subscribed before me this 16th day of December, 2025.

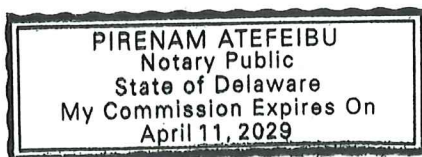
5500 ROUTE 42 TB LLC

Notary Public

By: _____
Signature of Owner

Richard M. Troiani, Managing Member
Printed Name of Owner

***Original "Wet" Signature required on all documents.**



Verification of Tax Payment Report

This form must be filed and approved by the Tax Collector of the Township of Washington, prior to submitting board application and prior to appearance before the Planning Board or Zoning Board of Adjustment for hearing of applicant's application and any issuance of any permits.

Complete prior to submitting application

Name: Howard D. Geneslaw, Esq.

Address: Gibbons P.C., One Gateway Center, Newark, NJ 07102-5310

Telephone #: (973) 596-4647

Cell/Work #: (917) 270-8847

Email Address: hgeneslaw@gibbonslaw.com

Fax #: (973) 639-6256

Property Address Requesting Approval: 5500 Route 42

Block: 196.01 Lot: 2.02 Qualifier:

All property owners must have taxes current prior to board submission and approvals.

Tax Collector: Taxes Current ☒ Yes ☐ No

Tax Title Lien ☐ Yes ☒ No

Signature: *Janet Musser*
Tax Collector Office

Date: 11/26/2025

For municipality use only:

Signature: _____
Board Secretary

Date: _____

Escrow Setup Information

The information below is necessary to initially set up your Escrow Account through TD Bank.

Applicant's Name: Toxaway Automotive Group, LLC, the 100% owner of, and as agent for,
Toxaway Automotive Turnersville, LLC

Applicant's Address: 3715 Northside Parkway, Building 100, Suite 500
Atlanta, GA 30327

Telephone #: (864) 590-5860 Cell #: _____

Email Address: pwillard@toxawayag.com Fax #: _____

Billing Address if different from applicant:

Name: Same as above

Address: _____

Telephone #: _____ Cell #: _____

Email Address: _____ Fax #: _____

Applicant's Tax Identification or Social Security Number: 83-1649879

*TIN is provided for Toxaway Automotive Group, LLC, which will sign IRS Form W-9 and deposit the escrow.

All escrow statements will be sent to the billing address listed on Escrow Setup Information sheet.

Escrow account must be maintained at all times to eliminate any delays or scheduled meeting dates.

Should you require assistance or have any questions, please do not hesitate to contact Debbie Poolos in the Escrow Department at (856) 589-0520 ext. 2286 or email dpoolos@twp.washington.nj.us

Escrow Agreement

Escrow # 0286

Toxaway Automotive Group, LLC (issuing payments as Toxaway Automotive Group Consolidation), the 100% owner of, and as agent for, (Name) Toxaway Automotive Turnersville, LLC is hereinafter referred to as the "Applicant", the Planning or Zoning Board of the Township of Washington is hereinafter referred to as the "Board", and the Township of Washington in the County of Gloucester is hereinafter referred to as "Township".

WHEREAS, the Ordinance requires the Applicant to establish an escrow whereby work required to be performed by professionals employed by the Board will be paid for by the Applicant as required under provisions of the Ordinances cited above;

NOW, THEREFORE,

SECTION 1. PURPOSES

The Applicant agrees to pay all reasonable professional fees incurred by the Board for the performance of duties.

SECTION 2. ESCROW ESTABLISHED

The Applicant hereby creates an escrow to be established within the Chief Financial Officer (CFO) of the Township.

SECTION 3. ESCROW FUNDED

The Applicant, upon execution of this agreement, shall pay to the Township such sums as required by Ordinance to be deposited in the repository referred to in Section 2.

SECTION 4. INCREASE IN ESCROW FUND

If, during the existence of the Escrow Agreement, the funds held by the escrow shall be insufficient to cover any voucher or bill submitted by the professional staff and reviewed and approved by the Chief Financial Officer (CFO) or the CFO's designee or fall below the minimum amount required by the Township. The Applicant shall, within fourteen (14) days of receipt of written notice, deposit additional sums with the escrow holder to cover the amount of the deficit referred to above and such additional amount reasonably anticipated by the Chief Financial Officer (CFO) or the CFO's designee needed to complete the application process. Additionally, until such funds are fully replenished, no further consideration, review, processing of any pending application shall be permitted by the Planning Board or Zoning Board, nor shall any further inspections be performed by or on behalf of the Township until such additional escrow has been deposited. Failure to post sufficient escrow funds to cover costs incurred or anticipated shall toll the period of action by the approving authority, as required by N.J.S.A. 40:55D-1 et seq and particularly N.J.S.A. 40:55D-51 and N.J.S.A. 40:55D-73 thereby barring an applicant from seeking a default approval under N.J.S.A. 40:55D-10.4.

The written notice referred to in this paragraph shall be sent to the responsible party on the escrow setup documentation supplied on page 9.

Unless otherwise shown, receipt shall be presumed to have occurred three (3) days after mailing. The notice required under this paragraph shall be in the form of a Project Account Statement sent from the Escrow Department.

After a period of forty five (45) days from the notice from the Township and/or professional, the applicant's failure to deposit the additional funds shall be grounds for denial of the application or for dismissal of the application without prejudice. In the event the Board approves the application, the obligation to pay for professional plan reviews fees by depositing the funds in escrow shall be a condition of the approval granted by the Board. If the escrow funds are depleted, after the application is filed or granted, the applicant shall pay additional funds upon demand with the aforementioned fourteen (14) day period. The failure to pay, the demanded funds may also result in a voiding of any prior approvals upon due notice to the applicant by the Board. In addition to the foregoing, the Applicant hereby agrees that in the event the reasonable and necessary amounts charged by the professionals for review of the application are not paid, the outstanding fees shall be deemed a lien on the above described property and shall be collectable as in the case of taxes by the adoption of a resolution by the Township governing body upon receipt of a certification that the amounts are due and owing pursuant to this agreement. Negative escrow balances shall incur interest at 1.5% per month.

In the event of the sale or transfer of property which is the subject of a development application or a change in the identity of the applicant, all funds on deposit pursuant to this agreement shall run with the development application affecting the property in questions and shall be considered to be the asset and/or obligation of any subsequent owner or applicant unless the initial owner or applicant provides written notice to the approving authority, and to the professionals providing review services, that the initial owner or applicant has specifically reserved ownership rights of the escrow account. In the event such a notice is received by the Township officials and professionals, no further review shall be undertaken by relevant professionals until the new or subsequent owner or applicant has established an escrow account and signed an escrow agreement.

SECTION 5. TIME OF PAYMENT

The professionals referred to in the Agreement, upon the conclusion of their services or periodically during the performance of their services, shall submit vouchers conforming to the requirements established by the Township for vouchers of the type and kind referred to under this paragraph. Said vouchers shall include the amounts of all fees and costs incurred as a result of the services set forth under Section 1 of this Agreement.

SECTION 6. PAYMENTS FROM ESCROW FUNDS

The CFO or designee shall review the vouchers submitted by the professionals to determine whether the services have been performed in the manner and to the degree required by this Agreement. Upon making a determination that said services have been performed properly, the CFO or his designee shall process said vouchers in the same manner and under the same terms as are normally employed for

vouchers submitted for work performed on behalf of the Township. At the conclusion of this processing, the amounts specified in said vouchers shall be paid by the escrow holder from the escrow established pursuant to this agreement.

SECTION 7. APPLICANT NOTIFICATION TO DISPUTE CHARGES

Pursuant to N.J.S.A. 40:55D-53. Et. Seq. applicants shall notify Washington Township, Department of Community Development, and the professional whenever applicants disputes the charges made by a professional for service rendered to the municipality in reviewing applications for development, review and preparation of documents, inspection of improvements, or other charges made. The Township, or its designee, shall within a reasonable time period attempt to mediate any disputed charges. If the matter is not resolved to the satisfaction of the applicant, the applicant may appeal to the Gloucester County Construction Board of Appeals within the time period established under the Municipal Land Use Law Regulations (M.L.U.L).

SECTION 8. RETURN OF UNUSED ESCROW FUNDS

Escrow funds cannot be refunded for at least one hundred twenty (120) days from the time of a final decision of the Planning or Zoning Board. After one hundred twenty (120) days, a request to refund unused escrow may be made by letter and directed to the Escrow Department.

IN WITNES WHERE OF, the parties hereto have set their hands and seals the date first written above.
TOXAWAY AUTOMOTIVE GROUP, LLC, the 100% owner of, and as agent for,
TOXAWAY AUTOMOTIVE TURNERSVILLE, LLC

Applicant Name Printed

By: 

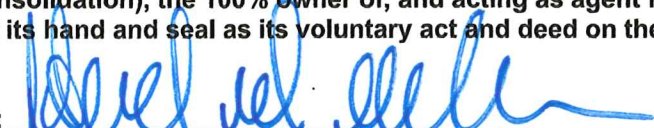
Applicant Signature *If the applicant is a corporation, this signature must be attested to by an attorney
Scott Dickinson, Manager

THIS AGREEMENT signed on December 15, 2025
Date

***Original "Wet" Signature required on all documents.**

ATTESTATION

I hereby attest that Toxaway Automotive Group, LLC (issuing payments as Toxaway Automotive Group Consolidation), the 100% owner of, and acting as agent for, Toxaway Automotive Turnersville, LLC, has set its hand and seal as its voluntary act and deed on the date first written above.

By: 

Howard D. Geneslaw, Esq., Gibbons P.C.
Applicant's Attorney

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)	
	2 Business name/disregarded entity name, if different from above. Toxaway Automotive Group, LLC	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☒ Partnership ☐ Trust/estate ☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions)	
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐	
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)	
5 Address (number, street, and apt. or suite no.). See instructions. 3715 Northside Parkway, Building 100, Suite 500		Requester's name and address (optional)
6 City, state, and ZIP code Atlanta, GA 30327		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
			-				-		
or									
Employer identification number									
8	3	-	1	6	4	9	8	7	9

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person 	Date 12/15/25
------------------	--	----------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

FEE SCHEDULE - RESIDENTIAL

		<u>Required Application Fees</u>	<u>Required Escrow Fees</u>
☐ Variance	☐ Use or (d)	\$250	\$500
	☐ Bulk or (c)	\$250	\$500
	☐ Conditional Use	\$250	\$500
	☐ Other than Use	\$250	\$500
☐ Subdivision - Minor		\$250	\$500
☐ Subdivision - Major	<5 acres	\$750	\$1500
	>5 acres	\$750	\$3000

FEE SCHEDULE - COMMERCIAL

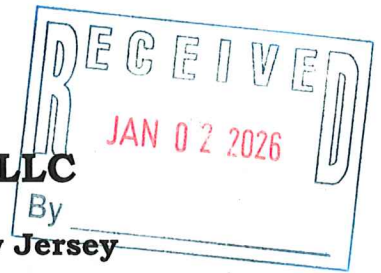
		<u>Required Application Fees</u>	<u>Required Escrow Fees</u>
☒ Variance	☐ Use or (d)	\$250	\$1000
	☒ Bulk or (c)	<u>\$250</u>	<u>\$1000</u>
	☐ Conditional Use	\$250	\$1000
	☐ Other than Use	\$250	\$1000
☒ Development Review Committee (DRC)		<u>\$100</u>	<u>\$1000</u>
☐ Subdivision - Minor	<5 acres	\$1000	\$1500
	>5 acres	\$1000	\$2000
☐ Subdivision - Major	<5 acres	\$1500	\$3000
	>5 acres	\$1500	\$5000
☐ Site Plan - Minor	<5 acres	\$1000	\$1500
	>5 acres	\$1000	\$2000
☒ Site Plan - Major	<5 acres	<u>\$1500</u>	<u>\$3000</u>
	>5 acres	\$1500	\$5000
☐ Site Plan Waiver		\$200	\$1000
☒ Signage		<u>\$200</u>	<u>\$1000</u>
Total All Application		Fees Due \$ 2,050.00	Total All Escrow
			Fees Due \$ 6,000.00

☒ Bureau of Fire Prevention Application

\$25 Separate Check

Commercial applications seeking subdivision or site plan (new or revised) **MUST include Fire Prevention application with board application.*

Toxaway Automotive Turnersville, LLC
5500 Route 42
Township of Washington, Gloucester County, New Jersey
Block 196.01, Lot 2.02



Project Description

December 15, 2025

Applicant Background

The Applicant, Toxaway Automotive Turnersville, LLC, is wholly owned by Toxaway Automotive Group, LLC (collectively, "Toxaway"). Toxaway Automotive Group is a franchisee for Take 5 Oil Change. In that capacity, it is responsible for site selection, construction, employee management, and business practices of the locations it operates.

Currently, Toxaway operates about 14 Take 5 Oil Change locations in the Atlanta area, and is now expanding into New Jersey and Delaware. As part of that expansion, Applicant has entered into a lease to occupy and develop the property located at 5500 Route 42, designated as Block 196.01, Lot 2.02 (the "Property"), with a Take 5 Oil Change. This application to the Development Review Committee and to the Planning Board seeks approval to undertake that development.

Property Background

The Property consists of approximately 30,991 square feet and is currently improved with a fast-food restaurant building formerly occupied by Taco Bell. The Property has been vacant for some time and has fallen into disrepair.

The Property is within the HC Zoning District, in which "automobile repair shops" are a permitted use.

The Project

Applicant proposes to demolish the existing building and construct a new, approximately 1,705 square foot building to house a Take 5 Oil Change franchise, which constitutes a permitted "automobile repair shop" as determined by the Zoning Officer.

No changes to access from Route 42 are proposed. Existing cross-access easements are in place with the adjacent lots to the south (Crab du Jour Xpress Restaurant) and east (Calvary Plaza Shopping Center). They will remain. A sidewalk is proposed along the frontage of Route 42.

Deliveries

- Frequency: Oil and inventory is each delivered 1x/week.
- Time of day: Typically in the morning, but can vary.
- Type/size of vehicle: Inventory is delivered via FedEx. Oil is delivered by an oil truck (about the size of a box truck).
- Parking/Staging: Delivery vehicles park/stage on the side or in the front of the building.
- Duration of deliveries: Less than 30 minutes.

Trash Pickup

- Types of materials: Typical office supplies and cardboard.
- Frequency of pickup: 1x per week.
- Type of vehicle: Regular trash truck, front load (6 yard dumpster).
- Time of day of pickup: Morning typically.

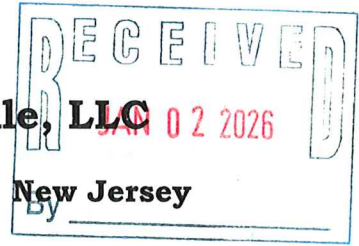
Recycling Pickup

- Types of materials: All oil and fluids are recycled and picked up by a licensed oil recycling service. Used oil is pumped out of the facility's storage tanks.
- Frequency of pickup: 1x every two weeks.
- Size of vehicle: Same as oil delivery (about the size of a box truck).
- Time of day of pickup: Morning typically.

Site Lighting and Security

- Parking lot lights are illuminated during operating hours and are activated by daylight sensors when needed.
- Some lights remain on overnight for security purposes.
- Security cameras, both interior and exterior, are provided for security central station monitoring.

Toxaway Automotive Turnersville, LLC
5500 Route 42
Township of Washington, Gloucester County, New Jersey
Block 196.01, Lot 2.02



**List of Submission Waivers, Design Standard Exceptions and Variances,
with Justification**

December 15, 2025

Submission Waivers

Applicant believes it has submitted all items required by the Township of Washington Land Development Checklist for DRC-Concept Review, and requests submission waivers from the following items from the Land Development Checklist for Major Site Plan Approval. Please note that the justifications set forth below in connection with the waivers requested may be modified and will be supplemented by Applicant's expert and fact witnesses during testimony at the public hearing (as necessary).

Item No. 8 (Environmental impact statement)

Justification: Site is already developed and contains no environmental features that will be disturbed. The environmental assessment and environmental impact worksheet are provided.

Item No. 10 (Traffic impact statement)

Justification: The number of trips generated by the proposed use, as compared to the former fast-food restaurant, is substantially less (see the "Trip Generation Comparison" on the Site Plan (Sheet 3 of 9)). Therefore, there will be no traffic impact. Applicant is seeking a Letter of No Interest from the New Jersey Department of Transportation.

Item No. 17 (WTMUA letter)

Justification: Site is already developed with existing sewer and water connections. An application is being submitted to the WTMUA for concurrent review.

Item No. 43 (Locate and provide names, widths, cross sections and profiles for all existing and proposed streets abutting the property in question)

Justification: No existing or proposed streets are impacted by the Application.

determined to be necessary during the review and public hearing process. Testimony will be provided at the public hearing in addition to the justification set forth below.

§ 220-40.D.(2) Shade Trees Along Street Spaced Min. 30 Feet Apart

Required: 3

Provided: 0

Justification: Applicant notes that this provision is in the subdivision regulations, and that no subdivision is here proposed. Thus, it technically should not apply, but Applicant has nevertheless conservatively applied for relief. The setback from the property line to the parking area is approximately 12½ feet, within which is proposed a 5-foot wide sidewalk and a 5-foot wide river rock apron. Therefore, inadequate space exists for planting street trees, and compliance with the shade tree requirement would be impracticable. They will be provided elsewhere on the property.

Variances

Applicant seeks the following variances, as well as any additional variances which are determined to be necessary during the review and public hearing process. Testimony will be provided at the public hearing in addition to the justification set forth below.

§ 285-9 Minimum Parking Space Size

Required: 10' x 20'

Provided: 10' x 18'

Justification: The Washington Township Zoning Ordinance ("Zoning Ordinance") contains an internal inconsistency, in that the off-street parking section (§ 285-196.G.) requires that parking spaces measure 10' x 18', but the definition of "parking space" (§ 285-9) requires that parking spaces measure 10' x 20'. It appears that when the off-street parking section was revised (last amended October 27, 2010 by Ordinance No. 23-2010), the definitions were not similarly amended. Thus, there exists an internal inconsistency. Applicant proposes parking spaces which measure 10' x 18', in compliance with the requirements of the off-street parking section. These spaces, coupled with 25-foot aisles and the ability of parked vehicles to overhang grass areas adjacent to most of the parking spaces, are of an appropriate size. This is particularly true since Take 5 Oil Change does not involve loading of merchandise into the trunk or tailgate of a parked vehicle, as would be the case at a supermarket or home improvement store. Thus, the parking spaces provided are of an appropriate size and are compliant with the off-street parking section. Therefore, there are no detriments to granting this variance.

§ 285-225.B.(7) Maximum Directional Sign Area

Permitted: 2 s.f.

Provided: 4 s.f.

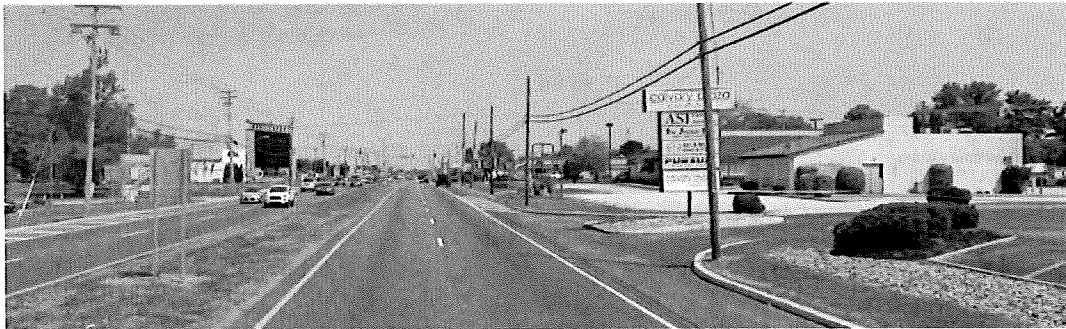
Justification: Applicant proposes two directional signs, both of which are internal to the site and are not intended to be viewed from off-site. They promote the free flow of traffic and promote traffic safety by directing motorists to the service lanes, and to the exit. The proposed size of 4 square feet is relatively small, and is appropriate to serve their intended purpose. Thus, there is no detriment to the public good, and no substantial impairment of the master plan or zoning ordinance.

§ 285-230.B.(5) Sign Setback from Property Line

Required: 10 feet

Provided: 5 feet

Justification: Applicant proposes a reduced setback of 5 feet in order to avoid being obstructed by the "Calvary Plaza" sign which is located in the entrance island immediately adjacent to the site. The Calvary Plaza sign has a setback of nearly zero, and its sign panels extend fairly low to the ground. Thus, placing the "Take 5 Oil Change" monument sign at a reduced setback of 5 feet is important to maintain visibility, and thereby promote traffic safety to enable drivers to see the sign in sufficient time to decelerate and prepare to enter. Accordingly, the reduced setback provides a substantial benefit, and is not inconsistent with the setbacks of existing signage in the area.



§ 285-231.A.(2) Maximum Total Facade Sign Area

Permitted: 40 s.f.

Provided: 95 s.f.

Justification: Each wall sign which the Applicant proposes has an area of less than 40 square feet, ranging from about 18 square feet to about 28 square feet. However, since the Applicant proposes several wall signs (which also require a variance, see below), the total sign area exceeds the permitted maximum of 95 square feet. Thus, this variance is proportional