

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

To be completed by Township staff only.

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

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
Address: 192 Landis Way N., Wilmington, DE 19803
Telephone #: (856) 371-1788 Cell/Work #: _____
Email Address: rтроiani@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 accompanying title report
Present use of the premises: Former fast-food restaurant, currently unoccupied

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

*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.

24. Other approvals which may be required and date plans submitted:

	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>

All approvals from all other reviewing agencies must be in written form and are to be submitted to the Township of Washington.

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
<u> </u>	<u>Detailed in accompanying transmittal letter</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

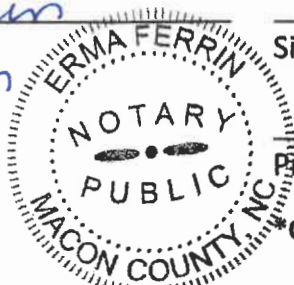
28. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership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

By: _____

Notary Public

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.

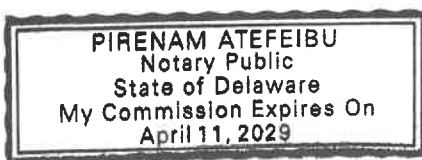
5500 ROUTE 42 TB LLC

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: _____