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Bloomer-Dragotta, Diane

C

From: Pam Hulseapple <opra+request-35299-38e41f24@requests.opramachine.com>
Sent: Monday, September 12, 2022 5:15 PM
To: OPRA
Subject: OPRA request - Planning Board applications

Dear Edison Township,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

Please provide planning board applications for the following:

1. Z03-2021, 401 DIVISION ST, LLC 401 Division St, Block # 82 / Lot # 3B
2. Z28-2022, QUICKCHEK CORPORATION 425-431 Plainfield Ave, Block #4.A / Lot #5 24 & 25
3. P16-2022, DEROCK DEVELOPMENT, LLC 24 Kilmer Rd, Block # 3.B / Lot # 2.A
4. P10-2022, PROLOGIS NIXON PARK, LLC100-40 Nixon Lane, Block # 398 / Lot #22.01
5. P12-2022, CROWNE RETAIL – EDISON Route 1 and East side Drive, Block # 172 / Lot# 1.01

I only need page(s) with applicant, engineer, architect, if listed & PDF of page 1 of architecturals, if available.

Thank you.

Yours faithfully,

Pam Hulseapple

Planning

9/22/22

DB

9/13/22

____ PLANNING BOARD
X ZONING BOARD OF ADJUSTMENT



100 MUNICIPAL BLVD
EDISON, NEW JERSEY
08817

DEEMED COMPLETE

DATE : _____

TYPE OF APPLICATION	AMENDED	FEE PAID	DATE	APPLICATION #
____ MINOR SUBDIVISION		_____	_____	_____
____ PRELIMINARY SUBDIVISION		_____	_____	_____
____ FINAL SUBDIVISION		_____	_____	_____
<u>X</u> SITE PLAN (PRELIMINARY)		_____	_____	_____
<u>X</u> SITE PLAN (FINAL)		_____	_____	_____
____ CONDITIONAL USE		_____	_____	_____

1. APPLICANT'S NAME 401 Division Street, LLC

ADDRESS : 55 Dalton Place, Edison, NJ 08817

PHONE : 732-548-0200 (att'y)

1A. NAME OF DEVELOPMENT: 401 Division Street

2. NAME OF PRESENT OWNER: 401 Division St, LLC

ADDRESS : 55 Dalton Place, Edison, NJ 08817

PHONE : 732-548-0200 (att'y)

3. IS APPLICANT A CORPORATION _____ PARTNERSHIP LLC INDIVIDUAL _____

4. INTEREST OF APPLICANT IF OTHER THAN OWNER: N/A

5. LOCATION OF SUBDIVISION / SITE (STREET): 401 Division Street

6. BLOCK : 82 LOT : 3-B ZONE: R-B

7. PRESENT USE OF PROPERTY : 2 family home

8. PROPOSED USE OF PROPERTY: 2 story apartment building (8 units)

9. DESCRIPTION OF PROPOSED STRUCTURES OR CHANGES IN EXSISTING STURCTURES:

Demolish all existing structures and construct new 2 story apartment buildings

10. IF WAREHOUSE, LIST ITEMS TO BE STORED: N/A

IF MANUFACTURING, ATTACH DESCRIPTION OF RAW MATERIALS USED, PROCESS OF
MANUFACTURING AND FINISHED PRODUCT.

11. ARE ANY EASEMENTS OR SPECIAL COVENANTS BY DEED INVOLVED IN THIS APPLICATION.
(YES OR NO) no IF YES ATTACH COPY.

12. PERSON PREPARING PLANS :

NAME Menlo Engineering Associates

ADDRESS : 261 Cleveland Ave., Highland Park, NJ 08904

PHONE : 732-846-8585

13. ATTACH COPY OF PROPERTIES OWNERS LIST : PROPERTIES WITHIN 200 FT.

BERNARD H. SHIHAR, ESQ.
Attorney at Law of New Jersey

CORPORATION OR PARTNERSHIP APPLYING TO A PLANNING BOARD OR A BOARD OF ADJUSTMENT OR TO THE GOVERNING BODY OF A MUNICIPALITY FOR PERMISSION TO SUBDIVIDE A PARCEL OF LAND INTO SIX (6) OR MORE LOTS, OR APPLYING FOR A VARIANCE TO CONSTRUCT A MULTIPLE DWELLING OF TWENTY- FIVE (25) OR MORE FAMILY UNITS OR FOR APPROVAL OF A SITE TO BE USED FOR COMMERCIAL PURPOSES SHALL LIST THE NAMES AND ADDRESSES OF ALL STOCKHOLDERS OR INDIVIDUAL PARTNERS OWNING AT LEAST 10 % OF ITS STOCK OF ANY CLASS OR AT LEAST 10% OF THE INTEREST IN THE PARTNERSHIP, AS THE CASE MAY BE.

NAME Rocky Shah ADDRESS 55 Dalton Place
Edison, NJ 08817

NAME Vrajesh Patel ADDRESS 132 Craig Avenue
Piscataway, NJ 08854

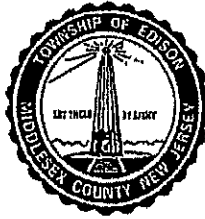
NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

____ Planning Board
X Zoning Board of Adjustment



Township of Edison
100 Municipal Boulevard
Edison, New Jersey 08817

Amended VARIANCE APPLICATION

PLEASE TYPE OR PRINT LEGIBLY

DATE DEEMED COMPLETE: _____

HEAR BY: _____

DATE OF MEETING: _____

APPLICATION # _____

SITE PLAN: _____

SUBDIVISION: _____

APPLICANT: 401 Division St, LLC

OWNER: Same

ADDRESS: 55 Dalton Place, Edison, NJ

ADDRESS: Same

PHONE: 732-548-0200 (att'y) ZIP CODE: 08817

PHONE: _____ ZIP CODE: _____

AN APPLICATION IS HEREBY MADE FOR VARIATION OF THE EDISON TOWNSHIP ZONING ORDINANCE:

Describe the purpose of the BULK or USE Variance: Demolish all existing structures and construct new 2 story
8 unit apartment building

****THE SECTION BELOW HAS TO BE FILLED OUT IN ITS ENTIRETY BY THE APPLICANT OR HIS/HER ATTORNEY****

<u>SECTION NUMBER</u>	<u>SPECIFY WHICH REQUIREMENT</u> <u>AREA, YARD, BUILDING, ETC.</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
<u>37-13.1</u>	<u>USE</u>	_____	_____
<u>37-63.1</u>	<u>max impervious coverage</u>	<u>40%</u>	<u>62.1%</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Describe the present use of the property: 2 family home

The affected property is located in the R-B Zone and located at 401 Division Street
and designated as Block # 82 Lot # 3-B on the Edison Township Tax Map.

SWORN TO BEFORE ME THIS 18TH DAY

OF August 20 22

Bernard H. Shihar
Notary Public

BERNARD H. SHIHAR, ESQ.
Attorney at Law of New Jersey

401 Division St, LLC

BY: Rocky Shah

Applicant's Signature
Rocky Shah-Member

Rocky Shah
Property Owner's Signature

ORIGINAL

____ PLANNING BOARD
X ZONING BOARD OF ADJUSTMENT

RECEIVED

100 MUNICIPAL BLVD
EDISON, NEW JERSEY
08817

08/11/22

RECEIVED
ZONING BOARD OF ADJUSTMENT

DEEMED COMPLETE

DATE: _____

TYPE OF APPLICATION	FEE PAID	DATE	APPLICATION #
____ MINOR SUBDIVISION			<u>228-2022</u>
____ PRELIMINARY SUBDIVISION	<u>\$ 2,220.10 (Ck # 322225)</u>	<u>7/5/22</u>	
____ FINAL SUBDIVISION			
<u>X</u> SITE PLAN (PRELIMINARY)	<u>\$ 1030 (Ck # 322226)</u>	<u>7/5/22</u>	
<u>X</u> SITE PLAN (FINAL)			
____ CONDITIONAL USE			

1. APPLICANT'S NAME Quickchek Corporation

ADDRESS: 3 Old Highway 38, PO Box 600 PHONE: 908-534-7191
Whitehouse Station, NJ 08889

1A. NAME OF DEVELOPMENT: Quickchek - Edison

* Two owners

2. NAME OF PRESENT OWNER: Nexgen Enterprises, LLC - as to Lot 24

ADDRESS: 37 Peake Road, Edison, NJ 08837 PHONE: _____

* Madan Enterprises, LLC - 37 Peake Road, Edison, NJ 08837 as to Lot 25

3. IS APPLICANT A CORPORATION X PARTNERSHIP _____ INDIVIDUAL _____

4. INTEREST OF APPLICANT IF OTHER THAN OWNER: Lease

5. LOCATION OF SUBDIVISION / SITE (STREET): 425-31 Plainfield Avenue, Edison
Intersection of Plainfield Avenue & Kilmer Road

6. BLOCK: 4A LOT: 24 & 25 ZONE: P-B

7. PRESENT USE OF PROPERTY: Food market, tire store, and diner

8. PROPOSED USE OF PROPERTY: Fuel only station with convenience store

9. DESCRIPTION OF PROPOSED STRUCTURES OR CHANGES IN EXISTING STRUCTURES:

Remove existing improvements and replace with fuel station with convenience store

10. IF WAREHOUSE, LIST ITEMS TO BE STORED: N/A

IF MANUFACTURING, ATTACH DESCRIPTION OF RAW MATERIALS USED, PROCESS OF
MANUFACTURING AND FINISHED PRODUCT.

11. ARE ANY EASEMENTS OR SPECIAL COVENANTS BY DEED INVOLVED IN THIS APPLICATION.
(YES OR NO) Yes IF YES ATTACH COPY.

12. PERSON PREPARING PLANS:

NAME Tung-To Lam, P.E. c/o Bohler Engineering FAX 908-754-4401

ADDRESS: 30 Independence Blvd., Suite 200, Warren, NJ 07059 PHONE: 908-668-8300

Email: tlam@bohlereng.com

13. ATTACH COPY OF PROPERTIES OWNERS LIST: PROPERTIES WITHIN 200 FT. See attached

14. CAN SEWAGE BE DISPOSED OF BY CONNECTION WITH AN EXSISTING MUNICIPAL SEWER
(YES OR NO) Yes IF NO, HOW DO YOU PROPOSE TO DISPOSE OF SEWAGE

15. IS A VARIANCE REQUIRED (YES OR NO) Yes

16. HAVE THERE BEEN ANY PREVIOUS BOARD OF ADJUSTMENT OR PLANNING BOARD HEARING
INVOLVING THIS PROPERTY (YES OR NO) IF YES,
DATE : WHICH BOARD :

17. DRAFT AFFORDABLE HOUSING PLAN- Must be submitted with application.

FOR SUBDIVISIONS ONLY:

N/A

NUMBER OF PROPOSED LOTS : AND PORTION BEING SUBDIVIDED
AREA OF ENTIRE TRACT SELL LOTS ONLY (YES OR NO) IF YES ESTIMATED UNIT PRICE CONSTRUCT HOUSES FOR SALE (YES OR NO)
IF, YES ESTIMATED UNIT PRICE

FOR SITE PLAN ONLY:

LAND AREA : ACREAGE 2.00 acres SQUARE FEET 87,120 sq. ft.
BUILDING AREA: SQUARE FEET 5,670 sq. ft.
% OF BUILDING COVERAGE OF LAND 6.5%

IF TOWNHOUSES OR APARTMENTS :
OF UNITS 1 BEDROOM
OF UNITS 2 BEDROOMS
OF UNITS 3 BEDROOMS
OF UNITS 4 BEDROOMS

PARKING SPACES REQUIRED 35 PARKING SPACES PROVIDED 62

I CERTIFY THAT THE FOREGOING STATEMENT MADE BY ME ARE TRUE, I AM AWARE THAT IF ANY
OF THE FOREGOING STATEMENTS MADE BY ME ARE WILLFULLY FALSE, I AM SUBJECT TO
PUNISHMENT FOR CONTEMPT OF COURT.

By: SIGNATURE OF OWNER
Nexgen Enterprises, LLC

SWORN TO AND SUBSCRIBED BEFORE ME ON

27th DAY OF June 2012
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 7/17/2022
NOTARY PUBLIC 2027

BY: SIGNATURE OF APPLICANT

BY: SIGNATURE OF OWNER
Madan Enterprises, LLC

APPLICANT'S ATTORNEY (CORPORATIONS MUST BE REPRESENTED BY N.J. ATTORNEY)

NAME : Henry Kent-Smith, Esq.
ADDRESS: 997 Lenox Drive, Lawrenceville, NJ 08648 FAX 609-896-1469
FIRM NAME : Fox Rothschild LLP PHONE 609-896-4584
Email : hken-smith@foxrothschild.com

AURTORIZATION OF SIGNATURE (IF APPLICANT IS A CORPORATION)

THIS WILL CERTIFY THAT Richard Lamont TITLE: Director of Real Estate
(CORPORATION NAME AND ADDRESS) Quickchek Corporation
WHO SUBSCRIBED TO THE ABOVE APPLICATION FOR DEVELOPMENT IN THE TOWNSHIP OF EDISON
HAS BEEN AUTHORIZED BY THIS CORPORATION TO DO SO.

ATTEST : WITNESS

SIGNATURE OF OFFICER

ORIGINAL

DISCLOSURE STATEMENT

TO BE USED BY

PROFIT CORPORATIONS AND PARTNERSHIPS

Name of Corporation or Partnership: QuickChek Corporation
3 Old Highway 28, Whitehouse Station, NJ 08889

Principal Place of Business:

Name of Registered Agent:

CT Corporation Systems

Executive Offices Address:

3 Old Highway 28, Whitehouse Station, NJ 08889

Incorporated in the State of:

New Jersey

I certify that the attached section represents the names of all stockholders or partners owning a 10% or greater interest in the above corporation or partnership.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Dated:

By:

Print Name: Donald Leech

Title: Vice President

Ø
ORIGINAL

AFFIDAVIT OF OWNERSHIP
AND CONSENT OF OWNER

The undersigned, being of full age, upon his oath, deposes and says:

1. I am the Managing Member of Madan Enterprises, LLC, the owner ("Owner") of the property designated as Block 4A, Lot 25 on the Edison Township Tax Map (the "Property")

2. The Owner hereby consents to Quickchek Corporation ("Applicant") submitting a Preliminary and Final Site Plan Application for the construction of a Quickchek Fuel Station (the "Project"), which Project covers Block 4A, Lots 24 & 25.

Date: July 15 2022

By: Madeline LaRosa
Name: Madeline LaRosa
Title: Managing Member Madan Enterprises LLC

STATE OF NJ,
COUNTY OF Middlesex

On this 15th day of July 2022, before me, the undersigned notary public in and for the State and County aforesaid, personally appeared, Madeline LaRosa who deposes and states that he/she is the Managing Member of Madan Enterprises, LLC and that he/she executed the foregoing Affidavit of Ownership and Consent of Owner and acknowledged the same to be his/her free act and deed on behalf of Madan Enterprises, LLC.

I am duly authorized by the laws of the State aforesaid to administer oaths in said State.



(Notary)

SIMON CHEN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 27, 2024

("Own
Towns

submit
Quick
25.

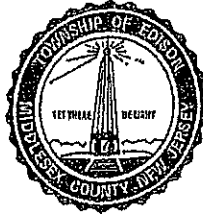
Date:

STATE
COUNTY

in and
who d
Enterp
and Co
deed o

oaths in

____ Planning Board
____ Zoning Board of Adjustment



Ø
Township of Edison
100 Municipal Boulevard
Edison, New Jersey 08817

ORIGINAL

VARIANCE APPLICATION

PLEASE TYPE OR PRINT LEGIBLY

DATE DEEMED COMPLETE: _____

HEAR BY: _____

APPLICANT: Quickchek Corporation

ADDRESS: 3 Old Highway 38, PO Box 600

Whitehouse Station, NJ

PHONE: 908-534-7191 ZIP CODE: 08889

Email: rlamont@qchek.com

RECEIVED

JUL 27 11

EDISON TOWNSHIP
ZONING BOARD OF ADJUSTMENT

DATE OF MEETING: _____

APPLICATION # _____

SITE PLAN: _____ X

SUBDIVISION: _____

* Two owners

OWNER: Nexgen Enterprises, LLC - as to Lot 24

ADDRESS: 37 Peake Road, Edison, NJ

PHONE: _____ ZIP CODE: 08837

*Madan Enterprises, LLC - 37 Peake Road, Edison, NJ 08837 as to Lot 25

Does the subject property have any prior variance approvals: Yes _____ No _____ If yes, please submit resolution.

AN APPLICATION IS HEREBY MADE FOR VARIATION OF THE EDISON TOWNSHIP ZONING ORDINANCE:

Describe the purpose of the BULK or USE Variance: _____

Use variance is requested as fuel only service station with convenience store is not permitted in the zone. Bulk variances for pylon sign of 100 sq. ft. where 75 sq. ft. is permitted, total building sign area of 102.9 sq. ft. where 66.39 sq. ft. is permitted, Q Logo Sign 25.75 ft. from ground where 20 ft. is permitted, minimum proposed lot size of 2.00 acres where 5.00 acres is required minimum front yard of 57.01 ft. where 100 ft. is required, and minimum rear yard (accessory building) of 25 ft. where 50 ft. is required

****THE SECTION BELOW HAS TO BE FILLED OUT IN ITS ENTIRETY BY THE APPLICANT OR HIS/HER ATTORNEY****

<u>SECTION NUMBER</u>	<u>SPECIFY WHICH REQUIREMENT</u> <u>AREA, YARD, BUILDING, ETC.</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
Section 37-20	Minimum lot size	5.00 acres	2.00 acres
Section 37-20	Minimum front yard	100 ft.	57.01 ft.
Section 37-20	Minimum rear yard (accessory building)	50 ft.	25 ft.
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Describe the present use of the property: Food market, tire store, and diner

The affected property is located in the P-B Zone and located at Intersection of Plainfield Avenue and Kilmer Road and designated as Block # 4A Lot # 24 & 25 on the Edison Township Tax Map.

SWORN TO BEFORE ME THIS 13th DAY
OF July 20 22

AURA KOGLIO
NOTARY PUBLIC NEW JERSEY
Commission Expires 7/17/2027

Madan Enterprises, LLC

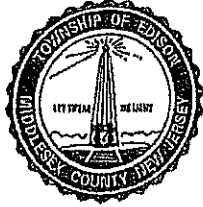
Quickchek Corporation

Applicant's Signature

Nexgen Enterprises, LLC

Property Owner's Signature Property Owner's Signature

____ Planning Board
X Zoning Board of Adjustment



Township of Edison
100 Municipal Boulevard
Edison, New Jersey 08817

ORIGINAL

VARIANCE APPLICATION

PLEASE TYPE OR PRINT LEGIBLY

DATE DEEMED COMPLETE: _____

HEAR BY: _____

APPLICANT: Quickchek Corporation

ADDRESS: 3 Old Highway 38, PO Box 600
Whitehouse Station, NJ

PHONE: 908-534-7191 ZIP CODE: 08889

Email: rlamont@qchek.com

RECEIVED

08 27 11

EDISON TOWNSHIP
ZONING BOARD OF ADJUSTMENT

DATE OF MEETING: _____

APPLICATION # _____

SITE PLAN: X

SUBDIVISION: _____

* Two owners

OWNER: Nexgen Enterprises, LLC - as to Lot 24

ADDRESS: 37 Pease Rd, Edison NJ

PHONE: _____ ZIP CODE: 08837

*Madan Enterprises, LLC - 37 Pease Rd, Edison NJ as to Lot 25

Does the subject property have any prior variance approvals: Yes _____ No _____ If yes, please submit resolution. 08837

AN APPLICATION IS HEREBY MADE FOR VARIATION OF THE EDISON TOWNSHIP ZONING ORDINANCE:

Describe the purpose of the BULK or USE Variance: _____

Use variance is requested as fuel only service station with convenience store is not permitted in the zone. Bulk variances for pylon sign of 100 sq. ft. where 75 sq. ft. is permitted, total building sign area of 102.9 sq. ft. where 66.39 sq. ft. is permitted, Q Logo Sign 25.75 ft. from ground where 20 ft. is permitted, minimum proposed lot size of 2.00 acres where 5.00 acres is required, minimum front yard of 57.01 ft. where 100 ft. is required, and minimum rear yard (accessory building) of 25 ft. where 50 ft is required.

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Section 37-20	Minimum lot size	5.00 acres	2.00 acres
Section 37-20	Minimum front yard	100 ft.	57.01 ft.
Section 37-20	Minimum rear yard (accessory building)	50 ft.	25 ft.

Describe the present use of the property: Food market, tire store, and diner

The affected property is located in the P-B Zone and located at Intersection of Plainfield Avenue and Kilmer Road and designated as Block # 4A Lot # 24 & 25 on the Edison Township Tax Map.

SWORN TO BEFORE ME THIS 15th DAY
OF July 20 22.

Quickchek Corporation

Notary Public

SIMON CHEN

NOTARY PUBLIC OF NEW JERSEY

My Commission Expires March 27, 2024

Madan Enterprises, LLC

Madelin Lohosa
Property Owner's Signature

Applicant's Signature

Nexgen Enterprises, LLC

Madelin Lohosa
Property Owner's Signature

____ Planning Board
____ Zoning Board of Adjustment



RECEIVED

JUL 17 2008

COSSA/PAUL ROBERTSON
EDISON BOARD OF ZONING

Township of Edison
100 Municipal Boulevard
Edison, New Jersey 08817

VARIANCE APPLICATION

ORIGINAL

PLEASE TYPE OR PRINT LEGIBLY

DATE DEEMED COMPLETE: _____

HEAR BY: _____

DATE OF MEETING: _____

APPLICATION # _____

SITE PLAN: _____ X

SUBDIVISION: _____

APPLICANT: Quickchek Corporation

ADDRESS: 3 Old Highway 38, PO Box 600

Whitehouse Station, NJ

PHONE: 908-534-7191 ZIP CODE: 08889

Email: rlamont@qchek.com

* Two owners

OWNER: Nexgen Enterprises, LLC - as to Lot 24

ADDRESS: 37 Peake Road, Edison, NJ

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_____	_____	_____	_____
_____	_____	_____	_____

Describe the present use of the property: Food market, tire store, and diner

The affected property is located in the P-B Zone and located at Intersection of Plainfield Avenue and Kilmer Road
and designated as Block # 4A Lot # 24 & 25 on the Edison Township Tax Map.

SWORN TO BEFORE ME THIS 22nd DAY

OF JULY
Kenneth M Kimmel
NOTARY PUBLIC
STATE OF NEW JERSEY
Notary Public
ID # 2269699
MY COMMISSION EXPIRES JUN. 26, 2010

Quickchek Corporation

Applicant's Signature

Nexgen Enterprises, LLC

Madan Enterprises, LLC

Property Owner's Signature

Property Owner's Signature

____ PLANNING BOARD
X ZONING BOARD OF ADJUSTMENT

100 MUNICIPAL BLVD
EDISON, NEW JERSEY
08817

ORIGINAL

DEEMED COMPLETE
DATE : _____

TYPE OF APPLICATION	FEE PAID	DATE	APPLICATION #
____ MINOR SUBDIVISION	_____	_____	_____
____ PRELIMINARY SUBDIVISION	_____	_____	_____
____ FINAL SUBDIVISION	_____	_____	_____
<u>X</u> SITE PLAN (PRELIMINARY)	\$670.10	_____	_____
<u>X</u> SITE PLAN (FINAL)	\$300.00	_____	_____
____ CONDITIONAL USE	_____	_____	_____

1. APPLICANT'S NAME Quickchek Corporation

ADDRESS : 3 Old Highway 38, PO Box 600 PHONE : 908-534-7191
Whitehouse Station, NJ 08889

1A. NAME OF DEVELOPMENT: Quickchek - Edison

* Two owners

2. NAME OF PRESENT OWNER: Nexgen Enterprises, LLC - as to Lot 24

ADDRESS : 37 Peake Road, Edison, NJ 08837 PHONE : _____

* Madan Enterprises, LLC - 37 Peake Road, Edison, NJ 08837 as to Lot 25

3. IS APPLICANT A CORPORATION X PARTNERSHIP _____ INDIVIDUAL _____

4. INTEREST OF APPLICANT IF OTHER THAN OWNER: Lease

5. LOCATION OF SUBDIVISION / SITE (STREET): 425-31 Plainfield Avenue, Edison
Intersection of Plainfield Avenue & Kilmer Road

6. BLOCK : 4A LOT : 24 & 25 ZONE: P-B

7. PRESENT USE OF PROPERTY : Food market, tire store, and diner

8. PROPOSED USE OF PROPERTY: Fuel only station with convenience store

9. DESCRIPTION OF PROPOSED STRUCTURES OR CHANGES IN EXSISTING STURCTURES:

Remove existing improvements and repalce with fuel station with convenience store

10. IF WAREHOUSE, LIST ITEMS TO BE STORED: N/A

IF MANUFACTURING , ATTACH DESCRIPTION OF RAW MATERIALS USED, PROCESS OF
MANUFACTURING AND FINISHED PRODUCT.

11. ARE ANY EASEMENTS OR SPECIAL COVENANTS BY DEED INVOLVED IN THIS APPLICATION.
(YES OR NO) _____ IF YES ATTACH COPY.

12. PERSON PREPARING PLANS :

NAME Tung-To Lam, P.E. c/o Bohler Engineering FAX 908-754-4401

ADDRESS : 30 Independence Blvd., Suite 200, Warren, NJ 07059 PHONE : 908-668-8300

Email : tlam@bohlereng.com

13. ATTACH COPY OF PROPERTIES OWNERS LIST : PROPERTIES WITHIN 200 FT. See attached

14. CAN SEWAGE BE DISPOSED OF BY CONNECTION WITH AN EXSISTING MUNICIPAL SEWER
(YES OR NO) Yes IF NO, HOW DO YOU PROPOSE TO DISPOSE OF SEWAGE

15. IS A VARIANCE REQUIRED (YES OR NO) Yes

16. HAVE THERE BEEN ANY PREVIOUS BOARD OF ADJUSTMENT OR PLANNING BOARD HEARING
INVOLVING THIS PROPERTY (YES OR NO) IF YES,
DATE : WHICH BOARD :

17. DRAFT AFFORDABLE HOUSING PLAN- Must be submitted with application.

FOR SUBDIVISIONS ONLY:

N/A

NUMBER OF PROPOSED LOTS :
AREA OF ENTIRE TRACT AND PORTION BEING SUBDIVIDED
SELL LOTS ONLY (YES OR NO) IF YES ESTIMATED UNIT PRICE
CONSTRUCT HOUSES FOR SALE (YES OR NO)
IF, YES ESTIMATED UNIT PRICE

FOR SITE PLAN ONLY:

LAND AREA : ACREAGE 2.00 acres SQUARE FEET 87,120 sq. ft.
BUILDING AREA: SQUARE FEET 5,670 sq. ft.
% OF BUILDING COVERAGE OF LAND 6.5%

IF TOWNHOUSES OR APARTMENTS :	# OF UNITS	1 BEDROOM
	# OF UNITS	2 BEDROOMS
	# OF UNITS	3 BEDROOMS
	# OF UNITS	4 BEDROOMS

PARKING SPACES REQUIRED 35 PARKING SPACES PROVIDED 62

I CERTIFY THAT THE FOREGOING STATEMENT MADE BY ME ARE TRUE. I AM AWARE THAT IF ANY
OF THE FOREGOING STATEMENTS MADE BY ME ARE WILLFULLY FALSE, I AM SUBJECT TO
PUNISHMENT FOR CONTEMPT OF COURT.

By: *Madeline LaRosa*
SIGNATURE OF OWNER
Nexgen Enterprises, LLC

SWORN TO AND SUBSCRIBED BEFORE ME ON

22nd DAY OF July 20 22

Kenneth M. Kimmel
NOTARY PUBLIC

BY :
SIGNATURE OF APPLICANT
BY: *Madeline LaRosa*
SIGNATURE OF OWNER
Madan Enterprises, LLC

APPLICANT'S ATTORNEY (CORPORATIONS MUST BE REPRESENTED BY N.J. ATTORNEY)

NAME : Henry Kent-Smith, Esq.

ADDRESS: 997 Lenox Drive, Lawrenceville, NJ 08648

FIRM NAME : Fox Rothschild LLP

PHONE 609-896-4584

Email : hkent-smith@foxrothschild.com

FAX 609-896-1469

AURTORIZATION OF SIGNATURE (IF APPLICANT IS A CORPORATION)

THIS WILL CERTIFY THAT Richard Lamont TITLE: Director of Real Estate
(CORPORATION NAME AND ADDRESS) Quickchek Corporation

WHO SUBSCRIBED TO THE ABOVE APPLICATION FOR DEVELOPMENT IN THE TOWNSHIP OF EDISON
HAS BEEN AUTHORIZEDBY THIS CORPORATION TO DO SO.

ATTEST :
WITNESS

SIGNATURE OF OFFICER

KENNETH M KIMMEL
NOTARY PUBLIC
STATE OF NEW JERSEY

ID # 2269899
MY COMMISSION EXPIRES JUN. 26, 2026

☒ Planning Board
☐ Zoning Board



Township of Edison
100 Municipal Blvd.
Edison, NJ 08817

Deemed Complete:

Date: _____

Application # P16-2022

Type of Application:

Fee Paid

Date

ORIGINAL

☐ MINOR SUBDIVISION

☐ PRELIMINARY SUBDIVISION

☐ FINAL SUBDIVISION

☒ SITE PLAN (PRELIMINARY) (M) \$3,773.57 - CP# 2005 (5/11/22)

☒ SITE PLAN (FINAL) (ESC) \$21,100.00 - CP# 2006 (5/11/22)

☐ CONDITION USE

1. APPLICANTS NAME: Derock Development, LLC APPLICANTS ADDRESS 703 Charleston Drive

CITY: Claremont STATE: CA ZIP CODE: 91711

1.A NAME OF DEVELOPMENT: Proposed Warehouse

2. NAME OF PRESENT OWNER: Derock Development, LLC ADDRESS: 703 Charleston Drive

CITY: Claremont STATE: CA ZIP CODE: 91711

3. IS APPLICANT A: ☐ CORPORATION ☒ PARTNERSHIP ☐ INDIVIDUAL

4. INTEREST OF APPLICANT IF OTHER THAN OWNER: _____

5. LOCATION OF SUBDIVISION/SITE (STREET): 24 Kilmer Road

6. BLOCK # 3B LOT # 2A ZONE: LI (Light Industrial) Zone

7. PRESENT USE OF PROPERTY: Warehouse

8. PROPOSED USE OF PROPERTY: Warehouse

9. DESCRIPTION OF PROPOSED STRUCTURES OR CHANGES IN EXISTING STRUCTURES:

Applicant proposes to construct a new 269,785 SF Warehouse facility

10. IF A WAREHOUSE, PLEASE LIST ITEMS TO BE STORE: Testimony to be provided on proposed operations

IF MANUFACTURING, PLEASE ATTACHED A DESCRIPTION OF RAW MATERIALS TO BE USED,
PROCESS OF MANUFACTURING AND FINISHED PRODUCT.

11. ARE THERE ANY EASEMENTS OR SPECIAL COVENANTS BY DEED INVOLVED IN THIS APPLICATION:

YES _____ NO ☒ IF YES, PLEASE ATTACHED A COPY.

12. PERSON PREPARING PLANS:

NAME: Joshua M. Sewald, PE, PP - Dynamic Engineering Consultants, PC ADDRESS: 1904 Main Street, Lake Como, NJ 07719

EMAIL: jsewald@dynamiccec.com PHONE: (732) 974 - 0198 FAX: (732) 974 - 3521

13. PLEASE ATTACH A COPY OF PROPERTY OWNERS WITHIN 200' OF LOCATION.

14. CAN SEWAGE BE DISPOSED OF BY CONNECTION WITH AN EXISTING MUNICIPAL SEWER:

YES ☒ NO _____ IN NO, HOW DO YOU PROPOSED TO DISPOSE OF SEWAGE: _____

15. IS A USE VARIANCE REQUIRED: YES _____ NO ✓
16. HAVE THERE BEEN ANY PREVIOUS BOARD OF ADJUSTMENT OR PLANNING BOARD HEARING INVOLVING THIS PROPERTY: YES _____ NO ✓
- ZONING BOARD: _____ PLANNING BOARD: _____ DATE: _____

17. DRAFT AFFORDABLE HOUSING PLAN- MUST BE SUBMITTED WITH APPLICATION

SUBDIVISIONS ONLY:

Number of proposed lots: _____

Area of Entire Tract: _____ Portion being subdivided: _____

Sell Lots Only: Yes _____ No: _____ If yes, the estimated unit price: _____

Constructed houses for sale: Yes _____ No _____ If yes, estimated unit price: _____

SITE PLAN ONLY:

Land Area:

Acreage: 13.00 Square Feet: 566,280

Building Area:

Square Feet: 269,785

Percentage of building coverage of land: 47.6%

If townhouses or apartments: Number of units: N/A 1 Bedroom

Number of units: N/A 2 Bedrooms

Number of units: N/A 3 Bedrooms

Number of units: N/A 4 Bedrooms

Parking spaces required: 102 Parking spaces provided: 60

I certify that the foregoing statement made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment for Contempt in Court.

Signature of Applicant: Hsu-Chao Hsu

State of Nevada, County of Clark
SWORN TO AND SUBSCRIBED BEFORE ME ON

Signature of Owner: Hsu-Chao Hsu
Hsu-Chao Hsu, President, Derock Development LLC

THIS 6th DAY OF April, 20 22
com# 21-4441-00
11/27/2022

NOTARY PUBLIC

APPLICANT'S ATTORNEY: Alexander M. Lee

Notarial Act performed by Audio-Video Communication
*Corporations must be represented by NJ Attorney

FIRM NAME: Alexander Lee Law Office ADDRESS: 354 Bloomfield Avenue, Suite 201, Caldwell, NJ 07006

EMAIL: amlee@amleelaw.com PHONE: 973-364-1688 FAX: _____

AUTHORIZATION OF SIGNATURE *If applicant is a corporation

THIS WILL CERTIFY THAT Hsu-Chao Hsu TITLE President

CORPORATION NAME AND ADDRESS: Derock Development, LLC, 703 Charleston Dr, Claremont, CA, 91711

WHO SUBSCRIBED TO THE ABOVE APPLICATION FOR DEVELOPMENT IN THE TOWNSHIP OF EDISON HAS BEEN AUTHORIZED BY THIS CORPORATION TO DO SO.

ATTEST: Manjiv B. Bhatt
WITNESS

SIGNATURE OF OFFICER: Hsu-Chao Hsu

☒ Planning Board

☐ Zoning Board of Adjustment



Township of Edison
100 Municipal Boulevard
Edison, New Jersey 08817

ORIGINAL

VARIANCE APPLICATION

PLEASE TYPE OR PRINT LEGIBLY

DATE DEEMED COMPLETE: _____

HEAR BY: _____

DATE OF MEETING: _____

APPLICATION # PIU-2022

SITE PLAN: ☒

SUBDIVISION: _____

APPLICANT: Derock Development, LLC

OWNER: Derock Development, LLC

ADDRESS: 703 Charleston Drive, Claremont, CA

ADDRESS: 703 Charleston Drive, Claremont, CA

PHONE: 909-685-5253 ZIP CODE: 91711

PHONE: (909) 685-5253 ZIP CODE: 91711

Email: daniel.tsai@maxzone.com

Does the subject property have any prior variance approvals: Yes ☐ No ☒ If yes, please submit resolution.

AN APPLICATION IS HEREBY MADE FOR VARIATION OF THE EDISON TOWNSHIP ZONING ORDINANCE:

Describe the purpose of the BULK or USE Variance: See enclosed variance summary

****THE SECTION BELOW HAS TO BE FILLED OUT IN ITS ENTIRETY BY THE APPLICANT OR HIS/HER ATTORNEY****

<u>SECTION NUMBER</u>	<u>SPECIFY WHICH REQUIREMENT</u> <u>AREA, YARD, BUILDING, ETC.</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
<u>37-60.3</u>	<u>Parking Calculation</u>	<u>102</u>	<u>59</u>
<u>37-60.2.R</u>	<u>Loading between front of building & ROW</u>	<u>.</u>	<u>.</u>
<u>37-60.2.H</u>	<u>Curb Return Radii</u>	<u>.</u>	<u>.</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

Describe the present use of the property: Warehouse

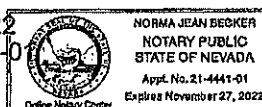
The affected property is located in the LI Zone and located at 24 Kilmer Road
and designated as Block # 3B Lot # 2A on the Edison Township Tax Map.

State of Nevada, County of Clark

SWORN TO BEFORE ME THIS 6th DAY

OF April 20 22

Norma Jean Becker exp 11/27/2022
Comm# 21-4441-01
Notary Public



Notarial Act performed by Audio-Video Communication

Hsu-Chao Hsu
Applicant's Signature Hsu-Chao Hsu, President,
Derock Development LLC

Hsu-Chao Hsu
Property Owner's Signature Hsu-Chao Hsu, President,
Derock Development LLC

ORIGINAL

CORPORATION OR PARTNERSHIP APPLYING TO A PLANNING BOARD OR A BOARD OF ADJUSTMENT OR TO THE GOVERNING BODY OF A MUNICIPALITY FOR PERMISSION TO SUBDIVIDE A PARCEL OF LAND INTO SIX (6) OR MORE LOTS, OR APPLYING FOR A VARIANCE TO CONSTRUCT A MULTIPLE DWELLING OF TWENTY-FIVE (25) OR MORE FAMILY UNITS OR FOR APPROVAL OF A SITE TO BE USED FOR COMMERCIAL PURPOSES SHALL LIST THE NAMES AND ADDRESSES OF ALL STOCKHOLDERS OR INDIVIDUAL PARTNERS OWNING AT LEAST 10 % OF ITS STOCK OF ANY CLASS OR AT LEAST 10% OF THE INTEREST IN THE PARTNERSHIP, AS THE CASE MAY BE.

NAME Hsu-Chao Hsu ADDRESS 703 Charleston Dr,
Claremont, CA 91711

NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

Summary of Variance & Waiver Requests

Parking Requirements

1. §37-60.2.R – No required off-street parking and loading space, including maneuvering areas for such off-street parking and loading space, shall be established in the area between the front building line and the street right-of-way line in any industrial district, unless specifically permitted elsewhere in this chapter.

Whereas, the proposed parking and loading for the Warehouse is located within the front building line and the street right-of-way – Variance Required

2. §37-60.3.k – Warehouse: one (1) space for each three thousand (3,000) square feet of total floor area.
§37-60.3.p – Office building, professional building or similar use: at least one (1) space for each three hundred (300) square feet of gross floor area.

*The required parking spaces for the proposed Warehouse is one hundred and two (102).
Whereas, the proposed parking for the Warehouse is fifty-nine (59) – Variance Required*

Driveway Requirements

1. §37-60.2.H – A driveway, exclusive of curb return radii, shall be not less than twelve (12) feet nor more than thirty-six (36) feet in width.

Whereas, the front yard driveway has a curb return radius of fifty (50) feet – Variance Required

XX PLANNING BOARD
ZONING BOARD OF ADJUSTMENT

100 MUNICIPAL BLVD
EDISON, NEW JERSEY
08817

DEEMED COMPLETE

DATE: _____

TYPE OF APPLICATION	FEE PAID	DATE	APPLICATION #
☐ MINOR SUBDIVISION	_____	_____	P10-2022
☐ PRELIMINARY SUBDIVISION	_____	_____	_____
☐ FINAL SUBDIVISION	_____	_____	_____
☒ SITE PLAN (PRELIMINARY)	_____	_____	_____
☒ SITE PLAN (FINAL)	_____	_____	_____
☐ CONDITIONAL USE	_____	_____	_____

1. APPLICANT'S NAME Prologis Nixon Park, LLC, f/k/a PACGWL, LLC

ADDRESS: One Meadowlands Plaza, East Rutherford, NJ 07073 PHONE: (201) 635-6000

1A. NAME OF DEVELOPMENT: _____

2. NAME OF PRESENT OWNER: Same as Applicant

ADDRESS: _____ PHONE: _____

3. IS APPLICANT A CORPORATION ☒ PARTNERSHIP ☐ INDIVIDUAL ☐

4. INTEREST OF APPLICANT IF OTHER THAN OWNER: N/A

5. LOCATION OF SUBDIVISION / SITE (STREET): 100-400 Nixon Lane

6. BLOCK: 398 LOT: 22.01 ZONE: L-1: Light Industry District

7. PRESENT USE OF PROPERTY: Warehouse

8. PROPOSED USE OF PROPERTY: No change in use proposed - see attached Rider to application

9. DESCRIPTION OF PROPOSED STRUCTURES OR CHANGES IN EXISTING STRUCTURES:

Applicant proposes to construct 260 trailer parking spaces on the property, and associated driveway to enhance on-site circulation.

10. IF WAREHOUSE USE, LIST ITEMS TO BE STORED: N/A - no warehouse or manufacturing use proposed
IF MANUFACTURING, ATTACH DESCRIPTION OF RAW MATERIALS USED, PROCESS OF
MANUFACTURING AND FINISHED PRODUCT.

11. ARE ANY EASEMENTS OR SPECIAL COVENANTS BY DEED INVOLVED IN THIS APPLICATION.

(YES OR NO) Yes IF YES ATTACH COPY. See attached recorded easements

12. PERSON PREPARING PLANS:

NAME Christian M. Roche, P.E.

Email CRoche@Langan.com

FAX (609) 282-8001

ADDRESS 989 Lenox Drive, Suite 124, Lawrenceville, NJ 08648 PHONE: (609) 282-8000

13. ATTACH COPY OF PROPERTIES OWNERS LIST: PROPERTIES WITHIN 200 FT.

See attached list of property owners within 200 feet of subject property.

14. CAN SEWAGE BE DISPOSED OF BY CONNECTION WITH AN EXISTING MUNICIPAL SEWER
(YES OR NO) Yes _____ IF NO, HOW DO YOU PROPOSE TO DISPOSE OF SEWAGE _____

15. IS A VARIANCE REQUIRED (YES OR NO) _____ No variance is required, unless subsequently deemed necessary by the Planning Board or its professionals

16. HAVE THERE BEEN ANY PREVIOUS BOARD OF ADJUSTMENT OR PLANNING BOARD HEARING
INVOLVING THIS PROPERTY (YES OR NO) Yes _____ IF YES,
DATE: Oct. 21, 1980 _____ WHICH BOARD: Zoning Board of Adjustment _____

17. DRAFT AFFORDABLE HOUSING PLAN- Must be submitted with application.

N/A - This application does not propose the construction of any residential units
FOR SUBDIVISIONS ONLY: N/A

NUMBER OF PROPOSED LOTS: _____
AREA OF ENTIRE TRACT _____ AND PORTION BEING SUBDIVIDED _____
SELL LOTS ONLY (YES OR NO) _____ IF YES ESTIMATED UNIT PRICE _____
CONSTRUCT HOUSES FOR SALE (YES OR NO) _____
IF, YES ESTIMATED UNIT PRICE _____

FOR SITE PLAN ONLY:

LAND AREA: ACREAGE +/- 89 acres _____ SQUARE FEET +/- 3875,840 square feet
BUILDING AREA: SQUARE FEET +/- 814,136 square feet _____
% OF BUILDING COVERAGE OF LAND 21 percent (21%) _____

IF TOWNHOUSES OR APARTMENTS: N/A	# OF UNITS	1 BEDROOM
	# OF UNITS	2 BEDROOMS
	# OF UNITS	3 BEDROOMS
	# OF UNITS	4 BEDROOMS

PARKING SPACES REQUIRED 277 _____ PARKING SPACES PROVIDED 407 (passenger vehicle) & 49 (trailer)

I CERTIFY THAT THE FOREGOING STATEMENT MADE BY ME ARE TRUE. I AM AWARE THAT IF ANY
OF THE FOREGOING STATEMENTS MADE BY ME ARE WILLFULLY FALSE, I AM SUBJECT TO
PUNISHMENT FOR CONTEMPT OF COURT.

SWORN TO AND SUBSCRIBED BEFORE ME ON

11 DAY OF April 2022

Maria Castner

NOTARY PUBLIC

Maria Castner

APPLICANT'S ATTORNEY (CORPORATIONS MUST BE REPRESENTED BY N.J. ATTORNEY)

MARIA CASTNER
Notary Public, State of New Jersey
Commission # 50169242
My Commission Expires 8/23/2026

BY:

SIGNATURE OF APPLICANT SVP Prologis

BY:

SIGNATURE OF OWNER SVP, Prologis

NAME: Christopher H. DeGrazia, Esq. & Anthony R. Todaro, Esq.

ADDRESS: 105 College Road East

Princeton, New Jersey 08542

FAX (609) 799-7000

FIRM NAME: Faegre Drinker Biddle & Reath, LLP

PHONE (609) 716-6615

E-mail Christopher.DeGrazia@faegredrinker.com

Anthony.Todaro@faegredrinker.com

AUTORIZATION OF SIGNATURE (IF APPLICANT IS A CORPORATION)

THIS WILL CERTIFY THAT Jesse Hartly TITLE: Senior Vice President, Prologis
(CORPORATION NAME AND ADDRESS): One Meadowlands Plaza East Rutherford, NJ 07073
WHO SUBSCRIBED TO THE ABOVE APPLICATION FOR DEVELOPMENT IN THE TOWNSHIP OF EDISON
HAS BEEN AUTHORIZED BY THIS CORPORATION TO DO SO.

ATTEST: Gary White OCM, Prologis
WITNESS

SIGNATURE OF OFFICER SVP, Prologis

Rider to Application for Preliminary & Final Major Site Plan Approval
100-400 Nixon Lane
Prologis Nixon Park, LLC

The applicant, Prologis Nixon Park, LLC (the "Applicant"), is applying to the Planning Board of Edison Township (the "Board") for preliminary and final major site plan approval, with waivers and exceptions pursuant to N.J.S.A. 40:55D-51, in order to expand the parking area on certain real property identified as Block 398, Lot 22.01 on the Edison Township ("Edison" or the "Township") tax map, commonly known as 100-400 Nixon Lane, Edison, New Jersey (the "Property"). The Property is a ± 89 -acre ($\pm 3,876,840$ -square foot) irregularly shaped tract located within the L-I Light Industrial zoning district (the "L-I zone"). The Applicant owns the Property and all site improvements situated thereon.

There is a $\pm 851,907$ -square foot, one (1)-story, commercial warehouse building lawfully existing on the Property that is leased to three (3) tenants. The existing accessory improvements include a 407-space passenger vehicle parking lot at the northern end of the Property, 49 trailer parking spaces in a separate lot on the northwestern section, and an internal roadway providing access to Nixon Lane. The 49 trailer parking spaces have proven inadequate based on the size and scale of permissible warehouse operations conducted on the Property. As a result, the Applicant is proposing to expand the parking facilities by adding another 280 trailer parking spaces and install a new internal paved circulation driveway. Specifically, this project contemplates the construction of 82 trailer parking spaces opposite to the loading docks on the southern portion of the warehouse, and a separate parking lot at the southwestern area of the Property to accommodate another 178 trailer parking spaces. The separate parking lot will connect to the existing interior

roadway traversing the westerly side of the Property via the new circulation driveway; thus, providing adequate access to Nixon Lane.

There is no change in use or expansion of the existing warehouse sought in connection with this application. The Applicant's proposal is intended to effectively utilize vacant area of the Property to drastically improve circulation and reduce congestion without any major departure from the applicable regulations. Indeed, the proposed parking lot(s) and driveway comply with the zoning requirements and bulk standards of the L-I zone. Further, the site plan proffered by the Applicant and all material details contained therein are in accord with the standards enumerated in the Township's ordinances and Master Plan.

Notwithstanding same, for the sake of completeness, it is respectfully requested that this application be deemed amended to include any additional variances, waivers, exceptions, modifications, and other relief subsequently deemed necessary by Edison, the Board, or the consultants and professionals of the Township or Board in the review of this submission.

____ Planning Board
____ Zoning Board of Adjustment



Township of Edison
100 Municipal Boulevard
Edison, New Jersey 08817

VARIANCE APPLICATION

PLEASE TYPE OR PRINT LEGIBLY

DATE OF MEETING: _____

DATE DEEMED COMPLETE: _____

APPLICATION # _____

HEAR BY: _____

SITE PLAN: _____

SUBDIVISION: _____

APPLICANT: _____

OWNER: _____

ADDRESS: _____

ADDRESS: _____

PHONE: _____ ZIP CODE: _____

PHONE: _____ ZIP CODE: _____

Email: _____

AN APPLICATION IS HEREBY MADE FOR VARIATION OF THE EDISON TOWNSHIP ZONING ORDINANCE:

Describe the purpose of the BULK or USE Variance: _____

THE SECTION BELOW HAS TO BE FILLED OUT IN ITS ENTIRETY BY THE APPLICANT OR HIS/HER ATTORNEY

<u>SECTION NUMBER</u>	<u>SPECIFY WHICH REQUIREMENT AREA, YARD, BUILDING, ETC.</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Describe the present use of the property: _____

The affected property is located in the _____ Zone and located at _____

and designated as Block # _____ Lot # _____ on the Edison Township Tax Map.

SWORN TO BEFORE ME THIS 11 DAY
OF April 2022

Maria Castner
Notary Public
Maria Castner

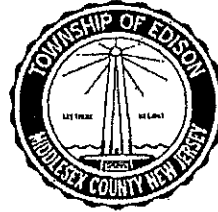
MARIA CASTNER
Notary Public, State of New Jersey
Commission # 50169242
My Commission Expires 8/23/2026

MC

Jesse Hartley
Applicant's Signature SVP, Prologis

Jesse Hartley
Property Owner's Signature SVP, Prologis

____ PLANNING BOARD
X ZONING BOARD OF ADJUSTMENT



100 MUNICIPAL BLVD
EDISON, NEW JERSEY
08817

ORIGINAL

DEEMED COMPLETE

DATE: _____

TYPE OF APPLICATION

FEE PAID

DATE

APPLICATION #

____ MINOR SUBDIVISION
____ PRELIMINARY SUBDIVISION
____ FINAL SUBDIVISION
X SITE PLAN (PRELIMINARY)
X SITE PLAN (FINAL)
____ CONDITIONAL USE

APP 1/25/00

ESC 2000.

P12-2022

NOTED 7.12.2

CHND. 2484

2481

1. APPLICANT'S NAME Crown Retail Services Inc.

ADDRESS: 1195 Route 70, Suite 2000, Lakewood, NJ PHONE: 732-886-1500

1A. NAME OF DEVELOPMENT: N/A

2. NAME OF PRESENT OWNER: Commerce LTD Partnership #9326

ADDRESS: 1280 West Newport Center Drive, Deerfield Beach, FL PHONE: 732-417-4229

3. IS APPLICANT A CORPORATION X PARTNERSHIP _____ INDIVIDUAL _____

4. INTEREST OF APPLICANT IF OTHER THAN OWNER: Applicant proposes the operation of a medical office and retail space in the building.

5. LOCATION OF SUBDIVISION / SITE (STREET): NJSH Route 1 & East Side Dr.

6. BLOCK: 172 LOT: 1.01 ZONE: 6-BH Zone

7. PRESENT USE OF PROPERTY: Retail Store (Furniture Store)

8. PROPOSED USE OF PROPERTY: Applicant proposes both a retail (4,300 SF) and medical office (4,000 SF) in the subject building. See Rider.

9. DESCRIPTION OF PROPOSED STRUCTURES OR CHANGES IN EXSISTING STURCTURES:

Applicant intends to divide the existing building to operate a retail store on one side and medical office on the other.

10. IF WAREHOUSE, LIST ITEMS TO BE STORED: N/A

IF MANUFACTURING, ATTACH DESCRIPTION OF RAW MATERIALS USED, PROCESS OF MANUFACTURING AND FINISHED PRODUCT.

11. ARE ANY EASEMENTS OR SPECIAL COVENANTS BY DEED INVOLVED IN THIS APPLICATION.
(YES OR NO) N/A IF YES ATTACH COPY.

12. PERSON PREPARING PLANS:

NAME Matthew Sharo of Dynamic Engineering

ADDRESS: 1904 Main Street, Lake Como, NJ 07719

Email: msharo@dynamiccec.com

FAX

PHONE: (732)974-0198

13. ATTACH COPY OF PROPERTIES OWNERS LIST: PROPERTIES WITHIN 200 FT.

14. CAN SEWAGE BE DISPOSED OF BY CONNECTION WITH AN EXSISTING MUNICIPAL SEWER
(YES OR NO) N/A IF NO, HOW DO YOU PROPOSE TO DISPOSE OF SEWAGE

15. IS A VARIANCE REQUIRED (YES OR NO) Yes-(d)(1) use variance and applicable bulk variances (See Variance List).

16. HAVE THERE BEEN ANY PREVIOUS BOARD OF ADJUSTMENT OR PLANNING BOARD HEARING
INVOLVING THIS PROPERTY (YES OR NO) No, see OPRA request IF YES,
DATE: _____ WHICH BOARD: _____

17. DRAFT AFFORDABLE HOUSING PLAN- Must be submitted with application. N/A

FOR SUBDIVISIONS ONLY: N/A

NUMBER OF PROPOSED LOTS: _____
AREA OF ENTIRE TRACT _____ AND PORTION BEING SUBDIVIDED _____
SELL LOTS ONLY (YES OR NO) _____ IF YES ESTIMATED UNIT PRICE _____
CONSTRUCT HOUSES FOR SALE (YES OR NO) _____
IF, YES ESTIMATED UNIT PRICE _____

FOR SITE PLAN ONLY:

LAND AREA: ACREAGE .865 Acres SQUARE FEET 37,698 SF
BUILDING AREA: SQUARE FEET 8,300 SF
% OF BUILDING COVERAGE OF LAND 22%

IF TOWNHOUSES OR APARTMENTS:	# OF UNITS	1 BEDROOM
	# OF UNITS	2 BEDROOMS
	# OF UNITS	3 BEDROOMS
	# OF UNITS	4 BEDROOMS

N/A

PARKING SPACES REQUIRED 59 PARKING SPACES PROVIDED 38

I CERTIFY THAT THE FOREGOING STATEMENT MADE BY ME ARE TRUE. I AM AWARE THAT IF ANY
OF THE FOREGOING STATEMENTS MADE BY ME ARE WILLFULLY FALSE, I AM SUBJECT TO
PUNISHMENT FOR CONTEMPT OF COURT.

Wilentz, Goldman & Spitzer, PA
Attorneys for Applicant:

SWORN TO AND SUBSCRIBED BEFORE ME ON

16 DAY OF May 2022

[Signature]
NOTARY PUBLIC

BY: [Signature]
SIGNATURE OF APPLICANT
BY: See owner's consent
SIGNATURE OF OWNER

APPLICANT'S ATTORNEY (CORPORATIONS MUST BE REPRESENTED BY N.J. ATTORNEY)

NAME: Donna M. Jennings, Esq.
ADDRESS: 90 Woodbridge Center Drive, Suite 900, Woodbridge NJ 07095 FAX 732-726-4879
FIRM NAME: Wilentz, Goldman & Spitzer, P.A. PHONE 732-855-6039
Email: djennings@wilentz.com

AURTORIZATION OF SIGNATURE (IF APPLICANT IS A CORPORATION)

THIS WILL CERTIFY THAT Donna M. Jennings, Esq. TITLE: Attorney for Applicant
(CORPORATION NAME AND ADDRESS) Crown Retail Services Inc., 1195 Route 70, Suite 2000, Lakewood, NJ
WHO SUBSCRIBED TO THE ABOVE APPLICATION FOR DEVELOPMENT IN THE TOWNSHIP OF EDISON
HAS BEEN AUTHORIZEDBY THIS CORPORATION TO DO SO.

ATTEST: [Signature]

WITNESS

Katie Vicente

Executive Assistant

[Signature]
SIGNATURE OF OFFICER

VERONICA S. FLOYD
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50073929
My Commission Expires 12/22/2022

____ Planning Board
☒ Zoning Board of Adjustment



Township of Edison
100 Municipal Boulevard
Edison, New Jersey 08817

ORIGINAL

VARIANCE APPLICATION

PLEASE TYPE OR PRINT LEGIBLY

DATE DEEMED COMPLETE: _____

HEAR BY: _____

DATE OF MEETING: _____

APPLICATION # _____

SITE PLAN: ☒ _____

SUBDIVISION: _____

APPLICANT: Crown Retail Services Inc.

OWNER: Commerce LTD Partnership

ADDRESS: 1195 Route 70, Suite 2000, Lakewood, NJ

ADDRESS: 1280 West Newport Center Drive, Deerfield Beach, FL

PHONE: 732-886-1500 ZIP CODE: 08701

PHONE: _____ ZIP CODE: 33442

Email: ekelly@paramountrealty.com

Does the subject property have any prior variance approvals: Yes _____ No ☒ If yes, please submit resolution.

AN APPLICATION IS HEREBY MADE FOR VARIATION OF THE EDISON TOWNSHIP ZONING ORDINANCE:

Describe the purpose of the BULK or USE Variance: See Variance & Waiver List

****THE SECTION BELOW HAS TO BE FILLED OUT IN ITS ENTIRETY BY THE APPLICANT OR HIS/HER ATTORNEY****

<u>SECTION NUMBER</u>	<u>SPECIFY WHICH REQUIREMENT AREA, YARD, BUILDING, ETC.</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
<u>See Variance & Waiver List</u>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Describe the present use of the property: Retail Store (Furniture Store)

The affected property is located in the 6-BH Zone and located at NJSH Route 1 & East Side Dr.
and designated as Block # 172 Lot # 1.01 on the Edison Township Tax Map.

SWORN TO BEFORE ME THIS 9th DAY
OF May 20 22

Lisa Haak
Notary Public

Lisa Haak
Notary Public, State of New Jersey
I.D. No. 50163068
My Commission Expires June 26, 2026

[Signature]
Applicant's Signature

[Signature]
Property Owner's Signature
Donna M. Jennings, Esq. of Wilentz, Goldman & Spitzer, P.A.
on behalf of Applicant and Owner

**CROWN RETAIL SERVICES INC.
Block 172, Lot 1.01
Rider**

ORIGINAL

Preliminary and Final Major Site Plan

The applicant, Crown Retail Services, Inc. ("Applicant") seeks preliminary and final major site plan approval to operate a proposed CityMD and retail store at the property located at NJSH Route 1 and East Side Avenue and identified as Block 172, Lot 1.01 on the Township's tax maps (the "Property"). Applicant proposes to construct a retail space that is 4,300 square feet and a proposed medical office that is 4,000 square feet within the existing one-story masonry building.

The Property is located in the G-BH "General Business" Zone, where retail stores are permitted, but medical offices are not permitted. Applicant therefore also seeks a use variance to operate the CityMD and several related bulk variances explained below.

Existing Non-conformities

The following non-conformities presently exist on the Property and Applicant proposes no change: (a) minimum lot width where 100 feet is required and 80 feet exist, and (b) minimum front yard setback where 50 feet is required and 0.3 feet exist. With respect to the minimum rear yard setback for accessory structures, Applicant proposes a slight change to an existing non-conformity for its trash enclosure, where 25 feet is required, 15.5 feet exist, and 12.55 feet is proposed.

Bulk Variance Relief

Applicant also seeks bulk variance relief from minimum parking requirements set forth under Ordinance Section 37-60.3(e), where 59 parking spaces are required and 38 parking spaces are proposed, and from Ordinance Section 37-21.8(b) where all parking spaces must be at least five (5) feet from any lot line or building, the Property has existing parking spaces ± 1 feet from

the side lot line and ± 2 feet from front lot lines, and Applicant proposes parking spaces ± 2 feet from the side lot line.

Further, Applicant seeks relief from Ordinance Section 37-60.4(b)(2) where one loading space is required for any retail operation with more than 3,000 feet of gross floor area, and here, the proposed retail space is 4,300 square feet and no loading area is proposed. As no loading area is provided, Applicant also seeks relief from Ordinance Section 37-60.2(t) which specifies the required loading area dimensions. Further, Applicant seeks relief from Ordinance Section 37-21.7(b) where a 20 foot buffer is required alongside any adjoining residential district and is not proposed. Finally, Applicant seeks relief from Ordinance Section 37-62.10(a)(5) where no sign can be higher than twenty (20) feet from the ground and Applicant proposes mounting the sign twenty-one (21) feet from the ground.

ORIGINAL

OWNER'S CONSENT FORM

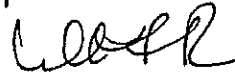
Commercial LTD Partnership #9326, the owner of property located at 46 East Side Avenue and identified as Block 172, Lot 1.01 on the Township's Tax Maps (the "Property"), grants Crown Retail Services, Inc. the right to file an application with the Planning and/or Zoning Board of Adjustment for approval to operate an urgent care facility at the Property.

This further serves to grant the Board and its members permission to visit the Property in furtherance of their review of Crown Retail Services, Inc.'s application, if deemed necessary by the Board.

By: Commercial LTD Partnership #9326

By: Terra Equities, Inc., its general partner

By:



Name: William F. King

Position: Vice President

On behalf of Commercial LTD Partnership #9326

DATED: May 10 2022

CORPORATION OR PARTNERSHIP APPLYING TO A PLANNING BOARD OR A BOARD OF ADJUSTMENT OR TO THE GOVERNING BODY OF A MUNICIPALITY FOR PERMISSION TO SUBDIVIDE A PARCEL OF LAND INTO SIX (6) OR MORE LOTS, OR APPLYING FOR A VARIANCE TO CONSTRUCT A MULTIPLE DWELLING OF TWENTY- FIVE (25) OR MORE FAMILY UNITS OR FOR APPROVAL OF A SITE TO BE USED FOR COMMERCIAL PURPOSES SHALL LIST THE NAMES AND ADDRESSES OF ALL STOCKHOLDERS OR INDIVIDUAL PARTNERS OWNING AT LEAST 10 % OF ITS STOCK OF ANY CLASS OR AT LEAST 10% OF THE INTEREST IN THE PARTNERSHIP, AS THE CASE MAY BE.

NAME Stanley Chera (20%) ADDRESS 1195 Route 70, Suite 2000, Lakewood, NJ

NAME Haim Chera (20%) ADDRESS 1195 Route 70, Suite 2000, Lakewood, NJ

NAME Richard Chera (20%) ADDRESS 1195 Route 70, Suite 2000, Lakewood, NJ

NAME Issac Chera (20%) ADDRESS 1195 Route 70, Suite 2000, Lakewood, NJ

NAME Brittany Bragg (20%) ADDRESS 1195 Route 70, Suite 2000, Lakewood, NJ

NAME _____ ADDRESS _____

TOWNSHIP OF EDISON

CHECK LIST FOR PRELIMINARY SITE PLAN SUBMITTAL

ORIGINAL

Plans shall be no larger than 24" X 36" and must be folded.
A mylar shall be submitted upon preliminary approval.

1. The date of the site plan. All revisions shall be noted and dated. ✓
2. A key map showing the location of the tract with reference to surrounding areas and existing street intersections. ✓
3. The title of the development, North point, scale, block & lot number, name and address of record owner. Also, name, address, license number and seal of the person preparing the site development plan. ✓
4. The location and all existing and proposed signs. ✓
5. A scale of not more than fifty (50) feet to the inch. All distances shall be in feet and decimals of a foot. All bearings shall be given to the nearest ten (10) seconds. The error of closure shall not exceed one (1) to ten thousand (10,000). ✓
6. The name and owners of record within two-hundred (200) feet and the block and Parcel number of the property. ✓
7. Zone boundaries shall be shown on the site plan as they affect the parcel. ✓
8. Boundaries of the property, building or setback lines and lines of existing streets, lots, reservations, easements and areas dedicated to public use, including, grants, restrictions and right-of-way. ✓
9. A copy of any covenants, deed restrictions, prior resolutions or exceptions that are intended to cover all or any part of the tract. ✓
10. All distances as measured along the center lines of existing streets abutting the property to the nearest intersection with any other public street. ✓
11. The location of existing buildings, which shall remain and all other structures such as walls, fences, culverts, bridges, roadways, etc., which spot elevations of such structures. Structures to be removed shall be indicated by dashed lines. ✓
12. The location of all storm drainage structures and utility lines, whether publicly or privately owned, with pipe sizes, inverts, grades and direction of flow. If any existing utility lines are underground, the estimated location of the underground lines shall be shown. ✓

13. Existing contours with intervals of two (2) feet referred to United States Coast and Geodetic Survey datum and to be indicated by a dashed line. Where any changes in contours are proposed, finished grades should be shown as solid lines. ✓
14. The location of existing rock outcrops, high points, watercourses, depressions, ponds, marshes, wooded areas and single trees not in wooded areas with the diameter of twelve (12) inches or more; measured three (3) feet from the base of the trunk. Any other significant existing features, including previous flood elevations of watercourses, ponds and marsh areas as determined by the survey. When and where applicable, the plan shall delineate the flood hazard boundaries. ✓
15. A survey prepared by a licensed surveyor of the State of New Jersey shall accompany the site plan and shall show streets, recreation areas and other property to be dedicated to public uses. The site plan shall be accompanied by an architectural rendering and building elevation plans. ✓
16. All proposed easements, public and community areas. All proposed streets with profiles indicating grading and cross sections showing the width of the roadway, and location and width of the sidewalks. Also, the size of utility lines, according to the standards and specifications of the Township. N/A
17. The proposed use(s) of the land and buildings. The proposed location of the building including the proposed grades. No site plan shall show future buildings if the applicant does not apply for a building permit upon approval of the site plan. However, a site plan application may be accompanied by an overall development plan for purposes of information. Plans shall be accompanied by elevations. ✓
18. All means of vehicular access for ingress and egress to and from the site onto public streets showing the size and location of driveways and curb cuts including the size and location of driveways and curbs. Must include the possible utilization of traffic channels, channelization, acceleration and deceleration lanes; additional width and any other device necessary to prevent a difficult traffic situation. The plan shall also show all walkways. ✓
19. The location and design of any off-street parking areas or loading area. Show size And location of bays, aisles and barriers. ✓
20. The location of all proposed waterlines, valves, hydrants and all sewer lines or alternative means of water supply or sewage disposal and treatment in conformance with the applicable standards of the Township and the appropriate utility company. Waiver Requested
21. The proposed location, direction, illumination, power and time of proposed outdoor lighting. ✓
22. The proposed screening and landscaping. Including a planting plan which identifies the type, size and quantity of the plantings. All site plans shall be accompanied by a landscaping plan. ✓

23. The proposed stormwater drainage system is to conform with design standards set forth hereinafter. All site plans shall be accompanied by a plan sketch showing existing drainage within five hundred (500) feet of any boundary. All areas such as paved areas, grassed areas, wooded areas and any other surface area contributing to the calculations should show methods used in determination. Waiver Requested
24. The method of providing garbage collection is to be indicated and screening to be provided about all dumpsters. ✓
25. A Woodlands Management Plan shall be submitted in accordance with the ordinance, N/A

CERTIFICATION THAT THE AFOREMENTIONED ITEMS ARE INCLUDED IN THE PLANS SUBMITTED:

Applicant: Print Name _____ Signature _____ Date: _____

Attorney: Print Name _____ Signature _____ Date: _____

Engineer: Print Name MATTHEW SHARU Signature [Signature] Date: 5/3/22

BOARD SECRETARY: _____ DATE RECEIVED: _____

ORIGINAL

TOWNSHIP OF EDISON

CHECK LIST FOR FINAL SITE PLAN SUBMITTAL

1. The final site plan shall be accompanied by a statement by the Township Engineer that he is in receipt of a map showing all utilities or extensions thereof in exact location and elevation, identifying those portions already installed and those to be installed and that the developer has complied with one or both of the following:

- a) Installation of all improvements in accordance with the requirements of this chapter. ✓
- b) A performance guarantee in sufficient amount to assure the completion of all required improvements which are proposed to be dedicated to the Township for maintenance. ✓

*When these plans are submitted to the Township Engineer, the Engineer should be supplied with a copy of the statement that they are to sign that they did, in fact, receive the required documentation.

2. Utilities approval notice required. In approving the final site plan, the Board shall condition such approval upon a notice of approval of plans for water and sewerage installation from the Township and approval notices from the Health Department. Waiver Requested

3. Performance guarantee: In approving the final site plan, the Board shall require that the applicant first furnish a performance guarantee. The guarantee is to be approved by the Board for the purpose of guaranteeing the completion of the items set forth in the site plan which will affect the public interest. Such as, but not limited to, drainage, streets (public and private), public recreation areas, shade trees and parking lots where same are open to the general public or serve multifamily dwellings. ✓

4. Approval requirements: Board approval of the site plan shall be granted in the event that site plan complies with the following standards and regulations:

- a. The applicant has submitted a site plan containing all of the information and data as provided for in this chapter. ✓
- b. The details of the site plan are in accord with the standards of this chapter and of all ordinances of the Township, including the Master Plan as may be in existence at the time of the application. ✓
- c. All parking and traffic problems shall be addressed and reasonably resolved. ✓
- d. Adequate provisions are made so as to prevent and drainage problems. ✓
- e. Reasonable screening at all seasons of the year of playgrounds, parking and service areas from the view of adjacent properties and streets. It shall be provided where necessary for the purpose of protecting health, safety, general welfare, comfort and convenience to the public. ✓

- f. The location, power, direction and time of any outdoor lighting will not have an adverse effect upon any properties in adjoining residential districts by impairing the established character or the potential use of properties in such districts.
- g. The details of the site plan for the authorized use will be such that the operation will not be detrimental to the public interest.



CERTIFICATION THAT THE AFOREMENTIONED ITEMS ARE INCLUDED IN THE PLANS SUBMITTED:

Applicant: Print Name _____ Signature _____ Date: _____

Attorney: Print Name _____ Signature _____ Date: _____

Engineer: Print Name MATTHEW SHARO Signature [Signature] Date: 5/3/22

BOARD SECRETARY

DATE RECEIVED: _____