

**DEVELOPMENT APPLICATION**

**CONTROL NO.** \_\_\_\_\_

Block(s) 47 Lot(s) 2-6 Date Received \_\_\_\_\_

By \_\_\_\_\_

**TO BE COMPLETED BY APPLICANT (A-T)**

A. Property Owner's Name ER/UDC West Windsor, LLC

Address 250 Miron Drive  
(Street)  
Southlake TX 76092  
(City) (State) (Zip)

Phone ( 817 ) 912-1731  
(If property owner is a corporation, complete Section S-1)

FAX (        ) \_\_\_\_\_

B. Applicant's Agent Name Jeffrey R. Chang, Esq. c/o Fox Rothschild LLP

Address Princeton Pike Corporate Center, 997 Lenox Drive  
(Street)  
Lawrenceville NJ 08648  
(City) (State) (Zip)

Phone ( 609 ) 895-7072

FAX ( 609 ) 896-1469

(If applicant is not the owner, complete Section S-2)  
(If applicant is a corporation, complete Section S-3)  
(All correspondence will be mailed to person listed as applicant's agent)

C. Application Status

(1) New  (2) Revision or Resubmission of Prior Application

(If (2) is checked, indicate prior application no. (s) PB 22-02)  
Attach copies of resolution, if available.

D. Type of Approval Sought

- Concept  Preliminary  Final  Preliminary/Final  
 GDP  Sign Waiver Request  Extension of Approval Request  
 Minor Subdivision  Major Subdivision  Major Site Plan  Minor Site Plan  
 Variance Request (Submit Variance Request Form)  
 Conditional Use Approval (Submit Conditional Use Request Form)  
 Request for Waiver of Submission Requirements (See appropriate subdivision or Site Plan checklist)  
 Above Application Pursuant to Board of Adjustment "D" Variance (Attach Resolution of Approval)

E. Engineer's Name and Firm Tung-To Lam, P.E. c/o Bohler Engineering

Address 30 Independence Blvd., Suite 200  
(Street)

Warren NJ 07059  
(City) (State) (Zip)

Phone ( 908 ) 668-8300

FAX ( 908 ) 754-4401 E-MAIL tlam@bohlereng.com

License No. 47863

F. Architect's Name and Firm Oliver Young, AIA

Address GK+a Architects, PC - 36 Ames Avenue  
(Street)

Rutherford NJ 07070  
(City) (State) (Zip)

Phone ( 201 ) 896-0333

FAX ( 201 ) 896-9469 E-MAIL oyoung@gkanda.biz

License No. \_\_\_\_\_

G. Plat/Plan Dated \_\_\_\_\_ Title Preliminary & Final Major Site Plans & Preliminary & Final Subdivision Plans

H. Name and Location of Development (Street or Road and nearest public Street intersection)

332-340 Hightstown Road and 125 Southfield Road, West Windsor, NJ

I. Present use of Land Vacant/Residential

J. Present Use of Structure Vacant

K. Proposed Use of Land Two commerical lots - Proposed Lot 1: 2.092 acres, Proposed Lot 2: 1.389 acres  
(If more than one use proposed, indicate various uses and areas on plat)

Proposed Lot 1: QuickChek convenience store (5,852 sq. ft.) with fueling area

L. Proposed Use of Structure Proposed Lot 2: Restaurant with drive thru (4,541 sq. ft.)  
(If more than one use proposed, indicate various uses and areas on plan)

M. Plat/Plan Data

1. Acreage to be subdivided 3.904 No. of Lots Proposed 2 lots

2. Type of Development Proposed (Conventional, Cluster, Planned Development)

Commercial

3. Lot Areas Proposed Lot 1: 2.092 acres, Proposed Lot 2: 1.389 acres

4. Acreage of Contiguous Parcel (s) in Same Ownership, not part of this Development N/A

5. Area of Site Plan to be Developed \_\_\_\_\_ Acres \_\_\_\_\_ SF

6. Floor Area of Proposed Structure:

Floor No.	<u>QuickChek (1 floor)</u>	<u>5,852</u>	<u>SF</u>
Floor No.	<u>Restaurant w/ drive thru (1 floor)</u>	<u>4,541</u>	<u>SF</u>
Floor No.	_____	_____	SF
Floor No.	_____	_____	SF

7. If Addition to Existing Structure:

Floor No. \_\_\_\_\_ SF  
Floor No. \_\_\_\_\_ SF  
Floor No. \_\_\_\_\_ SF

8. Total Floor Areas 10,407 SF

9. Number of Parking Spaces 97

N. Utility Data (indicate service proposed)

1. Water Yes 4. Electric Yes  
2. Sanitary Yes 5. Telephone Yes  
3. Gas Yes 6. Heating Fuel Yes

O. Zoning District B-2A

P. Zone Requirements	(Ordinance)	(Proposed)
	SEE PAGE 3 of Plans - "Bulk Requirements"	
1. Min. Tract/Lot Area	_____	_____
2. Min. Lot frontage	_____	_____
3. Min. Lot Width	_____	_____
4. Min. Lot Depth	_____	_____
5. Min. Yards:		
Front	_____	_____
Side	_____	_____
Rear	_____	_____
6. Max F.A.R.	_____	_____
7. Max M.I.C.	_____	_____
8. Max. Gross Density	_____	_____
9. Max. Bldg. Height	_____	_____
10. Parking Spaces Required	_____	_____

Q. Does Lot abut (check which applies)  
         State Road        x   County Road               Township Road

R. Copies of any Deed Restrictions or Covenants that will Apply (check one)  
         Attached        x   Not Attached

S. Other Information

1. Principal Office Address ER/UDC West Windsor, LLC - 250 Miron Drive  
Southlake TX 76092 (Street  
Phone ( 571 ) 426-3094  
(City) (State) (Zip) FAX ( 203 ) 438-2279

President's Name Jeff Berg, Vice President

Secretary's Name \_\_\_\_\_

2. I, Gregory Ford, Manager for ER/UDC West Windsor, LLC, consent to the filing of this Site Plan/

Subdivision by ER/UDC West Windsor, LLC  
(Agent)

\_\_\_\_\_  
(Owner's Signature) (Date)

\_\_\_\_\_  
(Owner's Printed Name)

3. Principal Office Address ER/UDC West Windsor, LLC - 250 Miron Drive  
(Street)

Southlake TX 76092 Phone ( 817 ) 912-1731  
(City) (State) (Zip) FAX ( ) \_\_\_\_\_

T.  V.P.  
(Applicant's Signature)

3-6-23  
(Date)

Jeff Berg, Vice President for ER/UDC West Windsor, LLC  
(Applicant's Printed Name)