

**OPERATIONS MATRIX
EAST RIDGE DEVELOPMENT, LLC
TOWNSHIP OF WEST WINDSOR PLANNING BOARD
BLOCK 47, LOTS 2-6**

1) RESTAURANT & DRIVE THRU¹

- a. S.F. of Building:** 4,541 s.f.
- b. Parking:** Forty-five (45) parking spaces, two (2) of which are ADA spaces and one (1) of which is a van accessible space. Patrons will have access to a total of ninety-seven (97) parking spaces between proposed lots 2.01 and 2.02.

2) RETAIL CONVENIENCE STORE W/ FUEL SERVICE

- a. S.F. of Building:** 5,852 s.f.
- b. Seating:** Ten (10) indoor seats and sixteen (16) outdoor seats. QuickChek offers a variety of fresh food products. Seating intended to accommodate customers to eat inside/ on premises and not in their cars.
- c. Fuel Dispensers:** Eight (8) multi-product fuel dispensers. There will be two (2) low flow diesel dispensers designed for smaller trucks and diesel cars
- d. Hours of Operation:** Twenty-Four (24) hours a day, seven (7) days a week.
- e. # of Employees:** QuickChek intends to employ 40-50 people total, target local community. There will be a maximum of 8-10 at peak shifts and minimum of 3 (2 inside, 1 outside) employees on-site at any given time.
- f. Parking:** Fifty-two (52) parking spaces, two (2) of which are ADA van accessible spaces, two (2) of which are air / vacuum spaces and (3) three of which are EV spaces. Patrons will have access to a total of ninety-seven (97) parking spaces between proposed lots 2.01 and 2.02.
- g. Trash / Recycling:** Private haulers for both
- h. Deliveries / Loading:**
 - i. There will be two (2) designated delivery zones:

¹ There is currently no tenant for the restaurant building. Accordingly, additional details regarding the operations of this building will be provided at a later date once the tenant is identified. In addition, the Applicant is only seeking preliminary site plan approval for the restaurant proposal. At the time a tenant is secured, Applicant will file an application for amended preliminary and final site plan approval.

1. One near the gas canopy for fuel delivery and the other at the side of the building for store deliveries.
 2. Both zones have been designed to allow fuel and store deliveries to occur simultaneously.
 3. Both zones designed not to interfere or conflict with pedestrian or vehicle circulation at the site.
- ii. **Fuel Deliveries:** Will occur seven to eight times per week, on demand. The deliveries will be done by a Tractor Trailer Tanker (WB-50) and will take roughly 25-30 minutes. The Tractor trailer will not idle during the delivery.
- iii. **Store Deliveries:**
1. Tractor Trailer (WB-50) – Coremark / other companies: Will occur seven to eight times per week. Deliveries will take roughly 25-30 minutes and the truck will not idle during this time. The deliveries will be hand trucked and rolled into the store through the backdoor.
 2. SU-30 Box Trucks: Will occur five to six times a day, five days a week. Deliveries will take roughly 25-30 minutes and the truck will not idle during this time. The deliveries will be hand trucked and rolled into the store through the backdoor.