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PUBLIC NOTICE

PLEASE TAKE NOTICE that the Knowlton Township Zoning Board of Adjustment (the "Board") will hold a public hearing on December 5, 2017 at 7:30 p.m. at the Knowlton Township Municipal Building, 628 Route 94, Columbia (Knowlton Township), New Jersey 07832 to review and act upon an application for Preliminary and Final Major Site Plan approval, Use Variance approval, and Conditional Use approval, along with bulk variance and design waiver/exception relief (the "Application") by PMG New Jersey II, LLC ("Applicant") with respect to properties having street addresses of 23 & 25 US Route 46, Columbia (Knowlton Township), New Jersey and being designated as Block 28, Lots 7, 8, 9 & 10 on the Knowlton Township Tax Map (the "Property").

The Property currently contains an automotive gasoline station with auto repair shop (consisting of several buildings/structures). Applicant seeks approval to demolish the existing improvements located on the Property and to construct a retail store (convenience store) measuring approximately 3,000 sq. ft. with an automotive gasoline station and truck fueling station (consisting of the sale of diesel fuel) on the Property. Applicant proposes four (4) truck fueling islands (with the sale of diesel fuel) and five (5) automotive gasoline fueling islands (with the sale of diesel fuel). In addition, Applicant proposes other related site improvements, including, but not limited to, grading, striping, landscaping and signage.

The Property is located in the Neighborhood Commercial (C-1) Zoning District where the retail store is a permitted use and the automotive gasoline service station is a conditional use. The Applicant requests a use variance pursuant to N.J.S.A. 40:55D-70d(1) as the truck fueling station on the Property is not a permitted use in the zone in which the Property is located. To the extent necessary, Applicant also seeks a use variance pursuant to N.J.S.A. 40:55D-70d(1) for multiple principal uses/structure/buildings to be located on the Property.

Applicant also seeks bulk "c" variances and design waivers/exceptions, including: (1) maximum number of wall signs greater than permitted (2 signs permitted, 3 proposed); (2) maximum number of wall signs per wall greater than permitted (1 sign permitted, 3 signs proposed on front façade); (3) maximum surface area of wall signs greater than permitted (24 sf permitted, 74 sf proposed); (4) maximum area of freestanding sign greater than permitted (24 sf permitted, 100 sf proposed); & (5) providing LED signs and internally illuminated signage where same is not permitted.

Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, conditional use variances, interpretations, continuations of any pre-existing non-conforming conditions, modifications of prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application.

When this case is called, interested parties may appear, either in person or by attorney, and present any comments or questions which they may have regarding this Application. The public hearing may be continued without further notice on such additional or other dates as the Board may determine. The Application and supporting materials (including maps and plans) will be available for public inspection, at least 10 days prior to the public hearing at the office of the Board, located at the Municipal Building, 628 Route 94, Columbia (Knowlton Township), New Jersey 07832, during regular business hours.