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TOWNSHIP OF WALL

IN THE MATTER OF THE APPLICATION OF WALL
34 DEVELOPERS, LLC FOR PREMISES KNOWN AS
LOT 1 IN BLOCK 816.01 ON THE OFFICIAL TAX
MAP OF THE TOWNSHIP OF WALL

NOTICE OF HEARING Pursuant to N.J.S.A. 40:55D-12

PLEASE TAKE NOTICE that the Zoning Board of Adjustment of the Township of Wall will hold a public hearing on Wednesday, November 6, 2019 at 7:30 p.m. (workshop session starts at 7 p.m.) at the Wall Township Municipal Meeting Room, 2700 Allaire Road, Wall, New Jersey, to consider the application of Wall 34 Developers, LLC for property known as Lot 1 in Block 816.01 (0.973 acres) as shown on the Official Tax Map of the Township of Wall and located at 1441 Lakewood Road in Wall Township, New Jersey. The development application additionally includes approximately 1.368 acres of New Jersey State Freeway Route 18 (Route 18) Right-of-Way located adjacent on the east of Lot 1 and approximately 0.464 acres of New Jersey State Highway Route 34 (Route 34) Right-of-Way located adjacent on the west side of Lot 1. The Rights-of-Way that are part of the subject application are also known by the New Jersey Department of Transportation as a portion of "Route 35 Freeway, Section 5 From Routes 34 and 35 Interchange to Atlantic Avenue". The overall parcel (Lot 1 in Block 816.01, plus the aforesaid portions of the adjacent Rights-of-Way) is located at southeast corner of the intersection of Route 34 and Lakewood Road and contains the former Harvest Exchange Garden Center.

Applicant seeks preliminary and final major site plan approval with use and bulk variance relief to demolish the existing structures and develop the site with an approximately 5,585 square foot Wawa convenience store building with eight (8) multi-product fuel dispensers (for a total of 16 fueling positions) located under a canopy, along with associated driveways, parking, lighting, signage, drainage, landscaping and related site improvements to service the development. Applicant is also proposing to remove the existing jughandle at the intersection and construct a new jughandle south of the existing location on Route 34 and east of the existing location along Lakewood Road.

Convenience stores (more specifically defined by the Wall Township Ordinance as fast-food convenience stores) with fuel sales are not a permitted use in the Township's Office Park (OP-10) Zone District in which this property is located. Accordingly, in conjunction with the site plan application, Applicant seeks a use variance pursuant to N.J.S.A. 40:55D-70.d(1) to permit this convenience store with fuel sales use and for multiple principal uses/structures on one lot. In addition, Applicant also seeks bulk variance relief pursuant to N.J.S.A. 40:55d-70.c as follows:

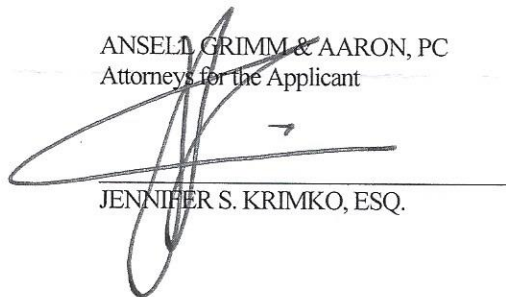
1. Lot area of 2.81 acres proposed, whereas a minimum of 10 acres is required.
2. Lot width of 358 feet proposed, whereas a minimum of 500 feet is required.

3. Lot depth of 340 feet proposed, whereas a minimum of 500 feet is required.
4. Front yard (Route 34) setback to canopy of 50 feet proposed, whereas a minimum of 150 feet is required.
5. Front yard (Lakewood Road) setback to building of 86.2 feet proposed, whereas a minimum of 150 feet is required.
6. Front yard (Route 18 ROW/proposed jughandle) setback to building of 109.6 feet proposed, whereas a minimum of 150 feet is required.
7. Impervious coverage of 63.2% proposed, whereas a maximum of 50% is permitted and 73.9% exists.
8. Trash enclosure and loading area proposed in the front yard (Route 18 ROW/proposed jughandle), whereas trash enclosures and loading areas are not permitted in front yards.
9. Lack of required visual screening for loading zones.
10. Two (2) freestanding signs proposed, whereas one (1) freestanding sign per use is permitted.
11. Freestanding sign height of 20 feet proposed, whereas a maximum sign height of 10 feet is permitted.
12. Two (2) building mounted signs proposed, whereas one (1) building mounted sign per building is permitted.
13. Building mounted sign area of 104.6 total square feet proposed, whereas a maximum building mounted sign area of 50 square feet per tenant is permitted.
14. Two (2) spanner signs under the canopy, each having an area of 78.6 square feet, whereas such signs are not permitted.
15. Wawa name and logo signs on each of the 16 fuel pumps, whereas such signs are not permitted.
16. Lack of sidewalks along all site frontages, whereas sidewalk is proposed along Lakewood Road only.
17. Safety islands required at the ends of parking rows whereas safety islands are omitted at either end of loading area.
18. Lack of required minimum 10% landscaping of interior of parking lot.
19. Lack of required building periphery plantings at building foundation.
20. Lack of shade tree spacing at 70 feet on center.
21. Lack of number of required periphery trees alongside parking lot.
22. Lack of street trees along all frontages.

Applicant also expressly makes application for any additional exceptions, waivers, variances, interpretations and other approvals as reflected on the filed plans (as same may be further amended from time to time without further notice) and as may be determined to be necessary by the Board during the review and processing of the application.

PLEASE TAKE FURTHER NOTICE that you are privileged to be present at said public hearing to present any and all comments you may have to the granting of said approvals. The hearing may be continued without further notice on such additional or other dates as the Board may determine. The application and supporting documents are on file with the Wall Township Zoning Board of Adjustment, 2700 Allaire Road, Wall, New Jersey and are available for inspection during the Township's normal business hours.

ANSELL GRIMM & AARON, PC
Attorneys for the Applicant



JENNIFER S. KRIMKO, ESQ.

October 24, 2019