ZONING BOARD OF ADJUSTMENT
REGULAR MEETING

DATE: Thursday, October 4, 2012

TIME: 7:30 p.m.

LOCATION: West Windsor Township Municipal Building
Meeting Room A

AGENDA

STATEMENT OF ADEQUATE NOTICE

ROLL CALL OF MEMBERS

*	**MINUTES:**	September 6, 2012
*	**RESOLUTIONS:**	**ZB12-05** **JAMES & MIHO GALLAGHER** C-1; d-4 Variances Block 63, Lot 155.01
	CHAIR'S COMMENTS & CORRESPONDENCE:	Public Comment – Non-agenda items (limit 15 minutes)
*	**APPLICATIONS:**	**ZB12-02** **TRI-STATE PETRO, INC.** d-1; d-2 Variances; Preliminary/Final Site Plan 351 Princeton-Hightstown Rd. Block 22, Lots 3.01, 3.02 Property Zoned: R-1/C District MLUL: 10/4/2012

The subject property is located at the intersection of Southfield and Princeton-Hightstown Toads, directly across the street from the McCaffrey's shopping center and the CVS strip center. The subject property has been used as a gas station for at least 30 years. In the 1990s, the Applicant, Tri-State Petro, Inc., upgraded the station. In order to remain economically viable today, gasoline service stations need multiple revenue sources. Accordingly, the Applicant seeks minor subdivision approval to increase the size of the subject property, Lot 3.02, Block 22, from 1.59 acres to 2.55 acres and preliminary and final site plan, use variance, bulk variance and exception/waiver approvals to demolish the existing gasoline service station, which has 4 multi-fuel dispensers and construct a new gasoline service station with 8 multi-fuel dispensers and 1 fuel dispenser, a 4,896-square-foot convenience store and a 2,752-square-foot car wash. The new facility will be extensively buffered, landscaped and bermed to prevent the facility from having any impact on the residential properties to the north.

CLOSED SESSION: (If needed)

* **ADJOURNMENT**

John Roeder, Chair
Susan Abbey, Vice Chair

* Indicates formal action may be taken