



Department of Community Development

820 Mercer Street, Cherry Hill, NJ 080002
856-488-7870 (Phone) 856-661-4746 (Fax)
www.Cherryhill-NJ.com

LAND USE DEVELOPMENT APPLICATION

Submission Date: Application No.:

PLANNING BOARD

ZONING BOARD OF ADJUSTMENT

FOR OFFICE USE ONLY

TAXES PAID YES/NO (INITIAL)

FEES \$ PROJ. #

ESCROW \$ ESCR. #

1. APPLICANT

Name: Racetrack Gas LLC
Address: 10 Somney Court
City: Mt. Laurel State: NJ Zip: 08054
Phone: (856) 304 9015 Fax:
Email: sukki9257@gmail.com
Interest in Property:

2. OWNER

Name: Same as applicant
Address:
City: State: Zip:
Phone: Fax:
Email:

3. TYPE OF APPLICATION (check all that apply)

- Minor Subdivision
Preliminary Major Subdivision
Final Major Subdivision
Minor Site Plan
Preliminary Major Site Plan
Final Major Site Plan
Amended Plan
Site Plan Waiver
Concept Plan
Interpretation
Appeal of Administrative Officer's Decision
Certificate of Non-Conformity
Use (d) Variance
Bulk (c) Variance
Conditional Use
Street Vacation Request
Rezoning Request
Other:

1 Legal advertisement and notice is required to all property owners within 200 feet.

4. ZONE (check all that apply)

Table with 5 columns: RESIDENTIAL, COMMERCIAL, OFFICE, OTHER, OVERLAY. Rows include RA, R1, R2, R3, RA/PC, R7, R10, R20, B1, B2, B3, B4, O1, O2, O3, IR, IN, FP, SBC, IR/B, A-H/C.

5. ATTORNEY (A corporation, partnership, limited liability company or partnership must be represented by a New Jersey Attorney)

Name: David Hoduluk, Esq. City: Moolokstown State: NJ Zip: 08057
Address: 714 E. Main St Suite 213 Phone: (856) 234-0166 Fax:
Email: David.Hoduluk@gmail.com

**6. APPLICANT'S PROFESSIONALS (Engineer, Surveyor, Planner, etc.)**

Name: David S. Hodulik, PE, PP  
Profession: PE PP  
Address: D&H Engineering Inc  
121 E. 19th ST  
City: Ship Bottom State: NJ Zip: 08208  
Phone: (856) 905 5112 Fax: ( ) 4461  
Email: David.Hodulik@gmail.com

Name: Nehal Jhaveri RA  
Profession: Architect  
Address: 250 W Mami St Ste 206  
City: Moorestown State: NJ Zip: 08057  
Phone: (856) 234-7453 Fax: ( )  
Email: NJhaveri@NJarchitecture.com

**7. LOCATION OF PROPERTY**

Street Address: 2131 Rt. 70 West Block(s): 40.01  
Tract Area: 21875 SF Lot(s): 3

**8. LAND USE**

Existing Land Use: Gas Station with convenience store  
Proposed Land Use (be specific): Gas Station with convenience store.  
Applicant proposes to demolish existing store and  
install new buildings.

**9. PROPERTY**

Number of Existing Lots: 1 Proposed Form of Ownership:  
Number of Proposed Lots: 1  Fee Simple  Condominium  
 Rental  Cooperative  
Are there Existing Deed Restrictions or Easements?  No  Yes (please attach copies)  
Are there Proposed Deed Restrictions or Easements?  No  Yes (please attach copies)

**10. UTILITIES (check all that apply)**

Public water  Public sewer  Private well  Private septic system

**11. APPLICATION SUBMISSION MATERIALS**

List all plans, reports, photos, etc. (use additional sheets if necessary): Plans sheets 1-3,  
Preliminary and Final Site Plan; Survey;  
Architectural Plans Sheet 1

**12. PREVIOUS OR PENDING APPLICATIONS**

List all previous or pending applications for this parcel (use additional sheets if necessary): Applicant  
previously started in 2017 an application for renovation that  
is being modified per attached plans.

**13. ZONING SCHEDULE** (complete all that apply)

	REQUIRED	EXISTING	PROPOSED
<b>Minimum Lot Requirements</b>			
Lot Area	20000	21875	21875
Frontage	100	175	175
Lot Depth	150	125	125
<b>Minimum Yard Requirements</b>			
Front Yard	25	93	93
Secondary Front Yard	25	47	47
Rear Yard	20	20	5
Side Yard	10	47	47
Aggregate Side Yard			
Building Height	35	18	17
<b>Lot Requirements</b>			
Residential Buffer Strip			
Open Space	25%		
<b>Parking Setbacks</b>			
Parking Setback to non-residential	5'	10	10
Parking Setback to residential	15'		
Parking Setback to Right-of-Way	20'	10	10

	REQUIRED	EXISTING	PROPOSED
<b>Accessory Uses</b>			
Garage Area			
Garage Height			
Fence Height			
Pool Depth			
Shed Area			
Shed Height			
<b>Signage Requirements</b>			
Façade Sign area 1			
Façade Sign area 2			
Freestanding Sign area	26	68	68
Freestanding Sign height	17	17	17
Functional Sign(s) area			
Building Façade area			
Distance from Driveway	50	2	2
Distance from R.O.W.	10	4	4

Is the proposed site on a inside or corner lot?

Inside

Corner

**14. PARKING & LOADING REQUIREMENTS**

Number of Parking Spaces REQUIRED: 12      Number of Loading Spaces REQUIRED: 1  
 Number of Parking Spaces PROVIDED: 12      Number of Loading Spaces PROVIDED: 0  
 Waiver requested

**15. RELIEF REQUESTED** (check all that apply)

- Zoning Variances are requested.
- Exceptions from Municipal Requirements are requested (N.J.S.A. 40:55D-51).
- Exceptions from New Jersey Residential Site Improvement Standards (R.S.I.S.) are requested (N.J.A.C. 5:21-3.1).
- Waivers from New Jersey Residential Site Improvement Standards (R.S.I.S.) are requested (N.J.A.C. 5:21-3.2).  
 Requires application to and approval of the New Jersey Site Improvement Advisory Board.

For any type of the above relief requested, a separate exhibit should be attached stating the factual basis, legal theory, and/or previously granted relief.

**16. SIGNATURE OF APPLICANT**

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant, or that I am an Officer of the Corporate applicant and authorized to sign the application for the Corporation, or a General Partner of the partnership application.

SWORN & SUBSCRIBED to Before me this 14th day of March, 2022 (year)  
Doris Hodulak (notary)  
 Attorney at Law State of NJ

Suthwinden Singh 3/14/22  
 SIGNATURE (applicant)      DATE  
Suthwinden Singh  
 PRINT NAME

**17. CONSENT OF OWNER**

I certify that I am the Owner of the property which is the subject of this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency (if owned by a Corporation, a resolution must be attached authorizing the application and officer signature).

SWORN & SUBSCRIBED to before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_ (year)  
 \_\_\_\_\_ (notary)

\_\_\_\_\_  
**SIGNATURE (owner)                      DATE**  
 \_\_\_\_\_  
**PRINT NAME**

**18. DISCLOSURE STATEMENT (circle all that apply)**

Pursuant to N.J.S.A. 40:55D-48.1 & 48.2, please answer the following questions:

- Is this application to subdivide a parcel of land into six (6) or more lots? Yes  No
- Is this application for a variance to construct a multiple dwelling of twenty-five (25) or more units? Yes  No
- Is this application for approval of a site (or sites) for non-residential purposes? Yes  No
- Is the applicant a corporation? Yes  No
- Is the applicant a limited liability corporation? Yes  No
- Is the applicant a partnership? Yes  No

If you responded YES to any of the above, please answer the following (use additional sheets if necessary):

List the names and addresses of all stockholders or individual partners owing at least 10% in stock of any class or at least 10% of the interest in partnership (whichever is applicable).

Does a corporation or partnership own 10% or more of the stock in this corporation or partnership? If yes, list the names and addresses of stockholders of that corporation holding 10% or more of the stock or 10% or greater interest in that partnership (whichever is applicable). This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholders and individual partners with 10% or more ownership have been listed.

*[Handwritten Signature]* 3/24/22  
 \_\_\_\_\_  
**SIGNATURE (applicant)                      DATE**

**19. SURVEY WAIVER CERTIFICATION**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 4/25/16, 2016 shows and discloses the premises in its entirety, described as Block(s) 40.01 Lot(s) 3; and I further certify that no buildings, fences, or other facilities have been constructed, installed, or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey; County of Camden:

SWORN & SUBSCRIBED to before me this 14th day of March, 2022 (year)  
*[Handwritten Signature]*  
 \_\_\_\_\_ (notary)  
 Attorney at Law State of NJ

X Suthwinder Singh of full age, being duly  
 \_\_\_\_\_  
**PRINT NAME**  
Suthwinder Singh 3/14/22  
 \_\_\_\_\_  
**SIGNATURE (applicant/owner)                      DATE**

**FOR OFFICE USE ONLY**

The application was reviewed in accordance with the rules of the applicable Board and Ordinances of the Township of Cherry Hill and determined that all the checklist items are in order and this application has been deemed complete. The time within which the applicable Board must act on this application pursuant to N.J.S.A. 40:55d-1 et seq., has commenced from this date.

\_\_\_\_\_  
 SIGNATURE (administrative officer)                      DATE