



**Environmental  
Planning  
Commission**

**Agenda Number: 05  
Project Number: 1011363  
Case Number: 17EPC- 40042  
Hearing Date: October 12, 2017**

**Staff Report**

<b>Agent</b>	Murphy Oil USA
<b>Applicant</b>	Murphy Oil USA
<b>Request</b>	<b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Lot C-2, Seven Bar Ranch,
<b>Location</b>	Hwy 528 NW between Cottonwood Dr. NW and Ellison Dr. NW
<b>Size</b>	1.25 acres.
<b>Existing Zoning</b>	SU-1 for IP uses
<b>Proposed Zoning</b>	SU-1 for IP uses

**Staff Recommendation**

**DEFERRAL of Project # 10 11363  
Case # 17EPC-40042  
based on the Findings below**

**Staff Planner  
Maggie Gould**

**Summary of Analysis**

This is a request for a Site Development Plan for Building Permit to allow the development of a convenience store and gas station with 8 fuel pumps. The proposed use is allowed under the existing zoning.

The West Side Coalition of Neighborhoods and property owners within 100 feet of the subject site were notified. A facilitated meeting was requested and will take place on October 2.

Staff received a phone call from a neighbor who was concerned about the light and noise from the proposed development and was opposed to the development.

The applicant is requesting a deferral to the December hearing to allow time to revise the plans and add additional square footage to the building.

**Findings**

- 1. The applicant requests a 60 day deferral to the December 14, 2017 EPC hearing.**
- 2. The deferral will allow time for the applicant to revise the Site Development Plan for Building Permit to add additional square footage to the proposed convenience store building.**

**To:** Gould, Maggie S.  
**Subject:** FW: project memo for EPC case 1011363

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**From:** Jillian Janovsky [mailto:jjanovsky@greenbergfarrow.com]  
**Sent:** Friday, September 29, 2017 2:43 PM  
**To:** Gould, Maggie S.  
**Cc:** Dicome, Kym; Dawn Schaffran  
**Subject:** RE: project memo for EPC case 1011363

Good afternoon Maggie,

Murphy Oil/GreenbergFarrow would like to defer our case to the December EPC hearing due to the recent site changes. We will be revising our site to have a new layout owing to the fact that the convenience store will now be 3445 SF instead of the 1200 SF. We will resubmit our new plans as a resubmission to our case for the November deadline in line with the December meeting.

Please let me know if you will require any additional information from us at this time. Thank you.

**Jillian M Janovsky**  
**Due Diligence Coordinator**  
3 Executive Drive, Suite 150, Somerset, NJ 08873  
**t:** 732.537.0811 **c:** 908.208.4328



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