

PB21-02

March 10, 2021

Zoning Board Members
Barnegat Township
900 West Bay Avenue
Barnegat, NJ 08005



Dear Board Members:

ITEM # 1.

The Quick Stop Convenient Food Mart located at 21 South Main Street requests permission from the Barnegat Township Zoning Board Members to proceed with obtaining a Building Permit for the work described in the attached building plans entitled "Quick Stop Convenient Food Mart Renovation", dated 12/02/2020 by Gym Wilson Architects, consisting of three (3) pages.

The project is an interior renovation of the existing 3,000 s.f.± Quick Stop Convenient Food Mart. This renovation will divide that 3,000 s.f. space into two (2) spaces approximately 2,000 s.f. and 1,000 s.f.. The southerly 2,000 s.f. portion will remain as the Quick Stop Mart and the northerly 1,000 sf. Space will be a separate rental space and have its own entrance, toilet room and utility meters. The space will be divided as shown on the drawings with a 2 hour rated steel stud and fire rated sheetrock demising wall. The existing walk-in refrigerator which currently is located in that 1,000 s.f. space will be moved and slightly reduced in size into the 2,000 s.f. space. The only other significant change to the southerly 2,000 s.f. Quick Stop Mart is the removal of 2 (two) small storage rooms and a change to the door to the rear exit and kitchen area. In the newly created 1,000 s.f. rental space a new toilet room, entrance door and window will be added. The existing hvac will remain. Some ducts will be removed so that it only conditions the 2,000 s.f. space. A new hvac unit will condition the 1,000 s.f. space. Separate electric and gas meters will be installed in the 1,000 s.f. area so that it is totally independent. There is no change to the footprint of the building and the only exterior change is the addition of an entrance door and window at the center of the building which is clouded in the front elevation of the attached drawings on Page 3.

ITEM # 2.

Separately, the Quick Mart is requesting permission to install a "Propane Exchange Unit" outside the building at the location shown on the attached Site Plan. Photos and information about the station is also enclosed.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "BZaveri".

Bakul Zaveri for,
Barnegat Plaza LLC

PB21-02

Explanation of Propane Exchange Program

BAKUL ZAVERI
21 S. Main Street
Barnegat, NJ 08005

Date:

Dear Board Members:

As per stated on the survey map, we will clear the ground, level it, and make a platform using cinder blocks. There will be two cages on top of the cinder blocks. Each cage can hold up to 18 propane tanks. One cage will be used for full tanks, and the other will be used for empty tanks. As the customers bring their empty propane tanks, we will place them in the empty cage and provide them with a full tank from the full cage. Both cages will be locked at all times. As per the pictures we have provided, we will either place bollards or concrete blocks in front of the cages to protect from vehicular impact.

Thank you for your consideration.

Respectfully,



Bakul Zaveri
Bakul Zaveri for Barnegat Plaza, LLC





PROPANE EXCHANGE STATION
NO SMOKING



EXCHANGE & CHECKLIST
1. Check for leaks
2. Check for damage
3. Check for proper fit
4. Check for proper seal
5. Check for proper orientation
6. Check for proper weight
7. Check for proper balance
8. Check for proper clearance
9. Check for proper ventilation
10. Check for proper storage

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