

Summary of Application
Township of Washington Land Use Board
Tractor Supply Company
Block 22, Lot 3.14, 3.15 & 3.16
398 Route 57 West

The applicant, Tractor Supply Company (“Applicant”), is the tenant at property located at 398 Route 57 West, designated as Block 22, Lot 3.15 on the municipal tax map. The property currently contains a Tractor Supply Co. retail store and is located in the Highway Commercial zoning district. The Applicant received preliminary and final major site plan and use variance approval to expand an existing retail store into a new Tractor Supply Co. retail store on July 27, 2005 from the Township of Washington Land Use Board. The Applicant also received a use variance as part of that approval to display merchandise outside in a fenced outdoor display area, which is not a permitted use in the Highway Commercial zone.

The Applicant proposes to sell propane to customers from a 1000-gallon propane tank to be located within the existing fenced outdoor display area to the south of the existing building. Additionally, there are existing welding tank exchange cages within the fenced outdoor display area located on the west side of the building. The exchange cages are only used for a welding tank exchange program only. A propane tank for retail sale of propane gas to customers and welding tank exchange cages are not permitted accessory uses in the Highway Commercial zone. Therefore, the Applicant now seeks minor site plan and use variance approval for the proposed propane tank and welding tank exchange cages accessory uses.

The minor site plan application does not require any bulk variances, to the Applicant’s knowledge. To the extent that the Land Use Board determines that any bulk variances or other waivers and approvals are required, the Applicant requests approval of same.

The Land Use Board should grant the (d)(1) use variance because the site is particularly suitable for the proposed accessory uses. The proposed uses will complement the existing Tractor Supply Co. retail store use. The requested relief can be granted without substantial detriment to the public good nor result in any material adverse impact on any neighbors. The variance will not substantially impair the intent and purpose of the zone plan or zoning ordinance.