

DEVELOPMENT APPLICATION

CONTROL NO. PB22-03SW

Block(s) 7.03 Lot(s) 1 Date Received \_\_\_\_\_  
By \_\_\_\_\_

TO BE COMPLETED BY APPLICANT (A-T) *Applicant: Cima Network Inc.*

A. Property Owner's Name Pep Boys (Cima Network Inc. is authorized agent for Pep Boys)  
Address 3505 Brunswick Pike, Princeton NJ  
(Street)  
\_\_\_\_\_  
(City) (State) (Zip)  
Phone ( 732 ) 752.3100  
(If property owner is a corporation, complete Section S-1)  
FAX ( ) \_\_\_\_\_

B. Applicant's Agent Name Tim Arch, Esq (Bob Smith and Associates)  
Address 216 B-1 Stelton Rd., Piscataway NJ 08854  
(Street)  
\_\_\_\_\_  
(City) (State) (Zip)  
Phone ( 732 ) 752.3100  
FAX ( 732 ) 752.7997

(If applicant is not the owner, complete Section S-2)  
(If applicant is a corporation, complete Section S-3)  
(All correspondence will be mailed to person listed as applicant's agent)

- C. Application Status  
 (1)  New (2) Revision or Resubmission of Prior Application  
 (If (2) is checked, indicate prior application no. (s) \_\_\_\_\_ )  
 Attach copies of resolution, if available.
- D. Type of Approval Sought  
 Concept  Preliminary  Final  Preliminary/Final  
 GDP  Sign Waiver Request  Extension of Approval Request  
 Minor Subdivision  Major Subdivision  Major Site Plan  Minor Site Plan  
 Variance Request (Submit Variance Request Form)  
 Conditional Use Approval (Submit Conditional Use Request Form)  
 Request for Waiver of Submission Requirements (See appropriate subdivision or Site Plan checklist)  
 Above Application Pursuant to Board of Adjustment "D" Variance (Attach Resolution of Approval)
- E. Engineer's Name and Firm Sign Package prepared by Cima Network Inc.  
 Address 121 New Britain Blvd. Chalfont, PA 18914  
 (Street)  
 (City) (State) (Zip)  
 Phone ( 267 ) 308.0575  
 FAX ( 267 ) 308.0577 E-MAIL \_\_\_\_\_  
 License No. \_\_\_\_\_
- F. Architect's Name and Firm \_\_\_\_\_  
 Address \_\_\_\_\_  
 (Street)  
 (City) (State) (Zip)  
 Phone ( \_\_\_\_\_ ) \_\_\_\_\_  
 FAX ( \_\_\_\_\_ ) \_\_\_\_\_ E-MAIL \_\_\_\_\_  
 License No. \_\_\_\_\_
- G. Plat/Plan Dated Sign Package dated 1.18.22 Title Pep Boys Store #192, 3505 Brunswick Pike, Princeton, NJ

H. Name and Location of Development (Street or Road and nearest public Street intersection)  
3505 Brunswick Pike, Princeton NJ

I. Present use of Land Pep Boys Auto Shop - commercial

J. Present Use of Structure Auto shop, retail sales

K. Proposed Use of Land same  
(If more than one use proposed, indicate various uses and areas on plat)

L. Proposed Use of Structure same  
(If more than one use proposed, indicate various uses and areas on plan)

M. Plat/Plan Data N/A

1. Acreage to be subdivided N/A No. of Lots Proposed \_\_\_\_\_

2. Type of Development Proposed (Conventional, Cluster, Planned Development)  
N/A

3. Lot Areas \_\_\_\_\_

4. Acreage of Contiguous Parcel (s) in Same Ownership, not part of this  
Development \_\_\_\_\_

5. Area of Site Plan to be Developed \_\_\_\_\_ Acres \_\_\_\_\_ SF

6. Floor Area of Proposed Structure:

Floor No.	_____	_____	SF
Floor No.	_____	_____	SF
Floor No.	_____	_____	SF
Floor No.	_____	_____	SF

7. If Addition to Existing Structure:

Floor No. \_\_\_\_\_ SF  
Floor No. \_\_\_\_\_ SF  
Floor No. \_\_\_\_\_ SF

8. Total Floor Areas \_\_\_\_\_ SF

9. Number of Parking Spaces \_\_\_\_\_

N. Utility Data (indicate service proposed) No Change

1. Water \_\_\_\_\_ 4. Electric \_\_\_\_\_  
2. Sanitary \_\_\_\_\_ 5. Telephone \_\_\_\_\_  
3. Gas \_\_\_\_\_ 6. Heating Fuel \_\_\_\_\_

O. Zoning District B-2

P. Zone Requirements	(Ordinance)	(Proposed)
1. Min. Tract/Lot Area	_____	_____
2. Min. Lot frontage	_____	_____
3. Min. Lot Width	_____	_____
4. Min. Lot Depth	_____	_____
5. Min. Yards:		
Front	_____	_____
Side	_____	_____
Rear	_____	_____
6. Max F.A.R.	_____	_____
7. Max M.I.C.	_____	_____
8. Max. Gross Density	_____	_____
9. Max. Bldg. Height	_____	_____
10. Parking Spaces Required	_____	_____
200-32 Sign regulations	50 sq.ft in area max, 18" letter height max	81.09 sq. ft area in total / 21" high letters

Q. Does Lot abut (check which applies)  
 State Road      \_\_\_\_\_ County Road       Township Road

R. Copies of any Deed Restrictions or Covenants that will Apply (check one)  
\_\_\_\_\_ Attached       Not Attached


S. Other Information

1. Principal Office Address 3111 W Allegheny Ave, Philadelphia, PA 19132  
(Street)  
\_\_\_\_\_  
(City) (State) (Zip) Phone (\_\_\_\_) \_\_\_\_\_  
FAX (\_\_\_\_) \_\_\_\_\_


President's Name Brian Kaner

Secretary's Name \_\_\_\_\_

2. I, \_\_\_\_\_, consent to the filing of this Site Plan/ See attached Authorization

Subdivision by \_\_\_\_\_ (Agent)  
  
\_\_\_\_\_  
(Owner's Signature) 4/7/22  
(Date)  
\_\_\_\_\_  
(Owner's Printed Name)

3. Principal Office Address \_\_\_\_\_  
(Street)  
\_\_\_\_\_  
(City) (State) (Zip) Phone (\_\_\_\_) \_\_\_\_\_  
FAX (\_\_\_\_) \_\_\_\_\_

T.   
\_\_\_\_\_  
(Applicant's Signature) 4/7/22  
(Date)  
**TIMOTHY M. ARCH**  
**ATTORNEY AT LAW**  
**OF THE STATE OF NEW JERSEY**



LANDLORD LETTER OF AUTHORIZATION  
Pep Boys Dual Branding

March 3, 2022

To Whom it may concern,

I, Joe Diamond, owner or agent of the owner for the property located at 3505 Brunswick Pike, Princeton, NJ 08540, do hereby authorize Cima Network Inc, and /or their agents, to obtain all variances and permits, to install signage on the property listed above and are aligned with the scope of work detailed in the supplied design.

Property Owner Information:

Name: Joe Diamond

Address: 3111 W Allegheny Ave., Philadelphia, PA 19132

Phone: 215-430-9382

Signature:  Date: 3/4/22

Chad D. Colbert  
Senior Construction Manager  
Advance Stores Company, Incorporated  
5008 Airport Road N.W.  
Roanoke, VA 24012  
t: 513.340.8349  
e: chad.colbert@advanceautoparts.com

Date: 3/21/22

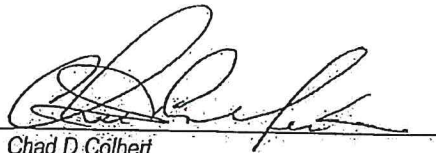
City of Princeton, NJ

RE: Sign Variance/Permit – Pep Boys Store #192

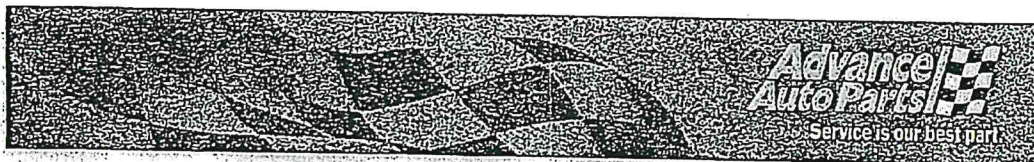
The purpose of this letter is to grant **AUTHORIZATION TO Cima Network Inc. or its assigned representative to seek and secure the necessary variance and/or permits for the proposed sign modifications at the above referenced location on behalf of Advance Stores Company, Inc dba Advance Auto Parts.**

The Term of this Authorization shall be one year at which time the authorization is terminated.

BY:



Chad D Colbert  
Senior Construction Manager



CERTIFICATE OF OWNERSHIP OF APPLICANT AS REQUIRED BY NEW JERSEY LAW  
P.L. 1977, CHAPTER 336

Listed below are names and addresses of all owners of 10% or more of the stock/interest\* in the undersigned applicant corporation/partnership:

**Applicant: Cima Network Inc. – Privately Owner PA S-Corp**

**William Lockett: 100% Ownership**

\*Where corporations/partnerships own 10% or more of the stock/interest in the undersigned or in another corporation / partnership so reported, this requirement shall be followed until the names and addresses of the non-corporate stockholders/individual partners exceeding the 10% ownership criterion have been listed.