



November 8, 2019

Township of North Brunswick Zoning Board
710 Hermann Road
North Brunswick, NJ 08902

**Re: East Ridge NJ, LLC Use Variance Application for Proposed Quick Chek
Tractor Trailer Parking Plan; Block 230, Lot 15**

Dear Zoning Board Members:

East Ridge NJ, LLC (the "Applicant") has filed a use variance plan to develop a 5,670 s.f. QuickChek food/convenience store with eleven (11) indoor seats and eight (8) outdoor seats; a canopy to host eight (8) multi-product fuel dispensers; associated parking/circulation aisles; a storm water management system; and a 100' buffer in the rear of the property which borders single family homes. Bohler Engineering prepared the Use Variance Plans dated June 14, 2019 and last revised through November 6, 2019. In accordance with the standards set forth for the C-2 General Commercial District, the Applicant hereby proffers the following plan with respect to large vehicle parking (§205-68.H.6).

As depicted on Sheet C-04 of the Use Variance Plan, there is a designated area in the rear of the QuickChek building for oversized parking 167' x 9' which can accommodate up to two tractor trailers at a time. Additionally, there are seven 32' x 12.5' parking stalls which can accommodate larger landscaping type trucks.

In the event that the Zoning Board prefers the removal of large vehicle parking, the oversized parking striping in the rear of the site can be removed. The Applicant will install signage indicating "No Tractor Trailer Permitted" at the main entrance to the site. Additionally, the site only provides low-flow diesel pumps which acts to discourage tractor trailer traffic on site. The property is not located in close proximity to any major interchange which would facilitate significant tractor trailer traffic.

Sincerely,

Bohler Engineering NJ, LLC

Tung-To Lam, P.E.