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November 19, 2020

**Via email [Kolcsvay@northbrunswicknj.gov](mailto:Kolcsvay@northbrunswicknj.gov) and Federal Express**

Ms. Kristen Olcsvay  
Township of North Brunswick  
Zoning Board of Adjustment  
710 Hermann Road  
North Brunswick, NJ 08902

**Re: East Ridge Development, LLC – Bifurcated Use Variance Application  
Route 130 and Nimitz Place a/k/a Block 230, Lot 15 Exhibits for December 1, 2020  
Hearing**

Dear Ms. Olcsvay:

On behalf of East Ridge Development, LLC, I am submitting the enclosed items for posting on the Township website, and fifteen sets of hard copies of the application and exhibit packages that will be available for mailing to the public on request, for the December 1, 2020 virtual public hearing:

1. Fifteen (15) copies of the signed Complete Application Form including executed request for Tax and Assessment Payment Report, Application Rider, Affidavit of Ownership/Consent to Develop, and Google map images of the Property.
2. Fifteen (15) copies of the Completed Township of North Brunswick Bifurcated D Variance Checklist;
3. Fifteen (15) **full-size** signed and sealed sets of the Use Variance Plan prepared by Bohler Engineering, dated June 14, 2019 and ***last revised through November 6, 2019***;

A Pennsylvania Limited Liability Partnership

California Colorado Connecticut Delaware District of Columbia Florida Illinois  
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4. Fifteen (15) **full-size** signed and sealed ALTA/NSPS Land Title Survey prepared by Control Point Associates, Inc., dated September 13, 2018 and last revised April 15, 2019;
5. Fifteen (15) **reduced size** copies of the Use Variance Plan prepared by Bohler Engineering, dated June 14, 2019 and ***last revised through November 6, 2019;***
6. Fifteen (15) **reduced size** copies of the ALTA/NSPS Land Title Survey prepared by Control Point Associates, Inc., dated September 13, 2018 and last revised April 15, 2019;
7. Fifteen (15) copies of the Traffic Impact Analysis prepared by Dolan & Dean Consulting Engineers, LLC dated November 7, 2019;
8. Fifteen (15) copies of Letter dated November 8, 2019 from Bohler Engineering addressing on-site parking for large vehicles.
9. Fifteen (15) copies of the Sanitary Sewer & Water Will Serve Requested prepared by CME Associates, dated January 15, 2018;
10. Fifteen (15) copies of the Gas and Electric Will Serve letter prepared by PSE&G, dated January 12, 2018;
11. Fifteen (15) copies of the 200' Property Owners' List;
12. Fifteen (15) copies of the two (2) Aerial Exhibits that will be presented to the Board on December 1.
13. Fifteen (15) copies of the color rendering of the site plan Exhibit that will be presented to the Board on December 1
14. Fifteen (15) copies of the Cross Section Exhibit that will be presented to the Board on December 1.
15. Fifteen (15) copies of the Alternative Berm proposal that will be an Exhibit presented to the Board on December 1.
16. Fifteen (15) copies of the color rendering of the proposed building Exhibit that will be presented to the Board on December 1



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16. One (1) CD-ROM of all documents and exhibits referenced above

I am confirming that you will post the CD-ROM documents on the Zoning Board page of the Township's website by close of business on Friday November 20, 2020. I will submit the proof of service and Affidavit of Publication under separate cover prior to the hearing'

We look forward to presenting this use variance application at the virtual public hearing scheduled for *December 1, 2020*. If you have any questions or issues on this application, please do not hesitate to contact me. Thank you for your attention to this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Henry Kent-Smith', with a long horizontal flourish extending to the right.

Henry Kent-Smith

Encl.

cc: East Ridge Development, LLC  
Bohler Engineering  
Dolan and Dean  
GK+A Architects