

USE VARIANCE PLANS

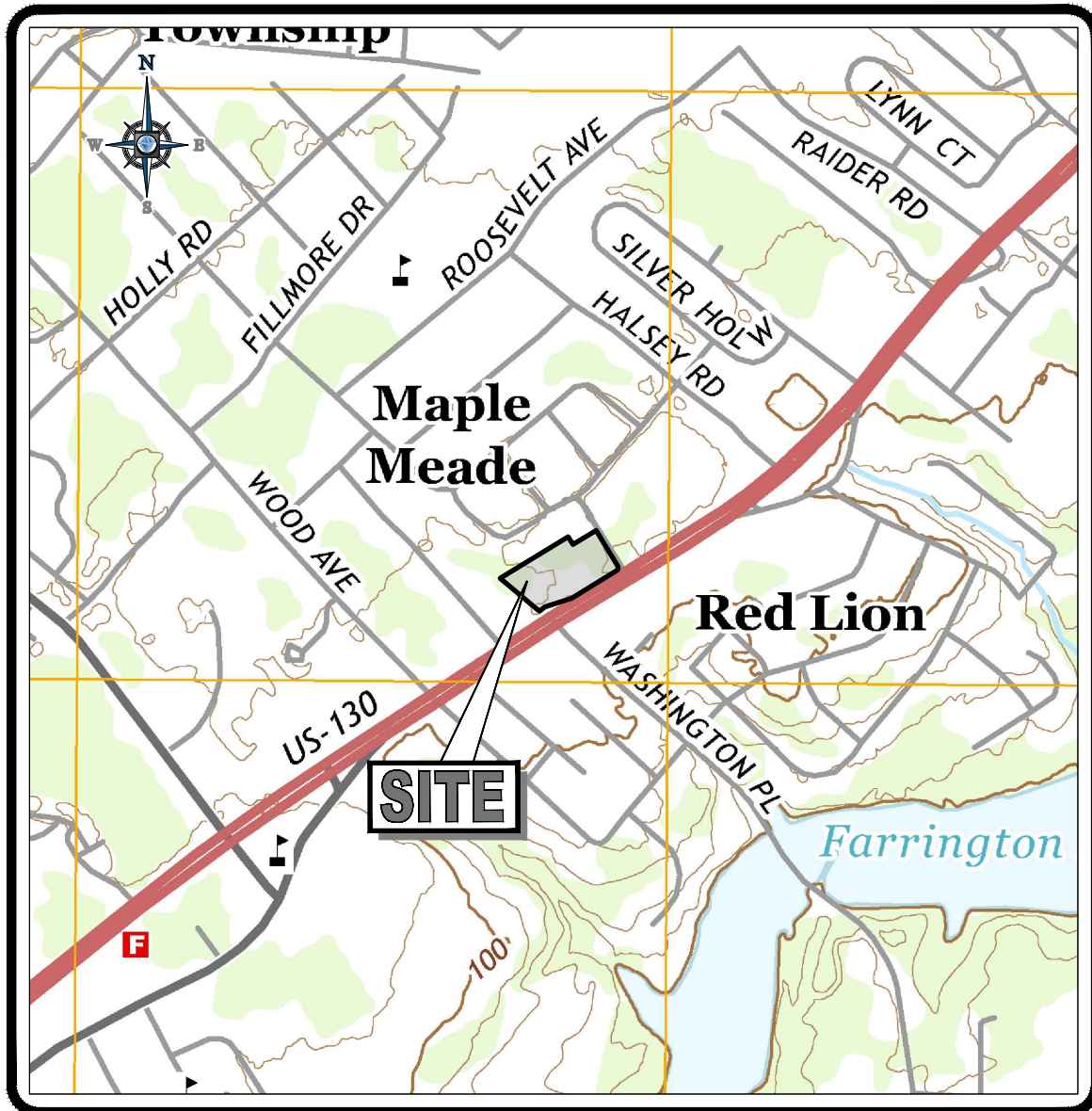
FOR

EAST RIDGE NJ, LLC

PROPOSED

QUICKCHEK FOOD STORE WITH FUEL SALES

LOCATION OF SITE
BLOCK 230; LOT 15
1661-1689 ROUTE 130
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
R-2 RESIDENTIAL ZONE; TAX MAP SHEET #65

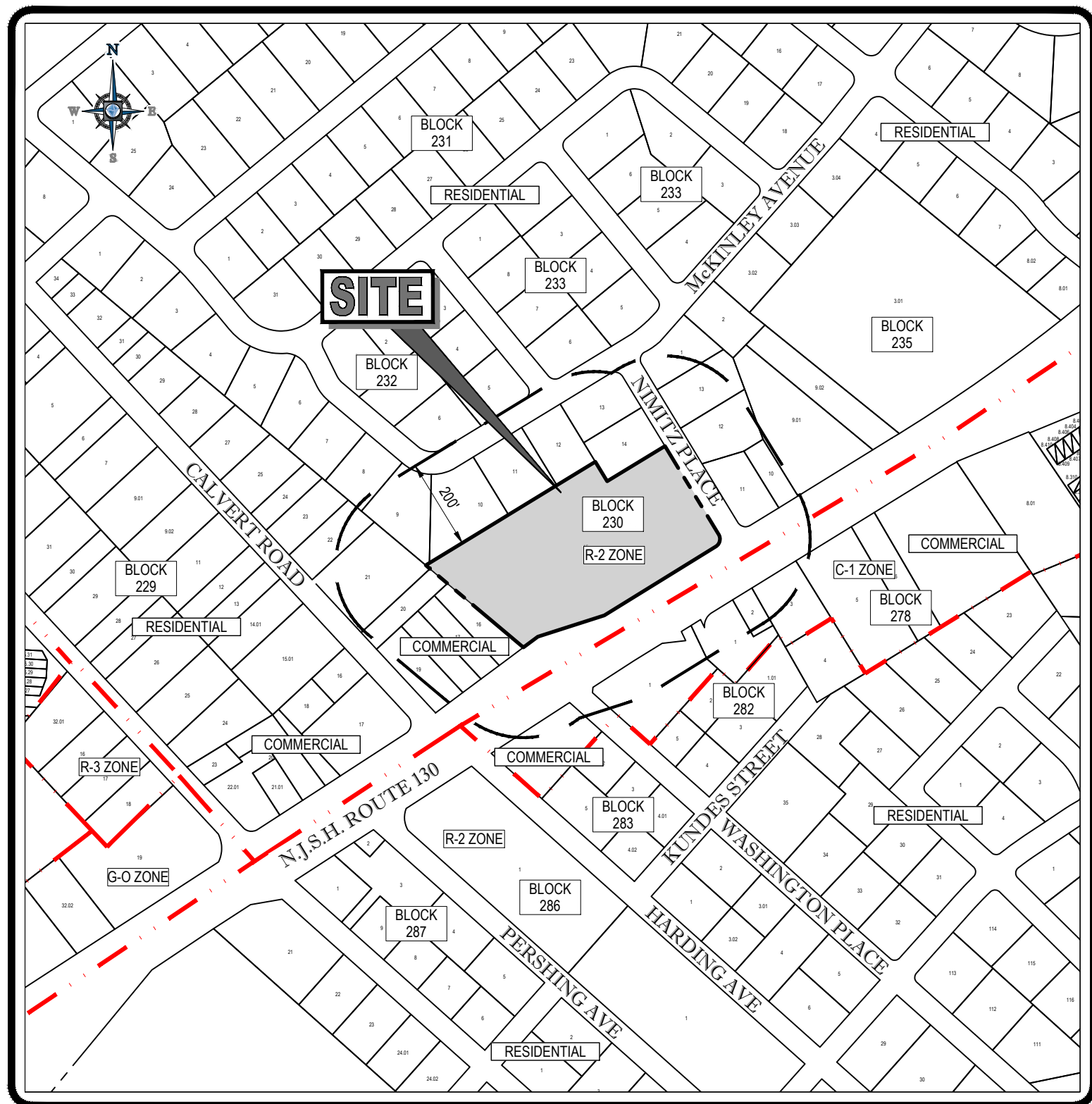


USGS MAP
SCALE: 1" = 1,000'
SOURCE: USGS 2016



KEY MAP
SCALE: 1" = 1,000'
SOURCE: BING MAPS 2019

PROPERTY OWNERS LIST			
WITHIN 200' RADIUS			
BLOCK	LOT	OWNER	
235	1	ROUTE 130 REALTY HOLDINGS LLC 278 FRESH POND ROAD NORTH BRUNSWICK, NJ 08902	
230	8	FITZPATRICK MARVIN & SHARON 454 TAYLOR PLACE NORTH BRUNSWICK, NJ 08902	
230	12	SCHACHNER JANE D 1055 MCKINLEY AVENUE NORTH BRUNSWICK, NJ 08902	
230	11	MARTIN JUAN 1680 MCKINLEY AVENUE NORTH BRUNSWICK, NJ 08902	
235	13	AGOSTO JOSE & LINDA 413 NIMTZ PLACE NORTH BRUNSWICK, NJ 08902	
232	5	WOODS CHRISTOPH C & JENNIFER R 445 BECHER PLACE NORTH BRUNSWICK, NJ 08902	
278	5	RD ASSOCIATES LLC PO BOX 6513 MORRIS, NJ 08851	
230	9	RANA KULJANI P & ROSHANI H 444 TAYLOR PLACE NORTH BRUNSWICK, NJ 08902	
230	10	EST OF LEIDERMAN L CIO SALON & R 1584 MCKINLEY AVENUE NORTH BRUNSWICK, NJ 08902	
235	10	ROUTE 130 REALTY HOLDINGS LLC 278 FRESH POND ROAD NORTH BRUNSWICK, NJ 08902	
278	2	CHERATH ROY & AMY 2 LAMING BRICK MORRIS, NJ 08851	
230	16	CAULVERT ASSOCIATES LLC PO BOX 1021 MT LAUREL, NJ 08054	
283	1	PERINCE FAMILY PARTNERSHIP LLC 15 BRITANNY WAY KENDAL PARK, NJ 08824	
235	1	MCGRADY WILLIAM & SHAKIRA 1035 MCKINLEY AVENUE NORTH BRUNSWICK, NJ 08902	
278	3	KOLLURI NAGESH K 4 GORDON LANE MORRIS, NJ 08851	
230	22	WOO KWANGSUNG 408 CALVERT ROAD NORTH BRUNSWICK, NJ 08902	
ALSO TO BE NOTIFIED:			
MIDDLESEX COUNTY PLANNING BOARD COUNTY ADMINISTRATION BUILDING, 3RD FLOOR 15 BAYARD STREET NEW BRUNSWICK, NJ 08901			
PUBLIC SERVICE ELECTRIC & GAS CO. MANAGER - CORPORATE PROPERTIES 60 PARK PLACE, 100 NEWARK, NJ 07102			
CABLEVISION OF BARTMAN VALLEY 275 CENTERMAN AVENUE CH 4802 PISCATAWAY, NJ 08854-4802 ATTN: MARGUERITE PRENDERVILLE			
NEW BRUNSWICK TOWNSHIP 710 HERMAN ROAD NORTH BRUNSWICK, NJ 08902 ATTN: TOWNSHIP CLERK			
ALSO TO BE NOTIFIED:			
VERSON NJ GEN. TAX ADMINISTRATION BROAD STREET - ROOM 305 NEWARK, NJ 07101			
DEPARTMENT OF TRANSPORTATION STATE OF NEW JERSEY 1035 PARKWAY TRENTON, NJ 08625			
SANDCO PIPELINE LP RIGHT OF WAY MONTICELLO COMPLEX 505 FRUITCROWN ROAD BRIMING SPRING, PA 16008			



TAX MAP
SCALE: 1" = 300'
SOURCE: GIS PARCEL DATA MAPS



AERIAL MAP
SCALE: 1" = 300'
SOURCE: NJGIN 2015

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
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LIGHTING PLAN	C-06 OF 7
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ALTA/ NSPS LAND TITLE SURVEY (BY CONTROL POINT ASSOCIATES, INC.)	1 OF 1

APPROVAL BLOCK

TOWNSHIP OF NORTH BRUNSWICK BOARD APPROVAL	
APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF NORTH BRUNSWICK, NEW JERSEY.	
CHAIRMAN	DATE
SECRETARY	DATE
TOWNSHIP ENGINEER	DATE

OWNER CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF BLOCK 230; LOT 15 AND CONSENT TO THE FILING OF THE APPLICATION.	
OWNER	DATE

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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DESIGNED BY
1	11/06/2019	REV. PER TOWNSHIP COMMENTS	SDC
			TXL

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PROJECT No.:	J170155
DRAWN BY:	MFD
CHECKED BY:	TXL
DATE:	06/14/2019
CAD ID:	J170155-CDS-1A

PROJECT:

USE VARIANCE PLANS

FOR

EAST RIDGE NJ, LLC

PROPOSED QUICKCHEK
FOOD STORE
WITH FUEL SALES

BLOCK 230; LOT 15
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MIDDLESEX COUNTY, NEW JERSEY

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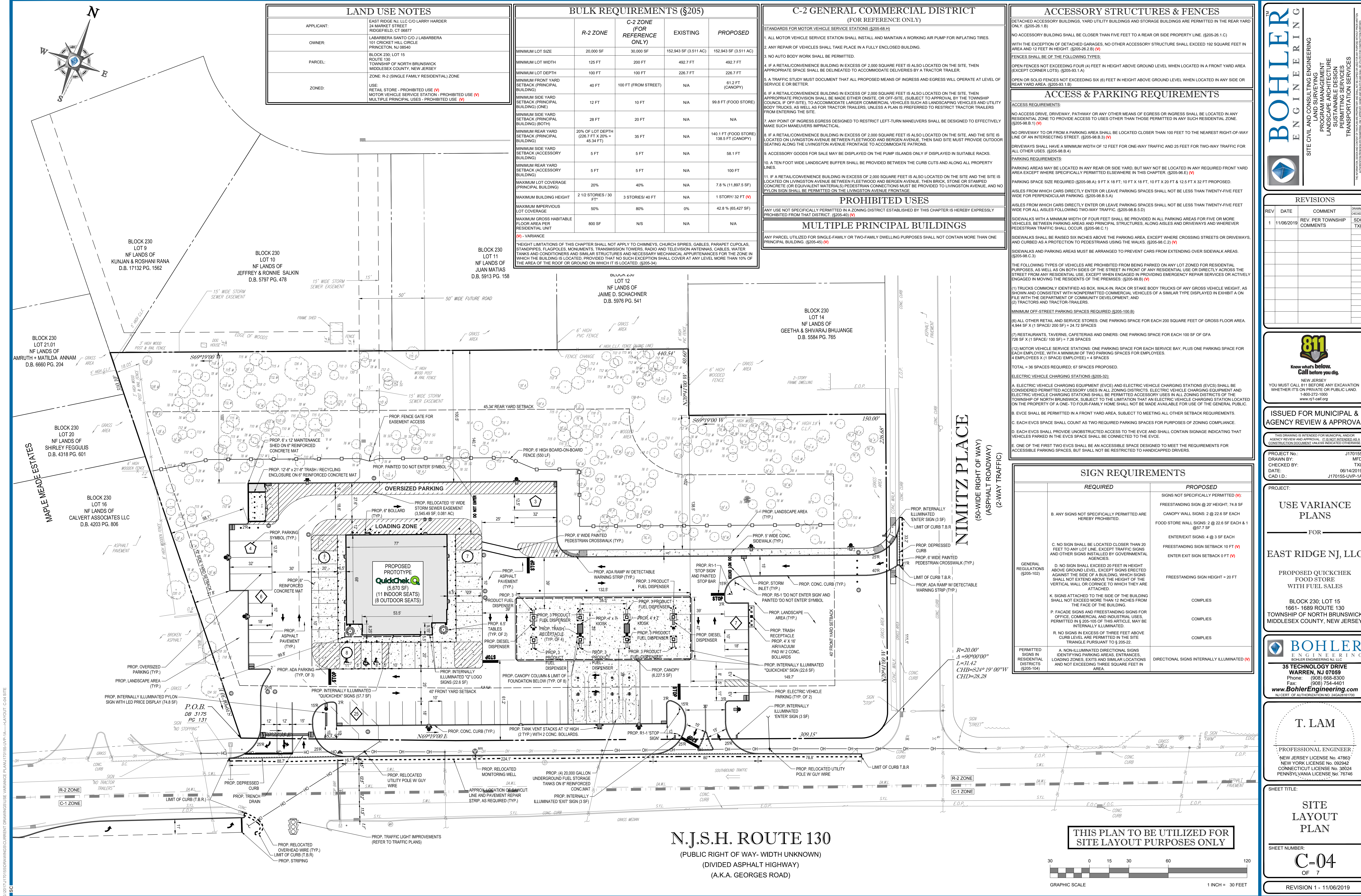
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NEW JERSEY LICENSE No. 47863
NEW YORK LICENSE No. 092942
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76746

SHEET TITLE:

COVER SHEET

SHEET NUMBER:
C-01
OF 7

REVISION 1 - 11/06/2019



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NJ CERT. OF AUTHORIZATION NO. 245428161700

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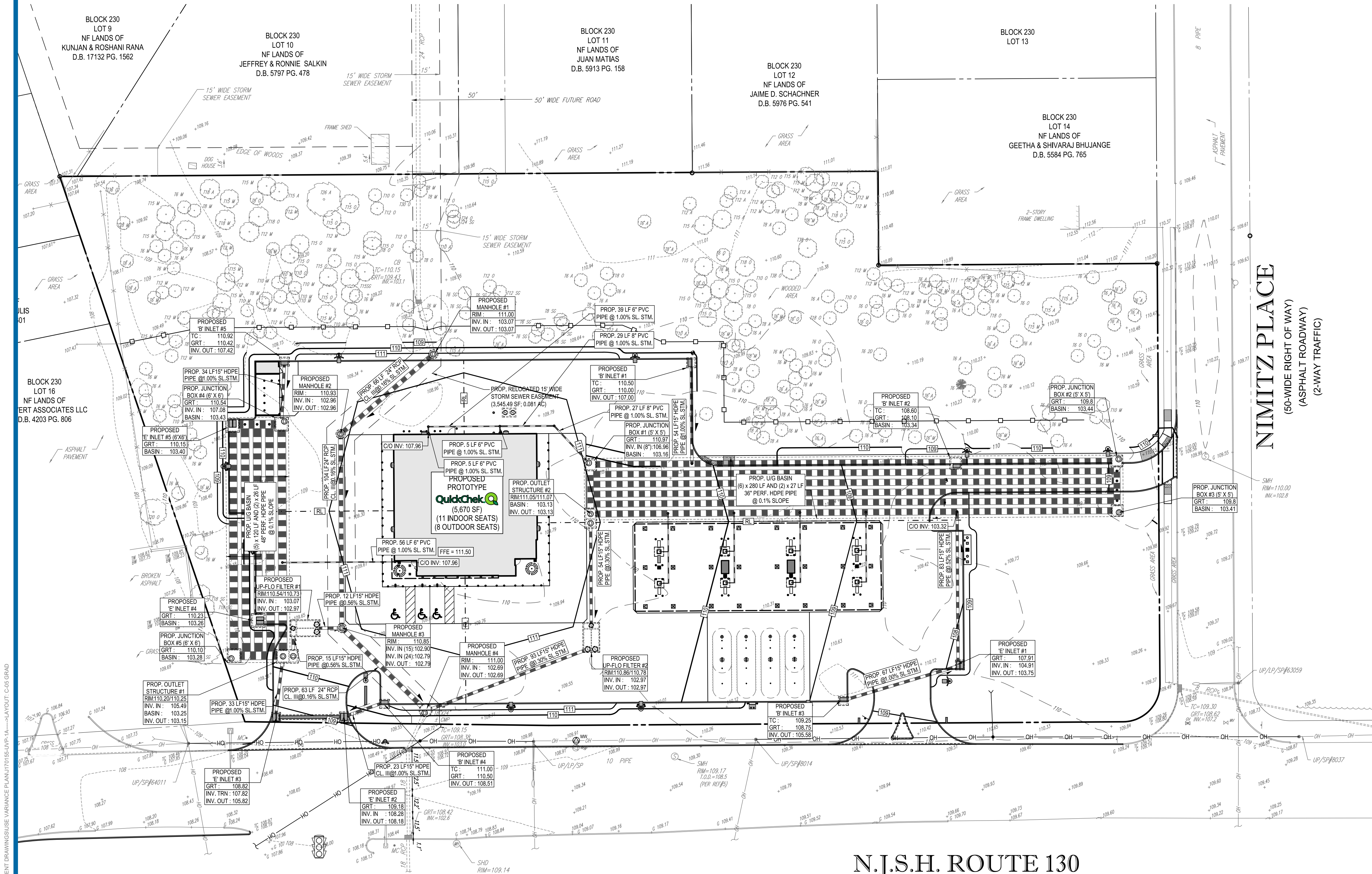
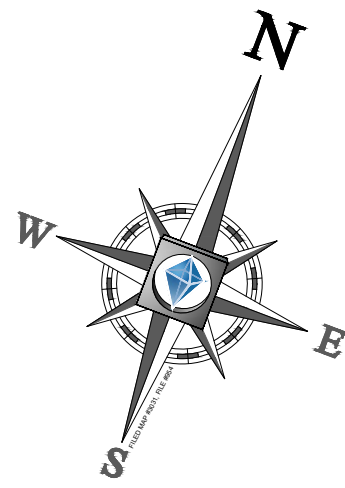
SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-04
OF 7

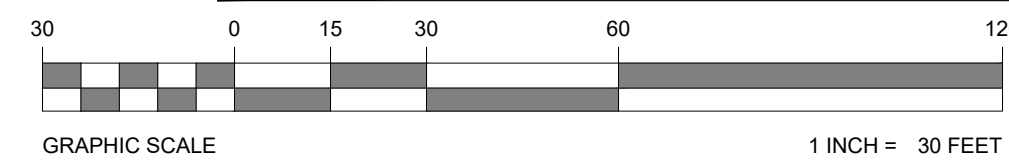
REVISION 1 - 11/06/2019



N.J.S.H. ROUTE 130
(PUBLIC RIGHT OF WAY- WIDTH UNKNOWN)
(DIVIDED ASPHALT HIGHWAY)
(A.K.A. GEORGES ROAD)

GRAPHIC LEGEND
(U010102 - 03/12/12)

	PROPERTY LINE
	EXIST. CONTOUR & ELEVATION
	PROP. FINISH GRADE CONTOUR & ELEVATION
	EXIST. WATER
	PROP. WATER
	EXIST. GAS
	PROP. GAS
	EXIST. ELECTRIC/TELEPHONE
	PROP. ELECTRIC/TELEPHONE
	EXIST. ELECTRIC/TELEPHONE/CABLE
	PROP. ELECTRIC/TELEPHONE/CABLE
	EXIST. OVERHEAD WIRES
	PROP. OVERHEAD WIRES
	EXIST. STORM PIPE
	PROP. STORM PIPE
	EXIST. SANITARY PIPE
	PROP. SANITARY PIPE
	PROP. DIRECTION OF DRAINAGE FLOW ARROW
	EXIST. ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. GRADE ELEVATION
	PROP. TOP OF WALL ELEVATION
	PROP. GRADE ON HIGH SIDE OF WALL
	PROP. GRADE ON LOW SIDE OF WALL
	PROP. TOP OF CURB & FINISHED GRADE ELEV.
	EXIST. AREA/YARD LIGHT
	PROP. AREA/YARD LIGHT
	PROP. CLEAN OUT
	EXIST. INLET
	PROP. INLET
	EXIST. MANHOLE
	PROP. STORM MANHOLE
	PROP. SANITARY MANHOLE
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. UTILITY VALVE
	PROP. UTILITY VALVE
	EXIST. UTILITY POLE
	PROP. UTILITY POLE
	EXIST. TRAFFIC SIGNAL
	PROP. TRAFFIC SIGNAL



THIS PLAN TO BE UTILIZED
GRADING AND DRAINAGE
PURPOSES ONLY

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CHECKED BY: TXL

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CAD ID: J170155-UVP-1A

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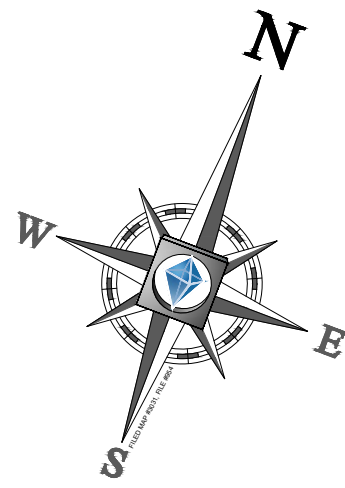
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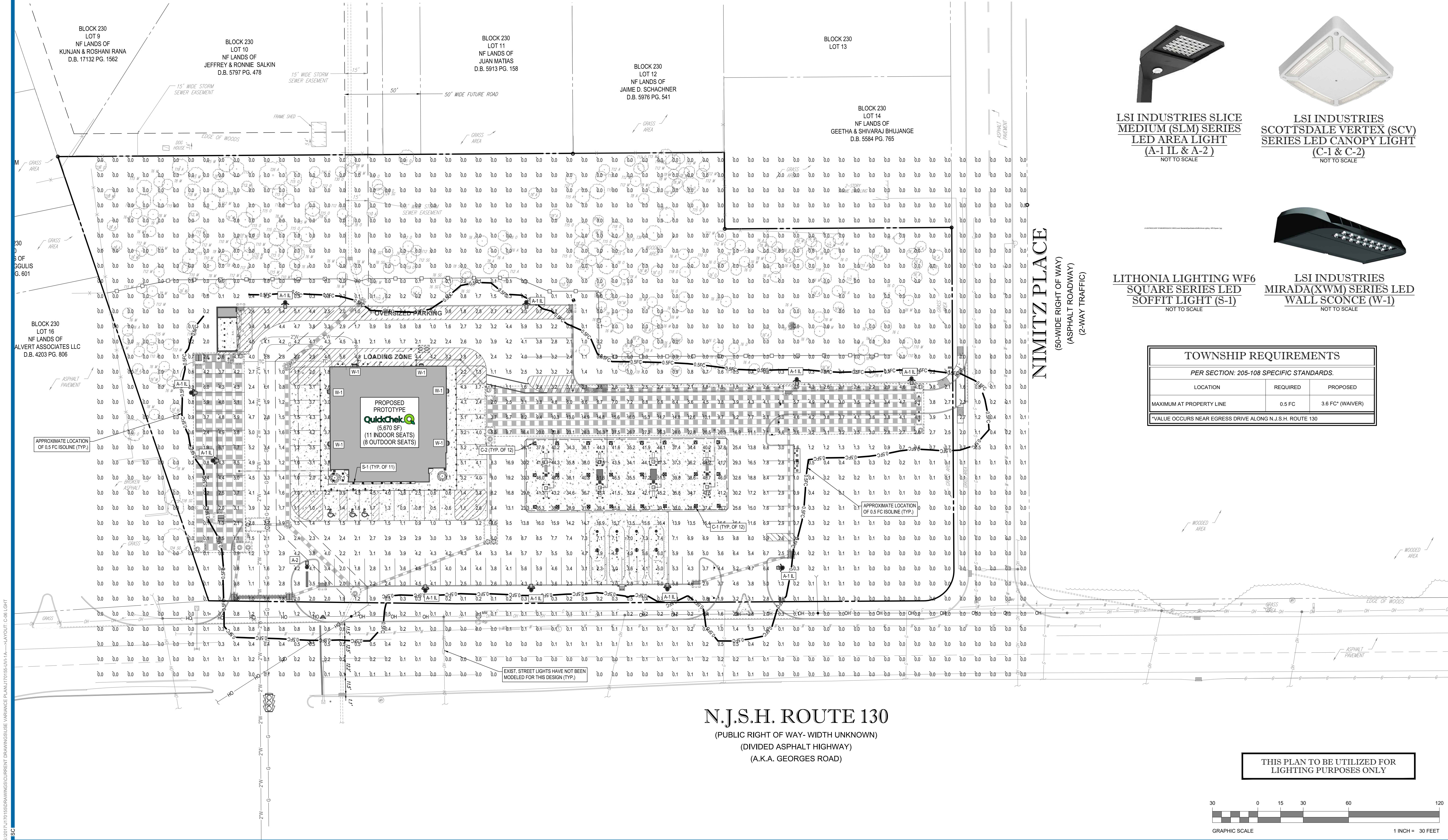
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SHEET TITLE:
GRADING & DRAINAGE PLAN
SHEET NUMBER:
C-05
OF 7
REVISION 1 - 11/06/2019



LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	MTG. HT.	DESCRIPTION	ARRNGMNT.	LUMENS	LLF	IES FILENAME	CATALOG #	
	10	A-1 IL	18.5'	LSI INDUSTRIES SLICE MEDIUM (SLM) SERIES LED AREA LIGHT W/ INTERNAL LOUVER HOUSE SIDE SHIELD	SINGLE	14,365	0.900	SLM-LED-18L-SIL-3-XXX-XXX-DIM-50-70CRI-XXX-BRZ-IL	SLM-LED-18L-SIL-3-XXX-XXX-DIM-50-70CRI-XXX-BRZ-IL	
	1	A-2	18.5'	LSI INDUSTRIES SLICE MEDIUM (SLM) SERIES LED AREA LIGHT	SINGLE	18,327	0.900	SLM-LED-18L-SIL-5W-50-70CRI-IES	SLM-LED-18L-SIL-5W-XXX-XXX-DIM-50-70CRI-XXX-BRZ	
	12	C-1	14.5'	LSI INDUSTRIES SCOTTSDALE VERTEX (SCV) SERIES LED CANOPY LIGHT	SINGLE	15,410	0.900	SCV-LED-15L-SC-50-IES	SCV-LED-15L-SC-XXX-DIM-50-WHT	
	12	C-2	14.5'	LSI INDUSTRIES SCOTTSDALE VERTEX (SCV) SERIES LED CANOPY LIGHT	SINGLE	24,361	0.900	SCV-LED-23L-SCFT-50-IES	SCV-LED-23L-SCFT-XXX-DIM-50-WHT	
	11	S-1	11.5'	LITHONIA LIGHTING WF6 SQUARE SERIES LED SOFFIT LIGHT	SINGLE	944	0.900	WF6_SQ_S_LED_40K-IES	WF6 SQ S-LED-40K-MW	
	6	W-1	10'	LSI INDUSTRIES MIRADA (XWM) SERIES LED WALL SCONCE	SINGLE	4,508	0.900	XWM-FT-LED-04-50	XWM-FT-LED-04L-50-XXX-BRZ-DIM	
NOTES: 1. ANY EXISTING STREET LIGHTS HAVE NOT BEEN MODELED FOR THIS DESIGN. 2. C-2 FIXTURE GRAPHIC () INDICATES DIRECTION OF LIGHT DISTRIBUTION.										



LSI INDUSTRIES SLICE
MEDIUM (SLM) SERIES
LED AREA LIGHT
(A-1 IL & A-2)
NOT TO SCALE



LSI INDUSTRIES
SCOTTSDALE VERTEX (SCV)
SERIES LED CANOPY LIGHT
(C-1 & C-2)
NOT TO SCALE



LITHONIA LIGHTING WF6
SQUARE SERIES LED
SOFFIT LIGHT (S-1)
NOT TO SCALE

LSI INDUSTRIES
MIRADA(XWM) SERIES LED
WALL SCONCE (W-1)
NOT TO SCALE

TOWNSHIP REQUIREMENTS		
PER SECTION: 205-108 SPECIFIC STANDARDS.		
LOCATION	REQUIRED	PROPOSED
MAXIMUM AT PROPERTY LINE	0.5 FC	3.6 FC* (WAIVER)
*VALUE OCCURS NEAR EGRESS DRIVE ALONG N.J.S.H. ROUTE 130		

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SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:
C-06
OF 7

REVISION 1 - 11/06/2019

