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November 18, 2020

VIA HAND DELIVERY

Township of North Brunswick
710 Hermann Road
North Brunswick, New Jersey 08902
Attn: Andrei Alexeev, Zoning Officer

**Re: Application of Route 130 Fidelity Plaza (E) North Brunswick
Land Holdings (Catalyst Experiential) for Property Located
At 100 Fidelity Plaza (the Offices of Campus Pointe)
Block 143, Lot 24.06, Located in the OR Zone**

Dear Mr. Alexeev:

Enclosed please find the application of Route 130 Fidelity Plaza (E) North Brunswick Land Holdings, LLC, (Catalyst Experiential) with respect to a Variance and Site Plan application for the development of a Monument Display at the above-referenced location, as previously discussed.

This application is for the development of a Monument Display 20' in height, with a decorative pergola (architectural detail) extending an additional 3.5', by the Route 130 entrance to Fidelity Plaza, serving as a municipal gateway to the Township's Route 130 corridor from the north; and integrating a visual communication platform to promote activities and events of the Township of North Brunswick, as well as emergency and commercial messaging. In addition to providing community and public service messaging at a gateway location on the Rt. 130 corridor, the "North Brunswick Township" text and seal serve as an actual gateway welcoming visitors to the municipality on a high-traffic corridor and geographically differentiating the Township from its neighboring municipalities, helping to establish a sense of place. See the architectural rendering for the proposed Monument Display attached as Exhibit A and which is also included in the application package. The proposed Monument Display incorporating the above messaging differs from the type of structures envisioned by North Brunswick's Ordinance (§205-102 et seq.).

This application seeks D-1 use variance approval for a structure and use not permitted in the OR Zone, as well as variances for a Monument Display located within 20' of a lot line and within 500' of a residential zone, with a height of 23.5' (which includes the 3.5' decorative pergola).

Accordingly, enclosed please find the following:

One (1) original and fourteen (14) copies of the Variance Application and Site Plan Application, along with the Site Plan Checklist;

Fifteen (15) signed and sealed plans, prepared by Hammer Land Engineering, dated November 12, 2020, consisting of six (6) pages, both full size and 11" x 17" sets;

Fifteen (15) signed and sealed surveys, prepared by James J. Heiser, dated November 12, 2020;

Fifteen (15) copies of a Stormwater Management Narrative, prepared by Hammer Land Engineering, dated November 11, 2020;

Fifteen (15) copies of New Jersey Department of Environmental Protection LOI's dated February 9, 2015, amended February 14, 2019 and extension dated April 6, 2020;

Fifteen (15) color architectural renderings (8.5" x 11") of the Monument Display;

One (1) original and two (2) copies of the Tax and Assessment Payment Report;

One (1) CD containing a copy of the application and supporting documentation along with the plans, survey, etc.;

One (1) check no. 5145, in the amount of \$2,100.00, as payment of the application fees;
and,

One (1) check no. 5146, in the amount of \$4,600.00, representing payment of the escrow deposit.

Please feel free to contact me if you have any questions, or if you require anything further. Thank you for your kind attention to the foregoing.

Very truly yours,

Steven M. Hambro, Esq.

SMH/jr

Enclosures

cc: Route 130 Fidelity Plaza (E) North Brunswick Land Holdings, LLC