

ACCURATE ENGINEERING, PC

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

Re: Stormwater Statement Report
828 Livingston Avenue, N.B., LLC
Block 127, Lot 5 – 828 Livingston Avenue
North Brunswick, Middlesex County, New Jersey

Dear Board Members:

The above referenced application consists of a 5,000 sf (0.1148 acre) property located at the southeastern side of the intersection of Livingston Avenue and Beverly Avenue. The zoning is C-1 Neighborhood Commercial Zone District. Presently, the property is occupied by an existing four (4) bedroom Sober Living Residence, which is proposed to remain.

The existing dwelling on the site has a building footprint of 1197 sf which results in a 24% Building Coverage. The existing walkways and stairs result in a 29% Impervious Coverage.

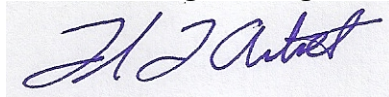
The majority of the stormwater on the developed portion of the site currently sheet flows to the front of the property (Livingston Avenue) and is captured by existing drainage inlets on Livingston Avenue.

As the development does not propose more than ¼ acre of new impervious and does not propose to disturb in excess of 1 acre, it is not classified as a “major development” as per N.J.A.C. 7:8.

Should you have any questions, or require additional information, please do not hesitate to contact me at the number above.

Very truly yours,

Accurate Engineering, PC



Frank T. Antisell, P.E., P.P.