

REV:	COMMENT	DATE
0	FOR PLANNING BOARD APPROVAL	13AUG20
1	REVISE LOT NUMBERS AND SCHEDULES	23SEP21

AMENDED SITE PLAN APPLICATION

MALOUF CHEVY/CADILLAC

BLOCK: 4.50 LOTS 22.02, 22.03 & 23-27, 27.01 & 28
 ZONE: TMU TRANSITIONAL MIXED USE

NORTH BRUNSWICK, NEW JERSEY
 SCHEDULE OF AREA, YARD, AND BUILDING REQUIREMENTS

AMENDED SITE PLAN APPLICATION

	REQUIRED	EXISTING	PROPOSED
MINIMUM AREA (SQ.FT.) (CORNER LOT)	30,000	176,438	176,438
MINIMUM AREA (ACRES)	0.69	4.05	4.05
MINIMUM LOT WIDTH (FEET) (CORNER LOT)	200	250	250
MINIMUM LOT DEPTH (FEET)	100	725	725
MINIMUM SETBACKS (FEET)			
FRONT	75	183.1	183.1
SIDE (ONE)	10	10.0	10.0
SIDE (TOTAL)	20	38.9	38.9
REAR	35	N.A.	N.A.
MAXIMUM TOTAL IMPERVIOUS COVER (%)	80	74.2	** 81.8
MAXIMUM BUILDING HEIGHT (STORIES)	3	2	2
MAXIMUM BUILDING HEIGHT (FEET)	40	40	40

STONE INVENTORY PARKING AREA = 13,488 SQ.FT. OR 7.6% OF PROPERTY.

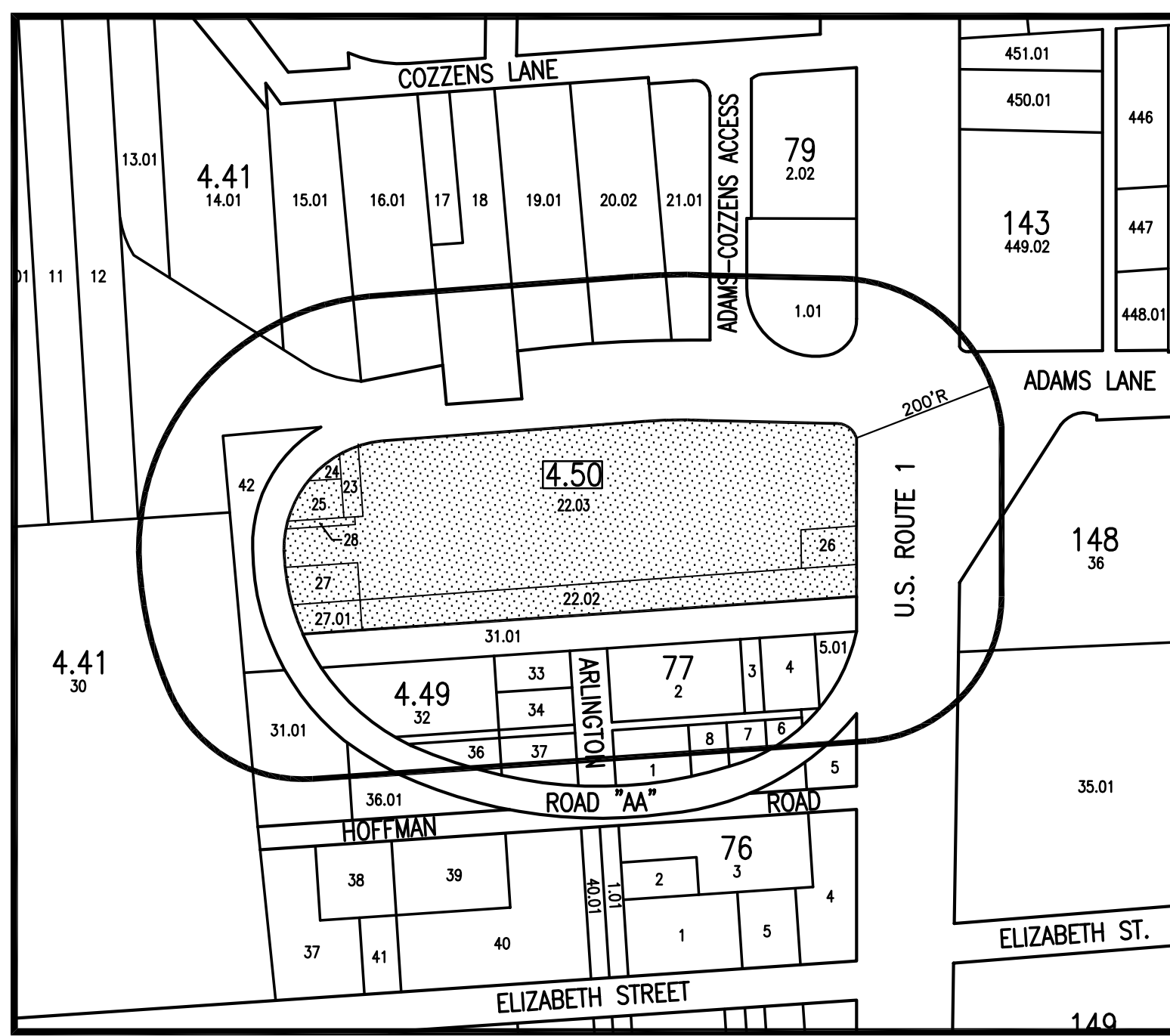
** - NEW VARIANCE.

NORTH BRUNSWICK, NEW JERSEY
 OFF STREET PARKING - DESIGN STANDARDS

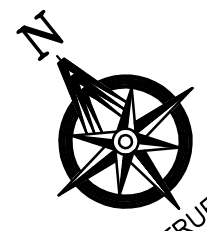
PARKING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
90° PARKING STALL DIMENSIONS (CUSTOMER SPACES)			
STALL WIDTH (FEET)	9	9	** 8
STALL DEPTH (FEET)	18	18	** 17
ADA ACCESSIBLE PARKING STALL DIMENSIONS			
STALL WIDTH (FEET)	8	9	9
STALL DEPTH (FEET)	18	18	18
aisle widths TO/FROM PARKING			
90° PARKING (FEET)	25	25	25
FRONT SETBACK (FEET)	10	* 0	** 9.3
PARKING SURFACE	PAVEMENT	PAVEMENT	** STONE
OFF-STREET PARKING REQUIREMENTS			
1 STALL PER 200 SQ.FT. GROSS FLOOR AREA PLUS	112	112	112
1 STALL PER EMPLOYEE AT LARGEST SHIFT	25	25	25
TOTAL OFF-STREET PARKING (NON-INVENTORY)	137	137	137
TOTAL OFF-STREET PARKING (INVENTORY VEHICLES)		132	193

* - EXISTING VARIANCE.

** - NEW VARIANCE.



200' RADIUS MAP
 SCALE: 1"=200'



LOCATED AT
1975 U.S. ROUTE #1 SOUTH & LEMUEL BLVD.
BLOCK 4.50, LOTS 22.02, 22.03, 23-27, 27.01 & 28
TAX MAP 20
TOWNSHIP OF NORTH BRUNSWICK
COUNTY OF MIDDLESEX
STATE OF NEW JERSEY

APPLICANT

MALOUF AUTOMOTIVE GROUP
2210 U.S. ROUTE #1 NORTH
NORTH BRUNSWICK, N.J. 08902

Ronald J. Sadowski, P.E.

10 EDWARD AVENUE
EDISON, N.J. 08820
(732)-744-6392

ronsadowski@verizon.net

200 FOOT PROPERTY OWNERS LIST

Block	Lot	Owner Name	Mailing Address	City, State Zip	Property Location
4.41	21.01	JGG LLC	1085 OTTAWA STREET	NORTH BRUNSWICK NJ 08902	COZZENS LANE
7.7	7	NEW JERSEY STATE DOT	1635 PARKWAY AVENUE	TRENTON NJ 08625	LEMUEL STREET
7.7	3	NEW JERSEY STATE DOT	1635 PARKWAY AVENUE	TRENTON NJ 08625	LEMUEL STREET
4.5	27.01	NEW JERSEY STATE DOT	1635 PARKWAY AVENUE	TRENTON NJ 08625	LEMUEL STREET
4.49	31.01	NEW JERSEY STATE DOT	1635 PARKWAY AVENUE	TRENTON NJ 08625	LEMUEL STREET
4.5	22.02	MALOUF RICHARD	PO BOX 7480	NORTH BRUNSWICK NJ 08902	LEMUEL STREET
4.49	31	NEW JERSEY STATE DOT	1635 PARKWAY AVENUE	TRENTON NJ 08625	LEMUEL STREET
7.7	1	NEW JERSEY STATE DOT	1635 PARKWAY AVENUE	TRENTON NJ 08625	LEMUEL STREET
4.41	15.01	STATE VILAY & PARUL	1080 COZZENS LANE	NORTH BRUNSWICK NJ 08902	1080 COZZENS LANE
4.41	18.01	PARRINOLA RAFAELE & CRISTINA K	1180 COZZENS LANE	NORTH BRUNSWICK NJ 08902	HOFFMAN ROAD
4.41	38.01	KOVAL REALTY LLC	2185 US ROUTE 1 SOUTH	NORTH BRUNSWICK NJ 08902	HOFFMAN ROAD
1.48	36	1980 US HWY 1 LLC W/ GREEK DEVELOP	33 COTTERS LANE	EAST BRUNSWICK NJ 08816	1980 ROUTE 1
4.41	30	BLUE WATER CAPITAL LLC	PO BOX 808	WICKATUNK NJ 07796	1959 ELIZABETH STREET
4.49	36	NEW JERSEY STATE DOT	1635 PARKWAY AVENUE	TRENTON NJ 08625	LEMUEL STREET
4.49	30	NEW JERSEY STATE DOT	1635 PARKWAY AVENUE	TRENTON NJ 08625	LEMUEL STREET
4.41	42	STATE OF NEW JERSEY DOT	1635 PARKWAY AVENUE	TRENTON NJ 08625	HOFFMAN ROAD
7.7	4	NEW JERSEY STATE DOT	1635 PARKWAY AVENUE	TRENTON NJ 08625	LEMUEL STREET
4.49	37	NEW JERSEY STATE DOT	1635 PARKWAY AVENUE	TRENTON NJ 08625	LEMUEL STREET
4.5	22.03	MALOUF RICHARD	PO BOX 7480	NORTH BRUNSWICK NJ 08902	1675 ROUTE 1
4.49	12	NORTH BRUNSWICK TOWNSHIP	710 HERMANN ROAD	NORTH BRUNSWICK NJ 08902	1172 COZZENS LANE
4.49	34	NEW JERSEY STATE DOT	1635 PARKWAY AVENUE	TRENTON NJ 08625	LEMUEL STREET
1.48	35	01 1980 US HWY 1 LLC W/ GREEK DEVELOP	33 COTTERS LANE	EAST BRUNSWICK NJ 08816	1980 ROUTE 1
4.5	27	MALOUF RICHARD	PO BOX 7480	NORTH BRUNSWICK NJ 08902	LEMUEL STREET
4.49	38	NEW JERSEY STATE DOT	1635 PARKWAY AVENUE	TRENTON NJ 08625	LEMUEL STREET
7.7	01	NEW JERSEY STATE DOT	1635 PARKWAY AVENUE	TRENTON NJ 08625	LEMUEL STREET
4.41	20.02	SHAH ADITYA	4 HAWTHORNE ROAD	NORTH BRUNSWICK NJ 08902	1842 COZZENS LANE
4.5	20	MALOUF RICHARD	PO BOX 7480	NORTH BRUNSWICK NJ 08902	ROUTE 1
4.41	31.01	KOVAL REALTY LLC	2185 US ROUTE 1 SOUTH	NORTH BRUNSWICK NJ 08902	2096 ROUTE 1
4.41	18	BOHNYAK TAYLOR	1110 COZZENS LANE	NORTH BRUNSWICK NJ 08902	1090 COZZENS LANE
7.7	6.01	NEW JERSEY STATE DOT	1635 PARKWAY AVENUE	TRENTON NJ 08625	LEMUEL STREET
7.9	1.01	BARON & BARON ENTERPRISES INC	1985 US ROUTE 1	NORTH BRUNSWICK NJ	1985 US ROUTE 1
4.5	25	MALOUF RICHARD	PO BOX 7480	NORTH BRUNSWICK NJ 08902	LEMUEL STREET
4.5	21	MALOUF RICHARD	PO BOX 7480	NORTH BRUNSWICK NJ 08902	LEMUEL STREET
4.5	24	MALOUF RICHARD	PO BOX 7480	NORTH BRUNSWICK NJ 08902	LEMUEL STREET
7.7	2	NEW JERSEY STATE DOT	1635 PARKWAY AVENUE	TRENTON NJ 08625	LEMUEL STREET
7.7	6	NEW JERSEY STATE DOT	1635 PARKWAY AVENUE	TRENTON NJ 08625	LEMUEL STREET
1.43	448.02	MALOUF RICHARD A	302 MARSHALL ROAD	NORTH BRUNSWICK NJ	1050 ROUTE 1
4.49	31	NEW JERSEY STATE DOT	1635 PARKWAY AVENUE	TRENTON NJ 08625	LEMUEL STREET
4.5	28	NEW JERSEY STATE DOT	1635 PARKWAY AVENUE	TRENTON NJ 08625	LEMUEL STREET
4.41	37.01	NORTH BRUNSWICK TOWNSHIP	710 HERMANN ROAD	NORTH BRUNSWICK NJ 08902	ELIZABETH STREET
7.7	4	NEW JERSEY STATE DOT	1635 PARKWAY AVENUE	TRENTON NJ 08625	LEMUEL STREET
4.41	10.01	SINGH BALJIT & SINGH MANINDER	1050 COZZENS LANE	NORTH BRUNSWICK NJ 08902	1050 COZZENS LANE
4.41	14.01	ITALIAN AMERICAN SOCIAL CLUB INC	PO BOX 7131	NORTH BRUNSWICK NJ 08902	1090 COZZENS LANE

CABLEVISION OF RARITAN VALLEY
 275 CENTENNIAL AVENUE, CN 6805
 PISCATAWAY, NJ 08855-6805
 ATTN: MARGURITE PRENDERVILLE

DEPARTMENT OF TRANSPORTATION
 STATE OF NEW JERSEY
 1035 PARKWAY
 TRENTON, NJ 08625

SUNOCO PIPELINE L.P.
 RIGHT OF WAY
 MONTELEO COMPLEX
 525 FRITZ TOWN ROAD
 SINKING SPRING, PA 19608

MIDDLESEX COUNTY PLANNING BOARD
 COUNTY ADMINISTRATION BUILDING
 5th FLOOR
 75 BAYARD STREET
 NEW BRUNSWICK, NJ 08901

PUBLIC SERVICE ELECTRIC & GAS CO.
 MANAGER - CORPORATE PROPERTIES
 80 PARK PLACE, T6B
 NEWARK, NJ 07102

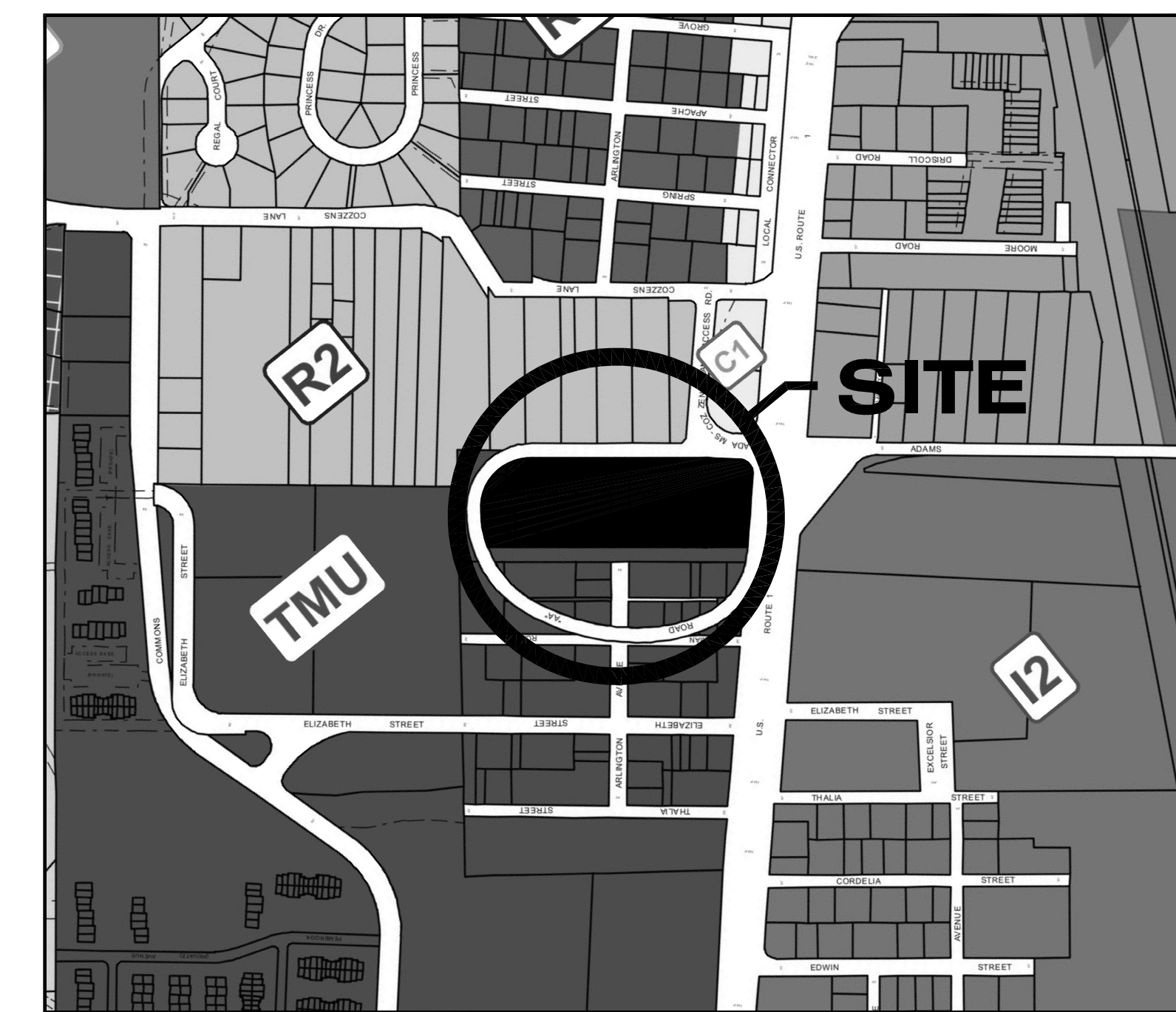
VERIZON
 N.J. GEN. TAX ADMINISTRATION
 540 BROAD STREET - ROOM 305
 NEWARK, NJ 07101

NORTH BRUNSWICK TOWNSHIP
 710 HERMANN ROAD
 NORTH BRUNSWICK, NJ 08902
 ATTN: TOWNSHIP CLERK

CONSTRUCTION DEPT. MR. TIM ALLEN
 TEXAS EASTERN TRANSMISSION CORP.
 501 COOLIDGE STREET
 SOUTH PLAINFIELD, NJ 07080

INDEX OF DRAWINGS (PROJECT S20060)

- 1 COVER SHEET
- 2 SITE IMPROVEMENT PLAN
- 3 PROPOSED GRADING, DRAINAGE AND UTILITY PLAN
- 4 PROPOSED LIGHTING PLAN
- 5 UNDERGROUND STORAGE PROFILE & OUTLET STRUCTURE DETAIL
- 6 UNDERGROUND STORAGE PIPE DETAILS
- 7 SITE PLAN CONSTRUCTION DETAILS
- 8 SOIL EROSION & SEDIMENT CONTROL PLAN & DETAILS



ZONING MAP
 SCALE: 1"=400'

APPROVED BY THE ZONING BOARD OF NORTH BRUNSWICK TOWNSHIP AT THE REGULAR MEETING OF _____

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

TOWNSHIP ENGINEER _____ DATE _____

 RONALD J. SADOWSKI NJPE #38261	1
	S20060