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**Preliminary and Final Major Site Plan Application**  
**1202 Airport Road, LTD**  
**Proposed Warehouse Building**  
**Block 30, Lot 26**  
**Township of North Brunswick**  
**Middlesex County, NJ**  
**DEC # 3537-99-001**

**Preliminary List of Variances & Waivers**  
October 2021

**Bulk “C” Variances**

1. Minimum front yard setback: 100 feet from U.S. Route 1 and U.S. Route 130, and 60 feet from all other streets. [§205-72.A]

**Proposed:** 50.5’ and 30’ are provided for Airport Road and Marigold Street respectfully, whereas 60’ is required.

2. Parking areas may be located in any rear or side yard, but may not be located in any required front yard area except where specifically permitted elsewhere in this chapter. [§205-96.E]

**Proposed:** Parking is proposed in the front yard.

3. New disturbance necessary to protect public health, safety or welfare, such as necessary linear development with no feasible alternative; to provide an environmental benefit, such as remediation of a contaminated site; or, to prevent an extraordinary and exceptional situation uniquely affecting a specific property that would create a hardship affecting the property, preventing a minimum economically viable use of the affected property based upon reasonable investment, provided that the hardship was not created by the property owner, for example, redevelopment, within the footprint of existing impervious cover should be allowed to support efforts to revitalize development that has fallen into disrepair. [§205-180.B]

**Proposed:** Disturbance to existing slopes > 10% proposed.