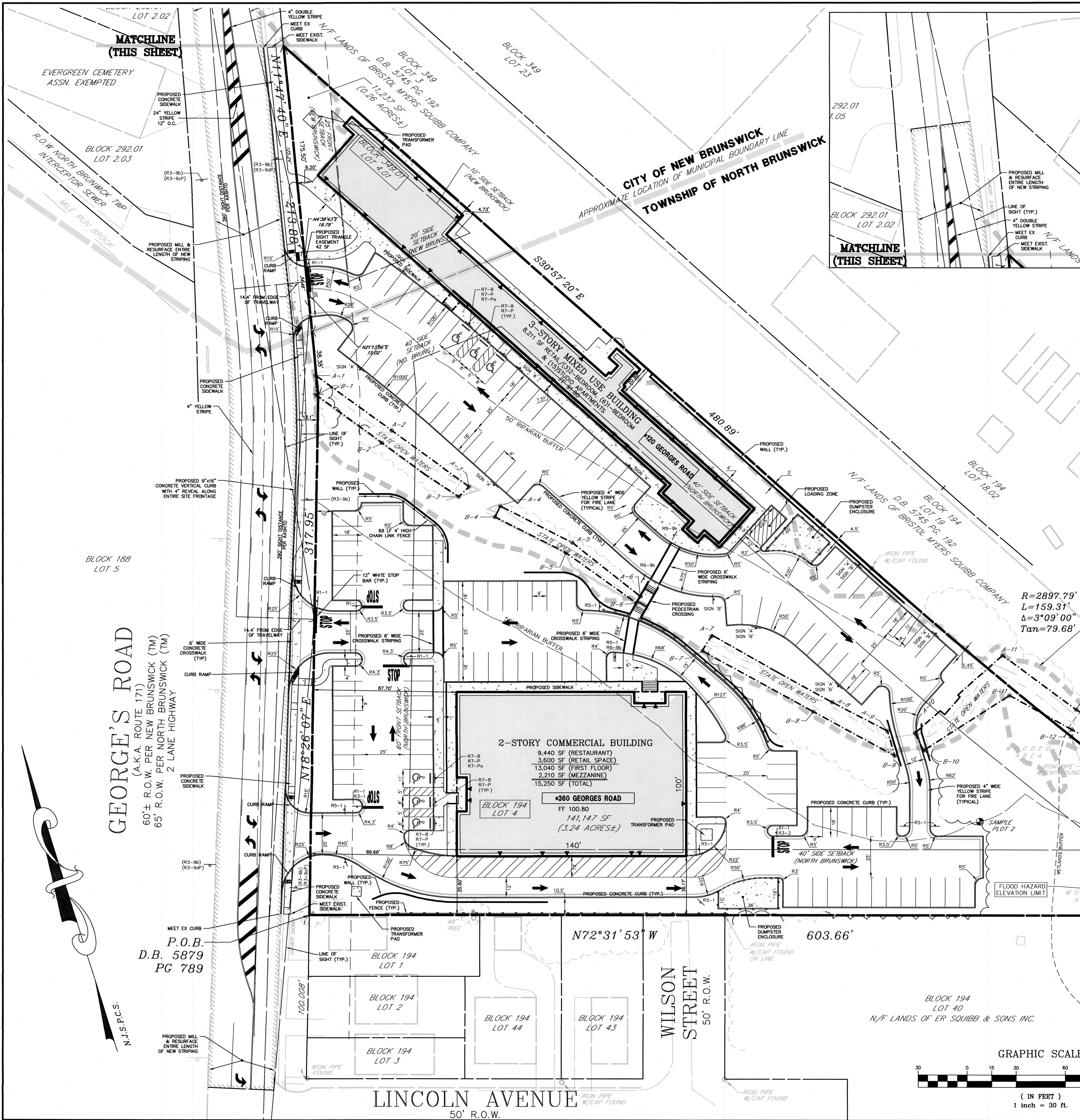




I-1 ZONE DATA

LIGHT INDUSTRIAL (NEW BRUNSWICK - LOT 4.01)

ITEM	REQUIRED	EXISTING	PROVIDED
(SECTION 17.04 ATTACHMENT)			
MINIMUM LOT AREA	20,000 SF	11,237 SF	11,237 SF
MINIMUM LOT WIDTH	200 FT	141 FT±	141 FT±
MINIMUM LOT DEPTH	200 FT	64 FT± (AVG.)	64 FT± (AVG.)
MINIMUM SETBACKS (NEW BRUNSWICK):			
FRONT YARD	25 FT	12.9 FT±	9.2 FT±
SIDEYARD (ONE)	10 FT	0 FT± (1)	0 FT± (1)
SIDEYARD (BOTH)	30 FT	4.7 FT±	4.7 FT±
REAR YARD	50 FT	<50 FT	<50 FT
MAXIMUM BLDG. HEIGHT	50 FT	36.6%	37.1%
MAXIMUM BLDG. COVERAGE	40%	62.6%	63.1%
MAXIMUM IMPERVIOUS COVERAGE	75%	1.0 : 1	1.1 : 1
MAXIMUM FLOOR AREA RATIO	1.0 : 1	1.06 : 1	1.11 : 1

I-2 ZONE DATA

INDUSTRIAL DISTRICT (NORTH BRUNSWICK - OVERALL SITE)

ITEM	REQUIRED	EXISTING	PREVIOUSLY APPROVED	PROPOSED
(SECTION 205 ATTACHMENT 6 TABLE 2)				
MINIMUM LOT AREA	3 ACRES	3.5 ACRES±	3.5 ACRES±	3.5 ACRES±
MINIMUM LOT WIDTH	350 FT	472 FT±	472 FT±	472 FT±
MINIMUM LOT DEPTH	350 FT	301 FT± (AVG.)	301 FT± (AVG.)	301 FT± (AVG.)
MINIMUM SETBACKS (NORTH BRUNSWICK):				
FRONT YARD	60 FT	8.7 FT±	9.2 FT±	9.2 FT±
SIDEYARD (ONE)	40 FT	4.7 FT±	4.7 FT±	4.7 FT±
SIDEYARD (BOTH)	80 FT	40.2 FT±	40.2 FT±	40.2 FT±
REAR YARD	75 FT	N/A	N/A	N/A
MAXIMUM BLDG. HEIGHT	3 STORIES/40 FT	22.5%	3 STORIES	3 STORIES
MAXIMUM BLDG. COVERAGE	40%	55.5%	16.0%	16.0%
MAXIMUM IMPERVIOUS COVERAGE	80%	63.7%	63.7%	63.7%
PARKING SETBACK TO LOT LINES	-	0.29 : 1	0.29 : 1	0.29 : 1

PARKING: (SECTION 205-100)
120 GEORGES ROAD
RETAIL SPACE
(1 SPACE/200 SF)

APARTMENTS
STUDIO (1.8 SPACES/UNIT)
BEDROOM (1.8 SPACES/UNIT)
2 BEDROOM (2.0 SPACES/UNIT)

TOTAL - 120 GEORGES ROAD

ITEM	PREVIOUSLY APPROVED	PROPOSED
360 GEORGES ROAD RETAIL SPACE (1 SPACE/200 SF)	10,469 SF/200 = 53 SPACES	3,600 SF/200 = 18 SPACES
RETAIL MEZZANINE STORAGE (1 SPACE/1,000 SF)	1,820 SF/1,000 = 2 SPACES	-
RETAIL MEZZANINE (1 SPACE/100 SF)	520 SF/100 = 5 SPACES	-
RESTAURANT (1 SPACE/100 SF)	3,170 SF/100 = 32 SPACES	9,440 SF/100 = 94.4 SPACES
RESTAURANT MEZZANINE (1 SPACE/100 SF)	935 SF/100 = 10 SPACES	2,210 SF/100 = 22.1 SPACES
TOTAL - 360 GEORGES ROAD	103 SPACES	135 SPACES
TOTAL - OVERALL	189 SPACES REQUIRED	221 SPACES REQUIRED

PARKING STALL SIZE (SECTION 205-98A)
PARKING AISLE (SECTION 205-98B)
BUFFER TO RESIDENTIAL (SECTION 205-75)

LOADING AREA (SECTION 205-97H)

REQUESTING NEW VARIANCE FOR PARKING SPACES
PREVIOUSLY APPROVED VARIANCE INCLUDED ALLOWING 140 PROPOSED SPACES
WHERE 189 SPACES WERE REQUIRED AND NOW 221 SPACES ARE REQUIRED.

CONVERSION OF 360 GEORGES ROAD TO TOTAL RESTAURANT USE
15,250 SF/100 SF = 153 REQUIRED PARKING SPACES (AN ADDITIONAL 18 SPACES REQUIRED)
140 PROPOSED SPACES PROVIDED WHERE 239 SPACES WOULD BE REQUIRED.

I-2 ZONE DATA

INDUSTRIAL DISTRICT (NORTH BRUNSWICK - LOT 4)

ITEM	REQUIRED	EXISTING	PROVIDED
(SECTION 205 ATTACHMENT 6 TABLE 2)			
MINIMUM LOT AREA	3 ACRES	3.24 ACRES±	3.24 ACRES±
MINIMUM LOT WIDTH	350 FT	379 FT±	379 FT±
MINIMUM LOT DEPTH	350 FT	382 FT± (AVG.)	382 FT± (AVG.)
MINIMUM SETBACKS (NORTH BRUNSWICK):			
FRONT YARD	60 FT	75.1 FT±	75.1 FT±
SIDEYARD (ONE)	40 FT	0 FT (1)	0 FT (1)
SIDEYARD (BOTH)	80 FT	35.5 FT±	35.8 FT±
REAR YARD	75 FT	N/A	N/A
MAXIMUM BLDG. HEIGHT	40 FT	3 STORIES	3 STORIES
MAXIMUM BLDG. COVERAGE	40%	21.4%	14.2%
MAXIMUM IMPERVIOUS COVERAGE	80%	54.9%	63.6%
MAXIMUM FLOOR AREA RATIO	-	0.34 : 1	0.23 : 1

I-2 ZONE DATA

INDUSTRIAL DISTRICT (NORTH BRUNSWICK - OVERALL SITE)

ITEM	REQUIRED	EXISTING	PREVIOUSLY APPROVED	PROPOSED
(SECTION 205 ATTACHMENT 6 TABLE 2)				
MINIMUM LOT AREA	3 ACRES	3.5 ACRES±	3.5 ACRES±	3.5 ACRES±
MINIMUM LOT WIDTH	350 FT	472 FT±	472 FT±	472 FT±
MINIMUM LOT DEPTH	350 FT	301 FT± (AVG.)	301 FT± (AVG.)	301 FT± (AVG.)
MINIMUM SETBACKS (NORTH BRUNSWICK):				
FRONT YARD	60 FT	8.7 FT±	9.2 FT±	9.2 FT±
SIDEYARD (ONE)	40 FT	4.7 FT±	4.7 FT±	4.7 FT±
SIDEYARD (BOTH)	80 FT	40.2 FT±	40.2 FT±	40.2 FT±
REAR YARD	75 FT	N/A	N/A	N/A
MAXIMUM BLDG. HEIGHT	3 STORIES/40 FT	22.5%	3 STORIES	3 STORIES
MAXIMUM BLDG. COVERAGE	40%	55.5%	16.0%	16.0%
MAXIMUM IMPERVIOUS COVERAGE	80%	63.7%	63.7%	63.7%
PARKING SETBACK TO LOT LINES	-	0.29 : 1	0.29 : 1	0.29 : 1

PARKING: (SECTION 205-100)
120 GEORGES ROAD
RETAIL SPACE
(1 SPACE/200 SF)

APARTMENTS
STUDIO (1.8 SPACES/UNIT)
BEDROOM (1.8 SPACES/UNIT)
2 BEDROOM (2.0 SPACES/UNIT)

TOTAL - 120 GEORGES ROAD

ITEM	PREVIOUSLY APPROVED	PROPOSED
360 GEORGES ROAD RETAIL SPACE (1 SPACE/200 SF)	10,469 SF/200 = 53 SPACES	3,600 SF/200 = 18 SPACES
RETAIL MEZZANINE STORAGE (1 SPACE/1,000 SF)	1,820 SF/1,000 = 2 SPACES	-
RETAIL MEZZANINE (1 SPACE/100 SF)	520 SF/100 = 5 SPACES	-
RESTAURANT (1 SPACE/100 SF)	3,170 SF/100 = 32 SPACES	9,440 SF/100 = 94.4 SPACES
RESTAURANT MEZZANINE (1 SPACE/100 SF)	935 SF/100 = 10 SPACES	2,210 SF/100 = 22.1 SPACES
TOTAL - 360 GEORGES ROAD	103 SPACES	135 SPACES
TOTAL - OVERALL	189 SPACES REQUIRED	221 SPACES REQUIRED

PARKING STALL SIZE (SECTION 205-98A)
PARKING AISLE (SECTION 205-98B)
BUFFER TO RESIDENTIAL (SECTION 205-75)

LOADING AREA (SECTION 205-97H)

REQUESTING NEW VARIANCE FOR PARKING SPACES
PREVIOUSLY APPROVED VARIANCE INCLUDED ALLOWING 140 PROPOSED SPACES
WHERE 189 SPACES WERE REQUIRED AND NOW 221 SPACES ARE REQUIRED.

CONVERSION OF 360 GEORGES ROAD TO TOTAL RESTAURANT USE
15,250 SF/100 SF = 153 REQUIRED PARKING SPACES (AN ADDITIONAL 18 SPACES REQUIRED)
140 PROPOSED SPACES PROVIDED WHERE 239 SPACES WOULD BE REQUIRED.

- PREVIOUSLY APPROVED VARIANCES / DESIGN WAIVERS:
- EXISTING CONDITION (NORTH BRUNSWICK AND NEW BRUNSWICK)
 - NEW BRUNSWICK:
 - FRONTYARD SETBACK IS BEING REDUCED FROM 12.9 FT TO 9.2 FT. MINIMUM REQUIRED 25 FT. (NEW BRUNSWICK)
 - MAXIMUM FLOOR AREA RATIO INCREASED FROM 1.06:1 TO 1.11:1. ADDITIONAL 651 SF (NEW BRUNSWICK)
 - 1) RESIDENTIAL IS NOT LISTED AS A PERMITTED USES IN THE I-1 ZONE - USE VARIANCE REQUIRED (NEW BRUNSWICK - SECTION 17.04.040F.1)
 - NORTH BRUNSWICK:
 - EXISTING RESIDENTIAL BUFFER IS 5.6 FT. THE PROPOSED BUFFER IS 10.0 FT. MINIMUM REQUIRED 25 FT. (NORTH BRUNSWICK - SECTION 205-75)
 - 2) PREVIOUSLY REQUIRED NUMBER OF PARKING SPACES WAS 189 SPACES. THE NEWLY REQUIRED NUMBER OF PARKING SPACES IS 221 SPACES. THE PREVIOUSLY APPROVED NUMBER OF PARKING SPACES IS 140 SPACES. (NORTH BRUNSWICK - SECTION 205-100)
 - 3) RESIDENTIAL AND RETAIL ARE NOT LISTED AS A PERMITTED USES IN THE I-2 ZONE - USE VARIANCE PREVIOUSLY GRANTED BY THE ZONING BOARD. (NORTH BRUNSWICK - SECTION 205-74)
 - 4) PARKING AREAS MAY BE LOCATED IN ANY REAR OR SIDE YARD, BUT SHALL NOT BE LOCATED IN THE FRONT YARD AREA. (NORTH BRUNSWICK - SECTION 205-96E)
 - 5) NO MORE THAN TWO DRIVEWAYS USED AS MEANS OF INGRESS OR EGRESS FOR OFF-STREET PARKING AREAS SHALL BE PERMITTED FOR EACH 300 FEET OF FRONTAGE ON A PUBLIC STREET. (NORTH BRUNSWICK - SECTION 205-97B)
 - 6) BUILDING #120 CROSSES BOTH LOT 4.01 IN NEW BRUNSWICK AND LOT 4 IN NORTH BRUNSWICK.
- NOTE: THE SITE SHALL ACCOMMODATE A WB-50 TRUCK FOR THE PROPOSED COMMERCIAL BUILDING AND A SU-30 TRUCK FOR THE MIXED USE BUILDING.

CURB NOTES:

AS PER NJDOT, PROPOSED CURB WITHIN RIGHT OF WAY TO HAVE A 4" REVEAL UP TO THE RIGHT OF WAY LINE AND 6" REVEAL TO BE USED FOR ONSITE IMPROVEMENTS. A 10 FOOT TRANSITION SHALL BE USED FROM THE RIGHT OF WAY LINE TO THE 4" TO A 6" CURB REVEAL AND BE CONTAINED WITHIN SAME.

MENLO ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS
261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904
PHONE: (732) 846-8585 FAX: (732) 846-9439
CERTIFICATE OF AUTHORIZATION: 24GA27951900

PIOLI PROPERTY
TOWNSHIP OF NORTH BRUNSWICK & CITY OF NEW BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY
GEOMETRY PLAN
BLOCK 194, LOT 4 (NORTH BRUNSWICK) BLOCK 349.01, LOT 4.01 (NEW BRUNSWICK) 3.50 AC.±

DRWN. BY BKH
DSGN. BY EFW
CHKD. BY WAL
APPRD. BY WAL
DATE OF ISSUE
SEPTEMBER 22, 2011
REV. 13.) OCTOBER 21, 2021
SCALE: 1"=30'
JOB # 2007.094
DWG # GE-1
SHEET # 3

REVISIONS
1) NJDEP REVS. 10/18/11
2) NJDEP REQUIREMENTS 01/06/12
3) TWP. COMMENTS 04/04/12
4) NJDEP REQUIREMENTS 03/27/12
5) NJDOT 11/27/12
6) FSD 11/16/12 LTR 1/21/13
7) RESOLUTION COMPLIANCE 3/24/13
8) NJDOT COMMENTS 3/6/13
9) NJDOT COMMENTS 9/23/13
10) OWNER REVISIONS 06/14/16
11) NJDOT UPDATE FOR APP. 9/5/18
12) RESTAURANT/RETAIL SF 8/9/21
THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION...
WILLIAM A. LANE
PROFESSIONAL ENGINEER
NJPE#40262

