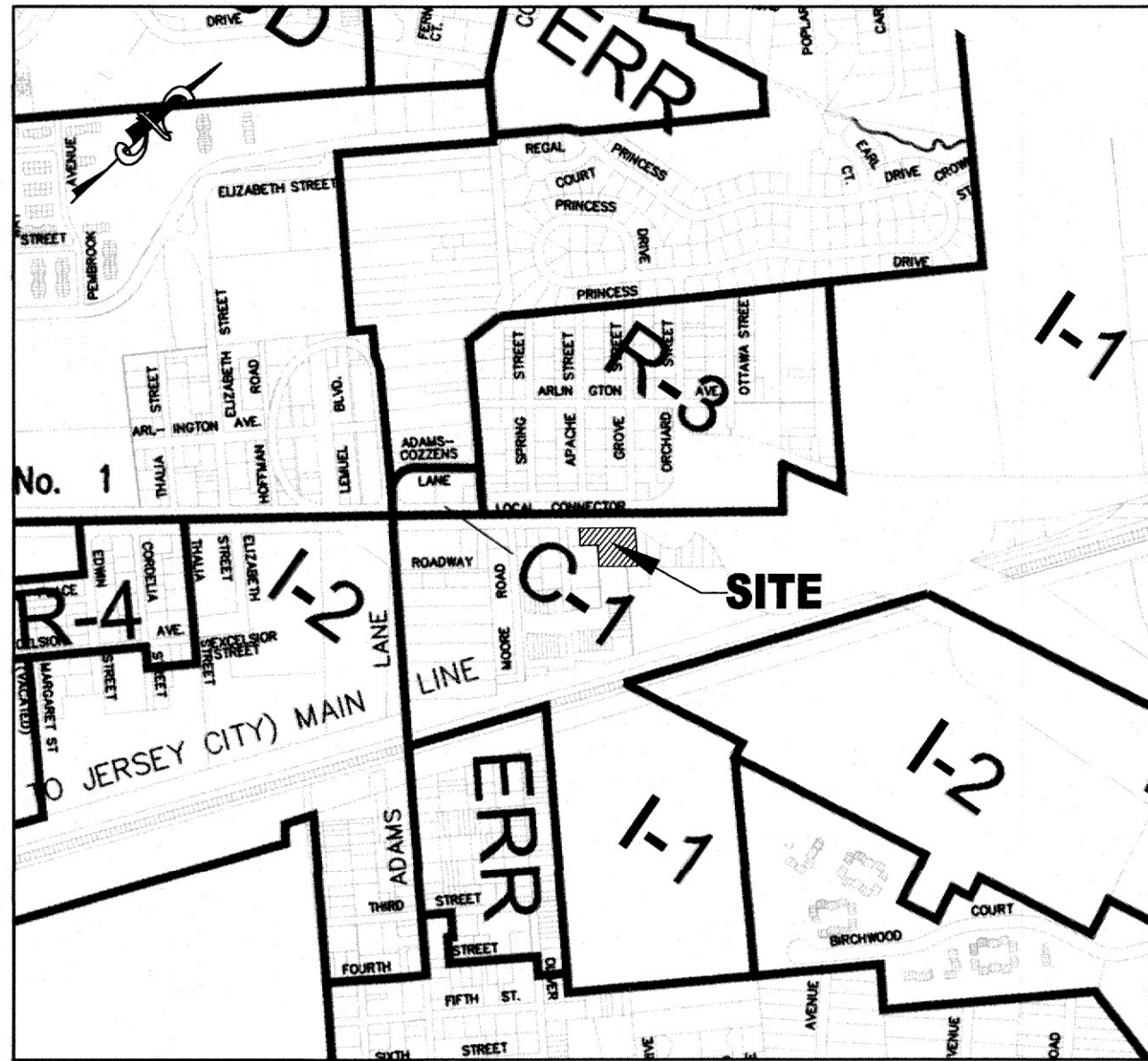


BLOCK	LOT	OWNER'S NAME & ADDRESS	BLOCK	LOT	OWNER'S NAME & ADDRESS
143	13.01	WOW Plaza IV LLC. 1800 Rte 34 N STE 402 Wall NJ 07719	143.06	32	Bongiovanni Paul 42 Woodland Avenue North Brunswick, NJ 08902
83	5.01	Principally Joseph & Connie 43 Woodland Avenue #2 North Brunswick NJ 08902	84	8.01	New Jersey State Dot 1035 Parkway Avenue Trenton, NJ 08625
82	7.01	Hess Retail Stores LLC CO Hess Corp 539 South Main Street Findlay OH 45840	143.06	1	Driscoll CT HOA# Access Prop MO 4 Walter E Faron Blvd 311 Flemington NJ 99999
143.06	3	Estefany Yamaya C 3 Driscoll Road North Brunswick NJ 08902	143	468	Tucci Rosario & Debra 967 Driscoll Road North Brunswick NJ 08902
143	5.01	WOW Plaza IV LLC. 1800 Rte 34 N STE 402 Wall NJ 07719	143.06	465	Coppa Mario & Donna 4 Sawmill Pond Road
143.06	2	Ashraf Syed & Dania 247 New Road Monmouth Junction NJ 08852	84	9	JGG LLC 1085 Ottawa Street North Brunswick NJ 08902
83	8.01	Prinzivalli Joseph & Connie 43 Woodland Avenue North Brunswick NJ 08902	143	6.01	WOW Plaza IV LLC 1800 Rte 34 N STE 402 North Brunswick NJ 08902
143	1.01	Burke Land Developers LLC 1882 US Route 1 North Brunswick, NJ 08902	143	469	Khanu Hussanatu 711 Driscoll Rd North Brunswick NJ 08902
143.06	461	Coppa Family LLC 4 Saw Mill Road Millstone NJ 08510	143	470	Sicora Lindsa ~ Trustee 975 Driscoll Rd North Brunswick NJ 08902
			143.06	4	Hassan Sowmini R 3963 Quakerbridge Road Trenton NJ 08619
			143.06	464.01	Coppa Family LLC C/O Bp America ASSD with B143 L462.01

<p> Middlesex County Planning Board County Administration Building 5th Floor 75 Bayard Street New Brunswick, NJ 08901 </p>	<p> Cablevision of Raritan Valley Attn: Margurite Prenderville 275 Centennial Avenue ON 6805 Piscataway, NJ 08855-6805 </p>
<p> Public Service Electric & Gas Co. Manager- Corporate Properties 80 Park Palace, 16B Newark, NJ 07102 </p>	<p> Construction Department Mr. Tim Allen Texas Eastern Transmission Corp. 501 Coolidge Street South Plainfield, NJ 070780 </p>
<p> Department of Transportation State of New Jersey 1035 Parkway Trenton, NJ 08625 </p>	<p> North Brunswick Township Attn: Township Clerk 710 Hermann Road North Brunswick, NJ 08902 </p>
<p> Sunoco Pipeline L.P. Right of Way Montello Complex 525 Fritztown Road Sinking Spring, Pa 19608 </p>	<p> Verizon N.J. Gen. Tax Administration Broad Street- Room 305 Newark, NJ 07101 </p>



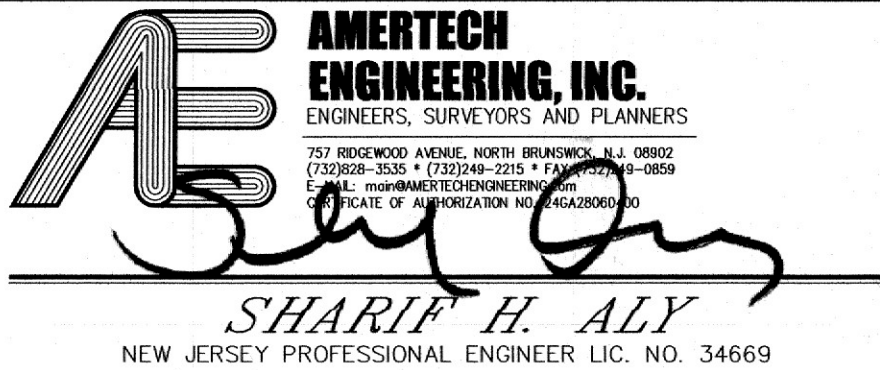
ZONING DATA TABLE - I-1 ZONING DISTRICT			
SITE DATA	REQUIRED	EXISTING	PROPOSED
LOT AREA	2 ACRES	1.05 AC.* ^① (45,588 S.F.)	1.05 AC.* ^① (45,588 S.F.)
MIN. LOT WIDTH	250 FT	286.61 FT	286.61 FT
MIN. LOT DEPTH	300 FT	146.17 FT* ^②	146.17 FT* ^②
MIN. FRONT YARD	100 FT. (US ROUTE 1)	21.3 FT* ^③	21.3 FT* ^③
MIN. SIDE YARD (ONE)	30 FT.	75.5 FT	56.3 FT
MIN. SIDE YARD (BOTH)	60 FT.	181.09 FT	161.89 FT
MIN. REAR YARD	60 FT.	113.19 FT	95.0 FT
MAX. BUILDING HEIGHT	40' / 3 STY	>40' / 1 STY	>40' / 1 STY
MAX. ALL BUILDINGS COVERAGE	40%	10.74% (4,896 SF)	13.37% (6,096 SF)
MAX. LOT IMPERVIOUS COVERAGE	80%	88.03%* ^④ (40,130 SF)	88.03%* ^④ (40,130 SF)
ACCESSORY BUILDING			
MIN. SIDE YARD	5 FT.	N/A	N/A
MIN. REAR YARD	5 FT.	N/A	N/A

- ① VARIANCE REQUIRED FOR MINIMUM LOT AREA WHERE 2 ACRES ARE REQUIRED AND 1.05 ACRES ARE EXISTING. (§205-ATTACHMENT-6)
- ② VARIANCE REQUIRED FOR MINIMUM LOT DEPTH WHERE 300 FT IS REQUIRED AND 146.17 FT IS EXISTING. (§205-ATTACHMENT-6)
- ③ VARIANCE REQUIRED FOR MINIMUM FRONT YARD WHERE 100 FT IS REQUIRED AND 21.3 FT IS EXISTING. (§205-ATTACHMENT-6)
- ④ VARIANCE REQUIRED FOR MAXIMUM LOT IMPERVIOUS WHERE 80% IS ALLOWED AND 88.03% IS EXISTING. (§205-ATTACHMENT-6)
- ⑤ VARIANCE REQUIRED FOR PARKING IN THE FRONT YARD OF U.S. ROUTE 1 WHERE 25 FT IS REQUIRED AND 11 FT IS EXISTING. (§205-66(D))
- ⑥ VARIANCE REQUIRED FOR DRIVEWAY WIDTH FOR 65 DEGREE PARKING WHERE 22 FT IS REQUIRED AND 16 FT IS PROPOSED. (§205-98(B))
- ⑦ VARIANCE REQUIRED FOR DRIVEWAY WIDTH, TWO-WAY TRAFFIC WHERE 25 FT IS REQUIRED AND 24 FT IS PROPOSED. (§205-98(B))
- ⑧ VARIANCE REQUIRED FOR LOADING AREA WIDTH WHERE 12 FT IS REQUIRED AND 9.5 FT IS PROPOSED. (§205-97(H))

1. PROPERTY KNOWN AS LOTS 2.01, 3.01, & 4.01 IN BLOCK 143, TAX MAP SHT. 31, TOWNSHIP OF NORTH BRUNSWICK, CONTAINING A TOTAL OF 1.047 ACRES MORE OR LESS.
2. THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING MUNICIPAL AND OTHER AGENCY REVIEW AND APPROVAL. THEY SHALL NOT BE UTILIZED AS A CONSTRUCTION DOCUMENT UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWING AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS FROM A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOTS 2.01, 3.01, & 4.01 IN BLOCK 143 SITUATED IN TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY, TAX MAP SHEET NO. 31" PREPARED BY JUAN J. RODRIGUEZ PROFESSIONAL LAND SURVEYOR NJ LIC. NO. 246504323000 OF AMERTECH ENGINEERING, INC. DATED MARCH 30, 2021.
4. TOPOGRAPHICAL INFORMATION SHOWN HEREON IS BASED ON SURVEY DATUM NOV/1988 DATUM AND HORIZONTAL DATUM IS BASED ON THE N.J.S.P.C.S. 1983 DATUM.
5. ALL EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS MAPS AND SUBJECT TO VERIFICATION 1/800 MARKOUT BY UTILITY COMPANY. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF IN THE OPINION OF THE CONTRACTOR SUCH CONDITIONS SHOULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
7. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - A. CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - B. CURRENT PREVAILING UTILITY COMPANY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - C. CURRENT PREVAILING BUILDING CODES AND STANDARDS ADOPTED BY THE STATE OF NJ INCLUDING THE BARRIER FREE SUBCODE.
 - D. CURRENT PREVAILING FEDERAL A.D.A. REGULATIONS INCLUDING REVISED TITLES II AND III OF THE AMERICANS WITH DISABILITIES ACT OF 1990, INCLUDING AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG).
8. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS PERTAINING TO SAFETY FOR BOTH THE GENERAL PUBLIC AND ALL WORKERS. SPECIFICALLY, THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF NEW JERSEY WORKER HEALTH SAFETY ACT (N.J.A.C. 12:10 AS AMENDED ET. SEQ.) AND THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ACT; US OSHA (CFR 29, PART 1926 AS AMENDED).
9. DO NOT SCALE DRAWINGS. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
10. ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE REGULATIONS.
11. NO EXCAVATED MATERIALS MAY BE REMOVED FROM THE SITE WITHOUT THE PRIOR APPROVAL OF THE TOWNSHIP ENGINEER. ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE REGULATIONS.
12. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP OF 34025C0163F DATED SEPTEMBER 25, 2009.

1	PARKING STRIPING	11/20/2021	KP/SA
NO.	REVISION	DATE	Dr/Ck

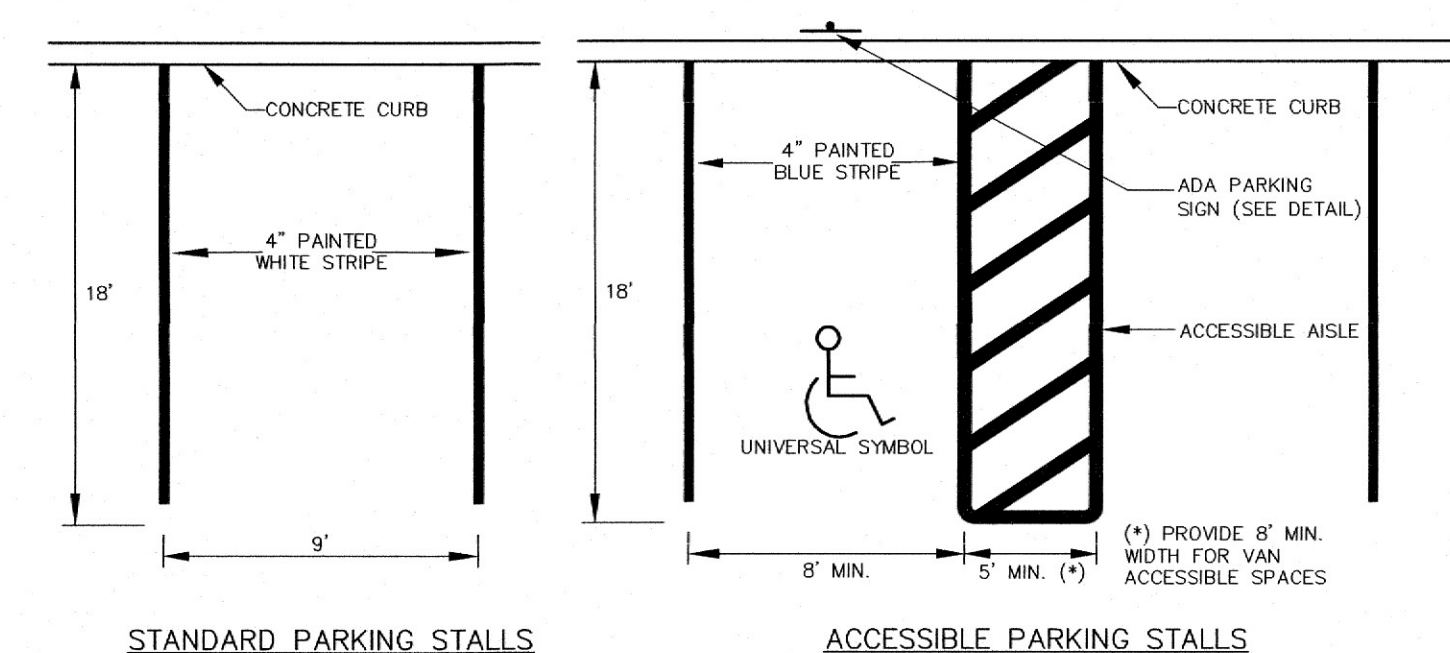
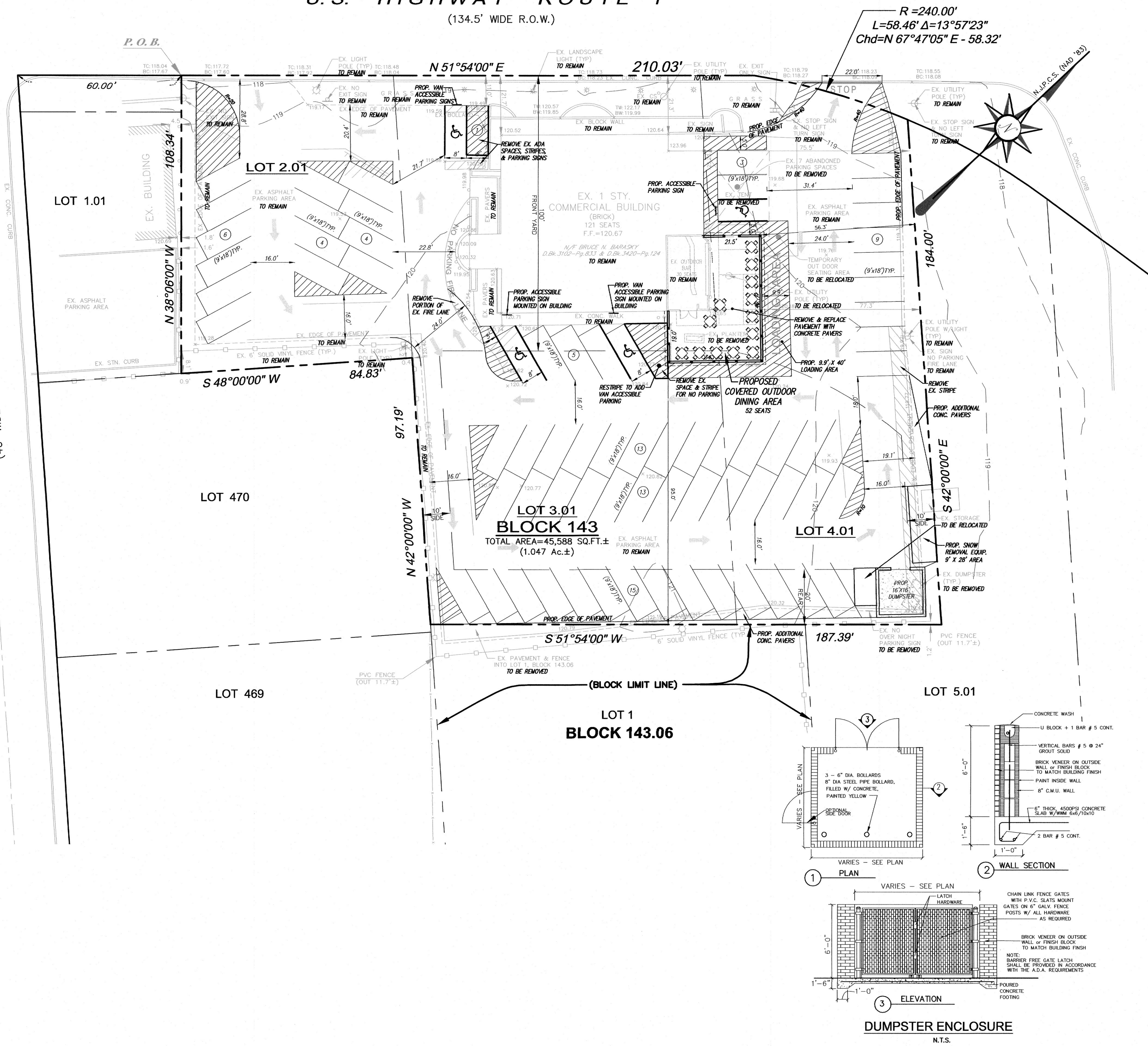
CAD#:	DESIGN BY:	DATE:
20-073 Cover Sht	SA	10/1/2021
PB#:	DRAWN BY:	SCALE:
-	KP	AS SHOWN
BOOK#:	Checked by:	FILE NO.:
-	SA	20-073



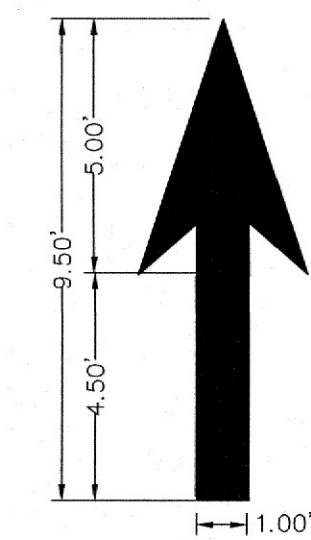
COVER SHEET

U.S. HIGHWAY ROUTE 1
(134.5' WIDE R.O.W.)

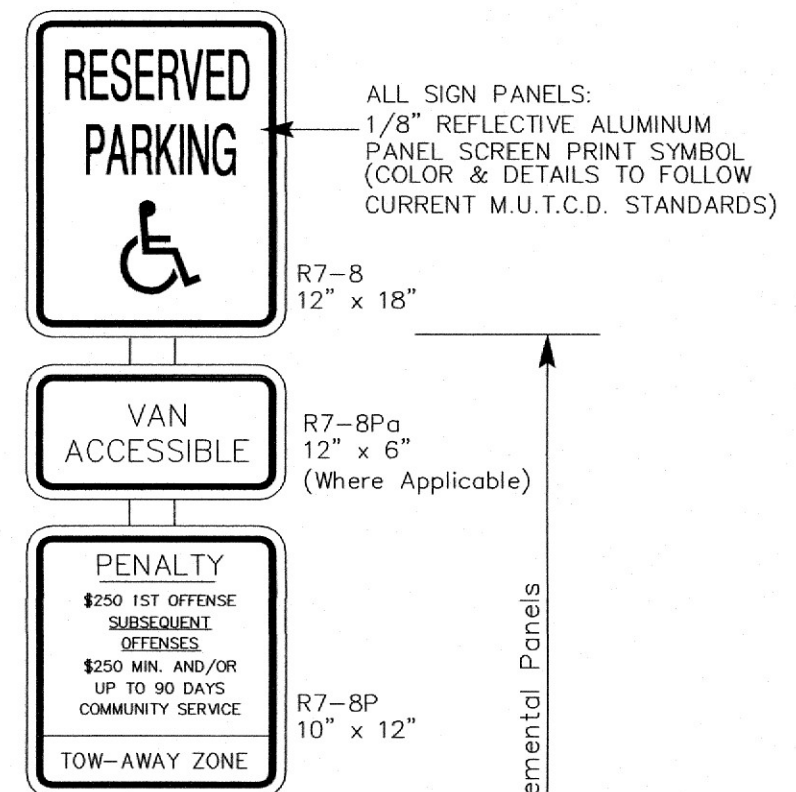
DRISCOLL ROAD
(40' WIDE R.O.W.)



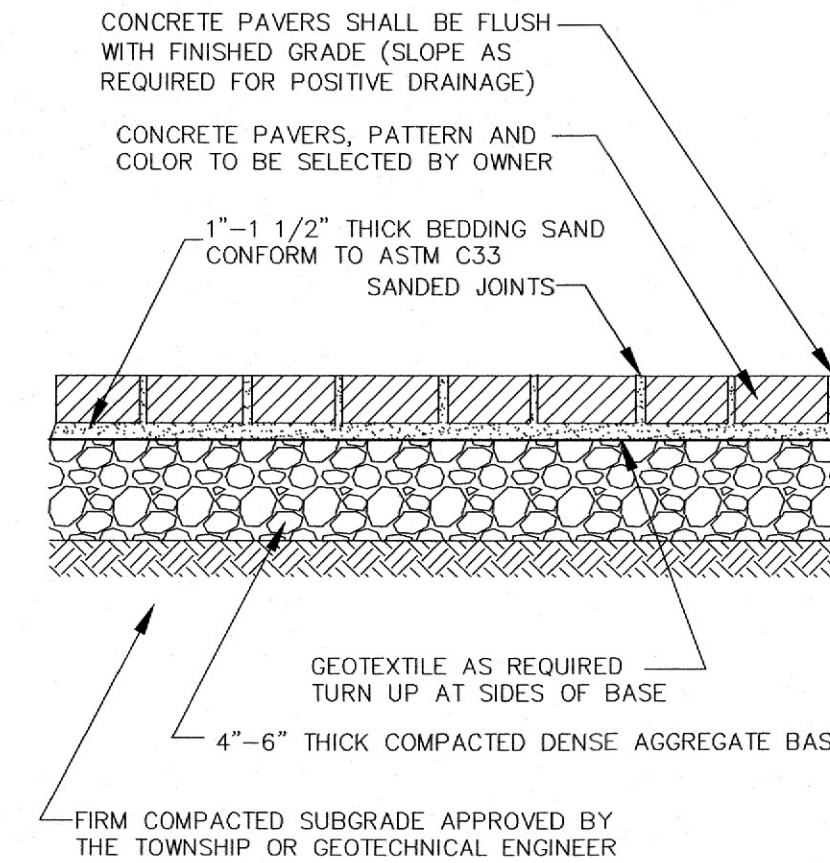
PARKING SPACE STRIPING DETAIL



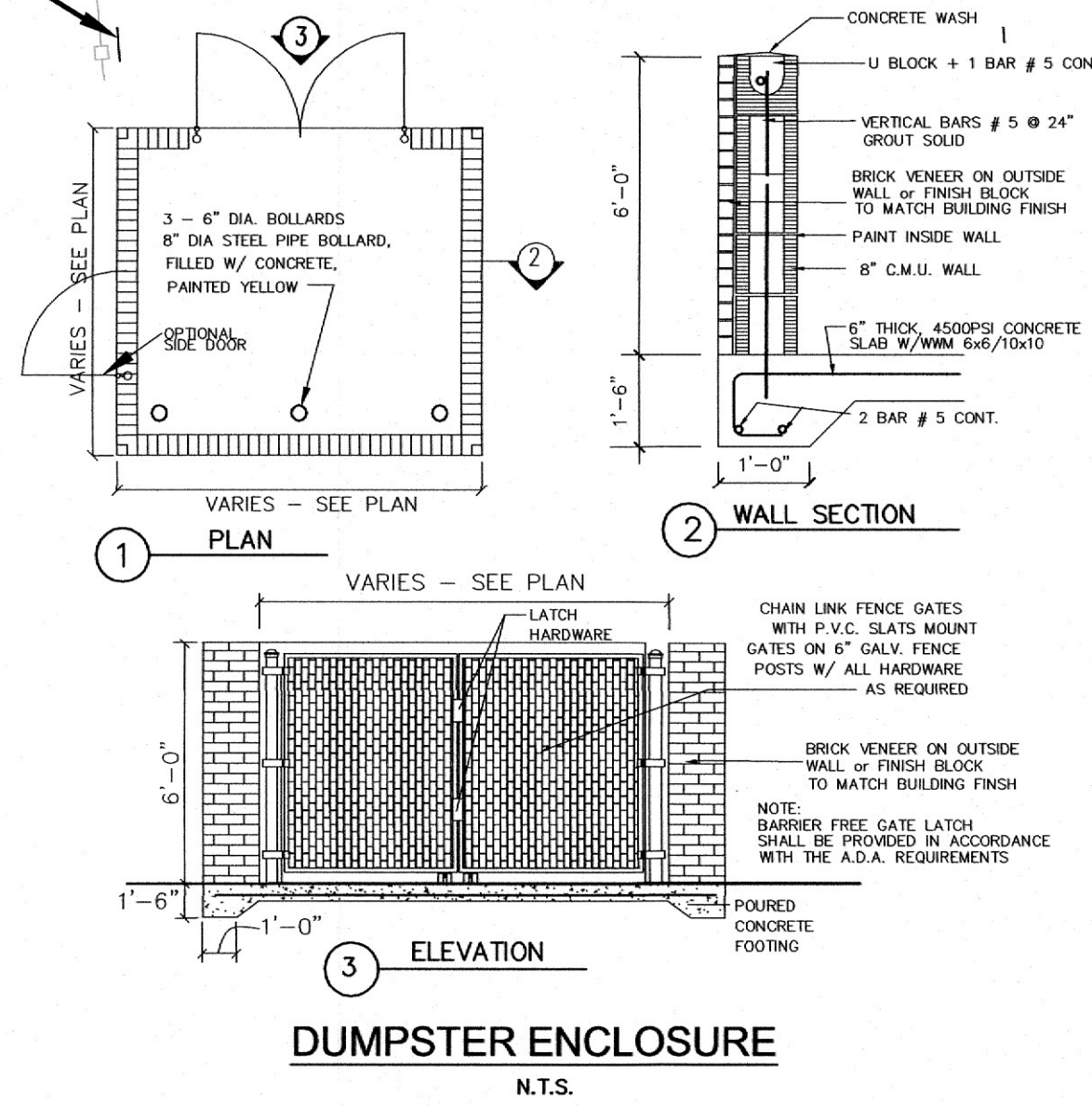
PAVEMENT MARKINGS-ARROWS
NOTE:
ALL SIGNS AND PAVEMENT MARKINGS
SHALL BE IN ACCORDANCE WITH THE
2009 M.U.T.C.D. STANDARD HIGHWAY
SIGN BOOK, LATEST VERSION AND
INTERIM RELEASES.



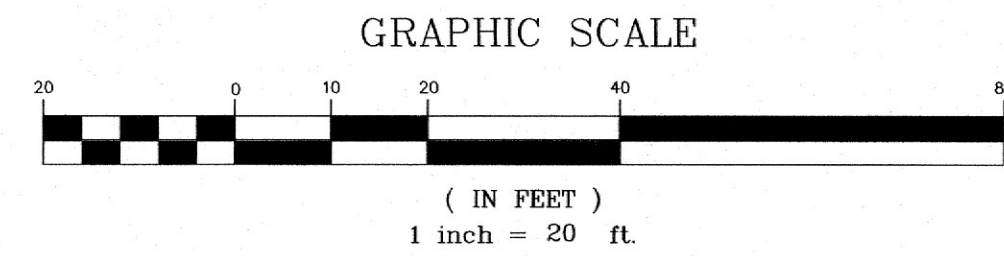
ADA PARKING SIGN DETAIL
NTS



BRICK/ CONCRETE PAVERS
(Pedestrian Walkway Application)
NTS



DUMPSTER ENCLOSURE
NTS.



OWNER/APPLICANT
NORTH BRUNSWICK PUB
C/O BRUCE BARASKY
1864 US ROUTE 1
NORTH BRUNSWICK,
NEW JERSEY 08902

NO.	REVISION	DATE	Dr/Ck
1	PARKING STRIPING	11/20/2021	KP/SA

CAD#:	DESIGN BY:	DATE:
20-073 Site Plan	SA	10/1/2021
PB#:	DRAWN BY:	SCALE:
-	KP	1"=20'
BOOK#:	Checked by:	FILE NO.:
-	SA	20-073

AMERTECH ENGINEERING, INC.
ENGINEERS, SURVEYORS AND PLANNERS
757 RIDGEWOOD AVENUE, NORTH BRUNSWICK, N.J. 08902
(732) 241-1100 FAX (732) 241-1101
WWW.AMERTECHENGINEERING.COM
Sharif H. Aly
SHARIF H. ALY
NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 34669

VARIANCE PLAN
NORTH BRUNSWICK PUB
TAX MAP LOTS 2.01, 3.01 & 4.01 BLOCK 143
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY
TAX MAP SHEET No. 31

SITE PLAN

JOB #:
20-073
2
2