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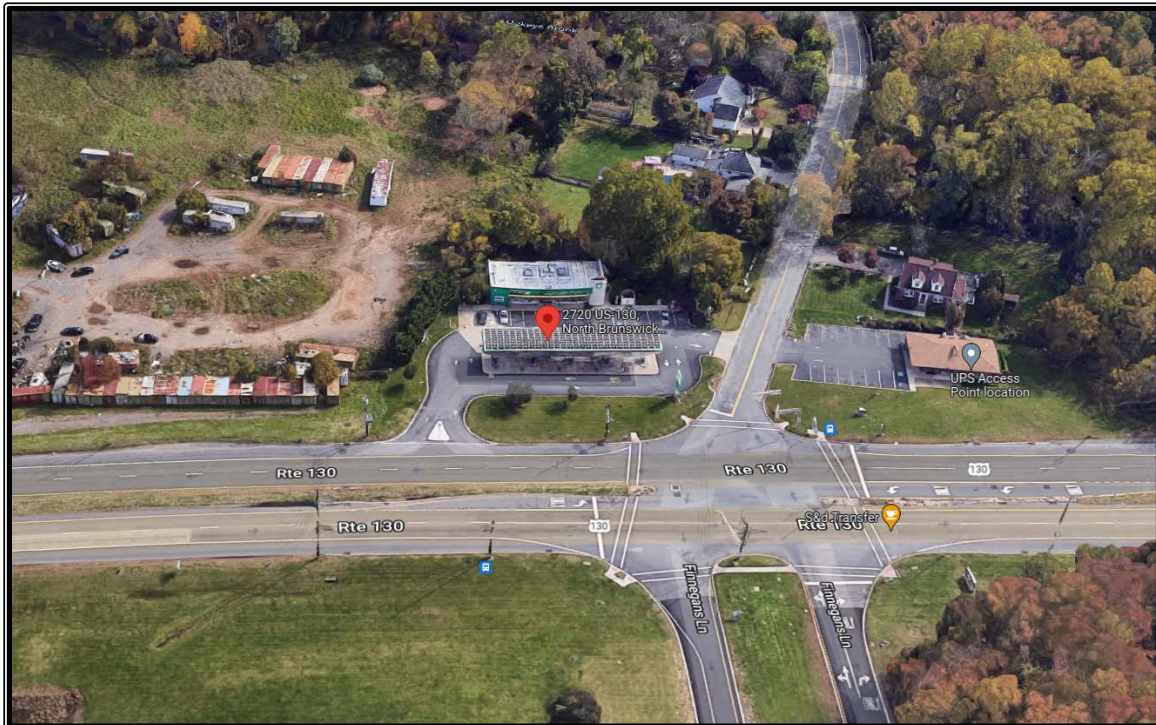
March 8, 2022

Planning Board
Township of North Brunswick
710 Hermann Road
North Brunswick, NJ 08902

**RE: Letter of Intent
Preliminary & Final Major Site Plan
2720 U.S. Highway 130
Block 224, Lot 1
Township of North Brunswick, Middlesex County, New Jersey**

Dear Board Members:

The above referenced application consists of a 0.707 acre property located at the northeast corner of the intersection of U.S. Highway 130 and Davidsons Mill Road. The zoning is C-4 (Non-Restricted Commercial District) Zone. Presently, the property is occupied by a service station. Access into the site is via existing driveways from both frontages. The site is surrounded by a mix of uses including commercial properties, industrial uses, vacant lands, and residences across Route 130.



Aerial View of Existing Property

DESCRIPTION OF THE PROPOSED USE:

The applicant proposes to demolish all existing improvements and construct a new fast-food restaurant “Taco Bell” with drive-thru. The proposed footprint is 2,246 S.F. Seating for 39 will be provided. The C-4 Zone District permits drive-thru restaurants as a Conditional Use.

Twenty four (24) on-site parking stalls are provided. The property is already developed, and mostly impervious, however the proposed project results in a minor increase of impervious coverage of 790 S.F.

The proposed hours of operation are daily 7 AM to 11 PM (lobby) and 7 AM to 2:30 AM (drive-thru). There are 2.5 employee shifts and up to 8 employees on at any given time during an 8 hour shift.



Associated site improvements include a paved parking lot, outdoor patio area, landscaping, and lighting. Public water and sewer will serve the proposed building.

WATER AND SEWER USAGE:

As per N.J.A.C. 7:14A-23, the anticipated sanitary sewer usage is calculated as:

Use: Fast food restaurant
39 seats x 15 gallons per seat per day = 585 gallons per day.

As per N.J.A.C. 7:10, the average daily water demand is calculated as:

Use: Restaurant, kitchen and sanitary demand
39 seats x 10 gallons per seat x 3 (open greater than 12 hours per day) = 1,170 gallons per day.

The property is presently connected to public water and public sewer. As part of the project, a new sewer lateral will be constructed and new water service installed.

ACCESS AND TRAFFIC IMPACTS:

The present use contains two (2) driveways serving as ingress/egress points. As part of the application, the driveway along Davidsons Mill Road will be converted to an egress only driveway. A summary of

the trip generation for the existing use as well as for the proposed use is included in the report prepared by Stonefield Engineering dated January 31, 2022.

DELIVERIES TO THE SITE:

The site will receive deliveries of products via tractor trailer. The truck will access the site in the early morning hours before 7 o'clock AM from Route 130. They will park along the northerly side of the building and use a hand truck to wheel the products to the sidewalk and into the service door. The driver has a key to the building and most deliveries are completed within 10 minutes. There are two (2) deliveries per week. This arrangement does not pose any concerns with customer circulation or present any operational hazards as the deliveries are made prior to opening.

ENVIRONMENTAL IMPACTS / STORMWATER MANAGEMENT:

As the site is presently occupied by a service station and there are no environmentally sensitive features on or near the property. Although the project results in an increase of 790 S.F. impervious, this can be considered a *de minimus* increase and does not require structural stormwater management measures.

RECYCLING AND WASTE DISPOSAL:

Trash pickup will be private. As per N.J.S.A. 13:1E-99.11, the owner will also recycle paper, cardboard, glass, cans, and bottles.

AGENCY PERMITTING:

The project will require permits from the following outside agencies:

1. New Jersey Department of Transportation – Letter of No Interest;
2. Middlesex County Planning Board – Site Plan Review;
3. Freehold Soil Conservation District – Land Disturbance Permit;
4. Local Water & Sewer Utilities – Connection of New Building;
5. Local Health Department – for Kitchen Facilities; and
6. Local Police, Fire – Site Plan Review.

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

Very truly yours,

EAST POINT ENGINEERING, LLC

Marc S. Leber

Marc S. Leber, P.E., P.P., C.M.E.

cc: Nirav Mehta, Applicant