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## Preliminary List of Variances and Waivers

Dated January 2022

Ben Hur Brunswick, LLC  
Proposed Warehouse Expansion  
2400 US Route 1  
Block 148, Lot 5.03  
Township of North Brunswick  
Middlesex County, NJ  
DECPC # 2246-99-001

### Existing Non-Conformities

#### Zoning – I-2 Zone Bulk Requirements:

- [§ 205 Attachment 6] – Within the I-2 Zone, maximum building height shall be 3 stories/40 FT

*Existing non-conformity – The existing building height is +/-43 FT, however the height of the proposed building addition is 40 FT.*

#### Off-Street Parking Requirements:

- [§ 205-96.E] – Parking areas may be located in any rear or side yard, but may not be located in any required front yard area.

*Existing non-conformity – Fourteen (14) existing parking spaces are located within the 100 FT front-yard setback of North Brunswick Boulevard.*

### Checklist Waivers

#### Township of North Brunswick Site Plan Completeness Checklist

- Item #10 – Survey of property which is less than 1 year old prepared by a New Jersey Licensed Land Surveyor.

*The Boundary & Topographic Survey for this property was last revised 11/03/2020, just over 1 year ago. Therefore, waiver relief is requested.*

- Item #17 – Existing and proposed contours at 1-foot intervals based on National Geodetic Vertical Datum 1929 to determine general slope and natural drainage of the land. Where necessary to evaluate drainage, the Board shall require contours to be shown for all lands within 200 feet of the property in question.

***The Boundary & Topographic Survey for this property was prepared using North American Vertical Datum of 1988 rather than National Geodetic Vertical Datum of 1929. Therefore, waiver relief is requested.***

- Item #44 – Percolation test and soil log results (if applicable) certified by New Jersey Licensed Professional Engineer.

***The proposed development results in a net decrease in impervious coverage on the site, and thus the project is not subject to NJAC 7:8 stormwater runoff quality standards. Therefore, waiver relief is requested.***

- Item #45 – Soils Report, including location of seasonal high ground water table.

***The proposed development results in a net decrease in impervious coverage on the site, and thus the project is not subject to NJAC 7:8 stormwater runoff quality standards. Therefore, waiver relief is requested.***

- Item #46 – Evidence of soil erosion and sediment control plan submittal to Freehold Soil Conservation Service (if soil disturbance meets or exceeds 5,000 square feet).

***The Applicant will procure the necessary approvals from Freehold Soil Conservation District and evidence of the submittal will be provided under separate cover. Therefore, temporary waiver relief is requested.***

- Item#51 – Evidence of submittal to Middlesex County Planning Board (if on county road or involving county drainage structure).

***The Applicant will procure the necessary approvals from Middlesex County Planning Board and evidence of the submittal will be provided under separate cover. Therefore, temporary waiver relief is requested.***