



TOWNSHIP OF NORTH BRUNSWICK

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DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Priscilla J. Triolo, Esq.
Bittiger, Elias, Triolo & Diehl P.C.
12 Route 17, Ste 206
Paramus, NJ 07652

FROM: Andrei Alexeev, Zoning Officer

DATE: May 20, 2022

SUBJECT: Block: 226 Lot(s): 19
Street Address: 389 Old Georges Road
Applicant: GRMS Holdings, LLC

Dear Ms. Triolo:

I have reviewed the application for Preliminary and Final Site Plan and Bulk Variances Approval at the above-referenced address, and I am issuing the following report.

The following application materials were reviewed:

- 8-sheet Preliminary and Final Major Site Plan, prepared by Kiersten Osterkorn, dated 4/25/2022;
- 1-sheet Location Survey, prepared by Charles L. Osterkorn Jr., dated 2/28/2022;
- 4-sheet preliminary architectural drawings, prepared by Kurt J. Ludwig, dated 12/7/2021, revised through 4/14/2022.

Administrative

1. The applicant proposes to develop an existing vacant lot with a 4,548 sq. ft. two-story general office building (approx. 7,130 sq. ft. of gross office floor area) with an attached garage, parking lot areas, and other associated site improvements.

2. The subject premises are located in the General Office (G-O) Zoning District, and a general office is a permitted use in the zone.
3. Research of the property records revealed that the subject lot was developed with a single-family dwelling which was demolished in or about 2018. The lot is bound by residential uses on the North-Eastern side and across Old Georges Road, and commercial uses on the North-Western side (Figures 1 & 2).



Figure 1: Subject property (Satellite view, 2D).



Figure 2: Subject property (Satellite view, 3D).

4. Variances regarding the proposed development are summarized in the following table(s):

a. The proposed development requires the following “C” variance(s):

Description	Min. Required/Max. Permitted	Proposed	Variance	Ordinance
Lot Area	1.5 ac.	0.53	ENC/V	§ 205-4.1 (Table 2, G-O Zone)
Lot Width	200 ft.	130 ft.	ENC/V	§ 205-4.1 (Table 2, G-O Zone)
Lot Depth	250 ft.	178 ft.	ENC/V	§ 205-4.1 (Table 2, G-O Zone)
Side Yard Setback, Principal Building	20 ft.	12 ft.	V	§ 205-4.1 (Table 2, G-O Zone)
Rear Yard Setback, Principal Building	40 ft.	26.2 ft.	V	§ 205-4.1 (Table 2, G-O Zone)
Residential Buffer	30 ft.	0 ft.	V	§ 205-70 (B)
Driveway Width	25 ft.	22 ft.	V	§ 205-98 (B)(4)
Drive Aisle Width	25 ft.	22 ft.	V	§ 205-98 (B)(5)(d)
Parking, Number of Spaces	29	Parking lot – 21/ Garage - 6	V	§§205- 100(B)(4)
Loading, Number of Spaces	1	0	V	§ 205-97(H)

V = Variance

ENC = Existing nonconformance

Technical

1. **Site Plan:** Site Plan Approval from the North Brunswick Planning Board is required (§205-9.1).
2. **Variances:**
 - a. **Lot Area** - The applicant proposes to construct a 4,548 sq. ft. two-story office building, parking lot areas, and other associated site improvements on a 0.53-acre lot, whereas the

minimum required lot area is 1.5 acres (§205-4.1 (Table 2, G-O Zone)). The applicant should justify this variance and provide testimony to satisfy the C-1 (“hardship”) and/or C-2 (“benefits v. burdens”) variance criteria.

- b. **Lot Width** - The applicant proposes to construct a 4,548 sq. ft. two-story general office building, parking lot areas, and other associated site improvements on a 130 ft. wide lot, whereas 200 ft. is required (§205-4.1 (Table 2, G-O Zone)). The applicant should justify this variance and provide testimony to satisfy the C-1 (“hardship”) and/or C-2 (“benefits v. burdens”) variance criteria.
- c. **Lot Depth** - The applicant proposes to construct a 4,548 sq. ft. two-story general office building, parking lot areas, and other associated site improvements on a 178 ft. deep lot, whereas 250 ft. is required (§205-4.1 (Table 2, G-O Zone)). The applicant should justify this variance and provide testimony to satisfy the C-1 (“hardship”) and/or C-2 (“benefits v. burdens”) variance criteria.
- d. **Side Yard Setback, Principal Building** – The applicant proposes to construct a 4,548 sq. ft. two-story general office building 12 ft. from the side property line, whereas the minimum required side yard setback is 20 ft. (§205-4.1 (Table 2, G-O Zone)). The applicant should justify this variance and provide testimony to satisfy the C-1 (“hardship”) and/or C-2 (“benefits v. burdens”) variance criteria.
- e. **Rear Yard Setback, Principal Building** – The applicant proposes to construct a 4,548 sq. ft. two-story general office building 26.2 ft. from the rear property line, whereas the minimum required rear yard setback is 40 ft. (§205-4.1 (Table 2, G-O Zone)). The applicant should justify this variance and provide testimony to satisfy the C-1 (“hardship”) and/or C-2 (“benefits v. burdens”) variance criteria.
- f. **Residential Buffer** - The applicant proposes to construct a 4,548 sq. ft. two-story general office building 12 ft. from the side property line and proposes no additional buffer to separate the proposed commercial use from the existing residential use on the adjacent lot, whereas an additional 30 ft. buffer strip, designed in accordance with the requirements of Article XXVI, shall be added to any required rear or side yard which abuts a residential use (§205-70(B)). The applicant should justify this variance and provide testimony to satisfy the C-1 (“hardship”) and/or C-2 (“benefits v. burdens”) variance criteria.
- g. **Driveway Width** - The applicant proposes to construct a 22 ft. wide two-way access driveway, whereas driveways shall have a minimum width of 25 ft. for two-way traffic (§205-98 (B)(4)). The applicant should justify this variance and provide testimony to satisfy the C-1 (“hardship”) and/or C-2 (“benefits v. burdens”) variance criteria.

- h. **Drive Aisle Width** - The applicant proposes to construct a parking lot with 22 ft. drive aisles, whereas aisles from which cars directly enter or leave parking spaces shall not be less than 25 ft. for all aisles following two-way traffic (§205-98 (B)(4)). The applicant should justify this variance and provide testimony to satisfy the C-1 (“hardship”) and/or C-2 (“benefits v. burdens”) variance criteria.

- i. **Parking, Number of Spaces** - The applicant proposes to construct a 4,548 sq. ft. two-story general office building containing approximately 7,130 sq. ft. of gross office floor area, an attached garage for 6 vehicles, and associated parking lot areas containing 21 parking spaces, whereas 29 parking spaces are required (§205-100(B)(4)). The applicant proposes 21 delineated parking spaces on the parking lot, and requests the Board to deem the 6 vehicle storage-type parking spaces within the enclosed garage to be adequate to satisfy the parking requirements on the lot. However, pursuant to §205-96(F), all parking spaces shall be clearly marked and delineated, and for safety and fire-fighting purposes, free access between adjacent parking areas shall be provided. The applicant should justify this variance and provide testimony to satisfy the C-1 (“hardship”) and/or C-2 (“benefits v. burdens”) variance criteria.

- j. **Loading, Number of Spaces** - The applicant proposes to construct a 4,548 sq. ft. two-story general office building with associated parking lot areas, and proposes no loading area, whereas for every building, structure or part thereof having over 5,000 square feet of gross building area at least one truck standing, loading and unloading space on the premises is required (§ 205-97(H)). The applicant should justify this variance and provide testimony to satisfy the C-1 (“hardship”) and/or C-2 (“benefits v. burdens”) variance criteria.

3. **Miscellaneous:**

- a. Pursuant to **Section (D)(2)(a) of the DCA Model Statewide Municipal EV Ordinance**, as a condition of preliminary site plan approval, each application involving a parking lot or garage with 50 or fewer off-street parking spaces shall install at least one Make-Ready parking space. The applicant shall install at least one Make-Ready parking space and should provide testimony sufficient to the Board to justify compliance with the requirements of the DCA Model Statewide Municipal EV Ordinance.

- b. Pursuant to §205-106(I) of the Land Use Ordinance, prior to commencing construction of any buildings, structures, railroad tracks, driveways or parking areas, a permanent fence shall be constructed along the entire length of any side or rear lot line that abuts a residential zone or lot utilized for residential purposes in a commercial or industrial zone. Such fence shall be a solid fence six feet in height or an open fence eight feet in height and shall be of a type and material approved by the Planning Board. The applicant shall erect a fence in accordance with these requirements to provide protection to the existing

residential use on the adjacent lot, and should provide testimony sufficient to the Board to justify compliance with the requirements of §205-106.

The Township reserves the right to further comment based upon the testimony at the public hearing.

Completeness

1. Checklist:

The following **Submission Waiver(s)** from the checklist entitled “Site Plan Completeness Checklist” have been specifically requested by the applicant:

Items 20, 44, 45, 48.

The application is administratively **deemed incomplete** since the following items from the checklist entitled “Site Plan Completeness Checklist” have not been satisfied and/or submitted, and no waiver is requested:

Item 5: See required fees below.

Item 6: See required escrow deposit amount below.

Item 7: W-9 form.

Item 48: Traffic study.

Item 52: Stormwater management report.

§ 205-135.2 (L): Electronic copies of all submitted plans, reports, applications, etc.

2. Fees and Escrow Deposits (§ 205-139):

Land Use Application Fees:

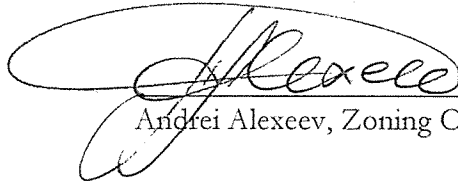
Site Plan:	\$1,000.00
Zoning Report:	\$200.00
C Variance (x10):	<u>\$2,000.00</u>
TOTAL:	\$3,200.00

Technical Review Escrow Deposit:

Site Plan:	\$2,654.34
C Variance (x10):	<u>\$3,000.00</u>
TOTAL:	\$5,654.34

Please remit two separate checks in the above total amounts and submit the identified above items. Upon receipt and review of the requested materials, you will be notified regarding the status of your application with respect to a Board hearing, for which proper notification will be required. If you have any questions, you may contact Janice Larkin, Secretary to the Planning Board, at 732-247-0922, extension 201.

Sincerely,



Andrei Alexeev, Zoning Officer

c: Mayor and Council
Michael Hritz, Director of Community Development
Tom Vigna, Planner
Planning Board