



TOWNSHIP OF NORTH BRUNSWICK

710 HERMANN ROAD
NORTH BRUNSWICK, NJ 08902

Tel.: (732) 247-0922 x440

Fax: (732) 289-3822

Website: WWW.NORTHBRUNSWICKNJ.GOV

DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Steven J. Tripp, Esq.
Wilentz, Goldman & Spitzer, P.A.
90 Woodbridge Center Drive
Woodbridge Center Drive, Suite 900 Box 10
Woodbridge, New Jersey 07095

FROM: Sal Profaci, Zoning Officer

DATE: January 30th 2023

SUBJECT: Block: 143.13 Lot: 1
Street Address: 1601 Livingston Avenue North Brunswick, NJ 08902
Applicant: CRP/SG 1601 Livingston Industrial Owner L.L.C.

Dear Mr. Tripp:

I have reviewed the application for Expansion of Use Variance and Amended Site Plan Approval for the above-referenced property, and I am issuing the following report.

Application Materials Reviewed

- o 5 Sheet Plan - Amended Site Plan prepared by Bohler Engineering Group, dated 11/14/2022;
- o Site Plan & Variance application (Form A & C), dated 11/15/2022;
- o Traffic Statement for Sitex Group, LLC prepared by Atlantic Traffic & Design, dated 11/29/2022
- o Prior North Brunswick Township Zoning Board of Adjustment Resolutions adopted August 16th 2005 and April 18th 2006.
- o Site Plan Completeness Checklist
- o Bohler Waiver Request Memorandum prepared by Nora H. Ahmed, P.E., dated 11/1/2022

Project Overview

The applicant wishes to retain the right to use the site as it is currently used for vehicle storage and repair. DCH Toyota's lease is expiring in March of 2023, and the applicant is in the process of seeking a new tenant. In order to increase the flexibility in acquiring a new tenant they are requesting an expansion of the 2005 use variance to permit an additional related use on the property. The applicant proposes an option to use the existing site for the maintenance and storage of vehicles used in conjunction with an off-site logistics facility.

The applicant states that both uses will not operate simultaneously. The proposed additional use has many of the same characteristics as the existing use. It would primarily involve vehicle parking, storage and maintenance. All maintenance would be performed within the existing building that is currently used for vehicle maintenance by DCH Toyota. The main difference would be that, in addition to cars, the type of vehicles stored and maintained on the site would include sprinter vans. Additionally, the property would be leased to a single tenant and would not be open to the general public as the DCH Toyota service center currently is.

Amended Site Plan Approval

The applicant is seeking amended site plan approval for site modifications to include re-striping the parking aisles for this use to allow larger stalls for sprinter vans if an off-site logistics tenant is the ultimate user of the property. If a similar tenant to DCH Toyota is obtained, no site improvements are proposed.

Subject Property

The subject property is an odd shaped elongated parcel containing 4.74 acres or 206,687 SF within the I-2 Industrial Zone. The property is located between the elevated portion of northbound US Route 1 and the Livingston Avenue extension.

Land uses in the site vicinity are predominantly commercial and industrial in nature with residential communities located to the south and east along Livingston Avenue (NJ Route 26) corridor.

Research of the property reveals the Zoning Board of Adjustment granted a use variance in August 2005 to permit a Toyota Service Center and ancillary parking and storage area. The board also granted site plan approval and bulk variances regarding: (1) the minimum required front yard setback; (2) parking in the front yard and within 150 feet of public access; (3) relief from the requirement of providing loading spaces. A design waiver also was granted to allow undersized parking stalls (8 feet by 16 feet). Since that time, the property has been leased by DCH Toyota which has maintained a service center and vehicle parking/storage area on the property.

Variances Required

“D” or Use Variances Required:

1. Municipal Ordinance 205-74 (A) Permitted principal uses. *Maintenance and storage of vehicles used in conjunction of an off-site logistics facility is not a permitted use in the I-2 Industrial Zoning District.*

Pursuant to 40:55 D-70 (d) (1). The applicant should justify this variance by presenting testimony sufficient to satisfy the Board that in the context of the proposed use that the subject site continues to be an appropriate site for the non-permitted new use. Testimony that the requested variance can be granted without substantial detriment to the public good and will not substantially impair the intent of the zone plan and zoning ordinance as a result of the deviations from the zone requirement.

“C” or Previously Granted Bulk Variances I-2 Industrial District

Existing Nonconformity

1. Municipal Ordinance 205-75 (A) Development standards states as follows: Minimum front yard setback: 100 feet from U.S. Route 1 and U.S. Route 130, and sixty (60) feet from all other streets. *The minimum front yard setback is currently 32.3 feet from Livingston Avenue, and 29.5 feet from U.S. 1.*
2. Municipal Ordinance 205-96 (E) Off-Street Parking and Loading states as follows: Parking areas may be located in any rear or side yard, but may not be located in any required front yard area except where specifically permitted elsewhere in this chapter. *All yards on this property contain front yard areas.*
3. Municipal Ordinance 205-97 (E) General Provisions states as follows: Required parking area shall be provided within 150 feet of all uses. It shall be measured from the nearest point of public entrance to the building that such facility is required to serve. All parking spaces located to the rear of any commercial use shall have public access to the rear entrances and exits. *The parking area is 150 feet away from public access.*
4. Municipal Ordinance 205-97 (H) General Provisions states as follows: For every building, structure or part thereof having over 5,000 square feet of gross building area erected and occupied for commerce, hospital, laundry, dry cleaning, places of public and quasi-public assembly, industry and other similar uses involved in the receipt and distribution by vehicles of materials or merchandise, there shall be provided and permanently maintained adequate space for standing, loading and unloading services in order to avoid undue interference with the public use of streets or alleys. Every building, structure or addition thereto having a use which complies with the above definitions shall be provided with at least one truck standing, loading and unloading space on

the premises, not less than 12 feet in width, 35 feet in length and 14 feet in height. Such buildings that contain in excess of 25,000 square feet of gross building area will be required to provide additional off-street loading spaces as determined by the Planning Board during site plan review. *There are no loading areas.*

Parking Requirements

Municipal ordinance 205-100 B. (12) Motor vehicle service stations (similar use) states as follows: One parking space for each service bay, plus one parking space for each employee, with a minimum of two parking spaces for employees. There are currently 19 service bays and 58 employees which would require 77 spaces. A total of 48 compact parking stalls, 29 standard parking stalls and 98 sprinter van parking stalls are proposed (inclusive of 6 ADA parking stalls). This is a total of 77 stalls plus 98 Sprinter van parking stalls. This exceeds the Township requirement.

<u>Item</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Minimum # of Stalls	77 Spaces	284 Compact/Double Stacked Spaces 29 Regular Spaces	48 Compact Spaces 29 Regular Spaces 98 Sprinter Van Spaces

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

Completeness

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

The applicant must remit the following application fees and technical review escrow deposits in order for a completeness certification to be issued.

Land Use Application Fees:

Zoning Report	\$200.00
D Variance \$750 x 1	\$750.00
Revised Site Plan	\$500.00
Total	\$1,450.00

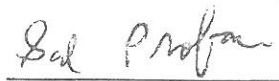
Technical Review Escrow Deposit:

D Variance	\$2,000.00
Amended Site Plan	\$3,944.78
Total	\$5,944.78

TOTAL: \$7,394.78

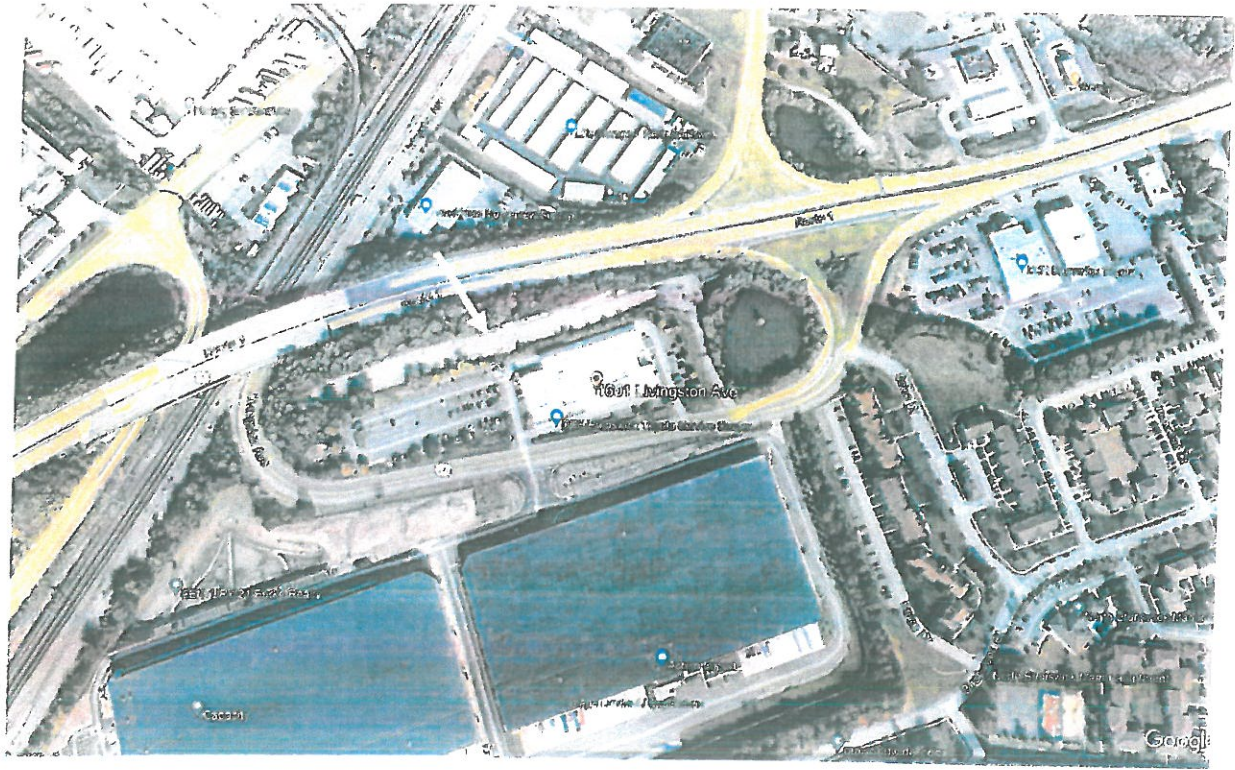
Please remit two separate checks in the above total amounts and provide the items identified above. Upon receipt and review of the requested materials, you will be notified regarding the status of your application with respect to a Board hearing, for which proper notification will be required. If you have any questions, you may contact Kristen Olcsvay, Secretary to the Zoning Board, at 732-247-0922, extension 440.

Sincerely,



Sal Profaci, Zoning Officer

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





For Office Use Only	
Date Filed: _____	Appl. No.: _____
Appl. Fee: \$ _____	Escrow Deposit: \$ _____
Check One:	
<input type="checkbox"/> Zoning Board of Adjustment	
<input type="checkbox"/> Planning Board	

Revision Date: 9/2020

TOWNSHIP OF NORTH BRUNSWICK

Site Plan/Conditional Use Application (FORM A)

The original and fourteen (14) copies of the completed application form supplied by the Township and the required number of copies of supporting documents listed in the applicable checklist must be filed with the Department of Community Development. If a waiver is being requested for any item on the checklist, it must be noted in the "waiver requested" section, and each item must be listed by checklist number and a detailed reason for the request must be provided. Any application that does not include an item required by the checklist, and for which a waiver has not been requested, will be automatically deemed incomplete.

All applications must be accompanied by appropriate fees and escrow deposits together with a written explanation of the amount calculations. Separate application fee and escrow deposit checks must be provided.

In addition to submittal of hard copies of documents, copies of all applications, surveys, plans, reports and studies, such as environmental impact, traffic, storm water, sewer and water reports, and any other documents associated with the application, shall be submitted on a CD in portable document format (pdf) at 400 x 400 dpi. Submittal of such digital copies shall be required to constitute an application for development, and all revised files shall be resubmitted as the originals are changed or amended. Every electronic submission must be accompanied by a cover letter listing all attached documents and any revisions, where applicable.

The following proof of satisfying the notice requirements must be filed with the Secretary of the appropriate Board at least five (5) days prior to the date fixed for the hearing:

- Affidavit of Service
- Copy of notice served
- Certified List of Property Owners within 200 feet and others served with manner of service
- Certified Mail receipts stamped by the USPS
- Affidavit of Publication from the newspaper in which the notice was published.



PART I

SUBJECT PROPERTY:

Block 143.13 Lot(s) 1 Zone I-2
Property Location 1601 Livingston Avenue (NJSH 26)
Size of Property 4.745 AC (208,687 SF)

Present Use: Residential Non-Residential Vacant
Proposed Use: Residential Non-Residential Specify: See Rider.

CONTACTS:

Applicant: Corporation Partnership Individual
 Other/Explain Limited Liability Company

Name: CRP/SG 1601 LIVINGSTON INDUSTRIAL OWNER L.L.C.

Address: 10 W Forest Avenue, Englewood, NJ 07631

Telephone: 929-226-6900 Fax: --

Email: bchroman@sitexgroup.com

Owner (if different from Applicant):

Name: Applicant is Owner.

Address: _____

Telephone: _____ Fax: --

Email: _____

Engineer:

Name: B.S. Crowder, P.E./ Bohler Engineering, LLC

Address: 30 Independence Blvd., Suite 200, Warren, NJ 07059

Telephone: 908-668-8300 Fax: 908-754-4401

Email: bcrowder@bohlereng.com

Attorney:

Name: Steven J. Tripp, Esq./ Wilentz, Goldman & Spitzer, PA

Address: 90 Woodbridge Center Drive, Suite 900, Box 10, Woodbridge NJ 07095

Telephone: 732-855-6076 Fax: 732-726-6524

Email: stripp@wilentz.com



PART III

Has there been any previous application to any Township Board involving these premises?

YES NO

If yes, provide file number(s) and state the nature, date and disposition of said mater:

Use variance, bulk variances, design waivers and preliminary and final major site plan approved by Resolution adopted 8-16-2005;
and Amended site plan approved by Resolution adopted on 4-18-2006

Is public water available?

YES NO

If no, how will water service be supplied? No change to existing service.

Is public sewer available?

YES NO

If no, provide proposed method of sewage disposal: No change to existing service.

Are there any existing deed restrictions, easements or covenants?

YES NO

If yes, are copies provided?

YES NO

Are any deed restrictions, easements or covenants contemplated?

YES NO

If yes, are copies provided?

YES NO

Does the owner own or have any ownership interest in any contiguous property?

YES NO

If yes, provide type of ownership, address, block and lot(s): _____

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

Quantity:	Description of Item:
	See cover letter.
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



DISCLOSURE OF OWNERS OF CORPORATION OR PARTNERSHIP:

A corporation or partnership applying to a Board for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stocks of any class or at least 10% of the interest in the partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1. Applications which do not comply with N.J.S.A. 40:55D-48.1 et seq. will be deemed incomplete.

Name: _____ Address: _____
 Name: _____ Address: _____
 Name: _____ Address: _____
 Name: _____ Address: _____
 Name: _____ Address: _____
 Name: _____ Address: _____
 Name: _____ Address: _____
 Name: _____ Address: _____
 Name: _____ Address: _____
 Name: _____ Address: _____

See
Attachment A

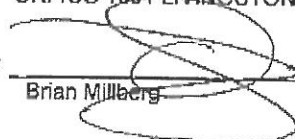
Applicant's Signature:  _____ Date: _____



ESCROW FUNDS AGREEMENT:

The Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) authorizes the collection of Technical Review Escrow Fees to cover the costs incurred by the Township for professional services involved in the review of land use development applications. Subsection 205-139 of the North Brunswick Township Land Use Ordinance establishes the amount of Technical Review Escrow Fees and the procedures for collecting and replenishing same. I hereby acknowledge and agree to the following: 1) I am responsible for the cost of all reasonable professional services rendered to the Planning Board or Board of Adjustment during the review and processing of my development application. 2) If I receive a written Deficiency Notice from the Chief Financial Officer or his/her designee (CFO) that the balance of funds remaining in the account is insufficient to cover invoices, vouchers or bills submitted to the Township for services which have already been performed, no further consideration, review or processing of the application will be permitted until such time as the funds requested in the Deficiency Notice have been deposited, and this cessation of work could result in carrying my application to the next regularly scheduled public meeting of the designated land use agency. 3) Failure to deposit the amount requested in the Deficiency Notice within ten days of receipt shall toll the period for action by the Planning Board or Board of Adjustment as stipulated in N.J.S.A. 40:55D-1 et seq., and shall bar me from seeking a default approval under N.J.S.A. 40:55D-10.4. 4) Failure to post funds requested in the Deficiency Notice within 45 days shall be grounds for dismissal of my application without prejudice, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application. 5) In the event that my application is approved and a Deficiency Notice is received after the approval is memorialized, failure to pay the shortfall amount shall be grounds for voiding the approval. 6) In the event that my application is denied and a Deficiency Notice is received after the denial is memorialized, I am still obligated to pay any shortfall amount, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application.

CRP/SG 1604-LIVINGSTON INDUSTRIAL OWNER L.L.C.:

Applicant's Signature:  Date: _____
Brian Millberg


Owner's Signature (if different from Applicant): Applicant is Owner Date: _____



SITE INSPECTION AUTHORIZATION

I hereby give permission for North Brunswick professional staff or municipal agencies and their agents to come upon and inspect these premises with respect to this application.

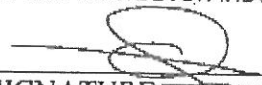
CRP/SG 1601 LIVINGSTON INDUSTRIAL OWNER L.L.C.:

Owner's Signature:  Date: 11/8/2022
Brian Millberg

APPLICANT'S CERTIFICATION:

I, Brian Millberg, Managing Member, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 10 W Forest Avenue, Englewood in the County of Bergen and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant, and I am authorized to sign the application for the partnership or corporation.

CRP/SG 1601 LIVINGSTON INDUSTRIAL OWNER L.L.C.:


SIGNATURE Brian Millberg

Sworn to and subscribed before me this 8th day of November 2022


NOTARY PUBLIC

MABIEL TORRES-SOSA
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50098787
My Commission Expires 1/14/2024

OWNER'S CERTIFICATION (If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner):

I, Brian Millberg, Managing Member, of full age, being duly sworn according to law and upon my oath depose that: I reside at 10 W Forest Avenue, Englewood in the County of Bergen and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner in fee of all that certain lot, piece or parcel of land



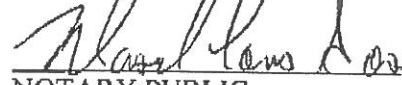
situated, lying, and being in the municipality aforesaid, and known and designated as Block(s)
143.13 and Lot(s) 1,
 and that I am either the applicant or I have authorized the applicant to make this application, and
 I agree to be bound by the application, the representations made and the decision in the same
 manner as if I were the applicant.

CRP/SG 1601 LIVINGSTON INDUSTRIAL OWNER L.L.C.:


 SIGNATURE Brian Millberg

Sworn to and subscribed before
 me this 8th day of

November, 2022



NOTARY PUBLIC

MABEL TORRES-BOSA
 NOTARY PUBLIC OF NEW JERSEY
 Comm. # 60096787
 My Commission Expires 1/14/2024

ATTACHMENT A


**Corporate Disclosure
CRP/SG 1601 Livingston Industrial Owner, L.L.C**

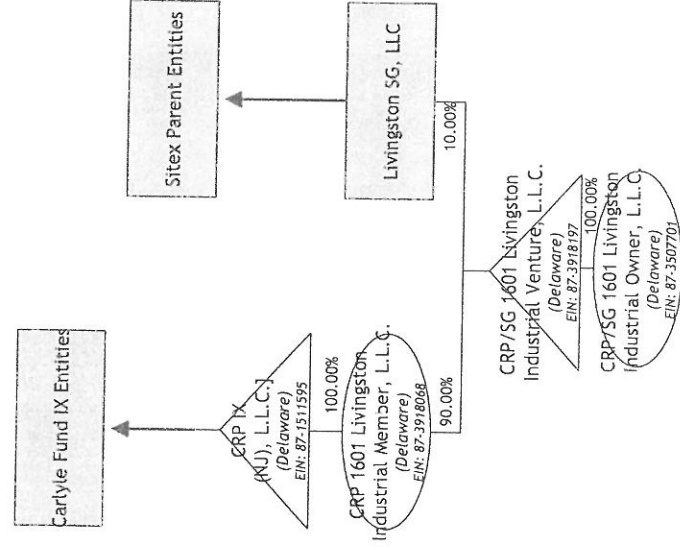
CRP/SG 1601 Livingston Industrial Owner, L.L.C is 100% owned by

CRP/SG 1601 Livingston Industrial Venture, L.L.C is owned by

- CRP 1601 Livingston Industrial Members, L.L.C*
- Livingston SG, LLC*

* Other than persons or entities specifically identified on the attached organizational chart, no persons or entities own more than 10% in asterisked entities listed above.

Applicant's Signature:  Date: 11/15/2022



**Application Rider
CRP/SG 1601 Industrial Owner, L.L.C.
1601 Livingston Avenue
Lot 1 in Block 143.13**

A. Background and Prior Approval

CRP/SG 1601 Industrial Owner, L.L.C. (the “Applicant”) is the owner of property containing approximately 4.74 acres within the I-2 Industrial Zone. It is located at 1601 Livingston Avenue and also identified as Lot 1 in Block 143.13 (the “Property”). By resolution adopted August 16, 2005, the Zoning Board of Adjustment (the “Board”) granted a use variance in 2005 to permit a Toyota Service Center and ancillary surface parking/storage area for new Toyota vehicles (the “2005 Use Variance”). The Board also granted site plan approval and bulk variances regarding: (1) the minimum required front yard setback; (2) parking in the front yard and within 150 feet of public access; and (3) relief from the requirement of providing loading spaces. A design waiver also was granted to allow undersized parking stalls (8 feet by 16 feet). Since that time, the Property has been leased by DCH Toyota, which has maintained a service center and vehicle parking/storage area on the Property.

B. This Application - - Expansion of Use Variance & Amended Site Plan Approval

The Applicant is the new owner of the Property. The DCH Lease expires in March 2023, and DCH is expected to vacate the Property at that time. The Applicant is in the process of seeking a new tenant. In order to increase flexibility in acquiring a new tenant, the Applicant is seeking an expansion of the 2005 Use Variance to permit an additional related use on the Property - - the maintenance and storage of vehicles used in conjunction with an off-site logistics facility. Both

uses will not operate simultaneously; either a vehicle service center tenant, similar to DCH Toyota's use, or an off-site logistics tenant would occupy the site.

The proposed additional use has many of the same characteristics as the existing use. It would primarily involve vehicle parking, storage and maintenance. All maintenance would be performed within the existing building that is currently used for vehicle maintenance by DCH Toyota. The main differences would be that, in addition to cars, the type of vehicles stored and maintained on the site would include sprinter vans. Additionally, the Property would be leased to a single tenant and would not be open to the general public as the DCH Toyota service center currently is.

C. Amended Site Plan Approval:

The Applicant also is seeking amended site plan approval for site modifications to include re-striping the parking aisles for this use to allow larger stalls for sprinter vans if an off-site logistics tenant is the ultimate user of the Property. If a similar tenant to DCH Toyota is obtained, no site improvements are proposed.

LAND USE

205 Attachment 1

Township of North Brunswick

Appendix A
 Site Plan Completeness Checklist
 (To be completed by applicant)
 [Amended 5-15-2006 by Ord. No. 06-09]

	Submitted	Waiver Requested	N/A	
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Original and 14 copies of application forms.
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application form signed and notarized.
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Owner consent.
4.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	15 complete sets of plans (site plan, lighting, details, etc.) shall be submitted, together with 15 reduced copies of plans measuring 11 inches by 17 inches.
	#4 - Applicable plan sheets provided.			
5.	<u>To be provided.</u>	<input type="checkbox"/>	<input type="checkbox"/>	Application fee.
6.	<u>To be provided.</u>	<input type="checkbox"/>	<input type="checkbox"/>	Escrow fee.
7.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Signed escrow transmittal form.
8.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Signed authorization form.
9.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Three complete "Tax and Assessment Payment Report" forms which will be forwarded to the Collector of Revenue office for verification that no delinquent taxes or assessments are due.
10.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Survey of property which is less than 1 year old prepared by a New Jersey Licensed Land Surveyor showing: <ul style="list-style-type: none"> a. Boundaries of the property. b. Building and setback lines and the lines of all existing streets, roads, reservations, easements, rights-of-way and areas dedicated to public use, within 200 feet of the property. c. Title, reference meridian, scale. d. Name and address of record owner. e. Name, address, professional license number and seal of the surveyor who prepared the survey.

#10b - Information shown for the subject property, however, is not shown for areas within 200 FT of the property.

NORTH BRUNSWICK CODE

The following shall be on the plans submitted:

	Submitted	Waiver Requested	N/A	
11.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Key map showing site and its relation to surrounding area. Map shall be at a scale of not less than one inch equals 1,000 feet. Names of all streets and Township boundaries within 500 feet shall be shown.
12.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plans certified by appropriate professional as stipulated by N.J.S.A. 45:8, N.J.A.C. 13:40-7.1 et seq.
13.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date (of original and revisions), scale, and North arrow.
14.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Zone data, including zone district and tax map block, lot and street number.
15.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of all existing and proposed buildings or structures with <u>spot elevations</u> .
#15 - Spot elevations/topography are not included on the survey.				
16.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Names of all owners of record of all adjoining property, and property directly across the street or streets from the property involved, and the block and lot numbers of all the property shown on the plan.
17.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
#17 - Existing topography is not provided. No re-grading is proposed on-site.				
18.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed easements.
19.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The location of all existing watercourse, wooded areas, rights-of-way, streets, roads, highways, freeways, railroads, canals, rivers, buildings, structures or any other feature directly on the property or beyond the property if such feature has an effect upon the use of said property.
20.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All existing schools and zoning district boundaries within 200 feet of the property. Such features shall be shown on a separate map or as a key map on the detailed map itself.

LAND USE

	Submitted	Waiver Requested	N/A	
21.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The distances, as measured along the center lines of existing streets abutting the property to the nearest intersection with any public street.
22.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of existing edge of pavement and proposed edge of pavement of all roadways abutting site.
23.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of all existing and proposed storm drainage structures and utility lines, including telephone, power, water, sewer, gas, etc., whether publicly or privately owned, with pipe sizes, grades and direction of flow.
	<p>#23 - Above-ground existing utility/storm structures are shown on the survey, however, below-ground structures are not. No proposed utility or storm drainage work is proposed with this application.</p>			
24.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed use or uses of land and buildings, including outdoor storage.
25.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Size and location of all driveways and curb cuts.
26.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cross sections and construction details of all streets, pavement, curb, sidewalks and walkways.
27.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parking and loading layout.
28.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total number of parking or loading spaces.
29.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dimensions of parking or loading spaces, aisles and parking islands.
30.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Interior traffic and pedestrian circulation.
31.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Percent total impervious coverage.
32.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Percent total building coverage.
33.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building dimensions.
34.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Area, finished floor elevation and height of proposed and existing building or structures.
35.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Preliminary architectural plans for proposed buildings, including building elevations (each side) indicating materials and colors to be used in construction, height and general design or architectural styling.
	<p>#35 - Existing building to remain.</p>			
36.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location, direction of illumination and intensity of all outdoor lighting. Type of fixture and height of lighting area to be indicated and isolux lines are to be superimposed on the plan.

NORTH BRUNSWICK CODE

	Submitted	Waiver Requested	N/A	
37.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Manufacturer's catalogue cut sheet for proposed lighting.
38.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location, size, materials, illumination and construction details of existing and proposed signs. #38 - Construction details of existing signs not provided.
39.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed screening and landscaping, including a planting plan, with quantity, species, caliper and location of planting noted in accordance with § 205-106. #39 - Existing plantings not shown on survey; existing screening/landscaping is proposed to remain.
40.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of and identification of proposed open spaces, parks or other recreation areas.
41.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name, address, professional license number and seal of the architect, engineer, planner or surveyor preparing the site plan.
42.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refuse enclosure location and detail. #42 - Existing refuse enclosure to remain as is, thus, a detail is not provided. Location is shown on the site survey.
43.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fencing detail.
44.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Percolation test and soil log results (if applicable) certified by New Jersey Licensed Professional Engineer.
45.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Soils Report, including location of seasonal high ground water table.
46.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Evidence of soil erosion and sediment control plan submittal to Freehold Soil Conservation Service (if soil disturbance meets or exceeds 5,000 square feet). #46 - Soil disturbance does not exceed 5,000 SF.
47.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Evidence of submittal to New Jersey Department of Transportation for Access Permit and Drainage Permit (Routes 1, 27 and 130 properties only).
48.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Traffic study, including anticipated traffic volumes, capacity of existing or proposed roads traffic impact on road network and need for traffic improvements.
49.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Evidence of submittal to New Jersey Department of Environmental Protection for stream encroachment permit (if applicable).

LAND USE

	Submitted	Waiver Requested	N/A	
50.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A Letter of Interpretation from New Jersey Department of Environmental Protection Freshwater Wetlands Division, including evidence that notice was given to the Municipal Clerk pursuant to N.J.S.A. 13:9B. If the New Jersey Department of Environmental Protection deems that wetlands are present, or the applicant does not receive a response to its request for a Letter of Interpretation, the applicant shall show such areas on a survey of the property, prepared by a Licensed Surveyor of the State of New Jersey.
51.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Evidence of submittal to Middlesex County Planning Board (if on county road or involving county drainage structure).
#52 - No storm systems are required or proposed.	52. <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stormwater Management Report.
53.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of the steps to be taken by the applicant to eliminate any drainage problems which may be caused by the development of the site and to mitigate impact from prior upstream development.
	#53 - O&M is in place (Applicant is aware) and will maintain facilities on-site per that recorded			
54.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copy of any protective covenants or deed restrictions that are intended to cover all or any part of the tract.
55.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"Letter of Intent" detailing size of proposed building, proposed use, number of tenants, number of employees, anticipated hours of operation, traffic, etc. for multifamily residential developments. The applicant shall determine whether the dwelling units are going to be offered for sale, for rent or for both sale and rent.
	#55 - Not a multi-family residential development.			
56.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Such other items and information pertaining to the site as the Planning and Engineering Departments reasonably determine would be necessary or helpful to the Planning or Zoning Board in reviewing the application.
57.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Staging plan for any area that will be developed in stages, a total development plan must be submitted in accordance with this section.

NORTH BRUNSWICK CODE

	Submitted	Waiver Requested	N/A	
58.	_____	_____	<input checked="" type="checkbox"/>	Location of 100-year flood limit as depicted on current State of New Jersey, Department of Environmental Protection, Bureau of Flood Plain Management, Delineation of Floodway and Flood Hazard Area Map. If stream has not been studied, then a copy of the application for floodplain delineation to NJDEP Land Use Regulation Program should be provided, if applicable.

WAIVER REQUEST MEMORANDUM

DATE: November 1, 2022

TO: Amanda M. Curley, Associate, Wilentz, Goldman & Spitzer, P.A.

FROM: Nora H. Ahmed, P.E.

SUBJECT: CRP/SG 1601 Livingston Industrial Owner, LLC
Proposed Site Improvements

BENJ NO: J211097

Site Plan Completeness Checklist

4. A partial waiver is being requested for the preparation of a lighting plan. The application proposes minor improvements that are limited to re-stripping of the existing parking lot, thus no lighting changes are proposed on-site. Fifteen (15) complete sets of plans, together with 15 reduced copies of plans measuring 11"x17", will be provided to the Township for review.
10. (b) A partial waiver is being requested from providing "building and setback lines and the lines of all existing streets, roads, reservations, easements, rights-of-way and areas dedicated to public use, within 200 feet of the property". This information is shown for the subject property, however, not for areas within 200 feet of the property. No modifications to buildings, streets, roads, reservations, easements, rights-of-way, and public use areas are proposed with this application.
15. A partial waiver is being requested from providing spot elevations. Spot elevations and topography are not provided, as no grading disturbance is proposed with this application. Location of all existing buildings are shown. No new buildings or structures are proposed.
17. A waiver is requested by the applicant for existing and proposed contours, slopes and drainage of the land. No grading disturbance and/or drainage improvements are proposed with this application.
23. A waiver is requested for the location of all existing and proposed storm drainage and utility structures. Above-ground existing utility/storm structure locations are shown on the survey, however, below-ground structures are not. No utility or storm drainage improvements are proposed with this application.
35. A waiver is requested by the applicant from providing preliminary architectural plans for buildings, including building elevations. The existing building on-site is intended to remain as-is. Should a future tenant require modifications to the existing building's interior or

exterior, the tenant and/or applicant will provide architectural plans & elevations to the Township for review and approval, under separate cover.

36. Lighting & photometric specifications and details are not applicable to the subject application. The existing, previously approved lighting on-site is intended to remain as-is (no change).
37. Manufacturer's catalogue cut sheets for lighting is not applicable, as no new lighting is proposed.
38. A partial waiver is being requested from providing construction details for the existing sign on-site. Location of the existing sign is shown on the *Site Plan* (Sheet C-02). No changes to the existing sign are proposed with this application, and no new signs are proposed.
39. A waiver is requested from the requirement to show existing and proposed screening and landscaping, including a planting plan. No landscaping/screening modifications are proposed with this application. The applicant intends to maintain the existing on-site landscaping and plantings.
40. Locations of proposed open spaces, parks and other recreation areas is not applicable, as none are proposed with this application.
42. A partial waiver is requested from providing a detail for the refuse enclosure. The existing refuse enclosure is intended to remain as is. The location of the enclosure is shown on the site survey.
43. Fencing details are not applicable, as no new fencing is proposed on-site.
44. Percolation tests and soil log results are not applicable, as the proposed scope of work is limited to minor improvements in this application.
45. A Soils Report is not applicable, as the proposed scope of work is limited to minor improvements in this application.
46. Evidence of soil erosion and sediment control plan submittal to Freehold SCD is not applicable for this application. The scope of the project is limited to minor site improvements and does not result in soil disturbance in excess of 5,000 SF; therefore, submission to the SCD is not required.
49. Evidence of submittal to the New Jersey DEP for stream encroachment is not applicable to this project, as no stream encroachment is proposed with the application.
50. A Letter of Interpretation identifying presence/absence of Wetlands on-site, from the NJDEP, is not applicable to the project. The proposed scope of work is limited to re-stripping improvements, within areas previously disturbed. There are no indications of wetlands near the site improvements, therefore, submission to the NJDEP is not required.
52. A Stormwater Management Report is not applicable to the project, as no grading and/or drainage improvements are proposed within the scope of work in this application. The existing drainage infrastructure (conveyance system, inlets, basins, etc.) are to remain as-is (no change).
53. A waiver is requested from providing a statement of steps to be taken by the applicant to eliminate any drainage problems caused by the development of the site. The scope of



30 Independence Blvd., Suite 200
Warren, New Jersey 07059
Phone: 908-668-8300
fax: 908-754-4401
www.bohlerengineering.com

work proposes no changes to the existing drainage patterns and systems on-site. An existing, previously approved "Operation & Maintenance Manual" remains in effect on the property. The applicant intends to continue performing the required maintenance of the existing stormwater infrastructure.

- 55. A "Letter of Intent" detailing information on the # of tenants, employees, hours of operation, etc. for multi-family developments is not applicable to this application, since the use is not a multi-family development.
- 57. A Staging plan is not applicable, as the proposed work is intended to be performed in one (1) stage, in lieu of a phased approach.
- 58. The location of the 100-year flood limit, per NJDEP mapping, is not applicable in this case, as the subject property is wholly outside of a regulated Flood Hazard Area.



For Office Use Only	
Date Filed: _____	Appl. No.: _____
Appl. Fee: \$ _____	Escrow Deposit: \$ _____
Check One:	
<input type="checkbox"/> Zoning Board of Adjustment	
<input type="checkbox"/> Planning Board	

Revision Date: 9/20/20

TOWNSHIP OF NORTH BRUNSWICK

Variance Application (FORM C)

The original and fourteen (14) copies of the completed application form supplied by the Township and the required number of copies of supporting documents listed in the applicable checklist must be filed with the Department of Community Development. If a waiver is being requested for any item on the checklist, it must be noted in the "waiver requested" section, and each item must be listed by checklist number and a detailed reason for the request must be provided. Any application that does not include an item required by the checklist, and for which a waiver has not been requested, will be automatically deemed incomplete.

All applications must be accompanied by appropriate fees and escrow deposits together with a written explanation of the amount calculations. Separate application fee and escrow deposit checks must be provided.

In addition to submittal of hard copies of documents, copies of all applications, surveys, plans, reports and studies, such as environmental impact, traffic, stormwater, sewer and water reports, and any other documents associated with the application, shall be submitted on a CD in portable document format (pdf) at 400 x 400 dpi. Submittal of such digital copies shall be required to constitute an application for development, and all revised files shall be resubmitted as the originals are changed or amended. Every electronic submission must be accompanied by a cover letter listing all attached documents and any revisions, where applicable. Single-family or two-family homeowners preparing variance applications on their own behalf shall not be subject to this electronic submission requirement, provided that such applications do not require site plan or subdivision approval.

The following proof of satisfying the notice requirements must be filed with the Secretary of the appropriate Board at least five (5) days prior to the date fixed for the hearing:

- Affidavit of Service
- Copy of notice served
- Certified List of Property Owners within 200 feet and others served with manner of service
- Certified Mail receipts stamped by the USPS
- Affidavit of Publication from the newspaper in which the notice was published.



PART I

SUBJECT PROPERTY:

Block 143.13 Lot(s) 1 Zone I-2
Property Location 1601 Livingston Avenue (NJSH 26)
Size of Property 4.745 AC (206,687 SF)

Present Use: Residential Non-Residential Vacant
Proposed Use: Residential Non-Residential Specify: See Rider.

CONTACTS:

Applicant: Corporation Partnership Individual
 Other/Explain Limited Liability Company
Name: CRP/SG 1601 LIVINGSTON INDUSTRIAL OWNER L.L.C.
Address: 10 W Forest Avenue, Englewood, NJ 07631
Telephone: 929-226-6900 Fax: -
Email: bchroman@sitexgroup.com

Owner (if different from Applicant):

Name: Applicant is Owner.
Address: _____
Telephone: _____ Fax: --
Email: _____

Engineer:

Name: B.S. Crowder, P.E./Bohler Engineering, LLC
Address: 30 Independence Boulevard, Suite 200, Warren, NJ 07059
Telephone: 908-668-8300 Fax: 908-754-4401
Email: bcrowder@bohlereng.com

Attorney:

Name: Steven J. Tripp, Esq./Wilentz, Goldman & Spitzer, P.A.
Address: 90 Woodbridge Center Drive, Suite 900, Box 10, Woodbridge, NJ 07095
Telephone: 732-855-6076 Fax: 732-726-6524
Email: stripp@wilentz.com



PART II

Describe the Proposed Development/Request (continue on a separate sheet if necessary):

See Rider.

VARIANCE(S) REQUESTED (Check all that apply):

"C" Variance(s):

- C(1) - The strict application of the provisions of Chapter 205 would result in peculiar and exceptional practical difficulties or exceptional and undue hardship.
- C(2) - The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment.

"D" Variance(s):

- D(1) - Use or principal structure in a district restricted against such use or principal structure. (Amended/Expanded Use Variance)
- D(2) - Expansion of a nonconforming use.
- D(3) - Deviation from a specification or standard pertaining solely to a conditional use.
- D(4) - Increase in the permitted floor area ratio.
- D(5) - Increase in the permitted density.
- D(6) - Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.



ASSOCIATED APPROVALS REQUESTED:

Site Plan:

- Site Plan
- Amended Site Plan
- Conditional Use

Subdivision: N/A

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Amended Preliminary Major Subdivision
- Amended Final Major Subdivision

Other (specify): _____

A change to a nonpermitted use shall require a site plan approval or, as a minimum, a site plan waiver request. Such request may be considered by the Board, and, if granted, will constitute an acknowledgment by the Board that the condition of the property is satisfactory and meets the requirements of Chapter 205. No site plan waiver will be granted if the condition of the property is not satisfactory in such matters as traffic, circulation, access, parking, lighting, setbacks, lot coverage, safety, landscaping, buffer, fire safety, noise or other requirements of Chapter 205

Is a site plan waiver requested? YES NO

If a site plan waiver is sought, explain why the request shall be granted:

Is the application proposed to be bifurcated? YES NO

If bifurcated, identify the nature of subsequent development approvals to be sought:

Identify Requested Variances:

Ordinance Section:	Requirement:	Proposed Deviation:
§205-74	Surface parking and associated vehicle maintenance not a permitted use	See Rider.



§205-		
§205-		
§205-		
§205-		
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§205-		
§205-		
§205-		

Identify Requested Design Waivers:

N/A

Ordinance Section:	Requirement:	Proposed Deviation:
§205-		
§205-		
§205-		
§205-		
§205-		
§205-		
§205-		
§205-		
§205-		

"C" Variance(s) (Check one that applies):

A variance under N.J.S.A. 40:55D-70.C(1):

Detail your argument for how this case conforms to this requirement, including, if applicable, reference to exceptional narrowness, shallowness or shape of the property, or exceptional topographic conditions or physical features uniquely affecting the property, or extraordinary and exceptional situations uniquely affecting the property or the structures lawfully existing thereon:



and/or

A variance under N.J.S.A. 40:55D-70.C(2):

Detail your argument for how this case conforms to this requirement: _____

D Variance(s):

State special reasons why the refusal to allow the project would impose on the applicant an undue hardship and/or how the proposed project carries out a purpose of zoning as defined in N.J.S. 40:55D-2. Detail your argument for 1) how the proposed use inherently serves the public good, and/or 2) why the property cannot reasonably be adapted to a conforming use, and/or 3) what unique characteristics of the site make it particularly appropriate for the proposed use rather than a permitted use; Testimony to be provided.

C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good: _____

Supply a statement of facts why relief can be granted without substantial detriment to the intent and purpose of the zone plan and zoning ordinance: _____



PART III

Has there been any previous application to any Township Board involving these premises?

YES NO

If yes, provide file number(s) and state the nature, date and disposition of said mater:

Use variance, bulk variances and preliminary and final major site plan approved by Resolution adopted 8-16-2005; and Amended site plan approved by Resolution adopted on 4-18-2006.

Is public water available?

YES NO

If no, how will water service be supplied? No change to existing service.

Is public sewer available?

YES NO

If no, provide proposed method of sewage disposal: No change to existing service.

Are there any existing deed restrictions, easements or covenants?

YES NO

If yes, are copies provided? YES NO

Are any deed restrictions, easements or covenants contemplated?

YES NO

If yes, are copies provided? YES NO

Does the owner own or have any ownership interest in any contiguous property?

YES NO

If yes, provide type of ownership, address, block and lot(s): _____

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

Quantity:	Description of Item:
	<u>See cover letter.</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



DISCLOSURE OF OWNERS OF CORPORATION OR PARTNERSHIP:

A corporation or partnership applying to a Board for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stocks of any class or at least 10% of the interest in the partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1. Applications which do not comply with N.J.S.A. 40:55D-48.1 et seq. will be deemed incomplete.

Name: _____ Address: _____
 Name: _____ Address: _____
 Name: _____ Address: _____
 Name: _____ Address: _____
 Name: _____ Address: _____
 Name: _____ Address: _____
 Name: _____ Address: _____
 Name: _____ Address: _____
 Name: _____ Address: _____
 Name: _____ Address: _____

See
Attachment A

Applicant's Signature: _____ **Date:** _____


 Page 8 of 11



ESCROW FUNDS AGREEMENT:

The Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) authorizes the collection of Technical Review Escrow Fees to cover the costs incurred by the Township for professional services involved in the review of land use development applications. Subsection 205-139 of the North Brunswick Township Land Use Ordinance establishes the amount of Technical Review Escrow Fees and the procedures for collecting and replenishing same. I hereby acknowledge and agree to the following: 1) I am responsible for the cost of all reasonable professional services rendered to the Planning Board or Board of Adjustment during the review and processing of my development application. 2) If I receive a written Deficiency Notice from the Chief Financial Officer or his/her designee (CFO) that the balance of funds remaining in the account is insufficient to cover invoices, vouchers or bills submitted to the Township for services which have already been performed, no further consideration, review or processing of the application will be permitted until such time as the funds requested in the Deficiency Notice have been deposited, and this cessation of work could result in carrying my application to the next regularly scheduled public meeting of the designated land use agency. 3) Failure to deposit the amount requested in the Deficiency Notice within ten days of receipt shall toll the period for action by the Planning Board or Board of Adjustment as stipulated in N.J.S.A. 40:55D-1 et seq., and shall bar me from seeking a default approval under N.J.S.A. 40:55D-10.4. 4) Failure to post funds requested in the Deficiency Notice within 45 days shall be grounds for dismissal of my application without prejudice, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application. 5) In the event that my application is approved and a Deficiency Notice is received after the approval is memorialized, failure to pay the shortfall amount shall be grounds for voiding the approval. 6) In the event that my application is denied and a Deficiency Notice is received after the denial is memorialized, I am still obligated to pay any shortfall amount, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application.

CRP/SG 1601 LIVINGSTON INDUSTRIAL OWNER L.L.C.:

Applicant's Signature:  **Date:** _____
Brian Millberg

Owner's Signature (if different from Applicant): Applicant Is Owner **Date:** _____



SITE INSPECTION AUTHORIZATION

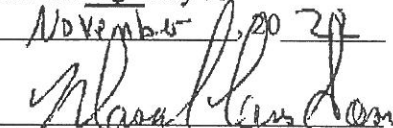
I hereby give permission for North Brunswick professional staff or municipal agencies and their agents to come upon and inspect these premises with respect to this application.
CRP/SG 1601 LIVINGSTON INDUSTRIAL OWNER L.L.C.:

Owner's Signature:  Date: 11/18/2022
Brian Millberg

APPLICANT'S CERTIFICATION:

I, Brian Millberg, Managing Member, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 10 W Forest Avenue, Englewood in the County of Bergen and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant, and I am authorized to sign the application for the partnership or corporation.
CRP/SG 1601 LIVINGSTON INDUSTRIAL OWNER L.L.C.:


SIGNATURE Brian Millberg

Sworn to and subscribed before me this 8th day of November, 2022

NOTARY PUBLIC

MASIEL TORRES-SOSA
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50098767
My Commission Expires 1/14/2024

OWNER'S CERTIFICATION (If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner):

I, Brian Millberg, Managing Member, of full age, being duly sworn according to law and upon my oath depose that: I reside at 10 W Forest Avenue, Englewood in the County of Bergen and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner in fee of all that certain lot, piece or parcel of land



situated, lying, and being in the municipality aforesaid, and known and designated as Block(s) 143.13 and Lot(s) 1,


and that I am either the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

CRP/SG 1601 LIVINGSTON INDUSTRIAL OWNER L.L.C.:


SIGNATURE Brian Millberg

Sworn to and subscribed before me this 8 day of

November, 2022



NOTARY PUBLIC

MABEL TORRES-BOSA
NOTARY PUBLIC OF NEW JERSEY
Comm. # 80096787
My Commission Expires 1/14/2024

ATTACHMENT A

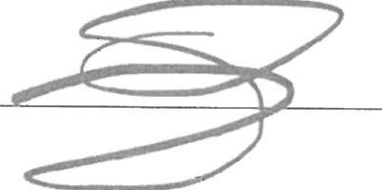
**Corporate Disclosure
CRP/SG 1601 Livingston Industrial Owner, L.L.C**

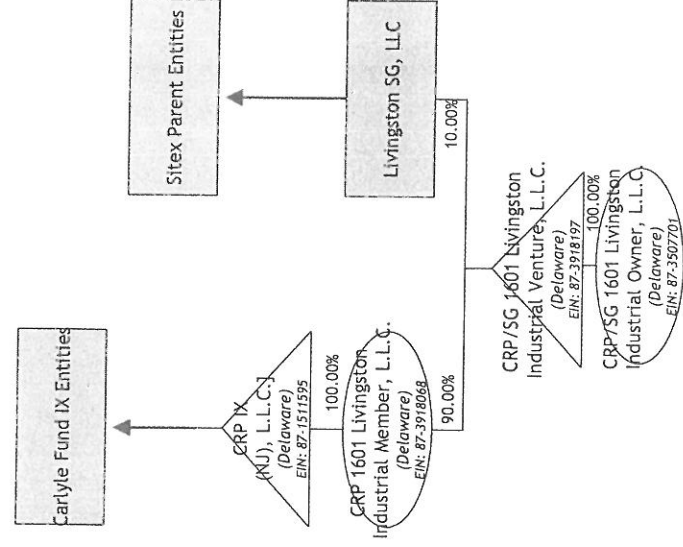
CRP/SG 1601 Livingston Industrial Owner, L.L.C is 100% owned by

CRP/SG 1601 Livingston Industrial Venture, L.L.C is owned by

- CRP 1601 Livingston Industrial Members, L.L.C*
- Livingston SG, LLC*

* Other than persons or entities specifically identified on the attached organizational chart, no persons or entities own more than 10% in asterisked entities listed above.

Applicant's Signature:  Date: 11/15/2022



**Application Rider
CRP/SG 1601 Industrial Owner, L.L.C.
1601 Livingston Avenue
Lot 1 in Block 143.13**

A. Background and Prior Approval

CRP/SG 1601 Industrial Owner, L.L.C. (the “Applicant”) is the owner of property containing approximately 4.74 acres within the I-2 Industrial Zone. It is located at 1601 Livingston Avenue and also identified as Lot 1 in Block 143.13 (the “Property”). By resolution adopted August 16, 2005, the Zoning Board of Adjustment (the “Board”) granted a use variance in 2005 to permit a Toyota Service Center and ancillary surface parking/storage area for new Toyota vehicles (the “2005 Use Variance”). The Board also granted site plan approval and bulk variances regarding: (1) the minimum required front yard setback; (2) parking in the front yard and within 150 feet of public access; and (3) relief from the requirement of providing loading spaces. A design waiver also was granted to allow undersized parking stalls (8 feet by 16 feet). Since that time, the Property has been leased by DCH Toyota, which has maintained a service center and vehicle parking/storage area on the Property.

B. This Application - - Expansion of Use Variance & Amended Site Plan Approval

The Applicant is the new owner of the Property. The DCH Lease expires in March 2023, and DCH is expected to vacate the Property at that time. The Applicant is in the process of seeking a new tenant. In order to increase flexibility in acquiring a new tenant, the Applicant is seeking an expansion of the 2005 Use Variance to permit an additional related use on the Property - - the maintenance and storage of vehicles used in conjunction with an off-site logistics facility. Both

uses will not operate simultaneously; either a vehicle service center tenant, similar to DCH Toyota's use, or an off-site logistics tenant would occupy the site.

The proposed additional use has many of the same characteristics as the existing use. It would primarily involve vehicle parking, storage and maintenance. All maintenance would be performed within the existing building that is currently used for vehicle maintenance by DCH Toyota. The main differences would be that, in addition to cars, the type of vehicles stored and maintained on the site would include sprinter vans. Additionally, the Property would be leased to a single tenant and would not be open to the general public as the DCH Toyota service center currently is.

C. Amended Site Plan Approval:

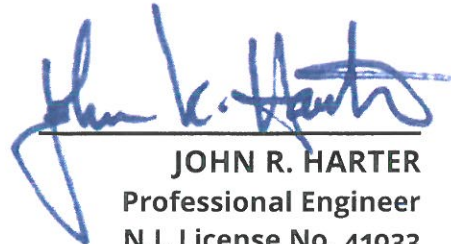
The Applicant also is seeking amended site plan approval for site modifications to include re-striping the parking aisles for this use to allow larger stalls for sprinter vans if an off-site logistics tenant is the ultimate user of the Property. If a similar tenant to DCH Toyota is obtained, no site improvements are proposed.



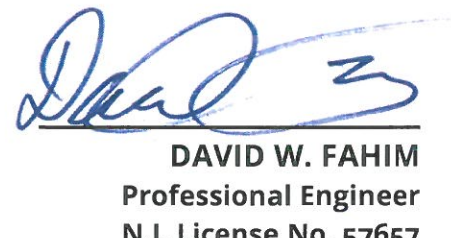
30 Independence Boulevard, Suite 110
Warren, New Jersey 07059
908-769-5588
www.atlantictraffic.com

TRAFFIC STATEMENT
for
SITEX GROUP, LLC

Proposed Vehicle Service Center Facility
1601 Livingston Avenue (NJ Route 26 NB, MP 0.24)
Map 31, Block 143.13, Lot 1
Town of North Brunswick
Middlesex County, New Jersey



JOHN R. HARTER
Professional Engineer
N.J. License No. 41033



DAVID W. FAHIM
Professional Engineer
N.J. License No. 57657

N.J. P.E. Cert. of Authorization No. 24GA27957900

November 29, 2022

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INTRODUCTION

Atlantic Traffic & Design Engineering, LLC (ATDE) has prepared this Traffic Statement to examine the future traffic generation of a proposed Vehicle Service Center Facility. The subject property is bound by Livingston Avenue (NJ Route 26) to the south and west, and a US Route 1 northbound off-ramp to the east and US Route 1 to the north in the Township of North Brunswick, Middlesex County, New Jersey as shown on **Figure 1** in the **Appendix**.

The subject property is occupied by a 52,267 square foot DCH Brunswick Toyota Service Center with access provided via 1 ingress-only driveway at the eastern end of the property and 1 full-movement driveway near the center of the property aligned opposite a driveway that serves a warehouse development.

Existing Condition

Under the redevelopment proposal, the existing building will be maintained as a traditional service center or converted to a similar Vehicle Service Center Facility used in connection with an off-site logistics facility. The latter contemplates a single tenant who uses the service center for vehicle maintenance of its fleet of Sprinter vans, and/or passenger vehicles and contemplates parking and vehicle storage uses on-site.

Proposed Condition

If an off-site logistics tenant occupies the site, other proposed improvements include the restriping of the parking lots east and west of the building to provide Sprinter van parking stalls. The existing access points on northbound Livingston Avenue (NJ Route 26) are proposed to be maintained under both proposals.

This study has been prepared to evaluate the proposed Vehicle Service Center Facility for an off-site logistics tenant user from a traffic engineering perspective as the traditional service center use has already been assessed in connection with the approval for the existing Toyota Service Center. Accordingly, this Traffic Statement includes the following:

- › A review of existing roadway conditions in the vicinity of the site including roadway geometrics;
- › Projection of the volume of traffic expected to be generated by the proposed Vehicle Service Center Facility for an off-site logistics user; and
- › An evaluation of the site access design, on-site circulation, and parking supply.

EXISTING TRAFFIC CONDITIONS

SUBJECT PROPERTY

The subject property is bound by Livingston Avenue (NJ Route 26) to the south and west, and a US Route 1 northbound off-ramp to the east and US Route 1 to the north in the Township of North Brunswick, Middlesex County, New Jersey. The following characteristics describe the subject property:

- › Located in the Industrial District (I-2), where a Vehicle Service Center Facility is a permitted use by prior grant of a use variance.
- › The site is occupied by a 52,267 square foot DCH Brunswick Toyota Service Center.
- › Land uses in the site vicinity are predominantly commercial and industrial in nature with residential communities located to the south and east along the Livingston Avenue (NJ Route 26) corridor.

ROADWAY NETWORK

The subject property has frontage along northbound Livingston Avenue (NJ Route 26). The following is a description of the adjacent roadway network:

Livingston Avenue (NJ Route 26)

- › Classified as an Urban Minor Arterial under New Jersey Department of Transportation (NJDOT) jurisdiction.
- › Designated as a north/south roadway although the roadway runs east/west along the main site frontage.
- › Provides 1 through lane and a 12-foot shoulder in each direction of travel within the vicinity of the subject property.
- › Has a posted speed limit of 35 miles per hour in the vicinity of the subject property.

PROPOSED DEVELOPMENT TRAFFIC CHARACTERISTICS

TRIP GENERATION

The next step is to project the future traffic volume generated as a result of the proposed Vehicle Service Center Facility. Trip generation was prepared for the existing and proposed developments in accordance with the NJDOT Highway Access Permit System (HAPS). Land Use Code 942: "Automobile Care Center" was utilized for the existing Toyota Service Center and the proposed Vehicle Service Center Facility based on building area.

Note that using Land Use Code 942: "Automobile Care Center" is conservative as the proposed alternate use as Vehicle Service Center Facility for an off-site logistics tenant would not be open to the public as with a traditional service center and will be utilized by a single tenant. This is a different business model than typically considered under this land use and is expected to result in less traffic when compared to the existing Toyota Service Center.

Table 1 provides a comparison of the existing and proposed uses. The HAPS trip generation summary is contained in the **Appendix**.

Table 1
Existing vs. Proposed Developments

Land Use	AM Peak Hour	PM Peak Hour	Weekday Daily Trips	Weekend Peak Hour	Weekend Daily Trips
Existing 52,267 SF Toyota Service Center	148	183	1,835	124	1,240
Proposed 52,267 SF Vehicle Service Center Facility	148	183	1,835	124	1,240
Difference	0	0	0	0	0

As shown in **Table 1**, the proposed development is expected to generate a similar trip generation compared to the existing use. The ITE and NJDOT defines a significant increase in traffic as 100 or more peak hour vehicular trips.

SITE ACCESS AND CIRCULATION

An evaluation has been made of the Zoning Plan for the proposed Vehicle Service Center Facility prepared by Bohler, dated October 28, 2022. In particular, the evaluation focuses on site access, on-site circulation, and parking supply. The following items summarize the evaluation:

Access

Access to the site is proposed to be maintained via the existing ingress-only driveway at the eastern end of the property and the full-movement driveway near the center of the property aligned opposite a driveway that serves a warehouse development.

The site is proposed to provide parking for Sprinter vans and passenger cars. The largest vehicles anticipated to access the site (in connection with an off-site logistics tenant) are Sprinter vans.

Parking

The Township requires 1 parking stall per service bay plus 1 parking stall per employee, or 77 required parking stalls. A total of 48 compact parking stalls, 29 standard parking stalls and 98 Sprinter van parking stalls are proposed (inclusive of 6 ADA parking stalls). This is a total of 77 parking stalls plus 98 Sprinter van parking stalls which exceeds the Township requirement.

The site will maintain the minimum of 8 feet wide by 16 feet deep parking stalls, which currently serve compact vehicle parking. Additionally, the site will maintain the 9 feet wide by 18 feet deep parking stalls for the standard parking stalls which meets the Township requirement. Two-way circulation aisles are proposed to be 26.8 feet in width which exceeds the Township requirement and typical accepted engineering design standards.

CONCLUSIONS

In summary, it has been determined from a review of trip generation calculations that the proposed Vehicle Service Center Facility is not expected to generate an increase of peak hour vehicle trips when compared to the existing use. The ITE and NJDOT defines a significant increase in traffic as 100 or more peak hour vehicular trips. Therefore, the proposed site redevelopment is not expected to generate a significant increase in traffic and does not warrant a detailed traffic analysis.

Site access is proposed to be maintained via the existing driveways along northbound Livingston Avenue (NJ Route 26), and a Letter of No Interest request has been submitted to NJDOT for review. The proposed parking supply exceeds the Township requirement, and the site circulation and parking stall dimensions satisfy Township requirements.

Technical Appendix

A | Site Location Map

Figure 1

Site Location Map



B | HAPS Trip Generation

LAND USE CODE	LAND USE DESCRIPTION	UNITS OF MEASURE (X)	AM PEAK HOUR *	PM PEAK HOUR *	WEEKDAY DAILY TRIPS *	WEEKEND PEAK HOUR *	WEEKEND DAILY TRIPS *
942	Automobile Care Center	SQ. FEET	x/1000*2.83	x/1000*3.51	x/1000*35.10	x/1000*2.37	x/1000*23.72
52,267	sq. feet	Less Trips	148	183	1,835	124	1,240
942	Automobile Care Center	SQ. FEET	x/1000*2.83	x/1000*3.51	x/1000*35.10	x/1000*2.37	x/1000*23.72
52,267	sq. feet	Added Trips	148	183	1,835	124	1,240
0%	Alternative Access	Trips:	0	0	0	0	0
Permit:		NJDOT Trips:	0	0	0	0	0
<p>These rates should be used in determining what type of NJDOT Access Permit is needed and any Traffic Analysis. These are the rates and equations that were being used by the HAPS program as of July 1, 2018 and they will be updated as new information is available.</p>							
LAND USE CODE	LAND USE DESCRIPTION	UNITS OF MEASURE (X)	AM PEAK HOUR *	PM PEAK HOUR *	WEEKDAY DAILY TRIPS *	WEEKEND PEAK HOUR *	WEEKEND DAILY TRIPS *
0	Vacant Lot	LOT	x*0	x*0	x*0	x*0	x*0
30	Intermodal Truck Terminal	SQ. FEET	x/1000*2.14	x/1000*2.02	x/1000*21.4	x/1000*2.02	x/1000*20.2
90	Park-and-Ride Lot with Bus or Light Rail Service	PRKG SPACES	0.71*(x)	0.44*(x)	x*2.81	0.71*(x)	x*2.81
110	General Light Industrial	SQ. FEET	x/1000*0.82	x/1000*0.83	x/1000*4.96	x/1000*0.69	x/1000*5.00
130	Industrial Park	SQ. FEET	x/1000*0.41	x/1000*0.40	x/1000*3.37	x/1000*0.44	x/1000*2.54
140	Manufacturing	SQ. FEET	0.61*(x/1000)+34.25	0.62*(x/1000)+29.00	3.16*(x/1000)+160.04	(x/1000)*0.94	(x/1000)*6.42
150	Warehousing	SQ. FEET	0.11*(x/1000)+30.07	0.15*(x/1000)+22.52	1.58*(x/1000)+45.54	(x/1000)*0.05	(x/1000)*0.15
151	Mini Warehouse	SQ. FEET	x/1000*0.20	x/1000*0.20	x/1000*1.51	x/1000*0.31	(x/1000)*1.95
154	High-Cube Transload and Short-Term Storage Warehouse	SQ. FEET	x/1000*0.12	x/1000*0.16	x/1000*1.40	x/1000*0.12	x/1000*0.18
155	High-Cube Fulfillment Center Warehouse	SQ. FEET	x/1000*0.59	x/1000*1.37	x/1000*8.18	x/1000*0.88	x/1000*7.75
156	High-Cube Parcel Hub Warehouse	SQ. FEET	x/1000*0.88	x/1000*0.71	x/1000*7.75	x/1000*0.88	x/1000*7.75
157	High-Cube Cold Storage Warehouse	SQ. FEET	0.11*(x/1000)	0.12*(x/1000)	2.12*(x/1000)	0.12*(x/1000)	2.12*(x/1000)
210	Single Family Detached Housing	UNITS	EXP(0.91*L*N(x)+0.20)	EXP(0.94*L*N(x)+0.34)	EXP(0.92*L*N(x)+2.71)	0.84*(x+17.99)	EXP(0.94*L*N(x)+2.56)
220	Multifamily Housing (Low-Rise)	UNITS	EXP(0.94*L*N(x)-0.29)	0.66*(x+1.41)	(7.56*(x-40.86))	0.70*(x)	8.14*(x)
221	Multifamily Housing (Mid-Rise)	UNITS	x*0.36	x*0.44	5.45*(x)-1.75	x*0.44	x*4.91
222	Multifamily Housing (High-Rise > 10 Floor)	UNITS	0.31*(x+12.91)	0.35*(x+15.40)	3.94*(x+211.81)	0.31*(x+24.03)	4.08*(x+185.69)
225	Off-Campus Student Apartment	BEDROOMS	x*0.20	0.33*(x-7.94)	4.09*(x-78.98)	0.33*(x-7.94)	4.09*(x-78.98)
240	Mobile Home Park	UNITS	x*0.26	x*0.49	x*5.00	x*0.43	x*4.61
251	Senior Adult Housing - Detached	UNITS	0.26*(x+36.52)	0.26*(x+56.53)	EXP(0.88*L*N(x)+2.28)	0.23*(x)	2.73*(x)
252	Senior Adult Housing - Attached	UNITS	0.20*(x-0.18)	0.36*(x-4.50)	4.02*(x-25.37)	0.35*(x-1.67)	3.97*(x-60.09)
253	Congregate Care Facility	UNITS	0.17*(x-1.10)	0.22*(x-2.85)	x*2.02	0.22*(x-2.85)	x*2.02
254	Assisted Living	BEDS	x*0.19	x*0.34	x*2.60	x*0.28	x*3.15
310	Hotel	ROOMS	0.50*(x-5.34)	0.75*(x-26.02)	11.29*(x-426.97)	0.69*(x+4.32)	9.62*(x-294.56)
311	All Suites Hotel	ROOMS	0.34*(x)	0.45*(x-14.07)	5.20*(x-119.26)	0.45*(x-14.07)	5.20*(x-119.26)
320	Motel	ROOMS	x*0.43	x*0.44	3.62*(x)-29.43	x*0.44	3.62*(x)-29.43
330	Resort Hotel	ROOMS	0.50*(x-47.88)	0.48*(x+8.67)	10*(0.48*(x+8.67))	0.48*(x+8.67)	10*(0.48*(x+8.67))
411	Public Park	ACRES	x*0.15	0.08*(x+15.36)	0.64*(x+88.46)	0.18*(x+36.85)	x*2.19
420	Campground/Recreational Vehicle Park	ACRES	x*0.52	x*1.06	x*10.6	x*1.06	x*10.6
420	Marina	BERTHS	x*0.12	x*0.21	x*2.41	x*0.31	x*3.49
430	Golf Course	HOLES	x*2.96	x*3.68	x*30.38	x*3.03	x*19.89
432	Self-Driving Range	TEES	x*1.02	x*1.65	x*13.65	x*1.32	x*7.68
437	Bowling Alley	SQ. FEET	x/1000*0.81	x/1000*1.16	x/1000*11.60	x/1000*1.16	x/1000*11.60
444	Movie Theater (# of Screens <=9)	SCREENS	x*9.5	x*37.83	x*220.00	x*102.87	x*546.86
445	Multiplex Movie Theater (# of Screens >=10)	SCREENS	x*9.5	x*25.84	x*292.50	x*65.07	x*292.50
465	Ice Skating Rink	SQ. FEET	(x/1000)*0.49	(x/1000)*1.33	(x/1000)*13.30	(x/1000)*2.63	(x/1000)*26.30
480	Amusement Park	ACRES	x*3.16	x*4.99	x*53.41	x*19.55	x*196.97
488	Soccer Complex	FIELDS	x*1.77	x*16.90	x*71.33	x*40.10	x*404.88
492	Health/Fitness Club	SQ. FEET	x/1000*1.40	x/1000*3.92	x/1000*39.20	x/1000*3.19	x/1000*31.90
493	Athletic Club	SQ. FEET	x/1000*3.40	x/1000*6.36	x/1000*63.60	x/1000*8.60	x/1000*86.00

LAND USE CODE	LAND USE DESCRIPTION	UNITS OF MEASURE (X)	AM PEAK HOUR*	PM PEAK HOUR*	WEEKDAY DAILY TRIPS*	WEEKEND PEAK HOUR*	WEEKEND DAILY TRIPS*
495	Recreational Community Center	SQ. FEET	1.76*(x/1000)	2.31*(x/1000)	28.87*(x/1000)	1.48*(x/1000)	13.60*(x/1000)
520	Elementary School	STUDENTS	x*0.67	x*0.34	x*1.89	x*0.10	x*0.58
522	Middle School/Junior High School	STUDENTS	x*0.70	x*0.35	x*2.12	x*0.10	x*0.58
530	High School	STUDENTS	x*0.65	x*0.33	x*2.03	x*0.10	x*0.58
534	Private School (K-8)	STUDENTS	0.88*(x+14.85)	0.63*(x+1.93)	x*4.11	x*0.10	x*0.58
536	Private School (K-12)	STUDENTS	x*0.81	x*0.58	x*2.48	x*0.10	x*0.58
540	Junior/Community College	STUDENTS	x*0.12	x*0.13	x*1.15	x*0.05	x*0.42
550	University/College	STUDENTS	EXP(0.95*LN(x)-1.63)	EXP(0.97*LN(x)-1.69)	1.38*(x)+2108.83	EXP(0.97*LN(x)-1.69)	1.38*(x)+2108.83
561	Church	SQ. FEET	(x/1000)*0.65	(x/1000)*0.80	(x/1000)*6.95	(x/1000)*9.89	(x/1000)*27.63
565	Synagogue	SQ. FEET	(x/1000)*2.41	(x/1000)*2.92	(x/1000)*29.20	(x/1000)*7.83	(x/1000)*78.30
566	Day Care Center	SQ. FEET	(x/1000)*11.73	(x/1000)*11.82	(x/1000)*41.62	(x/1000)*1.75	(x/1000)*6.22
568	Cemetery	ACRES	x*1.23	x*1.26	4.65*(x)+70.83	x*2.63	x*13.94
590	Library	SQ. FEET	7.21*(x/1000)-14.35	8.48*(x/1000)+0.80	EXP(0.99*LN(x/1000)+4.28)	(x/1000)*12.60	(x/1000)*80.09
610	Hospital	SQ. FEET	0.74*(x/1000)+126.36	0.83*(x/1000)+118.28	10.72*(x/1000)	(x/1000)*4.85	(x/1000)*7.72
620	Nursing Home	SQ. FEET	x*0.22	x*0.37	x*3.06	x*0.40	x*2.41
630	Clinic	SQ. FEET	(x/1000)*5.22	(x/1000)*4.64	(x/1000)*38.16	(x/1000)*5.22	(x/1000)*38.16
640	Animal Hospital/Veterinary Clinic	SQ. FEET	3.73*(x/1000)	3.83*(x/1000)	21.50*(x/1000)	3.83*(x/1000)	21.50*(x/1000)
710	General Office Building	SQ. FEET	EXP(0.88*LN(x/1000)+1.06)	1.10*(x/1000)+65.39	EXP(0.97*LN(x/1000)+2.50)	0.53*(x/1000)	2.21*(x/1000)
712	Small Office Building	SQ. FEET	(x/1000)*3.26	(x/1000)*3.73	(x/1000)*16.19	(x/1000)*0.40	(x/1000)*4.00
714	Corporate Headquarters Building	SQ. FEET	(x/1000)*1.46	(x/1000)*1.40	(x/1000)*11.21	(x/1000)*0.10	(x/1000)*10.00
720	Medical-Dental Office Building	SQ. FEET	3.43*(x/1000)+2.57	4.10*(x/1000)	34.80*(x/1000)	(x/1000)*3.10	(x/1000)*5.57
730	Government Office Building	SQ. FEET	(x/1000)*3.69	(x/1000)*3.19	(x/1000)*22.59	(x/1000)*3.69	(x/1000)*22.59
731	State Motor Vehicles Department	SQ. FEET	(x/1000)*8.86	(x/1000)*7.68	(x/1000)*11.21	(x/1000)*8.86	(x/1000)*11.21
732	United States Post Office	SQ. FEET	(x/1000)*12.38	(x/1000)*15.11	(x/1000)*103.84	(x/1000)*5.33	(x/1000)*43.83
760	Research and Development Center	SQ. FEET	(x/1000)*1.22	(x/1000)*1.11	10.23*(x/1000)+204.68	(x/1000)*0.24	(x/1000)*1.90
810	Tractor Supply Store	SQ. FEET	(x/1000)*1.40	(x/1000)*1.40	(x/1000)*14.00	(x/1000)*3.17	(x/1000)*31.70
812	Building Materials and Lumber Store	SQ. FEET	2.37*(x/1000)	2.77*(x/1000)	18.05*(x/1000)	EXP(0.95*LN(x/1000)+2.35)	36.74*(x/1000)+137.42
814	Variety Store	SQ. FEET	(x/1000)*4.52	(x/1000)*4.42	(x/1000)*63.47	(x/1000)*7.42	(x/1000)*63.47
815	Free-Standing Discount Store	SQ. FEET	(x/1000)*5.43	(x/1000)*5.33	(x/1000)*53.12	(x/1000)*7.87	(x/1000)*70.76
816	Hardware/Paint Store	SQ. FEET	1.07*(x/1000)+4.31	0.98*(x/1000)+2.27	9.94*(x/1000)-12.22	2.25*(x/1000)	22.50*(x/1000)
817	Nursery (Garden Center)	SQ. FEET	(x/1000)*6.0	(x/1000)*6.37	(x/1000)*68.10	(x/1000)*20.06	(x/1000)*133.31
818	Nursery (Wholesale)	SQ. FEET	(x/1000)*3.03	(x/1000)*5.18	(x/1000)*39.00	(x/1000)*5.70	(x/1000)*29.94
820	Shopping Center	SQ. FEET	(x/1000)*0.94	EXP(0.72*LN(x/1000)+3.02)	EXP(0.68*LN(x/1000)+5.57)	(x/1000)*5.70	(x/1000)*46.12
823	Factory Outlet Center	SQ. FEET	2.08*(x/1000)	2.29*(x/1000)	26.59*(x/1000)	EXP(0.79*LN(x/1000)+2.79)	40.97*(x/1000)
843	Automobile Parts Sales	SQ. FEET	4.41*(x/1000)	5.83*(x/1000)	55.34*(x/1000)	11.53*(x/1000)	115.30*(x/1000)
848	Tire Store	SQ. FEET	(x/1000)*3.73	(x/1000)*3.98	(x/1000)*28.52	(x/1000)*5.05	(x/1000)*50.50
850	Supermarket	SQ. FEET	(x/1000)*6.67	(x/1000)*9.24	(x/1000)*106.78	(x/1000)*18.84	(x/1000)*177.62
851	Convenience Market	SQ. FEET	(x/1000)*6.83	(x/1000)*5.51	(x/1000)*762.28	(x/1000)*79.12	(x/1000)*1084.17
853	Convenience Market With Gas Pumps(<3000 SF)	SQ. FEET	(x/1000)*42.19	(x/1000)*49.59	(x/1000)*624.20	(x/1000)*49.59	(x/1000)*624.20
854	Discount Supermarket	SQ. FEET	8.06*(x/1000)-162.88	(x/1000)*90.87	(x/1000)*90.87	EXP(0.78*LN(x/1000)+3.21)	(x/1000)*111.86
857	Discount Club	SQ. FEET	(x/1000)*3.37	(x/1000)*4.61	(x/1000)*41.80	(x/1000)*6.37	(x/1000)*53.75
862	Home Improvement Superstore	SQ. FEET	(x/1000)*2.75	(x/1000)*3.29	(x/1000)*30.74	(x/1000)*7.05	(x/1000)*56.72
863	Electronics Superstore	SQ. FEET	7.02*(x/1000)-125.74	8.87*(x/1000)-162.71	84.01*(x/1000)-1576.41	(x/1000)*7.02	(x/1000)*55.12
864	Toy/Children's Superstore	SQ. FEET	(x/1000)*5.00	(x/1000)*5.00	(x/1000)*50.00	(x/1000)*5.53	(x/1000)*55.3
869	Discount Home Furnishing Superstore	SQ. FEET	(x/1000)*0.57	(x/1000)*1.57	(x/1000)*20.00	(x/1000)*3.40	(x/1000)*33.29
880	Pharmacy/Drugstore without Drive-Through Window	SQ. FEET	(x/1000)*7.71	(x/1000)*11.07	90.08*(x/1000)	(x/1000)*10.68	(x/1000)*106.80
881	Pharmacy/Drugstore with Drive-Through Window	SQ. FEET	(x/1000)*9.13	(x/1000)*11.32	(x/1000)*109.16	(x/1000)*8.75	(x/1000)*114.89

LAND USE CODE	LAND USE DESCRIPTION	UNITS OF MEASURE (X)	AM PEAK HOUR*	PM PEAK HOUR*	WEEKDAY DAILY TRIPS*	WEEKEND PEAK HOUR*	WEEKEND DAILY TRIPS*
890	Furniture Store	SQ. FEET	(X/1000)*0.62	(X/1000)*0.70	(X/1000)*6.30	(X/1000)*1.29	(X/1000)*7.15
899	Liquor Store	SQ. FEET	4.14*(X/1000)+1.97	17.12*(X/1000)	X/1000*101.49	17.12*(X/1000)	X/1000*171.20
912	Drive-in Bank	WINDOWS	X*17.55	X*27.15	X*124.76	X*27.67	X*276.70
931	Quality Restaurant	SQ. FEET	X/1000*4.47	X/1000*8.28	X/1000*83.84	X/1000*10.68	X/1000*90.04
932	High Turnover (Sit-Down) Restaurant	SQ. FEET	X/1000*14.04	X/1000*17.41	X/1000*112.18	X/1000*18.46	X/1000*142.64
933	Fast Food Restaurant without Drive Through Window	SQ. FEET	X/1000*47.66	X/1000*48.70	X/1000*346.23	X/1000*54.60	X/1000*686.00
934	Fast Food Restaurant with Drive Through Window	SQ. FEET	X/1000*50.97	X/1000*51.36	X/1000*470.95	X/1000*55.15	X/1000*616.12
935	Fast Food Restaurant with Drive Through Window and No Indoor Seating	SQ. FEET	X/1000*65.81	X/1000*67.44	X/1000*459.20	X/1000*67.44	X/1000*459.20
936	Coffee/Donut Shop without Drive-Through Window	SQ. FEET	X/1000*101.14	X/1000*36.31	X/1000*1011.40	X/1000*59.01	X/1000*590.10
937	Coffee/Donut Shop with Drive-Through Window	SQ. FEET	X/1000*97.96	X/1000*43.38	X/1000*820.38	X/1000*87.70	X/1000*877.00
941	Quick Lubrication Vehicle Shop	SERVICE BAYS	X*4.00	X*4.60	X*40.00	X*4.50	X*42.00
942	Automobile Care Center	SQ. FEET	X/1000*2.83	X/1000*3.51	X/1000*35.10	X/1000*2.37	X/1000*23.72
943	Automobile Parts and Service Center	SQ. FEET	X/1000*2.75	X/1000*2.62	X/1000*16.28	X/1000*6.62	X/1000*66.20
947	Self Service Car Wash	WASH STALLS	X*8.00	X*6.00	X*108	X*15.25	X*132.80
948	Automated Car Wash	TUNNELS	X*77.50	X*77.50	X*775.00	X*41	X*410.00
950	Truck Stop	SQ. FEET	X/1000*34.60	X/1000*36.44	X/1000*455.53	X/1000*36.44	X/1000*455.53
960	Super Convenience Market/Gas Station (> 3,000 SF)	SQ. FEET	X/1000*83.14	X/1000*69.28	X/1000*837.58	X/1000*63.80	X/1000*700.00
W09	Banquet Hall	SEATS	X*0.16	X*0.3	X*2.66	X*0.33	X*2.81
X01	Service Station With Gas Only	STATIONS	X*71	X*92	X*1012	X*92	X*1012
X02	Service Station With Gas & Service Bays	STATIONS	X*81	X*86	X*781	X*86	X*781
X04	Service Station With Gas & Car Wash	STATIONS	X*108	X*94	X*1174	X*108	X*1174
Y01	Water Tower	TOWERS	X*2	X*2	X*4	X*2	X*4
Y02	Water Treatment Facility	PRKNG SLOTS	X*1	X*1	X*4	X*1	X*4
Y03	Maintenance Yard	EMPLOYEES	X*2	X*2	X*4	X*2	X*4
Y07	Ice Cream Parlor (Sit-Down, no lake out)	SQ. FEET	X/1000*71.428	X/1000*71.428	X/1000*521.428	X/1000*71.428	X/1000*546.428
Y09	Firehouse	EMPLOYEES	X*2	X*2	X*4	X*2	X*4
Y10	State Police Headquarters	EMPLOYEES	X*2	X*2	X*4	X*2	X*4
Y14	Parking Lot	SQ. FEET	X/1000*1.01	X/1000*1.962	X/1000*11.679	X/1000*1.01	X/1000*4.279
Y15	Farm Stand/Market	SPACES	X*1	X*1	X*10	X*1	X*10
Y16	Emergency Entrance	FACILITY	X*20	X*38	X*375	X*52	X*480
Y17	Parking Lot (Long Term Parking)	LOT	X*1	X*1	X*4	X*1	X*4
Y18	Funeral Home	PRK SPACES	X*0.053	X*0.052	X*0.695	X*0.053	X*0.534
Y23	Cellular Tower	FACILITY	X*20	X*24	X*124	X*16	X*53
Y27	Car Rental	TOWERS	X*2	X*2	X*4	X*2	X*4
Y31	Auction Facility	FACILITY	X*20	X*21	X*140	X*21	X*140
Y32	Rita's Water Ice	PRK SPACES	X*1	X*1	X*2.52	X*1	X*2.52
Y33	Motorcycle Dealer	FACILITY	X*55	X*55	X*435	X*70	X*545
Y40	Cultural Center	SQ. FEET	X/1000*0.604	X/1000*1.02	X/1000*6.4175	X/1000*1.1875	X/1000*7.395
Y53	Specialty Retail Center	SEATS	X*0.16	X*0.2	X*1.5	X*0.33	X*2.81
Y55	Recreation Parking Lot	SQ. FEET	4.91*(X/1000)+115.59	(X/1000)*5.02	(X/1000)*44.32	4.91*(X/1000)+115.59	(X/1000)*42.04
Y56	Boat Sales / Service Facility	PRK SPACES	X*0.25	X*0.25	X*0.25	X*0.90	X*0.90
Y60	Automobile New & Used Sales	SQ. FEET	X/1000*0.604	X/1000*1.02	X/1000*6.4175	X/1000*1.1875	X/1000*7.395
Y61	Convenience Store with Drive-Thru Restaurant (<=3,000 SF)	SQ. FEET	X/1000*2.22	X/1000*2.80	X/1000*32.30	X/1000*4.02	X/1000*29.74
Y62	Convenience Store with Drive-Thru Restaurant (>=3,000 SF)	SQ. FEET	X/1000*50.63	X/1000*59.51	X/1000*624.20	X/1000*59.51	X/1000*624.20
Y63	Movie Theater without Matinee (XXX) - 9th Edition	SQ. FEET	X/1000*99.77	X/1000*83.14	X/1000*1005.10	X/1000*76.56	X/1000*840.00
		SCREENS	X*9.5	X*37.83	X*220.0	X*64.5	X*376.0

*The units of measure is the quantity that should be substituted for the "X" in the equations. It should be noted that the actual SF should be entered into these equations unlike the equations in the ITE books which are based upon 1,000 SF.

Example: A 125,000 sf shopping center will generate the following PM peak hour trips (X would equal 125,000):

