



TOWNSHIP OF NORTH BRUNSWICK

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DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Mr. James E. Stahl, Esq.
Borrus, Golden, Foley, Vignuolo, Hyman & Stahl
2875 Route 1 & Finnegans Lane
North Brunswick, New Jersey 08902

FROM: Sal Profaci, Zoning Officer

DATE: February 9, 2023

SUBJECT: Block: 4.05 Lots: 122.02
Street Address: 2-4-6 Towne Center Drive
Applicant: Gajanan Maharaj America Devotees Parivar

Dear Mr. Stahl:

I have reviewed the application for conditional use approval with site plan waiver at the above-referenced address, and I am issuing the following report.

Application Materials Reviewed

- 11- Sheet Variance Application (Form C), dated 12/12/2022
- 1-Sheet Floor Plan Sketch
- 1-sheet Site Plan "Hidden Lake Towne Center LLC", prepared by CPL Engineering Inc., dated 8/6/2014

Project Description

1. The applicant is seeking a conditional use permit to convert 1,910 square feet of existing commercial space located in the Towne Center shopping center into a place of worship. The shopping center is located in the (PUD) Planned Unit Development Zone. Churches and

places of worship are permitted as a conditional use in the PUD zone and must receive approval from the Planning Board.

Subject Property

2. The property consists of approximately 228,254 sq. ft. or 5.24 acres of lot area. The subject premises received Planning Board approval in 1980 for Hidden Lake Towne Center. The site contains three (3) two-story commercial buildings, a one-story garage, associated parking area, lawn area, sidewalks, a paver patio a playground and associated support facilities. The site is surrounded by residential uses.



3. Research of the property records revealed that Hidden Lake Towne Center, LLC received Preliminary and Final Site Plan approval to convert three existing commercial buildings to residential buildings consisting of 39 age-restricted apartments within the existing building footprints. Building A would have nine (9) units. Building B, the center building, would have an elevator and twenty-one (21) units. Building C would have nine (9) units. Per the resolution, conversion of building C was to be the first phase.

Although construction of the age restricted apartments has not commenced, and the resolution compliance process of the approval has not been conducted the owner should

clarify if the intent to convert the site into age-restricted units is still being considered and how it may impact the House of Worship.

Site Plan

4. The applicant proposes no site improvements and requests a site plan waiver, and proposes to accept the previously granted site plan approval for a commercial unit as satisfactory for the proposed place of worship. The proposed use is conditional in the zone, and meets all of the conditions as stated in section 205-113 Churches and places of worship.

Parking

5. **Off-Street Parking, Number of Spaces** - The applicant proposes to maintain a previously approved parking lot. The subject site is developed with 211 spaces. The existing site plan parking computations were based on shopping centers. Churches and similar places of public assembly not having fixed seating facilities shall provide (1) one parking space for every (4) four seats. (§ 205-100 (B) (13)). Details regarding the total gross floor area and the sufficiency of existing parking should be discussed. Anticipated peak parking demands during special events should be addressed. Parking calculations should encompass the 39 incoming age restricted residential apartment units, in addition to which units are going to be maintained as retail or commercial at full capacity.

Completeness

The application is administratively deemed **incomplete**. Please provide the following information:

- W-9
- Provide prior resolutions of approval.

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:

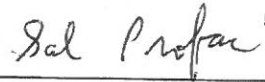
Zoning Report	\$200.00
Site Plan Waiver	\$200.00
Conditional Use	<u>\$500.00</u>
Total	\$900.00

Technical Review Escrow Deposit:

Site Plan Waiver	\$500.00
Conditional Use	<u>\$2,000.00</u>
Total	\$2,500.00

Please remit two separate checks in the above total amounts and provide 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 Janice Larkin, Secretary to the Planning Board, at 732-247-0922, extension 201.

Sincerely,



Sal Profaci, Zoning Officer

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