



**TOWNSHIP OF NORTH BRUNSWICK**  
710 HERMANN ROAD  
NORTH BRUNSWICK, NJ 08902

Tel.: (732) 247-0922 x440

Website: [WWW.NORTHBRUNSWICKNJ.GOV](http://WWW.NORTHBRUNSWICKNJ.GOV)

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**MEMORANDUM**

**TO:** Mr. Bret Kaplan, Esq.  
Kaplan Companies  
433 River Road  
Highland Park, NJ 08904

**FROM:** Sal Profaci, Zoning Officer

**DATE:** September 27, 2023

**SUBJECT:** Street Address: Route 130 North Brunswick, NJ 08902  
Block: 148.11 Lot: 1.01  
Applicant: K-Land No. 75, LLC  
433 River Road, Highland Park, NJ 08904

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Dear Mr. Kaplan:

I have reviewed the land use application package submitted for the above address, and have determined that your client must appear before the North Brunswick Planning Board for land use approvals, including preliminary and final site plan with associated minor subdivision approval. I am issuing the following Zoning Report and Completeness Determination.

**Project Description**

1. The applicant proposes to construct Amaranth at North Brunswick Phase 2. The proposed development will include the construction of ninety (90) additional age-restricted residential units within two (2) three-story buildings. There will also be two (2) one-story detached garages along with site improvements.

Both buildings are nearly identical as they are each 15,275 square feet and contain forty-five (45) residential units each. There are combined 50 one-bedroom units and 40 two-bedroom units.

**Subject Property**

2. The subject property is known as Block 148.11, Lot 1.01 in the PUD II (Planned Unit Development) Zoning District. The property contains a total tract area of 481,571 SF, or 11.055 Acres. The subject site has frontage along US Highway Route 130 to the east, Renaissance Boulevard North to the north and Morris Drive to the west. Phase 1 of Amaranth is located to the south of the site.

The Site is presently partially developed with a Walgreens and Lightbridge Academy. The balance of the site largely consists of dense woods in which a large portion will be cleared to construct the two new residential buildings. A tree inventory and replacement program with a detailed landscaping plan has been provided and subject to the Township engineers approval.

**PUD II Development Standards – Affordable Housing Obligations**

3. Amendments to the PUD-II Zone were adopted to address the requirements of the fair housing act and the uniform housing affordability controls in support of the Township’s affordable housing obligations. Ordinance §205-87.4(A)(1) states as follows:

Residential acreage and number of residential units. The approximate acreage allocated to residential use, net of roads, parks and wetlands shall be 146 acres. With one exception, the number of residential units shall not exceed 1,975 units, resulting in a gross density of approximately 13.5 units per acre. The only exception that would allow the maximum number of units to exceed 1,975 units would occur only if the properties identified as Block 148.11, Lot 1.01 and Lot 1.02, are developed as housing for residents 55 years of age or older in accordance with the Housing Element and Fair Share Plan adopted by the Planning Board on June 23, 2016. *The developer shall have the option to develop up to 420 age-restricted units on land located on said property.*

Ordinance §205-87.4(A)(3) (b) Affordable housing requirement states as follows: Ten percent (10) % of the age-restricted units identified in §205-87.4(A)(1) above shall be affordable units as follows: 13% shall be very low income; 47% s low income; and 40% moderate income.

**To Date Construction Summary**

Phase I Completed	220 units	10% Affordable	22 units
Phase II Proposed	<u>90 units</u>	10% Affordable	<u>9 units</u>
Total	310 units		31 units

**Zoning and Bulk Review**

1. The proposed use is permitted in the zone and there are no variances with the proposed application. The proposed new residential structures comply with the PUD-II development standards as noted in Municipal Ordinance 205-87.4. (See Chart Below)

<b>Principal Building</b>	<b>Required</b>	<b>Proposed</b>
Minimum Route 130 Setback	50 FT	361 FT
Minimum Twp. Road Setback	35 FT	35 FT
Minimum Internal Road Setback	20 FT	64.7 FT
Minimum Parking Setback	10 FT	10 FT
Minimum Setback From Nonresidential Use/Zone	50FT	50 FT
Minimum Building Separation	30 FT	90.7 FT
Minimum Route 130 Buffer	50 FT	266 FT
Minimum Building Height (Stories)	3	3
Maximum Building Height	55 FT	47.5 FT
<b>Parking</b>		
1-Bed Unit - 1.25 spaces per unit	63	
2-Bed-Unit - 1.75 spaces per unit	<u>70</u>	
Total	133	161

**Application Materials Reviewed**

- Township of North Brunswick Site Plan / 8 page Conditional Use Application (Form A)
- Township of North Brunswick Site Plan Completeness Checklist
- Traffic Impact Analysis prepared by Langan Engineering & Environmental, Inc.
- 21 Sheet Preliminary and Final Major Site Plan, prepared by Michael F. Gallagher P.E., Colliers Engineering dated 8/07/2023.
- Stormwater Management Report prepared by Michael F. Gallagher, P.E., Colliers Engineering dated August 2023.
- 2 Sheet Subdivision Plan prepared by Eric V. Wilde, Colliers Engineering, Inc. dated 8/16/2023.

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

**Completeness**

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

**Land Use Application Fees:**

Site Plan:	\$1,000.00
Zoning Report:	\$ 200.00
Minor Subdivision	<u>\$ 500.00</u>
<b>TOTAL:</b>	<b>\$1,700.00</b>

**Technical Review Escrow Deposit:**

Site Plan (\$200 X 50 Units plus \$100 X 40 Units)	\$ 14,000.00
Minor Subdivision (\$750 per lot)	<u>\$ 2,250.00</u>
<b>TOTAL:</b>	<b>\$16,250.00</b>

Note: Please submit two separate checks in the above total amounts and the identified items 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,



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Sal Profaci, Zoning Officer

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

