FINAL PLAT - MINOR SUBDIVISION

FOR

AMARANTH AT NORTH BRUNSWICK
PHASE 2

BLOCK 148.11, LOT 1.01

TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY

LOCATION MAP
U.S.G.S. QUADRANGLE MAP
NORTH BRUNSWICK, NJ
PANELS (MONMOUTH AND NEW BRUNSWICK)
SCALE: 1"=4000'

PROPERTY OWNERS WITHIN 200 FT.

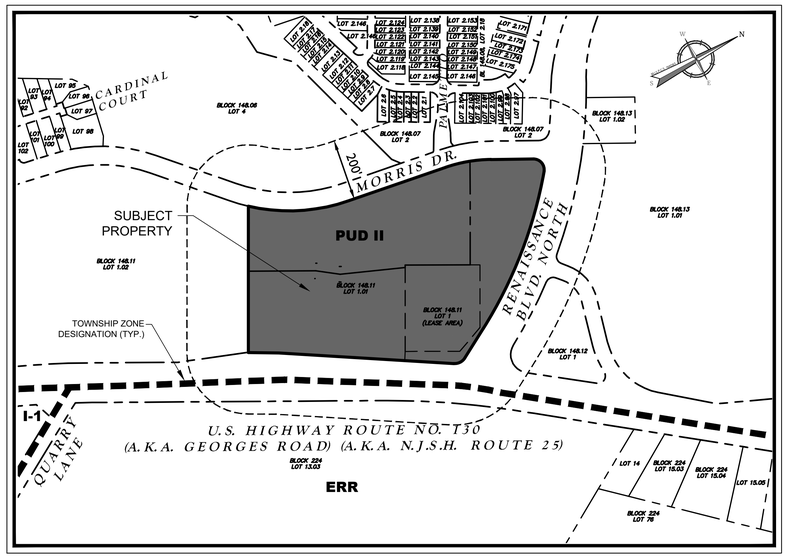
200' Radius Map - Block 148.11 Lot 1.02

Township of North Brunswick
710 Hermann Road
North Brunswick, NJ 08902

BLOCK	LOT	Property Location	Owner Name	Mailing Address	City, State	Zip
148.06	1	ROUTE 130	RENAISSANCE GLENN LLC	90 WOODBRIDGE CTR DR 600	WOODBRIDGE NJ	07095
148.06	4	RENAISSANCE BLVD	NORTH BRUNSWICK TOWNSHIP	710 HERMANN ROAD	NORTH BRUNSWICK NJ	08902
148.06	5	402 VIBURNUM COURT	JAIN KAMLESH & JAIN NEHA	402 VIBURNUM COURT	NORTH BRUNSWICK NJ	08902
148.06	6	404 VIBURNUM COURT	WANGA RICHARD & OJWANG GLADYS	404 VIBURNUM COURT	NORTH BRUNSWICK NJ	08902
148.06	7	405 VIBURNUM COURT	WIJEGUNAWARDHANA LAKSEN & THANUJA	405 VIBURNUM COURT	NORTH BRUNSWICK NJ	08902
148.06	8	403 VIBURNUM COURT	SARIPALLI RAVINDRA	403 VIBURNUM COURT	NORTH BRUNSWICK NJ	08902
148.06	9	602 DAISY COURT	PATEL VIBHA & PANKAJ	602 DAISY COURT	NORTH BRUNSWICK NJ	08902
148.06	10	604 DAISY COURT	PRADHAN MANISH & SWAPNA	604 DAISY COURT	NORTH BRUNSWICK NJ	08902
148.06	11	606 DAISY COURT	SHRIVASTAVA KAPIL & NEHA	606 DAISY COURT	NORTH BRUNSWICK NJ	08902
148.06	12	608 DAISY COURT	PARIKH VIJAY & DARSHANA	8208 TAMARRON DRIVE	PLAINSBORO NJ	08536
148.06	96	112 CARDINAL COURT	SUBRAMANIAM P & DEIVANAYAGAM S	112 CARDINAL COURT	NORTH BRUNSWICK NJ	08902
148.06	97	111 CARDINAL COURT	CHALOO AJAY KUMAR	111 CARDINAL COURT	NORTH BRUNSWICK NJ	08902
148.06	98	109 CARDINAL COURT	RAYA KIRAN K & TUPAKULA MANJUVANI	109 CARDINAL COURT	NORTH BRUNSWICK NJ	08902
148.06	99	107 CARDINAL COURT	KANKATI RAJENDRA P & MADDIKUNTA K V	107 CARDINAL COURT	NORTH BRUNSWICK NJ	08902
148.06	100	105 CARDINAL COURT	MALLIK PRASAD S & SANDHYA	105 CARDINAL COURT	NORTH BRUNSWICK NJ	08902
148.06	101	103 CARDINAL COURT	DHANKULA SRINIVASA & KARUMANCHI P	103 CARDINAL COURT	NORTH BRUNSWICK NJ	08902
148.06	102	101 CARDINAL COURT	APPANAGAARI VEERENDRA & VELDURTHY V	101 CARDINAL COURT	NORTH BRUNSWICK NJ	08902
148.06	102.99	EAGLE DRIVE	FOREST PARK HOA %MIDLANTIC MGMT	315 RARITAN AVENUE	HIGHLAND PARK NJ	99999
148.11	1.01	2701-2703 ROUTE 130	K LAND NO 54 LLC	433 RIVER ROAD	HIGHLAND PARK NJ	08904
224	11	2430 ROUTE 130	2440 REALTY CORPORATION	2600 US ROUTE 130 NORTH	NORTH BRUNSWICK NJ	08902
224	12.02	2 QUARRY LANE	ESH PROPERTIES LLC	1 KIRKSTONE CIRCLE	WESTFIELD NJ	07090
224	13.03	100 APPLE ORCHARD LANE	COUNTY OF MIDDLESEX	1 JFK SQUARE PO BOX 871	NEW BRUNSWICK NJ	08903

May 9, 2023 Number of Properties: 22

Sal Profaci
Administrative Officer



TWP. OF NORTH BRUNSWICK
PUD II PLANNED UNIT DEVELOPMENT
ERR EDUCATION-RECREATION-RESEARCH
I-I INDUSTRIAL

KEY & ZONING MAP

(SOURCE: TWP. OF NORTH BRUNSWICK TAX MAP)

200 0 200 400
SCALE : 1" = 200'

ZONE BOUNDARY
200' PROPERTY OWNER
SUBJECT SITE

GENERAL NOTES

1. THE SUBJECT PROPERTY IS KNOWN AS LOT 1.01 IN BLOCK 148.11 AS SHOWN ON SHEET 58 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY, DATED MAY, 2000 AND REVISED THROUGH APRIL, 2022.

2. THE PROPERTY IS LOCATED IN THE PLANNED UNIT DEVELOPMENT (PUD II) ZONE DISTRICT AND IS SUBJECT TO THE TERMS OF THE SETTLEMENT AGREEMENT MID-L-3565-15. THE PROPERTY CONTAINS A TOTAL TRACT AREA OF 481,571 SF, 11.055 ACRES.

   OWNER/APPLICANT: K-LAND 54, LLC
   433 RIVER ROAD
   HIGHLAND PARK, NJ 08904
   732-846-5900

3. THE SUBJECT PROPERTY IS PRESENTLY PARTIALLY DEVELOPED WITH A WALGREENS AND LIGHTBRIDGE ACADEMY ALONG WITH APPURTENANT SITE IMPROVEMENTS TYPICAL OF COMMERCIAL DEVELOPMENTS. THE BALANCE OF THE SITE LARGELY CONSISTS OF DENSE WOODS, THE APPLICANT PROPOSES TO CLEAR A PORTION OF THE WOODS TO CONSTRUCT TWO (2) RESIDENTIAL BUILDINGS, TOTALING 90 UNITS, AND TWO (2) DETACHED GARAGES.

4. ZONING INFORMATION: PUD II/SETTLEMENT AGREEMENT MID-L-3565-15:

	REQUIRED	EXISTING	PROPOSED
PRINCIPAL BUILDING			
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 NONRESIDENTTAL USE/ZONE	50 FT		50 FT
MINIMUM BUILDING SEPARATION	30 FT		90.7 FT
MINIMUM RT 130 BUFFER	50 FT		266 FT
MINIMUM BUILDING HT. (STORIES)	3		3
MAXIMUM BUILDING HEIGHT	55 FT		47.5 FT
PARKING			
1-BED UNIT - 1.25 PER UNIT	63		
2-BED UNIT - 1.75 PER UNIT	70		
3+-BED UNIT - 2 PER UNIT			
TOTAL	133		161

5. MAP REFERENCES:
   A. PLANIMETRICS SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "PARTIAL TOPOGRAPHIC SURVEY, A PORTION OF LOTS 1.01 & 1.02, BLOCK 148.11, TWP. OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY COLLIERS ENGINEERING & DESIGN, DATED JUNE 28, 2022.
   B. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "FINAL PLAT - MAJOR SUBDIVISION, BLOCK 148.11, LOT 1, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY MASER CONSULTING, P.A., DATED SEPTEMBER 11, 2017 AND LAST REVISED AUGUST 3, 2018.

6. THE HORIZONTAL DATUM IS RELATIVE TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM AND ADJUSTED TO NAD1983. THE VERTICAL DATUM IS RELATIVE TO NAVD 1988.

7. NO FRESHWATER WETLANDS ARE KNOWN TO PRESENTLY EXIST ON-SITE.

8. NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAP NO. 34023C0136F FOR THE TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY, EFFECTIVE DATE JULY 6, 2010, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

9. PROPOSED BLOCK & LOT NUMBERS HAVE **NOT** BEEN ASSIGNED BY THE TOWNSHIP OF NORTH BRUNSWICK TAX ASSESSOR.

UTILITIES/AUTHORITIES

MIDDLESEX COUNTY PLANNING BOARD
COUNTY ADMINISTRATION BUILDING
5TH FLOOR
75 BAYARD STREET
NEW BRUNSWICK, NJ 07724

PUBLIC SERVICE ELECTRIC & GAS CO.
MANAGER - CORPORATE PROPERTIES
80 PARK PLACE, T68
NEWARK, NJ 07102

CABLEVISION OF RARITAN VALLEY
275 CENTENNIAL WAY
CN 6805
PISCATAWAY, NJ 08855-6805
ATTN: MARGURITE PRENDERVILLE

CONSTRUCTION DEPARTMENT MR TIM ALLEN
TEXAS EASTERN TRANSMISSION CORP.
501 COOLIDGE STREET
SOUTH PLAINFIELD, NJ 07080

NORTH BRUNSWICK TOWNSHIP
710 HERMANN ROAD
NORTH BRUNSWICK, NJ 08902
ATTN: TOWNSHIP CLERK

VERIZON
N.J. GEN. TAX ADMINISTRATION
BROAD STREET - ROOM 305
NEWARK, NJ 07101

DEPARTMENT OF TRANSPORTATION
STATE OF NEW JERSEY
1035 PARKWAY
TRENTON, NJ 08625

SUNOCO PIPELINE L.P.
RIGHT OF WAY
MONTELLO COMPLEX
525 FRITZTOWN ROAD
SINKING SPRING, PA 19608

INDEX OF SHEETS

SHT. No.	DESCRIPTION	LATEST REVISION
1	COVER SHEET	
2	SUBDIVISION PLAN	

AS OWNER/APPLICANT OF LOT 1.01, BLOCK 148.11, I/WE HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MIDDLESEX COUNTY CLERK'S OFFICE, MIDDLESEX COUNTY, NEW JERSEY.

K-LAND 54, LLC DATE
433 RIVER ROAD
HIGHLAND PARK, NJ 08904

SWORN AND SUBSCRIBED BEFORE ME THIS ___ DAY OF _____ 2023

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES ON

THIS IS TO CERTIFY THAT THE TOWNSHIP OF NORTH BRUNSWICK PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED THIS MAP. THIS MAP SHALL BE FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON OR BEFORE THE _____DAY OF _____, 2023, WHICH IS ONE HUNDRED AND NINETY (190) DAYS FROM THE DATE OF APPROVAL FOR A MINOR OR NINETY-FIVE (95) DAYS FROM THE SIGNATURE OF THIS MAP FOR A FINAL.

PLANNING BOARD CHAIRPERSON DATE

PLANNING BOARD SECRETARY DATE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L.1975, c.291 (C.40:55D-1 et seq.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE TOWNSHIP OF NORTH BRUNSWICK, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP. I DO FURTHER CERTIFY THAT THE STREETS, ROADS, LANES OR ALLEYS AS INDICATED ON THIS MAP HAVE BEEN APPROVED BY THE MUNICIPAL AGENCIES OF THE TOWNSHIP OF NORTH BRUNSWICK.

TOWNSHIP CLERK DATE

I HAVE EXAMINED THIS MAP AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, FIND IT CONFORMS WITH THE PROVISIONS OF THE "TITLE RECORDATION ACT", RESOLUTION OF APPROVAL AND MUNICIPAL ORDINANCE AND REQUIREMENTS APPLICABLE THERETO.

TOWNSHIP ENGINEER DATE

APPROVED BY THE PLANNING BOARD
OF THE TOWNSHIP OF NORTH BRUNSWICK ON _____
DATE

BOARD CHAIRPERSON DATE

BOARD SECRETARY DATE

TOWNSHIP ENGINEER DATE

MIDDLESEX COUNTY PLANNING BOARD

ACTION TAKEN _____

DATE _____
SIGNATURE

FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE
AS MAP NO. _____

NOTE:
■ - DENOTES CONCRETE MONUMENT WITH IDENTIFYING DISK TO BE SET
⊙ - DENOTES OUTBOUND CORNER MARKER SET PRIOR TO FILING OF THIS PLAN
(NR) - NON RADIAL

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
811 Know what's below. Call before you dig.
STATE REQUIRED FILE NUMBER FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED SEPTEMBER 11, 2017 AND LAST REVISED AUGUST 3, 2018 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

Digitally signed by Eric Wilde
Date: 2023.08.16 08:25 -05'00'

Eric V. Wilde
NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: GS43279
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24GA27986500

FINAL PLAT
MINOR SUBDIVISION
FOR
AMARANTH AT
NEW BRUNSWICK
PHASE 2

BLOCK 148.11
LOT 1.01

TWP. OF NORTH BRUNSWICK
MIDDLESEX COUNTY
NEW JERSEY

Colliers Engineering & Design
HOLMDEL (Headquarters)
331 Newman Springs Road,
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
COLLIERS ENGINEERING & DESIGN, INC. (DOING BUSINESS AS MASER CONSULTING)

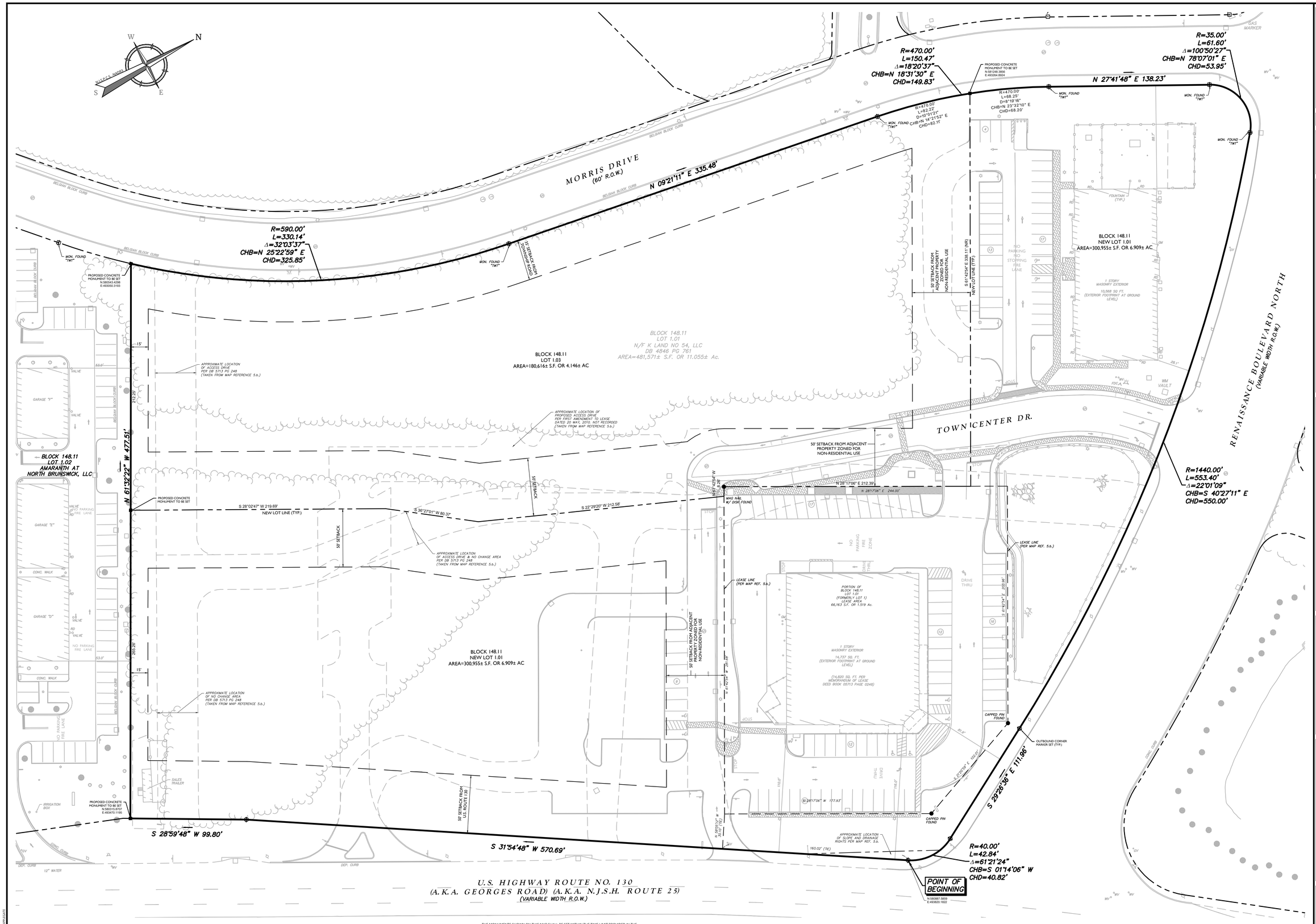
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	8/16/23	HA	EVW

PROJECT NUMBER: 170019498 DRAWING NAME: V-SUBD

SHEET TITLE: SUBDIVISION PLAN

SHEET NUMBER: 1 of 2

2023-7-13|\\MASER\Corp\Planning\Public Hearing\Lot 1.01.DWG|Tab: V-SUBD|Date: 8/16/2023 8:25:09 AM|By: HAPPS-SCAN



AS OWNER/APPLICANT OF LOT 1.01, BLOCK 148.11, I/WE HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MIDDLESEX COUNTY CLERK'S OFFICE, MIDDLESEX COUNTY, NEW JERSEY.

K-LAND 54 LLC
433 RIVER ROAD
HIGHLAND PARK, NJ 08904

DATE

SWORN AND SUBSCRIBED BEFORE ME THIS ___ DAY OF _____ 2023

NOTARY PUBLIC — DATE

MY COMMISSION EXPIRES ON

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TOWNSHIP ENGINEER — DATE

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF NORTH BRUNSWICK ON _____ DATE

BOARD CHAIRPERSON — DATE

BOARD SECRETARY — DATE

TOWNSHIP ENGINEER — DATE

MIDDLESEX COUNTY PLANNING BOARD

ACTION TAKEN _____

DATE _____
SIGNATURE

FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE
AS MAP NO. _____

NOTE:

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⊙ - DENOTES OUTBOUND CORNER MARKER SET PRIOR TO FILING OF THIS PLAN

(NR) - NON RADIAL

30 0 30 60
SCALE : 1" = 30'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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Digitally signed by Eric Wilde
Date: 2023.08.16 06:37 -05'00'

Eric V. Wilde
NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR
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FINAL PLAT
MINOR SUBDIVISION

FOR

AMARANTH AT NEW BRUNSWICK PHASE 2

BLOCK 148.11
LOT 1.01

TWP. OF NORTH BRUNSWICK
MIDDLESEX COUNTY
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2 of 2

2023-7-7000\49498\Engineering\Planning\SUBD\Amarth SUBD.dwg\SUBD-SUBD By: HAMM 8/16/2023