

**M & M at North Brunswick Phase 2, L.L.C.**  
**AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN**  
**FOR**  
**SELF STORAGE**  
**BLOCK 140.01, LOT 6.04**  
**NORTH BRUNSWICK TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY**

**RIDER #1**  
**VARIANCE AND WAIVER LIST**  
**September 1, 2023**

**Proposed Variances:**

<b>Code Section:</b>	<b>Description</b>
<b>§ 205-4.1(A)</b>	<b>Maximum building height permitted is 40 feet whereas 55.33 feet is proposed</b>
<b>§ 205-105(G)</b>	<b>Façade signs permitted on front façade only whereas signs are proposed on (4) sides of self storage</b>

**Proposed Submission Waivers of Site Plan Completeness Checklist:**

Checklist Item #5 – Application fee

*The application fee to be calculated during completeness review.*

Checklist Item #6 – Escrow fee

*The escrow fee to be calculated during completeness review.*

Checklist Item #7 – Escrow transmittal form

*The escrow transmittal form to be submitted with the escrow fee that is to be calculated during completeness review.*

Checklist Item #10 – Survey less than 1 year old

*The site is substantially constructed based on previously submitted survey. This application is to demolish an existing structure and construct another one in its place. A new survey (less than 1 year old) is not required.*

Checklist Item #17 – Existing and proposed contours at 1-foot intervals, etc.

*The site is substantially constructed and no grade changes are proposed. Additionally, there are de minimis changes to the existing stormwater system. No changes to the existing topography are proposed.*

Checklist Item #37 – Manufacturer’s catalogue cut sheet for proposed lighting

*All site lighting has been previously approved and installed. No additional site lighting is proposed.*

Checklist Item #44 – Percolation test and soil log results

*All soil testing and analysis has been previously completed. No additional testing is required.*

Checklist Item #45 – Soils report, including location of seasonal high groundwater table

*A waiver is requested from this item as geotechnical analyses have been previously conducted. Further geotechnical analysis is not required.*

Checklist Item #50 – NJDEP wetlands Letter of Interpretation, etc.

*All wetland related permitting has been previously obtained from NJDEP and the authorized work has been completed.*

Checklist Item #52 – Stormwater Management Report

*A Stormwater Management Report was prepared and submitted for previous applications. The current application does not propose grade changes or additional impervious coverage. There are de minimis impacts to the existing stormwater system that was previously approved and constructed.*

Checklist Item #53 – Statement of steps to be taken to eliminate drainage problems, etc

*The site has been substantially constructed and as noted above, there are de minimis proposed impacts to the existing stormwater system.*

Checklist Item #54 – Copy of protective covenants or deed restrictions intended to cover tract

*No proposed covenants or deed restrictions are proposed as part of this application.*