



TOWNSHIP OF NORTH BRUNSWICK

710 HERMANN ROAD
NORTH BRUNSWICK, NJ 08902

Tel.: (732) 247-0922 x440

Website: WWW.NORTHBRUNSWICKNJ.GOV

DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Mr. Tim Arch, Esq.
Bob Smith & Associates, LLC
216 Stelton Road, Suite B1
Piscataway, NJ 08854

FROM: Sal Profaci, Zoning Officer

DATE: November 29, 2023

SUBJECT: Street Address: 1735 Jersey Avenue, North Brunswick, NJ 08902
Block: 17 Lot: 98.01
Applicant: 1735 Jersey Avenue Property LLC
1735 Jersey Avenue, North Brunswick, NJ 08902

Dear Mr. Arch:

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 Zoning Board of Adjustment for preliminary and final site plan with bulk and use variances.

Project Description

1. The applicant requests use variance relief to utilize an existing parking area for the outdoor storage and stacking of wooden pallets. Appropriate screening and landscaping will be provided to avoid visual disturbance to the surrounding properties. The parking lot will be re-striped to ensure that the proposed storage area does not result in an unworkable reduction of parking spaces.

Subject Property

2. The subject property is known as Block 17, Lot 98.01 and is located in the I-1 Industrial Zoning District. The property contains a total tract area of 721,827 SF, or 16.57 acres. The subject site fronts on Jersey Avenue.

The site is presently developed with a 360,749 SF one story warehouse. There are ten (10) single family residential dwellings to the west of the site on Princess Drive, and there is a warehouse to the north of the site. There is a pending application for an eight (8) lot major subdivision in the R-3 Zone located in the wooded area to the south of the existing site.

Variances Required

3. The following “D” use variance is required:

(A). Article XVI. I-1 Industrial District 205-71. A. (1) Permitted principal uses states as follows: Light manufacturing, processing, producing or fabricating operations which meet the performance standards for the zone, provided that all operations and activities, except parking, are conducted within enclosed buildings and that there is no outside storage of material, equipment or refuse. The applicant proposes outdoor storage of materials/pallets which is not a permitted use in the I-1 Industrial Zone, therefore a D (1) use variance is required.

The applicant should justify this variance by presenting testimony as to the positive and negative criteria of the Municipal Land Use Law, NJSA 40:55D-70, et seq. sufficient to satisfy the Board that there are special reasons to justify the granting of the use variance, and that such a variance or other relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.

4. The following “C” (2) bulk variance is required:

(B). Section 205-100 A. (1): Off-street parking for nonresidential uses states as follows: Storage, warehousing, distribution and shipping activities: requires at least one space for each 2,500 square feet of gross floor area. The applicant used an industry standard for the office portion of the warehouse of 3.3 spaces for every 1,000 square feet.

343,749 SF Warehouse : one (1) space for every 2,500 SF = 138 spaces
17,000 SF Office : 3.3 Spaces for every 1,000 SF = 57 spaces
Total Spaces Required : 138 + 57 = 195 spaces

The applicant has provided 161 spaces, therefore a variance is requested.

The applicant should justify these variances and provide testimony to satisfy the C-2 criteria that 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. .

Requirements for New Installation of EV Make-Ready Spaces

Pursuant to State ordinance C.40:55D-66.2 (e) the applicant is required to install EV Make-Ready parking spaces. None have been proposed and a variance has not been requested.

Miscellaneous

I defer to the Township Engineer for any waivers requested by the applicant, in addition to any changes in revised vehicular circulation.

Application Materials Reviewed

- Township of North Brunswick 8 page Site Plan / Conditional Use Application (Form A)
- Township of North Brunswick 11 page Variance application (Form C)
- Township of North Brunswick Appendix A – Site Plan Completeness Checklist
- 4 Sheet Site Plan, prepared by Kimley-Horn and Associates, Inc. P.E. dated 10/24/2023.
- 2 sheet property survey prepared by First Order, LLC, dated 9/21/2022

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
C Variance (\$200 X 1) parking	\$ 200.00
D (1) Variance (750 x 1) outdoor storage	\$ 750.00
TOTAL:	\$ 2,150.00
Less Payment Received	(\$ 1,950.00)
Balance Due	\$ 200.00

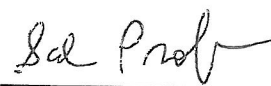
Technical Review Escrow Deposit:

Site Plan (\$0.15 x 4,600 SF area of disturbance)	\$ 690.00
C Variance (\$300 X 1)	\$ 300.00
D (1) Variance (\$2,000 x 1)	\$ 2,000.00

TOTAL:	\$ 2,990.00
Less Payment Received	(\$ 2,990.00)
Balance Due	\$ 0.00

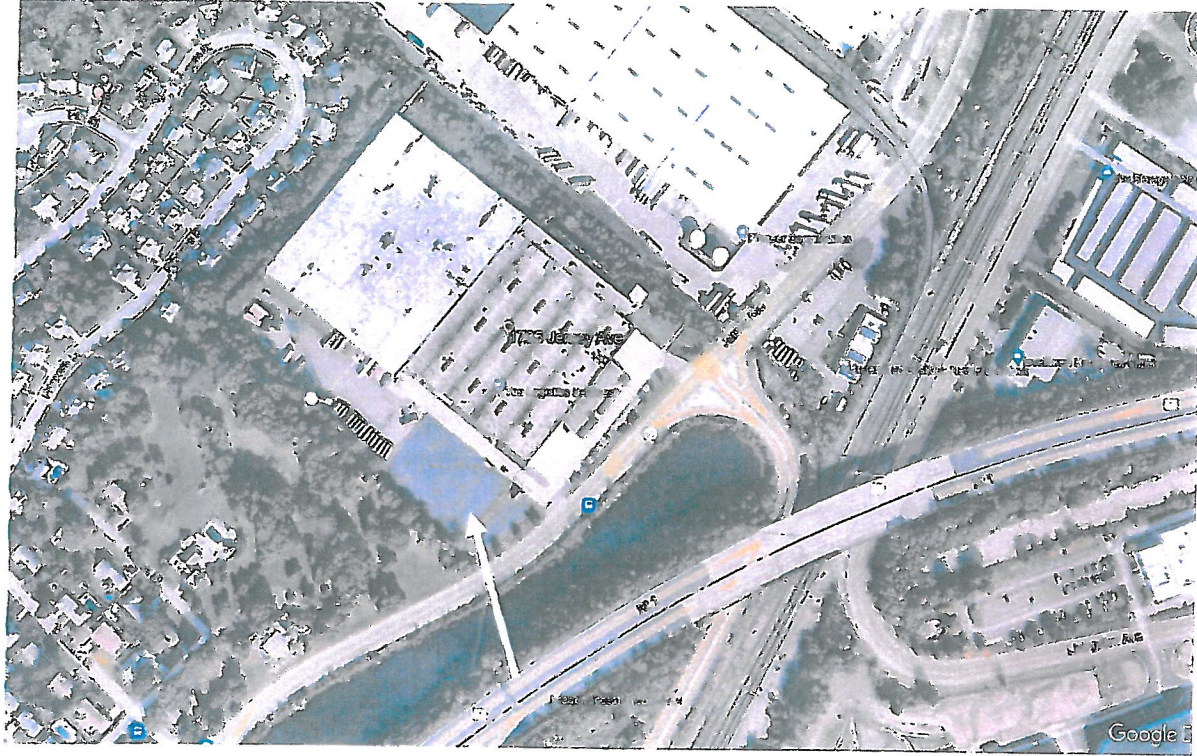
Note: Please submit a separate check in the above total amount of \$200. You will be notified regarding the status of your application with respect to a Board hearing, for which proper notification will be required. If you have any questions, you may contact Kristen Olcsvay, Secretary to the Zoning Board of Adjustment, at 732-247-0922, extension 201.

Sincerely,



Sal Profaci, Zoning Officer

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



Proposed parking area to be used for storage of pallets.



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

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 × 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.



ASSOCIATED APPROVALS REQUESTED:

Site Plan:

- ☒ Site Plan
☐ Amended Site Plan
☐ Conditional Use

Subdivision:

- ☐ 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:
§205-71	Outdoor Storage not permitted	Permitted Outdoor Pallet Storage



§205-100	195 parking spaces	161 parking spaces
§205-		
§205-		
§205-		
§205-		
§205-		
§205-		
§205-		
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§205-		

Identify Requested Design Waivers:

Ordinance Section:	Requirement:	Proposed Deviation:
§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: More than adequate parking exists and will exist at the site to accomodate this and future uses. Testimony to be provided at hearing.

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: Planning testimony to be provided at hearing.

C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good: The proposed use is low impact and there is substantial mature growth trees surrounding the proposed storage area as well as additional buffering to mitigate any potential disturbance.

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: Testimony to be provided at hearing.



PART III

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

OPRA request for previous applications pending. ☐ YES ☐ NO
If yes, provide file number(s) and state the nature, date and disposition of said mater:

Is public water available? ☒ YES ☐ NO

If no, how will water service be supplied? _____

Is public sewer available? ☒ YES ☐ NO

If no, provide proposed method of sewage disposal: _____

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:
15	Site Plan for 1735 Jersey Avenue Property, LLC, prepared by Kimley-Horn and Associates (Full size and reduced)
3	ALTA Survey, prepared by First Order, LLC



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. *See accompanying Ownership Disclosure Statement

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

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.

TIMOTHY M. ARCH
ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY

Applicant's Signature:  Date: 11/2/23

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

Owner's Signature: [Signature] **TIMOTHY M. ARCH**
ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY Date: 11/2/23

APPLICANT'S CERTIFICATION:

TIMOTHY M. ARCH
ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY
I, _____, of full age, being duly sworn according to law and upon my oath, depose that: I reside at _____ in the County of _____ and State of _____, 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.

[Signature]
SIGNATURE
TIMOTHY M. ARCH
ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY

Sworn to and subscribed before me this 2nd day of November, 2023

[Signature]
NOTARY PUBLIC
KAREN ILARRAZA
NOTARY PUBLIC OF NEW JERSEY
My Comm. Expires 11/1/24

OWNERS 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, _____, of full age, being duly sworn according to law and upon my oath depose that: I reside at _____ in the County of _____ and State of _____, 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)
17 and Lot(s) 98.01,

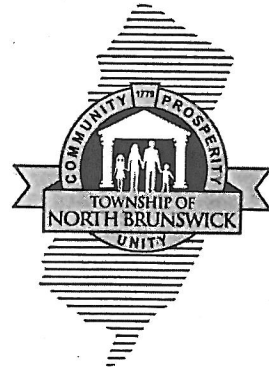
and that I am either the applicant or I have authorized the applicant to make this application, and
I agree to be bound by the application, the representations made and the decision in the same
manner as if I were the applicant.

Sworn to and subscribed before
me this 2nd day of
November, 20 23

Karen Ilarraza
NOTARY PUBLIC

[Signature]
SIGNATURE
TIMOTHY M. ARCH
ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY

KAREN ILARRAZA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 3, 2027



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 17 Lot(s) 98.01 Zone I-1
Property Location 1735 Jersey Ave.
Size of Property approx. 16.72 Acres

Present Use: ☐ Residential ☒ Non-Residential ☐ Vacant
Proposed Use: ☐ Residential ☒ Non-Residential Specify: Warehouse - outdoor storage
of pallets proposed.

CONTACTS:

Applicant: ☐ Corporation ☐ Partnership ☐ Individual
☒ Other/Explain Limited Liability Company

Name: 1735 Jersey Avenue Property LLC
Address: 1735 Jersey Ave. North Brunswick NJ 08902
Telephone: _____ Fax: _____
Email: _____

Owner (if different from Applicant):

Name: SAME
Address: _____
Telephone: _____ Fax: _____
Email: _____

Engineer:

Name: Andrew Lohr, P.E.: Kimley-Horn
Address: Two Liberty Place, 50 South 16th Street, Suite 3300, Philadelphia, PA 1902
Telephone: 267.687.0150 Fax: _____
Email: Andrew.Lohr@Kimley-Horn.com

Attorney:

Name: Tim Arch: Bob Smith and Associates
Address: 216 B-1 Stelton Rd. Piscataway NJ 08854
Telephone: 732.752.3100 Fax: _____
Email: TArch@bobsmithandassociates.com



PART II

TYPE OF APPROVAL REQUESTED (Check all that apply):

- ☒ Site Plan
- ☐ Amended Site Plan
- ☐ Conditional Use

ASSOCIATED APPROVALS REQUESTED:

Variances:

(Complete and attach Form C, Part II)

- ☒ "C" Variance(s)
- ☒ "D" Variance(s)

Subdivision:

(Complete and attach Form B, Part II)

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

☐ Other (specify): _____

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

Applicant seeks to restripe parking area and utilize a portion as outdoor storage of
wooden pallets.



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

OPRA request for previous approvals submitted 10/26 ☒ YES ☐ NO

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

Is public water available? ☒ YES ☐ NO

If no, how will water service be supplied? _____

Is public sewer available? ☒ YES ☐ NO

If no, provide proposed method of sewage disposal: _____

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:

Page 4 of 8



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. *See Separate Ownership Disclosure


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

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.

Applicant's Signature:  **TIMOTHY M. ARCH**
ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY Date: 11/2/23

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

Owner's Signature: Timothy M. Arch **TIMOTHY M. ARCH
ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY** Date: 11/2/23

APPLICANT'S CERTIFICATION:

**TIMOTHY M. ARCH
ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY**
I, TIMOTHY M. ARCH, of full age, being duly sworn according to law and upon my oath, depose that: I reside at _____ in the County of _____ and State of _____, 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.

Sworn to and subscribed before me this 2ND day of November, 2023

Timothy M. Arch
SIGNATURE
**TIMOTHY M. ARCH
ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY**

Karen Ilarraza
NOTARY PUBLIC
KAREN ILARRAZA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 3, 2027

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):

**TIMOTHY M. ARCH
ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY**
I, TIMOTHY M. ARCH, of full age, being duly sworn according to law and upon my oath depose that: I reside at _____ in the County of _____ and State of _____, 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) 17 and Lot(s) 98.01

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.

Sworn to and subscribed before
me this 2nd day of
November, 2023

Karen Ilarraza
NOTARY PUBLIC

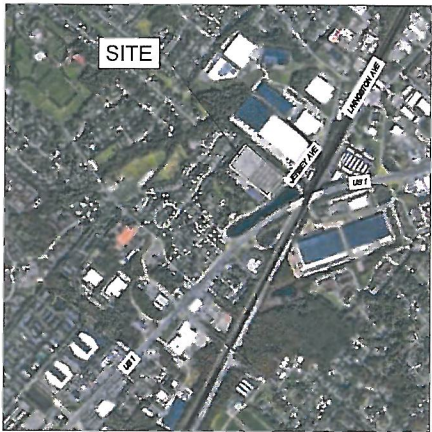
KAREN ILARRAZA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 3, 2027

[Signature]
SIGNATURE
TIMOTHY M. ARON
ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY

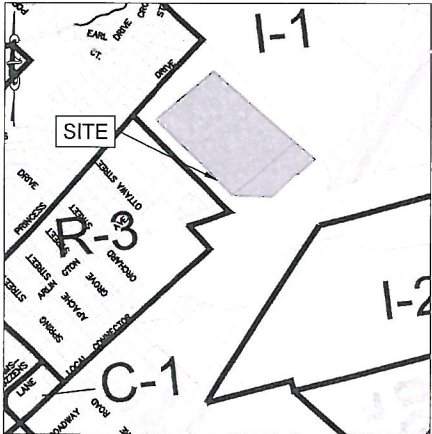
SITE PLAN
FOR
1735 JERSEY AVENUE PROPERTY, LLC
1735 JERSEY AVENUE, NORTH BRUNSWICK, NJ 08902

Sheet List Table	
Sheet Number	Sheet Title
C-000	COVER SHEET
C-050	EXISTING CONDITIONS AND DEMOLITION PLAN
C-100	SITE PLAN
L-100	LANDSCAPE PLAN

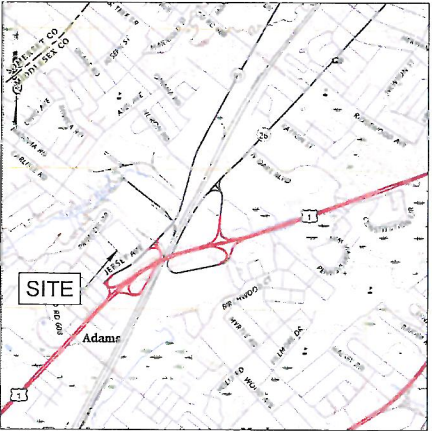
ZONING TABLE		
LOT #	BLOCK 17 LOT #98.01	
ZONE	I1 - INDUSTRIAL	
	REQUIRED	PROVIDED
LOT AREA	2 ACRES	16.57 ACRES (721,827 SF)
LOT DEPTH	300 FT	998.85 FT
LOT WIDTH	250 FT	739.47 FT
PARKING	195 SPACES REQUIRED 343,749 SF WAREHOUSE: 1 SPACE EVERY 2,500 FT = 138 SPACES 17,000 SF OFFICE: 3.3 SPACES EVERY 1,000 FT = 57 SPACES	161 SPACES (A PARKING VARIANCE WILL BE REQUIRED)
TOTAL LOADING	7 SPACES	7 SPACES
% TOTAL IMPERVIOUS	80.00%	72.81%
% TOTAL BUILDING COVERAGE	40.00%	49.98% (EXISTING NONCONFORMITY)
TOTAL BOTH SIDE YARDS	60 FT	259.1 FT
FRONT YARD	60 FT	87.8 FT
REAR YARD	60 FT	64.7 FT
MAX BUILDING HEIGHT	40 FT	30 FT



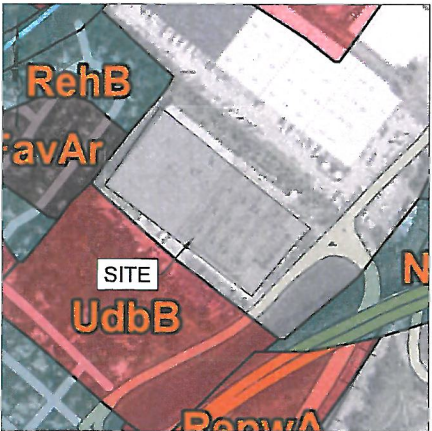
LOCATION MAP
(GOOGLE MAPS)
SCALE: 1"=2,000'



ZONING MAP
([MUNICIPALITY])
SCALE: N.T.S.



USGS MAP
([ENTER QUAD MAP NAME])
SCALE: 1"=400'



SOILS MAP
(USGS SOILS MAP AERIAL IMAGERY)
SCALE: 1"=400'

PLAN REFERENCES

1. ALTA/NSPS LAND TITLE SURVEY PREPARED BY FIRST ORDER . LLC (DATED : 09/21/2022)

APPLICANT | OWNER | ENGINEER OF RECORD

1. **APPLICANT:**
1735 JERSEY AVENUE, PROPERTY, LLC
1735 JERSEY AVENUE
NORTH BRUNSWICK, NJ 08902
SUGEDY@TFCNY.COM
CONTACT: SUGEDY PAULINO
2. **OWNER:**
JOSEPH SAADIA
1735 JERSEY AVE
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SUGEDY@TFCNY.COM
CONTACT: SUGEDY PAULINO
3. **ENGINEER OF RECORD:**
KIMLEY-HORN AND ASSOCIATES, INC.
50 SOUTH 16TH STREET, SUITE 3010
PHILADELPHIA, PA 19102
267-687-0150
CONTACT: ANTHONY CAPONIGRO, P.E.



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PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL
NEW JERSEY ONE CALL CENTER
STATE OF NEW JERSEY
DIAL 811 OR 1-800-272-1000
FOR LOCATION OF UNDERGROUND UTILITIES

Kimley»Horn
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50 SOUTH 16TH ST, TWO LIBERTY PLACE, SUITE 3010
PHILADELPHIA, PA 19102
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM



PROJECT NO.	1735JERSEY
DATE	10/24/2023
SCALE	AS SHOWN
DESIGNED BY	KOR
DRAWN BY	KOR
CHECKED BY	AL

COVER SHEET

SITE PLAN
PREPARED FOR
1735 JERSEY AVENUE
PROPERTY, LLC
NORTH BRUNSWICK, NJ

SHEET NUMBER
C-000