

BULK VARIANCE REQUEST LIST

Use Variance & Preliminary & Final Major Site Plans

For a:

Proposed Prestige Commerce Center

2399 US Route 1

Township of North Brunswick, New Jersey

November 17, 2023

Colliers Engineering & Design File No. 21000124A

Section of Ordinance for which relief is requested:	Description of Proposed Variance:
§205-79.3.B(2) Attachment 6:2 Table 2 Schedule of Area, Yard, and Building Requirements	The minimum required side yard setback for a principal building is 10 ft where 1.5 is proposed from the internal property line between the subject site and lot 1.04 to the northwest wall associated with Freddy's.
§205-102.C	No sign shall be located closer than 20 feet to any lot line. The proposed northwest wall sign associated with Freddy's is proposed to be 1.5 feet from the internal property line between subject site and lot 1.04.
§205-97.H / §205-79.2.B	Every building structure having over 5,000 square feet of gross building area erected and occupied for commerce shall have at least one truck loading space on the premises, where none is proposed for either use.

And any other variances as deemed necessary by the Township of North Brunswick Zoning Board Planning Board.