

# STONEFIELD

## Zoning Relief Memorandum

RE: Spark Car Wash LLC  
Proposed Car Wash  
Block 203, Lot 4  
575 Milltown Road  
Town of North Brunswick, Middlesex County, New Jersey

DATE: November 13<sup>th</sup>, 2023

Spark Car Wash LLC is proposing the construction of a car wash. The subject property is designated Block 203, Lot 4, commonly known as 575 Milltown Road. The site has approximately 194 feet of frontage along Milltown Road and approximately 113 feet of frontage along Georges Road. The subject property is in the Neighborhood Commercial (C-1) Zoning District. The project site is 75,959 SF (1.74 AC) and 39,855 SF (0.91 AC) of new impervious surfaces. The proposed development will result in a total of 4,841 SF of car wash. The requested zoning relief is outlined in the table below.

ZONING RELIEF TABLE		
CODE SECTION	REQUIRED	PROPOSED
§ 205-66.B	C-1 NEIGHBORHOOD COMMERCIAL BUFFERS WHERE A PROPOSED COMMERCIAL DEVELOPMENT ABUTS A RESIDENTIAL ZONE/USE: ADDITIONAL 30 FT BUFFER STRIP SHALL BE ADDED TO ANY REQUIRED REAR OR SIDE YARD	13.9 FT PROVIDED (V)
§ 205-96.E	PARKING AREAS MAY BE LOCATED IN ANY REAR OR SIDE YARD, BUT MAY NOT BE LOCATED IN ANY REQUIRED FRONT YARD AREA EXCEPT WHERE SPECIFICALLY PERMITTED ELSEWHERE.	2 SPACES IN FRONT YARD (V)
§ 205-98.C.(3)	SIDEWALKS AND PARKING AREAS MUST BE ARRANGED TO PREVENT CARS FROM EXTENDING OVER SIDEWALK AREAS.	DOES NOT COMPLY (V)
§ 205-102.C	NO SIGN SHALL BE LOCATED CLOSER THAN 20 FT TO ANY PROPERTY LINE.	MILLTOWN ROAD: 10.0 FT (V) GEORGES ROAD: 10.0 FT (V)
§ 205-105.A	NONILLUMINATED DIRECTIONAL SIGNS ARE PERMITTED NOT EXCEEDING 3 SF IN AREA.	3.5 SF (V)
§ 205-105.H.(1)	ANY OFFICE, COMMERCIAL OR INDUSTRIAL BUILDING OVER TWO STORIES IN HEIGHT HAVING A GROSS FLOOR AREA OF LESS THAN 10,000 SF SHALL BE PERMITTED ONE FREESTANDING SIGN.  THE AREA OF SUCH SIGN SHALL NOT EXCEED 40 SF.	TWO (2) MONUMENT SIGNS (V)  MILLTOWN ROAD: 71.0 SF (V) GEORGES ROAD: 71.0 SF (V)
§ 205-108.K.(1)	THE ILLUMINATION PROVIDED BY ARTIFICIAL LIGHTING SHALL NOT EXCEED 0.5 FC BEYOND ANY PROPERTY LINE	2.1 FC (W)

(V) VARIANCE

(W) WAIVER

Prepared by:



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**Stonefield Engineering and Design, LLC**

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