

# STONEFIELD

## Checklist Justification Memorandum

TO: North Brunswick Zoning Board

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

DATE: November 13, 2023

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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. To accompany the Site Plan Completeness Checklist, please see below for written justification for the items marked "N/A" and "W".

### **Site Plan Completeness Checklist**

*Item #49 – Evidence of submittal to New Jersey Department of Environmental Protection for stream encroachment permit (if applicable).*

**Per NJDEP Geoweb GIS Mapping, there is no stream on site. This item is not applicable.**

*Item #50 – A letter of Interpretation from New Jersey Department of Environmental Protection Freshwater Wetlands Division, including evidence that notice was given to the Municipal Clerk pursuant to N.J.S.A. 13:9B. If the New Jersey Department of Environmental Protection deems that wetlands are present, or the applicant does not receive a response to its request for a Letter of Interpretation, the applicant shall show such areas on a survey of the property, prepared by Licensed Surveyor of the State of New Jersey.*

**Per NJDEP Geoweb GIS Mapping, there are no wetlands on site. This item is not applicable.**

*Item #54 – Copy of any protective covenants or deed restrictions that are intended to cover all or any part of the tract.*

**There are no covenants or deed restrictions specified in the title. This item is not applicable.**

*Item #57 – Staging plan for any area that will be developed in stages, a total development plan must be submitted in accordance with this section.*

**The proposed development will not be developed in stages. This item is not applicable.**

*Item #58 – Location of 100-year flood limit as depicted on current State of New Jersey, Department of Environmental Protection, Bureau of Flood Plain Management, Delineation of Floodway and Flood Hazard Area Map. If stream has not been studied, then a copy of the applicant for floodplain delineation to NJDEP Land Use Regulation Program should be provided if applicable.*

**Per FEMA Flood Mapping, there is no flood area on site. This item is not applicable.**

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