

February 6th, 2024

Tom Vigna, Planning Director
Sal Profaci, Zoning Officer
Township of North Brunswick
Municipal Complex
710 Hermann Road
North Brunswick, NJ 08902

Re: Planning Board Application for MainStreetNB Transit Village Phase 1F – Parcel B5 with a retail restaurant building containing 3,785 SF
Block 141, Lot 38.02
North Brunswick, New Jersey

Dear Mr. Vigna and Mr. Profaci:

NBTOD Phase 1F LLC the “Applicant”) hereby applies to the North Brunswick Township Planning Board (the “Application”) for final major site plan approval for parcel B-5, a freestanding commercial pad with 3785 SF which received Amended Preliminary Site Plan and Amended Preliminary and Final Subdivision approval on July 26, 2022, memorialized by resolution adopted on October 11, 2022.

The following materials are submitted for your review:

1. Cover letter by Matt Wanamaker of Pennoni Associates, dated 2/6/24.
2. Site Plan Set prepared by F. Mitchell Ardman of the Reynolds Group.
3. B5 Architecture package prepared by Victor Malerba of MG2 Architecture.
4. Signage chart package for Building B5, undated.
5. Zoning compliance package for Building B5, undated.
6. Site plan application, signed.
7. Checklists
8. Tax and assessment payment report, signed.
9. Zoning Review Fee Check in the amount of \$200.00.

Prior Approvals:

The Amended Preliminary Site Plan and Amended Prelim and Final Subdivision approval on July 26, 2022, memorialized by resolution adopted on October 11, 2022 is detailed below:

Amended Preliminary and Final Major Subdivision Approval; Amended Preliminary Major Site Plan Approval for Phase 1F; Amended Final Major Site Plan Approval for Phase 1F (except Parcel B-5).

- a. Date of Board Approval - July 26, 2022
- b. Date of Memorialization of the Resolution – October 11, 2022
- c. Title of Resolution - "TOWNSHIP OF NORTH BRUNSWICK PLANNING BOARD RESOLUTION North Brunswick TOD – Phase 1F, North Brunswick TOD Associates, LLC, NBTOD Phase 1F LLC, Block 141, Lots 31.02, 36.01, 38, 39, 40, 44.01, 45.01, 47, 48, 48.01, 49, 50.01, 50.02, 50.03, 51, 52, 53, 54, 55, 56, 57.01, 58, 59, 60, and 63.01, 2300 U.S. Route 1, Township of North Brunswick, Middlesex County, New Jersey, Application Number: 2637, Amended Preliminary and Final Major Subdivision Approval, Amended Preliminary Major Site Plan Approval for Phase 1F, Amended Final Major Site Plan Approval for Phase 1F (except Parcel B-5)."
- d. Brief Description – Amended Preliminary and Final Major Subdivision Approval for 17 proposed new/amended lots; Amended Preliminary Major Site Plan Approval for Phase 1F, consisting of two mixed-use residential buildings, five townhouse buildings, three commercial buildings (two with a drive-thru), and two restaurants with a drive-thru; Amended Final Major Site Plan Approval for all of Phase 1F, except for Parcel B-5.

Phase 1F – Parcel B5 Application:

There are minor site plan changes proposed between the preliminary approved plans dated 12/15/22 for Block 141 Lot 38.02 and these final plans submitted for approval, outlined in the “ Proposed Phase 1F – Parcel B5 Development” section below.

PROPERTY DESCRIPTION

The B5 parcel has a single story +/- 3785 sf retail building and associated driveways, drive thru and parking. The proposed building in this final site plan application has a de-minimis change to the preliminary approved building size, increasing it by 285 sf.

PHASE 1F – PARCEL B5 DEVELOPMENT

This portion of the Subject Site is known as Phase 1F – Parcel B5. The site improvements planned within Phase 1F -Parcel B5 are outlined below.

The Applicant has proposed to develop the Subject Site with 3,785+/- square feet of free standing pad retail as a part of Phase 1F – Parcel B5. The proposed improvements are outlined below and can be seen on the Site Plans:

1. Building B-5
 - 3,785+/- square feet of free-standing pad retail is proposed with a drive-thru.

- This lot received preliminary approval with a double lane drive-thru without a bypass lane as part of the overall Phase 1F preliminary approval.
- Per a potential tenant, Cava Mezze Grill LLC, the Applicant is submitting an alternative option for a single lane drive-thru with a bypass as part of this final site plan application. This alternative option is shown on sheets 6A, 7A, 8A and 16A. This layout adds a bypass option to the preliminary approval site plan while maintaining the same entrance/exit to the lot, parking counts, traffic flow and patio layout as approved in the Preliminary Site Plan Approval. **The Applicant is requesting approval to build either option depending on Tenant selection.**

VARIANCES/WAIVERS

There are no variances or design waivers sought with this Application. There is one checklist waiver requested, as marked on the site plan checklist, with an explanation below.

Appendix A:

Item 17:

“Existing and proposed contours at 1-foot intervals based on National Geodetic Vertical Datum 1929 to determine general slope and natural drainage of the land. Where necessary to evaluate drainage, the Board shall require contours to be shown for all lands within 200 feet of the property in question.”

Applicant requests relief from Item 17, as the vertical difference from one edge of the Subject Site to the other is 3’ over 800’ of horizontal difference and 2’ contours would not be useful. Adequate spot grades are shown for all areas.

ZONING COMPLIANCE

The proposed site improvements of the Subject Site Phase 1F – Parcel B5 are compliant with the permitted uses, dimensional and design standards of the TOMUD District Ordinance.

ARCHITECTURAL AND SIGNAGE COMPLIANCE

The proposed structures in Phase 1F – Parcel B5 comply with the architectural and signage requirements of the TOMUD Overlay

RENEWABLE ENERGY COMPLIANCE

Section 205-76.1.B(1)(e) requires that “the transit-oriented mixed-use development shall be designed so that a minimum of 10% of all energy projected to be consumed on the tract, as determined by the estimated energy demand, is generated from renewable sources inclusive of, but not limited to, geothermal, wind, fuel cell, solar, or any other renewable technology”.

The application is compliant. Information is provided on Sheet 1 (“COVER SHEET”) of “AMENDED PRELIMINARY AND FINAL SITE PLAN PHASE 1F-Parcel B5,” prepared by The Reynolds Group.

PARKING COMPLIANCE

The proposed parking provided in the Phase 1F development complies with the requirements of the TOMUD Overlay. There is no change from the parking report prepared for the preliminary approval for Phase 1F, which included Parcel B5.

CONCLUSION

Thank you for your consideration of this Application. On behalf of our client, NBTOD Phase 1F LLC, we respectfully request approval of the final major site plan for Phase 1F-Parcel B-5 (Block 141. Lot 38.02).

Regards,

Matthew Wanamaker, AICP/PP

CC: Jonathan Frieder, Managing Partner

Nathaniel Welsh, Director of Development