



**TOWNSHIP OF NORTH BRUNSWICK**

710 HERMANN ROAD  
NORTH BRUNSWICK, NJ 08902

Tel.: (732) 247-0922 x440

Website: [WWW.NORTHBRUNSWICKNJ.GOV](http://WWW.NORTHBRUNSWICKNJ.GOV)

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**MEMORANDUM**

**TO:** Steven J. Tripp, Esq.  
Wilentz, Goldman & Spitzer, P.A.  
90 Woodbridge Center Drive  
Woodbridge Center Drive, Suite 900 Box 10  
Woodbridge, New Jersey 07095

**FROM:** Sal Profaci, Zoning Officer

**DATE:** April 19, 2024

**SUBJECT:** Block: 143.13 Lot: 1  
Street Address: 1601 Livingston Avenue North Brunswick, NJ 08902  
Applicant: CRP/SG 1601 Livingston Industrial Owner LLC.

Dear Mr. Tripp:

I have reviewed the application for modification of a previously-granted use variance and amended site plan approval with bulk variances for the above-referenced property, and I am issuing the following report.

**Application Materials Reviewed**

- 4 Sheet Plan - Amended Site Plan prepared by Bohler Engineering Group, dated 3/19/2024;
- Site Plan & Variance application (Form A & C), dated 4/1/2024;
- Traffic Statement for Sitex Group, LLC prepared by Atlantic Traffic & Design, dated 3/19/2024.
- Three (3) Prior North Brunswick Township Zoning Board of Adjustment Resolutions adopted August 16<sup>th</sup> 2005, April 18<sup>th</sup> 2006 and April 18<sup>th</sup> 2023.
- Site Plan Completeness Checklist
- Bohler Waiver Request Memorandum, dated 3/25/2024.
- 3 Sheet architectural plans entitled "Tesla Center Collision Center North Brunswick, NJ, prepared by Jacob S. Bush, Casco Architects, Inc., dated March 18th 2024.

### Project Overview

The applicant is proposing a Tesla, Inc. ("Tesla") collision repair center on the property. Although the collision repair center use is substantially similar to the Toyota service center, it involves body work and painting, which was not part of the 2005 use variance. Therefore, a determination has been made that a modification of the previously granted use variance is required. Township Ordinance 205-74A does not list body shops as a permitted use.

The proposed collision repair center will provide services, including repair or replacement of vehicle frames, body panels, glass, paint, and mechanical and trim components, for Tesla vehicles involved in a collision. The anticipated hours of operation 8:00 am to 7:00 pm, Monday through Friday, which could increase as business grows to include Saturday hours and extra shifts in needed. There will be a staff of approximately 45 employees servicing an estimated 60-80 vehicles per week. The collision repair center will primarily accept customers by appointment, with 5-15 appointments and one walk-in anticipated per day. Vehicles will either be driven to the facility by customers, or towed in, depending on the extent of damage to the vehicle. Customers will have the option of obtaining a rideshare voucher or renting a Tesla while their vehicle is being serviced.

### Amended Site Plan Approval

The applicant is seeking amended site plan approval for site modifications to include the following:

1. Striping the recently resurfaced parking lot, to designate separate parking areas for customers, employees and vehicles being repaired.
2. Addition of decorative metal fencing along a portion of Livingston Avenue Extension frontage and chain link fencing along the side and rear yards to enclose the western parking area of the site, which contains only employee parking stalls.
3. The installation of a new façade sign on the building, which will comply with the requirements of the land use ordinance.
4. Removal of the existing Toyota freestanding sign.
5. Replacement of the panels on the existing directional signs.
6. Installation of a new gate for the existing trash enclosure.
7. Addition of two 30 cubic yard dumpsters, to be located within a niche of the building to the east side of the property.

### Subject Property

The subject property is an odd shaped elongated parcel containing 4.74 acres, and contains an existing building with a footprint of 41,541 square feet and a total floor area of 52,267 square feet, inclusive of a mezzanine, along with parking and other related infrastructure within the I-2 Industrial Zone. The property is located between the elevated portion of northbound US Route 1 and the Livingston Avenue extension.

On March 21<sup>st</sup> 2023 the board of adjustment granted a use variance and amended preliminary and final major site plan approval to permit an additional related use of maintenance and storage of vehicles utilized in conjunction with an off-site logistics facility.

Prior to March 2023, the property was used as a DCH Toyota Service Center and a parking/storage area for new Toyota vehicles. Since these uses are not permitted in the I-2 Industrial zone pursuant to 205-74A of the land use ordinance, DCH obtained a use variance, granted by the Zoning Board of Adjustment, and memorialized by resolution adopted August 16<sup>th</sup> 2005. The board also granted site plan approval and bulk variances regarding: (1) the minimum required front yard setback; (2) parking in the front yard and within 150 feet of public access; (3) relief from the requirement of providing loading spaces. A design waiver also was granted to allow undersized parking stalls (8 feet by 16 feet). Since that time, the property has been leased by DCH Toyota which has maintained a service center and vehicle parking/storage area on the property.

Land uses in the site vicinity are predominantly commercial and industrial in nature with residential communities located to the south and east along Livingston Avenue (NJ Route 26) corridor.

### Variances Required

#### "D" or Use Variance Required:

1. Municipal Ordinance 205-74 (A) Permitted principal uses. *A body shop, vehicle collision and repair facility are not a permitted use in the I-2 Industrial Zoning District.*

Pursuant to 40:55 D-70 (d) (1). The applicant should justify this variance by presenting testimony sufficient to satisfy the Board that in the context of the proposed use that the subject site continues to be an appropriate site for the non-permitted new use. Testimony that the requested variance can be granted without substantial detriment to the public good and will not substantially impair the intent of the zone plan and zoning ordinance as a result of the deviations from the zone requirement.

"C" or Previously Granted Bulk Variances I-2 Industrial District

Existing Nonconformity

1. Municipal Ordinance 205-75 (A) Development standards states as follows: Minimum front yard setback: 100 feet from U.S. Route 1 and U.S. Route 130, and sixty (60) feet from all other streets. *The minimum front yard setback is currently 32.3 feet from Livingston Avenue, and 29.5 feet from U.S. 1.*
2. Municipal Ordinance 205-96 (E) Off-Street Parking and Loading states as follows: 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 in this chapter. *All yards on this property contain front yard areas.*
3. Municipal Ordinance 205-97 (E) General Provisions states as follows: Required parking area shall be provided within 150 feet of all uses. It shall be measured from the nearest point of public entrance to the building that such facility is required to serve. All parking spaces located to the rear of any commercial use shall have public access to the rear entrances and exits. *The parking area is 150 feet away from public access.*
4. Municipal Ordinance 205-97 (H) General Provisions states as follows: For every building, structure or part thereof having over 5,000 square feet of gross building area erected and occupied for commerce, hospital, laundry, dry cleaning, places of public and quasi-public assembly, industry and other similar uses involved in the receipt and distribution by vehicles of materials or merchandise, there shall be provided and permanently maintained adequate space for standing, loading and unloading services in order to avoid undue interference with the public use of streets or alleys. Every building, structure or addition thereto having a use which complies with the above definitions shall be provided with at least one truck standing, loading and unloading space on the premises, not less than 12 feet in width, 35 feet in length and 14 feet in height. Such buildings that contain in excess of 25,000 square feet of gross building area will be required to provide additional off-street loading spaces as determined by the Planning Board during site plan review. *There are no loading areas.*

New "C" Bulk Variances

5. Municipal Ordinance 205-98 (B) (4) Access aisles and driveways states as follows: Driveways shall have a minimum width of 12 feet for one-way traffic and 25 feet for two-way traffic for all other uses. *The applicant proposes widths of 20 ft. and 24.7 ft. in areas where vehicles being serviced are parked.*
6. Municipal Ordinance 205-98 (A) Off-Street Parking and Loading states as follows: Each off-street parking space shall measure not less than none (9) feet wide and not less than eighteen (18) feet deep. *The applicant proposes 8 ft. by 16 ft. and 9 ft. by 16 ft. for vehicles being repaired.*

- 7. Municipal Ordinance 205-93 (A) (1) Fences states as follows: Open fences not exceeding four feet in height above ground level when located in front yard area. *The applicant is proposing an 8' ft decorative metal fence along Livingston Avenue.*
- 8. Municipal Ordinance 205-105 (A) Permitted signs in nonresidential districts states as follows: Nonilluminated directional signs identifying parking areas, entrances, loading zones, exits and similar locations and not exceeding three (3) square feet in area. *The applicant proposes nine (9) square feet.*

Parking Requirements

Municipal ordinance 205-100 B. (12) Motor vehicle service stations (similar use) states as follows: One parking space for each service bay, plus one parking space for each employee, with a minimum of two parking spaces for employees. There are 23 proposed service bays and 45 employees which would require 68 spaces. A total of 238 parking stalls are proposed (inclusive of 4 ADA parking stalls), which exceed the Townships requirement.

<u>Item</u>	<u>Required</u>	<u>Proposed</u>
Minimum # of Stalls	68 Spaces	238 Total Spaces
ADA	4 (1 Van Accessible)	4 (1 Van Accessible)

Miscellaneous

I defer to the Township Engineer as to the waivers requested on the site plan completeness checklist as indicated on the Bohler waiver request memorandum dated March 25<sup>th</sup> 2024.

The Township reserves the right to further comment based upon the testimony at the public hearing.

Completeness

1. Fees and Escrow Deposits (§ 205-139):

The applicant must remit the following application fees and technical review escrow deposits in order for a completeness certification to be issued.

**Land Use Application Fees:**

Zoning Report	\$200.00
D Variance \$750 x 1	\$750.00
C Variances \$200 x 4	\$800.00
Revised Site Plan	\$500.00
Total	\$2,250.00

Technical Review Escrow Deposit:

D Variance	\$2,000.00
C Variances \$300 x 4	\$1,200.00
Amended Site Plan	<u>\$3,944.78</u>
Total	\$7,144.78
 TOTAL:	 \$9,394.78

Please remit two separate checks in the above total amounts and provide the items identified above. Upon receipt and review of the requested materials, 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, at 732-247-0922, extension 440.

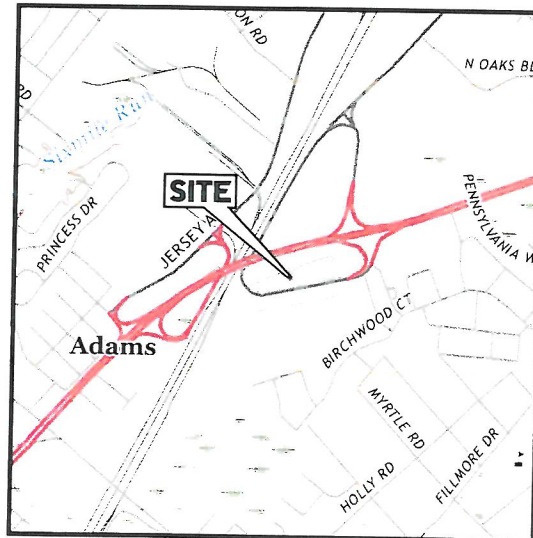
Sincerely,

Sal Profaci  
Sal Profaci, Zoning Officer

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



**MAP: 31 | BLOCK: 143.13 | LOT: 1**  
**1601 LIVINGSTON AVENUE (NJSH 26)**  
**TOWNSHIP OF NORTH BRUNSWICK**  
**MIDDLESEX COUNTY, NEW JERSEY**  
**I-2 ZONE**

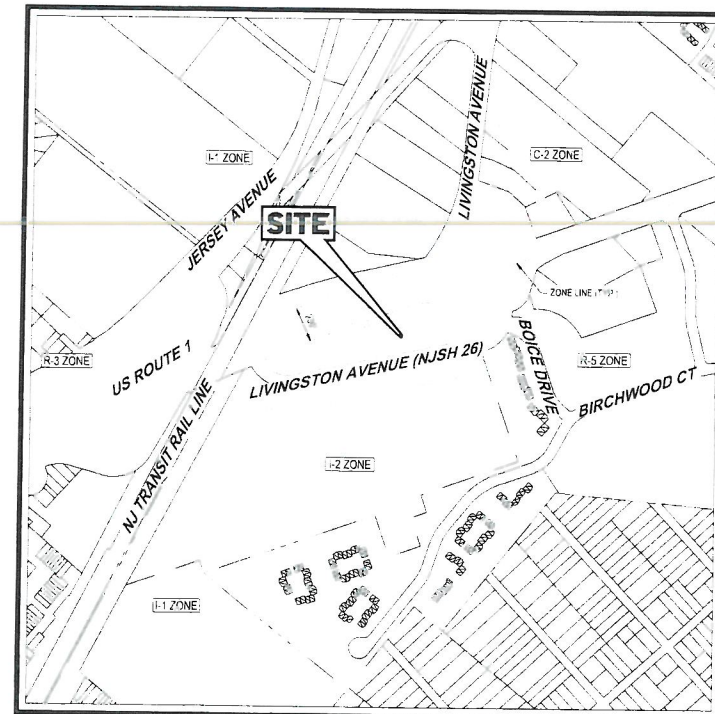


USGS MAP  
SCALE: 1" = 1,000'  
SOURCE: U.S. GEOLOGICAL SURVEY

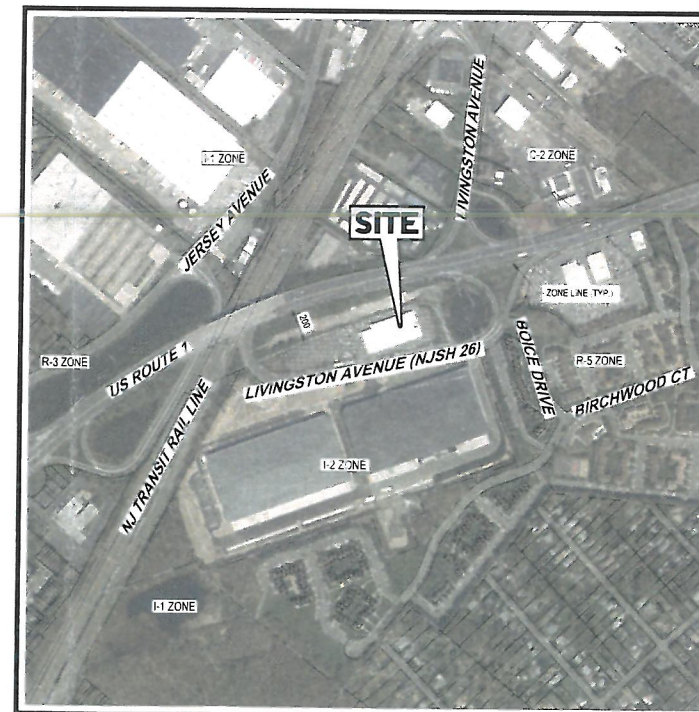
WITH A 200' RADIUS  
CERTIFIED BY ANDREI ALEXEEV, ADMINISTRATIVE OFFICER  
TOWNSHIP OF NORTH BRUNSWICK, DATED APRIL 25, 2022

BLK	LOT	OWNER	BLK	LOT	OWNER
141	91	ALTRAK 175 MARKET STREET PHILADELPHIA PA 19113	141	1813	ALITE HOLDINGS COMBINATION RUE D'ARVILLE BAYLOR, NY 12015
141	1019	SPENCER, DILLON RAL LUM PO BOX 8499 PHILADELPHIA PA 19101	142	10101	1000 BURLING A LCC SE 2ND AVE BRIDGEVIEW, NY 12015
141	1014	ARMSTRONG, W BRUNSWICK ST NORTH BRUNSWICK NJ 08901			
ALSO NOTIFIED			ALSO NOTIFIED		
MODERATOR PLANNING BOARD 1701 N. ADMINISTRATIVE BUILDING 1TH FLOOR TO PLANNING STAFF 1000 BRUNSWICK NJ 08901			NORTH BRUNSWICK TOWNSHIP 1000 BRUNSWICK NJ 08901 1000 BRUNSWICK NJ 08901 1000 BRUNSWICK NJ 08901		
PUBLIC SERVICE OFFICE & CHIEF BUREAU OF CORPORATE RELATIONS DEPARTMENT OF TREASURY NEWARK, NJ 07102			VERIZON 1000 N. GERM PA ADMINISTRATIVE ROAD STREET, NEWARK NJ 07102		
JAIL OFFICE OF BARTON VALLEY 150 EASTERN AVENUE C0300 MIDLAND PARK NJ 08846 ATTN: MANAGER OF PRISONVILLE			DEPARTMENT OF TRANSPORTATION STATE OF NEW JERSEY 100 PARKWAY		
CONSTRUCTION DEPARTMENT RAIL 1735 ASBURY PARK TRANSPORTATION SOUTH MANHOLE 10 07000			SANDY HILL PLE RIGHT OF WAY MONTICELLO PA 15070 15070 SANDY HILL PLE RIGHT OF WAY MONTICELLO PA 15070		

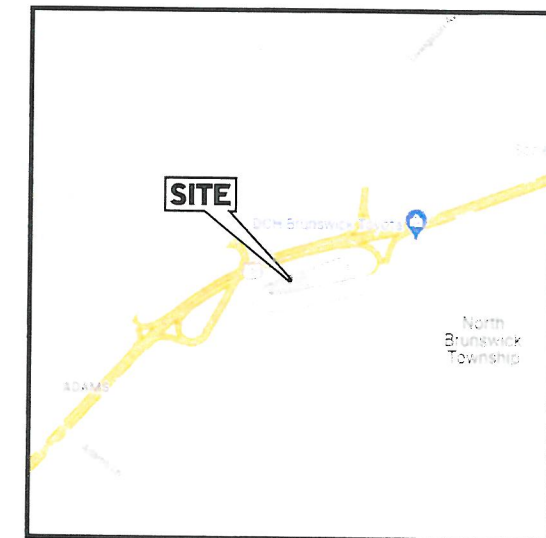
APPLICANT/OWNER INFO:  
CRP&G 1601 LIVINGSTON INDUSTRIAL OWNER, LLC  
10 W FOREST AVENUE  
ENGLEWOOD, NJ 07631



 **TAX MAP**  
SCALE: 1" = 500'  
SOURCE: GIS PARCEL DATA MAPS



 **AERIAL MAP**  
SCALE 1" = 500'  
SOURCE NJGIN INFORMATION NETWORK



 **KEY MAP**  
SCALE 1" = 1,000'  
SOURCE: GOOGLE MAPS

<b>SHEET INDEX</b>	
<b>SHEET TITLE</b>	<b>NUMBER</b>
COVER SHEET	C-101
SITE PLAN	C-301
FIRE TRUCK CIRCULATION PLAN	C-302
CONSTRUCTION DETAILS	C-901
ALTAINSPS LAND TITLE SURVEY (BY CONTROL POINT ASSOCIATES INC.)	1 OF 4

**TOWNSHIP OF NORTH BRUNSWICK ZONING  
BOARD APPROVAL**  
**APPROVED BY THE ZONING BOARD OF THE TOWNSHIP OF NORTH  
BRUNSWICK, NEW JERSEY.**

BOARD CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT I AM THE OWNER OF BLOCK 143.13 LOT 1 AND CONSENT TO THE FILING OF THE APPLICATION.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

APPLICANT/OWNER INFO  
CRP NO 1501 LINDA STON INDUSTRIAL OWNER LLC  
10 W FOREST AVENUE  
ENGLEWOOD, NJ 07631

## REVISIONS



**Know what's below.  
Call before you dig.**

**NEW JERSEY**  
**MUST CALL 811 BEFORE ANY EXCAVATION  
ETHER IT'S ON PRIVATE OR PUBLIC LAND**  
**1-800-272-1000**  
*www.nj1-call.org*

ISSUED FOR MUNICIPAL &  
AGENCY REVIEW & APPROVAL

PROJECT No.:	NJD240002 00-0A
DRAWN BY:	SC
CHECKED BY:	NA/BC
DATE:	03/19/2024
CAD I.D.:	P-CIVL-CNDS

PROJECT: **AMENDED SITE  
PLANS**  
FOR  
CRP/SG 1601  
LIVINGSTON  
INDUSTRIAL OWNER,  
LLC

**SITEX**  
GROUP

MAP: 31 | BLK: 143.13 | LOT:1  
1601 LIVINGSTON AVENUE (NJSH 26)  
TOWNSHIP OF NORTH BRUNSWICK  
MIDDLESEX COUNTY, NEW JERSEY  
I-2 ZONE

BOHLER //

**30 GARBER SQUARE**  
**RIDGEWOOD, NJ 07450**  
Phone: (551) 307-1400  
***www.BohlerEngineering.com***

[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

NJ CERT AUTHORIZATION NO. 24C00161700 & MP-010122

**B.S. CROWDER**

**PROFESSIONAL ENGINEER**  
NEW JERSEY LICENSE No. 52263  
PENNSYLVANIA LICENSE No. 088764  
NEW YORK LICENSE No. 100802

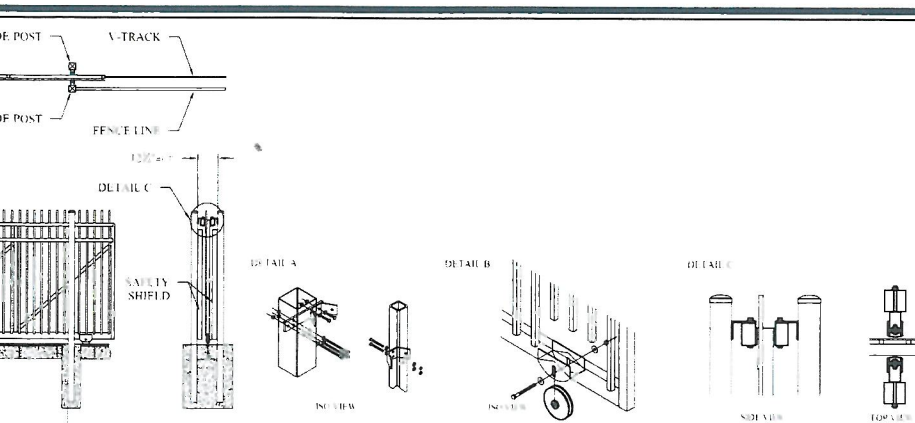
**SHEET TITLE:**

**COVER  
SHEET**

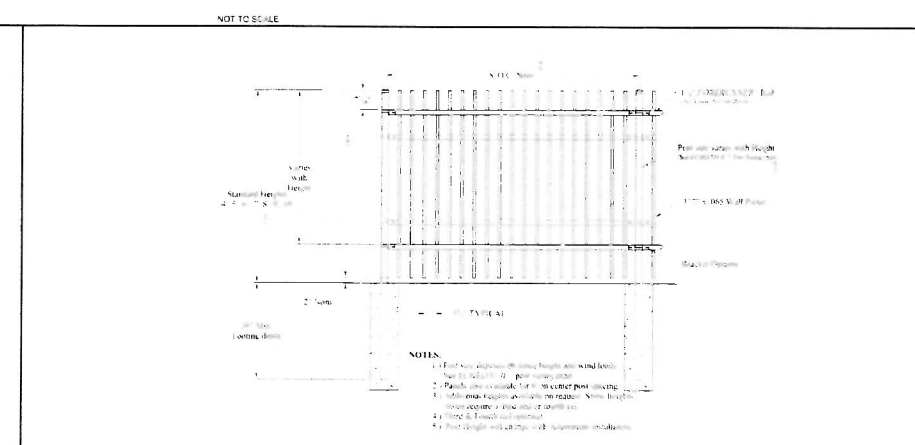
SHEET NUMBER:

# C-101

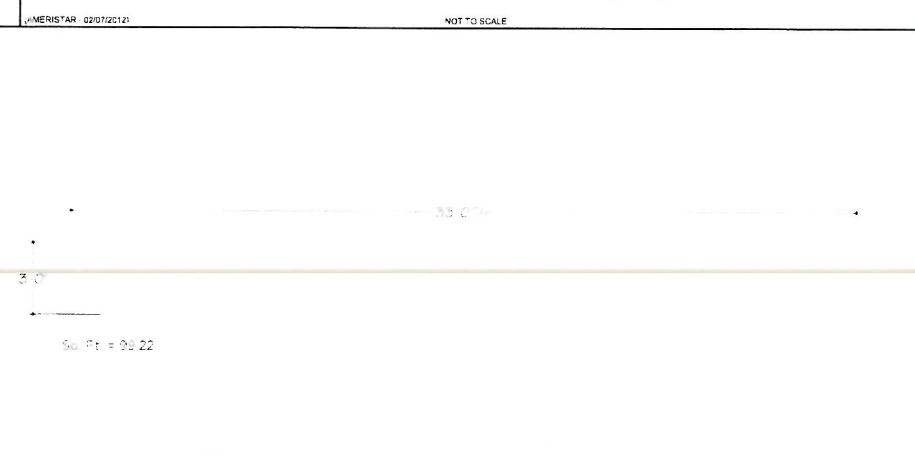
ORG. DATE - 03/19/2024



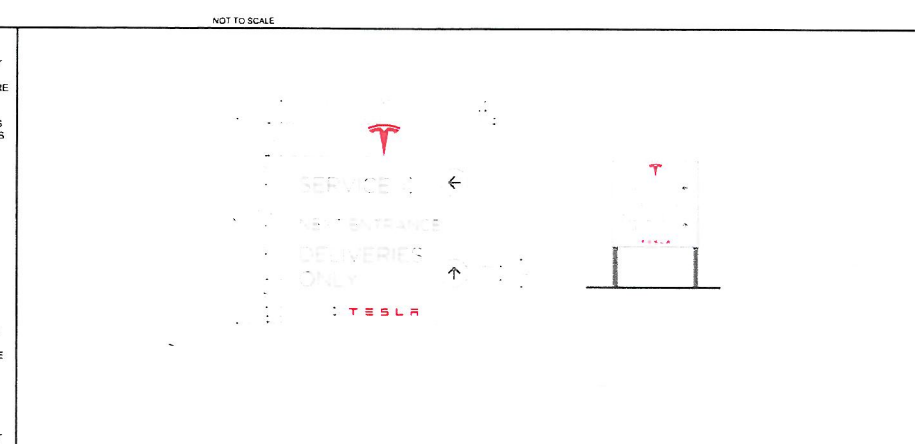
## PASSPORT II INDUSTRIAL ORNAMENTAL ROLL GATE



### ECHELON II GENESIS FENCE DETAIL



**TESLA HALO-LIT WORDMARK BUILDING SIGN**



**TESLA DIRECTIONAL SIGN**



**BOHLER**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

TIA

PHOTO COURTESY OF BOHLER & ASSOCIATES

## REVISIONS

[illegible]

Know what's **below.**  
Call before you dig.


NEW JERSEY  
YOU MUST CALL 811 BEFORE ANY EXCAVATION  
WHETHER IT'S ON PRIVATE OR PUBLIC LAND  
1-800-777-1000  
[www.callbeforeyoudig.org](http://www.callbeforeyoudig.org)

ISSUED FOR MUNICIPAL &  
AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY  
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION  
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NJD240001 00-0A
DRAWN BY:	SC
CHECKED BY:	NA/BC
DATE:	03/19/2024
CAD ID.:	P.CIV.CNDS

**PROJECT:**  
**AMENDED SITE  
PLANS**  
FOR  
CRP/SG 1601  
LIVINGSTON  
INDUSTRIAL OWNER,  
LLC

**SITEX GROUP**   
**PROPOSED SITE IMPROVEMENTS**  
 MAP: 31 | BLK: 143.13 | LOT: 1  
 1601 LIVINGSTON AVENUE (NUSH 26)  
 TOWNSHIP OF NORTH BRUNSWICK  
 MIDDLESEX COUNTY, NEW JERSEY  
 I-2 ZONE

**BOHLER** //

**30 GARBER SQUARE  
RIDGEWOOD, NJ 07450  
Phone: (551) 307-1400  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)**

**B.S. CROWDER**

**PROFESSIONAL ENGINEER**  
NEW JERSEY LICENSE No. 12263  
PENNSYLVANIA LICENSE No. 086794  
NEW YORK LICENSE No. 100802

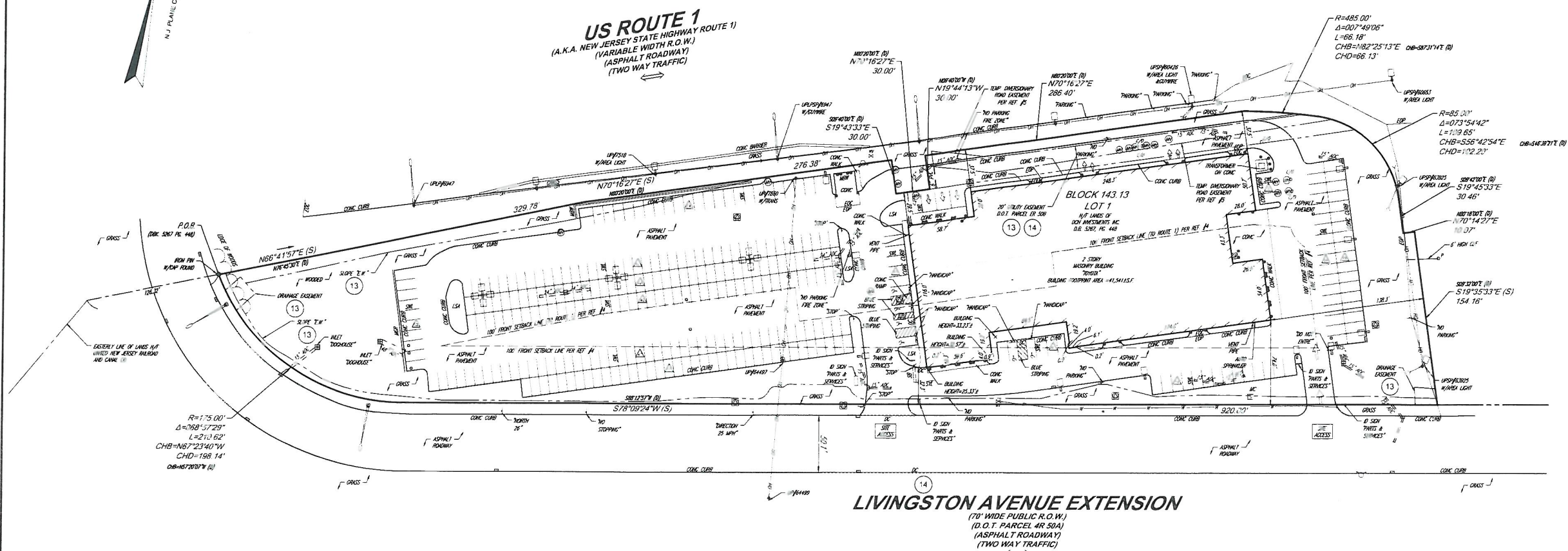
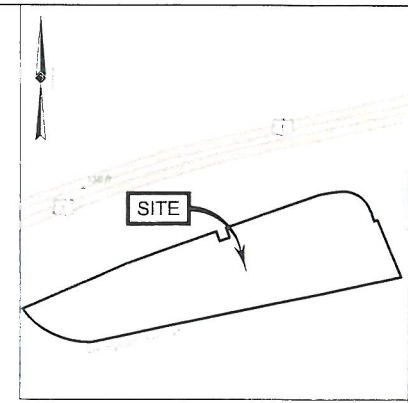
SHEET TITLE:

## CONSTRUCTION DETAILS

SHEET NUMBER: \_\_\_\_\_

NUMBER:  
**C-901**

ORG. DATE - 03/19/2024

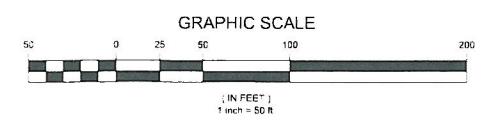


LEGEND	
	OVERHEAD WIRES
	APPROX. LOC. UNDERGROUND WATER LINE
	WATER VALVE
	DEPRESSED CURB
	HYDRANT
	GAS METER
	SPRINKLER
	UNKNOWN MANHOLE
	CATCH BASINS
	CLEAN OUT
	UTILITY POLE
	UTILITY POLE/LIGHT POLE/SOLAR PANEL
	GUY WIRE
	STREET LIGHT
	PAINTED ARROWS
	METAL GUIDE RAIL
	BOLLARD
	AREA LIGHT
	METAL COVERS
	PARKING SPACE COUNT
	CHAIN LINK FENCE
	EDGE OF CONC.
	EDGE OF PAVEMENT
	LANDSCAPED AREA
	MASONRY BLOCK WALL
	METAL COVER
	SOLID WHITE LINE
	SOLID YELLOW LINE
	HEIGHT
	STOP BAR
	HANDICAP
	BUILDING
	BUILDING FOOTPRINT AREA
	MONUMENT
	SIGN
	SURVEY DIMENSION
	DEED DIMENSION

- NOTES:
- PROPERTY KNOWN AS LOT 1, BLOCK 143.13, AS SHOWN ON THE OFFICIAL TAX MAP OF TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY.
  - AREA IS 206,687 SQUARE FEET, OR 4.74 ACRES.
  - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DO NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGUN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 1025-1071868-001, WITH AN EFFECTIVE DATE OF 10/05/2021, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION 4:
    - RIGHTS GRANTED TO PUBLIC SERVICE ELECTRIC AND GAS COMPANY AS SET FORTH IN DEED BOOK 1677, PAGE 248; LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENTS. DEED BOOK 1916, PAGE 354, LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENTS AND DEED BOOK 3581, PAGE 218, NOT ON SUBJECT PROPERTY.
    - RIGHT OF WAY AND EASEMENT AGREEMENT AS CONTAINED IN DEED BOOK 2461, PAGE 371, LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENTS. DEED BOOK 2107, PAGE 151, LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENTS. DEED BOOK 2832, PAGE 1149, NOT ON SUBJECT PROPERTY AND DEED BOOK 1731, PAGE 224, NOT ON SUBJECT PROPERTY.
    - COVENANTS AS CONTAINED IN DEED BOOK 4399, PAGE 180, IT IS NOT ON, DOES NOT TOUCH, THE SURVEYED PROPERTY.
    - SUBJECT TO ALL MATTERS SHOWN ON THE PLAN AS RECORDED IN THE RECORDER'S OFFICE OF MIDDLESEX COUNTY, NEW JERSEY IN FILE # MAP NO. 772 FILE 1801, SHOWN HEREON.
    - SURVEY RIGHTS, DRAINAGE RIGHTS AND RESERVATIONS AS CONTAINED IN DEED BOOK 358, PAGE 34, LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENTS. DEED BOOK 388, PAGE 549, LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENTS. REFERENCE MAP NOT PROVIDED. DEED BOOK 1816, PAGE 244, LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENTS. REFERENCE MAP NOT PROVIDED. DEED BOOK 4004, PAGE 488, PARCELS 1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
    - EXISTING FIRM BY GRAPHIC PLOTTING ONLY. PROPERTY IS LOCATED IN FLOOD HAZARD ZONE (BY GRAPHIC PLOTTING ONLY). PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (FIRM) (FIRM REF. 42).
    - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
    - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
    - THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
    - NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.
    - PROFESSIONAL LIABILITY INSURANCE HAS BEEN OBTAINED BY THE SURVEYOR THAT MEETS THE AMOUNT REQUIRED BY CLIENT.
    - A WRITTEN WARNING AND DIRECTION NOT TO SET COVER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (N.J.S.A. 45:8-3.1) AND N.J.A.C. 13:41-5.1 (d).
    - ZONING INFORMATION WAS NOT PROVIDED TO THE SURVEYOR AT THIS TIME.

**LIVINGSTON AVENUE EXTENSION**  
(70' WIDE PUBLIC R.O.W.)  
(D.O.T. PARCEL 4R 50A)  
(ASPHALT ROADWAY)  
(TWO WAY TRAFFIC)

- EXHIBIT A
- THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:
- BEGINNING AT A POINT IN THE SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE #1, THENCE DISTANT EASTERLY 128.32 FEET FROM THE INTERSECTION OF THE SAME WITH THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF THE UNITED NEW JERSEY RAILROAD AND CANAL COMPANY, THENCE:
- ALONG SAID LINE OF NEW JERSEY STATE HIGHWAY ROUTE #1, NORTH 74 DEGREES 45 MINUTES 30 SECONDS EAST, 329.78 FEET TO AN ANGLE IN THE SAME, THENCE
  - STILL ALONG THE SAME NORTH 80 DEGREES 20 MINUTES EAST, 271.38 FEET TO LANDS NOW OR FORMERLY OF THE TOWNSHIP OF NORTH BRUNSWICK, THENCE
  - ALONG SAID LANDS NORTH 8 DEGREES 40 MINUTES EAST, 30 FEET TO AN ANGLE IN THE SAME, THENCE
  - STILL ALONG THE SAME NORTH 8 DEGREES 20 MINUTES EAST, 30 FEET TO AN ANGLE IN THE SAME, THENCE
  - STILL ALONG THE SAME NORTH 8 DEGREES 20 MINUTES EAST, 30 FEET TO THE AFORESAID LINE OF NEW JERSEY STATE HIGHWAY ROUTE #1, THENCE
  - ALONG SAID LINE OF NEW JERSEY STATE HIGHWAY ROUTE #1, NORTH 80 DEGREES 20 MINUTES EAST, 385.10 FEET TO A POINT OF CURVE IN THE SAME, THENCE
  - STILL ALONG THE SAME EASTERLY ON THE ARC OF A CURVE, CURVING TO THE RIGHT WITH A RADIUS OF 485.00 FEET FOR AN ARC DISTANCE OF 66.11 FEET TO A POINT OF COMPOUND CURVE IN THE SAME, THENCE
  - STILL ALONG THE SAME NORTH 8 DEGREES 20 MINUTES EAST, 30 FEET TO AN ANGLE IN THE SAME, THENCE
  - STILL ALONG THE SAME SOUTH 8 DEGREES 18 MINUTES EAST, 10.97 FEET, THENCE
  - SOUTH 9 DEGREES 32 MINUTES EAST, 105.91 FEET TO THE NORTHERLY SIDE OF LIVINGSTON AVENUE EXTENSION, THENCE
  - ALONG SAID LINE OF LIVINGSTON AVENUE EXTENSION NORTH 88 DEGREES 11 MINUTES 42 SECONDS WEST, 919.99 FEET TO A POINT OF CURVE IN THE SAME, THENCE
  - STILL ALONG THE SAME NORTHWESTERLY ON THE ARC OF A CURVE, CURVING TO THE RIGHT WITH A RADIUS OF 115.00 FEET FOR AN ARC DISTANCE OF 210.12 FEET TO THE SOUTHERLY LINE OF NEW JERSEY STATE HIGHWAY ROUTE #1 AND THE POINT OF BEGINNING.
- NOTES: FOR INFORMATION ONLY, BEING LOT(S) 1, BLOCK(S) 143.13, TAX MAP OF THE TOWNSHIP OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY.
- THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 1025-1071868-001, WITH AN EFFECTIVE DATE OF 10/05/2021.



- REFERENCES
- THE OFFICIAL TAX ASSESSOR'S MAP OF TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY, SHEET #31.
  - MAP ENTITLED "TOWN OF NORTH BRUNSWICK, NEW JERSEY, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 20 OF 286", MAP NUMBER 000000286, EFFECTIVE DATE: JULY 6, 2010.
  - MAP ENTITLED "AS-BUILT SURVEY, TOPOGRAPHY TO A DEER LOT", BLOCK 143.13, LIVINGSTON AVENUE AND ROUTE 1, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY, PREPARED BY DPK CONSULTING, L.L.C., DATED 10-1-2001.
  - MAP ENTITLED "PRELIMINARY AND FINAL SITE PLANS, SITE PLAN FOR 300 AUTO GROUP, TAX MAP LOT 1, BLOCK 143.13, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY, PREPARED BY K2 ASSOCIATES, KENDERIAN, JUNSKI, DATED 08-16-04 AND LAST REVISED 04-08-08 AS REVISION #4.
  - FIELD MAP "NEW JERSEY DEPARTMENT OF TRANSPORTATION, ROUTE U.S.A. (1917) SECTION 4, DEANS ROAD TO ROUTE 26, PARCELS 4R50A & 4R50B, TOWNSHIP OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, RECORDED IN BK 100 PG 887 DECEMBER 16, 1994 AS MAP #773-1611.
- THIS SURVEY IS CERTIFIED TO:
- CRP#02 1601 LIVINGSTON INDUSTRIAL OWNER, L.L.C.
- SS 1601 LIVINGSTON INDUSTRIAL OWNER, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY.
- FIRST AMERICAN TITLE INSURANCE COMPANY
- LAKE FOREST BANK & TRUST COMPANY, N.A.
- THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b), 7(c), 8, 9, 10, 13, 14, 16, 17 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11-03-2021.

PARKING SPACE COUNT	
REGULAR SPACES	307
HANDICAP SPACES	6
TOTAL SPACES	313

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

**JAMES D. SENS**

NEW JERSEY PROFESSIONAL LAND SURVEYOR #246504322600

NEW JERSEY CERTIFICATE OF AUTHORIZATION #246A21738800

04-01-2022

DATE

3	ADDED CERTIFIED PARTY	J.F.	J.D.S.	04-01-2022	
2	ADDED CERTIFIED PARTY	J.F.	J.D.S.	08-10-2021	
1	REVISED EXCEPTION NOTE	J.F.	J.D.S.	03-09-2021	
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	11-03-2021				
FIELD BOOK PG	148				
FIELD BOOK PG	21-38				
FIELD CREW	K.R./J.B.				
DRAWN	PRV				
REVIEWED	K.V.G.				
APPROVED	J.D.S.				
DATE	01-24-2022				
SCALE	1" = 50'				
FILE NO.	01-210464-00				
DWG NO.	1 OF 1				

**ALTA/NSPS LAND TITLE SURVEY**

**BLOCK 143.13, LOT 1**

**1601 LIVINGSTON AVENUE**

**NORTH BRUNSWICK TOWNSHIP,**

**MIDDLESEX COUNTY, STATE OF NEW JERSEY**

**CONTROL POINT ASSOCIATES, INC.**

**30 INDEPENDENCE BOULEVARD, SUITE 100**

**W. ARDEN, NJ 07059**

**NEW JERSEY PROFESSIONAL LAND SURVEYOR #246504322600**

**NEW JERSEY CERTIFICATE OF AUTHORIZATION #246A21738800**

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. THE DRAWING OR REPORT OF THIS DOCUMENT IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.