



For Office Use Only	
Date Filed: _____	Appl. No.: _____
Appl. Fee: \$ _____	Escrow Deposit: \$ _____
Check One:	
<input type="checkbox"/> Zoning Board of Adjustment	
<input checked="" type="checkbox"/> Planning Board	

Revision Date: 9/2020

TOWNSHIP OF NORTH BRUNSWICK

Site Plan/Conditional Use Application (FORM A)

The original and fourteen (14) copies of the completed application form supplied by the Township and the required number of copies of supporting documents listed in the applicable checklist must be filed with the Department of Community Development. If a waiver is being requested for any item on the checklist, it must be noted in the "waiver requested" section, and each item must be listed by checklist number and a detailed reason for the request must be provided. Any application that does not include an item required by the checklist, and for which a waiver has not been requested, will be automatically deemed incomplete.

All applications must be accompanied by appropriate fees and escrow deposits together with a written explanation of the amount calculations. Separate application fee and escrow deposit checks must be provided.

In addition to submittal of hard copies of documents, copies of all applications, surveys, plans, reports and studies, such as environmental impact, traffic, storm water, sewer and water reports, and any other documents associated with the application, shall be submitted on a CD in portable document format (pdf) at 400 × 400 dpi. Submittal of such digital copies shall be required to constitute an application for development, and all revised files shall be resubmitted as the originals are changed or amended. Every electronic submission must be accompanied by a cover letter listing all attached documents and any revisions, where applicable.

The following proof of satisfying the notice requirements must be filed with the Secretary of the appropriate Board at least five (5) days prior to the date fixed for the hearing:

- Affidavit of Service
- Copy of notice served
- Certified List of Property Owners within 200 feet and others served with manner of service
- Certified Mail receipts stamped by the USPS
- Affidavit of Publication from the newspaper in which the notice was published.



PART I

SUBJECT PROPERTY:

Block 141 Lot(s) 43 Zone TOMU Overlay, I-2 District
Property Location Between US Route 1 North and NJ Transit rail line
Size of Property 1.8 acres

Present Use: Residential Non-Residential Vacant
Proposed Use: Residential Non-Residential **Specify:** _____

CONTACTS:

Applicant: Corporation Partnership Individual
 Other/Explain _____

Name: North Brunswick TOD Associates, LLC
Address: 2300 US Route 1 North Brunswick, NJ 08902
Telephone: 732-398-9700 Fax: _____
Email: nathanielw@gardenhomesprinceton.co

Owner (if different from Applicant):

Name: _____
Address: _____
Telephone: _____ Fax: _____
Email: _____

Engineer:

Name: F. Mitchel Ardman, P.E., P.P. (The Reynolds Group Inc.)
Address: 575 Route 28, Suite 110 Raritan, NJ 08869
Telephone: 908-722-1500 Fax: 908-722-7035
Email: _____

Attorney:

Name: Peter Flannery (Bisgaier Hoff, LLC)
Address: 25 Chestnut Street, Suite 3 Haddonfield, NJ 08033
Telephone: 856-375-2804 Fax: 856-795-0312
Email: pflannery@bisgaierhoff.com



PART II

TYPE OF APPROVAL REQUESTED (Check all that apply):

- Site Plan
- Amended Site Plan
- Conditional Use

Preliminary/Final

ASSOCIATED APPROVALS REQUESTED:

Variances:

(Complete and attach Form C, Part II)

- "C" Variance(s)
- "D" Variance(s)

Other (specify): _____

Subdivision:

(Complete and attach Form B, Part II)

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Amended Preliminary Major Subdivision
- Amended Final Major Subdivision

Describe Proposed Development (continue on a separate sheet if necessary):

1. Building L-2 is proposed as +/- 3,600 sq. ft. single story retail space with an associated drive through lane. This building is intended to be operated as fully licensed cannabis retail facility, compliant with all state and local ordinances, requirements and laws.
2. Surface Parking - This parcel is has 39 proposed surface parking spaces with 1 HC space



PART III

Has there been any previous application to any Township Board involving these premises?

YES NO

If yes, provide file number(s) and state the nature, date and disposition of said mater:
listed in cover letter

Is public water available?

YES NO

If no, how will water service be supplied? _____

Is public sewer available?

YES NO

If no, provide proposed method of sewage disposal: Private pump station exists that connects to public sewer.

Are there any existing deed restrictions, easements or covenants?

YES NO

If yes, are copies provided?

YES NO

The governing documents for the entire Mainstreet NB project provide all required easements and covenants and have been recorded and functional since the developments first CO.

Are any deed restrictions, easements or covenants contemplated?

YES NO

If yes, are copies provided?

YES NO

Does the owner own or have any ownership interest in any contiguous property?

YES NO

If yes, provide type of ownership, address, block and lot(s): North Brunswick TOD Associates LLC and affiliates
have interest in the majority of adjacent properties

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

1. Cover letter by Matt Wanamaker of Pennoni Associates, dated 9/12/24.
2. Site Plans by F Mitchell Ardman of the Reynolds Group dated 8/28/24
3. Drainage Pipe Conveyance Calculation, by F. Mitchell Ardman of the Reynolds Group, dated August 2024
4. Traffic Impact and Parking Assessment by Nick Verderese of Dynamic Traffic, dated 6/11/24
5. Stormwater Management Report Addendum, by James Cosgrove of Dynamic Traffic, dated 2/22/24
6. L2 Architecture Package by Victor Malerba of MG2 Architecture, dated 7/22/24
7. Phasing Plan, by Pennoni Associates, undated
8. Signage chart package for parcel L2, undated
9. Zoning compliance package parcel L2, undated
10. Site plan application, signed
11. Subdivision application, signed
12. Checklists (Appendices A, C and D)
13. Tax and assessment payment report, signed
14. Zoning Review Fee Check in the amount of \$200.00



DISCLOSURE OF OWNERS OF CORPORATION OR PARTNERSHIP:

A corporation or partnership applying to a Board for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stocks of any class or at least 10% of the interest in the partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1. Applications which do not comply with N.J.S.A. 40:55D-48.1 et seq. will be deemed incomplete.

Property Ownership Rider - The Property Owner is North Brunswick TOD Associates, LLC "NBTOD" and has one member/owner with greater than 10% ownership.

1. North Brunswick Redevelopment General Partners, LLC (this member has no individual owner in "NBTOD" of 10% or greater) 820 Morris Turnpike, Short Hills, NJ 07078

Applicant's Signature:  **Date:** 9/30/24



ESCROW FUNDS AGREEMENT:

The Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) authorizes the collection of Technical Review Escrow Fees to cover the costs incurred by the Township for professional services involved in the review of land use development applications. Subsection 205-139 of the North Brunswick Township Land Use Ordinance establishes the amount of Technical Review Escrow Fees and the procedures for collecting and replenishing same. I hereby acknowledge and agree to the following: 1) I am responsible for the cost of all reasonable professional services rendered to the Planning Board or Board of Adjustment during the review and processing of my development application. 2) If I receive a written Deficiency Notice from the Chief Financial Officer or his/her designee (CFO) that the balance of funds remaining in the account is insufficient to cover invoices, vouchers or bills submitted to the Township for services which have already been performed, no further consideration, review or processing of the application will be permitted until such time as the funds requested in the Deficiency Notice have been deposited, and this cessation of work could result in carrying my application to the next regularly scheduled public meeting of the designated land use agency. 3) Failure to deposit the amount requested in the Deficiency Notice within ten days of receipt shall toll the period for action by the Planning Board or Board of Adjustment as stipulated in N.J.S.A. 40:55D-1 et seq., and shall bar me from seeking a default approval under N.J.S.A. 40:55D-10.4. 4) Failure to post funds requested in the Deficiency Notice within 45 days shall be grounds for dismissal of my application without prejudice, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application. 5) In the event that my application is approved and a Deficiency Notice is received after the approval is memorialized, failure to pay the shortfall amount shall be grounds for voiding the approval. 6) In the event that my application is denied and a Deficiency Notice is received after the denial is memorialized, I am still obligated to pay any shortfall amount, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application.

Applicant's Signature:  **Date:** 9/30/24

Owner's Signature (if different from Applicant): _____ **Date:** _____



SITE INSPECTION AUTHORIZATION

I hereby give permission for North Brunswick professional staff or municipal agencies and their agents to come upon and inspect these premises with respect to this application.

Owner's Signature: [Handwritten Signature] Date: 9/30/24

APPLICANT'S CERTIFICATION:

I, Nathaniel Welsh, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 8 Michele Court Hamilton NJ in the County of Mercer and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant, and I am authorized to sign the application for the partnership or corporation.

[Handwritten Signature]
SIGNATURE

Sworn to and subscribed before me this 30 day of September, 2024
[Handwritten Signature]
NOTARY PUBLIC



OWNER'S CERTIFICATION (If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner):

I, Nathaniel Welsh, of full age, being duly sworn according to law and upon my oath depose that: I reside at 8 Michele Court, Hamilton in the County of Mercer and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner in fee of all that certain lot, piece or parcel of land



situated, lying, and being in the municipality aforesaid, and known and designated as Block(s) 141 and Lot(s) 43,

and that I am either the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[Signature]
SIGNATURE

Sworn to and subscribed before me this 30 day of September, 2024

[Signature]
NOTARY PUBLIC

