



TOWNSHIP OF NORTH BRUNSWICK
710 HERMANN ROAD
NORTH BRUNSWICK, NJ 08902
Tel.: (732) 247-0922 x440
Website: WWW.NORTHBRUNSWICKNJ.GOV

DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATION OF COMPLETE APPLICATION

TO: Mr. Bret Kaplan, Esq.
Kaplan Companies
433 River Road
Highland Park, NJ 08904

FROM: Sal Profaci, Zoning Officer

DATE: March 31, 2025

SUBJECT: Block: 4.05 Lot: 122.02
Street Address: 2-4-6 Towne Center Drive
Applicant: Hidden Lake Towne Center, LLC
File No.: 2685

Dear Mr. Kaplan:

PLEASE TAKE NOTICE that on the 31st day of March 2025, your application to the

- (X) Planning Board
() Zoning Board of Adjustment

was reviewed in accordance with rules of said Board and the applicable Ordinances of the Township and it was there upon determined that all check-list items are in order and said application is complete. The time within which said Board must act on the said application pursuant to N.J.S. 40:55D-1 et seq., has commenced to run from said date.

Your application will be scheduled for the hearing in-person at the Municipal Building Court Room located at 710 Hermann Road, North Brunswick, NJ 08902.

Please contact Janice Larkin, Secretary to the Planning Board, at 732-247-0922, extension 201 for confirmation of the application being placed on the Board's agenda.

Sincerely,



Sal Profaci
Zoning Officer

cc: Michael Hritz, Director of Community Development
Tom Vigna, Township Planner
Planning Board



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DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Mr. Bret Kaplan, Esq.
Kaplan Companies
433 River Road
Highland Park, NJ 08904

FROM: Sal Profaci, Zoning Officer

DATE: March 10, 2025

SUBJECT: Block: 4.05 Lots: 122.02
Street Address: 2-4-6 Towne Center Drive
Applicant: Hidden Lake Towne Center, LLC

Dear Mr. Kaplan:

I have reviewed the land use application package submitted for the above address, and have determined that your client must appear before the North Brunswick Planning Board for amended preliminary and final site plan.

Application Materials Reviewed

8-Site Plan/Conditional Use Application (Form A), dated 2/26/2025
6-Sheet Site Plan Completeness Checklist (Appendix A)
9-Sheet Preliminary & Final Site Plan for "Hidden Lake Storage", prepared by Menlo Engineering Associates, dated 1/6/2025
3-Sheet Architectural drawings prepared by Perez & Ragosta Associates, P.C., dated 2/19/2025.

Project Description

1. The applicant is seeking to construct twenty-five (25) garage storage units in two (2) buildings to support existing tenants of Hidden Lake Towne Center and surrounding residences. Building number one is 4,210 square feet and will contain 19 storage units. Building number two is 1,800 square feet and will contain six storage units. The average size

of the units in building one is 10' by 20'. There is one larger unit which is 20' by 30'. The size of the units in building two is 10' by 30'.

The shopping center is located in the (PUD) Planned Unit Development Zone. Garage storage units are a permitted accessory use in the PUD zone and must receive approval from the Planning Board.

Subject Property

2. The property consists of approximately 228,254 sq. ft. or 5.24 acres of lot area. The subject premises received Planning Board approval in 1980 for Hidden Lake Towne Center. The site contains three (3) two-story commercial buildings, a one-story garage, associated parking area, lawn area, sidewalks, a paver patio a playground and associated support facilities. The site is surrounded by residential uses.

The location of the two proposed garage storage units can be seen in the photo below. The entire play ground is to be removed for the larger garage storage building. It must be noted that the playground was constructed for a daycare that is no longer a tenant in the Towne Center.



(Proposed Area of the two garage storage unit buildings)

Prior Resolutions

3. The applicant received preliminary and final site plan approval to convert three existing commercial buildings to residential buildings consisting of 39 age-restricted apartments within the existing building footprints. Although construction of the age restricted apartments has not commenced, and the resolution compliance process of the approval has not been conducted, the owner should clarify if the intent to convert the site into age-restricted units is still being considered.

Variances

4. No variances have been requested by the applicant, and there are de minimis changes to the overall maximum impervious coverage and maximum building coverage.

Site Plan

5. A landscape, lighting and tree replacement plan has been provided. The applicant should provide testimony regarding the adequacy of the existing lighting on-site to accommodate the proposed use.

Parking

6. The applicant proposes to maintain a previously approved parking lot. The subject site is developed with 211 spaces. There is a net loss of four (4) parking places to allow for the entrance and exit of the larger garage storage unit. The total parking spaces remaining is 207.

Completeness

1. Checklist

The application is administratively deemed incomplete since the following items from the checklist entitled "Site Plan Completeness Checklist" have not been satisfied and / or submitted, and no waiver is requested. Please provide the following information:

- W-9

2. 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
Site Plan	<u>\$1,000.00</u>

Total \$1,200.00

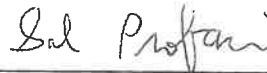
Technical Review Escrow Deposit:

Site Plan \$2,000.00

Total \$2,000.00

Please remit two separate checks in the above total amounts and provide 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 Janice Larkin, Secretary to the Planning Board, at 732-247-0922, extension 201.

Sincerely,



Sal Profaci, Zoning Officer

cc: Mayor and Council
Michael Hritz, Director of Community Development
Tom Vigna, Planner
Planning Board



For Office Use Only

Date Filed: _____ Appl. No.: _____
Appl. Fee: \$ _____ Escrow Deposit: \$ _____

Check One:

- ☐ Zoning Board of Adjustment
☐ 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 4.05 Lot(s) 122.05 Zone PUD
Property Location Willowbrook Drive
Size of Property 5.30 acres

Present Use: ☐ Residential ☒ Non-Residential ☐ Vacant
Proposed Use: ☐ Residential ☐ Non-Residential **Specify:** Minor - garage storage units
to support tenants and nearby residential.

CONTACTS:

Applicant: ☒ Corporation ☐ Partnership ☐ Individual
☐ Other/Explain _____
Name: Hidden Lake Towne Center, LLC
Address: 433 River Road, Highland Park, NJ 08905
Telephone: 732-846-5900 ext 215 Fax: 732-846-4713
Email: bretk@thinkkaplan.com

Owner (if different from Applicant):

Name: Same as above
Address: _____
Telephone: _____ Fax: _____
Email: _____

Engineer:

Name: Menlo Engineering Associates
Address: 261 Cleveland Avenue, Highland Park, NJ 08904
Telephone: 732-846-8585 Fax: 732-846-9539
Email: _____

Attorney:

Name: Bret Kaplan, Esq.
Address: 433 River Road, Highland Park, NJ 08904
Telephone: 732-846-5900 ext 215 Fax: 732-846-4713
Email: bretk@thinkkaplan.com



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:

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: _____

Are there any existing deed restrictions, easements or covenants?

☐ YES ☐ NO

If yes, are copies provided?

☐ YES ☐ NO

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): _____

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

Quantity: Description of Item:

_____	See attached
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



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.

Name: _____	Address: See attached
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____

Applicant's Signature: _____

[Handwritten Signature]
Jason Kaplan, Authorized Member

Date: 2/26/25



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: _____

Jason Kaplan, Authorized member

Date: _____

2/28/25

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

same as above

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: _____

Jason Kaplan, Authorized Agent

Date: _____

2/26/25

APPLICANT'S CERTIFICATION:

I, Jason Kaplan, of full age, being duly sworn according to law and upon my oath, depose that: I ^{have offices} reside at 433 River Road, Highland Park, NJ in the County of Middlesex 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.

[Signature]
SIGNATURE

Sworn to and subscribed before me this 26 day of

February, 20 25

[Signature]
NOTARY PUBLIC

ANNA ANN GLAZNER

A Notary Public of New Jersey

My Commission Expires June 27, 2026

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, Jason Kaplan, of full age, being duly sworn according to law and upon my oath depose that: I ^{have offices} reside at 433 River Road, Highland Park, NJ in the County of Middlesex 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) 4-05 and Lot(s) 122-05,

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

Sworn to and subscribed before
me this 26 day of
February, 20 25

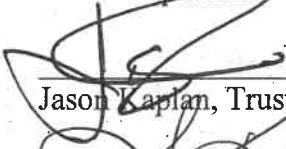

NOTARY PUBLIC

LIZA ANN GLAZNER
A Notary Public of New Jersey
My Commission Expires June 27, 2026

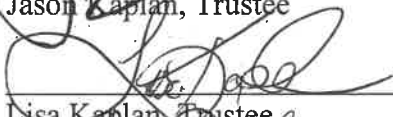
10% OWNERSHIP DISCLOSURE
PURSUANT TO N.J.S.A. 40:55D-48.1
HIDDEN LAKE TOWNE CENTER, LLC

Helen Kaplan 2012 Family Trust, 433 River Road, Highland Park, NJ 08904	49%
Morris Kaplan 2012 Family Trust, 433 River Road, Highland Park, NJ 08904	49%
Estate of Michael Kaplan, 433 River Road, Highland Park, NJ 08904	1%
Morris Kaplan, 433 River Road, Highland Park, NJ 08904	1%

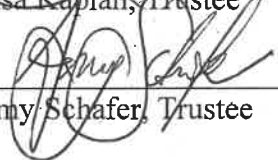
Helen Kaplan 2012 Family Trust:



Jason Kaplan, Trustee

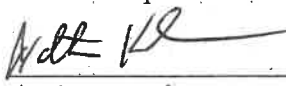


Lisa Kaplan, Trustee



Amy Schafer, Trustee

Morris Kaplan 2012 Family Trust:

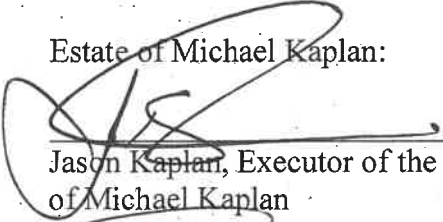


Nathan Kaplan, Trustee




Jason Kaplan, Trustee

Estate of Michael Kaplan:



Jason Kaplan, Executor of the Estate
of Michael Kaplan



Morris Kaplan, Member

LAND USE

205 Attachment 1

Township of North Brunswick

Appendix A Site Plan Completeness Checklist (To be completed by applicant) [Amended 5-15-2006 by Ord. No. 06-09]

	Submitted	Waiver Requested	N/A	
1.	<u>X</u>	<u> </u>	<u> </u>	Original and 14 copies of application forms.
2.	<u>X</u>	<u> </u>	<u> </u>	Application form signed and notarized.
3.	<u>X</u>	<u> </u>	<u> </u>	Owner consent.
4.	<u>X</u>	<u> </u>	<u> </u>	15 complete sets of plans (site plan, lighting, details, etc.) shall be submitted, together with 15 reduced copies of plans measuring 11 inches by 17 inches.
5.	<u>To be provided</u>	<u> </u>	<u> </u>	Application fee.
6.	<u>To be provided</u>	<u> </u>	<u> </u>	Escrow fee.
7.	<u>X</u>	<u> </u>	<u> </u>	Signed escrow transmittal form.
8.	<u>X</u>	<u> </u>	<u> </u>	Signed authorization form.
9.	<u>X</u>	<u> </u>	<u> </u>	Three complete "Tax and Assessment Payment Report" forms which will be forwarded to the Collector of Revenue office for verification that no delinquent taxes or assessments are due.
10.	<u> </u>	<u>X</u>	<u> </u>	Survey of property which is less than 1 year old prepared by a New Jersey Licensed Land Surveyor showing: <ul style="list-style-type: none"> a. Boundaries of the property. b. Building and setback lines and the lines of all existing streets, roads, reservations, easements, rights-of-way and areas dedicated to public use, within 200 feet of the property. c. Title, reference meridian, scale. d. Name and address of record owner. e. Name, address, professional license number and seal of the surveyor who prepared the survey.

NORTH BRUNSWICK CODE

The following shall be on the plans submitted:

	Submitted	Waiver Requested	N/A	
11.	<u>X</u>	<u> </u>	<u> </u>	Key map showing site and its relation to surrounding area. Map shall be at a scale of not less than one inch equals 1,000 feet. Names of all streets and Township boundaries within 500 feet shall be shown.
12.	<u>X</u>	<u> </u>	<u> </u>	Plans certified by appropriate professional as stipulated by N.J.S.A. 45:8, N.J.A.C. 13:40-7.1 et seq.
13.	<u>X</u>	<u> </u>	<u> </u>	Date (of original and revisions), scale, and North arrow.
14.	<u>X</u>	<u> </u>	<u> </u>	Zone data, including zone district and tax map block, lot and street number.
15.	<u>X</u>	<u> </u>	<u> </u>	Location of all existing and proposed buildings or structures with spot elevations.
16.	<u>X</u>	<u> </u>	<u> </u>	Names of all owners of record of all adjoining property, and property directly across the street or streets from the property involved, and the block and lot numbers of all the property shown on the plan.
17.	<u>X</u>	<u> </u>	<u> </u>	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.
18.	<u>X</u>	<u> </u>	<u> </u>	Existing and proposed easements.
19.	<u>X</u>	<u> </u>	<u> </u>	The location of all existing watercourse, wooded areas, rights-of-way, streets, roads, highways, freeways, railroads, canals, rivers, buildings, structures or any other feature directly on the property or beyond the property if such feature has an effect upon the use of said property.
20.	<u> </u>	<u>X</u>	<u> </u>	All existing schools and zoning district boundaries within 200 feet of the property. Such features shall be shown on a separate map or as a key map on the detailed map itself.

LAND USE

	Submitted	Waiver Requested	N/A	
21.	<u> </u>	<u> X </u>	<u> </u>	The distances, as measured along the center lines of existing streets abutting the property to the nearest intersection with any public street.
22.	<u> X </u>	<u> </u>	<u> </u>	Location of existing edge of pavement and proposed edge of pavement of all roadways abutting site.
23.	<u> </u>	<u> X </u>	<u> </u>	Location of all existing and proposed storm drainage structures and utility lines, including telephone, power, water, sewer, gas, etc., whether publicly or privately owned, with pipe sizes, grades and direction of flow.
24.	<u> X </u>	<u> </u>	<u> </u>	Proposed use or uses of land and buildings, including outdoor storage.
25.	<u> X </u>	<u> </u>	<u> </u>	Size and location of all driveways and curb cuts.
26.	<u> X </u>	<u> </u>	<u> </u>	Cross sections and construction details of all streets, pavement, curb, sidewalks and walkways.
27.	<u> X </u>	<u> </u>	<u> </u>	Parking and loading layout.
28.	<u> X </u>	<u> </u>	<u> </u>	Total number of parking or loading spaces.
29.	<u> X </u>	<u> </u>	<u> </u>	Dimensions of parking or loading spaces, aisles and parking islands.
30.	<u> X </u>	<u> </u>	<u> </u>	Interior traffic and pedestrian circulation.
31.	<u> X </u>	<u> </u>	<u> </u>	Percent total impervious coverage.
32.	<u> X </u>	<u> </u>	<u> </u>	Percent total building coverage.
33.	<u> X </u>	<u> </u>	<u> </u>	Building dimensions.
34.	<u> X </u>	<u> </u>	<u> </u>	Area, finished floor elevation and height of proposed and existing building or structures.
35.	<u> x </u>	<u> </u>	<u> </u>	Preliminary architectural plans for proposed buildings, including building elevations (each side) indicating materials and colors to be used in construction, height and general design or architectural styling.
36.	<u> X </u>	<u> </u>	<u> </u>	Location, direction of illumination and intensity of all outdoor lighting. Type if fixture and height of lighting area to be indicated and isolux lines are to be superimposed on the plan.

NORTH BRUNSWICK CODE

	Submitted	Waiver Requested	N/A	
37.	<u>X</u>	<u> </u>	<u> </u>	Manufacturer's catalogue cut sheet for proposed lighting.
38.	<u>X</u>	<u> </u>	<u> </u>	The location, size, materials, illumination and construction details of existing and proposed signs.
39.	<u>X</u>	<u> </u>	<u> </u>	Existing and proposed screening and landscaping, including a planting plan, with quantity, species, caliper and location of planting noted in accordance with § 205-106.
40.	<u> </u>	<u> </u>	<u>X</u>	The location of and identification of proposed open spaces, parks or other recreation areas.
41.	<u>X</u>	<u> </u>	<u> </u>	Name, address, professional license number and seal of the architect, engineer, planner or surveyor preparing the site plan.
42.	<u> </u>	<u> </u>	<u>X</u>	Refuse enclosure location and detail.
43.	<u> </u>	<u> </u>	<u>X</u>	Fencing detail.
44.	<u> </u>	<u> </u>	<u>X</u>	Percolation test and soil log results (if applicable) certified by New Jersey Licensed Professional Engineer.
45.	<u> </u>	<u> </u>	<u>X</u>	Soils Report, including location of seasonal high ground water table.
46.	<u>X</u>	<u> </u>	<u> </u>	Evidence of soil erosion and sediment control plan submittal to Freehold Soil Conservation Service (if soil disturbance meets or exceeds 5,000 square feet).
47.	<u> </u>	<u> </u>	<u>X</u>	Evidence of submittal to New Jersey Department of Transportation for Access Permit and Drainage Permit (Routes 1, 27 and 130 properties only).
48.	<u> </u>	<u>X</u>	<u> </u>	Traffic study, including anticipated traffic volumes, capacity of existing or proposed roads traffic impact on road network and need for traffic improvements.
49.	<u> </u>	<u> </u>	<u>X</u>	Evidence of submittal to New Jersey Department of Environmental Protection for stream encroachment permit (if applicable).

LAND USE

	Submitted	Waiver Requested	N/A	
50.	<u> </u>	<u> X </u>	<u> </u>	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 a Licensed Surveyor of the State of New Jersey.
51.	<u> </u>	<u> </u>	<u> X </u>	Evidence of submittal to Middlesex County Planning Board (if on county road or involving county drainage structure).
52.	<u> </u>	<u> X </u>	<u> </u>	Stormwater Management Report.
53.	<u> X </u>	<u> </u>	<u> </u>	Statement of the steps to be taken by the applicant to eliminate any drainage problems which may be caused by the development of the site and to mitigate impact from prior upstream development.
54.	<u> </u>	<u> </u>	<u> X </u>	Copy of any protective covenants or deed restrictions that are intended to cover all or any part of the tract.
55.	<u> </u>	<u> </u>	<u> X </u>	"Letter of Intent" detailing size of proposed building, proposed use, number of tenants, number of employees, anticipated hours of operation, traffic, etc. for multifamily residential developments. The applicant shall determine whether the dwelling units are going to be offered for sale, for rent or for both sale and rent.
56.	<u>To be provided</u>	<u> </u>	<u> </u>	Such other items and information pertaining to the site as the Planning and Engineering Departments reasonably determine would be necessary or helpful to the Planning or Zoning Board in reviewing the application.
57.	<u> </u>	<u> X </u>	<u> </u>	Staging plan for any area that will be developed in stages, a total development plan must be submitted in accordance with this section.

NORTH BRUNSWICK CODE

	Submitted	Waiver Requested	N/A	
58.	<u> </u>	<u> </u>	<u> X </u>	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 application for floodplain delineation to NJDEP Land Use Regulation Program should be provided, if applicable.

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED

- Township of North Brunswick Site Plan Application;
- Township of North Brunswick Site Plan Completeness Checklist;
- 10% Ownership Disclosure Form;
- Tax Certification E-mail from Fran Cipot;
- 200' Radius Map – Block \$.05 Lot 122.02;
- Floor Plans, SK-1-SK-3 (full size and 11x17) for Garage Storage Units prepared by Perez & Radosti dated February 19, 2025;
- Preliminary and Final Site Plan for Hidden Lake Towne Center Garage Storage Units dated January 6, 2025, sheets 1-9 prepared by Menlo Engineering Associates (full size and 11x17).
- CD with PDF copies of above.

KAPLAN COMPANIES

433 River Road
Highland Park, NJ 08904
(732) 846-5900 ext. 215
(732) 846-4713 FAX
E Mail address bretk@thinkkaplan.com

February 27, 2025

VIA HAND DELIVERY

Sal Profacci
486 Old George's Road
North Brunswick, NJ

Re: Hidden Lake Towne Center, LLC (the "Applicant"); Preliminary and Final Site Plan; Block 4.05 Lot 122.05 (the "Property")


Dear Mr. Profacci:

I represent the Applicant with regard to the above matter. On behalf of the Applicant, I respectfully submit the following material in support of the Applicant's Preliminary and Final Major Site Plan and Minor Subdivision Application.

- Original plus fourteen (14) copies of the Application including checklist;
- Fifteen (15) copies of the Preliminary and Final Site Plan prepared by Menlo Engineering Associates (sheets 1-9, full size);
- Fifteen (15) copies of the Preliminary and Final Site Plan (sheets 1-9, 11x17);
- Fifteen (15) copies of the Architectural Plans prepared by Perez & Radosti (3 sheets, full size);
- Fifteen (15) copies of the Architectural Plans prepared by Perez & Radosti (3 sheets, 11x17); and
- One CD containing the above items.

Please review the submission at your earliest convenience for completeness, necessary fees and placement on the next available Planning Board agenda. Should you have any questions regarding the submission or need additional materials, please contact me directly.

Very truly yours,



Bret Kaplan, Esq.

BK/lg

Encl.

cc: Jason Kaplan w/o encl.
Ronald S. Blumstein, Esq. w/o encl.
Jay Franklin w/o encl.
Paul Kausch w/o encl.
Mike Marinelli, P.E. w/o encl.
Steve Radosti, AIA w/o encl.