

PROPERTY OWNERS WITHIN 200'

SOUTH BRUNSWICK TOWNSHIP

BLOCK	LOT	PROPERTY OWNER
4.46	4.01	SHEN SENOFF LIMITED PARTNERSHIP 14 WIDE HORIZONS DRIVE COLTS NECK, NJ 07722
4.46	5.01	SHEN SENOFF LIMITED PARTNERSHIP 14 WIDE HORIZONS DRIVE COLTS NECK, NJ 07722
4.47	114.01	FACANI ANTHONY 1031 AARON ROAD NORTH BRUNSWICK, NJ 08902
74	20	WHITE MOUNTAINS CRETANS FRATERNITY 1152 RARITAN AVENUE HIGHLAND PARK, NJ 08904
74	22.03	CENTONE REALTY LLC / S FERMAN 47 LEEDS LANE MORRIS TOWNSHIP, NJ 08831
74	22.04	S AND HF LLC / CHUNG KIR 2459 ROUTE 1 S NORTH BRUNSWICK, NJ 08902
74	25	ASSET GROUP 7425 LLC 8 THE GRN DOVER, DE 11901
74	26	ASSET GROUP 7425 LLC 8 THE GRN DOVER, DE 11901

UTILITIES TO BE NOTIFIED SOUTH BRUNSWICK TOWNSHIP:

MIDDLESEX COUNTY PLANNING BOARD COUNTY ADMINISTRATION BUILDING 5TH FLOOR 75 BAKARD STREET NEW BRUNSWICK, NJ 08901	VERIZON NJ & DC TAX ADMINISTRATION BROAD STREET - ROOM 305 NEWARK, NJ 07101
PUBLIC SERVICE ELECTRIC & GAS CO. MANAGER - CORPORATE PROPERTIES 10 PARK PLACE, 10B NEWARK, NJ 07102	DEPARTMENT OF TRANSPORTATION STATE OF NEW JERSEY 1035 PARKWAY TRENTON, NJ 08625
CABLE VISION OF RARITAN VALLEY 275 CENTINELA AVENUE SUITE 600 PISCATAWAY, NJ 08855-6802	SUNOCO PIPELINE L.P. RIGHT OF WAY MONTELEONE COMPLEX 525 PRITCHARD ROAD SPRING SPRING, PA 19068
CONSTRUCTION DEPARTMENT MR. TIM ALLEN TEXAS EASTERN TRANSMISSION CORP. 501 COLLIER STREET SOUTH PLAINFIELD, NJ 07080	NORTH BRUNSWICK TOWNSHIP 710 HERMANN ROAD NORTH BRUNSWICK, NJ 08902 ATTN: TOWNSHIP CLERK

SIGN REQUIREMENTS:

SIGNS PERMITTED IN GENERAL COMMERCIAL
(SEE DETAIL ON SHEET 2 OF 2):

MAX. NUMBER PERMITTED = 1
MIN. SETBACK FROM PROPERTY LINE = 20 FT
MAX. PERMITTED HEIGHT = 20 FT
MAX. PERMITTED AREA = 40 SF

PROPOSED SIGN = 1 COMPLIES
PROPOSED SETBACK FROM PROPERTY LINE = 6 FT. EXISTING
VARIANCE (3)
PROPOSED SIGN HEIGHT = 11.4 FT. COMPLIES
PROPOSED SIGN AREA = 32 SF. COMPLIES

FACADE SIGN 1 FROM ELEVATION
MAX. SIZE OF SIGNAGE 10% OF FACADE
MAX. HEIGHT OF SIGNAGE FROM GRADE = 20 FT

AREA OF FACADE = 1,505.5 SF
PROPOSED SIZE OF SIGNAGE = 60 OR 4% OF FACADE
COMPLIES
PROPOSED SIGN HEIGHT FROM GRADE = 12.8 FT COMPLIES
SEE ARCHITECTURALS

FACADE SIGN 2 LEFT SIDE ELEVATION
MAX. SIZE OF SIGNAGE 10% OF FACADE
MAX. HEIGHT OF SIGNAGE FROM GRADE = 20 FT

AREA OF FACADE = 780.4 SF
PROPOSED SIZE OF SIGNAGE = 60 OR 7.7% OF FACADE
COMPLIES
PROPOSED SIGN HEIGHT FROM GRADE = 12.8 FT COMPLIES
SEE ARCHITECTURALS

PARKING ANALYSIS:

RETAIL PARKING SPACE SIZE
REQUIRED = 9' x 18' (20 SPACES)

AUTOMOBILE PARKING REQUIREMENTS
RETAIL STORE = 1 SPACE/200 SF GFA
3,000+1,000 SF/200 SF = 20
SPACES

TOTAL PARKING REQUIRED = 20 SPACES
RETAIL = 20 SPACES
TOTAL PARKING PROPOSED = (16) SPACES (9X18)
INCLUDING (2 ADA SPACES-12X26) (4)

EV PARKING REQUIREMENTS:

AS PER NJ STATUTE P.L. 2021 C. 171 (7/8/2021):
REQUIRED FOR PARKING LOTS WITH MORE THAN 50
SPACES:
AT LEAST ONE PARKING SPACES SHALL BE 'MAKE
READY' EVSE PARKING SPACE
MINIMUM OF ONE EVSE AVAILABLE TO PEOPLE WITH
DISABILITIES

PROPOSED: NOT APPLICABLE

ADA PARKING REQUIREMENTS:

AS PER A.D.A. TABLE 208.2:

TOTAL NUMBER OF PARKING SPACES PROVIDED = 1 TO 25
TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED = 2

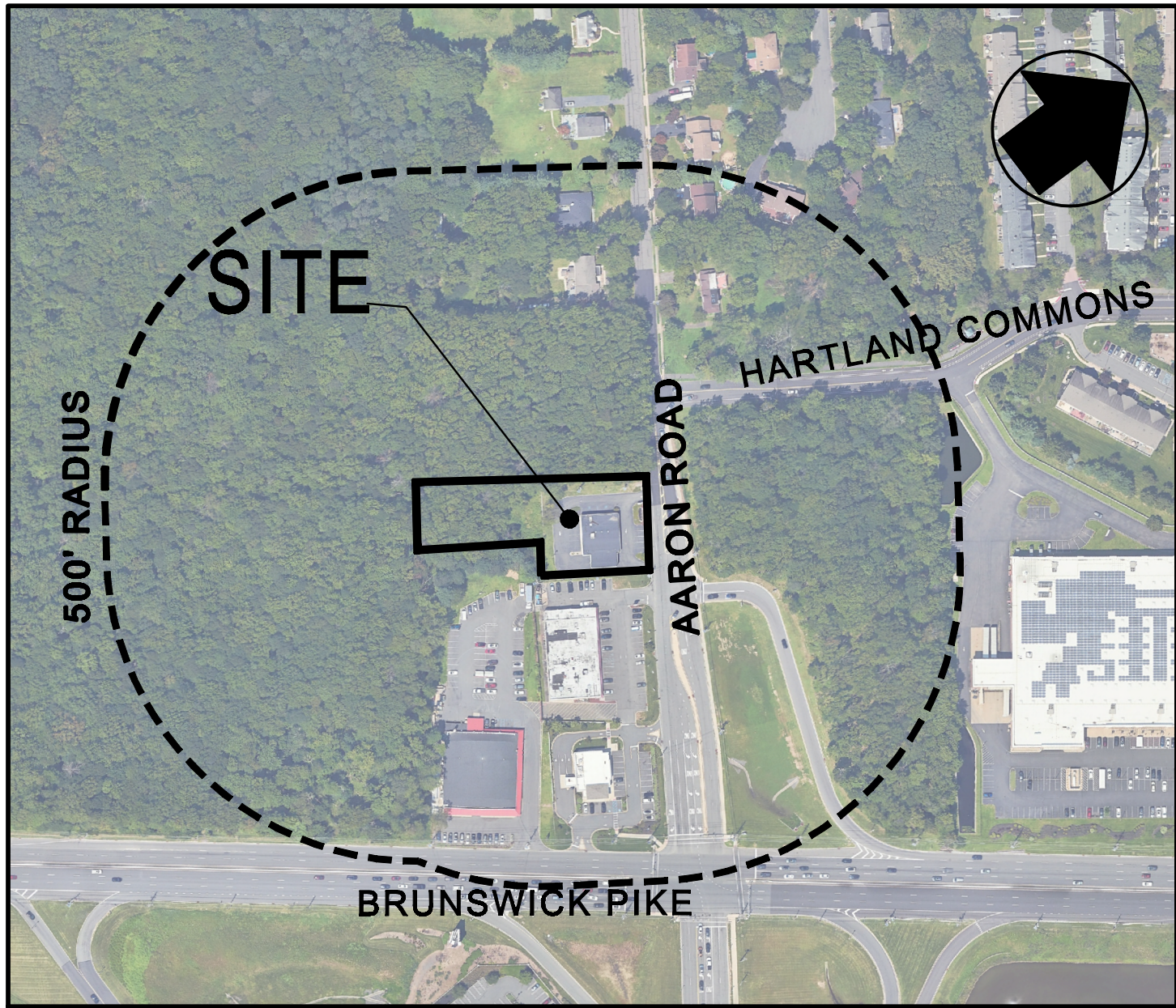
FOR EVERY 6 OR FRACTION OF 6 ACCESSIBLE PARKING SPACES
REQUIRED AT LEAST 1 SHALL BE VAN ACCESSIBLE

PROPOSED ACCESSIBLE PARKING SPACES = 2

LOADING REQUIREMENTS:

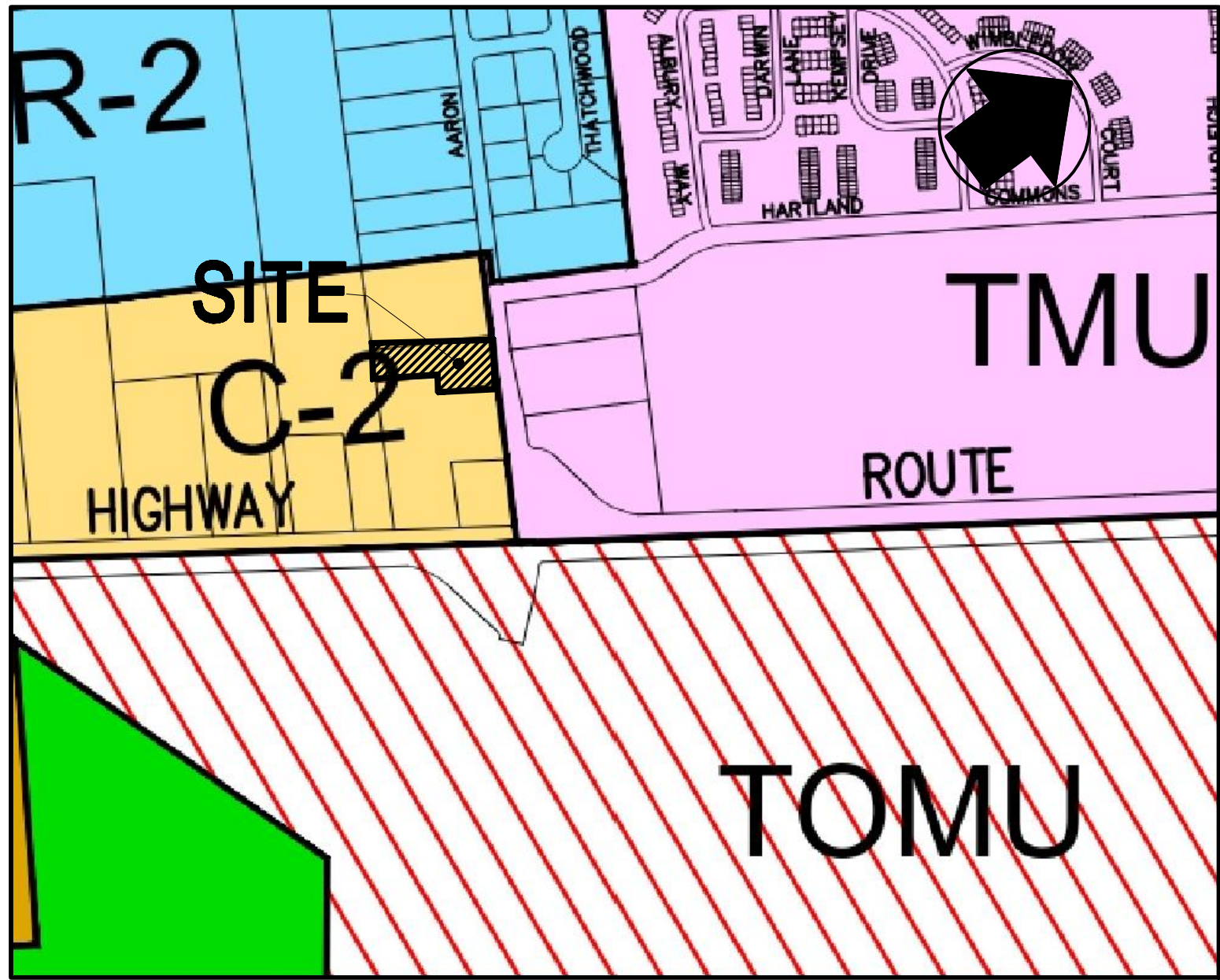
REQUIRED FOR RETAIL STRUCTURES = 1 SPACE
SPACE MUST BE 12 FEET WIDE BY 35 FEET IN LENGTH

PROPOSED = (0 SPACES) (5)



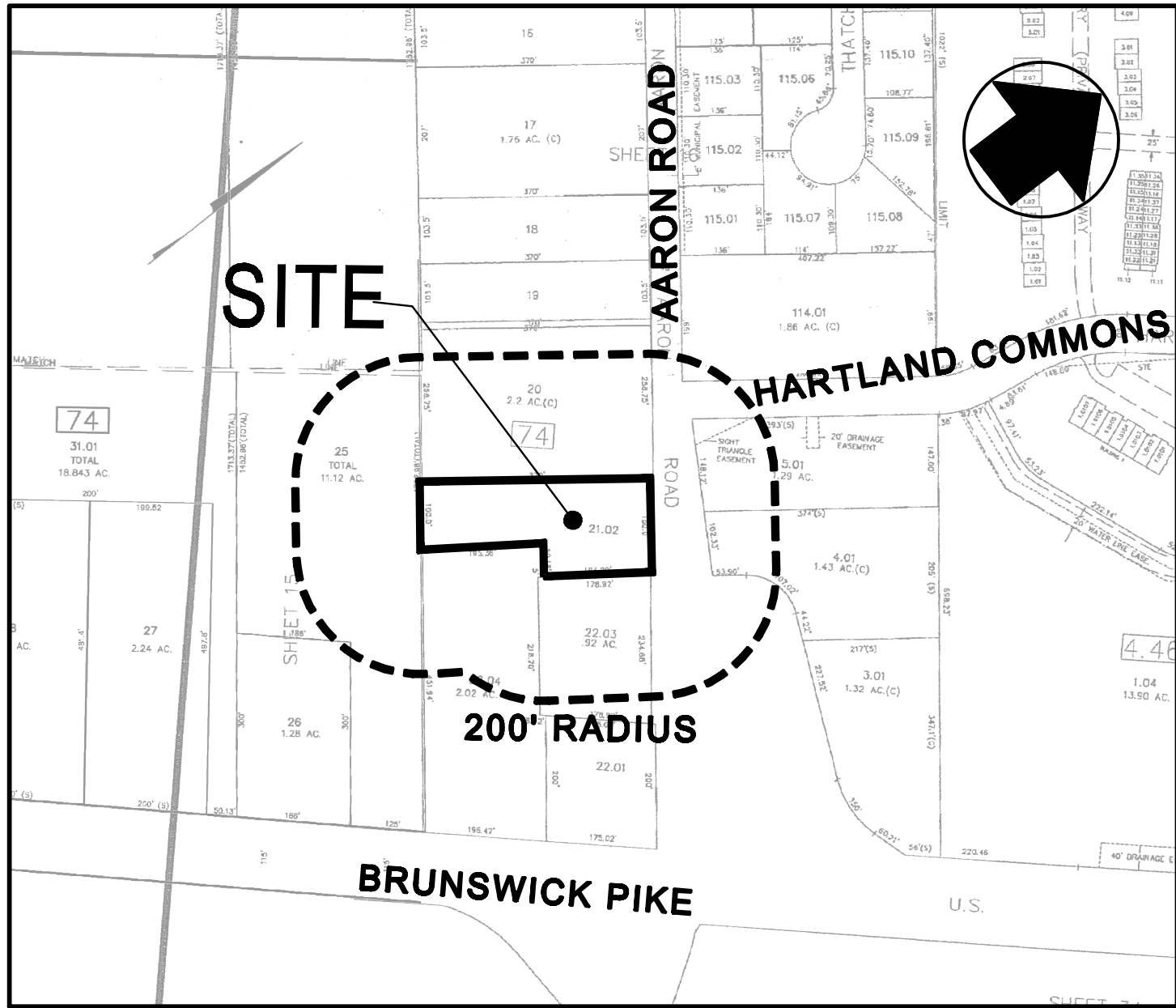
AERIAL MAP - LOCATION MAP

1" = 250'



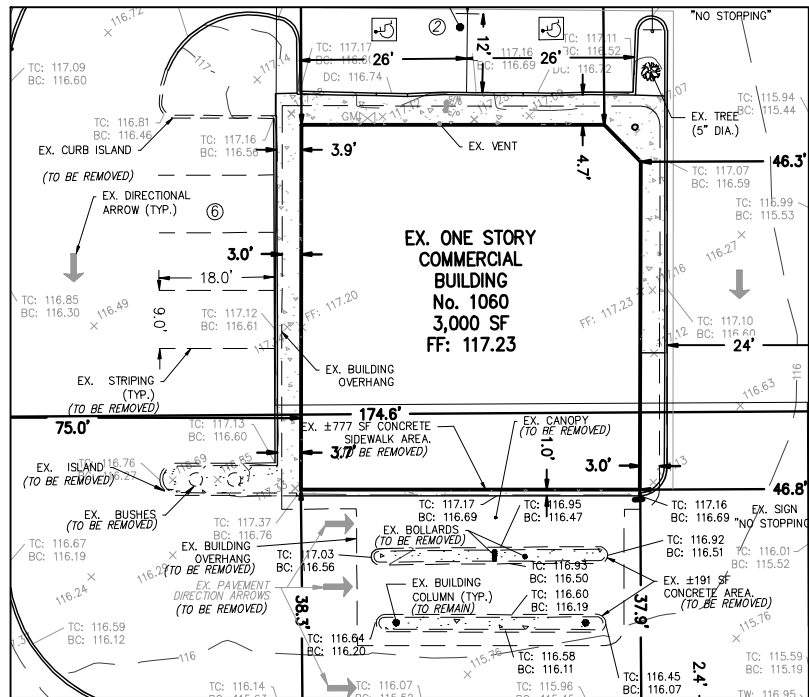
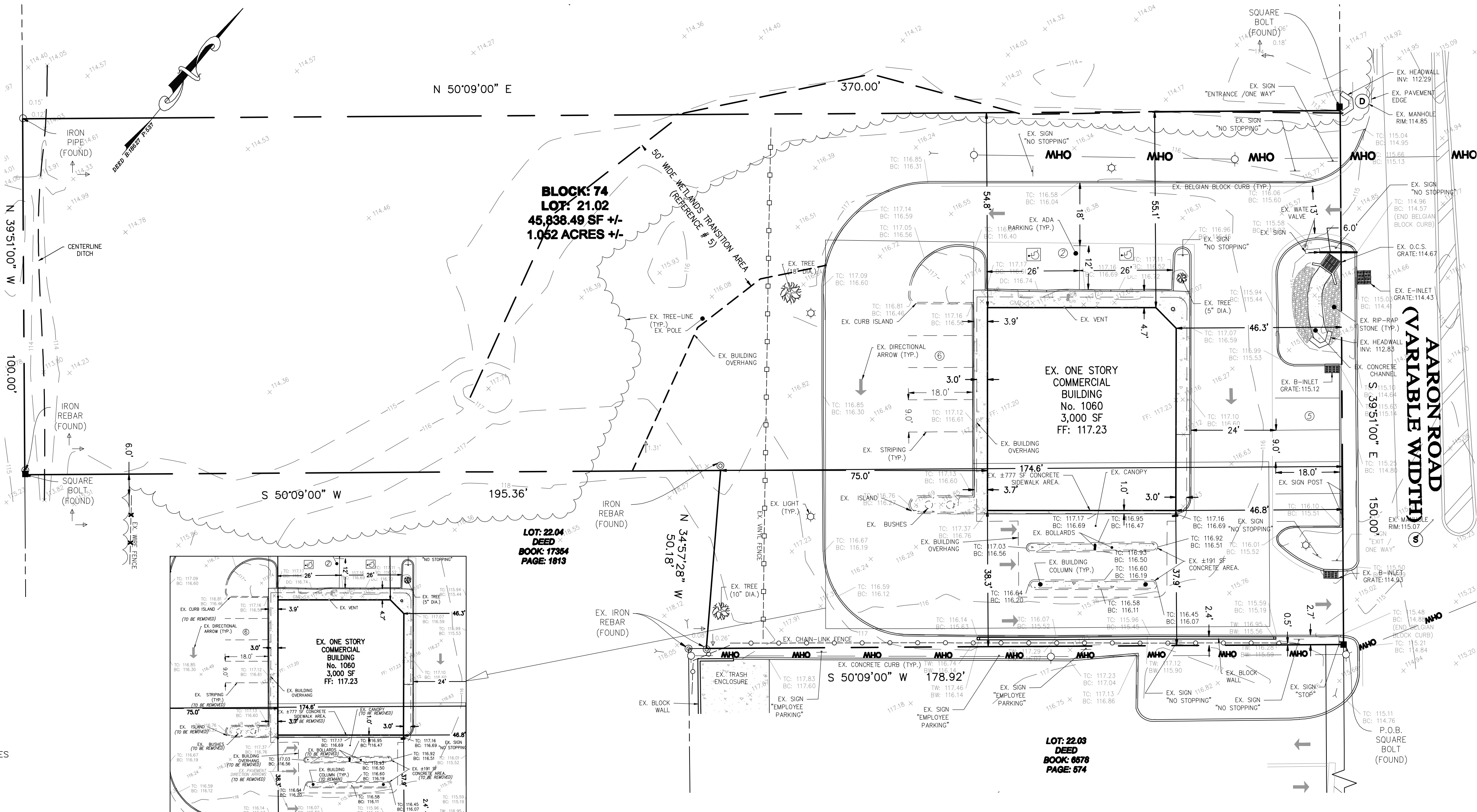
ZONING MAP

N.T.S.



KEY MAP / 200' RADIUS MAP

1" = 250'



INSET MAP DEMOLITIONS PLAN

SCALE: 1" = 30'

EXISTING CONDITIONS

SCALE: 1" = 20'

ZONING SCHEDULE - C-2 ZONE (GENERAL COMMERCIAL)

EXISTING USE: EX. VACANT BANK/PARKING LOT & DRIVE
PROPOSED USE: TABACO PRODUCTS STORE

C-2 ZONE REQUIRED	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	0.459 ACRES (20,000 S.F. ±)	1.052 ACRES (45,838.49 S.F. ±)	1.052 ACRES (45,838.49 S.F. ±)
MIN. LOT WIDTH	150'	150'	150'
MIN. LOT DEPTH	100'	174.6'	174.6'
MIN. FRONT YARD	60'	46.3' (1)	46.3'
MIN. ONE SIDE YARD	10'	37.9'	16.1'
MIN. BOTH SIDE YARDS	20'	92.7'	70.9'
MIN. REAR YARD	35'	75.0'	75.0'
MAX. BLDG. HEIGHT	40'/3 STORIES	<40'/3 STORIES	18.5'±/1 STORY
BUILDING COVERAGE	40%	6.55% (3,000 S.F. ±)	8.73% (4,000 S.F. ±)
IMPERVIOUS COVERAGE	80%	46.92% (21,467.7 S.F. ±)	46.92% (21,467.7 S.F. ±)
MAX. PARKING PERMITTED IN FRONT YARD	10%	38.46% (2) (5 SPACES)	38.46% (5 SPACES)

LISTING OF VARIANCES / DESIGN EXCEPTIONS:

- VARIANCE REQUESTED FOR MINIMUM LOT FRONT YARD WHERE 60' IS REQUIRED AND 46.4' IS EXISTING (SEC. 62-1426). EXISTING CONDITIONS
- VARIANCE REQUESTED FOR PARKING IN THE FRONT YARD WHERE 10% IS PERMITTED AND 38.5% (5 SPACES) IS EXISTING (SEC.62-1432(1). EXISTING CONDITIONS.
- VARIANCE REQUESTED FOR SIGN SETBACK WHERE 20 FT IS PERMITTED AND 6 FT IS EXISTING (SEC.205-102(C). EXISTING CONDITIONS
- VARIANCE REQUESTED FOR OFF-STREET PARKING WHERE 20 IS REQUIRED AND 16 SPACES ARE PROPOSED (SEC.205-100(B6)
- VARIANCE REQUESTED FOR OFF-STREET LOADING PARKING WHERE 12X35 FT IS REQUIRED AND 0 IS PROPOSED (SEC.205-97(H)

GENERAL NOTES:

- PROPERTY KNOWN AS LOT 21.02 IN BLOCK 74, TAX MAP SHT. 18, TOWNSHIP OF NORTH BRUNSWICK, CONTAINING A TOTAL OF 1.052 ACRES MORE OR LESS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS FROM A MAP TITLED "SURVEY OF PROPERTY TAX LOT 21.02 - BLOCK 74 1060 AARON ROAD, TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY, NEW JERSEY" DATED OCTOBER 21, 2024, PREPARED BY ADAM R. VOIT LIC. NO. 246504343200 OF LAND-TECH SERVICES LLC
- TOPOGRAPHICAL INFORMATION SHOWN HEREON IS BASED ON NAVD88
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVENTS, MATERIAL AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
- THE WETLANDS LINE AND ANY OTHER WETLANDS INFORMATION SHOWN ON THIS PLAN IS FROM A MAP TITLED "SURVEY OF PROPERTY TAX LOT 21.02 - BLOCK 74 1060 AARON ROAD, TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY, NEW JERSEY" DATED OCTOBER 21, 2024, PREPARED BY ADAM R. VOIT LIC. NO. 246504343200 OF LAND-TECH SERVICES LLC
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED OFFER MATERIALLY FROM THOSE REPRESENTED HEREON, AND/OR IF IN THE OPINION OF THE CONTRACTOR SUCH CONDITIONS SHOULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
A. CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
B. CURRENT PREVAILING UTILITY COMPANY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
C. CURRENT PREVAILING BUILDING CODES AND STANDARDS ADOPTED BY THE STATE OF NJ INCLUDING THE BARRIER FREE SUBCODE.
D. CURRENT PREVAILING FEDERAL A.D.A. REGULATIONS INCLUDING REVISED TITLES II AND III OF THE AMERICANS WITH DISABILITIES ACT OF 1990, INCLUDING AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAG).
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS PERTAINING TO SAFETY FOR BOTH THE GENERAL PUBLIC AND ALL WORKERS. SPECIFICALLY, THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF NEW JERSEY WORKER HEALTH SAFETY ACT (N.J.A.C. 12:10 AS AMENDED ET. SEQ.) AND THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ACT, US OSHA (CFR 29, PART 1926 AS AMENDED).
- DURING THE PROSECUTION OF WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE CONDITION WITH REGARD TO SAFETY, INCLUDING BUT NOT LIMITED TO: SAFE INGRESS AND EGRESS FOR THE PUBLIC, FIRE HAZARDS, DUST CONTROL, FLOODING, AND/OR ANY OTHER DANGEROUS OR HAZARDOUS CONDITIONS.
- ALL DISTURBED OR OPEN AREAS SHALL BE PROPERLY PROTECTED WITH BARRICADES, WARNING SIGNS, CONES, LIGHTS, ETC., AND SHALL BE MADE SAFE, AND PASSABLE AT THE END OF EVERY WORK DAY. ALL TRENCHES OR OTHER OPENINGS SHALL BE SUITABLY BACKFILLED AT THE END OF EACH WORKING DAY.
- BARRIER-FREE FACILITIES, INCLUDING BUT NOT LIMITED TO PARKING SPACES, RAMPS, SIGNAGE & PAVEMENT MARKINGS SHALL BE PROVIDED AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT OF 1990, AND ADA ACCESSIBILITY GUIDELINES AS CURRENTLY REVISED AND AMENDED.
- NO EXCAVATED MATERIALS MAY BE REMOVED FROM THE SITE WITHOUT THE PRIOR APPROVAL OF THE TOWNSHIP ENGINEERING DEPT. ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED OF ACCORDING TO ALL APPLICABLE REGULATIONS.
- THE BUILDING FOOTPRINTS SHOWN ON THIS PLAN INDICATE FOUNDATION DIMENSIONS ONLY AND DO NOT REPRESENT STRUCTURAL FEATURES, OVERHANGS, ADDITIONS ETC. ABOVE-GRADE ARCHITECTURAL PLANS)
- ALL PROPOSED SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE U.S. DOT FEDERAL HIGHWAY ADMINISTRATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AS CURRENTLY AMENDED OR REVISED.
- SHOP DRAWINGS TO BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN.
- THESE NOTES APPLY TO ALL SHEETS IN THIS SET OF PLANS.

Operation Notes:

NUMBER OF EMPLOYEES = 5 peak hours

HOURS OF OPERATIONS =
Monday - Saturday 10:00 am - 10:00 pm
Sunday 10:00 am - 8:00 pm

EMPLOYEE SHIFTS:
Morning Shift 10:00 am - 4:00 pm
Evening Shift 4:00 pm - 10:00 pm

DELIVERY SCHEDULE:
Once a week, Tuesdays between 10:00 am - 12:00 pm

TRASH SCHEDULE:
Once a week(Majority Recycling)

SECURITY SYSTEMS
CCTV CAMERAS & OUTDOOR LIGHTING:
Sunset to sunrise

AVERAGE CUSTOMER TIME:
Retail - 10 Minutes
Top/Loading - 45 minutes to 1 hour

SHEET INDEX

SHT. NO.	DESCRIPTION
1	COVER SHEET / EXISTING CONDITIONS / DEMOLITION PLAN
2	SITE IMPROVEMENT PLAN

APPROVED BY THE PLANING BOARD OF NORTH BRUNSWICK TOWNSHIP:

APPL. # _____

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

JOB #:

24-084

MEGHA INTERNATIONAL, LLC

COVER SHEET

1

2

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

APPLICANT/OWNER:
MEGHA INTERNATIONAL, LLC
ATTN: JOLLY BANSAI
6 SETH PLACE
DAYTON, NJ 08810

NO.	REVISION	DATE	Dr/Ck

CAD#:	DESIGN BY:	DATE:
24-084 COVER/ EX. CON.	SA	4-15-2025
PB#:	DRAWN BY:	SCALE:
	α	1" = 20'
BOOK#:	Checked by:	FILE NO.:
-	SA	24-084

AMERTECH ENGINEERING, INC.
ENGINEERS, SURVEYORS AND PLANNERS
267 ROOSEVELT AVENUE, NORTH BRUNSWICK, N.J. 08902
TEL: (732) 241-3358 • FAX: (732) 241-3889 • EMAIL: info@amertechengineering.com
WWW.AMERTECHENGINEERING.COM • LICENSE NO. 242599-0003

SHARIF H. ALY
New Jersey Professional Engineer Lic. No. 34669

PRELIMINARY & FINAL MAJOR SITE PLAN
BLOCK 74, LOT 21.02
NORTH BRUNSWICK TOWNSHIP
MIDDLESEX COUNTY, NEW JERSEY
TAX MAP SHEET #18