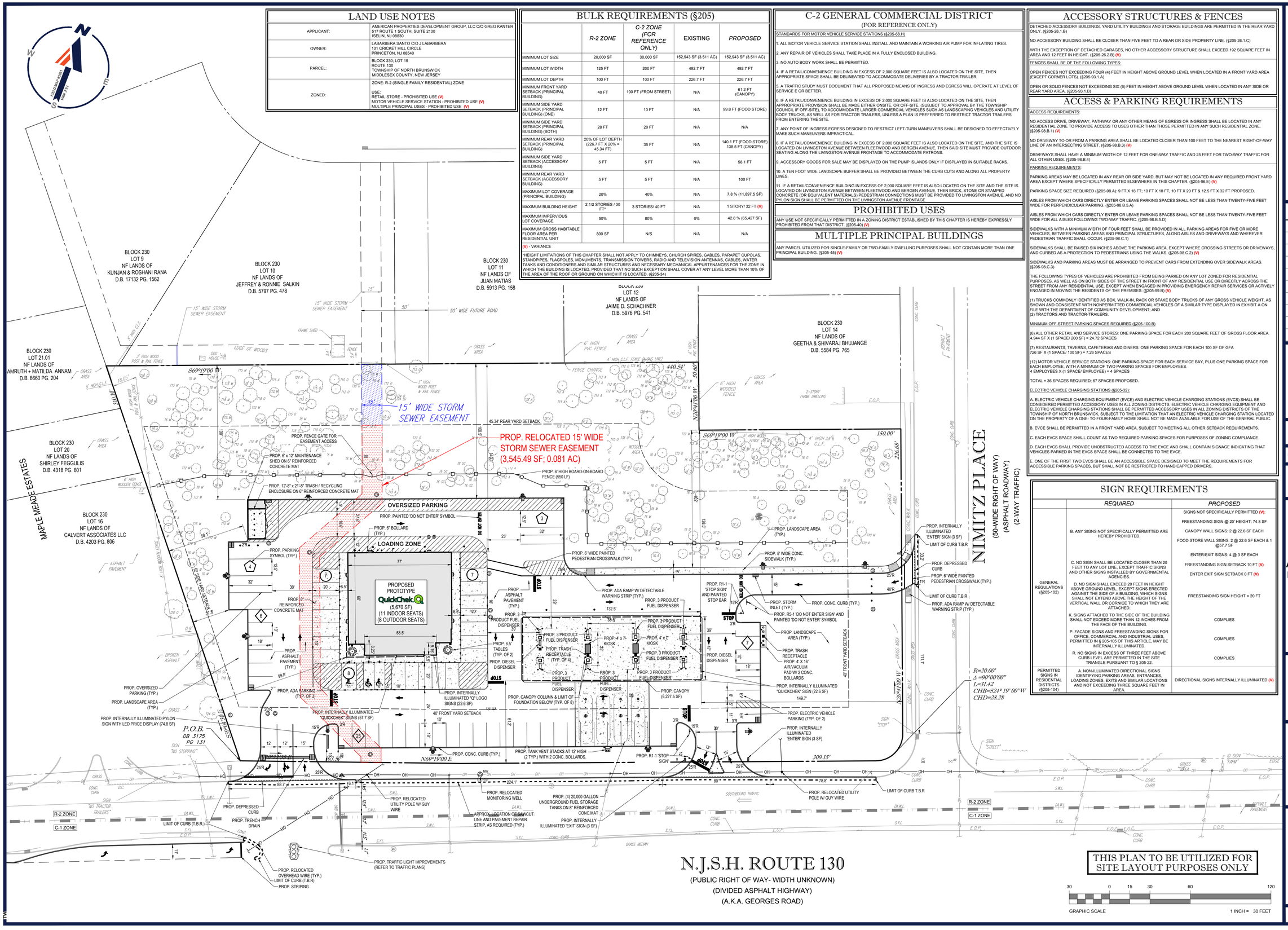

LAND USE NOTES

APPLICANT:	AMERICAN PROPERTIES DEVELOPMENT GROUP, LLC C/O GREG KANTER 517 ROUTE 1 SOUTH, SUITE 2100 ISELIN, NJ 08830
OWNER:	LABARBERA SANTO C/O J LABARBERA 101 CRICKET HILL CIRCLE PRINCETON, NJ 08540
PARCEL:	BLOCK 230; LOT 15 ROUTE 130 TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY, NEW JERSEY
ZONED:	ZONE: R-2 (SINGLE FAMILY RESIDENTIAL) ZONE USE: RETAIL STORE - PROHIBITED USE (V) MOTOR VEHICLE SERVICE STATION - PROHIBITED USE (V) MULTIPLE PRINCIPAL USES - PROHIBITED USE (V)

BULK REQUIREMENTS (§205)

	R-2 ZONE	C-2 ZONE (FOR REFERENCE ONLY)	EXISTING	PROPOSED
MINIMUM LOT SIZE	20,000 SF	30,000 SF	152,943 SF (3.511 AC)	152,943 SF (3.511 AC)
MINIMUM LOT WIDTH	125 FT	200 FT	492.7 FT	492.7 FT
MINIMUM LOT DEPTH	100 FT	100 FT	226.7 FT	226.7 FT
MINIMUM FRONT YARD SETBACK (PRINCIPAL BUILDING)	40 FT	100 FT (FROM STREET)	N/A	61.2 FT (CANOPY)
MINIMUM SIDE YARD SETBACK (PRINCIPAL BUILDING) (ONE)	12 FT	10 FT	N/A	99.8 FT (FOOD STORE)
MINIMUM SIDE YARD SETBACK (PRINCIPAL BUILDING) (BOTH)	28 FT	20 FT	N/A	N/A
MINIMUM REAR YARD SETBACK (PRINCIPAL BUILDING)	20% OF LOT DEPTH (226.7 FT X 20% = 45.34 FT)	35 FT	N/A	140.1 FT (FOOD STORE) 138.5 FT (CANOPY)
MINIMUM SIDE YARD SETBACK (ACCESSORY BUILDING)	5 FT	5 FT	N/A	58.1 FT
MINIMUM REAR YARD SETBACK (ACCESSORY BUILDING)	5 FT	5 FT	N/A	100 FT
MAXIMUM LOT COVERAGE (PRINCIPAL BUILDING)	20%	40%	N/A	7.8 % (11,897.5 SF)
MAXIMUM BUILDING HEIGHT	2 1/2 STORIES / 30 FT*	3 STORIES/ 40 FT	N/A	1 STORY/ 32 FT (V)
MAXIMUM IMPERVIOUS LOT COVERAGE	50%	80%	0%	42.8 % (65,427 SF)
MAXIMUM GROSS HABITABLE FLOOR AREA PER RESIDENTIAL UNIT	800 SF	N/S	N/A	N/A

(V) - VARIANCE

*HEIGHT LIMITATIONS OF THIS CHAPTER SHALL NOT APPLY TO CHIMNEYS, CHURCH SPIRES, GABLES, PARAPET CUPOLAS, STANDPIPES, FLAGPOLES, MONUMENTS, TRANSMISSION TOWERS, RADIO AND TELEVISION ANTENNAS, CABLES, WATER TANKS AND CONDITIONERS AND SIMILAR STRUCTURES AND NECESSARY MECHANICAL APPURTENANCES FOR THE ZONE IN WHICH THE BUILDING IS LOCATED, PROVIDED THAT NO SUCH EXCEPTION SHALL COVER AT ANY LEVEL MORE THAN 10% OF THE AREA OF THE ROOF OR GROUND ON WHICH IT IS LOCATED. (§205-34)

C-2 GENERAL COMMERCIAL DISTRICT
(FOR REFERENCE ONLY)

STANDARDS FOR MOTOR VEHICLE SERVICE STATIONS (§205-68.H)

1. ALL MOTOR VEHICLE SERVICE STATION SHALL INSTALL AND MAINTAIN A WORKING AIR PUMP FOR INFLATING TIRES.

2. ANY REPAIR OF VEHICLES SHALL TAKE PLACE IN A FULLY ENCLOSED BUILDING.

3. NO AUTO BODY WORK SHALL BE PERMITTED.

4. IF A RETAIL/CONVENIENCE BUILDING IN EXCESS OF 2,000 SQUARE FEET IS ALSO LOCATED ON THE SITE, THEN APPROPRIATE SPACE SHALL BE DELINEATED TO ACCOMMODATE DELIVERIES BY A TRACTOR TRAILER.

5. A TRAFFIC STUDY MUST DOCUMENT THAT ALL PROPOSED MEANS OF INGRESS AND EGRESS WILL OPERATE AT LEVEL OF SERVICE E OR BETTER.

6. IF A RETAIL/CONVENIENCE BUILDING IN EXCESS OF 2,000 SQUARE FEET IS ALSO LOCATED ON THE SITE, THEN APPROPRIATE PROVISION SHALL BE MADE EITHER ONSITE, OR OFF-SITE, (SUBJECT TO APPROVAL BY THE TOWNSHIP COUNCIL IF OFF-SITE), TO ACCOMMODATE LARGER COMMERCIAL VEHICLES SUCH AS LANDSCAPING VEHICLES AND UTILITY BODY TRUCKS, AS WELL AS FOR TRACTOR TRAILERS, UNLESS A PLAN IS PREFERRED TO RESTRICT TRACTOR TRAILERS FROM ENTERING THE SITE.

7. ANY POINT OF INGRESS DESIGNED TO RESTRICT LEFT-TURN MANEUVERS SHALL BE DESIGNED TO EFFECTIVELY MAKE SUCH MANEUVERS IMPRACTICAL.

8. IF A RETAIL/CONVENIENCE BUILDING IN EXCESS OF 2,000 SQUARE FEET IS ALSO LOCATED ON THE SITE, AND THE SITE IS LOCATED ON LIVINGSTON AVENUE BETWEEN FLEETWOOD AND BERGEN AVENUE, THEN SAID SITE MUST PROVIDE OUTDOOR SEATING ALONG THE LIVINGSTON AVENUE FRONTAGE TO ACCOMMODATE PATRONS.

9. ACCESSORY GOODS FOR SALE MAY BE DISPLAYED ON THE PUMP ISLANDS ONLY IF DISPLAYED IN SUITABLE RACKS.

10. A TEN FOOT WIDE LANDSCAPE BUFFER SHALL BE PROVIDED BETWEEN THE CURB CUTS AND ALONG ALL PROPERTY LINES.

11. IF A RETAIL/CONVENIENCE BUILDING IN EXCESS OF 2,000 SQUARE FEET IS ALSO LOCATED ON THE SITE AND THE SITE IS LOCATED ON LIVINGSTON AVENUE BETWEEN FLEETWOOD AND BERGEN AVENUE, THEN BRICK, STONE OR STAMPED CONCRETE (OR EQUIVALENT MATERIALS) PEDESTRIAN CONNECTIONS MUST BE PROVIDED TO LIVINGSTON AVENUE, AND NO PYLON SIGN SHALL BE PERMITTED ON THE LIVINGSTON AVENUE FRONTAGE.

PROHIBITED USES

ANY USE NOT SPECIFICALLY PERMITTED IN A ZONING DISTRICT ESTABLISHED BY THIS CHAPTER IS HEREBY EXPRESSLY PROHIBITED FROM THAT DISTRICT. (§205-40) (V)

MULTIPLE PRINCIPAL BUILDINGS

ANY PARCEL UTILIZED FOR SINGLE-FAMILY OR TWO-FAMILY DWELLING PURPOSES SHALL NOT CONTAIN MORE THAN ONE PRINCIPAL BUILDING. (§205-45) (V)

ACCESSORY STRUCTURES & FENCES

DETACHED ACCESSORY BUILDINGS, YARD UTILITY BUILDINGS AND STORAGE BUILDINGS ARE PERMITTED IN THE REAR YARD ONLY. (§205-26.1.B)

NO ACCESSORY BUILDING SHALL BE CLOSER THAN FIVE FEET TO A REAR OR SIDE PROPERTY LINE. (§205-26.1.C)

WITH THE EXCEPTION OF DETACHED GARAGES, NO OTHER ACCESSORY STRUCTURE SHALL EXCEED 192 SQUARE FEET IN AREA AND 12 FEET IN HEIGHT. (§205-26.2.B) (V)

FENCES SHALL BE OF THE FOLLOWING TYPES:

OPEN FENCES NOT EXCEEDING FOUR (4) FEET IN HEIGHT ABOVE GROUND LEVEL WHEN LOCATED IN A FRONT YARD AREA (EXCEPT CORNER LOTS). (§205-93.1.A)

OPEN OR SOLID FENCES NOT EXCEEDING SIX (6) FEET IN HEIGHT ABOVE GROUND LEVEL WHEN LOCATED IN ANY SIDE OR REAR YARD AREA. (§205-93.1.B)

ACCESS & PARKING REQUIREMENTS

ACCESS REQUIREMENTS:

NO ACCESS DRIVE, DRIVEWAY, PATHWAY OR ANY OTHER MEANS OF EGRESS OR INGRESS SHALL BE LOCATED IN ANY RESIDENTIAL ZONE TO PROVIDE ACCESS TO USES OTHER THAN THOSE PERMITTED IN ANY SUCH RESIDENTIAL ZONE. (§205-98.B.1) (V)

NO DRIVEWAY TO OR FROM A PARKING AREA SHALL BE LOCATED CLOSER THAN 100 FEET TO THE NEAREST RIGHT-OF-WAY LINE OF AN INTERSECTING STREET. (§205-98.B.3) (V)

DRIVEWAYS SHALL HAVE A MINIMUM WIDTH OF 12 FEET FOR ONE-WAY TRAFFIC AND 25 FEET FOR TWO-WAY TRAFFIC FOR ALL OTHER USES. (§205-98.B.4)

PARKING REQUIREMENTS:

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. (§205-96.E) (V)

PARKING SPACE SIZE REQUIRED (§205-98.A): 9 FT X 18 FT; 10 FT X 18 FT, 10 FT X 20 FT & 12.5 FT X 32 FT PROPOSED.

AISLES FROM WHICH CARS DIRECTLY ENTER OR LEAVE PARKING SPACES SHALL NOT BE LESS THAN TWENTY-FIVE FEET WIDE FOR PERPENDICULAR PARKING. (§205-98.B.5.A)

AISLES FROM WHICH CARS DIRECTLY ENTER OR LEAVE PARKING SPACES SHALL NOT BE LESS THAN TWENTY-FIVE FEET WIDE FOR ALL AISLES FOLLOWING TWO-WAY TRAFFIC. (§205-98.B.5.D)

SIDEWALKS WITH A MINIMUM WIDTH OF FOUR FEET SHALL BE PROVIDED IN ALL PARKING AREAS FOR FIVE OR MORE VEHICLES, BETWEEN PARKING AREAS AND PRINCIPAL STRUCTURES, ALONG AISLES AND DRIVEWAYS AND WHEREVER PEDESTRIAN TRAFFIC SHALL OCCUR. (§205-98.C.1)

SIDEWALKS SHALL BE RAISED SIX INCHES ABOVE THE PARKING AREA, EXCEPT WHERE CROSSING STREETS OR DRIVEWAYS, AND CURBED AS A PROTECTION TO PEDESTRIANS USING THE WALKS. (§205-98.C.2) (V)

SIDEWALKS AND PARKING AREAS MUST BE ARRANGED TO PREVENT CARS FROM EXTENDING OVER SIDEWALK AREAS. (§205-98.C.3)

THE FOLLOWING TYPES OF VEHICLES ARE PROHIBITED FROM BEING PARKED ON ANY LOT ZONED FOR RESIDENTIAL PURPOSES, AS WELL AS ON BOTH SIDES OF THE STREET IN FRONT OF ANY RESIDENTIAL USE OR DIRECTLY ACROSS THE STREET FROM ANY RESIDENTIAL USE, EXCEPT WHEN ENGAGED IN PROVIDING EMERGENCY REPAIR SERVICES OR ACTIVELY ENGAGED IN MOVING THE RESIDENTS OF THE PREMISES: (§205-99.B) (V)

(1) TRUCKS COMMONLY IDENTIFIED AS BOX, WALK-IN, RACK OR STAKE BODY TRUCKS OF ANY GROSS VEHICLE WEIGHT, AS SHOWN AND CONSISTENT WITH NONPERMITTED COMMERCIAL VEHICLES OF A SIMILAR TYPE DISPLAYED IN EXHIBIT A ON FILE WITH THE DEPARTMENT OF COMMUNITY DEVELOPMENT, AND
(2) TRACTORS AND TRACTOR-TRAILERS.

MINIMUM OFF-STREET PARKING SPACES REQUIRED (§205-100.B)

(6) ALL OTHER RETAIL AND SERVICE STORES: ONE PARKING SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA.
4,944 SF X (1 SPACE/ 200 SF) = 24.72 SPACES

(7) RESTAURANTS, TAVERNS, CAFETERIAS AND DINERS: ONE PARKING SPACE FOR EACH 100 SF OF GFA
726 SF X (1 SPACE/ 100 SF) = 7.26 SPACES

(12) MOTOR VEHICLE SERVICE STATIONS: ONE PARKING SPACE FOR EACH SERVICE BAY, PLUS ONE PARKING SPACE FOR EACH EMPLOYEE, WITH A MINIMUM OF TWO PARKING SPACES FOR EMPLOYEES.
4 EMPLOYEES X (1 SPACE/ EMPLOYEE) = 4 SPACES

TOTAL = 36 SPACES REQUIRED; 67 SPACES PROPOSED.

ELECTRIC VEHICLE CHARGING STATIONS (§205-32):

A. ELECTRIC VEHICLE CHARGING EQUIPMENT (EVCE) AND ELECTRIC VEHICLE CHARGING STATIONS (EVCS) SHALL BE CONSIDERED PERMITTED ACCESSORY USES IN ALL ZONING DISTRICTS. ELECTRIC VEHICLE CHARGING EQUIPMENT AND ELECTRIC VEHICLE CHARGING STATIONS SHALL BE PERMITTED ACCESSORY USES IN ALL ZONING DISTRICTS OF THE TOWNSHIP OF NORTH BRUNSWICK, SUBJECT TO THE LIMITATION THAT AN ELECTRIC VEHICLE CHARGING STATION LOCATED ON THE PROPERTY OF A ONE- TO FOUR-FAMILY HOME SHALL NOT BE MADE AVAILABLE FOR USE OF THE GENERAL PUBLIC.

B. EVCE SHALL BE PERMITTED IN A FRONT YARD AREA, SUBJECT TO MEETING ALL OTHER SETBACK REQUIREMENTS.

C. EACH EVCS SPACE SHALL COUNT AS TWO REQUIRED PARKING SPACES FOR PURPOSES OF ZONING COMPLIANCE.

D. EACH EVCS SHALL PROVIDE UNOBSTRUCTED ACCESS TO THE EVCE AND SHALL CONTAIN SIGNAGE INDICATING THAT VEHICLES PARKED IN THE EVCS SPACE SHALL BE CONNECTED TO THE EVCE.

E. ONE OF THE FIRST TWO EVCS SHALL BE AN ACCESSIBLE SPACE DESIGNED TO MEET THE REQUIREMENTS FOR ACCESSIBLE PARKING SPACES, BUT SHALL NOT BE RESTRICTED TO HANDICAPPED DRIVERS.

SIGN REQUIREMENTS

		REQUIRED	PROPOSED
GENERAL REGULATIONS (§205-102)	B. ANY SIGNS NOT SPECIFICALLY PERMITTED ARE HEREBY PROHIBITED.		SIGNS NOT SPECIFICALLY PERMITTED (V): FREESTANDING SIGN @ 20' HEIGHT; 74.8 SF CANOPY WALL SIGNS: 2 @ 22.6 SF EACH FOOD STORE WALL SIGNS: 2 @ 22.6 SF EACH & 1 @57.7 SF ENTER/EXIT SIGNS: 4 @ 3 SF EACH
	C. NO SIGN SHALL BE LOCATED CLOSER THAN 20 FEET TO ANY LOT LINE, EXCEPT TRAFFIC SIGNS AND OTHER SIGNS INSTALLED BY GOVERNMENTAL AGENCIES.		FREESTANDING SIGN SETBACK 10 FT (V) ENTER EXIT SIGN SETBACK 0 FT (V)
	D. NO SIGN SHALL EXCEED 20 FEET IN HEIGHT ABOVE GROUND LEVEL, EXCEPT SIGNS ERECTED AGAINST THE SIDE OF A BUILDING, WHICH SIGNS SHALL NOT EXTEND ABOVE THE HEIGHT OF THE VERTICAL WALL OR CORNICE TO WHICH THEY ARE ATTACHED.		FREESTANDING SIGN HEIGHT = 20 FT
	K. SIGNS ATTACHED TO THE SIDE OF THE BUILDING SHALL NOT EXCEED MORE THAN 12 INCHES FROM THE FACE OF THE BUILDING.		COMPLIES
	P. FACADE SIGNS AND FREESTANDING SIGNS FOR OFFICE, COMMERCIAL AND INDUSTRIAL USES, PERMITTED IN § 205-105 OF THIS ARTICLE, MAY BE INTERNALLY ILLUMINATED.		COMPLIES
	R. NO SIGNS IN EXCESS OF THREE FEET ABOVE CURB LEVEL ARE PERMITTED IN THE SITE TRIANGLE PURSUANT TO § 205-22.		COMPLIES
PERMITTED SIGNS IN RESIDENTIAL DISTRICTS (§205-104)	A. NON-ILLUMINATED DIRECTIONAL SIGNS IDENTIFYING PARKING AREAS, ENTRANCES, LOADING ZONES, EXITS AND SIMILAR LOCATIONS AND NOT EXCEEDING THREE SQUARE FEET IN AREA.		DIRECTIONAL SIGNS INTERNALLY ILLUMINATED (V)

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PROJECT No.:	NJA240262.00
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CHECKED BY:	TXL
DATE:	04/02/2025
CAD I.D.:	NJA240262.00-USVP-0A

PROJECT:

USE VARIANCE PLANS

FOR

AMERICAN PROPERTIES DEVELOPMENT GROUP, LLC

PROPOSED QUICKCHEK FOOD STORE WITH FUEL SALES

BLK: 230 | LOT: 15
1661-1689 ROUTE 130
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY

BOHLER
BOHLER ENGINEERING NJ, LLC
30 INDEPENDENCE BLVD., SUITE 200
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NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & NH000122

Digitally signed by Tung-To Lam
Date: 2025.04.02 13:06:00 -04'00'

PROFESSIONAL ENGINEER
STATE OF NEW JERSEY
TUNG-TO LAM
NO. GE47865
LICENSED

IA LICENSE NO. 30024
CONNECTICUT LICENSE NO. 30024
PENNSYLVANIA LICENSE NO. 76746

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-04

ORG. DATE - 04/02/2025

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