

June 25, 2025

Sal Profaci, Zoning Officer  
Tom Vigna, Planning Director  
Township of North Brunswick  
Municipal Complex  
710 Hermann Road  
North Brunswick, NJ 08902

Re: Planning Board Application for MainStreetNB Phase 1H  
North Brunswick, NJ  
Block 141 Lots 44.04, 63.02, 121, 141.04

Dear Sal and Tom:

On behalf of our clients, North Brunswick TOD Associates, LLC, we are seeking amended preliminary and final major subdivision for 5 new/amended lots, amended preliminary/final major site plan approval for all of Phase 1H. ("Subject Site")

The following is submitted for your review:

1. Cover letter by Matt Wanamaker of Pennoni Associates, dated 6/25/2025
2. Site Plans by F Mitchell Ardman of the Reynolds Group dated 6/12/25
3. Drainage Pipe Conveyance Calculation, by Adonis Crispo of the Reynolds Group, dated June 2025
4. Traffic Impact and Parking Assessment by Nick Verderese of Dynamic Traffic, dated 6/20/25
5. Stormwater Management Report Addendum, by James Cosgrove of One Water Consulting
6. Phase 1H Water and Sewer Update Letter by James Cosgrove of One Water Consulting
7. Building Architecture Package by Toll Brothers Architecture
8. Phasing Plan, undated
9. Signage Chart, undated
10. Zoning compliance package for all buildings, undated
11. Site plan application, signed
12. Subdivision application, signed
13. Checklists (Appendices A, C and D)
14. Tax and assessment payment report, signed
15. Zoning Review Fee Check in the amount of \$200.00

Prior Approvals:

The following lists approvals granted for the MainStreet North Brunswick Transit Village. This Phase 1F is the next approval sought with this application:

1. June 10, 2010 General Development Plan Approval – Phase 1 and Final Build Phase and Preliminary Site Plan Approval - Phase 1 and Final Build Phase of MainstreetNB
  - a. Date of Board Approval – June 10, 2010
  - b. Date of Memorialization of the Resolution – July 13, 2010
  - c. Title of Resolution – "TOWNSHIP OF NORTH BRUNSWICK PLANNING BOARD RESOLUTION MainStreetNB Block 148, Lots 5.04, 7.01, 7.03 and 23 2300 U.S. Route 1 North Application No: 2398 General Development Plan - Phase 1 and Final Build Phase Preliminary Site Plan - Phase 1 and Final Build Phase."
2. April 10, 2012 First Maser Improvements Approval.
  - a. Date of Board Approval – April 10, 2012
  - b. Date of Memorialization of the Resolution – May 8, 2012
  - c. Title of Resolution – "A RESOLUTION OF THE NORTH BRUNSWICK PLANNING BOARD APPROVING A REVISED ROADWAY IMPROVEMENT PLAN PROPOSED BY THE NBTOD ASSOCIATES IN ASSOCIATION WITH THE REDEVELOPMENT OF THE FORMER JOHNSON & JOHNSON SITE."
3. May 30, 2012 Amended General Development Plan Approval - Phase 1 and Final Build Phase, Amended Preliminary Major Site Plan Approval – Phase 1 and Final Build Phase and Preliminary Major Subdivision Approval – Phase 1 and Final Build Phase of Project.
  - a. Date of Board Approval – May 30, 2012
  - b. Date of Memorialization of the Resolution – July 17, 2012
  - c. Title of Resolution - "TOWNSHIP OF NORTH BRUNSWICK PLANNING BOARD RESOLUTION MainStreetNB Block 148, Lots 5.04, 7.01, 7.03 and 23 2300 U.S. Route 1 North Application No: 21-2398 Amended General Development Plan - Phase 1 and Final Build Phase Amended Preliminary Major Site Plan – Phase 1 and Final Build Phase Preliminary Major Subdivision – Phase 1 and Final Build Phase."
4. September 11, 2012 Amended Preliminary Major Subdivision Approval – Phase 1 and Final Build Phase, Amended Preliminary Major Site Plan Approval – Phase 1 and Final Build Phase, Final Major Subdivision Approval – Phase 1A and Final Major Site Plan Approval Phase 1A of Project.
  - a. Date of Board Approval – September 11, 2012
  - b. Date of Memorialization of the Resolution - October 9, 2012
  - c. Title of Resolution - "TOWNSHIP OF NORTH BRUNSWICK PLANNING BOARD RESOLUTION MainStreetNB Block 148, Lots 5.04, 7.01, 7.03 and 23 2300 U.S. Route 1 North Application No: 2398 Amended Preliminary Major Subdivision – Phase 1 and Final Build Phase Amended Preliminary Major Site Plan – Phase 1 and Final Build Phase Final Major Subdivision – Phase 1A Final Major Site Plan – Phase 1A."

5. June 11, 2013 Supplemental Planned Development Findings
  - a. Date of Board Approval – June 11, 2013
  - b. Date of Memorialization of the Resolution - July 9, 2013
  - c. Title of Resolution – “TOWNSHIP OF NORTH BRUNSWICK PLANNING BOARD  
RESOLUTION MainStreetNB Block 148, Lots 5.04, 7.01, 7.03 and 23 2300 U.S. Route 1  
North Application No: 21-2398 SUPPLEMENTAL FINDINGS WITH RESPECT TO: Amended  
General Development Plan – Phase 1 and Final Build Phase Amended Preliminary Major  
Subdivision – Phase 1 and Final Build Phase Amended Preliminary Major Site Plan –  
Phase 1 and Final Build Phase Final Major Subdivision – Phase 1A Final Major Site Plan –  
Phase 1A.”
6. September 10, 2013 Final Major Subdivision Approval – Phase 1B (Target) and Amended  
Preliminary and Final Major Site Plan Approval – Phase 1B (Target).
  - a. Date of Board Approval – September 10, 2013
  - b. Date of Memorialization of the Resolution - October 2, 2013
  - c. Title of Resolution - “TOWNSHIP OF NORTH BRUNSWICK PLANNING BOARD  
RESOLUTION MainStreetNB Block 148, Lots 5.04, 7.01, 7.03 and 23, 2300 U.S. Route 1  
North, Application No: 21-2398, Final Major Subdivision – Phase 1B (Target), Amended  
Preliminary and Final Major Site Plan – Phase 1B (Target), Bulk Variances – Phase 1B  
(Target).”
7. Amended Preliminary and Final Major Subdivision Approval – For a Portion of the Phase 1C Sub-  
Phase (Lots 9, 10 and 141.02) and Final Major Site Plan Approval - For a Portion of the Phase 1B  
Sub-Phase (Building H-3)
  - a. Date of Board Approval – October 24, 2013
  - b. Date of Memorialization of the Resolution – November 12, 2013
  - c. Title of Resolution - “TOWNSHIP OF NORTH BRUNSWICK PLANNING BOARD  
RESOLUTION MainStreetNB Block 141 (new), Lots (new) 1 through 7, 11 through 24, 29,  
31, 33, 33.02, 36 through 48.01, 49 through 60, 63, 120 through 123 and 141 through  
143 2300 U.S. Route 1 North Application No: Amended Preliminary and Final Major  
Subdivision – Phase 1C (Lots 9, 10 and 141.02) Final Major Site Plan – Phase 1B (Building  
H-3).”
8. Second Maser Approval
  - a. Date of Board Approval – January 14, 2014
  - b. Date of Memorialization of the Resolution – March 11, 2014
  - c. Title of Resolution - "TOWNSHIP OF NORTH BRUNSWICK PLANNING BOARD  
RESOLUTION MainStreetNB Block 141 (new), Lots (new) 1 through 7, 11 through 24, 29,  
31, 33, 33.02, 36 through 48.01, 49 through 60, 63, 120 through 123 and 141 through  
143 2300 U.S. Route 1 North Amended Traffic Improvements Application No: 2398.”
9. April 8, 2014 Amended General Development Plan Approval and Amended Preliminary Major  
Site Plan Approval
  - a. Date of Board Approval - April 8, 2014

- b. Date of Memorialization of the Resolution – May 13, 2014
  - c. Title of Resolution – "TOWNSHIP OF NORTH BRUNSWICK PLANNING BOARD RESOLUTION MainStreetNB Block 141 (new), Lots (new) 1 through 7, 11 through 24, 29, 31, 33, 33.02, 36 through 48, 48.01, 49 through 60, 63, 120 through 123, and 141 through 143 2300 U.S. Route 1 North Application No: 2398 Amended General Development Plan Amended Preliminary Major Site Plan."
- 10. Amended General Development Plan Approval and Amended Preliminary Major Site Plan Approval for the Residential Portions of Phase 1 and the Final Build Phase of the Project and Amended Final Site Plan Approval for the Residential Portions of Phase 1A of the Project with Respect to Affordable Housing.
  - a. Date of Board Approval – May 13, 2014
  - b. Date of Memorialization of the Resolution – June 10, 2014
  - c. Title of Resolution – "TOWNSHIP OF NORTH BRUNSWICK PLANNING BOARD RESOLUTION MainStreetNB Block 141 (new), Lots (new) 1 through 143 2300 Route 1 North, 100 Main Street, 101 Main Street, 100 Grand Avenue, South Drive, Grand Avenue, Main Street, Division Street and Tenth Avenue Application No: 2398 Amended General Development Plan Amended Preliminary Major Site Plan Amended Final Major Site Plan."
- 11. Amended Preliminary Major Subdivision Approval Phase 1 and the Final Build Phase and Amended Final Major Subdivision Approval Sub-Phases 1A and 1C.
  - a. Date of Board Approval – February 10, 2015
  - b. Date of Memorialization of the Resolution – August 18, 2015
  - c. Title of Resolution – "TOWNSHIP OF NORTH BRUNSWICK PLANNING BOARD RESOLUTION MainStreetNB Block 141, Lots 9, 10, 20 through 24, 47, 48, 48.01, 61, 62, 64 through 119, 120.01, 124 through 133, 137, 140, 141.02 and 142 2300 U.S. Route 1 North, 100 Main Street, 101 Main Street, 100 Grand Avenue, South Drive, Grand Avenue, Main Street, Division Street and Tenth Avenue Application No: 2398 Amended Preliminary Major Subdivision Approval Amended Final Major Subdivision Approval Phases 1A and 1C."
- 12. Amended Preliminary Major Site Plan Approval Phase 1D and the City Home Portion of the Final Build Phase, Final Major Site Plan Approval Phase 1D, Final Major Subdivision Approval Phase 1D.
  - a. Date of Board Approval – August 18, 2015
  - b. Date of Memorialization of the Resolution – September 15, 2015
  - c. Title of Resolution – "TOWNSHIP OF NORTH BRUNSWICK PLANNING BOARD RESOLUTION MainStreetNB Block 141, Lots 9, 10, 20 through 24, 47, 48, 48.01, 61, 62, 64 through 119, 120.01, 124 through 133, 137, 140, 141.02 and 142 2300 U.S. Route 1 North, 100 Main Street, 101 Main Street, 100 Grand Avenue, South Drive, Grand Avenue, Main Street, Division Street and Tenth Avenue Application No: 2398 Amended

Preliminary Major Site Plan Approval Final Major Site Plan and Final Major Subdivision Approval Phase 1D.”

13. Final Major Site Plan Approval Phase 1E, Amended Preliminary and Final Major Subdivision Approval Phase 1E
  - a. Date of Board Approval – March 8, 2016
  - b. Date of Memorialization of the Resolution – April 12, 2016
  - c. Title of Resolution – "TOWNSHIP OF NORTH BRUNSWICK PLANNING BOARD RESOLUTION MainStreetNB Block 141, Lots 20.01, 21.01, 23.01, 31.01 and Part of Lot 19.01 Main Street, North Brunswick, New Jersey 08902 Application No. 2398 Final Major Site Plan Approval Phase 1E "c(2)" Bulk Variance Approval Amended Preliminary and Final Major Subdivision Approval Phase 1E.”
14. Use Variance, Bulk Variances and Final Major Site Plan approval for Panera
  - a. Date of Board Approval - July 19, 2016
  - b. Date of Memorialization of the Resolution – August 30, 2016
  - c. Title of Resolution - "RESOLUTION OF THE NORTH BRUNSWICK TOWNSHIP BOARD OF ADJUSTMENT MIDDLESEX COUNTY, NEW JERSEY North Brunswick TOD Associates, LLC Block 141, Lot 46.01 and part of Lot 44.01 Grand Avenue.”
  - d. Brief Description - Use Variance, Bulk Variances and Final Major Site Plan approval to construct a 1-story 4,563 square foot Panera Bread bakery and café with a drive-through facility and associated site improvements at property located on Grand Avenue, Block 141, Lot 46.01, and part of Lot 44.01 on the North Brunswick Township Tax Map. The Panera Bread bakery and café is located on Block 141, Lot 46.01 and the associated parking area and access aisles for the Panera Bread bakery and café are located on a portion of Block 141, Lot 44.01.
15. Amended Preliminary and Final Major Subdivision Approval; Amended Preliminary Major Site Plan Approval for Phase 1F; Amended Final Major Site Plan Approval for Phase 1F (except Parcel B-5).
  - a. Date of Board Approval - July 26, 2022
  - b. Date of Memorialization of the Resolution – October 11, 2022
  - c. Title of Resolution - "TOWNSHIP OF NORTH BRUNSWICK PLANNING BOARD RESOLUTION North Brunswick TOD – Phase 1F, North Brunswick TOD Associates, LLC, NBTOD Phase 1F LLC, Block 141, Lots 31.02, 36.01, 38, 39, 40, 44.01, 45.01, 47, 48, 48.01, 49, 50.01, 50.02, 50.03, 51, 52, 53, 54, 55, 56, 57.01, 58, 59, 60, and 63.01, 2300 U.S. Route 1, Township of North Brunswick, Middlesex County, New Jersey, Application Number: 2637, Amended Preliminary and Final Major Subdivision Approval, Amended Preliminary Major Site Plan Approval for Phase 1F, Amended Final Major Site Plan Approval for Phase 1F (except Parcel B-5).”
  - d. Brief Description – Amended Preliminary and Final Major Subdivision Approval for 17 proposed new/amended lots; Amended Preliminary Major Site Plan Approval for Phase 1F, consisting of two mixed-use residential buildings, five townhouse buildings, three

commercial buildings (two with a drive-thru), and two fast food restaurants with a drive-thru; Amended Final Major Site Plan Approval for all of Phase 1F, except for Parcel B-5.

**Phase 1H Application:**

This application is consistent with the approved General Development Plan (GDP). As Part of the GDP a concept plan that generally laid out the location of buildings, land uses, and infrastructure was included. This application for amended Preliminary Site Plan application has refined the exact configuration of buildings and uses and is consistent with the GDP as the minor revisions fall within the Statutory limits set by 40:55D-39 of the Municipal Land Use Law. The law states that the purpose of the legislation providing for General Development Plans was to allow municipalities to grant “approval to provide the increased flexibility desirable to promote mutual agreement between the applicant and the planning board on the basic scheme of a planned development.” The basic scheme of the plan remains unchanged. A residential housing type, compliant with TOMUD, for stacked townhomes/condos have been proposed where the residential units in the GDP concept indicates rental apartment units. The general locations of housing on the plan has not changed.

This development supports the purpose of the Transit-Oriented Mixed-Use (TOMU) Development overlay, which applies to the Subject Site. The TOMUD promotes the concepts of smart growth and sustainability through the application of standards for concentrated mixed-use development at residential densities and with nonresidential floor areas that are compatible with rail transportation.

**ZONING:**

The Subject Site is within the I-2 Industrial District supplemented with an overlay zone Section 205-76.1 adopted May 17, 2010, titled Transit-Orientated Mixed Use Development Overlay (TOMUD). The TOMUD overlay was further amended and supplemented July 25, 2016 and again on June 23<sup>rd</sup>, 2025. The TOMUD overlay permits the construction of a maximum of 1875 residential units and various commercial uses along with a proposed new train station.

The June 23<sup>rd</sup>, 2025 zoning update amended the timing of construction of the affordable housing units requiring seventeen (17) moderate income units, twenty-nine (29) tier 1 low-income units and five (5) very low-income units before the issuance of the 359<sup>th</sup> market rate Certificate of Occupancy along with changes to remove timing restrictions on residential construction as was previously related to train station construction milestones.

**PROPERTY DESCRIPTION**

The Subject Site for consideration as Phase 1H is located between US Route 1 North and the NJ Transit Rail Line in the Transit-Oriented Mixed-Use (TOMU) District. The northern edge of Phase 1F is just south of the existing Basic C/Sunset Street and the southern edge Park Ave/Phase 1F. The site is located within the I-2 Industrial District and the TOMUD overlay. The overall acreage of the TOMUD zone/project site has a collective area of approximately 206 acres.

Previously, sub-phases within Phase 1 were approved and are built or under construction including Costco, Target, Greene Turtle, Marriott Hotel, and Panera Bread, Shake Shack, Chipotle, Panda Express, Cava, The Heights at MainstreetNB and residential apartments along with associated site improvements.

The site being developed as a part of Phase 1H has frontage on Grand Ave and Tenth Ave/Sunset Street. All access easements for the project are contained within the Association documents covering the property.

#### **VEHICULAR AND PEDESTRIAN ACCESS**

Improvements to Route 1 have been completed, as well as those for Grand Avenue. No additional improvements to Route 1 are proposed.

#### **UTILITY ON SITE PLAN**

PSEG gas/electric is available and internet is available and installed to serve the buildings in the Subject Site.

#### **PROPOSED PHASE 1H DEVELOPMENT**

This portion of the Subject Site is known as Phase 1H. The site improvements planned within Phase 1F are outlined below.

The applicant has proposed to develop the Phase 1H site with 122 residential units. The proposed improvements are outlined below and can be seen on the Site Plans:

1. Buildings T1-T11, totaling 122 units consisting of 98 market units and 24 affordable units
2. 8-1 Bedroom Units, 57 – 2 Bedroom Units and 57- 3 Bedroom Units
3. Parking
  - For this portion of the Transit Village Association (TVA-Owners 3) which includes 122 townhomes, 179 parking spaces are required and 310 are provided. Each townhome will have 1 dedicated garage parking space and 1 dedicated driveway parking space and there will be 67 guest parking spaces shared between the 124 townhomes. Each garage will have a dedicated 240v EV charging outlet.

## **VARIANCES/WAIVERS**

There are no variances or design waivers sought with this application. There are checklist waivers requested, as marked on the site plan and subdivision applications, with explanations below.

### **Appendix A:**

#### **Item 17:**

*“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.”*

Applicant requests relief from Item 17, as the vertical difference from one edge of the site to the other is 3' over 800' of horizontal difference and 2' contours would not be useful. Adequate spot grades are shown for all areas.

### **Appendix C:**

*Item 45 – “Existing and proposed contours at 2-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.”*

Applicant requests relief from Item 45, as the vertical difference from one edge of the site to the other is 3' over 800' of horizontal difference and 2' contours would not be useful. Adequate spot grades are shown for all areas.

### **Appendix D:**

*Item 31 – “Final grading plans showing two-foot contours, the proposed solutions to difficult drainage problems that might be encountered as a result of the finished grades and the location and elevation of the main levels of each building.”*

Applicant requests relief from the first part of Item 31, providing 2' contour grading plans, as the vertical difference from one edge of the site to the other is 3' over 800' of horizontal difference and 2' contours would not be useful. Adequate spot grades are shown for all areas.

## **MASTER PLAN**

The Township Master Plan was adopted in May 2006 and a Re-examination Report and Master Plan Amendment was adopted by the North Brunswick Planning Board on April 26, 2018. The proposed development is consistent with the following goals of the Township's Master Plan:

Goal A: Evaluate the feasibility of the developing of a train station and/or Transit Village at the J&J site.

Goal B: Evaluate redevelopment opportunities associated with four potential sites on Rt. 1 & Rt. 130, including, but not limited to the J&J site.



Goal C: Analyze current land use patterns to determine where it is appropriate to establish new approaches to land use and circulation such as center-based planning and/or activity nodes that are “Smart Growth” driven.

#### **AMENDED GENERAL DEVELOPMENT PLAN APPROVAL – STATUS AND COMPLIANT**

The General Development Plan was approved on April 16, 2014 and is compliant with the Master Plan and the standards of the TOMUD District. This Subject Site application for Phase 1H is consistent with these standards and the approved GDP.

#### **ZONING COMPLIANCE**

The proposed site improvements of the Subject Site Phase 1H are compliant with the permitted uses, dimensional and design standards of the TOMUD District Ordinance.

#### **ARCHITECTURAL AND SIGNAGE COMPLIANCE**

The proposed structures in Phase 1H comply with the architectural and signage requirements of the TOMUD Overlay.

#### **AFFORDABLE HOUSING.**

The following is noted regarding affordable housing, and this Phase of the project shall comply with the below:

Section 205-76.1.B(1)(g)[4] of the TOMUD establishes the standards the proposed project must follow in its construction timeline and the distribution of affordable housing in various income levels throughout that construction timeline. The required affordable housing components are listed below:

1. Before the 359<sup>th</sup> market rate unit may be built, the Township Construction Code Official shall have issued certificates of occupancy for: 17 moderate-income units, 29 Tier 1 low-income units, and five very low-income units for a total of 51 affordable units.

NJSA 5:80-26.3 of the UHAC establishes the following bedroom distribution requirements for affordable units:

- i. The combined number of efficiency and one-bedroom units is no greater than 20 percent of the total low- and moderate-income units.
- ii. At least 30 percent of all low- and moderate-income units are two-bedroom units.
- iii. At least 20 percent of all low- and moderate-income units are three-bedroom units.

#### **RENEWABLE ENERGY COMPLIANCE**

Section 205-76.1.B(1)(e) requires that “the transit-oriented mixed-use development shall be designed so that a minimum of 10% of all energy projected to be consumed on the tract, as determined by the estimated energy demand, is generated from renewable sources inclusive of, but not limited to, geothermal, wind, fuel cell, solar, or any other renewable technology”.

The application is compliant. Information is provided on Sheet 1 (“COVER SHEET”) of “AMENDED PRELIMINARY AND FINAL SITE PLAN PHASE 1H” prepared by The Reynolds Group.

**PARKING COMPLIANCE**

The proposed parking provided in the Phase 1H development complies with the requirements of the TOMUD Overlay – please see the Dynamic Traffic report for further details.

The 179 required parking spaces would result in 27 required EV parking spaces. Every townhome garage will have 240-volt outlets for residents use for EV charging, resulting in 98 parking spaces in garages and an additional 5 surface spaces throughout Phase 1H will also be dedicated EV charging spaces.

**CONCLUSION**

Thank you for your consideration of this application. On behalf of our client North Brunswick TOD Associates, LLC, we respectfully request approval of the amended preliminary and final major subdivision for 4 new/amended lots, amended preliminary major site plan and subdivision approval for all of Phase 1H.

Thank you for your attention in this matter.

Regards,

Matt Wanamaker P.P.

CC: Jonathan Frieder, Managing Partner

Nathaniel Welsh, Director of Development