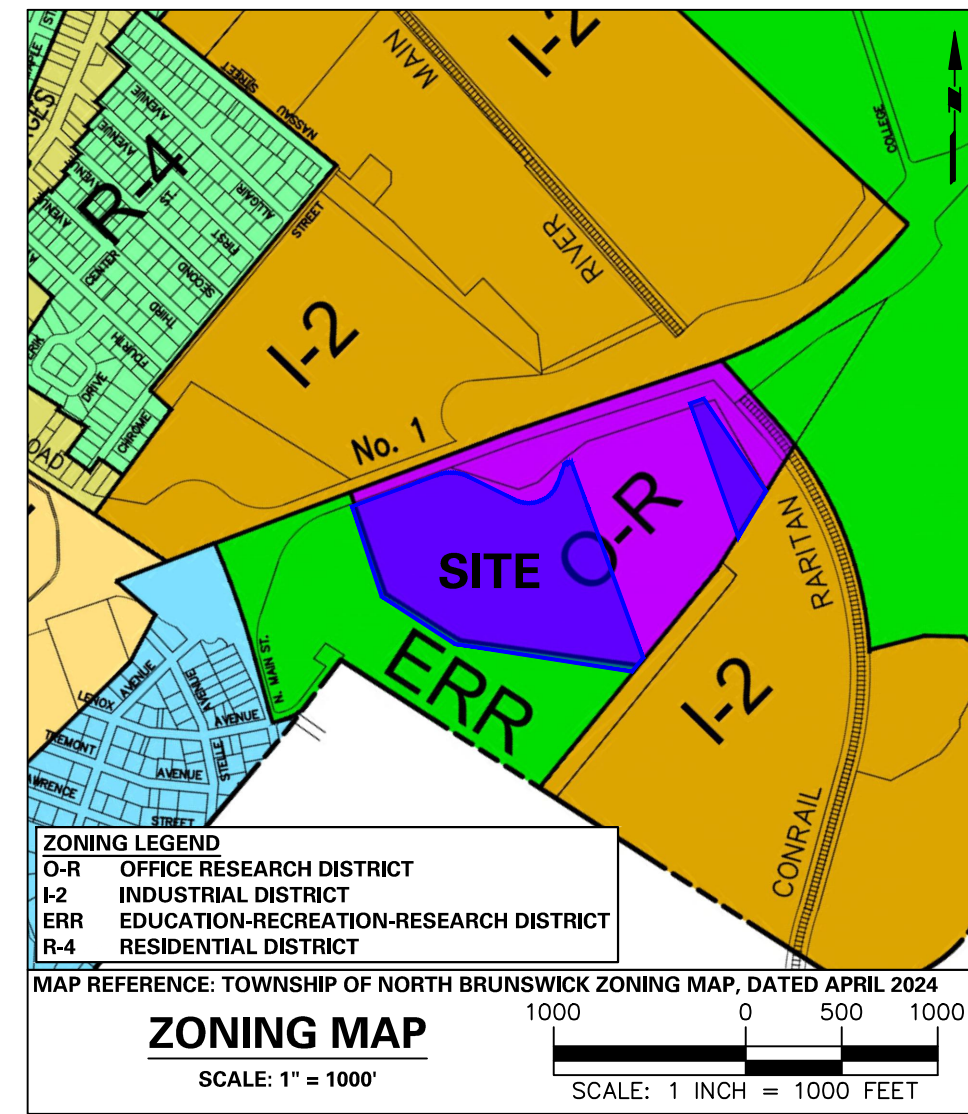
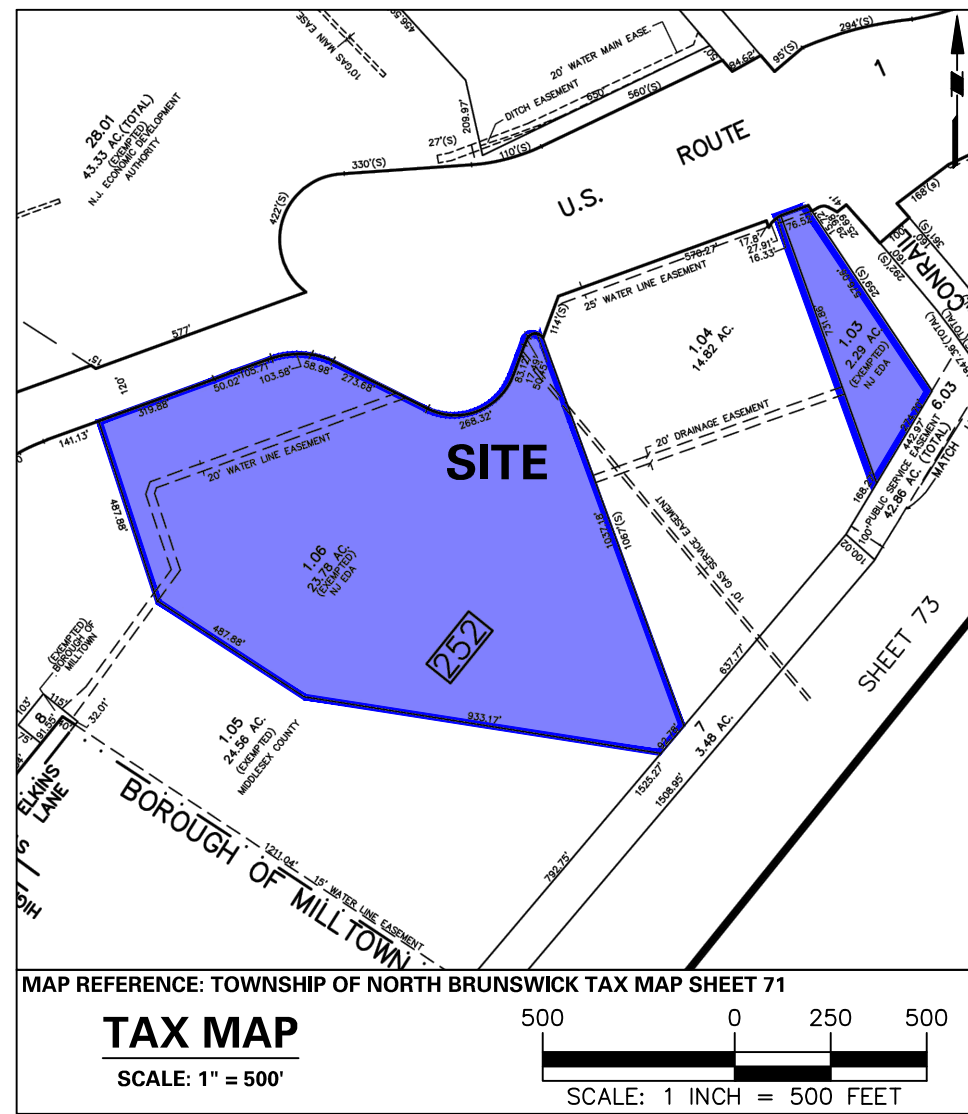
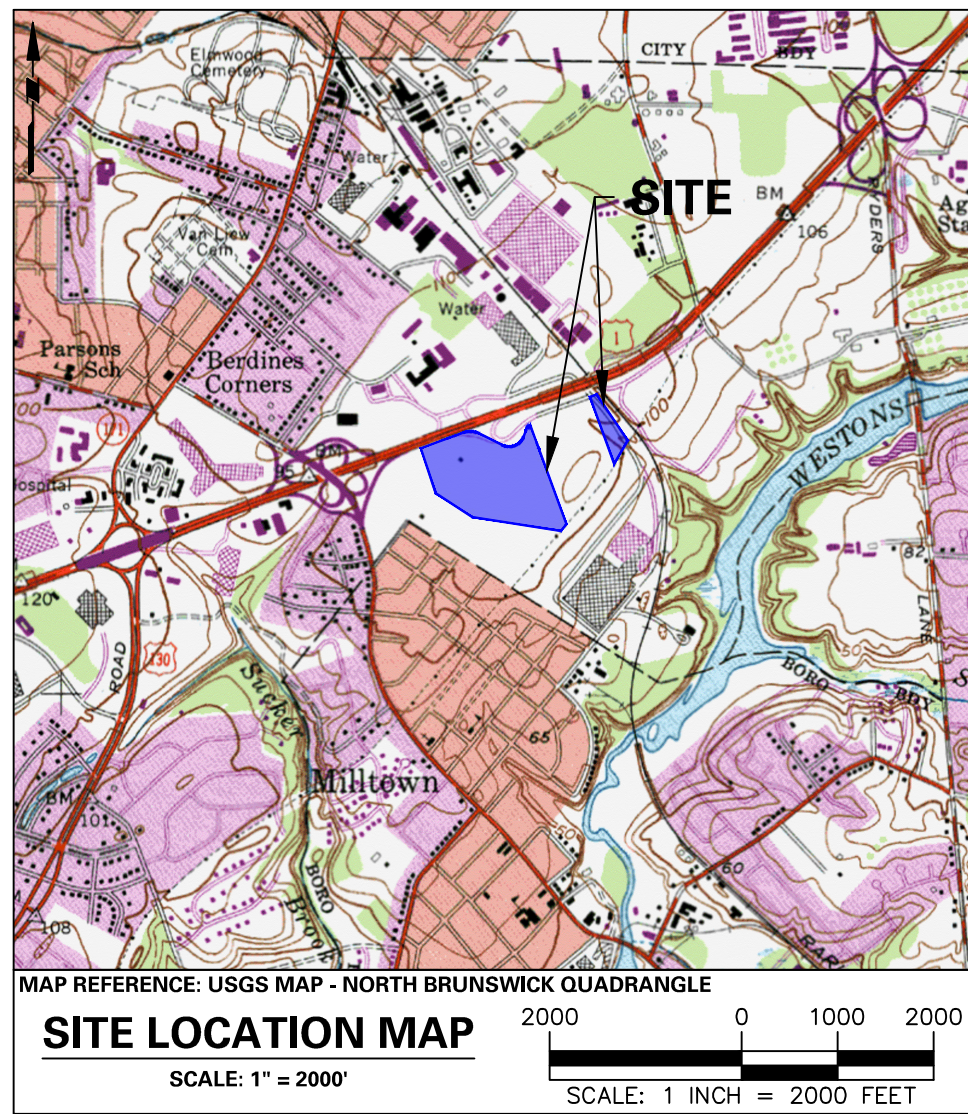


NORTH BRUNSWICK EXECUTIVE PARK
USE VARIANCE APPLICATION
FOR
BLOCK NUMBER 252, LOT NUMBERS 1.03 & 1.06
TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY



200' PROPERTY OWNERS LIST AND LOCAL UTILITIES

200' Radius Map - Block 252 Lot 1.03

Township of North Brunswick
710 Hermann Road
North Brunswick, NJ 08902

BLOCK	LOT	Property Location	Owner Name	Mailing Address	City, State	Zip
252	1.04	630 ROUTE 1	KELLER GRAD SCHOOL C/O DEVRV	3005 HIGHLAND PARKWAY	DOWNERS GROVE IL	60515
252	2.01	GEORGES ROAD	CONSOLIDATED MAIL CORP	PO BOX 8499	PHILADELPHIA PA	19101
252	6.03	1 SILVERLINE DRIVE	ARTKEN REALTY LLC	135 MORRISTOWN ROAD	BASKING RIDGE NJ	07920
252	7	ROUTE 1 (MAIN)	PSEG&G CORP PROP TAXES DEPT 6TH FL	80 PARK PLAZA	NEWARK NJ	07102
252	16	1 COLLEGE FARM ROAD	RUTGERS ST UNIV KREAL EST ADMIN	35 KNIGHTSBIDGE RD 3RD FL	PISCATAWAY NJ	08854

May 28, 2025 Number of Properties: 5

Sal Profaci
Administrative Officer

200' Radius Map - Block 252 Lot 1.06

Township of North Brunswick
710 Hermann Road
North Brunswick, NJ 08902

BLOCK	LOT	Property Location	Owner Name	Mailing Address	City, State	Zip
254	28.02	651-691 ROUTE 1	NI ECONOMIC DEVELOPMENT AUTHORITY	ATTN: NIDEA RE DIV POB 990	TRENTON NJ	08625
252	1.04	630 ROUTE 1	KELLER GRAD SCHOOL C/O DEVRV	3005 HIGHLAND PARKWAY	DOWNERS GROVE IL	60515
252	1.05	401 NORTH MAIN STREET	COUNTY OF MIDDLESEX	1 JPK SQUARE PO BOX 871	NEW BRUNSWICK NJ	08903
252	6.03	1 SILVERLINE DRIVE	ARTKEN REALTY LLC	135 MORRISTOWN ROAD	BASKING RIDGE NJ	07920
252	7	ROUTE 1 (MAIN)	PSEG&G CORP PROP TAXES DEPT 6TH FL	80 PARK PLAZA	NEWARK NJ	07102

May 12, 2025 Number of Properties: 5

Sal Profaci
Administrative Officer

THE FOLLOWING OTHER AGENCIES MUST ALSO BE NOTIFIED:

Middlesex County Planning Board
County Administration Building
5th Floor
75 Bayard Street
New Brunswick, NJ 08901

North Brunswick Township
710 Hermann Road
North Brunswick, NJ 08902
Attn: Township Clerk

Public Service Electric & Gas Co.
Manager - Corporate Properties
80 Park Place, T6B
Newark, NJ 07102

Verizon
N.J. Gen. Tax Administration
Broad Street - Room 305
Newark, NJ 07102

Cablevision of Raritan Valley
275 Centennial Avenue
CN 6805
Piscataway, NJ 08855-6805
Attn: Margurite Parenderville

Department of Transportation
State of New Jersey
1035 Parkway
Trenton, NJ 08625

Construction Department Mr. Tim Allen
Texas Eastern Transmission Corp.
501 Coolidge Street
South Plainfield, NJ 07080

Sunoco Pipeline L.P.
Right of Way
Montello Complex
525 Fritztown Road
Sinking Spring, PA 19608

PROJECT CONTACTS

OWNER/APPLICANT: North Brunswick Executive Park, LLC
90 Woodbridge Center Drive Suite 600
Woodbridge, NJ 07095
(732) 750-1111

SITE/CIVIL ENGINEER: **LANGAN**
ENGINEERING & ENVIRONMENTAL SERVICES
1 University Square Drive, Suite 110
Princeton, NJ 08540
(609) 282-8000

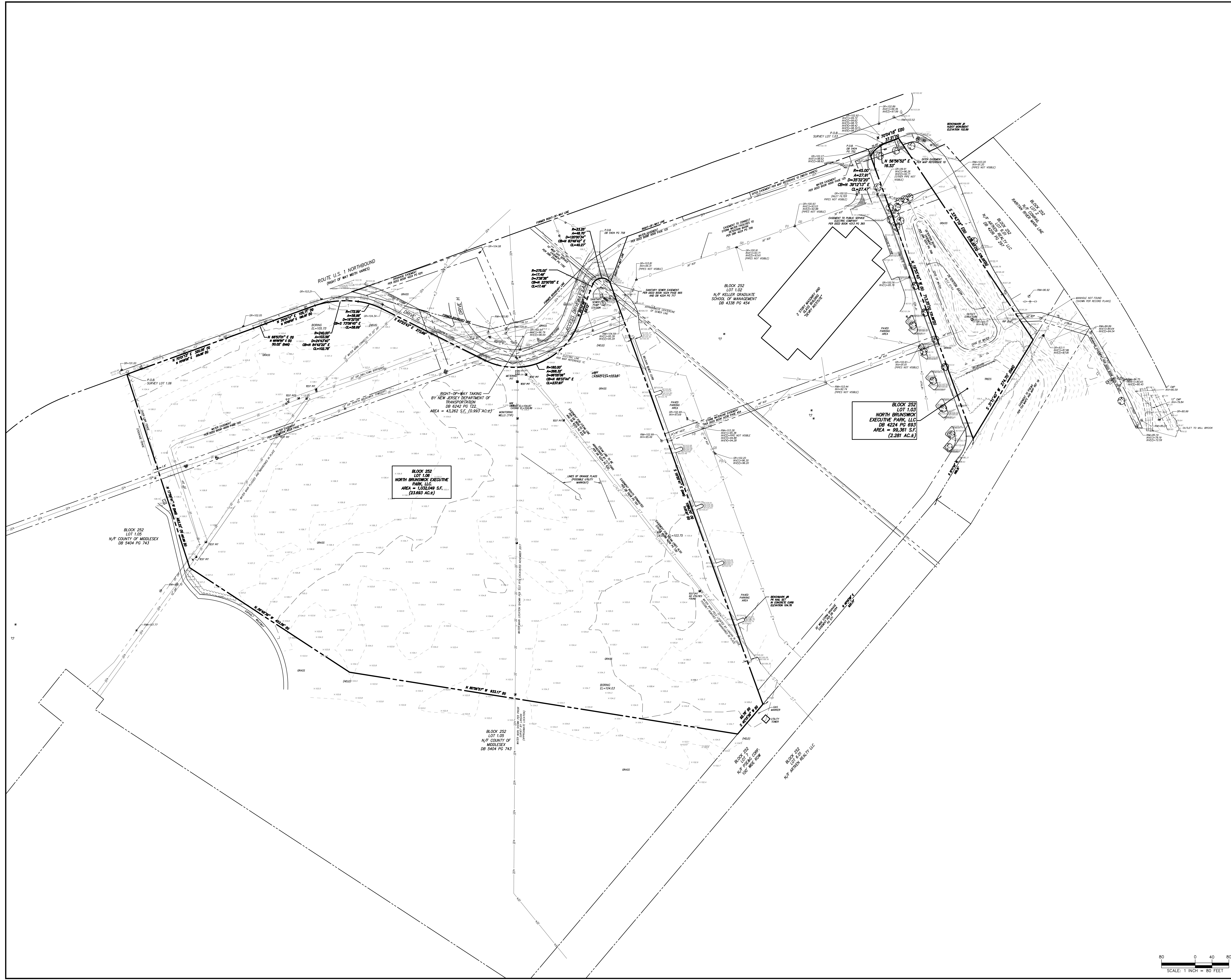
ARCHITECT: Taylor Architecture & Design
95 Watchung Avenue
North Plainfield, NJ 07060
(908) 226-5515

CALL BEFORE YOU DIG TO LOCATE UNDERGROUND UTILITIES
1 800 872-1000
FOR FREE HANDOUTS TO LOCATE UNDERGROUND UTILITIES
CALL AT LEAST 3 DAYS PRIOR TO GROUND DISTURBANCE

CALL BEFORE YOU DIG

SITE PLAN DRAWING LIST	
DRAWING NUMBER	DRAWING TITLE
CS-001	COVER SHEET
EX-100	EXISTING CONDITIONS PLAN
CS-101	SITE PLAN
GR-101	CONCEPTUAL GRADING AND DRAINAGE PLAN
CU-101	CONCEPTUAL UTILITY LAYOUT PLAN
LP-101	LANDSCAPE PLAN
LP-102	LANDSCAPE NOTES & DETAILS
LL-101	LIGHTING PLAN
LL-102	LIGHTING NOTES & DETAILS
ARCHITECTURAL PLANS (BOUND SEPARATELY)	
SURVEY PLAN (BOUND SEPARATELY)	

Date	Description	No.
REVISIONS		
		
CHRISTIAN M. ROCHE NEW JERSEY PROFESSIONAL ENGINEER STATE LIC. No. 24GE04988100		
LANGAN Langan Engineering and Environmental Services, LLC 1 University Square Drive, Suite 110 Princeton, NJ 08540 T: 609.282.8000 F: 609.282.8001 www.langan.com NJ CERTIFICATE OF AUTHORIZATION No. 24GA27886400		
Project NORTH BRUNSWICK EXECUTIVE PARK DEVELOPER: North Brunswick Executive Park, LLC 90 Woodbridge Center Drive Suite 600 Woodbridge, NJ 07095 BLOCK No. 252, LOT No. 1.03 & 1.06 TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY NEW JERSEY		
Drawing Title COVER SHEET		
Scale: NTS		
Project No. 130239201	CS-001	
Date 6/10/2025		
Drawn By DJD		
Checked By CMR		
Sheet 1 of 9		



Date	Description	No.
REVISIONS		
 CHRISTIAN M. ROCHE NEW JERSEY PROFESSIONAL ENGINEER STATE LIC. No. 24GE04988100		
DATE SIGNED		
LANGAN Langan Engineering and Environmental Services, LLC 1 University Square Drive, Suite 110 Princeton, NJ 08540 T: 609.282.8000 F: 609.282.8001 www.langan.com NJ CERTIFICATE OF AUTHORIZATION No. 24GA2788400		
Project NORTH BRUNSWICK EXECUTIVE PARK DEVELOPER: North Brunswick Executive Park, LLC 90 Woodbridge Center Drive Suite 600 Woodbridge, NJ 07095 BLOCK No. 252, LOT No. 1.03 & 1.06 TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY NEW JERSEY		
Drawing Title EXISTING CONDITIONS PLAN		
Scale: 1"=50'		Drawing No.
Project No. 130239201		EX-100
Date 6/10/2025		
Drawn By DJD		
Checked By CMR		
Sheet 2 of 9		

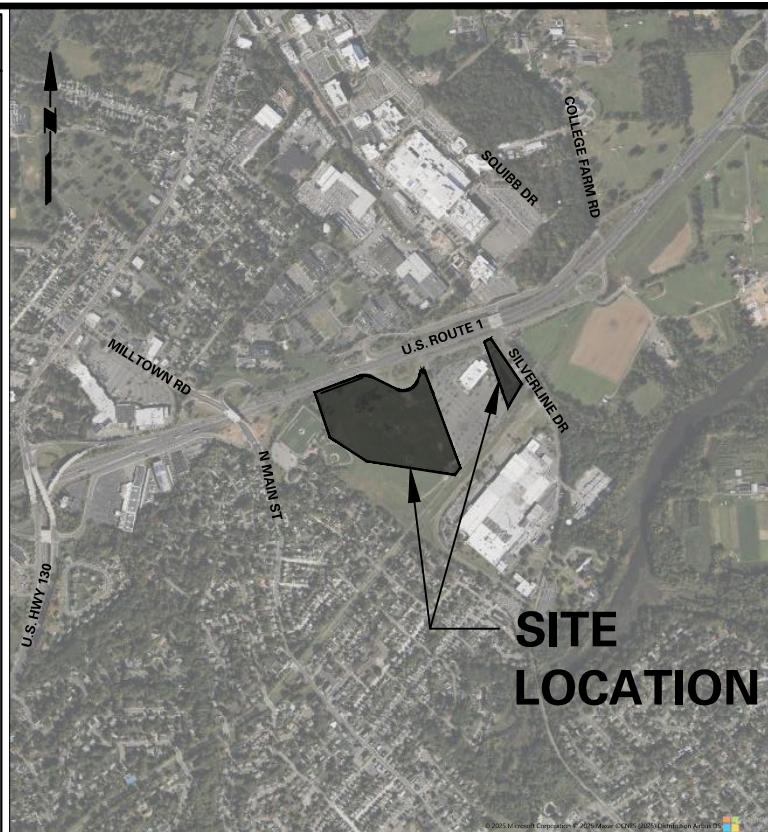
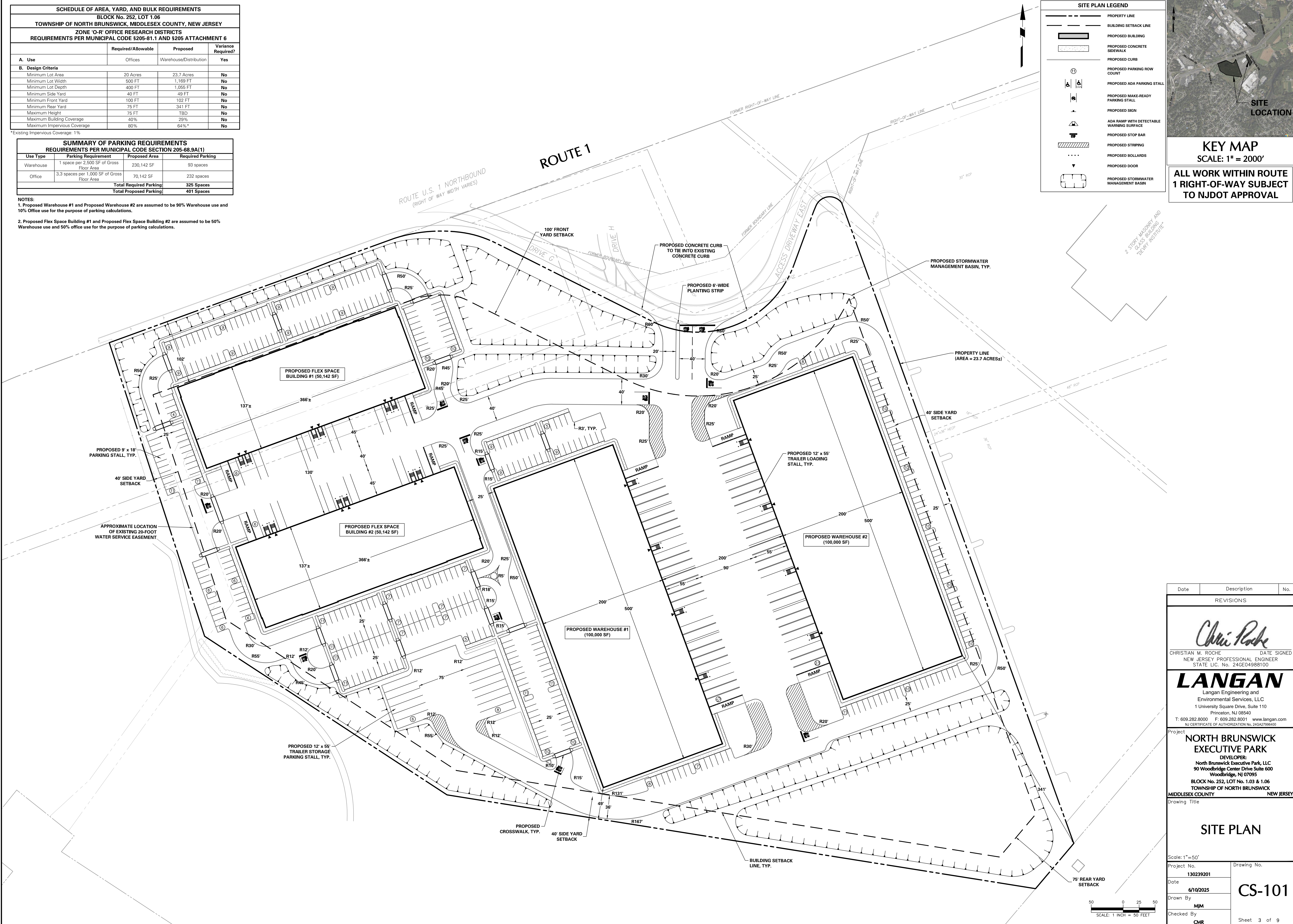


SCHEDULE OF AREA, YARD, AND BULK REQUIREMENTS			
BLOCK No. 252, LOT 1.06			
TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY			
ZONE 'O-R' OFFICE RESEARCH DISTRICTS			
REQUIREMENTS PER MUNICIPAL CODE §205-81.1 AND §205 ATTACHMENT 6			
	Required/Allowable	Proposed	Variance Required?
A. Use	Offices	Warehouse/Distribution	Yes
B. Design Criteria			
Minimum Lot Area	20 Acres	23.7 Acres	No
Minimum Lot Width	500 FT	1,169 FT	No
Minimum Lot Depth	400 FT	1,055 FT	No
Minimum Side Yard	40 FT	49 FT	No
Minimum Front Yard	100 FT	102 FT	No
Minimum Rear Yard	75 FT	341 FT	No
Maximum Height	75 FT	TBD	No
Maximum Building Coverage	40%	29%	No
Maximum Impervious Coverage	80%	64%*	No

*Existing Impervious Coverage: 1%

SUMMARY OF PARKING REQUIREMENTS			
REQUIREMENTS PER MUNICIPAL CODE SECTION 205-68.9A(1)			
Use Type	Parking Requirement	Proposed Area	Required Parking
Warehouse	1 space per 2,500 SF of Gross Floor Area	230,142 SF	93 spaces
Office	3.3 spaces per 1,000 SF of Gross Floor Area	70,142 SF	232 spaces
		Total Required Parking:	325 Spaces
		Total Proposed Parking:	401 Spaces

NOTES:
1. Proposed Warehouse #1 and Proposed Warehouse #2 are assumed to be 90% Warehouse use and 10% Office use for the purpose of parking calculations.
2. Proposed Flex Space Building #1 and Proposed Flex Space Building #2 are assumed to be 50% Warehouse use and 50% office use for the purpose of parking calculations.

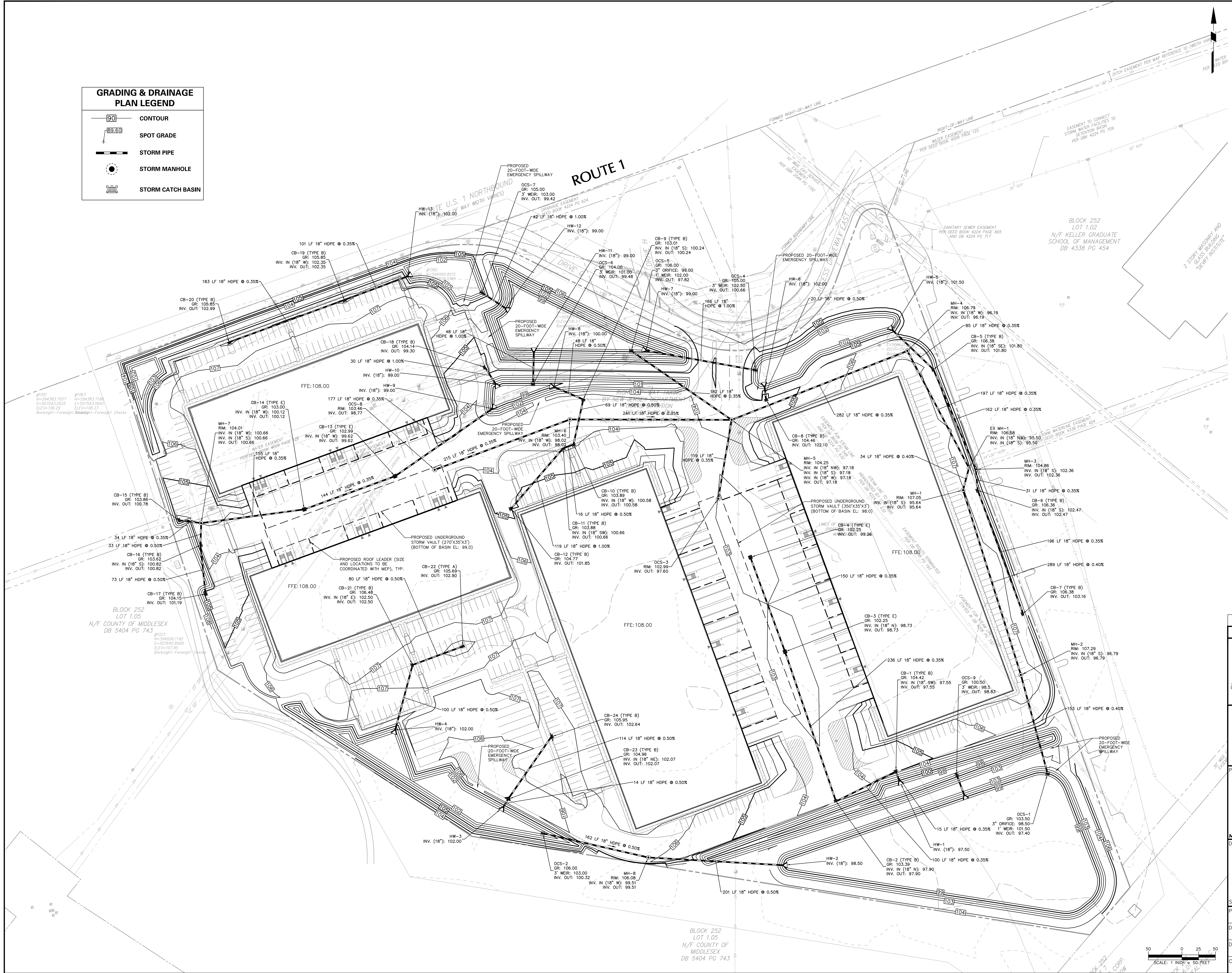


KEY MAP
SCALE: 1" = 2000'
ALL WORK WITHIN ROUTE 1 RIGHT-OF-WAY SUBJECT TO NJDOT APPROVAL

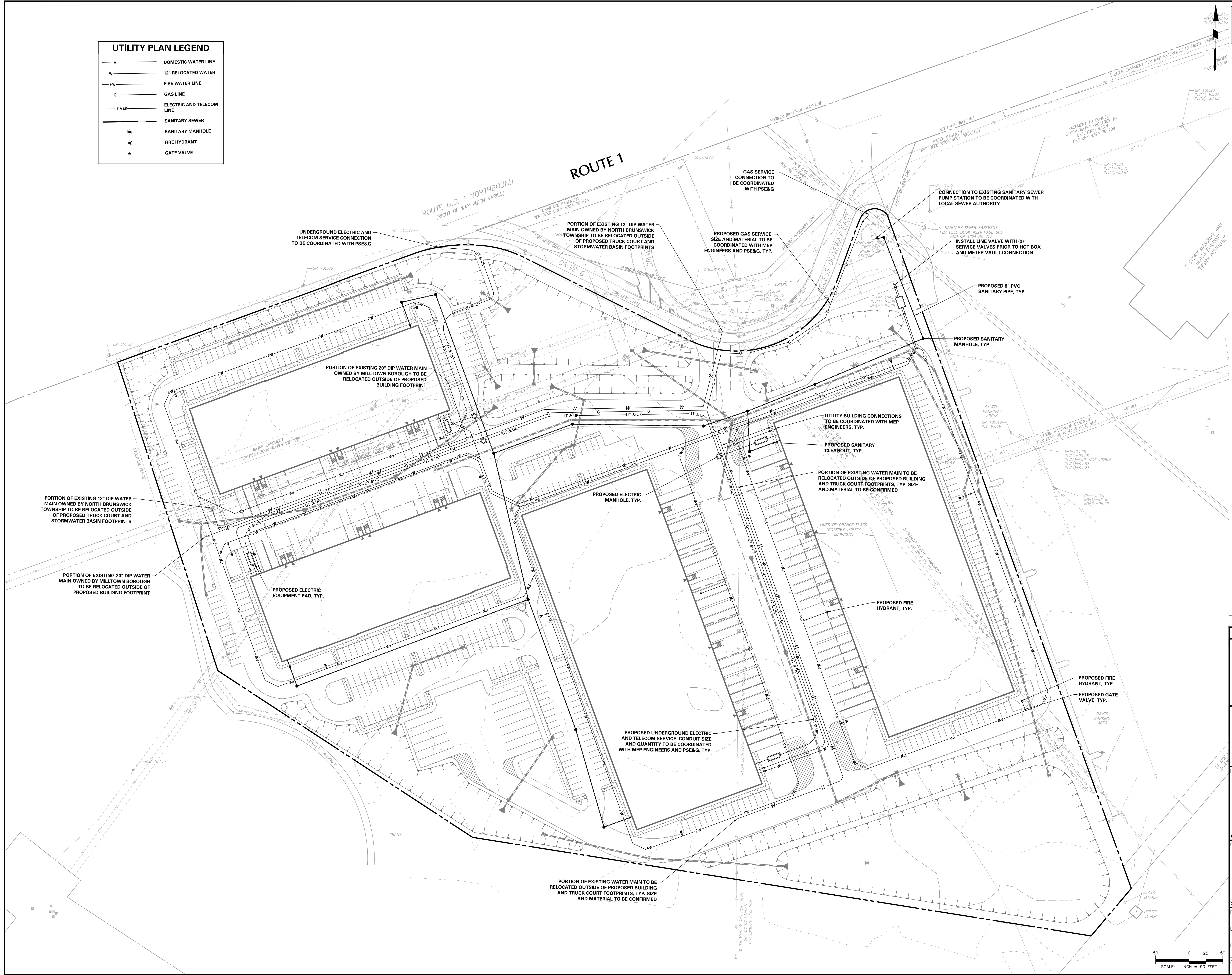
Date	Description	No.
REVISIONS		
 CHRISTIAN M. ROCHE NEW JERSEY PROFESSIONAL ENGINEER STATE LIC. No. 24GE04988100		
LANGAN Langan Engineering and Environmental Services, LLC 1 University Square Drive, Suite 110 Princeton, NJ 08540 T: 609.282.8000 F: 609.282.8001 www.langan.com NJ CERTIFICATE OF AUTHORIZATION No. 24GA27886400		
Project NORTH BRUNSWICK EXECUTIVE PARK DEVELOPER: North Brunswick Executive Park, LLC 90 Woodbridge Center Drive Suite 600 Woodbridge, NJ 07095 BLOCK No. 252, LOT No. 1.03 & 1.06 TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY NEW JERSEY		
Drawing Title SITE PLAN		
Scale: 1"=50'		
Project No. 130239201	CS-101	
Date 6/10/2025		
Drawn By MJM		
Checked By CMR		
Sheet 3 of 9		

GRADING & DRAINAGE
PLAN LEGEND

- 90 CONTOUR
- 89.50 SPOT GRADE
- STORM PIPE
- STORM MANHOLE
- STORM CATCH BASIN



Date	Description	No.
REVISIONS		
Christian M. Roche CHRISTIAN M. ROCHE DATE SIGNED NEW JERSEY PROFESSIONAL ENGINEER STATE LIC. No. 24GE04988100		
LANGAN Langan Engineering and Environmental Services, LLC 1 University Square Drive, Suite 110 Princeton, NJ 08540 T: 609.282.8000 F: 609.282.8001 www.langan.com NJ CERTIFICATE OF AUTHORIZATION No. 24GA2788400		
Project NORTH BRUNSWICK EXECUTIVE PARK DEVELOPER: North Brunswick Executive Park, LLC 90 Woodbridge Center Drive Suite 600 Woodbridge, NJ 07095 BLOCK No. 252, LOT No. 1.03 & 1.06 TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY NEW JERSEY		
Drawing Title GRADING AND DRAINAGE PLAN		
Scale: 1"=50'		
Project No. 130239201		Drawing No. CG-101
Date 6/10/2025		
Drawn By MJM		
Checked By CMR		
Sheet 4 of 9		



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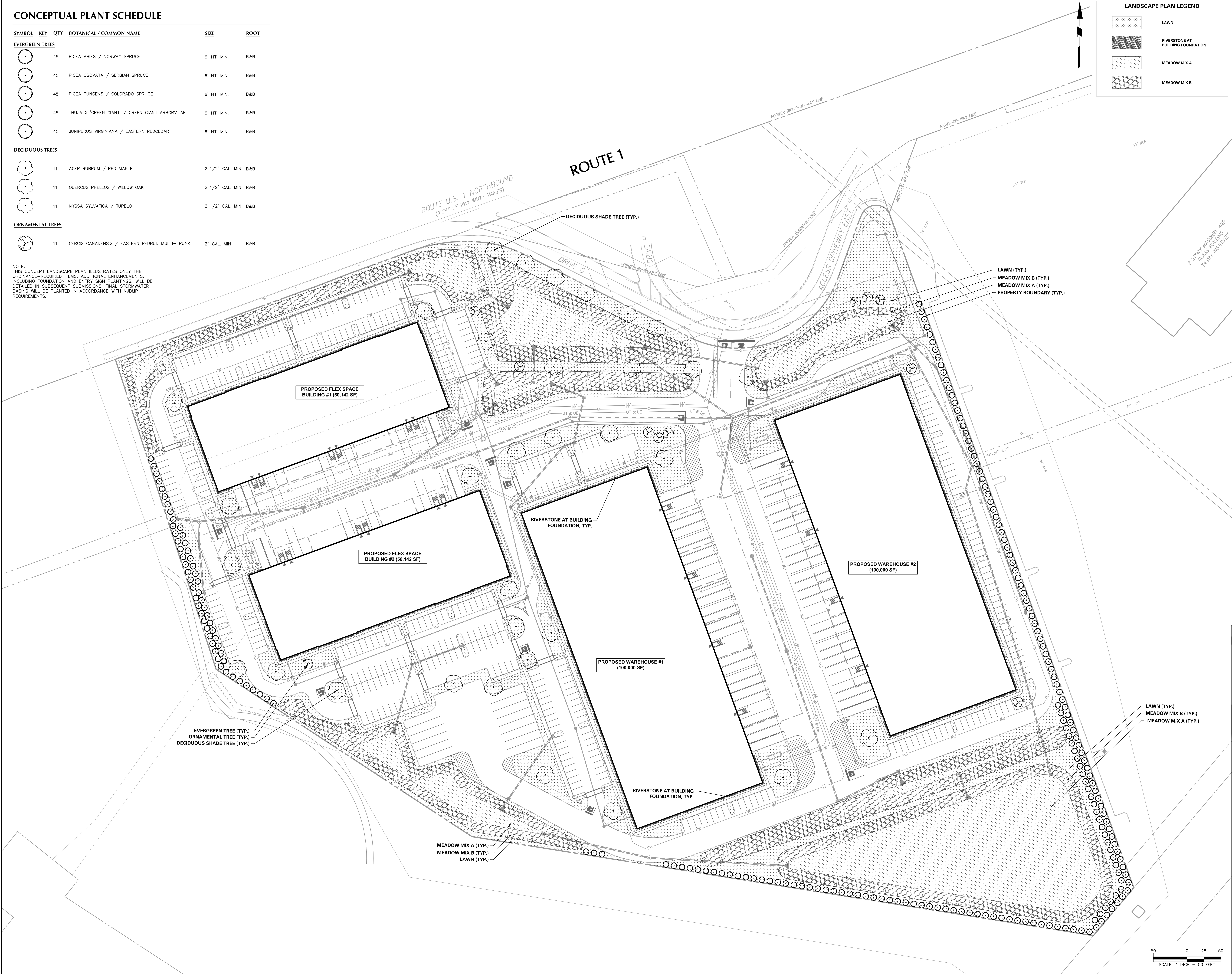
SCALE: 1 INCH = 50 FEET

CONCEPTUAL PLANT SCHEDULE

SYMBOL	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
EVERGREEN TREES					
	45		PICEA ABIES / NORWAY SPRUCE	6' HT. MIN.	B&B
	45		PICEA OBOVATA / SERBIAN SPRUCE	6' HT. MIN.	B&B
	45		PICEA PUNGENS / COLORADO SPRUCE	6' HT. MIN.	B&B
	45		THUJA X 'GREEN GIANT' / GREEN GIANT ARBORVITAE	6' HT. MIN.	B&B
	45		JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	6' HT. MIN.	B&B
DECIDUOUS TREES					
	11		ACER RUBRUM / RED MAPLE	2 1/2" CAL. MIN.	B&B
	11		QUERCUS PHellos / WILLOW OAK	2 1/2" CAL. MIN.	B&B
	11		NYSSA SYLVATICA / TUPELO	2 1/2" CAL. MIN.	B&B
ORNAMENTAL TREES					
	11		CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	2" CAL. MIN	B&B

NOTE:
THIS CONCEPT LANDSCAPE PLAN ILLUSTRATES ONLY THE ORDINANCE-REQUIRED ITEMS. ADDITIONAL ENHANCEMENTS, INCLUDING FOUNDATION AND ENTRY SIGN PLANTINGS, WILL BE DETAILED IN SUBSEQUENT SUBMISSIONS. FINAL STORMWATER BASINS WILL BE PLANTED IN ACCORDANCE WITH NJMMP REQUIREMENTS.

LANDSCAPE PLAN LEGEND	
	LAWN
	RIVERSTONE AT BUILDING FOUNDATION
	MEADOW MIX A
	MEADOW MIX B

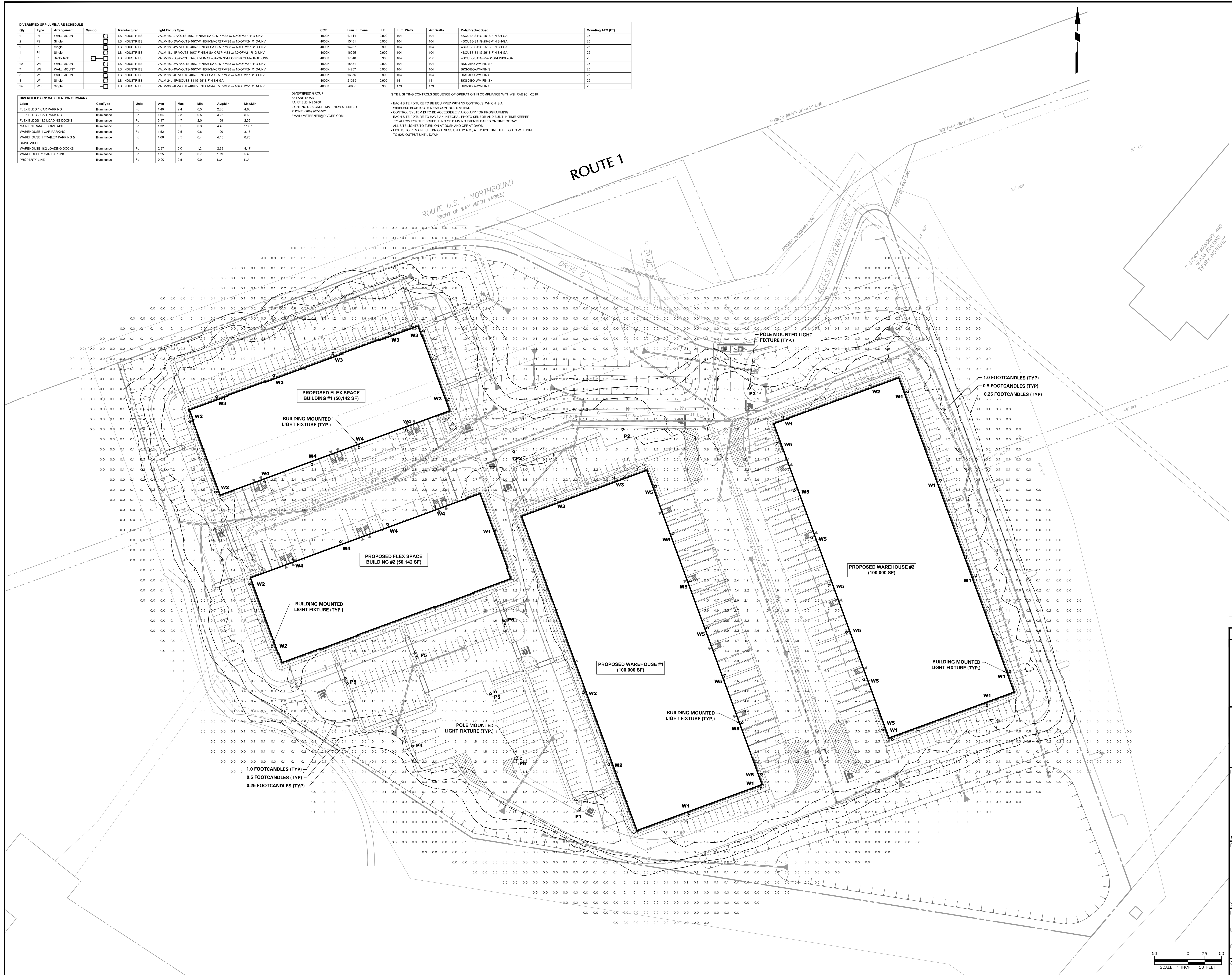


Date	Description	No.
REVISIONS		
HANY HANAFY NEW JERSEY LICENSED LANDSCAPE ARCHITECT STATE LIC. No. 21A500148900		
DATE SIGNED		
LANGAN Langan Engineering and Environmental Services, LLC 1 University Square Drive, Suite 110 Princeton, NJ 08540 T: 609.282.8000 F: 609.282.8001 www.langan.com NJ CERTIFICATE OF AUTHORIZATION No. 246A27886400		
Project NORTH BRUNSWICK EXECUTIVE PARK DEVELOPER: North Brunswick Executive Park, LLC 90 Woodbridge Center Drive Suite 600 Woodbridge, NJ 07095 BLOCK No. 252, LOT No. 1.03 & 1.06 TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY NEW JERSEY		
Drawing Title LANDSCAPE PLAN		
Scale: 1"=50'		
Project No. 130239201	LP-101	
Date 6/10/2025		
Drawn By RP		
Checked By HH		
Sheet 6 of 9		

DISPERSED GIP CALCULATION SUMMARY						
Label	CaseType	Units	Avg	Max	Min	MaxMin
FLEX BLDG 1 CAR PARKING	Burnumville	Fc	1.60	2.4	0.5	2.80
FLEX BLDG 2 CAR PARKING	Burnumville	Fc	1.64	2.8	0.5	3.28
FLEX BLDG 3 CAR PARKING DOCKS	Burnumville	Fc	3.17	4.7	1.0	5.28
MAIN ENTRANCE DRIVE ASLE	Burnumville	Fc	3.55	3.5	0.4	4.00
WAREHOUSE 1 CAR PARKING	Burnumville	Fc	1.52	2.5	0.8	3.15
WAREHOUSE 1 TRAILER PARKING & DRIVE ASLE	Burnumville	Fc	3.56	3.5	0.4	4.15
WAREHOUSE 1B LOADING DOCKS	Burnumville	Fc	2.87	5.0	1.2	4.39
WAREHOUSE 2 CAR PARKING	Burnumville	Fc	1.25	3.8	0.5	1.79
PROPERTY LINE	Burnumville	Fc	0.00	0.0	0.5	0.14

SITE LIGHTING CONTROLS SEQUENCE OF OPERATION IN COMPLIANCE WITH ASHRAE 90.1-2015

- EACH SITE FIXTURE TO BE EQUIPPED WITH NX CONTROLS, WHICH IS A WIRELESS BLUETOOTH MESH CONTROL SYSTEM.
- CONTROL SYSTEM IS TO BE ACCESSIBLE VIA IOS APP FOR PROGRAMMING.
- EACH SITE FIXTURE TO HAVE AN INTEGRAL, PHOTO SENSOR AND BUILT-IN TIME KEEPER TO ALLOW FOR THE SCHEDULING OF DIMMING EVENTS BASED ON TIME OF DAY.
- ALL SITE LIGHTS TO TURN ON AT DUSK AND OFF AT DAWN.
- LIGHTS TO REMAIN FULL BRIGHTNESS UNTIL 12 A.M., AT WHICH TIME THE LIGHTS WILL DIM TO 50% OUTPUT UNTIL DAWN.



Date	Description	No.
REVISIONS		
HANY HANAFY DATE SIGNED NEW JERSEY LICENSED LANDSCAPE ARCHITECT STATE LIC. No. 21AS00148900		
LANGAN Langan Engineering and Environmental Services, LLC 1 University Square Drive, Suite 110 Princeton, NJ 08540 T: 609.282.8000 F: 609.282.8001 www.langan.com NJ CERTIFICATE OF AUTHORIZATION No. 24GAT7896400		
Project NORTH BRUNSWICK EXECUTIVE PARK DEVELOPER: North Brunswick Executive Park, LLC 90 Woodbridge Center Drive Suite 600 Woodbridge, NJ 07095 BLOCK No. 252, LOT No. 1.03 & 1.06 TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY NEW JERSEY		
Drawing Title		
LIGHTING PLAN		
Scale: 1" = 50'		
Project No.	Drawing No.	
130239201	LL-101	
Date		
6/10/2025		
Drawn By		
HH		
Checked By		
HH	Sheet 8 of 9	

