10 June 2025

Michael Hritz
Director, Department of Community Development
Township of North Brunswick
710 Hermann Road
North Brunswick NJ, 08902

Re: Stormwater Narrative
North Brunswick Executive Park Use Variance
North Brunswick, New Jersey
Block 252 – Lots 1.03 & 1.06
Langan Project No. 130239201

Dear Mr. Hritz:
On behalf of North Brunswick Executive Park, LLC, Langan Engineering is submitting this stormwater narrative to support the proposed use variance application for the North Brunswick Executive Park in North Brunswick Township, Middlesex County, New Jersey. The property is located at Block 252, Lots 1.03 & 1.06 as shown on North Brunswick Tax Map Sheet 71.

A brief narrative describing the proposed stormwater management approach for the project is provided below. A full stormwater management report will be submitted with the future site plan application.

STORMWATER NARRATIVE

Existing Conditions

The majority of the 23.7± acre property is currently covered by grass areas, with roughly 0.9 acres of tree cover and 0.7 acres of gravel area. Existing elevations within the area range from approximately el. 102 (NAVD 88) along the northeast corner of the site to approximately el. 108 along the western property line of the site. The site generally slopes from the west down to the east.

Runoff from Lot 1.06 presently sheet flows to the east towards Lot 1.02. Once off-site, the runoff is conveyed via a piped system to an existing detention basin located on Lot 1.03 (note that the applicant also owns Lot 1.03 and there is a drainage easement through Lot 1.02).

Subsurface exploration test pits were performed by French and Parrello Associates (FPA) in April 2025 to determine soil and groundwater conditions as well as soil permeability rates. Per FPA's assessment, the native soils at the project site typically consist of silty sand to sandy silt and clay with some gravel intermixed with the major soil fraction. Permeability tests were performed in-situ in accordance with the guidelines presented in Chapter 12 of the NJ Stormwater Best Management Practices Manual, as well as in-lab in accordance with ASTM D-2434. Groundwater

was encountered at depths ranging from 10 feet to 17 feet below existing grade, which corresponds to elevations of approximately 90 feet to 94 feet. Mottling was observed at elevations of approximately 93 to 96 feet.

Proposed Development & Stormwater Management Appraoch

The project proposes the construction of two 100,000-square-foot warehouse buildings and two 50,142-square-foot flex space buildings, along with associated parking and loading areas, drive aisles, and landscaping. Overall, an addition of 14.5 acres± of impervious area is proposed.

The project proposes to meet state and township stormwater management standards through the proposed construction of bioretention basins, underground infiltration basins, and constructed wetlands. A full stormwater management report will be submitted with the future site plan application.

CLOSING

Please do not hesitate to call should you have any additional questions or require additional information.

Sincerely,
Langan Engineering and Environmental Services, LLC

Micah Morgan, EIT
Senior Staff Engineer

Christian Roche, P.E., LEED-AP
Principal/Vice President