

LOCATION MAP U.S.G.S. QUADRANGLE MAP NORTH BRUNSWICK, NJ PANELS (MONMOUTH AND NEW BRUNSWICK)

FINAL PLAT - MAJOR SUBDIVISION

AMARANTH AT NORTH BRUNSWICK PHASES 3 & 4

BLOCK 148.11, LOT 1.01

TOWNSHIP OF NORTH BRUNSWICK MIDDLESEX COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200 FT.

BLOCK	LOT	Property Location	Owner Name	Mailing Address	City, State	Zip	
148.06	1	ROUTE 130	RENAISSANCE GLENN LLC	90 WOODBRIDGE CTR DR 600	WOODBRIDGE NJ	07095	
148.06	4	RENAISSANCE BLVD	NORTH BRUNSWICK TOWNSHIP	710 HERMANN ROAD	NORTH BRUNSWICK NJ	08902	
148.06	5	402 VIBURNUM COURT	JAIN KAMLESH & JAIN NEHA	402 VIBURNUM COURT	NORTH BRUNSWICK NJ	08902	
148.06	6	404 VIBURNUM COURT	WANGA RICHARD & OJWANG GLADYS	404 VIBURNUM COURT	NORTH BRUNSWICK NJ	08902	
148.06	7	405 VIBURNUM COURT	WIJEGUNAWARDHANA LAKSEN & THANUJA	405 VIBURNUM COURT	NORTH BRUNSWICK NJ	08902	
148.06	8	403 VIBURNUM COURT	SARIPALLI RAVINDRA	403 VIBURNUM COURT	NORTH BRUNSWICK NJ	08902	
148.06	9	602 DAISY COURT	PATEL VIBHA & PANKAI	602 DAISY COURT	NORTH BRUNSWICK NJ	08902	
148.06	10	604 DAISY COURT	PRADHAN MANISH & SWAPNA	604 DAISY COURT	NORTH BRUNSWICK NJ	08902	
148.06	11	606 DAISY COURT	SHRIVASTAVA KAPIL & NEHA	606 DAISY COURT	NORTH BRUNSWICK NJ	08902	
148.06	12	608 DAISY COURT	KONDURU NARSING RAO & MAHI	608 DAISY COURT	NORTH BRUNSWICK NJ	08902	
148.06	96	112 CARDINAL COURT	SUBRAMANIAM P & DEIVANAYAGAM S	112 CARDINAL COURT	NORTH BRUNSWICK NJ	08902	
148.06	97	111 CARDINAL COURT	CHALOO AJAY KUMAR	111 CARDINAL COURT	NORTH BRUNSWICK NJ	08902	
148.06	98	109 CARDINAL COURT	RAYA KIRAN K & TUPAKULA MANJUVANI	109 CARDINAL COURT	NORTH BRUNSWICK NI	08902	
148.06	99	107 CARDINAL COURT	KANKATI RAJENDRA P & MADDIKUNTA K V	107 CARDINAL COURT	NORTH BRUNSWICK NJ	08902	
148.06	100	105 CARDINAL COURT	MALLIK PRASAD S & SANDHYA	105 CARDINAL COURT	NORTH BRUNSWICK NJ	08902	
148.06	101	103 CARDINAL COURT	DHANKULA SRINIVASA & KARUMANCHI P	103 CARDINAL COURT	NORTH BRUNSWICK NJ	08902	
148.06	102	101 CARDINAL COURT	APPANAGAARI VEERENDRA & VELDURTHY V	101 CARDINAL COURT	NORTH BRUNSWICK NJ	08902	
148.06	102.99	EAGLE DRIVE	FOREST PARK HOA %MIDLANTIC MGMT	315 RARITAN AVENUE	HIGHLAND PARK NJ	99999	
148.07	2	HAWTHORNE ROAD	RENAIASSANCE GREENS HOA %MIDLANTIC	315 RARITAN AVENUE	HIGHLAND PARK NJ	99999	
148.07	2.01	2 HAWTHORNE ROAD	BHANDARE NARESH & RADIYA	2 HAWTHORNE ROAD	NORTH BRUNSWICK NJ	08902	
148.07	2.02	4 HAWTHORNE ROAD	SHAH PARESH & PRATIMA	4 HAWTHORNE ROAD	NORTH BRUNSWICK NJ	08902	
148.07	2.03	6 HAWTHORNE ROAD	NATARAJAN SHANKAR RAJ & RAJ S S S	6 HAWTHORNE ROAD	NORTH BRUNSWICK NJ	08902	
148.07	2.04	8 HAWTHORNE ROAD	GUPTA MOHIT & NEETU	8 HAWTHORNE ROAD	NORTH BRUNSWICK NJ	08902	
148.07	2.05	10 HAWTHORNE ROAD	BITRA BALAJI & JYOTHI	10 HAWTHORNE ROAD	NORTH BRUNSWICK NJ	08902	
148.07	2.100	356 HAWTHORNE ROAD	TANDABANY K & VELOU R	356 HAWTHORNE ROAD	NORTH BRUNSWICK NJ	08902	
148.07	2.101	358 HAWTHORNE ROAD	GANTA SRINIVAS & PADMAPRIYA	358 HAWTHORNE ROAD	NORTH BRUNSWICK NJ	08902	
148.07	2.102	360 HAWTHORNE ROAD	SRINIVASAN N.& CHANDRASEKARAN V	360 HAWTHORNE ROAD	NORTH BRUNSWICK NJ	08902	
148.07	2.103	362 HAWTHORNE ROAD	JUJJAVARAPU RAMESH &GEDA PRAVALLIKA	362 HAWTHORNE ROAD	NORTH BRUNSWICK NJ	08902	
148.07	2.104	364 HAWTHORNE ROAD	PINDIPOL KRISHNAMURTHY & SHREELEKHA	364 HAWTHORNE ROAD	NORTH BRUNSWICK NJ	08902	
148.07	2.97	350 HAWTHORNE ROAD	DRAKSHARAM VENKATA S BABU&MADHURI	350 HAWTHORNE ROAD	NORTH BRUNSWICK NJ	08902	
148.07	2.98	352 HAWTHORNE ROAD	GAGLANI SANJAY C & JIGNA S	352 HAWTHORNE ROAD	NORTH BRUNSWICK NJ	08902	
148.07	2.99	354 HAWTHORNE ROAD	GANESAN M & ANGAMUTHU GEETHA	354 HAWTHORNE ROAD	NORTH BRUNSWICK NJ	08902	
148.10	2.176	HAWTHORNE ROAD	RENAIASSANCE GREENS HOA %MIDLANTIC	315 RARITAN AVENUE	HIGHLAND PARK NJ	99999	
148.12	1	ROUTE 130	THE BOULEVARD AT RENAISSANCE LLC	90 WOODBRIDGE CTR DR 600	WOODBRIDGE NJ	07095	
148.13	1.01	ROUTE 130	NORTH BRUNSWICK TOWNSHIP BOE	OLD GEORGES RD POB 6016	NORTH BRUNSWICK NJ	08902	
148.13	1.02	98 RENAISSANCE BOULEVARD	NORTH BRUNSWICK TOWNSHIP	710 HERMANN ROAD	NORTH BRUNSWICK NJ	08902	
224	11	2430 ROUTE 130	2440 REALTY CORPORATION	2600 US ROUTE 130 NORTH	NORTH BRUNSWICK NJ	08902	
224	12.02	2 QUARRY LANE	ESH PROPERTIES LLC	1 KIRKSTONE CIRCLE	WESTFIELD NJ	07090	
224	13.03	100 APPLE ORCHARD LANE	COUNTY OF MIDDLESEX	1 JFK SQUARE PO BOX 871	NEW BRUNSWICK NJ	08903	

UTILITIES/AUTHORITIES

MIDDLESEX COUNTY PLANNING BOARD NORTH BRUNSWICK TOWNSHIP COUNTY ADMINISTRATION BUILDING 710 HERMANN ROAD NORTH BRUNSWICK, NJ 08902 5TH FLOOR 75 BAYARD STREET ATTN: TOWNSHIP CLERK NEW BRUNSWICK, NJ 07724 N.J. GEN. TAX ADMINISTRATION PUBLIC SERVICE ELECTRIC & GAS CO. **MANAGER - CORPORATE PROPERTIES** BROAD STREET - ROOM 305 80 PARK PLACE, T68 NEWARK, NJ 07101 NEWARK, NJ 07102 DEPARTMENT OF TRANSPORTATION CABLEVISION OF RARITAN VALLEY STATE OF NEW JERSEY 275 CENTENNIAL WAY TRENTON, NJ 08625 PISCATAWAY, NI 08855-6805 SUNOCO PIPELINE L.P. ATTN: MARGURITE PRENDERVILLE RIGHT OF WAY CONSTRUCTION DEPARTMENT MR TIM ALLEN MONTELLO COMPLEX TEXAS EASTERN TRANSMISSION CORP. 525 FRITZTOWN ROAD 501 COOLIDGE STREET SINKING SPRING, PA 19608

SOUTH PLAINFIELD, NJ 07080

LATEST

REVISION

INDEX OF SHEETS

DESCRIPTION

COVER SHEET

SUBDIVISION PLAN

—NEW LOT LINE TOWNSHIP ZONE -DESIGNATION (TYP.) U.S. HIGHWAY ROUTE NO. 130 (A. K. A. GEORGES ROAD) (A. K. A. N. J.S.H. ROUTE 25) TWP. OF NORTH BRUNSWICK ZONE BOUNDARY **KEY & ZONING MAP** PUD II PLANNED UNIT DEVELOPMENT **— — —** 200' PROPERTY OWNER EDUCATION-RECREATION-RESEARCH (SOURCE: TWP. OF NORTH BRUNSWICK TAX MAP) INDUSTRIAL

SCALE : 1" = 200'

GENERAL NOTES

. THE SUBJECT PROPERTY IS KNOWN AS LOT 1.01 IN BLOCK 148.11 AS SHOWN ON SHEET 58 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF NORTH

2. THE PROPERTY IS LOCATED IN THE PLANNED UNIT DEVELOPMENT (PUD II) ZONE DISTRICT AND IS SUBJECT TO THE TERMS OF THE SETTLEMENT AGREEMENT MID-L-3565-15. THE PROPERTY CONTAINS A TOTAL TRACT AREA OF 481,571 S.F., 11.055 ACRES.

433 RIVER ROAD HIGHLAND PARK, NJ 08904 433 RIVER ROAD HIGHLAND PARK, NJ 08904

3. THE SUBJECT PROPERTY IS PRESENTLY PARTIALLY DEVELOPED WITH A WALGREENS AND LIGHTBRIDGE ACADEMY ALONG WITH APPURTENANT SITE IMPROVEMENTS TYPICAL OF COMMERCIAL DEVELOPMENTS. THE BALANCE OF THE SITE LARGELY CONSISTS OF DENSE WOODS. THE APPLICANT PROPOSES

4. ZONING INFORMATION: (PUD II/SETTLEMENT AGREEMENT MID-L-3565-15) INFORMATION SHOWN HEREON TAKEN FROM MAP REF. 5.A

	REQUIRED/ PERMITTED	WALGREENS/ LIGHTBRIDGE ACADEMY LOT 1.01	PROPOSED WAWA LOT 1.04	PROPOSED TAKE 5 LOT 1.05	APPROVED RESIDENTIA L LOT 1.03
PRINCIPAL RESIDENTIAL BUILDINGS					
MINIMUM RESIDENTIAL ROUTE 130 SETBACK	50 FT				361 FT
MINIMUM RESIDENTIAL TOWNSHIP ROAD SETBACK	35 FT				35 FT
MINIMUM RESIDENTIAL INTERNAL ROAD SETBACK	20 FT				64.7 FT
MINIMUM RESIDENTIAL PARKING SETBACK	I0 FT				I0 FT
MINIMUM RESIDENTIAL BUILDING SEPARATION	30 FT				89.8 FT
MINIMUM RESIDENTIAL SETBACK TO NON-RESIDENTIAL USE	50 FT				67.5 FT
MINIMUM RESIDENTIAL ROUTE 130 BUFFER	50 FT				N/A
MAXIMUM RESIDENTIAL BUILDING HEIGHT	55 FT				47.5
MAXIMUM IMPERVIOUS COVERAGE	N/A	62.2%	83.8%	46.2%	68.0%
MAXIMUM PRINCIPAL BUILDING COVERAGE	N/A	15.8%	7.7%	2.9%	17.1%
PRINCIPAL COMMERCIAL BUILDINGS					
MAXIMUM FLOOR AREA RATIO	0.3	0.08	0.08	0.03	N/A
MAXIMUM BUILDING HEIGHT	100 FT	COMPLIES	26' - 11"	28' - 6 ³ / ₈ "	N/A
PARKING					
USE: RETAIL & SERVICE STORE - I SPACE/200 SF GFA	WAWA: 6,372/200 = 32 WALGREENS: 14,737/200 = 74 LIGHTBRIDGE: 10,568/200 = 53	107	50		
USE: MOTOR VEHICLE SERVICE STATION - 2 SPACES PER EMPLOYEE	TAKE 5: 2*6=12			20	
USE: RESIDENTIAL - 1-BED - 1.25 PER UNIT 2-BED - 1.75 PER UNIT	133				161
LOADING: I SPACE FOR SERVICE BUILDINGS OVER 5,000 SF		1	I		
ADA:		6	2	l l	6
TOTAL		107	50	20	161

SUPERCEDES THE WETLANDS/BUFFER LOCATION SHOWN ON FILED MAP NO. 6091, FILE 984.

*PER ORDINANCE. PER RSIS, 170 STALLS ARE REQUIRED.

APPLICANT PROPOSES 26 ELECTRIC VEHICLE READY PARKING SPACES, REDUCING ORDINANCE REQUIREMENT TO 120 AND RSIS REQUIREMENT TO 153.

A. A MAP ENTITLED "PRELIMINARY AND FINAL MAJOR SITE PLAN & MAJOR SUBDIVISION PLANFOR AMARANTH AT NORTH BRUNSWICK PHASES 3 & 4, BLOCK 148, LOT 1.01, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY COLLIERS ENGINEERING & DESIGN, DATED JUNE 13,

B. A MAP ENTITLED: "FINAL PLAT MAJOR SUBDIVISION FOR AMARANTH AT NEW BRUNSWICK, BLOCK 148.11, LOT 1, TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY" PREPARED BY MASER CONSULTING, P.A. DATED SEPTEMBER 11, 2017 AND LAST REVISED AUGUST 1, 2019 AND BEING DULLY FILED IN THE MIDDLESEX COUNTY CLERKS OFFICE ON OCTOBER 7, 2019 AS MAP #6884, FILE #989.

6. THE HORIZONTAL DATUM IS RELATIVE TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM AND ADJUSTED TO NAD1983. THE VERTICAL DATUM IS RELATIVE TO NAVD 1988.

7. THE WETLANDS LOCATION SHOWN HEREON TAKEN FROM MAP REFERENCE 5.B., BASED UPON NJDEP LOI-LINE VERIFICATION FILE NO. 1215-10-0002.1 FWW 100002, BASED UPON NJDEP FRESHWATER WETLANDS GENERAL PERMIT NO. 6, FILE NO. 1215-10-0002.1 FWW 100001. THE LOCATION OF WHICH

8. NO 100 YEAR FLOOD PLAINS ARE KNOWN TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAP NO. 34023C0136F FOR THE TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY, EFFECTIVE DATE JULY 6, 2010, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. 9. PROPOSED BLOCK & LOT NUMBERS HAVE **NOT** BEEN ASSIGNED BY THE TOWNSHIP OF NORTH BRUNSWICK TAX ASSESSOR.

> NORTH BRUNSWICK PHASES 3 & 4

- DENOTES CONCRETE MONUMENT WITH IDENTIFYING DISK TO BE SET

• DENOTES OUTBOUND CORNER MARKER SET

PRIOR TO FILING OF THIS PLAN

(NR) - NON RADIAL

BLOCK 148.11 LOT 1.01

KNOWLEDGE AND BELIEF THIS MAP AND LAND

MINIMUM SURVEY DETAIL REQUIREMENTS OF

MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW"

AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

Eric V. Wilde

LICENSE NUMBER: GS43279

COLLIERS ENGINEERING & DESIGN, INC.

N.J. C.O.A. #: 24GA27986500

FINAL PLAT

MAJOR SUBDIVISION

AMARANTH AT

RSEY LICENSED PROFESSIONAL LAND SURVEYO

SURVEY DATED JUNE 20, 2025 MEET THE

THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE

& Design

Call before you dig. STATE REQUIRED FILE NUMBER FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

MASEI

MIDDLESEX COUNTY **NEW JERSEY**

> HOLMDEL (Headquarters) 331 Newman Springs Road,

Suite 203 Red Bank, NJ 07701 Phone: 732.383.1950 COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTIN

17001949B

SUBDIVISION PLAN

K-LAND 54, LLC 433 RIVER ROAD HIGHLAND PARK, NJ 08904

CLERK'S OFFICE, MIDDLESEX COUNTY, NEW JERSEY.

SWORN AND SUBSCRIBED BEFORE ME THIS ___ DAY OF ______ 2025 NOTARY PUBLIC

AS OWNER OF LOT 1.01, BLOCK 148.11, I/WE HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MIDDLESEX COUNTY

AS APPLICANT OF LOT 1.01, BLOCK 148.11, I/WE HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MIDDLESEX COUNTY CLERK'S OFFICE, MIDDLESEX COUNTY, NEW JERSEY. 433 RIVER ROAD HIGHLAND PARK, NJ 08904 SWORN AND SUBSCRIBED BEFORE ME THIS ___ DAY OF ______ 2025

NOTARY PUBLIC

THIS IS TO CERTIFY THAT THE TOWNSHIP OF NORTH BRUNSWICK PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED THIS MAP. THIS MAP SHALL BE FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON OR BEFORE THE DAY OF , 2025, WHICH IS ONE HUNDRED AND NINETY (190) DAYS FROM THE DATE OF APPROVAL FOR A MINOR OR NINETY-FIVE (95) DAYS FROM THE SIGNATURE OF THIS MAP FOR A FINAL. PLANNING BOARD CHAIRPERSON

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L.1975, c.291 (C.40:55D-1 et seq.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE TOWNSHIP OF NORTH BRUNSWICK, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP. I DO FURTHER CERTIFY THAT THE STREETS. ROADS, LANES OR ALLEYS AS INDICATED ON THIS MAP HAVE BEEN APPROVED BY THE MUNICIPAL AGENCIES OF THE TOWNSHIP OF NORTH BRUNSWICK.

MIDDLESEX COUNTY PLANNING BOARD APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF NORTH BRUNSWICK ON

DATE **ACTION TAKEN** BOARD CHAIRPERSON I HAVE EXAMINED THIS MAP AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, FIND IT CONFORMS WITH THE PROVISIONS OF THE "TITLE RECORDATION ACT", RESOLUTION OF APPROVAL AND MUNICIPAL ORDINANCE AND REQUIREMENTS APPLICABLE THERETO: BOARD SECRETARY FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE AS MAP NO. ————— TOWNSHIP ENGINEE

