



**For Office Use Only**

Date Filed: \_\_\_\_\_ Appl. No.: \_\_\_\_\_  
Appl. Fee: \$ \_\_\_\_\_ Escrow Deposit: \$ \_\_\_\_\_

**Check One:**

- ☐ Zoning Board of Adjustment  
☒ Planning Board

Revision Date: 9/2020

**TOWNSHIP OF NORTH BRUNSWICK**

**Site Plan/Conditional Use Application (FORM A)**

The original and fourteen (14) copies of the completed application form supplied by the Township and the required number of copies of supporting documents listed in the applicable checklist must be filed with the Department of Community Development. If a waiver is being requested for any item on the checklist, it must be noted in the "waiver requested" section, and each item must be listed by checklist number and a detailed reason for the request must be provided. Any application that does not include an item required by the checklist, and for which a waiver has not been requested, will be automatically deemed incomplete.

All applications must be accompanied by appropriate fees and escrow deposits together with a written explanation of the amount calculations. Separate application fee and escrow deposit checks must be provided.

In addition to submittal of hard copies of documents, copies of all applications, surveys, plans, reports and studies, such as environmental impact, traffic, storm water, sewer and water reports, and any other documents associated with the application, shall be submitted on a CD in portable document format (pdf) at 400 × 400 dpi. Submittal of such digital copies shall be required to constitute an application for development, and all revised files shall be resubmitted as the originals are changed or amended. Every electronic submission must be accompanied by a cover letter listing all attached documents and any revisions, where applicable.

The following proof of satisfying the notice requirements must be filed with the Secretary of the appropriate Board at least five (5) days prior to the date fixed for the hearing:

- Affidavit of Service
- Copy of notice served
- Certified List of Property Owners within 200 feet and others served with manner of service
- Certified Mail receipts stamped by the USPS
- Affidavit of Publication from the newspaper in which the notice was published.



## PART I

### **SUBJECT PROPERTY:**

Block 141 Lot(s) 43 Zone TOMU Overlay, I-2 District  
Property Location Between US Route 1 North and NJ Transit rail line  
Size of Property 1.8 acres

Present Use: ☐ Residential ☐ Non-Residential ☒ Vacant  
Proposed Use: ☐ Residential ☒ Non-Residential Specify: \_\_\_\_\_

### **CONTACTS:**

**Applicant:** ☒ Corporation ☐ Partnership ☐ Individual  
☐ Other/Explain \_\_\_\_\_

Name: North Brunswick TOD Associates, LLC

Address: 2300 US Route 1 North Brunswick, NJ 08902

Telephone: 732-398-9700 Fax: \_\_\_\_\_

Email: nathanielw@gardenhomesprinceton.co

### **Owner (if different from Applicant):**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

### **Engineer:**

Name: F. Mitchel Ardman, P.E., P.P. (The Reynolds Group Inc.)

Address: 575 Route 28, Suite 110 Raritan, NJ 08869

Telephone: 908-722-1500 Fax: 908-722-7035

Email: \_\_\_\_\_

### **Attorney:**

Name: Peter Flannery (Bisgaier Hoff, LLC)

Address: 25 Chestnut Street, Suite 3 Haddonfield, NJ 08033

Telephone: 856-375-2804 Fax: 856-795-0312

Email: pflannery@bisgaierhoff.com



## PART II

### **TYPE OF APPROVAL REQUESTED (Check all that apply):**

Site Plan

Amended Site Plan

☒ Conditional Use

Preliminary/Final

### **ASSOCIATED APPROVALS REQUESTED:**

Variances:

**(Complete and attach Form C, Part II)**

☐ "C" Variance(s)

☐ "D" Variance(s)

☐ Other (specify): \_\_\_\_\_

Subdivision:

**(Complete and attach Form B, Part II)**

Minor Subdivision

Preliminary Major Subdivision

Final Major Subdivision

Amended Preliminary Major Subdivision

Amended Final Major Subdivision

### **Describe Proposed Development (continue on a separate sheet if necessary):**

Conditional Use Application -

No change from approved plans per PB - 2681, approved by Planning Board on December 3rd, 2024 and memorialized by resolution adopted on January 7, 2025, a copy of which is attached hereto. The selected cannabis operator for this parcel "Frogtown Dispensary LLC" was issued an Annual Class 5 Cannabis Retailer License to operate an adult personal-use cannabis business in the State of New Jersey on October 8th.

Applicants shall comply with both conditions listed in the township ordinance 205 - 92.11 E (1) and (2).

Condition 1 - Hours of operation. Hours of operation for Class 5 cannabis retailer and Class 6 cannabis delivery licenses shall be limited to 9:00 a.m. to 9:00 p.m.

**Applicant shall comply**

Condition 2 - Limitation on location. Class 5 retail and Class 6 delivery cannabis establishments shall not be permitted within 500 feet of any existing Class 5 retail and Class 6 delivery cannabis establishments, with the exception of those owned and operated by the same entity, or any primary or secondary educational institution, house of worship, or park or playground. The distance shall be measured in the same manner as that required by statute for the measuring of distances between licensed retail sale of alcoholic premises, schools and churches. **Applicant shall comply. Plan dated 10/15/25 submitted by F. Mitchel Ardman of the Reynolds Group to show compliance.**



### PART III

**Has there been any previous application to any Township Board involving these premises?**

☒ YES ☐ NO

If yes, provide file number(s) and state the nature, date and disposition of said mater:

2681 - site plan approval for this site

**Is public water available?**

☒ YES ☐ NO

If no, how will water service be supplied?

**Is public sewer available?**

☐ YES ☒ NO

If no, provide proposed method of sewage disposal: Private pump station exists that connects to public sewer.

**Are there any existing deed restrictions, easements or covenants?**

☒ YES ☐ NO

If yes, are copies provided?

☐ YES ☒ NO

The governing documents for the entire Mainstreet NB project provide all required easements and covenants and have been recorded and functional since the developments first CO.

**Are any deed restrictions, easements or covenants contemplated?**

☐ YES ☒ NO

If yes, are copies provided?

☐ YES ☐ NO

**Does the owner own or have any ownership interest in any contiguous property?**

☒ YES ☐ NO

If yes, provide type of ownership, address, block and lot(s): North Brunswick TOD Associates LLC and affiliates

have interest in the majority of adjacent properties

**LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:**

1. Radius Restriction Exhibit by F Mitchell Ardman of the Reynolds Group dated 10/15/25
2. Conditional Use application, signed
3. Zoning Review Fee Check in the amount of \$200.00
4. Copy of License Approval for Frogtown Dispensary, LLC




**DISCLOSURE OF OWNERS OF CORPORATION OR PARTNERSHIP:**

A corporation or partnership applying to a Board for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stocks of any class or at least 10% of the interest in the partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1. Applications which do not comply with N.J.S.A. 40:55D-48.1 et seq. will be deemed incomplete.

Property Ownership Rider - The Property Owner is North Brunswick TOD Associates, LLC "NBTOD" and has one member/owner with greater than 10% ownership.

1. North Brunswick Redevelopment General Partners, LLC (this member has no individual owner in "NBTOD" of 10% or greater) 820 Morris Turnpike, Short Hills, NJ 07078

Applicant's Signature:  Date: 10/16/25



### **ESCROW FUNDS AGREEMENT:**

The Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) authorizes the collection of Technical Review Escrow Fees to cover the costs incurred by the Township for professional services involved in the review of land use development applications. Subsection 205-139 of the North Brunswick Township Land Use Ordinance establishes the amount of Technical Review Escrow Fees and the procedures for collecting and replenishing same. I hereby acknowledge and agree to the following: 1) I am responsible for the cost of all reasonable professional services rendered to the Planning Board or Board of Adjustment during the review and processing of my development application. 2) If I receive a written Deficiency Notice from the Chief Financial Officer or his/her designee (CFO) that the balance of funds remaining in the account is insufficient to cover invoices, vouchers or bills submitted to the Township for services which have already been performed, no further consideration, review or processing of the application will be permitted until such time as the funds requested in the Deficiency Notice have been deposited, and this cessation of work could result in carrying my application to the next regularly scheduled public meeting of the designated land use agency. 3) Failure to deposit the amount requested in the Deficiency Notice within ten days of receipt shall toll the period for action by the Planning Board or Board of Adjustment as stipulated in N.J.S.A. 40:55D-1 et seq., and shall bar me from seeking a default approval under N.J.S.A. 40:55D-10.4. 4) Failure to post funds requested in the Deficiency Notice within 45 days shall be grounds for dismissal of my application without prejudice, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application. 5) In the event that my application is approved and a Deficiency Notice is received after the approval is memorialized, failure to pay the shortfall amount shall be grounds for voiding the approval. 6) In the event that my application is denied and a Deficiency Notice is received after the denial is memorialized, I am still obligated to pay any shortfall amount, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application.

**Applicant's Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

10/16/25

**Owner's Signature (if different from Applicant):** \_\_\_\_\_

**Date:** \_\_\_\_\_





### SITE INSPECTION AUTHORIZATION

I hereby give permission for North Brunswick professional staff or municipal agencies and their agents to come upon and inspect these premises with respect to this application.

Owner's Signature: [Signature] Date: 10/16/23

### APPLICANT'S CERTIFICATION:

I, Kathaniel Welsh, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 8 Michale Cof, Hamilton in the County of Mercer and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant, and I am authorized to sign the application for the partnership or corporation.

Sworn to and subscribed before me this 16 day of October, 20 23

[Signature]  
NOTARY PUBLIC



[Signature]  
SIGNATURE

**OWNER'S CERTIFICATION (If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner):**

I, [Signature], of full age, being duly sworn according to law and upon my oath depose that: I reside at 8 Michale Cof, Hamilton in the County of Mercer and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner in fee of all that certain lot, piece or parcel of land



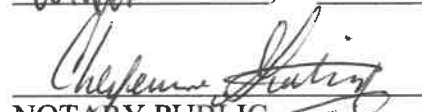
situated, lying, and being in the municipality aforesaid, and known and designated as Block(s) 141 and Lot(s) 43,

and that I am either the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

  
SIGNATURE

Sworn to and subscribed before  
me this 10 day of

October, 2015

  
NOTARY PUBLIC

