LETTER OF PRINCIPAL POINTS
Raritan Heights Phase II, LLC, Application for Amended Preliminary & Final Site Plan Approval
Block 703 Lot 17.02

Raritan Heights Phase II, LLC is the applicant and developer of an area generally bounded by US Route 1 and the Raritan River, said area being identified on the official Tax Map of the City of New Brunswick as Block 703 Lot 17.02 (the “Applicant”) is a wholly owned entity created by Edgewood Properties, Inc.

The site is currently occupied by the AMC Movie Theater, Starbucks and the former Dave’s Famous Barbeque Restaurant.

In 2014 the applicant received site plan approval for a mixed-use building that would contain 254 residential units, a 6,834 s.f. restaurant and a 1,728 s.f. fast food restaurant and in 2017 the applicant received approval for an amended application to permit basement storage in the residential building as well as additional signage for the Starbucks restaurant.

The applicant is requesting amended site plan approval for the following changes:

1. Three (3) sets of automatic gates and fence are proposed to provide additional security for the residential parking around the perimeter of the residential building. Additionally, the parking lot to the South of the theatre was reconfigured to prohibit direct access to the drive aisle adjacent to the residential building.

2. A circle is proposed at the central intersection within the site to provide some traffic calming measures.

3. The retaining wall located at the southwest property corner was reconfigured as required for structural design considerations. The retaining wall design documents will be submitted under separate cover.

4. Several parking stalls were removed and curbs modified to accommodate the proposed changes noted in items 1 through 3.

5. The electrical vehicle charging stations that were previously approved at the southeast building corner have been relocated across the drive aisle to provide more room for the charging equipment. Again, we will provide details once it is determined which entity will be supplying the power.

February 11, 2020
6. The accessible routes between uses were revised to coordinate with the above site modifications.

7. Site landscaping was updated to coordinate with the above site modifications. However, plans detailing the courtyard improvements will be provided under separate cover by a landscape architect.

Lastly, the information on the title sheet was updated as necessary to coincide with all requested plan changes, including parking and utility calculations, as well as bulk schedule values. Please note that no new variances were created, and all modified variances are less than or equal to those previously approved. The previously approved 6,834 s.f. restaurant and a 1,728 s.f. fast food restaurant remain as approved. The movie theater and the former Dave’s Barbeque restaurant building will remain on site.

A total of 1,53 parking spaces will be provided on the site and all lot area, bulk and setback requirements of the C-5 zone are substantially met in accordance with the Ordinance.

February 11, 2020