The subject property is a 2.649 acre parcel located at NJDOT Route 91, 780 Jersey Avenue in New Brunswick. The applicant, 780 Jersey Avenue LLC plans to construct a 39,500 square foot warehouse distribution facility featuring 36’ clear ceiling heights, LED lighting, 5 trailer loading doors, 1 drive-in door with ramp, 900 SF office area. The building will be leased for warehousing and distribution; and there is no manufacturing proposed. The applicant’s engineer and architect will elaborate in detail on the site layout and building design.

The Site Plan design and layout of the proposed 39,500 SF warehouse are part of the overall development plan for the original mother lot of 30.2 acres which is now comprised of 3 lots 750 Jersey Avenue, 760 Jersey Avenue and the subject property, 780 Jersey Avenue. All properties were part of the Minor Subdivision Plan Approved August 11, 2015 and reapproved on December 18, 2019.

The proposed 39,500 SF warehouse building was factored in as part of the infrastructure that has already been built at the 760 Jersey Avenue site. Storm drainage, sanitary sewer, water, gas, electric and telephone all abut
the property. This site plan is in keeping with Applicant’s overall development plan for 750, 760, 780 and the recently completed 986 Jersey Avenue. All of the properties are under common ownership and developed by its related companies, Wick Companies.

Improvements to NJDOT Route 91 consisting of drainage, power pole relocations, road widening, curbing and new paving across the entire frontage from Brookside Deli to the end of 986 Jersey Avenue which all have been completed. Upon completion of the rail spur used to service the 750 Jersey Avenue warehouse, the applicant will have completed $4 Million of rail improvements to the Delco Lead, all available for service to 750, 760, 780 and 986 Jersey Avenue.

The applicant is seeking variances for side yard setback at 5’ vs 25’ and total side yard setback at 15.34’ vs 50’. The side yard variance is mitigated since the adjoining lot, which is under common ownership, is outdoor paved storage with the nearest structure being 750 feet away. The rear setback will not have a negative impact in that the rear of this lot abuts the rail spur that services 760 & 986 Jersey Avenue.
There is a need for Industrial warehouse buildings of this quality, as indicated by the historically low vacancy rates and presently at 100% for comparable buildings found in Wick’s other industrial warehouses in the New Brunswick area. In addition to new construction jobs to develop the site, the facility’s operations will bring jobs to New Brunswick along with real estate tax revenues to the City of New Brunswick.