March 10, 2020

Daniel Dominguez, AICP, PP, Acting Director
New Brunswick Technical Advisory Committee
25 Kirkpatrick Street
New Brunswick, NJ 08903-0269

Re: 780 Jersey Avenue, LLC
Preliminary & Final Major Site Plan
& Bulk Variances
Block 598, Lot 3.06 & 2
780 Jersey Avenue
Application #PB-2020-05
Technical Review

Dear Sir:

This office has received a site plan, dated: December 20, 2019, and an architectural plan, dated: February 7, 2020, an existing conditions plan, dated: October 18, 2019, a traffic evaluation, dated: July 25, 2018, an environmental letter dated: August 10, 2018, a recycling plan, (1 sheet: undated), and undated letter of principal points, relative to this application and offers the following planning comments for your consideration.

1. Property Description

The contains two (2) lots located on the south side of Jersey Avenue. Lot 2 is located on the northern frontage of the tract and contains an existing PSEG substation and outdoor equipment. Lot 3.06 is located on the central and southern portion of the tract and is mostly vacant. The southern property line of lot 2 abuts the north property line of Lot 3.06. The two lots combine to form a 2.649-acre parcel.

2. Proposed Development

The applicant proposes to construct a 39,500-sf warehouse on the southern portion of the tract. The central portion of the tract will contain a paved parking and loading area for 10 passenger vehicles and 5 loading docks. Two (2) additional potential loading docks are shown on the northern façade of the warehouse. A 900-sf area within the northeast corner of the warehouse building will be used as office space. The parking lot will connect to Jersey Avenue via a new driveway on the east side of lot 2. The existing PSEG utility station will remain in its existing location. A new 2-way driveway will be installed on the east side of lot 2 and will connect the warehouse to the street. The 30’ wide driveway will widen to a 76’ curb cut as it approaches Jersey Avenue. A 100-sf monument sign will be located at the Jersey Avenue driveway on Lot 2. Stone areas and fencing will be modified around the utility station.
3. **Plan Revisions**
   This is a new application. No plan revisions at this time.

4. **Master Plan Review**
   The 2004 Master Plan and 2011 Reexamination Report recommends this property for general industrial development. The proposed industrial use is consistent with the Master Plan.

5. **Zoning Review: I-2 (General Industrial) Zone**
   **A. Use:**
   Industrial and office facilities are permitted in this zone.
   **Complies.**

   **B. Bulk:**
<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>REQUIRED</th>
<th>PROPOSED</th>
<th>CONFORMITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>40,000 SF</td>
<td>115,386 sf (2.649 acres)</td>
<td>Complies</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>200’</td>
<td>175’</td>
<td>1 Existing</td>
</tr>
<tr>
<td>Minimum Lot Depth</td>
<td>200’</td>
<td>666’</td>
<td>Complies</td>
</tr>
<tr>
<td>Minimum Front Yard Setback</td>
<td>50’</td>
<td>350’</td>
<td>Complies</td>
</tr>
<tr>
<td>Minimum Side Yard/Both Setback</td>
<td>25’/50</td>
<td>10’ , 5’ / 15’</td>
<td>3 Violations</td>
</tr>
<tr>
<td>Minimum Rear Yard Setback</td>
<td>50’</td>
<td>51’</td>
<td>Complies</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>50’</td>
<td>Building: ±45’</td>
<td>Complies</td>
</tr>
<tr>
<td>Maximum Floor Area Ratio</td>
<td>1.0</td>
<td>0.34</td>
<td>Complies</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>35%</td>
<td>34.2%</td>
<td>Complies</td>
</tr>
<tr>
<td>Maximum Impervious Coverage</td>
<td>85%</td>
<td>65.2%</td>
<td>Complies</td>
</tr>
</tbody>
</table>

   **One (1) existing bulk violation. Three (3) new bulk violations.**

6. **Parking Review**
   **A. Required:** (office use: 1 space/400 sf. of GFA) (900 sf) = 2 spaces
   (warehouse: 1 space per emp. on largest shift (4) = 4 spaces
   Total required: at least 6 spaces
   Provided: 10 parking spaces
   **Complies.**
   Required: 9’ x 18’ stall size
   Proposed: 9’ x 18’
   **Complies.**

   **B. Parking Lots**
   Required: minimum 24’ aisle width for 90° parking.
   Proposed: >24’ provided
   **Complies.**
   Required: driveway width at curb: 30’- 40’ for commercial development
   Proposed: driveway widens from 30’ to 76’
   **Not applicable. NJDOT right-of-way.**

   **C. Loading**
   Required: GFA of 39,500 sf = 3 loading spaces
   Proposed: 5 loading truck wells, all 12’ x 60’
D. Parking Lot / Loading Setback
   Required: minimum setback of 3’ from all property lines.
   Proposed: 5’ provided in all locations
   **Complies.**

E. Lighting
   Required: minimum 0.5 fc,
   Proposed: minimum lighting provided in all vehicle areas, poles under 35’ high & pole mounts at 24’ high
   **Complies.**

7. Sign Review
   Permitted: 1 freestanding sign, max 100 sf sign area, max 15’ high
   Proposed: 12’ wide x 8.3’ high sign = 96 sf
   **Complies.**

   Required: sign setback of 25’
   Proposed: 25’ setback
   **Complies.**

8. Landscaping & Buffering
   A. Street Trees
      Required: minimum 2½”-3” caliper on 30’-50’ centers (±175’) = 3-4 trees
      Proposed: no street trees shown
      **More information required.**

   B. Tree Removal and Replacement
      Required: no trees are proposed to be removed
      **More information required.**

   C. Parking Lot Landscaping
      Required: min. 10% landscaping for lots of more than 11 spaces
      **Not applicable.**

      Required: minimum 1 shade tree per 10 spaces = 1 trees.
      Proposed: 4 trees provided
      **Complies.**

      Required: 10’ deep parking lot screening strip to street with 1 tree/50’ and 3’ high shrub row
      Proposed: parking lot is 150’ from street
      **Not applicable.**

      Required: parking islands landscaped
      Proposed: landscaping proposed on plan
      **Complies.**
D. **Foundation Plantings**
   Required: decorative landscaping/shrubs, 2’ high and 3’ on-center around the base of all sides of a building
   Provided: not provided, industrial building
   Violation.

E. **Buffering and Screening**
   Required: 5’ deep landscape buffer between parking areas and property lines
   Provided: industrial site, 5’ provided
   Complies.
   Required: 10’ wide buffer and 10’ high screening around loading areas
   Provided: not provided
   Violation.

9. **Land Use Inventory**
   The following land uses are found in the neighborhood:
   North: industrial/office uses
   East: warehouse, industrial uses, park beyond
   South: rail right-of-way, residential beyond
   West: vacant land, warehouse, industrial uses beyond

10. **Plan Review Comments**
   A. The applicant must submit all required approvals or exemptions from the Middlesex County Planning Board, Freehold Soil Conservation District and all outside agencies having jurisdiction.
   B. Does the applicant own lot 2? If not, written consent of the property owner should be submitted.
   C. The applicant should provide testimony to explain how this facility will operate.
   D. Will the any portion of the utility station need to be removed or altered for the construction of the parking lot?
   E. Will the lots be merged? An easement or cross-access agreement needs to be created with this application.
   F. The applicant should provide testimony to address the environmental conditions on this site.
   G. The applicant should verify the building will be used for warehousing of goods, not manufacturing.
   H. The applicant should explain how the rail spur will operate.
   I. The site plan should protect the south side of the electrical substation from vehicle impacts, and should also protect the eastern corner of the substation from vehicle "side-swipes." Bollards, curbing, or other barriers should be proposed.
   J. The applicant should provide testimony to address how tractor-trailers will be able to make turns into and out of this facility.
   K. The landscape plan should provide (3) street trees and should verify no tree removal is proposed.
   L. The east and west sides of the parking lot should provide 8’ high evergreen tree, not shrub, screening. Shade trees should be integrated into this screening rows.
   M. The applicant should explain how trash and recycling will be handled and removed from this facility

11. **Recommendations**
   From a physical planning perspective, this office recommends that any action taken on this matter be subsequent to the applicant providing the following:
   A. Submit documentation of approvals or exemptions from all outside agencies having jurisdiction.
B. Revised plans to address the above outstanding planning items to the satisfaction of the TAC.
C. Payment of any outstanding taxes, application and/or escrow fees.

Very truly yours,

[Signature]

Henry Bignell, PP
For the Firm

HB/tb
cc: All TAC & Staff Members
    750 Jersey Avenue, LLC, Applicant
    L. Walker, PE, Applicant’s Engineer
    File #1006/20-3 (formerly 1006/18-9)