March 17, 2020

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

Re: Raritan Heights Phase II, LLC
(19 US HWY 1, LLC)
(Amended) Prelim/Final Major Site Plan
& Bulk Variances
Block 703, Lot 17.02
Original Application: Z-2014-03/Z-2011-05
Current Application: ZB-2017-07
19 US Highway Route 1 South
Technical Review

Dear Sir:

This office has received an amended preliminary and final site plan, revised: January 22, 2020 (22 sheets), an amended site and geometry plan (1 sheet) revised through: March 2, 2020, a property survey, dated: November 21, 2016, a 1-sheet building elevation sketch (undated), a letter of principal points, dated: February 11, 2020, and a letter from the applicant’s engineer, dated: March 3, 2020, relative to this application and offers the following planning comments for your consideration.

There have been several previous applications for this property including a 1995 site plan application to construct a movie theatre, a 70,000-sf retail building and two (2) sf restaurant pads. That plan was approved and amended in 2002. Subsequent amended site plans were approved in 2011, 2014 and 2017 for the construction of a multi-family apartment building complex and restaurant pads on this site.

1. Property Description
   The subject property is an irregular 23.686-acre tract containing three (3) individual parcels, which have been consolidated into a single lot (Lot 17.02). The site provides approximately 1200’ of frontage on the southbound side of Route 1 and contains an existing 16-screen movie theatre, ±1,574 existing parking spaces, an existing 1½-story restaurant building, and vacant gravel areas. Two (2) separate two-way driveways allow ingress and egress to the southbound lanes of Route 1.

2. Previously Approved Development
   A. Approved in 2011/2014/2017:
      The movie theatre and approved restaurant pads would remain on the site in their current size and location. A new drive-through “Starbucks” restaurant was approved for the southeast frontage of the site. A new 4-story apartment building was approved for the western corner (rear) of the site and was to contain 254 apartment units, a 6,198-sf clubhouse, and a 2,439-sf leasing office. The building was approved to contain a mix of 1-bedroom and 2-bedroom units, on-grade garage spaces, and was
approximately 60' high. Lighting and landscaping were also provided. A total of 1,576 parking spaces were also approved in 2014. In 2017, the applicant added a 16,946-sf basement area to the residential building, to be utilized for storage only.

B. Current Proposal
The applicant is an amended site plan with the following:
1. A new traffic circle is proposed at the central "intersection" of the site where the main collector aisles meet. Vehicles entering the site from Route 1 will proceed to this circle and can circulate right toward the theatre, straight toward the residential area, or left toward the restaurant area.
2. A network of fencing and three (3) automatic gates are proposed to provide security and separation between the residential apartment parking and commercial parking areas of the site.
3. Two (2) new "development name" monument signs are proposed to frame the residential gate/entrance on the north side of the traffic circle.
4. The retaining wall at the west corner of the site was reconfigured for structural considerations. Parking spaces in this area were removed to relocate this wall several feet eastward.
5. Several parking stalls, curbs, ADA routes, and landscaping areas have been modified as a result of the changes listed above.
6. Parking will be reduced by approximately 28 spaces from to 1,561 spaces to 1,533 spaces.
7. The electric vehicle charging stations have been located across the drive aisle to allow for additional space for the charging equipment.
8. Building coverage will increase from 17.75% to 18.56%. No new variances are created.
9. Floor Area Ratio has increased from 0.39 to 0.45.

3. Plan Revisions
   A. This is a new (amended) plan. Revisions are relative to the 2017 site plan. See above.

4. Master Plan Review
   The 2004 Master Plan map recommends lot 17.02 for Highway Commercial use. The approved/proposed restaurant use is consistent with the Master Plan recommendation for this lot. The 2011 Reexamination Report also discusses the need for additional housing (low-mod, workforce, handicapped accessible, and market-rate) throughout the city.

5. Zoning Review: C-5 (Highway Commercial District)
   A. Use:
      Theatres, retail and drive-in/drive-through restaurants uses are permitted in this zone. A use variance was granted in 2011 for the residential uses.

B. Bulk: C-5 Zone:

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>REQUIRED</th>
<th>PROVIDED</th>
<th>CONFORMITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>MINIMUM FRONT SETBACK</td>
<td>100'</td>
<td>Proposed: 82'</td>
<td>Granted 2017</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Previous approval: 72'</td>
<td>Granted 2011</td>
</tr>
<tr>
<td>MAXIMUM % IMPERVIOUS COVERAGE</td>
<td>75%</td>
<td>Proposed: 81.27%</td>
<td>New Violation</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Approved: 80.52%</td>
<td>Granted 2017</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Approved: 79.5%</td>
<td>Granted 2011</td>
</tr>
<tr>
<td>MAXIMUM BUILDING HEIGHT</td>
<td>50'</td>
<td>Approved: 60'</td>
<td>Granted 2017</td>
</tr>
</tbody>
</table>

One (1) new bulk violation for Impervious Coverage.
6. Parking Review

A. Number of Spaces

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>restaurant: (1 space/ 5 seats): 504 seats = 101 spaces</td>
<td></td>
</tr>
<tr>
<td>drive-in/through restaurant: (1 space/ 30 sf): 2,004 SF = 67 spaces</td>
<td></td>
</tr>
<tr>
<td>+ 1 lane with 6 stacking spaces per lane = 6 spaces</td>
<td></td>
</tr>
<tr>
<td>movie theatre: (1 space per 5 seats): 4,409 seats = 882 spaces</td>
<td></td>
</tr>
<tr>
<td>RSIS: 124 (1-bedroom units) x 1.8 spaces = 223 spaces</td>
<td></td>
</tr>
<tr>
<td>RSIS: 130 (2-bedroom units) x 2.0 spaces = 260 spaces</td>
<td></td>
</tr>
</tbody>
</table>

Total Required: 1,539 spaces
Approved in 2011/2014: 1,576 spaces
Approved 2017: 1,561 spaces
Current Proposal: 1,533 spaces

New Parking Violation. Parking has been reduced and no longer complies with the parking requirements of the City.

B. Aisle Width

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>24’ wide for 90° parking</td>
<td>24’ wide aisles provided for 90° spaces</td>
</tr>
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</table>

Complies. No changes.

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>18-24’ wide for 60°-90° parking</td>
<td>18’- 17’ wide aisles provided for 60° parking spaces at drive-through</td>
</tr>
</tbody>
</table>

Complies. No changes.

C. Stall Size

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>9’ x 18’</td>
<td>minimum 9’ x 18’ in all locations</td>
</tr>
</tbody>
</table>

Complies. No changes.

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>minimum 18’-20’ stall depth perpendicular to aisle</td>
<td>20’ deep</td>
</tr>
</tbody>
</table>

Complies. No changes.

D. Driveway Width

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>two way: 30’-40’</td>
<td>existing driveways at site frontage per NJDOT</td>
</tr>
</tbody>
</table>

Complies. No changes.

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>one way: 16’-26’</td>
<td>18’</td>
</tr>
</tbody>
</table>

Complies. No changes.

E. Loading

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>off street loading space 12’ wide for restaurant</td>
<td>Loading spaces are provided at the sit-down restaurant uses. Loading approved at the drive-through restaurant</td>
</tr>
</tbody>
</table>

Complies. No changes.
Required: minimum setback of 3’ from all property lines for parking and loading.
Proposed: >3’ in all locations
Complies. No changes.

F. Lighting
Required: minimum 0.5 fc throughout parking lot and roadways for commercial lots, 0.25 fc for residential lots, maximum 0.25 fc at property line.
Proposed: compliant lighting shown for new development areas
Complies.

Required: maximum 35’ high pole for commercial use, 18’ high for residential use
Proposed: 12’-25’ high poles, 20’ high "F" poles on west side residential parking lot

7. Sign Review
A. Freestanding Signage
   Required: minimum setback of 20’
   Proposed: new development name freestanding sign setback >20’ from all property lines
   New signs comply.

   Permitted: one sign per 500 lf of frontage = 2 signs
   Proposed: 2 freestanding signs proposed along site frontage + 2 new development name signs
   Violation.

   Permitted: sign area of 300 sf with a maximum height of 40'
   Proposed: new freestanding signs are <300 sf and are approximately 7’ wide x 5’ high sign area
   Complies.

B. Façade Signage
   No changes proposed.

C. Theatre Signage
   A 50’ high, 300 sf freestanding theatre sign is existing on the site and was approved with the 1995 site plan. Theatre façade signage of 320 sf, 74 sf and 74 sf are existing on the theatre façade and were approved with the 1995 site plan.
   Approved with 1995 site plan. No changes proposed on this plan.

8. Landscaping
   Landscaping modifications are proposed to the landscaping plan based on the modified parking and fencing.

9. Land Use Inventory
   The following land uses are found in the neighborhood:
   North: vacant land, Raritan River
   East: Route 1 right-of-way, multi-family residential
   South: multi-family residential, commercial
   West: vacant land, Raritan River
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 other agencies having jurisdiction.
B. The applicant should provide testimony to address the parking reduction and offer testimony or parking counts in support of the requested variance.
C. This application requires amended preliminary and final site plan approval, bulk variances for impervious coverage, parking variances, and sign variances.
D. How will the proposed "automatic" gates operate? Will they elevate for each inbound and outbound vehicle? Will all gates be automatic? The plans do not show any islands for card readers, FOB systems, etc. How will emergency vehicles access this area when the gates are closed?
E. The traffic circle should be planted with low plantings (maximum 36") for visibility around the circle.
F. Will any wayfinding signage be proposed with the circle?
G. Are the "right turn only" pavement decals appropriate for the lane approaching the circle? Would "yield to traffic in circle" etc. signage be more helpful?
H. The building coverage and FAR calculations show an increase of approximately 8,412 sf of increased building area. The applicant should clarify this increased floor area.

11. Recommendations
From a physical planning perspective, this office recommends that any action taken on this matter be subsequent to the following:
A. Submit documentation of receipt of approvals from all outside agencies having jurisdiction.
B. Submission of revised plans and documentation to address the above-mentioned planning review comments to the satisfaction of the Board.
C. Payment of any outstanding taxes, application and escrow fees.

Very Truly Yours,

Henry Bignell, PP
For the Firm

HB/TB

- All TRC & Staff Members
- 19 Highway 1/Raritan Heights, LLC, Applicant / Owner
- B. Aller, P.E., Applicant’s Engineer
- T. Kelso, Esq., Applicant’s Attorney
- File #1008/17-5 (See 1008/14-4 & 1008/11-4)