

APPLICANT: Advocare Midjersey Pediatrics, LLC

APPLICATION #: 20-000006

DESCRIPTION: C2 variance for off-street parking. In addition, pre-existing bulk variance for minimum setback for parking and lot coverage.

SUBDIVISION: Minor: Preliminary: Final:
SITE PLAN: Minor: X Major:
CAPITAL PROJECT REVIEW:
CONDITIONAL USE:
VARIANCE: Use: Bulk: X

SCHEDULED HEARING DATE: 5/27/2020

CONTINUED TO: 1st: 2nd:
3rd: 4th:
5th: 6th:

REVIEW AGENCIES

DATE COMMENTS/REVISIONS RECEIVED

A:	<u> </u>	Board of Education	
B:	<u>X</u>	Code Enforcement	May 21, 2020
C:	<u>X</u>	Collector of Revenue	May 21, 2020 Taxes Current
D:	<u>X</u>	Construction Official	May 21, 2020 No Comment
E:	<u> </u>	Environmental Commission	
F:	<u>X</u>	Fire District	
G:	<u> </u>	Fire Inspection	
H:	<u> </u>	Health/Environment	
I:	<u> </u>	Middlesex County Planning Board	
J:	<u> </u>	N.J.D.O.T.	
K:	<u>X</u>	Planning & Engineering	
L:	<u>X</u>	Public Safety	May 21, 2020
M:	<u>X</u>	Public Works	May 21, 2020
N:	<u>X</u>	Recycling & Solid Waste	May 21, 2020
O:	<u> </u>	Recreation & Parks	
P:	<u>X</u>	Sewerage & Water Resources	May 21, 2020
Q:	<u> </u>	Turnpike Authority	
R:	<u> </u>	Other	



Township of East Brunswick

DEPARTMENT OF PLANNING AND ENGINEERING
KEITH T. KIPP
DIRECTOR

MEMORANDUM

May 20, 2020

TO: East Brunswick Planning Board

FROM: Department of Planning & Engineering

RE: Application #20-06 Minor Site Plan, Advocare Mid-Jersey Pediatrics, 610 Cranbury

Plans Reviewed

A copy of a survey for Block 322.10 Lot 21.02 dated March 10, 2020 by Brunswick Surveying Incorporated and a Minor Site Plan by East Point Engineering, LLC dated April 17, 2020.

1. Description:

A. Applicant's Proposal – The applicant is proposing to convert an existing child care facility into an office/medical office building and to expand and reconfigure the existing parking lot.

B. Zoning -The following chart indicates the zoning requirements:

<u>OP-1 ZONE</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>TOWN CODE</u>	
Lot Size	20,000 sf	60,887 sf	No change	228-115A	
Lot Width	120'	201'	No change	228-115C	
Front Yard Setback	60'	153.8'	No change	228-115D	
Side Yard Setback	20'	24.3'	No change	228-115E	
Total Side Setback	40'	49.3'	No change	228-115E	
Rear Yard Setback	60'	86.1'	No change	228-115F	
Max Building Coverage	30%	16.97%	No change	228-115B	
Max Lot Coverage	65%	70.50%	60.40%	228-115B	
Max Bldg Height	35'	35'	No change	228-114	
Parking Setback	60'	19.7'	16.44'	228-115D	V
Parking Stalls	52	40	51	228-218.1C(2)(a)	V
EVCS	2	0	0	228-218.1E(1)(a)[2]	V

(v) Variance required

2. Findings

A. Property In Question

The property is located at 610 Cranbury Road, Block 322.10 Lot 21.02 in the OP-1 District. The lot is on the eastern side of Cranbury Road and the surrounding area consists of a mix of commercial uses, residential uses and Beth Abraham Cemetery. The lot contains a one-story stucco 10,331 sf building with a 7,200 sf (40' 180) play area and a 40 stall parking lot.

B. Applicant's Proposal

The applicant has proposed to convert the existing child care facility into two tenant spaces, one containing 8,000 sf and one containing 2,331 sf to be utilized for a medical/office building. The existing play area at the rear of the property is proposed to be removed under Phase II of redevelopment and replaced with a lawn. The parking lot contains 40 stalls and an additional 11 stalls will be added.

The application states that the hours of operation for the tenant in the 8,000 sf space will be 8 am to 8 pm Monday thru Thursday; 8 am to 5 pm on Fridays and 8 am to 12:30 pm on Saturdays and Sunday. At peak shifts there will be approximately 20 employees on the property. The applicant's letter of intent does not give any additional information regarding the second tenant.

3. Bulk Variances:

- a) Parking Lot Setback within Front Yard – The existing front yard setback is 19.7' on the north side of the entrance on Cranbury Road and approximately 37' on the south side. The southern setback, which is currently landscaped, will be reduced to 16.44' in order to provide six 9' x 18' parking stalls. Twenty-seven inkberry shrubs will be placed in this area in order to improve the appearance of the reduced setback.
- b) Parking Stalls – The required number of parking stalls is 52 whereas the applicant has proposed 51. The applicant should provide testimony showing that the proposed number of stalls will be adequate for this use. The existing parking row along the building is proposed to be increased from 11 stalls to 16.
- c) EVCS (electric vehicle charging station) – Due to the number of proposed stalls the applicant is required to provide 2 EVCS whereas none are shown on the plans.

4. Landscaping – The overall impervious coverage is being reduced from 70% to 60% due to the removal of the play area at the rear of the property. The play area is being replaced with grass. The applicant has also proposed 27 inkberry shrubs along a portion of Cranbury Road while removing two trees and six shrubs.
5. Lighting – The lighting plan shows only the light fixture at the southwest end of the lot being converted to an LED lamp. The applicant has not provided the existing lighting photometrics on the site plan.
6. Signage – The applicant is proposing to utilize the existing monument sign. The sign area is 20.42 sf and the entire monument sign measures 50.72 sf. While this exceeds the maximum permitted size of 24 sf, the applicant is proposing the use the existing monument sign and is not increasing the size of the sign, therefore, no new variance is being created.

7. Recommendations:

Should the Planning Board consider granting the approval, staff recommends the following:

- A) The Board should keep in mind that while the application is creating three bulk variances it is also eliminating the existing impervious coverage variance.
- B) The applicant should justify the lack of any proposed EVCS.
- C) Settlement adjacent to the existing manhole within the entrance driveway shall be investigated (TV line) and repaired. In addition, the inlet located in the northwest corner of the parking lot and the pavement adjacent shall be reconstructed.
- D) The drainage inlet system located within the entrance driveway adjacent to Cranbury Road shall be repaired/reconstructed.
- E) The cracking throughout the parking lot shall be repaired prior to a complete parking lot overlay and restriping
- F) All raised sidewalk slabs both onsite as well as along the Cranbury Road frontage shall be removed and replaced to eliminate the tripping hazard.
- G) The most southerly parking space located along the building and adjacent to the dumpster enclosure shall be eliminated and modified to include a curbed island which will protect the end parking stall from the dumpster enclosure activity. This modification will decrease the available parking to 50 spaces where 52 is required by ordinance.
- H) The dumpster enclosure gates need to be replaced with new wood gates fastened to a reinforced steel frame.


- I) The lighting throughout the parking lot shall be upgraded to LED fixtures. The applicants Engineer shall demonstrate that the new LED lighting provides sufficient coverage that complies with Township standards.
- J) The depressed curb ramp limits on the site layout plan shall be modified to reflect the appropriate field condition. All ADA ramps must comply with current ADA standards.
- K) All existing play equipment and interior fencing shall be removed prior to a certificate of occupancy. All existing concrete/play surfaces shall be removed and replaced with topsoil/lawn area no later than 1 year from the certificate of occupancy date.
- L) Traffic Safety recommends signage prohibiting left turns out of the complex onto Cranbury Road.



Colleen McGurk, PP/AICP
Planner/Zoning Officer



Keith Kipp
Director of Planning and Zoning



Greg Potkulski P.E.
Professional Engineer

MEMORANDUM

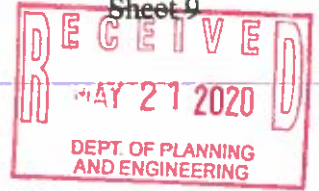


To: Chairman Taylor
From: Kristi Sacktig, Code Enforcement Officer
Date: May 20, 2020
Re: 610 Cranbury Road Block 322.10 Lot 21.02
Application # 20-06

A recent inspection of the above referenced property found the following:

- a) The property is overgrown and needs to be cut.
- b) The parking lot has cracks that need repair and potholes that need to be filled.
- c) The hairpin parking lot striping is faded and needs to be repainted.
- d) There is tree/branch debris in the parking lot that needs to be cleaned up.
- e) The gates enclosing the dumpster need to conform to Township Standards.
- f) The playground equipment appears to be hazardous and in disrepair.

cc: Keith T. Kipp, Director, Planning & Engineering
Memos.20/02



EAST BRUNSWICK TOWNSHIP
DEPARTMENT OF PLANNING AND ENGINEERING
TAX AND ASSESSMENT PAYMENT REPORT

APPLICATION # _____ DESCRIPTION _____

20-06

Under provisions of East Brunswick Land Use Procedures Ordinance, Chapter 132, an applicant for all development must submit proof that no taxes or assessments for local improvements are due or delinquent on the property.

Applicant will complete Section I of this form and submit them with the application. The Department of Planning and Engineering will forward the form to the Collector of Revenue Office for verification that no delinquent taxes or assessments are due.

Section I (to be completed by Applicant)

I Advocare Midjersey Pediatrics, LLC of 33 Brunswick Woods Drive East Brunswick, NJ 08816

(name)

(address)

I am making application to the (Planning Board) (Zoning Board) for Development

of Lot(s) 21.02 in Block(s) 322.10 in the OP-1 Zone, located at 610 Cranbury Road Street(s)

whose owner of record is Dennis Moeller of 118 Long Pond Road, Hewitt, NJ 07421 (name) (address)

I request the Collector of Revenue determine whether there are any delinquent taxes and/or assessments due.

[Signature] (Applicant's Signature)

4/29/20 (Date)

Section II (To be completed by Collector of Revenue)

- I find that: () All taxes due have been paid. () All assessments due have been paid. () The following are delinquent and past due.

[Signature] MICHELLE A. O'HARA ASSISTANT FINANCE DIRECTOR/TAX COLLECTOR

5.26.20

(Date)



MEMORANDUM

May 20, 2020

TO: Keith Kipp, Director
Planning & Engineering

FROM: Richard A. Vigliotti, Construction Official 

RE: Application No. 20-000006
Advocare Midjersey Pediatrics, LLC
610 Cranbury Road
Zone: OP1 Block: 322.10 Lot (s): 21.02

No Comments



Township of East Brunswick

Department of Public Works - Water & Sewer Utility Division

To: Colleen McGurk, Planning and Engineering
From: Dan Losik, Director, Public Works & Water and Sewer Utility
Cc: Keith Kipp, Director, Planning & Engineering
Michael Dixon, Project Manager
George Smith, Water Production Coordinator
Matt Dolinski, Water Maintenance Coordinator
Tim Mullane, Sewer Maintenance Coordinator

Date: May 19, 2020

Re: Application #20-000006
Advocare Midjersey Pediatrics, LLC
Location: 610 Cranbury Road
Zone: OP1 Block: 322.10; Lots: 21.02
Township of East Brunswick

WATER SERVICE

We have reviewed the above referenced Application for the Minor Site Plan and have the following comments for the existing & proposed water services:

The Utility Plan shall be modified to incorporate the following design changes or comments for the existing & proposed water services:

- a. All water lines shall be the responsibility of the property owner to the wet cut valve on the Township water main.
- b. Revise plans to include the material, and location of all existing mains, valves, services, and hydrants.
- c. Private valves shall be installed at each domestic and fire line to the building.
- d. Valves shall be shown to ensure a positive shut-off of each building.
- e. Show proposed irrigation system, location of connection, type of connection and meter location.
- f. A professional engineer shall determine the adequacy of the static line pressure to meet the demands of the building for domestic consumption and fire protection.
- g. Materials and construction methods shall conform to East Brunswick Water & Sewer Utility standard specifications.
- h. Provide valves for each hydrant and mainline valves to isolate.
- i. Provide indoor location and size of water meter(s).

Item 2. Water for Construction Purposes

The need for water during construction for mobile equipment/tanks shall conform to Township Ordinance 218-3. The contractor must obtain a Water Usage Permit from the East Brunswick Water and Sewer Utility for access to the hydrant located at the Tices Lane Pump Station. If the contractor needs water at the construction site, they must obtain a Hydrant Usage Permit from the East Brunswick Water and Sewer Utility. Permits may be obtained at the Tices Lane Pump Station. Failure to obtain the appropriate permits is in violation of the Township Ordinance and shall result in fines.

Item 3. Fees

Any changes to the water service that are proposed, all appropriate water connection, construction and meter fees must be paid to the East Brunswick Office of Revenue prior to the issuance of construction permits. An Application for Connection with the fee schedule shall be completed by the Utility office after all requested information is submitted. The application permit will then be sent to the Office of Revenue for payment when the Applicant is ready for permit release.

Escrow in the amount of \$1,000 shall be placed in an account to cover engineering reviews and inspections. Please provide a W-9 and check.

SANITARY SEWER SERVICE

We have reviewed the above referenced Application for the Site Plan Modification and Bulk Use Variance and have the following comments for the existing and proposed sewer services:

Item 1. Proposed and existing Sewer Connections

The Utility Plan shall be modified to incorporate the following design changes or comments for the proposed sewer services:

- a. The entire existing sewer lateral to the connection into the Township sanitary sewer main shall be the responsibility of the property owner to maintain.
- b. All materials and connections must comply with East Brunswick Water & Sewer Utility standard specifications.
- c. Provide locations, size, and material for all existing and proposed laterals.
- d. Provide locations, size, and materials for any proposed clean outs or floor drains.

Item 2. Fees

All appropriate sewer connection, and filing fees must be paid to the East Brunswick Office of Revenue prior to the issuance of certificate of occupancy. The fees shall be calculated based on commercial tenant information. An Application for Connection with the fee schedule shall be completed by the Utility Office and sent to the Office of Revenue for payment when the Applicant is ready for permit release. These fees shall be paid prior to the issuance of a Certificate of Occupancy.

STORMWATER

We have reviewed the above referenced Application for the Minor Site Plan and have the following comments for the Stormwater:

All storm inlets, pipes, structures, and basins shall be the responsibility of the property owner.

ROADS

We have reviewed the above referenced Application for the Minor Site Plan and have the following comments for the roads:

N/A

SOLID WASTE & RECYCLING

We have reviewed the above referenced Application for the Minor Site Plan and have the following comments for Solid Waste & Recycling:

All recycling and solid waste services are to be the responsibility of the owner.

- a. The collection services for all solid waste and recycling materials shall be performed by a private hauler.
- b. Resulting tonnage from recyclable material must be reported to the Township at the beginning of the following year.

**EAST BRUNSWICK POLICE DEPARTMENT
INTER-OFFICE MEMORANDUM**



<u>SUBJECT:</u> Advocare Midjersey Ped, LLC Application # 20-000006		<u>NUMBER:</u> N/A
<u>EFFECTIVE DATE:</u> May 21, 2020	<u>TO:</u> Planning and Engineering	<u>ISSUED BY:</u> Sgt. Anthony DeSantis
<u>CANCELLATION DATE:</u> N/A	<u>COPY TO:</u> Planning and Engineering	<u>APPROVED BY:</u> Sgt. Anthony DeSantis

The Department of Public Safety, Special Operations, has the following comment(s) after reviewing the documents received:

1. Signage prohibiting left turns out of the complex on to Cranbury Road must be implemented for motorist safety reasons.

