

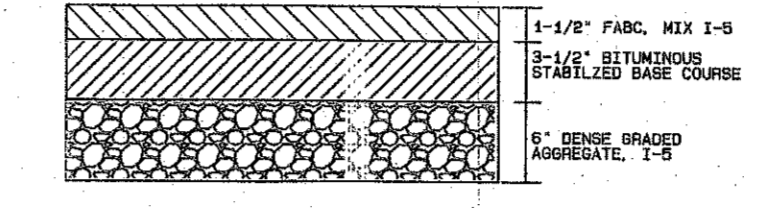
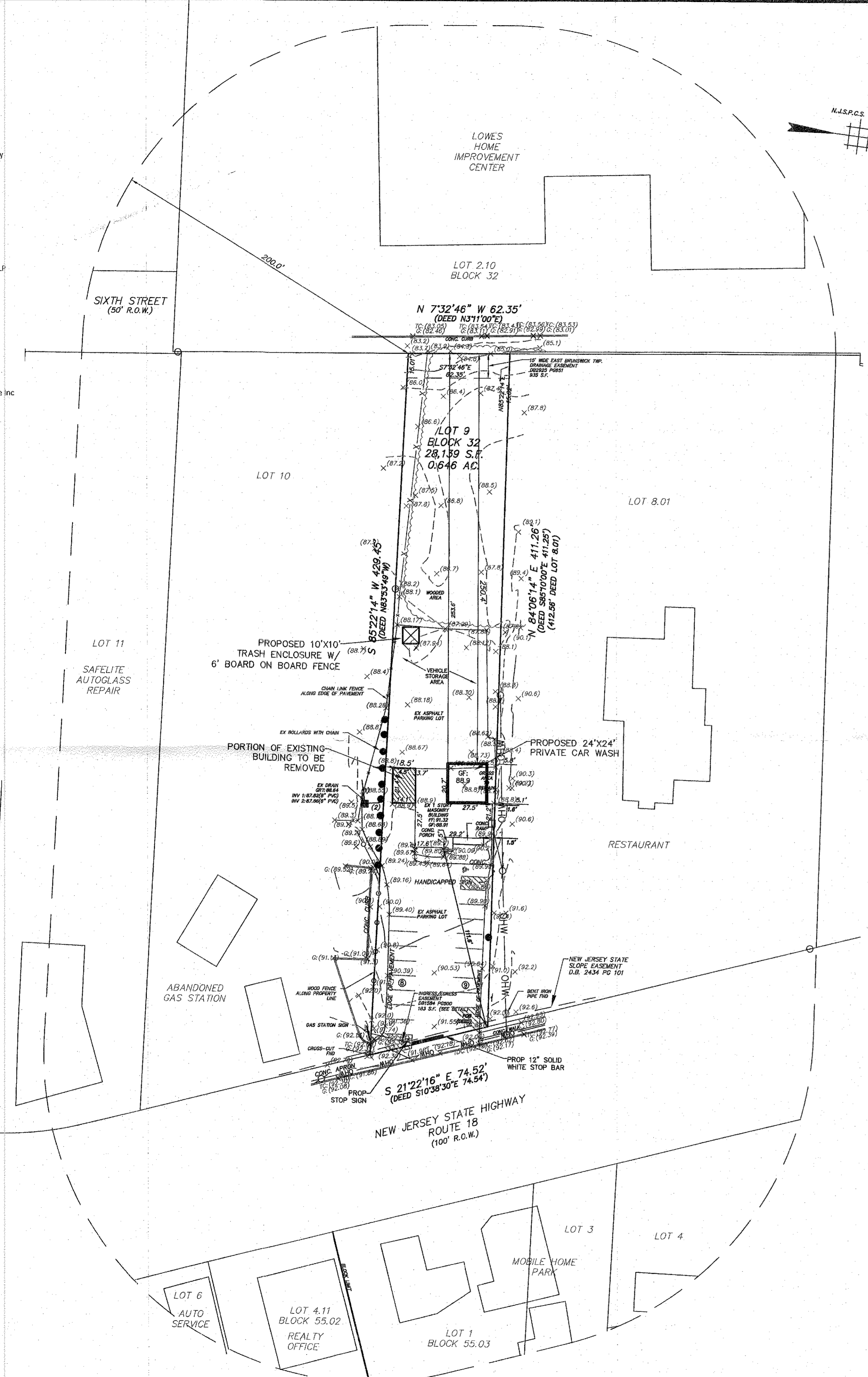
- February 7, 2020 Client# 3619.0007
 List of adjacenters within 200 feet
 Block 32 Lot 9 Owner(s)
- Block 32 Lot 9 Elrac, Inc.
4900 State Route 33
Neptune, NJ 07753
 - Block 32 Lot 55.02 Chills Inc.
6820 Lyndon Johnson Frwy
Dallas, TX 75240
 - Block 55.02 Lot 4.11 Sylvia Geist Agency
372 State Route 18
East Brunswick, NJ 08816
 - Block 55.03 Lot 4 Staro Associates LLC
366 State Route 18
East Brunswick, NJ 08816
 - Block 32 Lot 11 Zippo Realty Associates, LLP
745 Washington Avenue
Belleville, NJ 07109
 - Block 55.03 Lot 3 Staro Associates LLC
366 State Route 18
East Brunswick, NJ 08816
 - Block 55.03 Lot 5 Staro Associates LLC
366 State Route 18
East Brunswick, NJ 08816
 - Block 55.02 Lot 6 Arora and Arora Enterprise Inc
8 Strawberry Lane
Monroe, NJ 08831
 - Block 32 Lot 1.29 Tices Properties, LLC
33 Cotters Ln
East Brunswick, NJ 08816
 - Block 55.03 Lot 1 Staro Associates LLC
366 State Route 18
East Brunswick, NJ 08816
 - Block 32 Lot 10 NDK Realty, LLC
1411 Stelton Drive
Piscataway, NJ 08854

Middlesex County Planning Board
 Middlesex County Office of Planning
 Middlesex County Administration Building
 John F. Kennedy Square
 75 Bayard Street - 5th Floor
 New Brunswick, NJ 08901

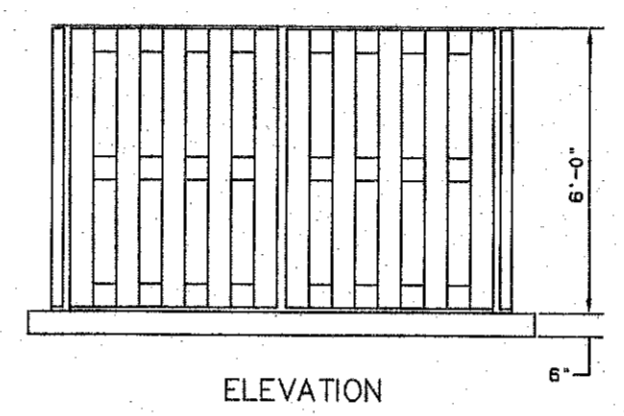
East Brunswick Township
 Nennette Perry - Municipal Clerk
 1 Jean Walling Civic Center
 PO Box

East Brunswick Water/Sewer Utility
 Daniel Losik
 25 Harts Lane
 East Brunswick, NJ 08816

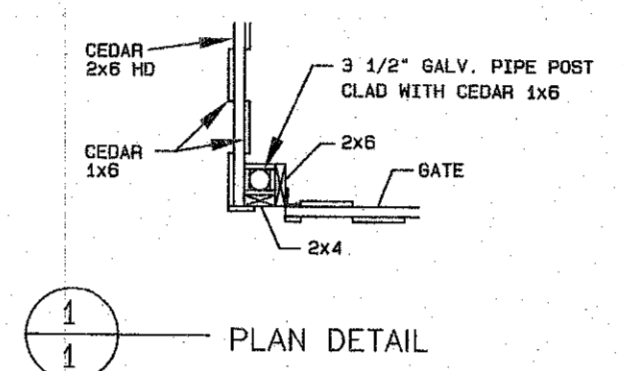
State of New Jersey
 Department of Transportation
 PO Box 600
 Trenton, NJ 08625-0600



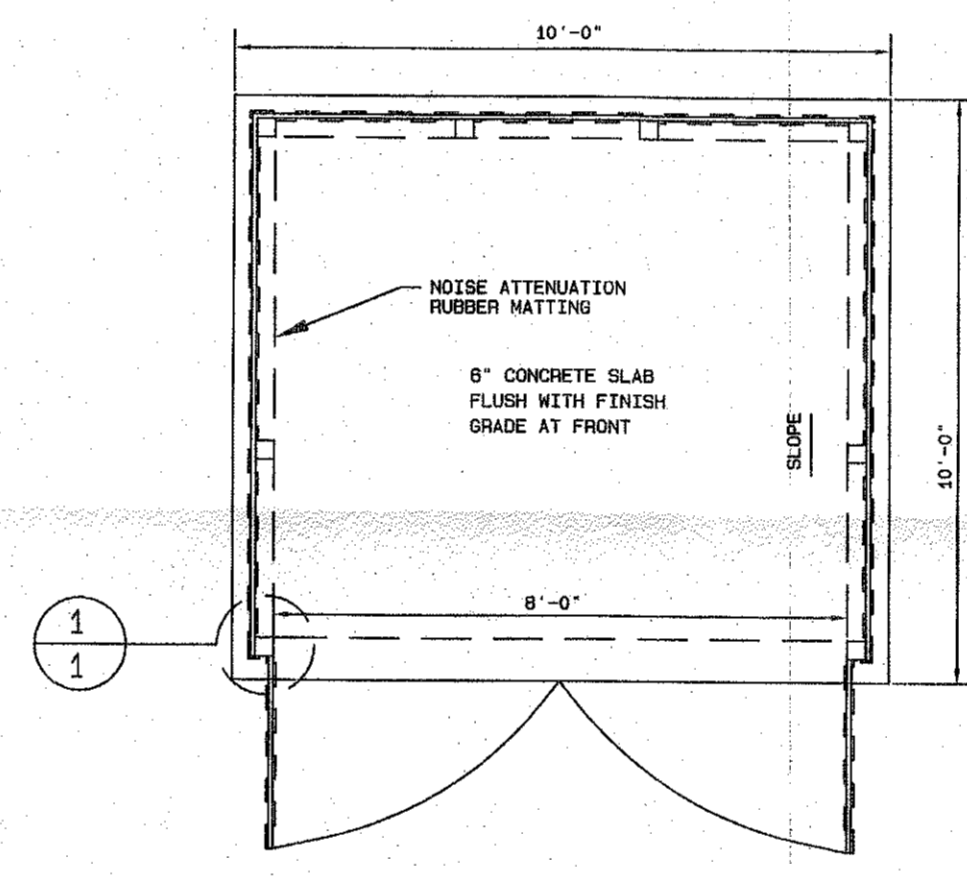
PAVEMENT SECTION DETAIL
N/A



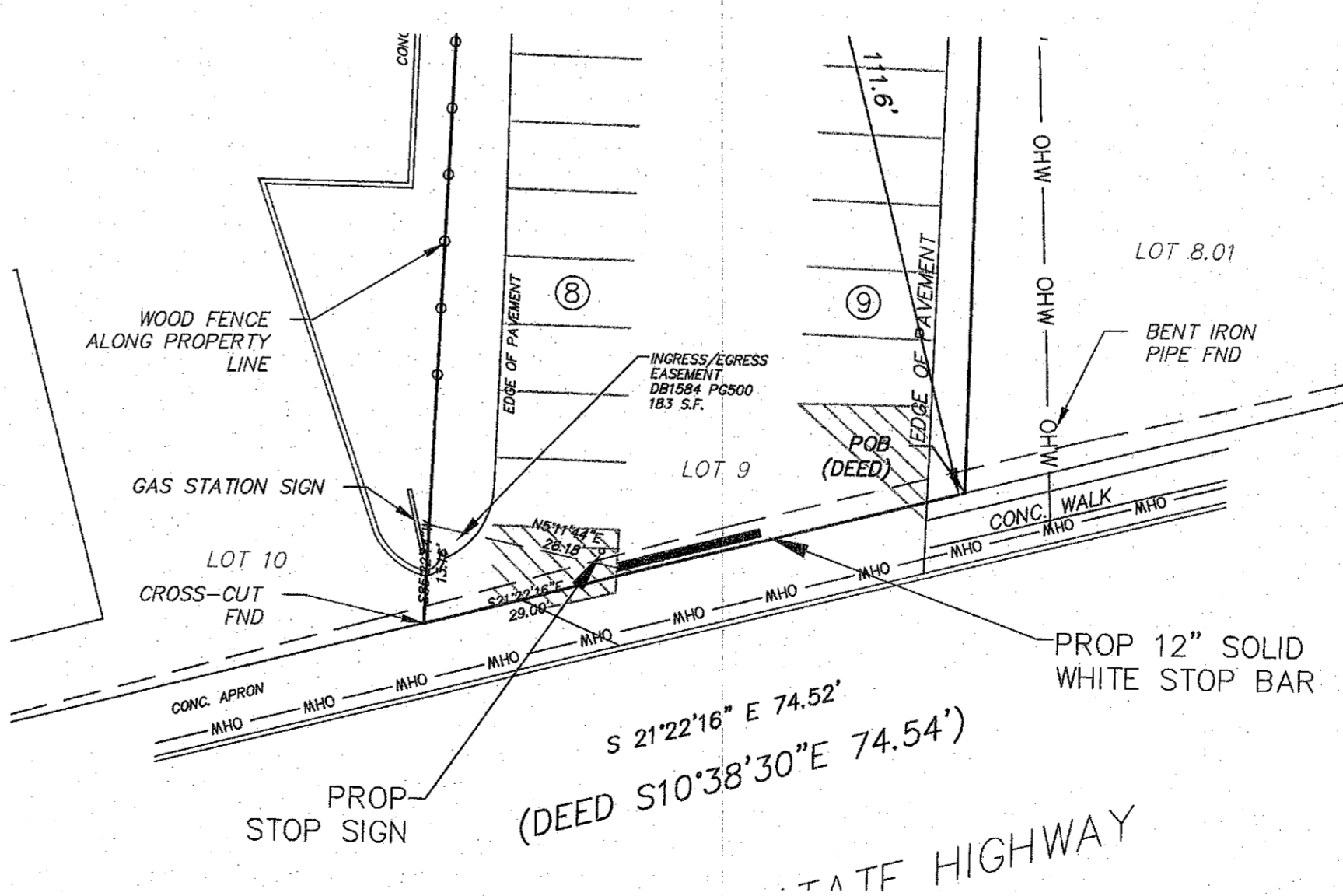
ELEVATION



PLAN DETAIL

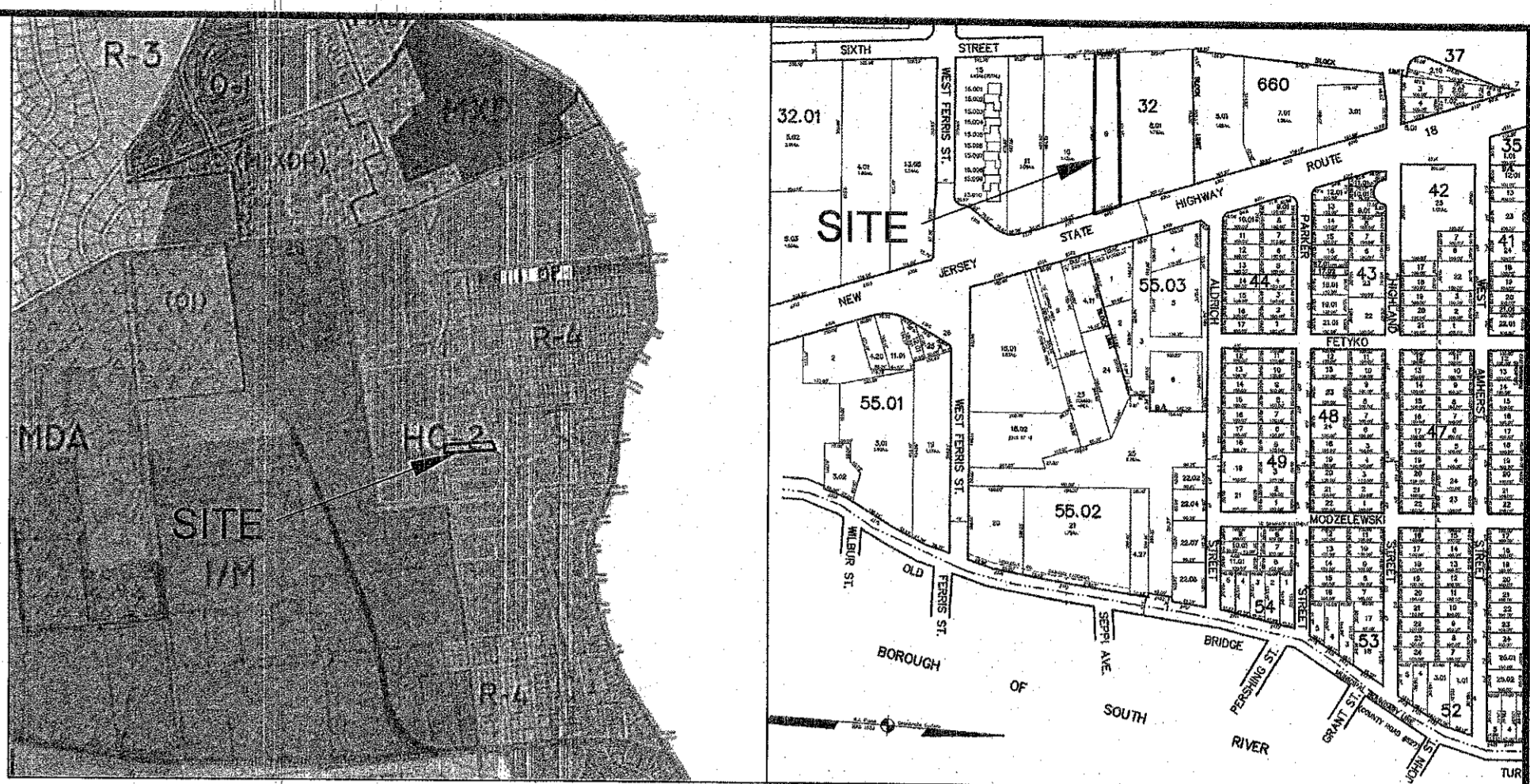


TRASH ENCLOSURE DETAIL
N/A



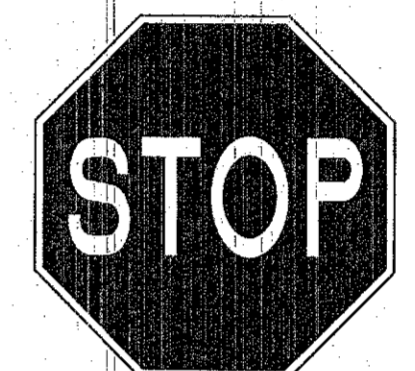
GRAPHIC SCALE 1"=20'

GRAPHIC SCALE 1"=40'

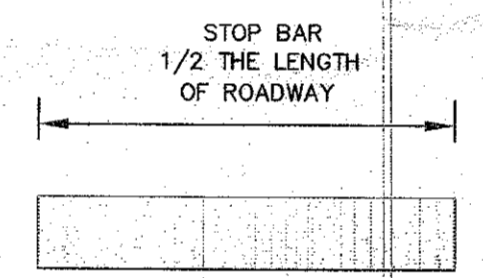


ZONE MAP
SCALE: 1"=1,300'

KEY MAP
SCALE: 1"=400'



STOP SIGN DETAIL
N/A



STOP BAR DETAIL
N/A

ZONE HC-2 REQUIREMENTS			
	REQUIRED	EXISTING	PROVIDED
LOT AREA	40,000 SF	28,139 SF *	NO CHANGE
LOT WIDTH	200 FT	50 FT *	NO CHANGE
FRONT YARD SETBACK	60 FT	111.6 FT	NO CHANGE
SIDE YARD SETBACK	20.50 FT	1.56 FT *	1.520 FT ** 5.1 FT
REAR YARD SETBACK	60 FT	233.6 FT	250.4 FT
LOT COVERAGE (LMP)	75 %	53.28 %	NO CHANGE
MAX BLDG HEIGHT	35 FT	<35 FT	<35 FT
PARKING & DRIVEWAY	10 FT	0 FT *	NO CHANGE
LANDSCAPE BUFFER	20 FT	0 FT *	NO CHANGE
PARKING REQUIREMENT:			
OFFICE 1/200 SF	1,513 SF = 7.5 SPACES REQUIRED		
	17 SPACES PROVIDED		

- * EXISTING CONDITION
 ** PROPOSED VARIANCE
- NOTES:
 1. PROPERTY KNOWN AND DESIGNATED AS LOT 9 BLOCK 32 AS SHOWN ON EAST BRUNSWICK TOWNSHIP TAX MAP SHEET NO. 11.01.
 2. PLAN BASED ON BOUNDARY & TOPOGRAPHIC SURVEY, LOT 9 BLOCK 32, 367 N.J.S.H. ROUTE 18 AS PREPARED BY FWH ASSOCIATES, P.A., SHEET 1 OF 1, DATED 1/17/20.
 3. PROPERTY LIES IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NO. 340230134E, EFFECTIVE DATE: JULY 6, 2019. THE PRELIMINARY FLOOD INSURANCE RATE MAP NO. 340230134G, DATED JANUARY 31, 2014, THE PROPERTY LIES WITHIN FLOOD ZONE X.
 4. UTILITY LOCATIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 5. OWNER/APPLICANT: ELRAC, Inc.
4900 STATE ROUTE 33
NEPTUNE, NJ 07753
 6. PROPERTY ADDRESS: 367 ROUTE 18
 7. BENCHMARK: FINISHED FLOOR OF MASONRY BUILDING AS SHOWN
TOPOGRAPHIC SURVEY DATA SHOWN HEREON IS BASED ON NAVD83 DATUM
 8. SITE IS CURRENTLY SERVICED BY PUBLIC WATER & SANITARY SERVICES. WATER LINE SHALL BE EXTENDED FROM EXISTING BUILDING TO THE PROPOSED CAR WASH.

DATE	REVISION	DRAWN	CHECKED	RELEASED

MINOR SITE PLAN

LOT 9, BLOCK 32
 367 N.J.S.H. ROUTE 18
 TAX MAP SHEET No. 11.01
 TOWNSHIP OF EAST BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY

FWH ASSOCIATES, P.A.
 CIVIL ENGINEERS
 LAND SURVEYORS
 PLANNERS
 LANDSCAPE ARCHITECTS
 RESERVE SPECIALISTS
 ARCHITECTS
FWHASSOCIATES.COM
 1856 Rt. 9, Toms River, NJ 08755 T: 732.797.3100 F: 732.797.3223

Brian P. Murphy
 3/3/21
 PROFESSIONAL ENGINEER
 N.J. LIC. NO. 42000

DRAWN BY	DATE
RSM/VTH	02/06/20

DESIGNED BY	SCALE
	AS NOTED

CHECKED BY	DESIGNER ID
BPM	SC-2782

PREPARED BY	PROJECT NO.
BPM	3619.0007

SHEET NO. 1 OF 1