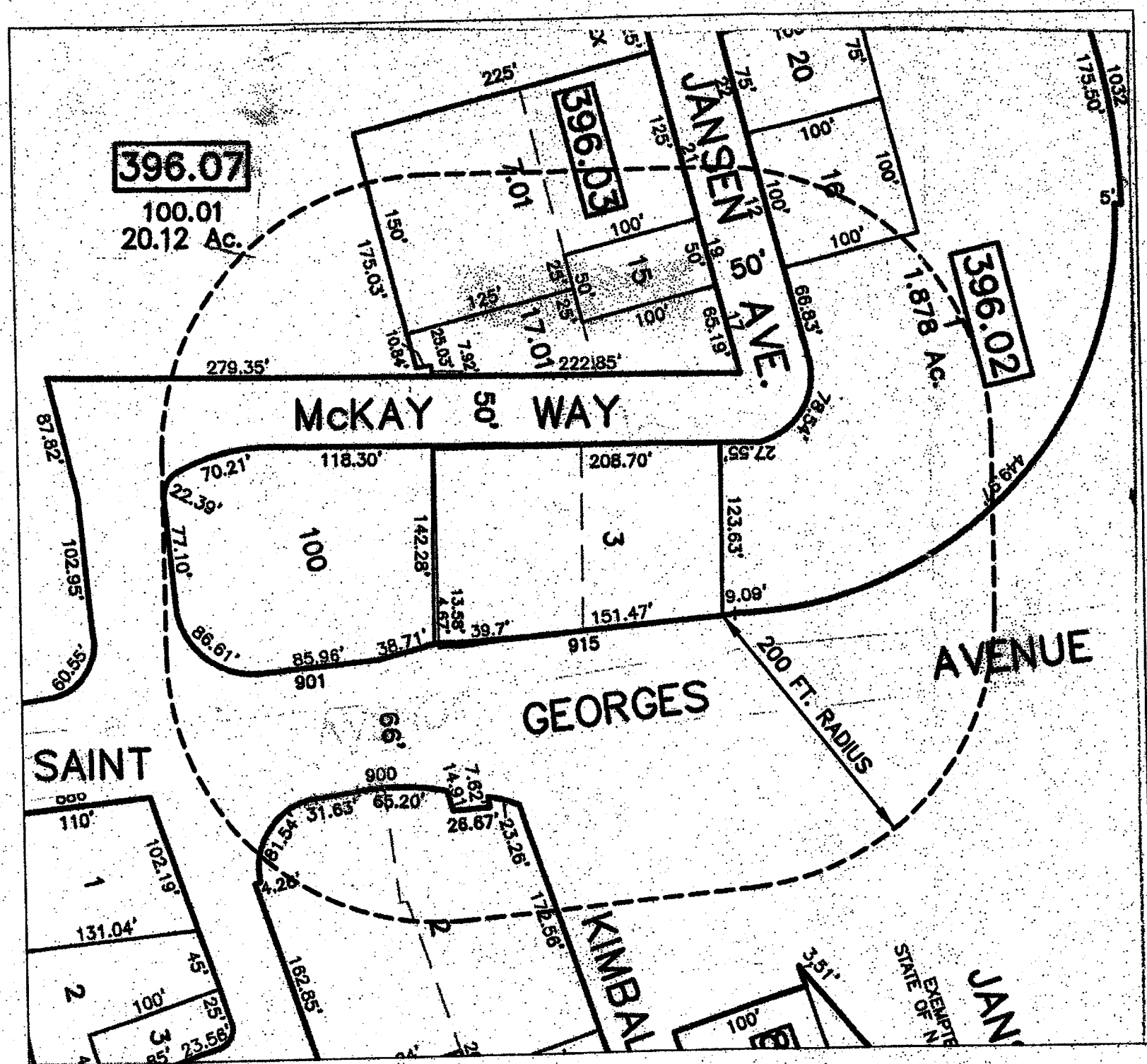
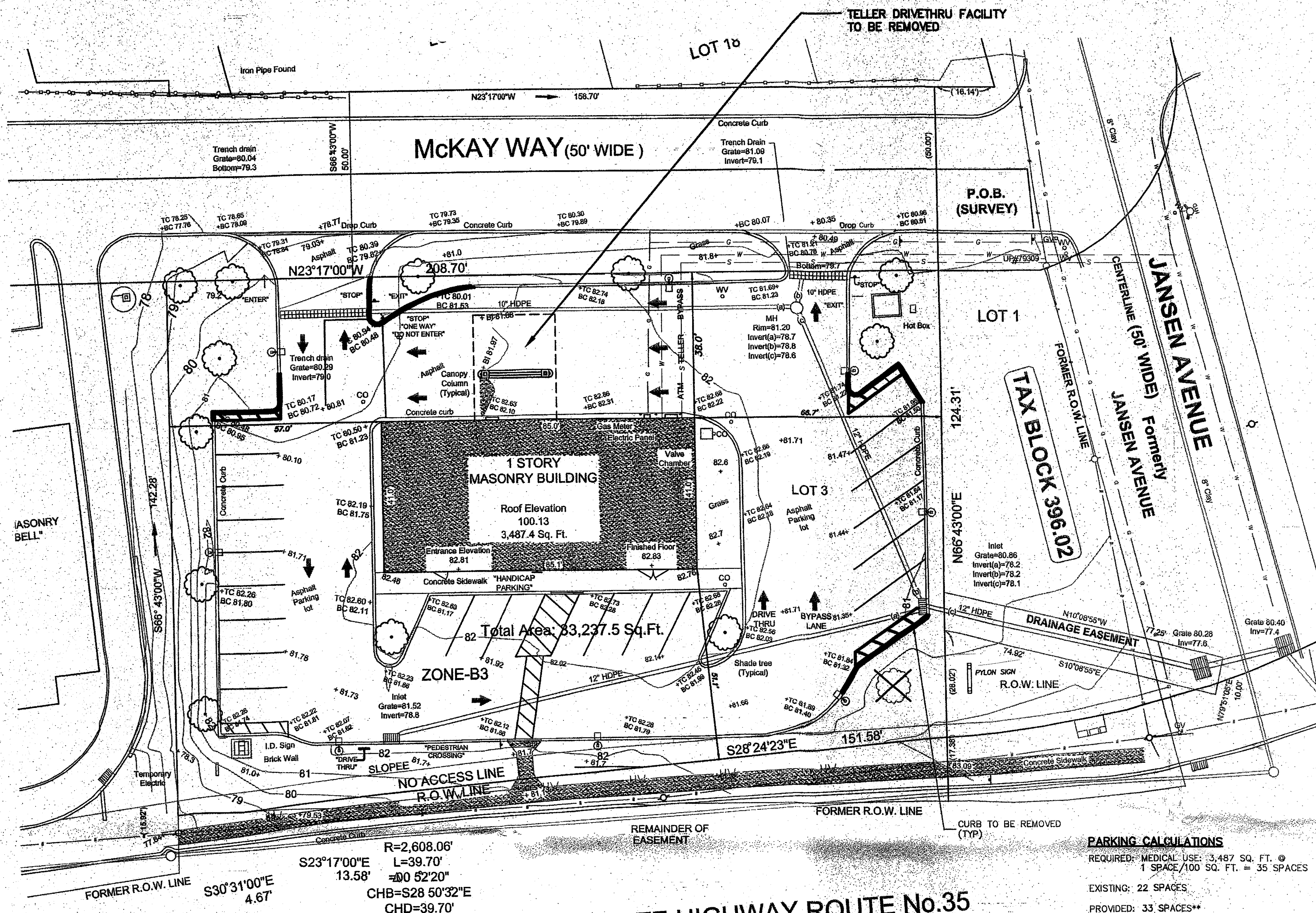


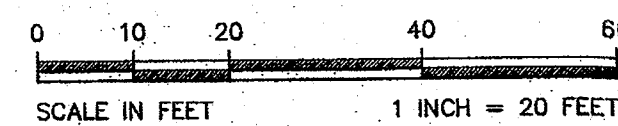
PROPERTY OWNERS WITHIN 200 FT.

BLK. NO.	LOT NO.	PROP ADDRESS	OWNER NAME / ADDRESS
		Route 35	State of NJ Dept of Transportation Trenton, NJ 08625
396.02	1	1032 US HIGHWAY 1 N	CHICK-FIL-A INC 5200 BUFFINGTON RD ATLANTA GA 30349
396.02	100	901 ST GEORGES AVE	ST GEORGES CROSSING SHOP CNTR PO BOX 326 PLAINFIELD NJ 07061
396.02	16	12 JANSSEN AVE	51 HOLLY ROAD ASSOCIATES LLC 37 LEXINGTON DR METUCHEN NJ 08840
396.03	15	19 JANSSEN AVE	19 JENSEN LLC 128 VILLAGE CIRCLE E PARAMUS NJ 07652
396.03	17		51 HOLLY ROAD ASSOCIATES LLC 37 LEXINGTON DR METUCHEN NJ 08840
396.03	7.01	903 ST GEORGES AVE	FARBER, W & SMOLIN, H & TRUSTEES ETAL 975 HWY 22 WEST NORTH PLAINFIELD NJ 07060
396.07	100.01	849-899 ST GEORGES AVE	ST GEORGES CROSSING SHOP CNTR PO BOX 326 PLAINFIELD NJ 07061
847.05	2	900 ST GEORGES AVE	ATLANTIC REALTY(METROSTAR PLZ ASSO) 12B-380 WELLINGTON ST LONDON, ONTARIO N6A 4S4 00000



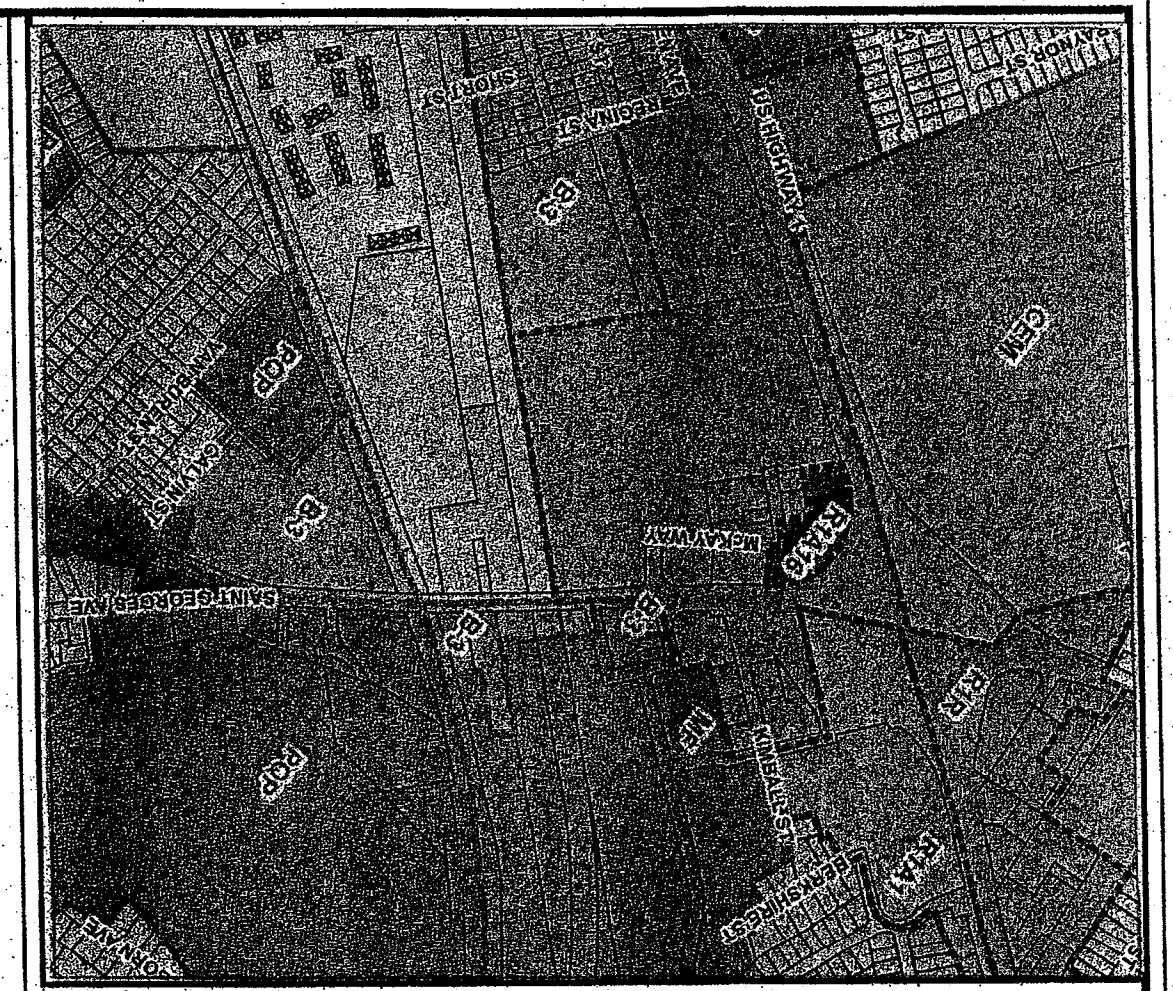
NEW JERSEY STATE HIGHWAY ROUTE No.35 (WIDTH VARIES) ST. GEORGES AVENUE

EXISTING CONDITIONS & DEMOLITION PLAN SCALE: 1"=20'



AERIAL VIEW
SCALE: 1"=20'

- TRUCK LOADING ZONE IS NOT REQUIRED AND NONE PROPOSED.
- ENVIRONMENTAL ISSUES:
THE SITE WAS PREVIOUSLY USED AS A SHELL GAS STATION. THERE WAS A LEAKING GAS TANK ON SITE WHICH CAUSED CONTAMINATION. THE CASE IS CLOSED (PROGRAM INTEREST # 005231) HOWEVER THERE REMAINS A RESTRICTION ON THE USE OF GROUNDWATER FOR POTABLE AND IRRIGATION PURPOSES. THERE IS NO RESTRICTION ON SITE CONSTRUCTION.
- ALL SITE LIGHTING SHALL BE ON AUTOMATIC CONTROL TO OPERATE FROM DUSK TILL DAWN.
- ANY REMNANTS OF OLD PYLON SIGNS SHALL BE REMOVED FROM THE SITE.



KEY MAP
SCALE 1"=1000'

GENERAL NOTES

- PROPERTY KNOWN AS 915 ST. GEORGES AVENUE. ALSO KNOWN AS LOT 3 IN BLOCK 396.02 AS SHOWN ON THE TOWNSHIP OF WOODBRIDGE TAX MAP SHEET NO. 78.
- PROPERTY IS LOCATED IN THE RIR (ROUTE ONE REDEVELOPMENT) ZONE.
- TOTAL TRACT AREA IS 33,237.5 S.F. OR ACRES.
- APPLICANT PROPOSES TO CONVERT THE EXISTING BANK BUILDING FOR USE AS AN URGENT CARE MEDICAL FACILITY.
- ELEVATION DATUM IS BASED ON NAVD 1988.
- PROPERTY IS LOCATED IN FLOOD HAZARD ZONE 'X' (AREA OUTSIDE ANY SPECIAL FLOOD ZONE)
- OWNER: DAIBES RBS ASSOCIATES, LLC
1000 FORTSIDE DRIVE
EDGEWATER, NJ 08010
APPLICANT: COLLABORATIVE REALTY, LLC
1 DAKOTA DRIVE, 3RD FLOOR
SUITE 320
LONG ISLAND, NY 11042
- THIS PLAN IS PREPARED FROM A FIELD SURVEY PERFORMED BY FLETCHER ENGINEERING, INC. ON MARCH 27, 2017. SURVEY IS INCORPORATED IN THIS PLAN. REFERENCE:
FINAL AS-BUILT SURVEY OF 915 ST. GEORGES AVENUE, LOT 3 & LOT 20 IN BLOCK 396.02, TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX, N.J., PREPARED BY BERTIN ENGINEERING ASSOCIATES, INC., DATED 10/16/2008.
- ALL GARBAGE, RECYCLING & MEDICAL WASTE SHALL BE STORED INSIDE THE BUILDING PRIOR TO BEING PICKED UP FOR DISPOSAL. THERE WILL BE NO OUTSIDE STORAGE.
- THE APPLICANT WILL INSTALL AN IRRIGATION SYSTEM TO MAINTAIN THE LANDSCAPING ON SITE.

ZONING REQUIREMENTS - RIR ZONE

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	33,237.50	33,237.50
MINIMUM LOT WIDTH	150 FT	208.70	208.70
MINIMUM LOT DEPTH	200 FT	124.31*	124.31*
PRINCIPAL BUILDING SETBACK			
FRONT (ST. GEORGES AVE)	50 FT	51.1	51.1
FRONT (McKAY WAY)	50 FT	38*	38*
SIDE (ONE/BOTH)	15/50 FT	57/123.7	57/123.7
REAR	40 FT	N.A.	N.A.
ACCESSORY BUILDING SETBACK			
SIDE	15/50 FT	N.A.	N.A.
REAR	40 FT	N.A.	N.A.
MAXIMUM LOT COVERAGE (BLDG.)	50 %	10.5	10.5
MAXIMUM HEIGHT (FT./STORIES)	35/2 1/2	1-STY.	1-STY.
MINIMUM GFA	2,000 SF	3,485	3,485
MAX FLOOR AREA RATIO	0.11:1	0.11:1	0.11:1
MAXIMUM LOT COVERAGE (ALL IMP.)	75 %	63.9	64.4
MINIMUM LANDSCAPE COVERAGE	25 %	36.1	35.6

EXISTING NONCONFORMITY *
VARIANCE REQUESTED **

CLASSIFIED AND APPROVED AS A SITE PLAN BY THE TOWNSHIP OF WOODBRIDGE PLANNING BOARD ON:

ATTEST: 8/17/19 Miller Site Plan & Bull
CONDITIONAL APPROVAL GRANTED BY
RESOLUTION OF THE WOODBRIDGE TWP
PLANNING BOARD ADOPTED 8/17/19
SECRETAR Kayla Dr. Miller Chairman
Yufei Secretary
MUNICIPAL ENGINEER _____ DATE _____

3.	PLANNER'S COMMENTS	EEP	10-23-17
2.	CONDITIONS OF APPROVAL	DMS	09-07-17
1.	TRC COMMENTS	EEP	07-11-17
NO.	REVISION	DRAWN	DATE

SITE PLAN PREPARED FOR 915 ST. GEORGES AVENUE LOT 3 IN BLOCK 396.02 TOWNSHIP OF WOODBRIDGE, MIDDLESEX COUNTY, NEW JERSEY			
FLETCHER ENGINEERING, INC. ENGINEERS • SURVEYORS • PLANNERS P.O. Box 329 • Fords, NJ 08863 • Phone 732-738-8809 • Fax 732-738-6727			
SCALE 1"=20'	DATE 03-27-17	FILE NO. 831717	MAP NO.
DRAWN EEP	CHECKED K	DWG NO.	SHEET 1 OF 3

ANDREW K. WU, P.E., AND P.L.S.
PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 3534581

