

**LEGAL NOTICE**  
**ZONING BOARD OF ADJUSTMENT OF THE**  
**TOWNSHIP OF EAST BRUNSWICK**

**PLEASE TAKE NOTICE** that HD Summerhill LLC (“Applicant”) has applied to the Township of East Brunswick Zoning Board of Adjustment (“Board”) for Preliminary and Final Site Plan approval, D Variance relief and C Bulk Variance relief for the property known as Block 243, Lot 6.04, located at 377 Summerhill Road as designated on the current tax map of the Township of East Brunswick (the “Property”). The Property consists of approximately 10.34 acres of land and is located in the Town Green Zone (“TG”) of the Township of East Brunswick. The Applicant seeks to build three 4 (four) story residential buildings for a total of 120 apartment units, 1 (one) clubhouse, 1 (one) CVS pad, 1 (one) Chase bank pad and associated parking. Pursuant to East Brunswick Township Ordinance §228-118.3, a planned unit residential development shall take place in the TG Zone and shall include twenty (20%) percent affordable units as defined in the Township Affordable Housing Compliance Plan. The Applicant proposes to provide the required number of affordable units to be contained in the residential buildings as required by the Township Affordable Housing Compliance Plan. In addition, the Applicant proposes certain other improvements on the Property including lighting and landscaping.

The Applicant seeks a “D” variance for exceeding the height limitations for the proposed residential buildings as set forth in the East Brunswick Township Ordinance (Ord. §228-118.7 E1) 35’/3 story required; and 49.7’/ 4 story proposed.

The following bulk variances are requested from Township Ordinance related to the residential component of this property: 1) **Setback from Parking (Ord. §228-118.9 C, 228-118.7 E3)** minimum distance between parking lot and dwellings; 10 Ft. required; and 0 Ft. proposed at garages only; 2) **Building Density (Ord. §228-118.7 E4)** 20 DU/ Structure required; and 40 DU/Structure proposed; 3) **Parking (RSIS 5:21-4.14)** 232 spaces required; 205 proposed; 4) **Parking Lot Size (Ord. §228-118.9 C)** maximum 50 spaces allowed; and 289 spaces proposed; 5) **Freestanding Signage (Ord. §228-254 C) Interior** 15 Sq. Ft. required; and 24 Sq. Ft. are proposed.

The following bulk variances are requested from the Township Ordinance related to the commercial components and overall site requirements for this property: 1) **Front Setback to Arterial Streets (Ord. §228-118.7 G1)** 50 Ft. required, 30 Ft proposed; 2) **Bicycle Racks (Ord. §228-118.9 D)** Required; 0 proposed; 3) **Landscaping Parking Lot (Ord. §228-218.1B5)** 1 tree for every 5 parking spaces: 58 required; and 40 proposed; 4) **Parking, CVS Parking Requirement (Retail= 1/200 sq. ft. gfa.) (Ord. §228-218.1 C3b)** 66 spaces required; 59 spaces proposed; 5) **Overall Parking (Ord. §228-218.1 C2b, §228-218.1 C3b, RSIS 5:21-4.14)** Residential 232 spaces required, CVS 66 spaces required, Chase 12 spaces required; Residential 205 spaces proposed, CVS 59 spaces proposed, Chase 25 spaces proposed; Overall 310 spaces required, 289 proposed; 6) **Facade Signage (CVS) (Ord. §228-255.1A)** 2 (1 one each side facing a street) permitted; and 5 proposed; 7) **Facade Signage (CVS, west side drive-thru pharmacy) (Ord. §228-255.1A)** not permitted; and 17.7 sq. ft proposed; 8) **Facade Signage (CVS, north side drive-thru pharmacy) (Ord. §228-255.1A)** not permitted; and 17.7 sq. ft proposed; 9) **Facade Signage (Chase) (Ord. §228-255.1 A)** 1 permitted; and 3 are proposed; 10) **Facade Signage (Chase, west side) (Ord. §228-255.1A)** not permitted; and 41.5 sq. ft proposed; 10) **Freestanding Signage (CVS) (Ord. §228-255.1 B) Size** 24 Sq. Ft. required; and 126.6 Sq. Ft. are proposed; 11) **Freestanding Signage (CVS) (Ord. §228-255.1 B) Height** 10 Ft. required; and 24 Ft. are