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SARA R. WERNER, *Esquire**

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ATTORNEYS AT LAW

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* ALSO ADMITTED TO THE PENNSYLVANIA BAR
† ALSO ADMITTED TO THE NEW YORK BAR
^ ALSO ADMITTED TO THE ILLINOIS BAR

September 13, 2021

Township of Bridgewater
Planning Department
100 Commons Way
Bridgewater, NJ 08807
Attn: Natalie Troisi, Planning Secretary

**Re: Rackson Restaurants, LLC (“Applicant”)
44 Finderne Avenue aka 1503 E Main Street, Bridgewater, NJ (“Property”)
Block 317 Lot 1, 2 & 4
Internal File List**

Dear Ms. Troisi,

As requested by the completeness letter dated August 19, 2021, please see below the internal file list as requested:

APPLICANT	APPLICATION NAME	EXHIBIT NAME	DESCRIPTION
Rackson	Rackson	1 – Rackson Exhibit	Site Plans
Rackson	Rackson	2 – Rackson Exhibit	Architectural Plans
Rackson	Rackson	3 – Rackson Exhibit	Signage Logo

Please contact the undersigned should you need anything additional.

Very truly yours,

Jason R. Tuvel

Jason R. Tuvel
Attorney for Applicant

HOBOKEN OFFICE

P 201 883 1010
F 856 273 8383
50 Harrison Street, PH #511
Hoboken, NJ 07030

MOUNT LAUREL OFFICE

P 856 273 8300
F 856 273 8383
14000 Horizon Way, Suite 325
Mount Laurel, NJ 08054

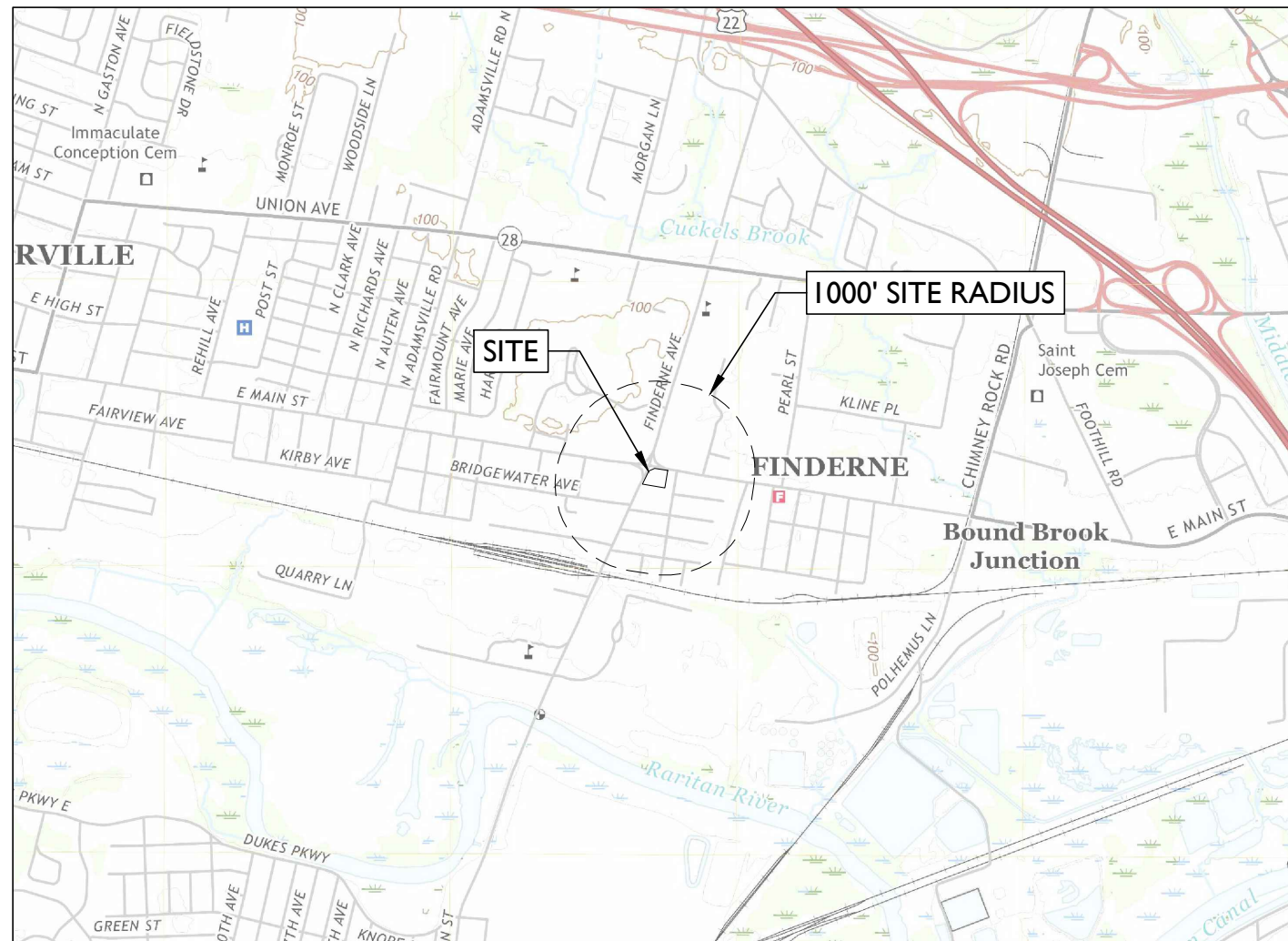
HACKENSACK OFFICE

P 201 883 1010
F 856 273 8383
2 University Plaza Drive, Suite 109
Hackensack, NJ 07601

PRELIMINARY & FINAL MINOR SITE PLAN
FOR
RACKSON RESTAURANTS
PROPOSED BURGER KING

BLOCK 317, LOTS 1, 2, & 4
44 FINDERNE AVENUE

TOWNSHIP OF BRIDGEWATER, SOMERSET COUNTY, NEW JERSEY



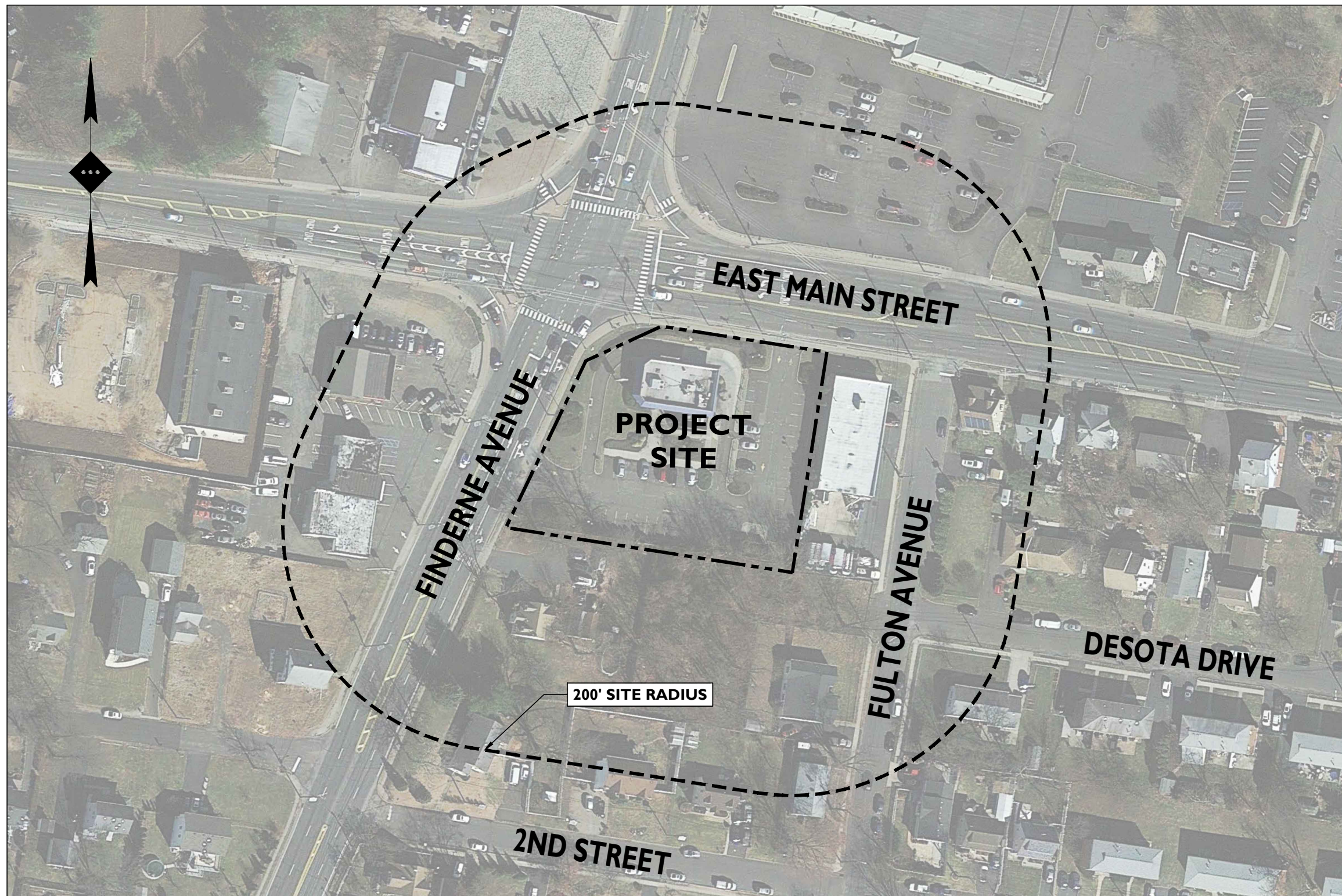
SOURCE: UNITED STATES GEOLOGIC SURVEY MAP, BOUND BROOK 2019, NEW JERSEY 7.5 MINUTES SERIES

LOCATION / KEY MAP

SCALE: 1" = 2000'

TOWNSHIP OF BRIDGEWATER 200' PROPERTY OWNERS LIST			
BLOCK	LOT	OWNER	OWNER'S ADDRESS
249	24	COUNTY OF SOMERSET	P.O. BOX 3030, SOMERVILLE, NJ 08876-1262
249	25	WYM & M GELBER PROPERTY, LLC	15 GASCONY CIRCLE, MANCHESTER, NJ 08759
254	19	617 EAST MAIN STREET, LLC	2035 ROUTE 27, STE 1250, EDISON, NJ 08871
254	21	1 & D HART, LLC	783 KEARNEY STREET, BRIDGEWATER, NJ 08807-3131
315	4	RAK, JOSEPH	114 DUNHAMS CORNER ROAD, EAST BRUNSWICK, NJ 08816-3568
315	5	RAK, JOSEPH	114 DUNHAMS CORNER ROAD, EAST BRUNSWICK, NJ 08816-3568
315	6	39-43 FINDERNE AVENUE LLC	114 DUNHAMS CORNER ROAD, EAST BRUNSWICK, NJ 08816-3568
315	7.01	VIAMARE LLC	35 FINDERNE AVENUE, BRIDGEWATER, NJ 08807
315	8.01	VIAMARE LLC	35 FINDERNE AVENUE, BRIDGEWATER, NJ 08807
317	1	FINDERNE PROPERTIES LLC N.B.I.	590 E MAIN STREET, BRIDGEWATER, NJ 08807-3231
317	2	NBI REALTY HOLDING COMPANY INC.	590 E MAIN STREET, BRIDGEWATER, NJ 08807-3231
317	3	JJC ENTERPRISES LLC	618 E MAIN STREET, BRIDGEWATER, NJ 08807
317	4	PICCOLO, EAV FOOD SERVICE INC.	590 E MAIN STREET, BRIDGEWATER, NJ 08807-3231
318	1	HERNANDEZ, CARLOS	40 FINDERNE AVENUE, BRIDGEWATER, NJ 08807-3358
318	3	GADKE, ANTHONY	DESOTA DRIVE, BRIDGEWATER, NJ 08807
318	4	SPENGLER, ROBERT D.	59 WEST UNION AVE-POB 309, DUND BROOK, NJ 08805
318	5	JUDD, ANDREW S.	39 FULTON STREET, BRIDGEWATER, NJ 08807
318	6	JUDD, KENNETH A & MARGARET E	621 2ND STREET, BRIDGEWATER, NJ 08807-3325
318	7	VEGA, JOSE A	616 2ND STREET, BRIDGEWATER, NJ 08807-3325
318	8	DOBZANSKI, VICTOR & DANUTA	615 2ND STREET, BRIDGEWATER, NJ 08807-3325
318	9	FARNHAM, MICHAEL & ADELLA	36 FINDERNE AVENUE, BRIDGEWATER, NJ 08807
323	1	VOWELL, ROBERT	624 E MAIN STREET, BRIDGEWATER, NJ 08807-3346
323	2	STABILE, RICHARD A & MABEL MAE	624 E MAIN STREET, BRIDGEWATER, NJ 08807-3346
323	10	CHAVES, EDGAR R.	2161 PERRINE ROAD, MARTINSVILLE, NJ 08836
323	11	CHAVES, EDGAR R.	623 DESOTA DRIVE, BRIDGEWATER, NJ 08807-3310
324	6	TAPIA, JOSE	633 FULTON STREET, BRIDGEWATER, NJ 08807-3313
324	7	HALL, HARRY & JIAN	626 DESOTA DRIVE, BRIDGEWATER, NJ 08807-3305

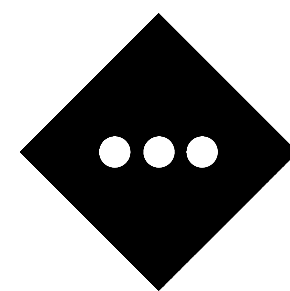
UTILITY PROVIDER LIST	
COUNTY OF SOMERSET	P.O. BOX 3000, SOMERVILLE, NJ 08876-1262
STATE OF NJ DOT	1035 PARKWAY AVENUE, EWING, NJ 08618-2309
CABLEVISION CRAIG MCLEOD	275 CENTENNIAL AVENUE, PISCATAWAY, NJ 08854-3909
NJ AMERICAN WATER	10125 LAUREL OAK ROAD, VOORHEES, NJ 08843-3506
PL PUBLIC SERVICE ELECTRIC & GAS	80 PARK PL #12E NEWARK, NJ 07102-4109
SUNOCO PIPELINE LP/RIGHT OF WAY DEPT.	255 FRITZTOWN ROAD, SINKING SPRING, PA 19608-1509



SOURCE: GOOGLE EARTH PRO RETRIEVED 08/04/2021

AERIAL MAP

SCALE: 1" = 100'

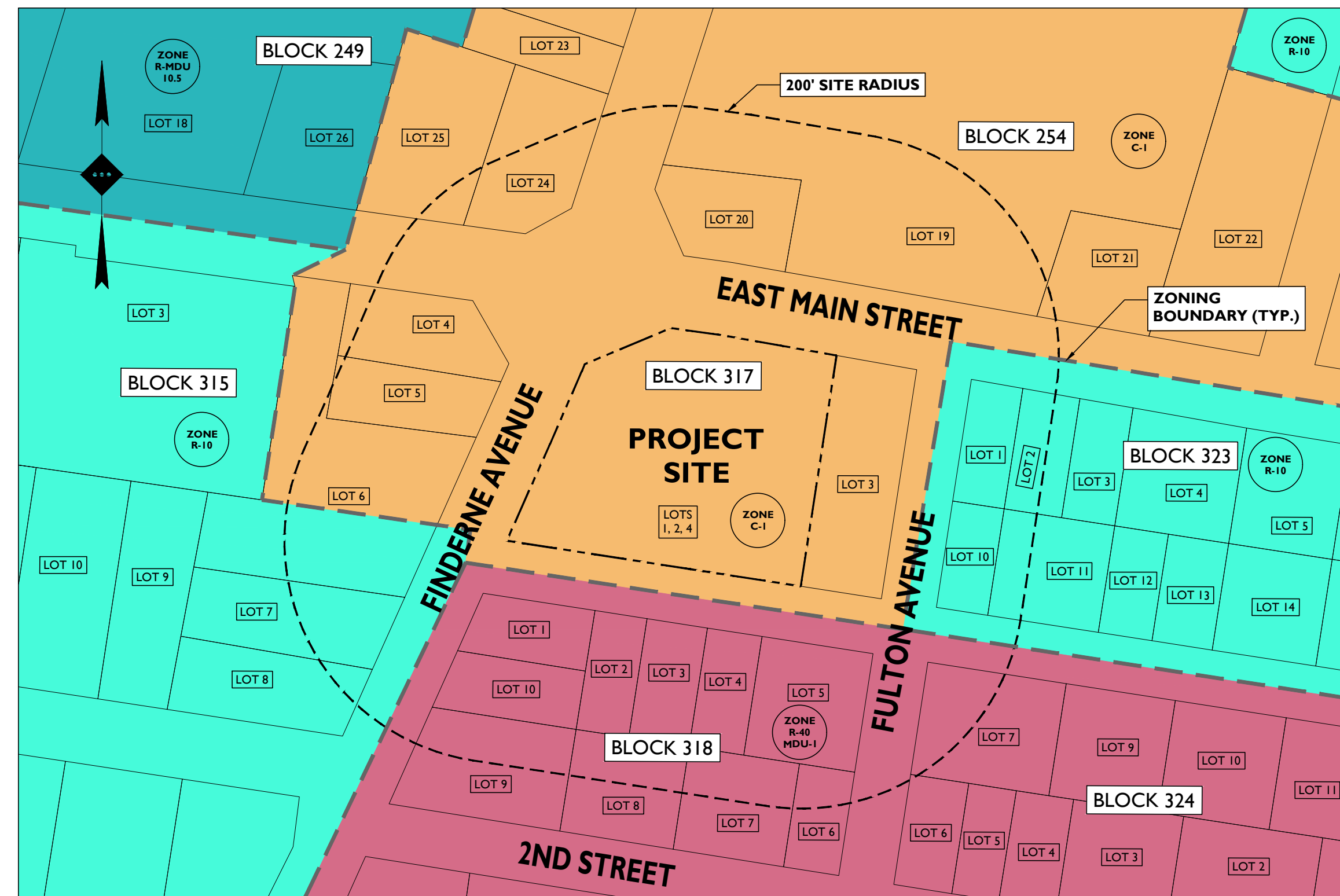


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ZONING LEGEND



SOURCE: TOWNSHIP OF BRIDGWATER ZONING MAP; TOWNSHIP OF BRIDGEWATER TAX MAP SHEETS 52, 54 & 7

TAX / ZONING MAP

SCALE: 1" = 100'

PLAN REFERENCE MATERIALS:

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
- PREVIOUSLY APPROVED SITE PLANS SUBMITTED BY ABBINGTON ASSOCIATES, INC. DATED 01/23/1998.
 - ARCHITECTURAL PLANS PREPARED BY ECO ARCHITECTS, LLC DATED 04/17/2021.
 - AERIAL MAP OBTAINED FROM SINGLE EARTH PRO
 - LOCATION MAP OBTAINED FROM USGS BOUND BROOK 2019, NEW JERSEY, 7.5 MIN SERIES
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCED AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

APPLICANT

**ANDREW TRUST
RACKSON RESTAURANTS
590 E. MAIN STREET
BRIDGEWATER, NEW JERSEY 08807
PHONE: (732)-581-0303
ATRUST@RACKSONRESTAURANTS.COM**

OWNER

APPLICANT ENTITY
STREET ADDRESS
MUNICIPALITY, STATE ZIP
PHONE NUMBER
EMAIL ADDRESS

ATTORNEY

JASON R. TUVEL, ESQ.
PRIME & TUVEL, LLC
2 UNIVERSITY PLAZA DRIVE, SUITE 109
HACKENSACK, NEW JERSEY 07601
PHONE: (201)-883-1010
FAX: (856)-273-8383
JASON@PRIMELAW.COM

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PRELIMINARY & FINAL MINOR SITE PLAN

RACKSON RESTAURANTS

PROPOSED BURGER KING

**BLOCK 317, LOTS 1, 2, & 4
44 FINDERNE AVENUE
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY**

PAUL D. MUTCH Jr., P.E.
NEW JERSEY LICENSE No. 55094
LICENSED PROFESSIONAL ENGINEER



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SCALE: AS SHOWN	PROJECT ID: PRI-210115
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TITLE:

COVER SHEET

DRAWING:

C-1

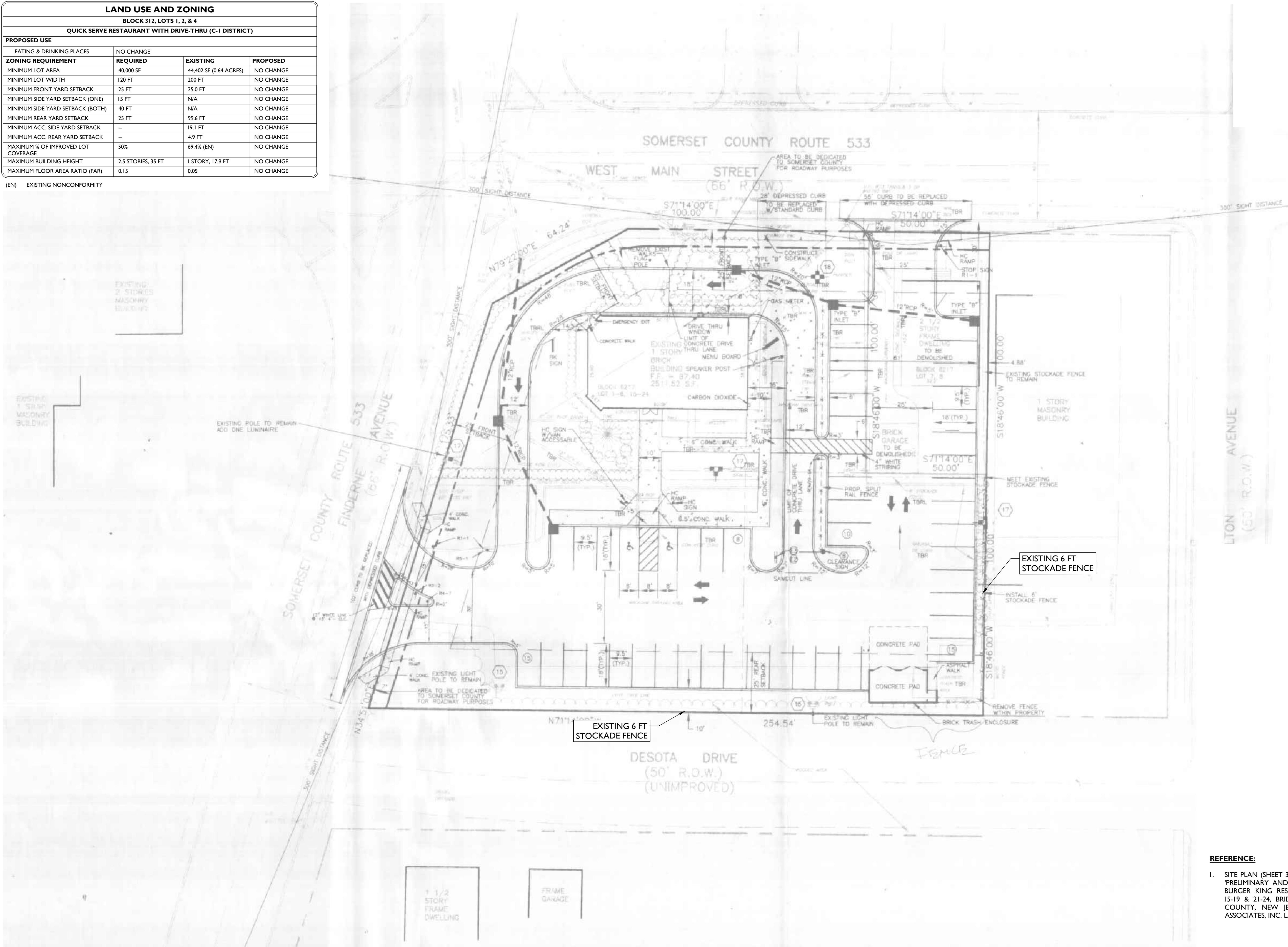


Know what's **below**
Call before you dig.

Z:\PROJECTS\PRJ201\PRJ10113 RACKSON RESTAURANT - 44 FINDERNE AVENUE, BRIDGEWATER, NJ\CAD\DWG\SHRIMP\HAWK\EXHIBIT SITE PLAN EXHIBIT01.dwg, SITE EXHIBIT, BRIDGEWATER, NJ

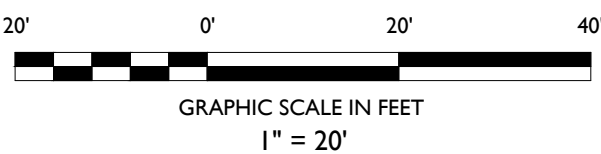
LAND USE AND ZONING			
BLOCK 312, LOTS 1, 2, & 4			
QUICK SERVE RESTAURANT WITH DRIVE-THRU (C-1 DISTRICT)			
PROPOSED USE			
EATING & DRINKING PLACES	NO CHANGE		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	44,402 SF (0.64 ACRES)	NO CHANGE
MINIMUM LOT WIDTH	120 FT	200 FT	NO CHANGE
MINIMUM FRONT YARD SETBACK	25 FT	25.0 FT	NO CHANGE
MINIMUM SIDE YARD SETBACK (ONE)	15 FT	N/A	NO CHANGE
MINIMUM SIDE YARD SETBACK (BOTH)	40 FT	N/A	NO CHANGE
MINIMUM REAR YARD SETBACK	25 FT	99.6 FT	NO CHANGE
MINIMUM ACC. SIDE YARD SETBACK	--	19.1 FT	NO CHANGE
MINIMUM ACC. REAR YARD SETBACK	--	4.9 FT	NO CHANGE
MAXIMUM % OF IMPROVED LOT COVERAGE	50%	69.4% (EN)	NO CHANGE
MAXIMUM BUILDING HEIGHT	2.5 STORIES, 35 FT	1 STORY, 17.9 FT	NO CHANGE
MAXIMUM FLOOR AREA RATIO (FAR)	0.15	0.05	NO CHANGE

(EN) EXISTING NONCONFORMITY



REFERENCE:

- SITE PLAN (SHEET 3 OF 8) FROM SITE PLANS ENTITLED "PRELIMINARY AND FINAL SITE PLAN, PREPARED FOR BURGER KING RESTAURANT, BLOCK 6217 LOTS 1-8, 15-19 & 21-24, BRIDGEWATER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY ABBINGTON ASSOCIATES, INC. LAST REVISED 01/15/1998.



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PRELIMINARY & FINAL MINOR SITE PLAN

RACKSON RESTAURANTS

PROPOSED BURGER KING

BLOCK 317, LOTS 1, 2, & 4
44 FINDERNE AVENUE
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY

PAUL D. MUTCH Jr., P.E.
NEW JERSEY LICENSE NO. 55094
LICENSED PROFESSIONAL ENGINEER

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SCALE: 1" = 20' PROJECT ID: PRI-210115

TITLE:

**PREVIOUSLY APPROVED
SITE PLAN**

DRAWING:

C-2

NOT APPROVED FOR CONSTRUCTION

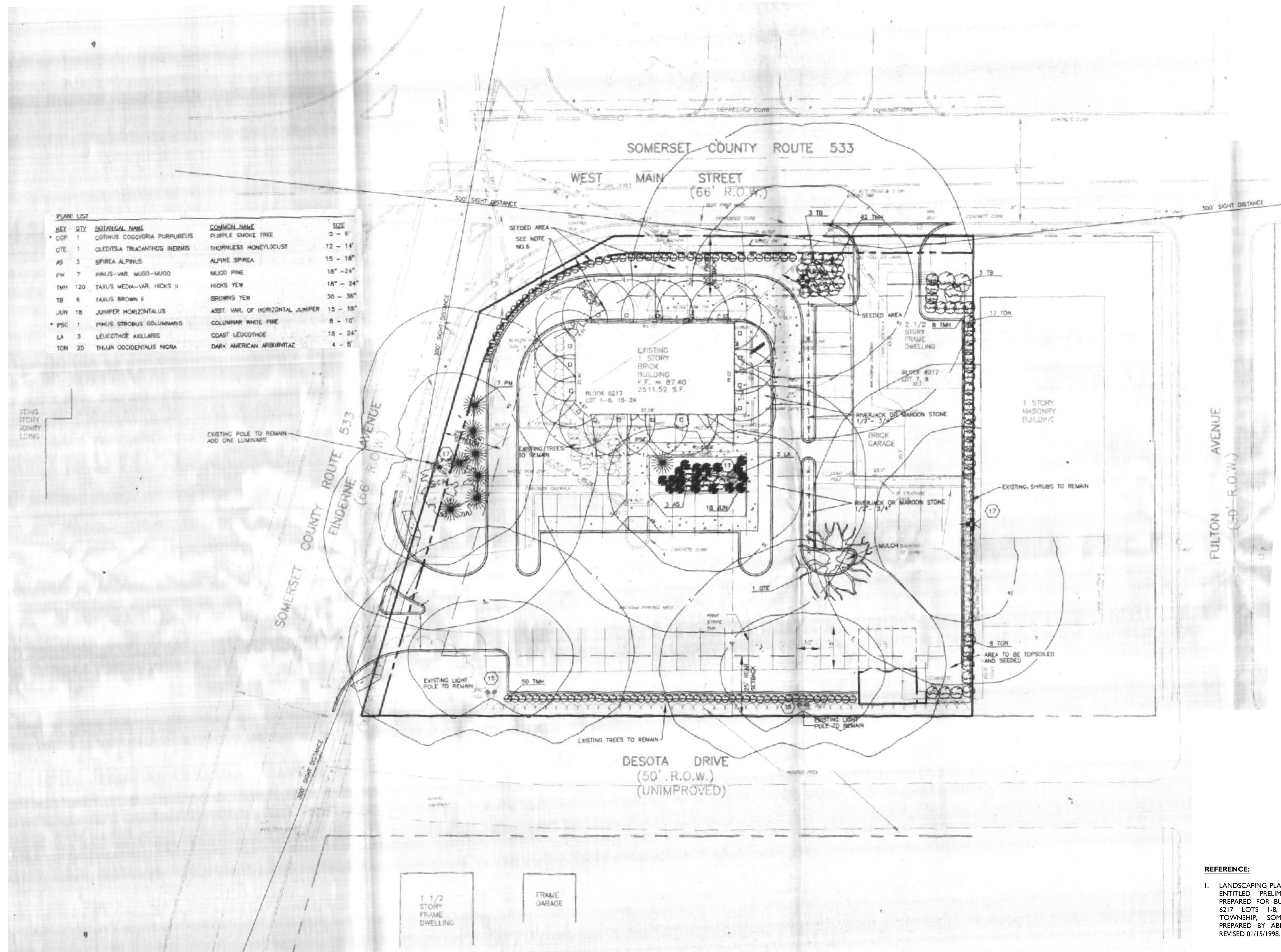
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DATE
ISSUE

BY
JMK

FOR PLANNING BOARD RESUBMISSION
FOR PLANNING BOARD HEARING

DESCRIPTION



PLANT LIST					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
* COP	1	COTINUS COCCIGYRIA PURPUREUS	PLUMBE SMOKE TREE	3 - 6'	
GTE	1	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	12 - 14'	
AS	3	SPIREA ALPINUS	ALPINE SPIREA	15 - 18"	
PM	7	PINUS-VAR. MUGO-MUGO	MUGO PINE	18" - 24"	
TMH	120	TAXUS MEDIA-VAR. HICKS II	HICKS YEW	18" - 24"	
TB	6	TAXUS BROWN II	BROWNS YEW	30 - 36"	
JUN	18	JUNIPER HORIZONTALIS	ASST. VAR. OF HORIZONTAL JUNIPER	15 - 18"	
* PSC	1	PINUS STROBUS COLUMNARIS	COLUMNAR WHITE PINE	8 - 10'	
LA	3	LEUCOTHOE AXILLARIS	COAST LEUCOTHOE	18 - 24"	
TON	25	TAXUS OCCIDENTALIS NIGRA	DARK AMERICAN ARBORVITAE	4 - 8'	

EXISTING POLE TO REMAIN
ADD ONE LUMINAIRE

SOMERSET COUNTY ROUTE 533

WEST MAIN STREET
(66' R.O.W.)

EXISTING
1 STORY
BRICK
BUILDING
F.F. = 87.40
2511.52 S.F.

SEEDING AREA
2 1/2
STORY
FRAME
DWELLING

Block 8217
LOT 7 8
32.5

BRICK
GARAGE

1 STOR
MASONR
BUILDING

ING, SHRUBS TO REMAIN

FULTON AVENUE
(50' R.O.W.)

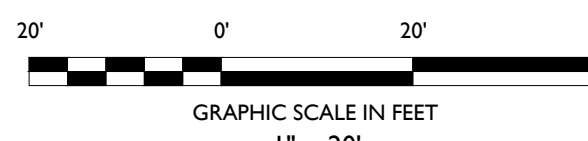
DESOTA DRIVE
(50' R.O.W.)
(UNIMPROVED)

1 1/2
STORY
FRAME
DWELLING

FRAME
GARAGE

REFERENCE:

- LANDSCAPING PLAN (SHEET 5 OF 8) FROM SITE PLANS
ENTITLED 'PRELIMINARY AND FINAL SITE PLAN,
PREPARED FOR BURGER KING RESTAURANT, BLOCK
6217 LOTS 1-8, 15-19 & 21-24, BRIDGEWATER
TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
PREPARED BY ABBINGTON ASSOCIATES, INC. LAST
REVISED 01/15/1998

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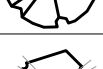
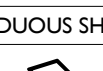



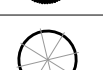


SCALE:	1" = 20'	PROJECT ID: PRI-210115
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**PREVIOUSLY APPROVED
LANDSCAPING PLAN**

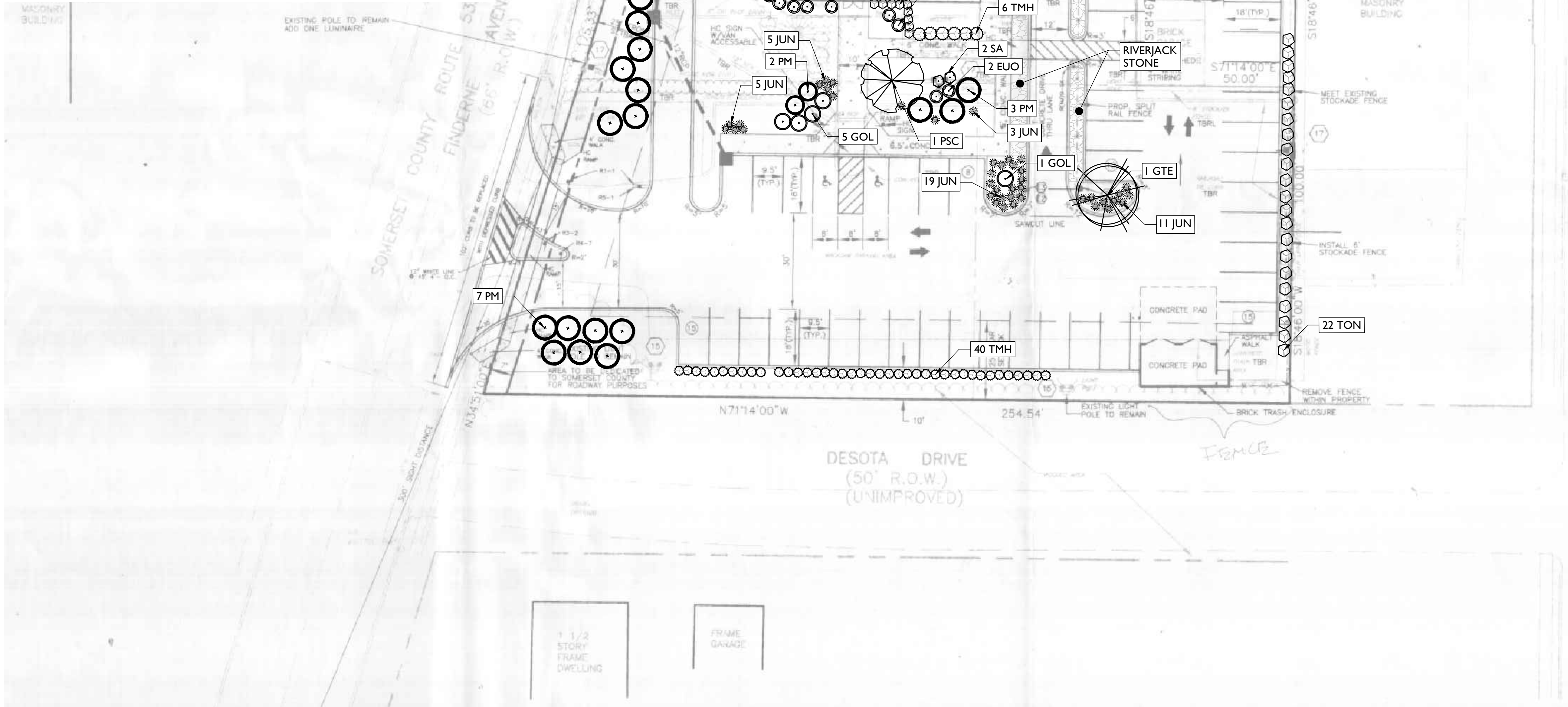
DRAWING:

C-4

Z:\PROJECTS\PRJ2011\1113 RACKSON RESTAURANT - 44 FINDERNE AVENUE, BRIDGEWATER, NJ\CAD\DWG\LANDSCAPE\EXISTING SITE PLAN (4/18/2011).DWG, SITE EXHIBIT, BRIDGEWATER, NJ

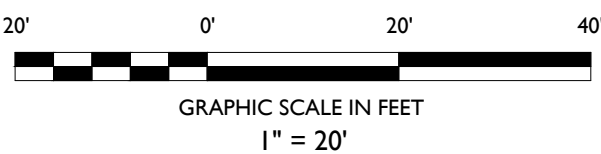
EXISTING PLANT SCHEDULE				
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME
	CCP	4	COTINUS COGGYGRIA PURPUREUS	PURPLE SMOKE TREE
	GTE	1	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME
	PSC	1	PINUS STROBUS COLUMNARIS	COLUMNAR WHITE PINE
	TON	43	THUJA OCCIDENTALIS NIGRA	DARK AMERICAN ARBORVITAE
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME
	AS	2	SPIREA ALPINUS	ALPINE SPIREA
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME
	GOL	7	CHAMAECYPARIS PISIFERA	GOLDEN MOP
	JUN	48	JUNIPER HOIRZONTALUS	ASST. VAR. OF HORIZONTAL JUNIPER
	PM	19	PINUS-VAR. MUGO -MUGO	MUGO PINE
	TB	5	TAXUS BROWN II	BROWNS YEW
	TMH	104	TAXUS MEDIA-VAR. HICKS II	HICKS YEW
	EUO	16	EUONYMUS JAPONICUS 'SILVER KING'	SILVER KING EUONYMUS

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.



REFERENCE:

- SITE PLAN (SHEET 3 OF 8) FROM SITE PLANS ENTITLED "PRELIMINARY AND FINAL SITE PLAN, PREPARED FOR BURGER KING RESTAURANT, BLOCK 6217 LOTS 1-8, 15-19 & 21-24, BRIDGEWATER TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY ABBINGTON ASSOCIATES, INC. LAST REVISED 01/15/1998.



PRELIMINARY & FINAL MINOR SITE PLAN

RACKSON RESTAURANTS

PROPOSED BURGER KING

BLOCK 3.17, LOTS 1, 2, & 4
44 FINDERNE AVENUE
TOWNSHIP OF BRIDGEWATER
SOMERSET COUNTY, NEW JERSEY

PAUL D. MUTCH Jr., P.E.
NEW JERSEY LICENSE NO. 55094
LICENSED PROFESSIONAL ENGINEER

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SCALE: 1" = 20' PROJECT ID: PRI-210115

TITLE:

**EXISTING
LANDSCAPING PLAN**

DRAWING:

C-5

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02
01
ISSUE

08/06/2021
15/10/2021
DATE

BY

JMK
JMK

FOR PLANNING BOARD RESUBMISSION
FOR PLANNING BOARD HEARING

DESCRIPTION