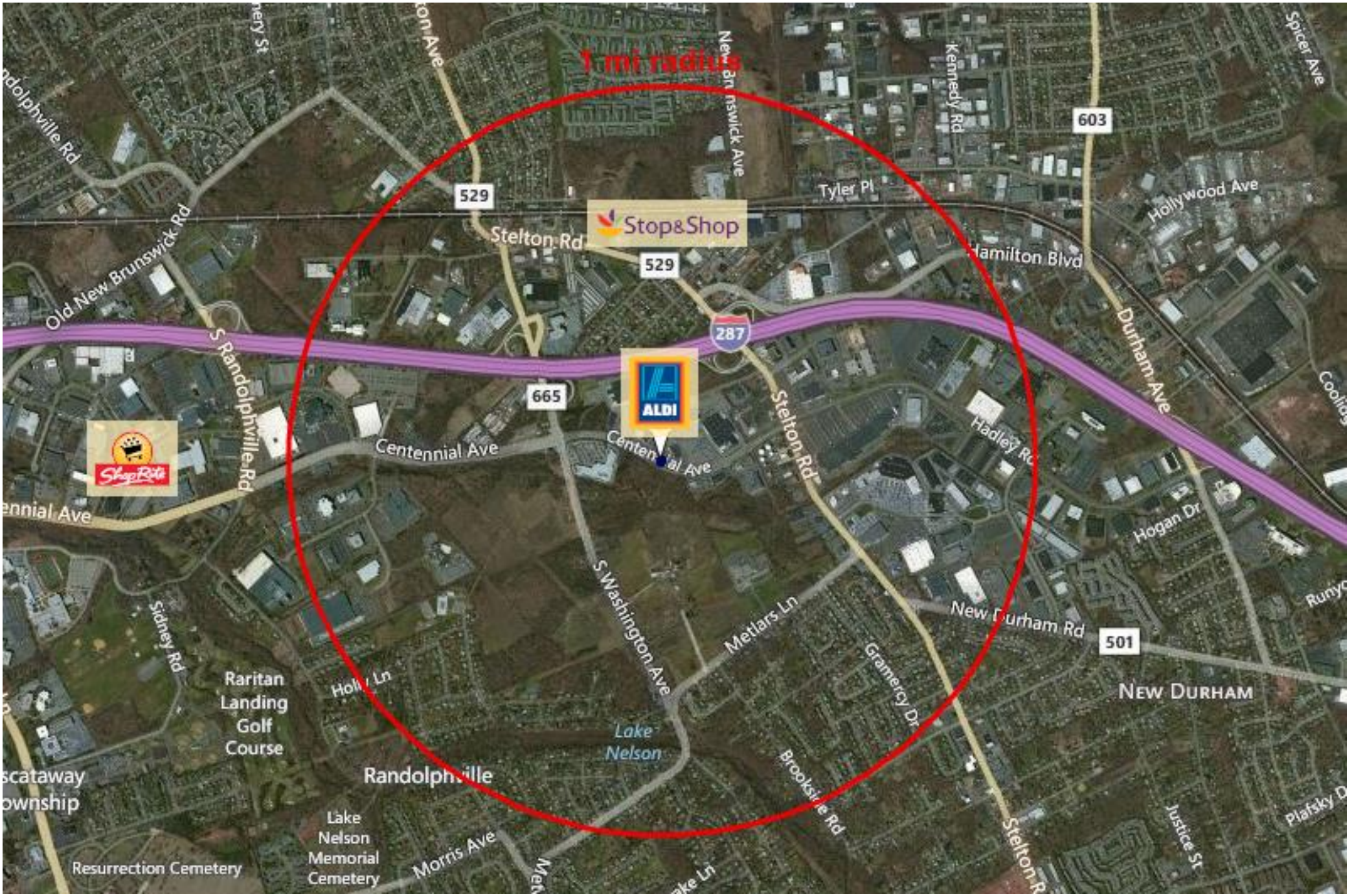
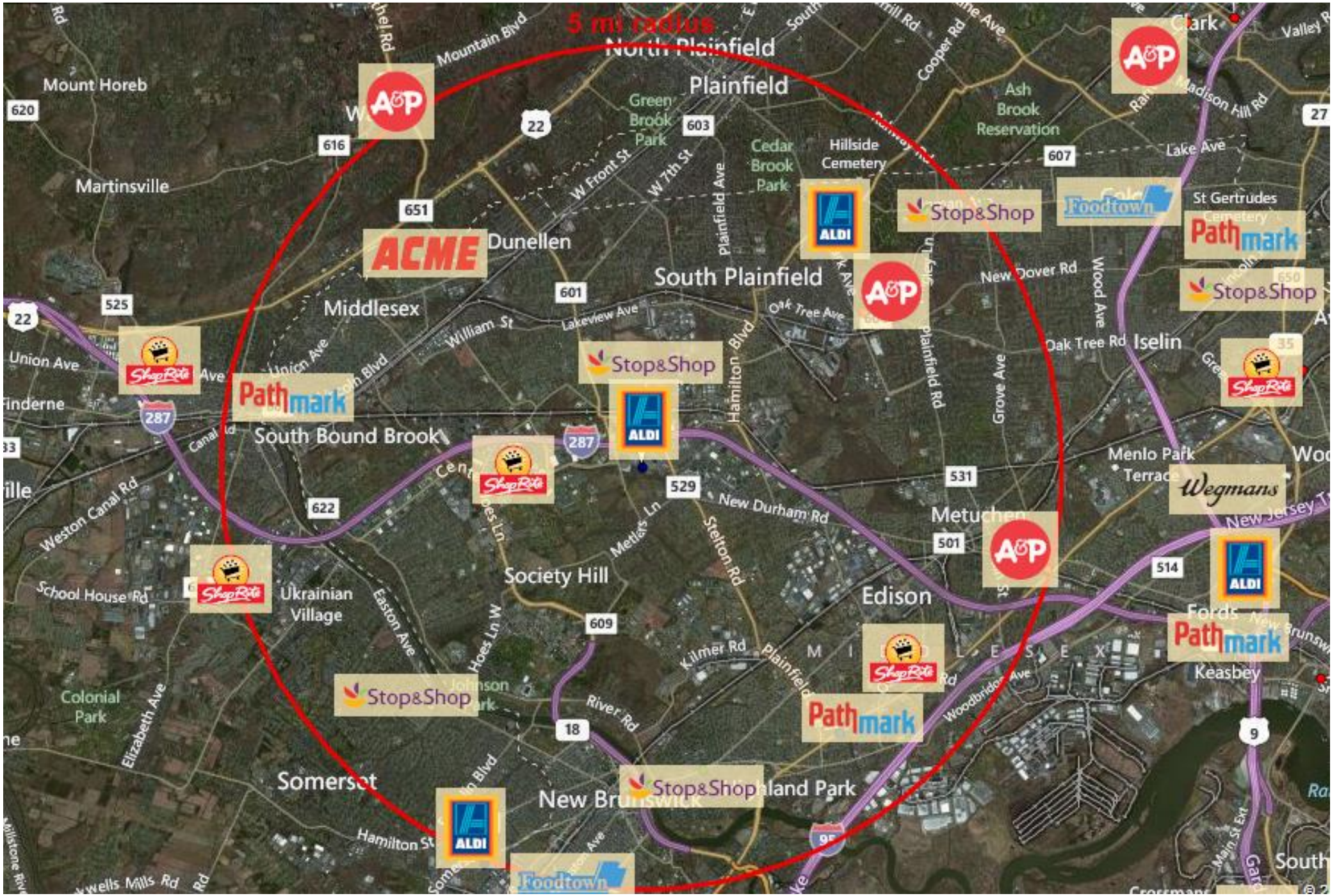
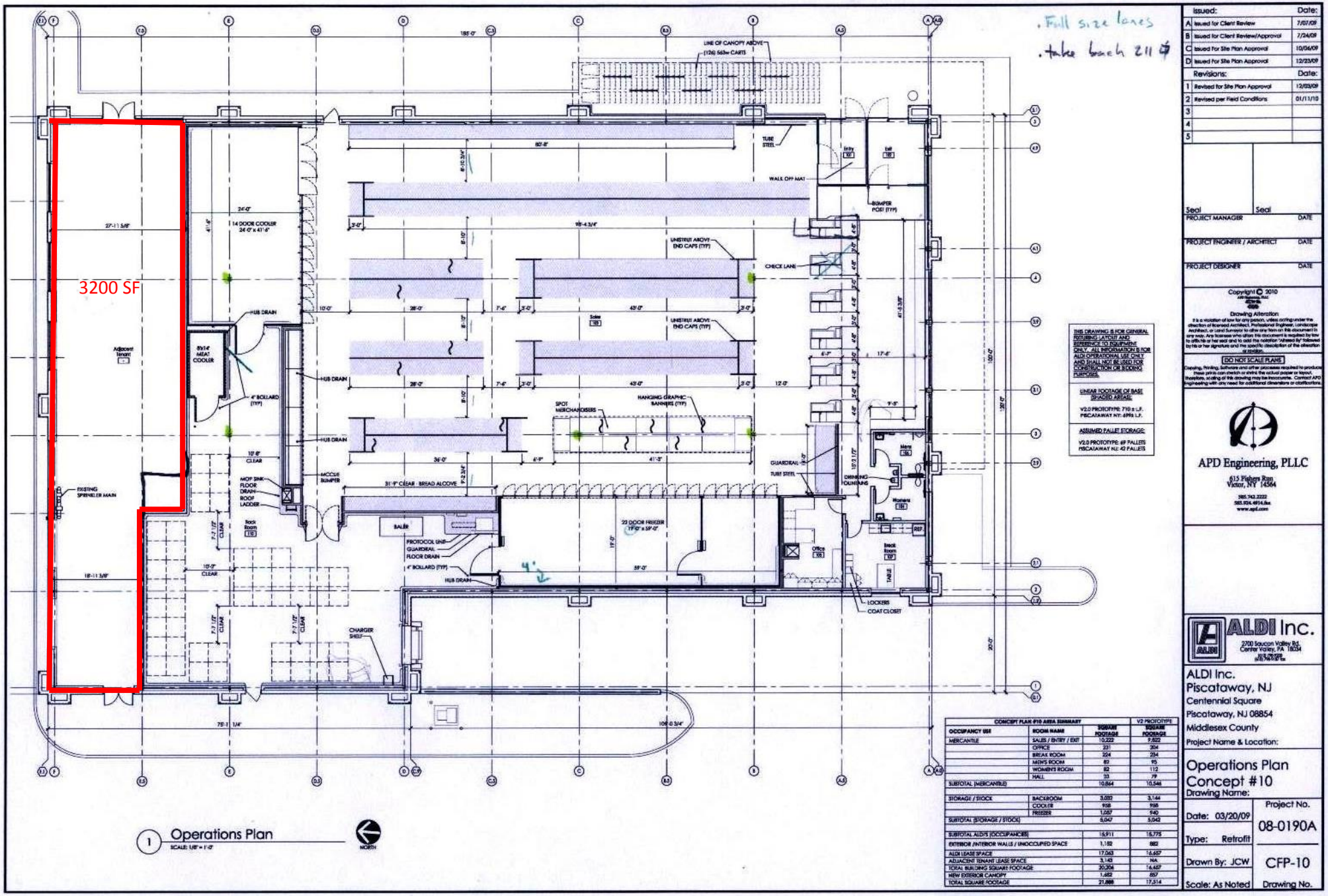
Tom Hornstein Email: horncompanies@gmail.com Mobile: 315.569.4345 Website: Horncompanies.com

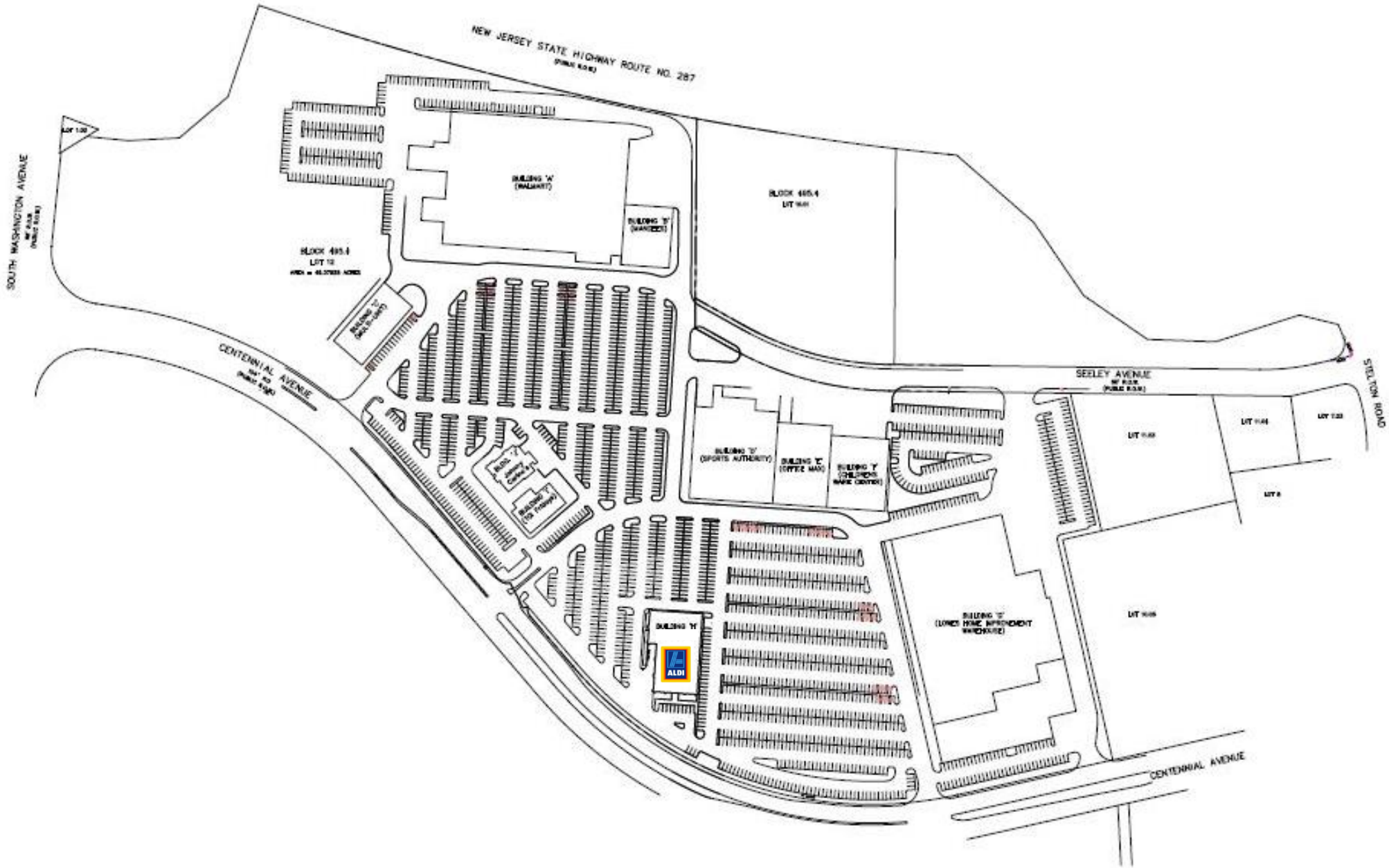

1 mi radius
Stop&Shop
ALDI
Centennial Ave
Stelton Rd
S Randolphville Rd
Old New Brunswick Rd
Hamilton Blvd
Durham Ave
Hollywood Ave
Tyler Pl
Kennedy Rd
Spicer Ave
Hadley Rd
Hogan Dr
S Washington Ave
Metlars Ln
New Durham Rd
Gramercy Dr
Brookside Rd
Justice St
Sidney Rd
Raritan Landing Golf Course
Lake Nelson
Randolphville
Lake Nelson Memorial Cemetery
Resurrection Cemetery
Morris Ave
NEW DURHAM
529
603
287
665
501

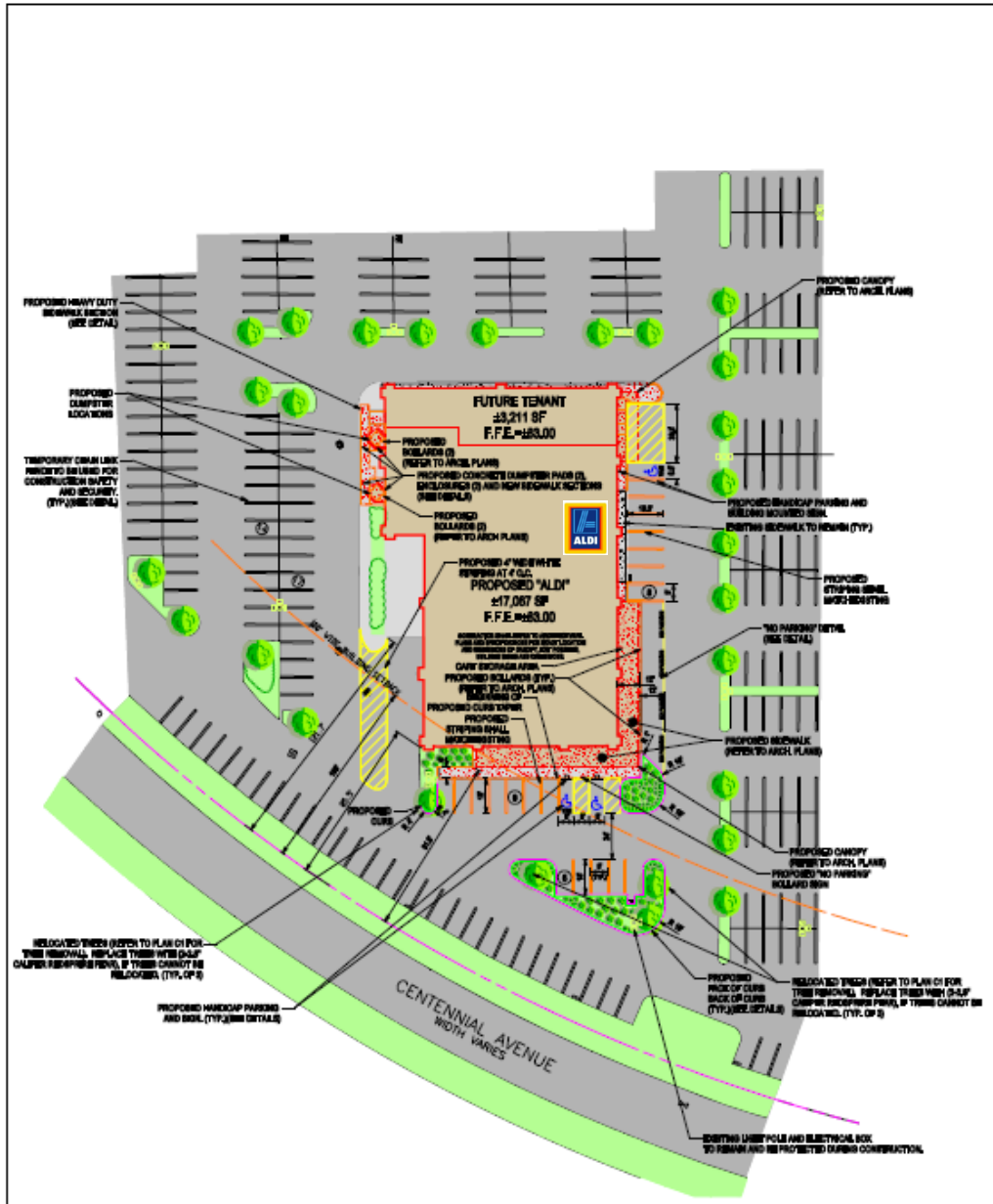
3 mi radius
ACME
ALDI
Stop&Shop
A&P
Pathmark
ShopRite
South Plainfield
Middlesex
South Bound Brook
Society Hill
Edison
Metuchen
Ukrainian Village
Dunellen
651
601
287
529
531
622
501
609
18
William St
Lakeview Ave
Hamilton Blvd
Plainfield Rd
Grove Ave
New Durham Rd
Metlars Ln
Stelton Rd
Easton Ave
Kilmer Rd
Woodbridge Ave
Canal Rd
Union Ave
New Dover Rd
Oak Tree Ave

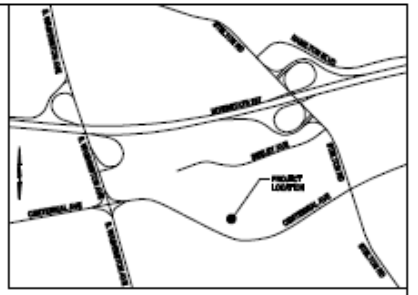

5 mi radius
North Plainfield
Plainfield
Mount Horeb
Martinsville
Dunellen
ACME
South Plainfield
Middlesex
South Bound Brook
Society Hill
Ukrainian Village
Edison
Metuchen
Menlo Park Terrace
Iselin
Oak Tree Rd
Keasbey
Somerset
New Brunswick
Highland Park
Colonial Park
Ash Brook Reservation
Hillside Cemetery
Cedar Brook Park
Green Brook Park
St Gertrudes Cemetery
Clark
Wegmans
A&P
ALDI
Stop&Shop
Foodtown
Pathmark
ShopRite
620
616
22
603
607
651
601
525
287
531
529
622
501
514
609
18
9
Mountain Blvd
Lake Ave
Madison Hill Rd
Plainfield Ave
W Front St
W 7th St
Lakeview Ave
William St
Union Ave
Hamilton Blvd
Oak Tree Ave
New Dover Rd
Wood Ave
Grove Ave
Plainfield Rd
New Durham Rd
Stelton Rd
Metlars Ln
Hoes Ln W
Easton Ave
Weston Canal Rd
School House Rd
Elizabeth Ave
Kilmer Rd
River Rd
Woodbridge Ave
Hamilton St
Main St Ext

Piscataway, NJ 08854	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2013)	4,708		91,923		333,614	
Projected Population (2018)	4,895		95,357		346,737	
Census Population (2010)	4,674		91,302		330,999	
Census Population (2000)	4,255		84,222		309,757	
Projected Annual Growth (2013 to 2018)	187	*0.8%*	3,434	*0.7%*	13,124	*0.8%*
Historical Annual Growth (2010 to 2013)	34	*0.2%*	622	*0.2%*	2,614	*0.3%*
Historical Annual Growth (2000 to 2010)	419	*1.0%*	7,080	*0.8%*	21,242	*0.7%*
Households						
Estimated Households (2013)	1,612		29,609		110,820	
Projected Households (2018)	1,692		31,073		116,214	
Census Households (2010)	1,570		28,836		107,987	
Census Households (2000)	1,446		28,016		104,544	
Projected Annual Growth (2013 to 2018)	80	*1.0%*	1,464	*1.0%*	5,394	*1.0%*
Historical Annual Growth (2010 to 2013)	42	*0.9%*	772	*0.9%*	2,833	*0.9%*
Historical Annual Growth (2000 to 2010)	125	*0.9%*	821	*0.3%*	3,443	*0.3%*
Average Household Income						
Estimated Average Household Income (2013)	$94,136		$100,880		$95,906	
Projected Average Household Income (2018)	$99,627		$107,001		$101,616	
Census Average Household Income (2010)	$88,371		$95,940		$90,731	
Census Average Household Income (2000)	$77,217		$79,521		$74,916	
Projected Annual Growth (2013 to 2018)	$5,490	*1.2%*	$6,121	*1.2%*	$5,710	*1.2%*
Historical Annual Growth (2010 to 2013)	$5,765	*2.2%*	$4,941	*1.7%*	$5,175	*1.9%*
Historical Annual Growth (2000 to 2010)	$11,154	*1.4%*	$16,419	*2.1%*	$15,815	*2.1%*
Median Household Income						
Estimated Median Household Income (2013)	$91,132		$96,368		$85,487	
Projected Median Household Income (2018)	$100,612		$105,339		$94,017	
Census Median Household Income (2010)	$85,233		$88,819		$78,778	
Census Median Household Income (2000)	$71,143		$69,788		$63,446	
Projected Annual Growth (2013 to 2018)	$9,480	*2.1%*	$8,972	*1.9%*	$8,530	*2.0%*
Historical Annual Growth (2010 to 2013)	$5,899	*2.3%*	$7,548	*2.8%*	$6,708	*2.8%*
Historical Annual Growth (2000 to 2010)	$14,089	*2.0%*	$19,031	*2.7%*	$15,332	*2.4%*


3200 SF
Operations Plan
ALDI Inc.
ALDI Inc.
Piscataway, NJ
Centennial Square
Piscataway, NJ 08854
Middlesex County
Operations Plan
Concept #10
08-0190A
CFP-10


NEW JERSEY STATE HIGHWAY ROUTE NO. 287
SOUTH WASHINGTON AVENUE
CENTENNIAL AVENUE
SEELEY AVENUE
STELTON ROAD
CENTENNIAL AVENUE
BUILDING 'A' (WALMART)
BUILDING 'B' (MANCHU)
BLOCK 495.4 LOT 10
BLOCK 495.4
BUILDING 'C' (SPORTS AUTHORITY)
BUILDING 'D' (OFFICE MAX)
BUILDING 'E' (CHILDRENS PLACE CENTER)
BUILDING 'F'
ALDI
BUILDING 'G' (LOWES HOME IMPROVEMENT WAREHOUSE)





LOCATION SKETCH
N.T.S.

LEGEND OF EXISTING FEATURES

LEGEND OF PROPOSED IMPROVEMENTS

- EDGE OF PAVEMENT/BACK OF CURB
- CANOPY
- BUILDING
- BUILDING (INTERNAL WALK)
- PAVEMENT
- CONCRETE
- LAWN
- PROPOSED BUILDING
- DECIDUOUS TREE
- SHRUB/BUSH

SITE NOTES:

1. TOTAL LOT AREA: ±85,186 ACRES
2. EXISTING ZONING: SC - SHOPPING CENTER ZONE
3. EXISTING USE: RETAIL (OLD NAVY)
   PROPOSED USE: GROCERY RETAIL AND RESTAURANT
4. TOTAL BUILDING AREA: ±28,278 SF
   ALDI AREA: ±17,067 SF
   TENANT AREA: ±9,211 SF
5. LOT 13.03, BLOCK 468.4, MAP #1C OF THE TOWNSHIP OF PISCATAWAY, MIDDLESEX COUNTY, NEW JERSEY.
6. APPLICABLE SETBACKS ARE AS FOLLOWS:

	REQUIRED	PROVIDED
FRONT YARD -	50.0'	±97.0'
SIDE YARD -	N/A	N/A
REAR YARD -	N/A	N/A

*VARIANCE GRANTED FOR SETBACK (REFERENCE #3)

7. THE SETBACK LINES AND NOTES RELATED TO SETBACKS SHOWN HEREON ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS OF THE TOWNSHIP OF PISCATAWAY AS OF THE DATE OF THIS MAP AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL RESTRICTIONS OTHER THAN SAID ZONING REQUIREMENTS.
8. ALL DIMENSIONS TAKE HIT CURBS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
9. ALL ANGLES SHALL BE 90° UNLESS OTHERWISE NOTED.
10. REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
11. ADD TO RESEMBLE EXISTING PANEL ON THE EXISTING PYLON SIGN ON THE WEST SIDE OF THE ALDI BUILDING AT THE INTERSECTION OF CENTENNIAL DRIVE.

PARKING REQUIREMENTS**:

EXISTING:
EXISTING TOTAL PARKING SPACES** = 3,479
EXISTING HANDICAP SPACES* = 49 (INCLUDED IN TOTAL)
PARKING SPACES PREVIOUSLY REQUIRED** = 3,668

REQUIRED:
PARKING SPACES REQUIRED** = 3,647
(DUE TO A CHANGE IN USE, FROM RETAIL TO RESTAURANT, FOR 9,211± SF OF EXISTING BUILDING)

PROPOSED:
PROPOSED TOTAL PARKING SPACES = 3,468
PROPOSED HANDICAP SPACES = 49 (INCLUDED IN TOTAL)

A VARIANCE WILL BE REQUIRED TO ALLOW FOR 84 SPACES LESS THAN REQUIRED.

*DETERMINED FROM NOTES PROVIDED ON REFERENCE #3.
**DERIVED FROM THE 1998 PISCATAWAY TOWNSHIP PLANNING BOARD RESOLUTION AMENDED PHIL SUBWAY & TRAIL SITE PLAN WITH WAIVERS FOR APPLICATION SP-15-98.

Revisions:
1. BASED TOPOGRAPHIC SURVEY, ENTITLED "BLOCK 468.33, PART OF LOT 13.01, PISCATAWAY TOWNSHIP, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY", PREPARED BY DUFFY, DOLCY, EMMINGER & ROESCH AND DATED 8/30/06.
2. EXISTING SITE PLANS, ENTITLED "MARKING SITE PLAN PREPARED FOR CENTENNIAL SQUARE, LOCATED IN TOWNSHIP OF PISCATAWAY, MIDDLESEX COUNTY, NEW JERSEY (SHEETS 1 - 4)", PREPARED BY CARMEL GROUP, INC. AND DATED 6/21/01.

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Duffy-Dolcy-McManus & Roesch

#	Revisions: Description:	Date:
1		
2		
3		
4		
5		

DUFFY-DOLCY-McMANUS & ROESCH
454 Lost Pine Way, Galloway, N.J. 08205
Phone: (609) 652 - 3305 Fax: (609) 653-3002

ALDI Inc.
Center Valley Office
3190 Nazareth Valley Road
Center Valley, PA 18034
(610) 625-8400

APD Engineering, PLLC
916 Ridera Run
Victor, NY 14564
(585) 742-5620
www.apdengineering.com

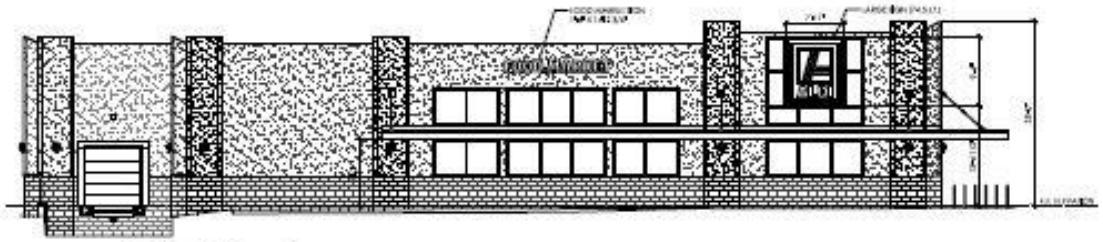
Project Name & Location: ALDI -Piscataway, NJ
Centennial Square
Piscataway Township
Middlesex County, NJ

Project No. 08-0190

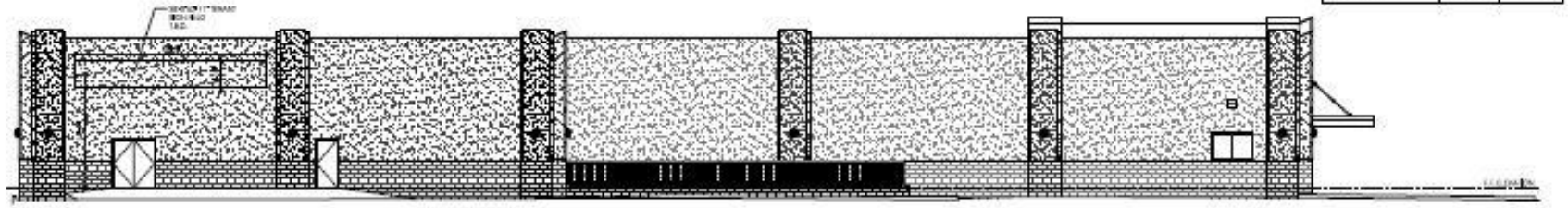
Drawing Name: Rendering

Drawing No. RNDR

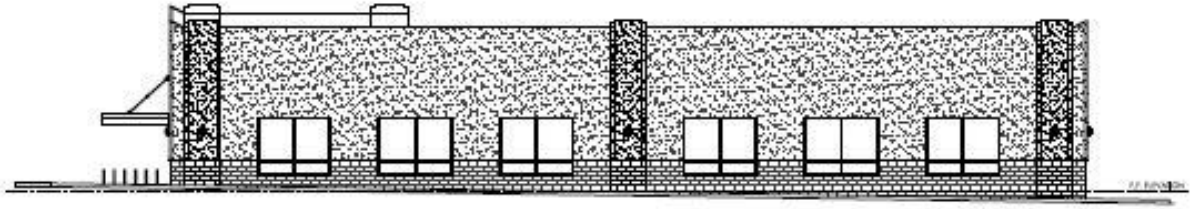
Drawn By: CJK | Original Date: 1/1/10 | Scale: 1" = 30'



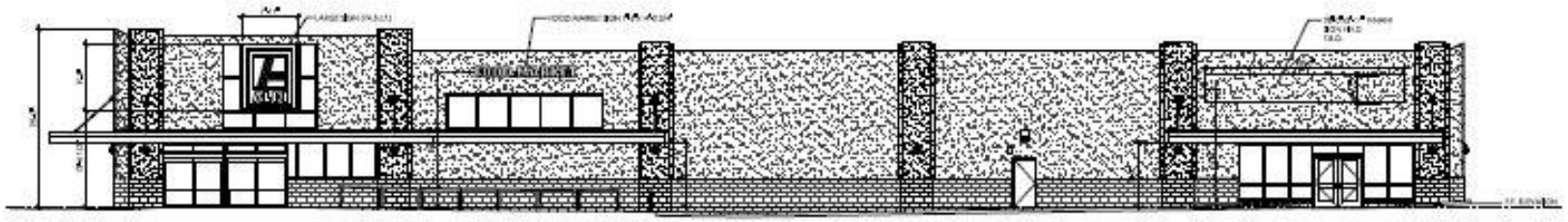
D4 South Elevation



D3 West Elevation



D2 North Elevation



D1 East Elevation

Issued:	Date:
A Issued for Client Review	10/2/09
B Issued for Client Review/Approval	11/24/09
C Issued For Site Plan Approval	12/03/09
D Issued For Site Plan Approval	12/22/09
Revisions:	Date:
1 Revised per Field Survey	05/11/10
2	
3	
4	
5	

Seal Seal

PROJECT MANAGER DATE

PROJECT ENGINEER / ARCHITECT DATE

Project Engineer DATE

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Drawing Alteration

APD Engineering, PLLC

ALDI Inc.

ALDI Inc.
Piscataway, NJ
Centennial Square
Piscataway, NJ 08854
Middlesex County
Project Name & Location

Exterior Elevations
Drawing Name:

Date: 03/20/09	Project No. 08-0190A
Type: Retrofit	
Drawn By: JAC	A201
Scale: As Noted	Drawing No.

Centennial Square
SPORTS AUTHORITY
Walmart
LOWE'S
petco
ALDI
WARNING!