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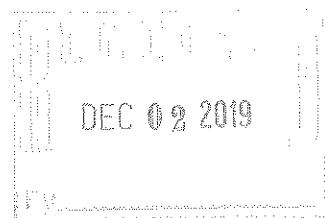
Franklin Township
475 Demott Lane
Somerset, New Jersey 08873

Re: Application Narrative
Preliminary/Final Major Subdivision
North American Real Property, LLC
Lot 21.12, Block 468.01
Franklin Township

The subject application is for a subdivision of property into two lots. As the lot was recently subdivided, the subdivision is classified as a Major Subdivision. The applicant is only looking to subdivide the lot at this time and therefore no improvements are being proposed as part of the application and therefore most of the checklist items are not applicable to the application and/or waivers are being requested as the items do not apply. The application will require the one variance for the lot area for proposed Lot 21.13. The applicant proposes an area of 4.864 acres where 5 acres are required.

CWS

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FOR OFFICIAL USE ONLY

Planning Board

Zoning Board of Adjustment

Name of Application: _____

Docket Number : _____

PART A

APPLICANT REQUESTS THE FOLLOWING:

Explain, in detail sufficient for the Board to understand the nature of the proposal, the exact nature of the proposed application and proposed physical modifications to be made to the site, building(s) and/or signage including the proposed use of the premises.

Applicant is applying to the Planning Board for technical preliminary and final major subdivision to create two (2) building lots. Proposed Lot 21.13 will be 4.864 acres and proposed Lot 21.14 will be 7 acres. Access will be from Atrium Drive Extension and Atrium Drive. There is no construction proposed at this time. Applicant requires variances for Minimum Lot Area.

Identify the type of variance(s) requested. Check all that apply.

"C" Variance(s)

The strict application of the provisions of the Development Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship - N.J.S.A.. 40:55D-70.C(1)

The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment - N.J.S.A.. 40:55D-70.C(2)

"D" Variance(s):

Use or principal structure in a district restricted against such use or principal structure - N.J.S.A.. 40:55D-70.D(1)

Expansion of a nonconforming use - N.J.S.A.. 40:55D-70D(2)

Deviation from a specification or standard pertaining solely to a conditional use - N.J.S.A.. 40:55D-70. D(3)

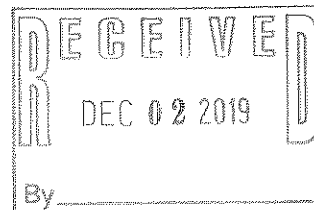
Increase in the permitted floor area ratio - N.J.S.A.. 40:55D-70.D(4)

Increase in the permitted density - N.J.S.A.. 40:55D-70.D(5)

Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure - N.J.S.A.. 40:55D-70.D(6)

December 2018

 **FILE**



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Identify requested variances from the requirements of the Franklin Township Land Development Ordinance:

<u>Ordinance Section</u>	<u>Requirement</u>	<u>Proposed Deviation</u>
Attachment 2 - §112- Minimum Lot Area	5 acres	4.864 acres
§112-		
§112-		
§112-		
§112		
§112		
§112-		

PART B

APPLICANT: Individual Partnership Corporation Limited Liability Company

APPLICANT: Owner Applicant Other _____

Name North America Real Property, LLC

Street Address c/o Wei Chu, P.O. Box 123 Apt./Ste/Unit # _____

City Skillman State NJ Zip Code 08558

Phone 281-961-3771 Fax _____

Email waynechu@sbcglobal.net

OWNER (if different from Applicant):

Name Same as Applicant.

Street Address _____ Apt./Ste/Unit # _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Email _____

PART C

Note: "*" indicates not required in association with signage variances

SUBJECT PROPERTY:

Block/s 468.01 Lot/s 21.12 Zone C-B

Street Address 600 Atrium Drive

City Somerset State NJ Zip Code 08873

Approximate Site Size * 11.864 Acres/ 516,804 Sq. ft.

Present use of the property, specify: Vacant.

Proposed use of the property, specify: Vacant. To be constructed at later date.

Public water available: * [X] Yes [] No If not, proposed? [] Yes [] No

Public sanitary sewer available: * [X] Yes [] No If not, proposed? [] Yes [] No

Describe any off tract improvement required or proposed* No off tract improvements proposed.

Deed restrictions, covenants, easements, association by-laws:

[X] Yes (Provide a copy) [] No [] Proposed (Must be submitted for review)

Does the applicant own any contiguous property?* [] Yes [X] No

If yes, state the address, block and lot of such property: *

Has there been any previous appeal, request, or application to this or any other Township Boards involving this property? [X] Yes [] No

If, yes, state type, docket number, the nature and date of such appeal: Minor Subdivision and Preliminary and Final Major Site Plan approval with associated bulk variances bearing Docket # PLN-17-00007. The approval created Lot 21.11 which contains 3.930 acres and will be improved with a limited service hotel and Lot 21.12 contains 11.864 acres is unimproved. The approval was granted on June 21, 2017 and memorialized July 17, 2017. This application is to subdivide unimproved Lot 21.12 which will be developed in the future.

How long has the present owner had title to this property? * December 18, 2013

Is the property under contract to be sold? [] Yes [X] No

If yes, state the date of contract and name of the contract purchaser:

PART D

Identify if the application is proposed to be bifurcated (i.e., variances identified herein sought at this time with approval for other development approvals, such as subdivision and/or site plan approval, to be sought at a later date): Yes No

If not bifurcated, identify the associated development approvals sought at this time (check all that apply):

- Waiver of Site Plan
- Minor Site Plan
- Preliminary Site Plan
- Final Site Plan
- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Conditional Use Approval
- Other(s) (Specify: _____)

Note: Applicant must consult the respective Instruction Sheet(s) and Submission Checklist(s) for the associated development approvals being sought at this time. The submission will not be deemed an Application for Development unless all required submissions are provided for all requested development approvals.

If bifurcated, identify the nature of subsequent development approvals to be sought: _____

For signage variances indicate the following:

- Single Tenant Building
- Multiple Tenant Building

PART E

C Variance(s):

- The strict application of the provisions of the Development Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship under N.J.S.A.. 40:55D-70.C(1)

List in detail wherein this case conforms to this requirement, including, if applicable, reference to exceptional narrowness, shallowness or shape of the property, or exceptional topographic conditions or physical features uniquely affecting the property, or extraordinary and exceptional situation uniquely affecting the property or the structures lawfully existing thereon.

_____ and/or

The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment under N.J.S.A.. 40:55D-70.C(2).

List in detail wherein this case conforms to this requirement:

De minimus deviation from current zoning.

D Variance(s):

State why the property is particularly suitable for the proposed use, including any inherently beneficial conditions and/or any undue hardship, if any, showing that the property cannot reasonably be adapted to a conforming use:

C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good.

See above.

Supply a statement of facts why relief can be granted without substantial detriment to the intent and purpose of the zone plan and zoning ordinance.

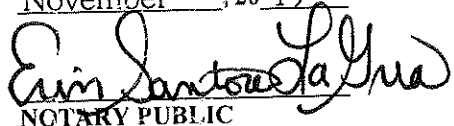
See above.

PART H

APPLICANT'S CERTIFICATION

I, North America Real Property, LLC, of full age, being duly sworn according to law and upon my oath, depose that: I reside at c/o Wei Chu, P.O. Box 123, Skillman in the County of Montgomery and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant and I am authorized to sign the application for the partnership or corporation.

Sworn to and subscribed before me this 27th day of November, 20 19


NOTARY PUBLIC


APPLICANT'S SIGNATURE

OWNER'S CERTIFICATION

(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

I, North America Real Property, LLC, of full age, being duly sworn according to law and upon my oath depose that: I reside at c/o Wei Chu, P.O. Box 123, Skillman in the County of Montgomery and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the owner of the property which is the subject of this application, and I am the applicant or I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

Sworn to and subscribed before me this 27th day of November, 20 19


NOTARY PUBLIC


OWNER'S SIGNATURE

Erin E. Santora LaGrua
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 8/20/2024

Erin E. Santora LaGrua
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 8/20/2024

FOR OFFICIAL USE ONLY

Planning Board

Zoning Board of Adjustment

Name of Applicant: _____

Docket Number: _____

PART A

Explain, in detail sufficient for the Board to understand the nature of the proposal, the exact nature of the proposed application and proposed physical modifications to be made to the site, number and size of lots, means of providing vehicular access, utilities, etc.

Applicant is applying to the Planning Board for technical preliminary and final major subdivision to create two (2) building lots. Proposed Lot 21.13 will be 4.864 acres and proposed Lot 21.14 will be 7 acres. Access will be from Atrium Drive Extension and Atrium Drive. There is no construction proposed at this time.

Applicant requests the Subdivision Approval(s) indicated below (check all that apply):

Preliminary Major Subdivision *and/or*

Final Major Subdivision

or

Minor Subdivision

PART B

APPLICANT: Individual Partnership Corporation Limited Liability Company

APPLICANT: Owner Applicant Other _____

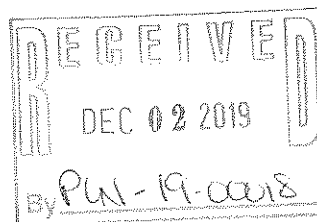
Name North America Real Property, LLC

Street Address c/o Wei Chu, P.O. Box 123 Apt./Ste/Unit # _____

City Skillman State NJ Zip Code 08558

Phone 281-961-3771 Fax _____

Email waynechu@sbcglobal.net



OWNER (if different from Applicant):

Name Same as Applicant.
Street Address _____ Apt./Ste/Unit # _____
City _____ State _____ Zip Code _____
Phone _____ Fax _____
Email _____

PART C

SUBJECT PROPERTY:

Block/s 468.01 Lot/s 21.12 Zone C-B
Street Address 600 Atrium Drive
City Somerset State NJ Zip Code 08873
Approximate Site Size: 11.864 Acres/ 516,804 Sq. ft.

Does the owner own any contiguous property? Yes No

If yes, state the address, block and lot of such property: _____

Public water available: Yes No If not, proposed? Yes No

Public sanitary sewer available: Yes No If not, proposed? Yes No

Location of utilities: _____

Is the site located within a Township-designated Historic District and/or located within 1000 feet of the Delaware & Raritan Canal?: Yes No

Describe any off tract improvement required or proposed: No off tract improvements proposed.

Deed restrictions, covenants, easements:

Yes (Provide a copy) No Proposed (Must be submitted for review)

PART D

Has there been any previous appeal, request, or application to this or any other Township Boards or the Technical Review Committee involving this property? Yes No

If yes, in the space below state the type of approval (e.g., site plan and/or variances), docket number, the nature of the application and approval date. In particular, describe whether this submission is intended to supersede or further effectuate such previous approval(s) – e.g., subdivision approval for a previously granted use variance.

Minor Subdivision and Preliminary and Final Major Site Plan approval with associated bulk variances bearing Docket # PLN-17-00007. The approval created Lot 21.11 which contains 3.930 acres and will be improved with a limited service hotel and Lot 21.12 contains 11.864 acres is unimproved. The approval was granted on June 21, 2017 and memorialized July 17, 2017. This application is to subdivide unimproved Lot 21.12 which will be developed in the future.

Identify the associated development approvals sought at this time (check all that apply):

Note: Applicant must consult the respective Instruction Sheet(s) and Submission Checklist(s) for the associated development approvals (e.g., site plan, variances) being sought at this time. The submission will not be deemed an Application for Development unless all required submissions are provided for all requested development approvals.

"C" Variance(s):

- The strict application of the provisions of the Development Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship - N.J.S.A. 40:55D-70.C(1)
- The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment - N.J.S.A. 40:55D-70.C(2)

"D" Variance(s):

- Use or principal structure in a district restricted against such use or principal structure – N.J.S.A. 40:55D-70.D(1)
- Expansion of a nonconforming use - N.J.S.A. 40:55D-70.D(2)
- Deviation from a specification or standard pertaining solely to a conditional use - N.J.S.A. 40:55D-70. D(3)
- Increase in the permitted floor area ratio - N.J.S.A. 40:55D-70.D(4)
- Increase in the permitted density - N.J.S.A. 40:55D-70.D(5)
- Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure - N.J.S.A. 40:55D-70.D(6)

PART G

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I, North America Real Property, LLC of full age, being duly sworn according to law and upon my oath, depose that: I reside at c/o Wei Chu, P.O. Box 123, Skillman in the County of Montgomery and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the individual applicant, or a general partner of the partnership applicant, or an officer of the corporate applicant and I am authorized to sign the application for the partnership or corporation.

Sworn to and subscribed before me this 27th day of November, 20 19

Erin Santora LaGrua
NOTARY PUBLIC


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(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

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Erin Santora LaGrua
NOTARY PUBLIC


OWNER'S SIGNATURE

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