

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.

I AM SEEKING TO CONSTRUCT A NEW ^{TWO-}STORY, SINGLE FAMILY HOME. THE HOUSE DIMENSIONS ARE APPROXIMATELY 59'-7 1/2" WIDE BY 35'-7 1/2" DEEP (ON ITS DEEPEST SIDE), AND 2,347.43 SF (EXCLUDING THE 352.21 SF GARAGE, AS WELL AS DOUBLE HEIGHT SPACES & SECOND FLOOR STAIRS). MY HOME WILL INCORPORATE 3 BEDROOMS (ON 2ND FLOOR) AND 3 BATHROOMS (ONE WHICH WILL BE ON THE FIRST FLOOR). FOR NOW, MY BASEMENT WILL BE UNFINISHED WITH ROUGHING PLUMBING FOR A FUTURE BATHROOM. THE ATTIC WILL BE UNFINISHED, WITH NO INTENTIONS TO FINISH.

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

"C" Variance(s)

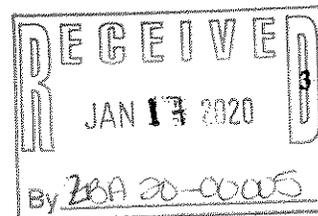
- The strict application of the provisions of the Development Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship - N.J.S.A.. 40:55D-70.C(1)
- The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance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

December 2018

 **FILE**



P-01-20-00050

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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>
§112- (FRONT YARD)	30 FT.	27.5 FT. (TO COVERED FRONT PORCH)
§112- (REAR YARD)	50 FT.	33.87 FT.
§112-		
§112-		
§112		
§112		
§112-		

PART B

APPLICANT: Individual Partnership Corporation

APPLICANT: Owner Applicant Other _____

Name NEIL PATEL

Street Address 8 TERRY AVE. Apt./Ste/Unit # _____

City EDISON State NJ Zip Code 08820

Phone (732) 725-1592 Fax _____

Email NEIL_PATEL89@YAHOO.COM

OWNER (if different from Applicant):

Name _____

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 300 Lot/s 22-27 Zone R-15

Street Address 237 LENOX PLACE

City SOMERSET State NJ Zip Code 08873

Approximate Site Size * 0.34 Acres/ 15,000 (100' WIDE X 150' DEEP) Sq. ft.

Present use of the property, specify: VACANT LAND

Proposed use of the property, specify: 2-STORY SINGLE FAMILY HOME

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

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

Describe any off tract improvement required or proposed* N/A

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

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

Does the applicant own any contiguous property?* Yes No

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

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

If, yes, state type, docket number, the nature and date of such appeal: _____

How long has the present owner had title to this property? * NOV. 8, 2019 (2 MONTHS)

Is the property under contract to be sold? Yes No

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

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.

ALTHOUGH THE PROPERTY IS OVERSIZED IN ITS LOT WIDTH, IT IS SUBSTANTIALLY
UNDERSIZED IN ITS LOT'S DEPTH; WHERE THE MINIMUM REQUIRED LOT DEPTH IS
150 FT; EXISTING AND PROPOSED IS 100 FT. GIVEN THE MINIMUM FRONT YARD
REQUIREMENT OF 30 FT. AND MIN. REAR YARD OF 50 FT, (COMPLYING WITH
THESE REQUIREMENTS WOULD FORCE THE NEW HOUSE TO BE ONLY 20 FT. DEEP.
THE COVERED PORCH (FRONT) WILL EXTEND BEYOND THE FRONT WALL BY
3 FT, WHICH WOULD NOW MAKE THE HOUSE ONLY 17 FT. DEEP TO COMPLY.

_____ 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:

1. SINGLE FAMILY HOME IS PERMITTED USE
2. SINGLE SIDE YARD, COMBINED SIDE YARDS, BUILDING COVERAGE, LOT IMPERVIOUS COVERAGE, LOT AREA, LOT WIDTH, # OF STORIES AND BUILDING HEIGHT ALL COMPLY WITH THE R-15 ZONING BULK REQUIREMENTS.

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:

N/A

C and D Variance(s):

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

ALTHOUGH THE R-15 RESIDENTIAL DISTRICT REQUIRES THE MINIMUM LOT DEPTH TO BE 150 FT., MY PROPERTY AS WELL AS OTHE ADJACENT PROPERTIES HAVE LOT DEPTHS OF 100 FT.

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.

WITH MY LOT BEING 100 FT. DEEP, THE HOUSE WAS DESIGNED MUCH WIDER THAN DEEPER, SO AS TO MINIMIZE THE IMPACTS TO THE FRONT AND REAR YARDS. PLEASE REFER TO THE ZONING CHART PROVIDED IN THE SITE PLAN HERE. PAGE.

PART F

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

Quantity:	Description of Item:
25	SETS OF ARCHITECTURAL PLANS, COMPRISED OF A COVER SHEET WITH JOB DESCRIPTION, AS WELL AS FOUNDATION PLAN, FIRST FLOOR PLAN, ROOF PLAN, AND THE 4 EXTERIOR VIEWS OF PROPOSED HOUSE.
25	COPIES OF THE PROPOSED SITE GRADING PLAN, INCLUDING BUILDING LOCATION, WALKWAYS, DRIVEWAYS, PORCHES, LANDINGS, AND ZONING COMPARISON SHEET.
25	COPIES OF THE ZONING APPLICATION
3	COPIES OF PROOF TAXES ARE UP-TO DATE AND NOT DELINQUENT

PART G

CONTACT PERSON INFORMATION/ CERTIFICATION

The person indicated below shall serve as the point-of-contact with the Township Department of Planning and Zoning and shall be the sole recipient of official correspondence from the Department. By signing this form, in Part H below, the Applicant and Owner certify that that the party listed below is authorized to act on their behalf as the designated contact person with the Department.

Owner Applicant Attorney Engineer Architect Other

Name ROBERT A. HERNANDEZ, ARCHITECT (NJ LIC.# 18706)

Street Address 267 AMBOY AVE Apt./Ste/Unit # 2ND FLOOR/SVITE 20

City METUCHEN State NJ Zip Code 08840

Phone (732) 372-7955 / CELL: (908) 590-1910 Fax (732) 372-7955

Email NJARCHITECTNJ @ GMAIL. COM

PART H

APPLICANT'S CERTIFICATION

I, NEIL PATEL, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 8 TERRY AVE, EDISON, NJ 08820 in the County of MIDDLESEX 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 14 day of January, 2020


APPLICANT'S SIGNATURE


NOTARY PUBLIC

MARIE D. WATSON
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2302552
My Commission Expires 07/8/2023

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, _____, of full age, being duly sworn according to law and upon my oath depose that: I reside at _____ in the County of _____ and State of _____, 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 _____ day of _____, 20_____

OWNER'S SIGNATURE

NOTARY PUBLIC