

FOR OFFICIAL USE ONLY

Planning Board

Zoning Board of Adjustment

Name of Applicant: Milon Builders LLC

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 and/or building(s) including the proposed use of the premises.

The site is located at 16 Heller Park Lane in Franklin Township, Somerset County, New Jersey in the Light Manufacturing (M-1) Zone. The primarily vacant 2.00-acre subject property currently consists of an abandoned paved drive and utility line. The proposed project consists of a warehouse and office building with associated loading zones and parking to be occupied by a construction company. The development is compact and located on the western portion of the lot so as not to disturb NJDEP regulated areas located on the eastern portion. The increase in runoff due to proposed improvements shall be managed by two infiltration basins and one detention basin on site.

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

Preliminary Major Site Plan and/or

Final Major Site Plan

or

Check below if Waiver of Site Plan is requested

Waiver of Site Plan Provide explanation why Waiver of Site Plan is sought: _____

PART B

APPLICANT: **Individual** **Partnership** **Corporation**

APPLICANT: **Owner** **Applicant** **Other** LLC

Name Milon Builders LLC

Street Address PO Box 6030 **Apt./Ste/Unit #** _____

City Somerset **State** NJ **Zip Code** 08875

Phone _____ **Fax** _____

Email _____

OWNER (if different from Applicant):

Name Dominic DeSantis
Street Address 24 Woodsville Road Apt./Ste/Unit # _____
City Hopewell State NJ Zip Code 08525
Phone 732-764-1800 Fax _____
Email _____

PART C

SUBJECT PROPERTY:

Block/s 514 Lot/s 15 Zone M-1

Street Address 16 Heller Park Lane

City Somerset State NJ Zip Code 08873

Approximate Site Size: 2 Acres/ 87,120 Sq. ft.

Present use of the property, specify: vacant

Proposed use of the property, specify: warehouse/office

Area of new disturbance: 65 % of the gross lot area: 87,120 Sq. ft.

Gross square footage of the building: Existing: _____ Sq. ft.
Proposed: 7,818 (footprint) Sq. ft.
9,963 (floor area)

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

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

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 None

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: _____

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, based on applicant's OPRA search

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., site plan approval for a previously granted use variance.

Unknown

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., subdivision, 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-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)

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Other(s) Specify: _____

Check below if Conditional Use Approval is sought at this time and in the space provided demonstrate compliance with the applicable conditional use requirements (provide separate sheet if necessary). Note: Non-compliance with one or more conditional use requirements requires a D-3 use variance (Applicant must consult the respective Instruction Sheet and Submission Checklist)

Conditional Use Approval

PART E

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

Quantity:	Description of Item:
3	Preliminary & Final Major Site Plan dated 3/23/20
3	Architectural plans dated 5/14/20
3	Township Waiver Request Letter dated 3/17/20
15	Traffic Impact Narrative dated 3/23/20
15	Environmental Impact Statement dated 3/23/20
3	Stormwater Management Maintenance Manual dated 3/23/20
3	Stormwater Management Report dated 3/23/20
3	Boundary Survey dated 9/19/19
1	Proof of submission to outside agencies
1	CD containing all materials in pdf format

PART F

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 G 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 Francis P. Linnus, Esq

Street Address 21 Clyde Road Apt./Ste/Unit # 101

City Somerset State NJ Zip Code 08873

Phone 732-873-0500 Fax 732-873-0505

Email fplesq@comcast.net

PART G

APPLICANT'S CERTIFICATION

I, Dominic DeSantis, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 24 Woodsville Rd Hopewell in the County of Hunterdon 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 28 day of May, 2020

Charlotte Mau Mause
NOTARY PUBLIC

Milon Builders LLC

By 

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, Dominic DeSantis, of full age, being duly sworn according to law and upon my oath depose that: I reside at 24 Woodsville Rd, Hopewell in the County of Hunterdon 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 28 day of May, 2020

Charlotte Mau Mause
NOTARY PUBLIC


OWNER'S SIGNATURE