

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

Applicant is applying to the Zoning Board of Adjustment for D(1) Conditional Use Variance, Preliminary and Final Major Site Plan and C(2) Variances approval to construct a 21,083 square-foot house of worship and associated site improvements. These improvements will include widening and paving the existing driveway, the construction of two parking areas, walkways, landscaping and various utility improvements. The existing 2 1/2 story frame residential dwelling will remain on the site. The site is accessed via the existing driveway off South Middlebush Road. C(2) Variances are being requested for side yard and rear yard setbacks. Conforming signage is proposed.

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 \_\_\_\_\_

Name Dada Bhagwan Vignan Institute

Street Address c/o Bhupendra Patel, 21 Julie Court Apt./Ste/Unit # \_\_\_\_\_

City Somerset State NJ Zip Code 08873

Phone 732-470-6517 Fax \_\_\_\_\_

Email bhupenipatel@gmail.com

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 37.02 Lot/s 46.03 Zone A

Street Address 630 South Middlebush Road

City Somerset State NJ Zip Code 08873

Approximate Site Size: 15.96 Acres/ 695,276 Sq. ft.

Present use of the property, specify: Residential.

Proposed use of the property, specify: House of Worship and existing house will be used for Clergy.

Area of new disturbance: 17.29 % of the gross lot area: 695,276 Sq. ft.

Gross square footage of the building: Existing: Dwelling - 2,511 Sq. ft.  
Proposed: Dwelling - no change. Sq. ft.  
House of Worship - 25,344

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 No off tract improvements proposed.

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

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.

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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
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**PART E**

**LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:**

<u>Quantity:</u>	<u>Description of Item:</u>
25	Preliminary / Final Site Plan
25	Architectural Drawings
3	Stormwater Impact Report
3	Stormwater Maintenance Plan
15	Traffic Impact Study

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 Peter U. Lanfrit, Esq., Borrus, Goldin, Foley, Vignuolo, Hyman and Stahl, P.C.

Street Address 2875 US Route One Apt./Ste/Unit # \_\_\_\_\_

City North Brunswick State NJ Zip Code 08902

Phone 732-422-1000 Fax 732-422-1016

Email peter@borrus.com / erin@borrus.com

PART G

APPLICANT'S CERTIFICATION

I, Dada Bhagwan Vignan Institute, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 21 Julie Court, Somerset in the County of Somerset 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.

  
APPLICANT'S SIGNATURE

Sworn to and subscribed before me this 24 day of October, 20 19

  
NOTARY PUBLIC

Erin E. Santora LaGrua  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 8/20/2019

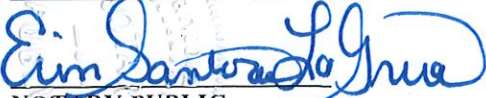
OWNER'S CERTIFICATION

(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, Dada Bhagwan Vignan Institute, of full age, being duly sworn according to law and upon my oath depose that: I reside at 21 Julie Court, Somerset in the County of Somerset 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.

  
OWNER'S SIGNATURE

Sworn to and subscribed before me this 24 day of October, 20 19

  
NOTARY PUBLIC

Erin E. Santora LaGrua  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 8/20/2019