

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.

The Applicant is applying to the Planning Board for Preliminary and Final Site Plan and c(2) variance approval to construct a one-story warehouse (152,174 sf) with the associated parking lots for passenger and WB-67 vehicles.

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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  Limited Liability Company

APPLICANT:  Owner  Applicant  Other \_\_\_\_\_

Name Active SP Belmont, LLC

Street Address c/o Seth Gerszberg, 5 Tenafly Road Apt./Ste/Unit # 416

City Englewood State NJ Zip Code 07631

Phone 848-333-0880 Fax \_\_\_\_\_

Email Seth@activeacq.com

**OWNER (if different from Applicant):**

**Name** Basant Kharbanda; Veena Kharbanda; Anupam Kharbanda and Varun Kharbanda, Trustees of the Kharbanda 2012 Gift Trust FBO Anupam Kharbanda Family u/a/d December 19, 2012; and Varun Kharbanda and Anupam Kharbanda, Trustees of the Kharbanda 2012 Gift Trust FBO Varun Kharbanda Family

**Street Address** 1218 Summit Avenue **Apt./Ste/Unit #** \_\_\_\_\_

**City** Minneapolis **State** MN **Zip Code** 55403-2950

**Phone** \_\_\_\_\_ **Fax** \_\_\_\_\_

**Email** \_\_\_\_\_

**PART C** 9.97

**SUBJECT PROPERTY:**

**Block/s** 517.05 **Lot/s** 35.12 **Zone** M-1

**Street Address** 230 Belmont Drive

**City** Somerset **State** NJ **Zip Code** 08873

**Approximate Site Size:** 22.079 **Acres/** 961,777 **Sq. ft.**

**Present use of the property, specify:** Vacant land.

**Proposed use of the property, specify:** Warehouse.

**Area of new disturbance:** 45 % of the gross lot area: 434,293.2 **Sq. ft.**

**Gross square footage of the building:** Existing: 0 **Sq. ft.**  
Proposed: 152,174 **Sq. ft.**

**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 Major Site Plan
25	Architectural Drawings
3	ALTA/NSPS Land Title Survey
3	Stormwater Management Report
3	Stormwater Operations & Maintenance Manual
15	Environmental Assessment Report
15	Traffic Impact Statement

**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 New Jersey Zip Code 08902

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


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

**PART G**

**APPLICANT'S CERTIFICATION**

Active SP Belmont, LLC  
I, c/o Seth Gerszberg, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 5 Tenafly Road, Suite 416, Englewood in the County of Bergen 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 18 day of  
June, 20 20

  
\_\_\_\_\_  
NOTARY PUBLIC  
Zack Goldman, Esq.  
Attorney at Law

**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 \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

Active SP Belmont, LLC

  
\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
OWNER'S SIGNATURE

PART G

APPLICANT'S CERTIFICATION

Active SP Belmont, LLC  
I, c/o Seth Gerszberg, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 5 Tenafly Road, Suite 416, Englewood in the County of Bergen 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.

Active SP Belmont, LLC

Sworn to and subscribed before me this \_\_\_ day of \_\_\_\_\_, 20 20

APPLICANT'S SIGNATURE

NOTARY PUBLIC

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, BASANT KHARBANDA, of full age, being duly sworn according to law and upon my oath depose that: I reside at 8-West Pleasant Lake Rd in the County of RAMSEY and State of MINNESOTA, North Oaks, MN. 55127, 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.

*[Handwritten Signature]*

OWNER'S SIGNATURE  
BASANT KHARBANDA  
612-578-5227

Sworn to and subscribed before me this 23 day of June, 20 20

*[Handwritten Signature]*  
NOTARY PUBLIC

