

# Variance Application Form

TOWNSHIP OF FRANKLIN,  
SOMERSET COUNTY, NJ



- 1) The applicant may request a pre-application meeting prior to submission. This is provided as a courtesy to potential applicants so they receive input and is in no way to be considered as the start of the submission process. If you decide to schedule a pre-application meeting, please contact the Township Planning Director (contact information: <https://www.franklintwpnj.org/government/departments/planning-zoning>).
- 2) Submission shall be made with the forms supplied by the Township. The information required by the applicable checklist shall be supplied with the submission.
- 3) The applicant shall pay fees in accordance with §112-327 of the Land Development Ordinance and §112-213.B as applicable and shall pay an initial escrow deposit in accordance with §112-213.A of the Land Development Ordinance as applicable. Deposits and fees shall be made by check made out to "Franklin Township". In case of proposals requiring a combination of approvals, such as subdivision and variance(s), the applicant shall pay an amount equal to the sum of the fees required. In the case of a submission requiring application fee(s) and an escrow deposit, one separate check shall be provided for the required escrow deposit and another check shall be provided equal to the sum of the required fees.
- 4) All information contained in the submission checklist is required. Where the applicant believes a submittal item is not applicable or requests a waiver for submittal of an item, a letter providing justification for non-submittal of the item(s) shall be provided.
- 5) The submission will be reviewed by the Director of Planning or his/her designee to determine whether the submission constitutes an Application for Development (i.e., contains all of the information required on the applicable forms and checklists along with applicable fees and/or escrow deposit). During this review the Director of Planning or his/her designee shall determine whether each of the submittal items have been provided and/or whether any of the items are not applicable or whether a waiver may be granted with respect to any submittal items. These determinations by the Director of Planning or his/her designee pertain solely to the determination of whether the submission constitutes an Application for Development and shall in no way prevent the Board from requiring the information during the course of the hearing. If any submittal items are found to be missing, the applicant shall be notified in writing within 45 days of submission.
- 6) Once the application is deemed to constitute an Application for Development (i.e., contains all of the information required on applicable application forms and checklists along with applicable fees and/or escrow deposit), the application will be scheduled for a public hearing. The applicant will be advised in writing of the date scheduled for a public hearing on the application.
- 7) Pursuant to N.J.S.A 40:55D-12 all variance applications require a Public Hearing and must give Public Notice of said hearing in accordance with the requirements of the Municipal Land Use Law and §112-315 of the Franklin Township Land Use Ordinance. Notification must be completed at least 10 days prior to the scheduled hearing. Information and dates will be supplied to the applicant at the appropriate time for advertising and noticing.

A public hearing will be conducted on the scheduled date. The hearing may be continued to another meeting date if necessary.

On the evening of the public hearing meeting, the applicant, owner, contract purchaser or person having a real interest in the property, agent or attorney (corporations must be represented by an attorney), shall appear before the Board to submit or present proof in support of the application.

- 8) As part of the hearing procedure, the applicant must present testimony to the Board why the proposed project cannot comply with all provisions of the Franklin Township Land Use Ordinance. The Board will then make the determination whether to approve, approve with conditions or deny the requested variance(s).
- 9) During the course of the hearing, the Board may require such additional information and/or analyses deemed necessary by the Board to render an informed and reasonable decision.
- 10) The Board shall render a decision on the application within the timeframe mandated by the Municipal Land Use Law unless an extension for such decision has been provided on behalf of the applicant.
- 11) The action taken will be reduced to writing and presented to the Board for adoption in the form of a resolution at a subsequent meeting. The date of adoption of the resolution is the official date of approval of the application.
- 12) Upon adoption of the resolution by the Board, a copy of the resolution will be forwarded to the applicant within 10 days after adoption. The applicant must proceed to comply with all conditions of approval prior to the issuance of a permit.

**ATTENTION:** Applicants represented by engineers and/or architects (or other such professionals) are expected to use the video display systems available in Council Chambers to project hearing exhibits. Use of the video display system will improve visibility of these exhibits for the Board, the public and the Township's video broadcast of the hearing. In order to use the video display system available in Council Chambers; please bring a computing device capable of utilizing a VGA connection or an HDMI connection. Audio connections are available for both connections. Cables are provided, adapters are not. So please insure you have the required adapters to connect to either VGA or HDMA.

FOR OFFICIAL USE ONLY

Planning Board

Zoning Board of Adjustment

Name of Application: Wilf Campus - Solar Field

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.**

Development of accessory structure (solar array / equipment) on undeveloped portion of property.

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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)

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

<u>Ordinance Section</u>	<u>Requirement</u>	<u>Proposed Deviation</u>
<u>§112- Annex D</u>	<u>Accessory side yard setback</u>	<u>15' required / 0.2' proposed</u>
<u>§112- AnnexD</u>	<u>Accessory rear yard setback</u>	<u>25' required / 0' proposed</u>
<u>§112-</u>	<u>_____</u>	<u>_____</u>
<u>§112-</u>	<u>_____</u>	<u>_____</u>
<u>§112</u>	<u>_____</u>	<u>_____</u>
<u>§112</u>	<u>_____</u>	<u>_____</u>
<u>§112-</u>	<u>_____</u>	<u>_____</u>

**PART B**

APPLICANT:             Individual             Partnership             Corporation

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

Name Stein Assisted Living, Inc. / DeMott Lane, Inc.

Street Address C/o Lawrence A. Calli, Esq. - Calli Law, LLC Apt./Ste/Unit # Suite 6  
170 Kinnelon Road

City Kinnelon State NJ Zip Code 07405

Phone 973.291.8102 Fax 973.756.4111

Email larry@callilawllc.com

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

Name \* Applicant is the owner of the subject property.

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 386.07 Lot/s 54.01 / 54.06 Zone R-20

Street Address 360 / 370 DeMott Lane

City Somerset State NJ Zip Code 08873

Approximate Site Size \* 3 Acres/ 132k SF Sq. ft.

Present use of the property, specify: Vacant, residential and office

Proposed use of the property, specify: No change to principal use - proposed accessory (solar) development on portion

Public water available:\* N/A  Yes  No If not, proposed?  Yes  No

Public sanitary sewer available: \* N/A  Yes  No If not, proposed?  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: \* Lots 55.03, 54.05, 53.01 - separate / affiliated entities

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: Zoning Board of Adjustment Approval  
Office development - resolution attached

How long has the present owner had title to this property? \* > 10 years

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: \_\_\_\_\_ N/A

For signage variances indicate the following: \_\_\_\_\_ N/A

- 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.

Narrow lot with unique frontage and bounded by roadways (Street and private drive) on multiple sides.

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ 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:**

Proposal calls for development of statutorily promoted alternative energy sources for property.

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**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

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**C and D Variance(s):**

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

Relief relates to setback encroachments which only impact the Applicant's owned properties.

There will be no impact to the public good.

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**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.**

Ordinance / plan goals of adequate separation, air and light between structures will not be implicated if relief is granted in the instant case. Proposal is a lower / accessory improvement, with no perceptible impact to the area, adjoining lots. Purpose of the code will not be frustrated if relief is granted.

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**PART H**

**APPLICANT'S CERTIFICATION**

Stein Assisted Living, Inc. / DeMott Lane, Inc.  
I, \_\_\_\_\_, of full age, being duly sworn according to law and upon my oath,  
depose that: I reside at owner of 360 / 370 DeMott Lane \_\_\_\_\_ in the County of  
Somerset \_\_\_\_\_ and State of NJ \_\_\_\_\_, 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 \_\_\_\_ day of  
\_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
**APPLICANT'S SIGNATURE**  
BY:

\_\_\_\_\_  
**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.)  
Stein Assisted Living, Inc. / DeMott Lane, Inc.  
I, \_\_\_\_\_, of full age, being duly sworn according to law and upon my oath  
depose that: I reside at owner of 360 / 370 DeMott Lane \_\_\_\_\_ in the County of  
Somerset \_\_\_\_\_ and State of NJ \_\_\_\_\_, 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**  
BY:

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