

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.

*Installation of new sign for Bottle Republic liquor store.*

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

"C" Variance(s)

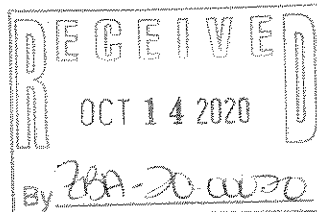
- The strict application of the provisions of the Development Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship - N.J.S.A.. 40:55D-70.C(1)
- The purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance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



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P-10-20-00791

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-		
§112-		
§112-		
§112-		
§112		
§112		
§112-		

PART B

APPLICANT:  Individual  Partnership  Corporation

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

Name Rishay Group (Bottle Republic)

Street Address 1760 Easton Ave Apt./Ste/Unit # \_\_\_\_\_

City Somerset State NJ Zip Code 08872

Phone 973-479-3499 Fax \_\_\_\_\_

Email purchasing@bottlepublic.com

OWNER (if different from Applicant):

Name Somerset Shopping Plaza LLC

Street Address c/o Levin Mgt. 975 Rt 22 west Apt./Ste/Unit # \_\_\_\_\_

City North Plainfield State NJ Zip Code 07060

Phone 908-226-5287 Fax 908-755-8084

Email swolff@levinmgt.com

PART C

Note: "\*" indicates not required in association with signage variances

SUBJECT PROPERTY:

Block/s 34,05 Lot/s 43 Zone NB

Street Address Somerset Plaza 3151 NJ-27

City Franklin Park State NJ Zip Code 08823

Approximate Site Size \* \_\_\_\_\_ Acres/ \_\_\_\_\_ Sq. ft.

Present use of the property, specify: Retail shopping center

Proposed use of the property, specify: Retail shopping center (wine store)

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

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: N/A

How long has the present owner had title to this property? \* N/A

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:

- 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.

Storefront is far from street, so signage size is appropriate

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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:

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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:

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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.

size of sign is appropriate for size of building, so  
no detriment 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.

size of sign is appropriate for size of building, so  
no detriment to the public good.

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PART F

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

<u>Quantity:</u>	<u>Description of Item:</u>
20	APPLICATION
20	STW DETAIL

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 Drew Patel (Bottle Republic)

Street Address 1760 Easton Ave Apt./Ste/Unit # \_\_\_\_\_

City Somerset State NJ Zip Code 08873

Phone 973-479-3499 Fax \_\_\_\_\_

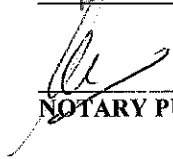
Email drew@bottlepublic.com

PART H

APPLICANT'S CERTIFICATION

I, Drew Patel, of full age, being duly sworn according to law and upon my oath, depose that: I <sup>have an office</sup> reside at 1760 Easton Ave 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.

Sworn to and subscribed before me this 7<sup>th</sup> day of September, 2020



MAHESH G. PATEL  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 08/25/2024

NOTARY PUBLIC

Drew Patel  
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, \_\_\_\_\_, 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.

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

NOTARY PUBLIC

OWNER'S SIGNATURE

OWNER (if different from Applicant):

Name SOMERSET SHOPPING PLAZA LLC  
Street Address 50 LEVIN MGT. 975 RT 22 WEST Apt./Ste./Unit # N/A  
City NORTH PLAINFIELD State N.J. Zip Code 07060  
Phone 908-226-5287 Fax 908-755-8084  
Email SWOLFF@LEVINMGT.COM

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, STEPHEN WOLFF, of full age, being duly sworn according to law and upon my oath  
depose that: I <sup>have an office</sup> reside at 975 RT. 22 WEST 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 <sup>agent for</sup> 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.

Stephen Wolff AS AGENT.  
OWNER'S SIGNATURE  
Agent's

Sworn to and subscribed before  
me this 30<sup>th</sup> day of  
September 2020

Stacy A. Garrity  
NOTARY PUBLIC  
STACY A. GARRITY  
NOTARY PUBLIC OF NEW JERSEY  
COMMISSION NO.: 2222876  
My Commission Expires 5/13/2024



