

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, number and size of lots, means of providing vehicular access, utilities, etc.

THIS is a current 300x195 lot in an R10 zone
I would like to subdivide into 3 separate lots.

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

Preliminary Major Subdivision and/or

Final Major Subdivision

or

Minor Subdivision

PART B

APPLICANT:

Individual

Partnership

Corporation

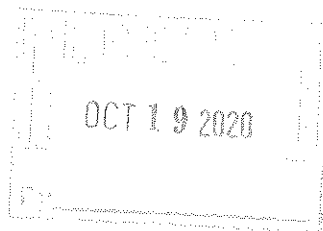
APPLICANT:

Owner

Applicant

Other _____

Name Access Capital Investments, LLC
Street Address 100 Challenger Rd Apt./Ste/Unit # 4th Floor
City Ridgetfield Park State NJ Zip Code 07660
Phone 201-927-5635 Fax 201-604-6360
Email Laf@jerseyinvest.com



OWNER (if different from Applicant): same owner/applicant

Name _____
Street Address _____ Apt./Ste/Unit # _____
City _____ State _____ Zip Code _____
Phone _____ Fax _____
Email _____

PART C

SUBJECT PROPERTY:

Block/s 95 Lot/s 9 Zone R10
Street Address 186 Churchill Ave
City Franklin State NJ Zip Code 06673
Approximate Site Size: 300x195 Acres/ 1.343 Sq. ft.

Does the owner own any contiguous property? Yes No

If yes, state the address, block and lot of such property: N/A

Public water available: Yes No If not, proposed? Yes No
Public sanitary sewer available: Yes No If not, proposed? Yes No
Location of utilities: _____

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: _____

Deed restrictions, covenants, easements:

Yes (Provide a copy) No Proposed (Must be submitted for review)

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., subdivision approval for a previously granted use variance.

N/A

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., site plan, 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-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)

- Preliminary Major Site Plan
- Final Major Site Plan
- Waiver of Site Plan
- Conditional Use Approval
- Other(s) Specify: _____

PART E

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

Quantity:	Description of Item:
3	State Letter of Interpretation regarding Wetlands
25	Subdivision Plan
25	Subdivision Application
2	Subdivision Checklist
3	Environmental Report

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 Lafi A. Siyam
 Street Address 100 Challenger Road Apt./Ste/Unit # 6th Fls
 City Ridgefield Park State NJ Zip Code 07660
 Phone 201-927-5635 Fax 201-604-6360
 Email Lafi@jerseyinvest.com

PART G

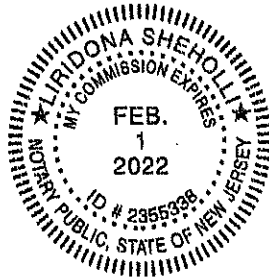
APPLICANT'S CERTIFICATION

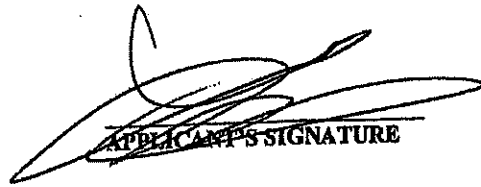
I, Lafi Abdeljaber, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 100 Challenger Rd 6th Flr Ridgedale Park in the County of Bergen and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. 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 _____ day of _____, 20____



NOTARY PUBLIC





APPLICANT'S SIGNATURE

OWNER'S CERTIFICATION

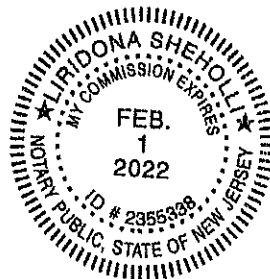
(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

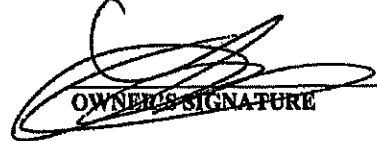
I, Lafi Abdeljaber, of full age, being duly sworn according to law and upon my oath depose that: I reside at 100 Challenger Rd 6th Flr Ridgedale Park in the County of Bergen and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto are true. I further certify that I am the 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





OWNER'S SIGNATURE