

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) Use Variance and Preliminary and Final Major Site Plan approval. All existing structures on the site including pavement will be removed. A new 3-story apartment building with a footprint of 3,540 square feet is proposed on the property with zero setback along Hamilton Street. A total of nine (9) apartments are proposed within the building. A paved parking lot for seventeen (17) vehicles is proposed in the rear portion of the site with curb and concrete sidewalk between the new building and parking lot. Access to the parking lot will be from Miller A venue. A dumpster enclosure is proposed to collect refuse from the apartment building.

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 Hamilton Street Development, LLC

Street Address c/o Fred Haniken, 345 Trench Drive Apt./Ste/Unit # \_\_\_\_\_

City New Milford State NJ Zip Code 07646

Phone 201-310-0200 Fax \_\_\_\_\_

Email FredHaniken@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 204 Lot/s 18, 19, 20, 21 & 22 Zone HBD

Street Address 587 Hamilton Street

City Somerset State NJ Zip Code 08873

Approximate Site Size: 0.286961 Acres/ 12,500 Sq. ft.

Present use of the property, specify: Single Family Residential

Proposed use of the property, specify: Residential Apartments

Area of new disturbance: 100 % of the gross lot area: 12,500 Sq. ft.

Gross square footage of the building: Existing: To be demolished. Sq. ft.  
Proposed: 10,470 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 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: \_\_\_\_\_

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 and Final Site Plan
25	Architectural drawings
3	Boundary & Topographic Survey
3	Stormwater Management Report
15	Environmental Review
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

I, Hamilton Street Development, LLC, of full age, being duly sworn according to law and upon my oath, depose that: I reside at c/o Fred Haniken, 345 Trench Drive, New Milford 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 4<sup>th</sup> day of November, 20 20

*Erin Santora LaGrue*

NOTARY PUBLIC  
Erin E. Santora LaGrue  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 8/20/2024

*[Signature]*  
APPLICANT'S SIGNATURE

(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, Hamilton Street Development, LLC, of full age, being duly sworn according to law and upon my oath depose that: I reside at c/o Fred Haniken, 345 Trench Drive, New Milford 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 4<sup>th</sup> day of November, 20 20

*Erin Santora LaGrue*

NOTARY PUBLIC  
Erin E. Santora LaGrue  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 8/20/2024

*[Signature]*  
OWNER'S SIGNATURE