

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 minor subdivision application to create an additional residential building lot. The remainder lot meets or exceeds all bulk requirements of the R-10 zone. The proposed additional residential building lot meets or exceeds all bulk requirements of the R-10 zone except for lot frontage and side yard setback for the existing structure.

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 LLC _____

Name Balaji Property Solutions LLC

Street Address 17 KOCH LANE Apt./Ste/Unit # _____

City EAST BRUNSWICK State NJ Zip Code 08816

Phone _____ Fax _____

Email _____

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 73.01 Lot/s 36 Zone R-10
Street Address 23 Wortman Street, Somerset
City Franklin Township State NJ Zip Code 08873
Approximate Site Size: 0.7738 Acres/ 33,708 Sq. ft.

Does the owner own any contiguous property? Yes No

If yes, state the address, block and lot of such property: _____

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 (Site is located in the R-10H residential/historic overlay zone)

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.

On 11/9/16 in Docket No PLN-16-00004, the Planning Board memorialized the grant of minor subdivision, variance and other approvals for the site. Although resolution compliance was substantially completed prior to perfection of the minor subdivision and although the subdivision deed was approved as to form, the approvals lapsed. This application seeks to reinstate those approvals with no change in the approved plans.

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-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)

- 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: *SEE ATTACHED*

<u>Quantity:</u>	<u>Description of Item:</u>

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 Francis P. Linnus, Esq.

Street Address 21 Clyde Road Apt./Ste/Unit # Suite 101

City Somerset State NJ Zip Code 08873

Phone 732-873-0500 Fax 732-873-0505

Email fplesq@comcast.net

PART G

APPLICANT'S CERTIFICATION

I, A PRAVEEN KUMAR, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 14 KOCH LAKE, E BRUNSWICK in the County of MIDDLESEX and State of N.J., 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 24 day of _____, 20____

A. Praveen Kumar
APPLICANT'S SIGNATURE

Carol Acamp
NOTARY PUBLIC
MY COMMISSION EXPIRES 02/05/2025

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, A PRAVEEN KUMAR, of full age, being duly sworn according to law and upon my oath depose that: I reside at 14 KOCH LAKE, E BRUNSWICK in the County of MIDDLESEX and State of N.J., 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 24 day of FEB, 2021

A. Praveen Kumar
OWNER'S SIGNATURE

Carol Acamp
NOTARY PUBLIC
MY COMMISSION EXPIRES 02/05/2025

BALAJI PROPERTY SOLUTIONS LLC
MINOR SUBDIVISION W/VARIANCES
BL 73.01, LOT 36 – 23 WORTMAN STREET

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED

- 25 Application for Subdivision
- 2 Subdivision Details & Submission Checklist w/waiver requests
- 25 Variance Application
- 2 Variance Submission Checklist w/waiver requests
- Proof of submission to outside agencies
- Disclosure Statement
- Tax Certification
- 3 Minor Subdivision Plan dated 7/21/20 consisting of 2 sheets prepared by David A Stires Assoc
CD containing pdf copies of all applications, plans, supporting documents