

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 Planning Board for Preliminary and Final Major Site Plan and c(2) bulk variance approval for the construction of two 30-unit apartment buildings, each with a footprint of approximately 12,304 square feet, parking lots, driveways, a dog run, a community garden and a courtyard. The project will also connect to public utilities, install landscape and lighting improvements, and construct stormwater management measures. In 2003 the Applicant received approval to construct 136 single family homes, 29 townhouse units in eight buildings, and 72 multi-family apartments in three buildings. While the single-family residences and townhouse units were constructed, the multifamily apartments were never constructed, though the land on which they were to be constructed was cleared. At this time, the applicant wishes to construct 60 multi-family units in two apartment buildings on the parcel initially approved for 72 multi-family units in three buildings.

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 Cal-Sterling Franklin, LLC
c/o Steven W. Katz, Sterling Properties

Street Address 50 East Mt. Pleasant Avenue Apt./Ste/Unit # _____

City Livingston State NJ Zip Code 07039

Phone 973-535-1888 Fax _____

Email Skatz@spgnj.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 507.40 Lot/s 2 Zone S-C-V
Street Address Spangenberg Lane
City Somerset State NJ Zip Code 08873
Approximate Site Size: 5.6 Acres/ 243,936 Sq. ft.

Present use of the property, specify: Vacant.

Proposed use of the property, specify: Multi-family residential.

Area of new disturbance: 67.67 % of the gross lot area: 165,092.4 Sq. ft.

Gross square footage of the building: Existing: 0 Sq. ft.
Proposed: 47,792 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 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: _____

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.

See Part A above.

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)

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, Cal-Sterling Franklin, LLC, of full age, being duly sworn according to law and upon my oath, depose that: I reside at c/o Steven W. Katz, Sterling Properties
50 East Mt. Pleasant Avenue, Livingston in the County of Essex 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 20



APPLICANT'S SIGNATURE

NOTARY PUBLIC

OWNER'S CERTIFICATION

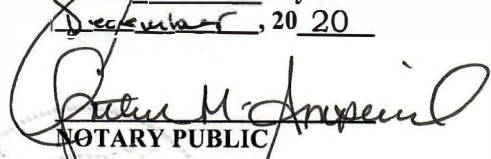
(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

I, Cal-Sterling Franklin, LLC, of full age, being duly sworn according to law and upon my oath depose that: I reside at c/o Steven W. Katz, Sterling Properties
50 East Mt. Pleasant Avenue, Livingston in the County of Essex 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 29th day of December, 20 20



OWNER'S SIGNATURE



NOTARY PUBLIC

Cynthia M. Imperial
Notary Public of New Jersey
I.D. #2444057
Commission Expires March 25, 2024