

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.

WE ARE LOOKING TO ADD A DECK AND PATIO TO OUR RESIDENCE AT 16 SUPRA CT IN FRANKLIN TOWNSHIP. OUR APPLICATION RESULTED IN

41% IMPERVIOUS COVERAGE OF OUR LOT, VS. THE ZONING LIMIT OF 35%.

WE ARE REQUESTING APPROVAL OF THE VARIANCE FOR REASONS LISTED BELOW.

1. OUR LOT ENDS AT A LARGE TRACT OF TOWNSHIP OWNED PRESERVED LAND

2. WE HAVE A SIGNIFICANT SLOPE FROM THE FRONT OF THE LOT FOR WATER DRAINAGE

3. WE HAVE AN INLET ON OUR PROPERTY TO SUPPORT DRAINAGE

4. RECEIVED WRITTEN APPROVAL FROM NEIGHBORS AND HOA

5. PROPOSED STRUCTURE IS SIMILAR TO OTHER LOTS WHO HAVE LOWER GARS DUE TO PRESERVED LAND

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-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)

IMPERVIOUS COVERAGE - 35% PERMITTED & 41% PROPOSED

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 Rozi & Siva Dhandu

Street Address 16 Supra Ct. Apt./Ste/Unit # \_\_\_\_\_

City Princeton State NJ Zip Code 08540

Phone 858-603-8104 Fax \_\_\_\_\_

Email rozidhandu@gmail.com

OWNER (if different from Applicant): N/A

Name \_\_\_\_\_

Street Address \_\_\_\_\_ Apt./Ste/Unit # \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email \_\_\_\_\_

PART C

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

SUBJECT PROPERTY:

Block/s 11.01 Lot/s 10.36 Zone R10A

Street Address 16 Supra Ct.

City Princeton State NJ Zip Code 08540

Approximate Site Size \* 0.305 Acres/ \_\_\_\_\_ Sq. ft.

Present use of the property, specify: Family home

Proposed use of the property, specify: NO CHANGE

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\* N/A

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: \_\_\_\_\_

How long has the present owner had title to this property? \* 10 YRS.

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: VARIANCE APPROVAL)

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: \_\_\_\_\_

For signage variances indicate the following:

N/A

- 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.

- OUR LOT HAS THE SAME USABLE SPACE AS OTHER NEIGHBORS WITH SIMILAR PLANS & STRUCTURES.
- ADJACENT NEIGHBORS HAVE THE BENEFIT OF PRESERVED LAND ON THEIR LOT THAT HELPS COUNT TOWARD THEIR IMPERVIOUS COVERAGE
- WE ALSO HAVE SIGNIFICANT PRESERVED LAND BEHIND OUR LOT, WHICH PROVIDES THE SAME BENEFIT AS OTHER LOTS
- OUR LAND HAS A GRADED SLOPE TO DRAIN WATER, AND AN INLET FOR DRAINAGE
- OUR HOA HAS APPROVED THIS REQUEST. AS PART OF OUR HOA APPROVAL PROCESS, OUR NEIGHBORS HAVE PROVIDED THEIR SIGNATURE/APPROVAL

\*\* TO MEET THE 35% REQUIREMENT, WE HAVE BEEN ASKED TO REDUCE OUR PATIO TO 400 SQ.FT, VS. OUR CURRENT PLAN OF 1200 SQ.FT. THIS WOULD SIGNIFICANTLY REDUCE OUR USABLE SPACE AT THE PATIO LEVEL.

December 2018

\*\* GIVEN THE PANDEMIC, WE PLAN TO WORK & SPEND MORE TIME AT HOME, AND HAVING ACCESS TO MORE USABLE PATIO SPACE IS AN IMPORTANT PART OF OUR FAMILY'S NEEDS. 6/1/20

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.

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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.

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PART H

APPLICANT'S CERTIFICATION

I, Razi Dhandu, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 16 Supra Ct. Princeton, NJ in the County of Somerset and State of NJ, 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 18 day of March, 2021

[Signature]  
NOTARY PUBLIC



[Signature]  
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.

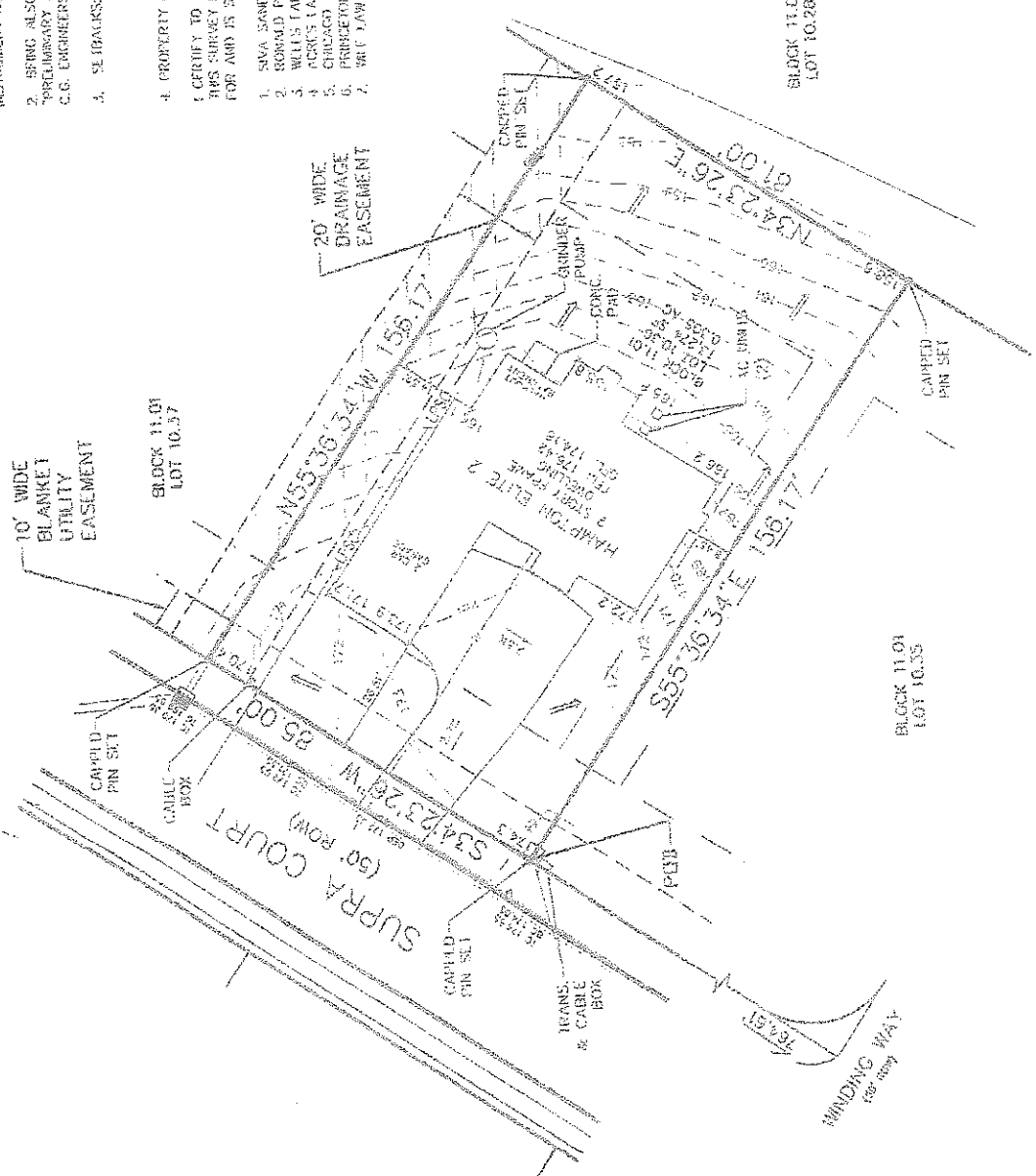
Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
OWNER'S SIGNATURE

**NOTES:**

1. METES AND BOUNDS FOR LOT 10.36, BLOCK 11.01 AS SHOWN ON MAP ENTITLED "PRINCETON HIGHLANDS ESTATES II - FINAL PLAN - PHASE 6A, DATED 12-17-03, LAST REVISION DATE 03-28-04, FILED IN THE SOMERSET COUNTY CLERK'S OFFICE AS INSTRUMENT NO. 200505320.
2. BEING ALSO KNOWN AND DESIGNATED AS LOT 262 ON APPROVED SUBDIVISION PLANS 531 "PRELIMINARY AND FINAL MAJOR SUBDIVISION PRINCETON HIGHLANDS ESTATES II", PREPARED C.G. ENGINEERS, INC., DATED 01-07-2003, LAST REVISION DATE OF 01-06-2004.
3. SETBACKS: 25' FRONTYARD  
8' SIDEYARD  
25' REARYARD
4. PROPERTY CORNERS SET AS SHOWN.
5. CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS SURVEY HAS BEEN ACCURATELY PREPARED. IT HAS BEEN PREPARED FOR AND IS SO CERTIFIED TO:
1. SVA SANDRA DHANU AND ROZI S. DHANU, NEW
2. RONALD F. PELLIS, CSO
3. WELLS FARGO HOME MORTGAGE
4. FORD'S LAND TITLE AGENCY, INC
5. CHICAGO TITLE INSURANCE COMPANY
6. PRINCETON HIGHLANDS DEVELOPERS, LLC
7. WRE LAW FIRM, LLP



**FINAL SURVEY**

**PRINCETON HIGHLANDS ESTATES II**  
**16 SUPRA COURT**  
 SITUATED AT  
**LOT 10.36, BLOCK 11.01**  
**FRANKLIN TOWNSHIP**  
**SOMERSET COUNTY, NEW JERSEY**

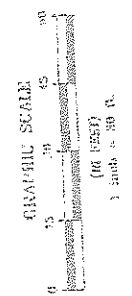
PREPARED FOR  
**PRINCETON HIGHLANDS DEVELOPERS, L.L.C.**  
 2300 ROUTE 1 NORTH - BUILDING B  
 NORTH BRUNSWICK, NEW JERSEY 08902

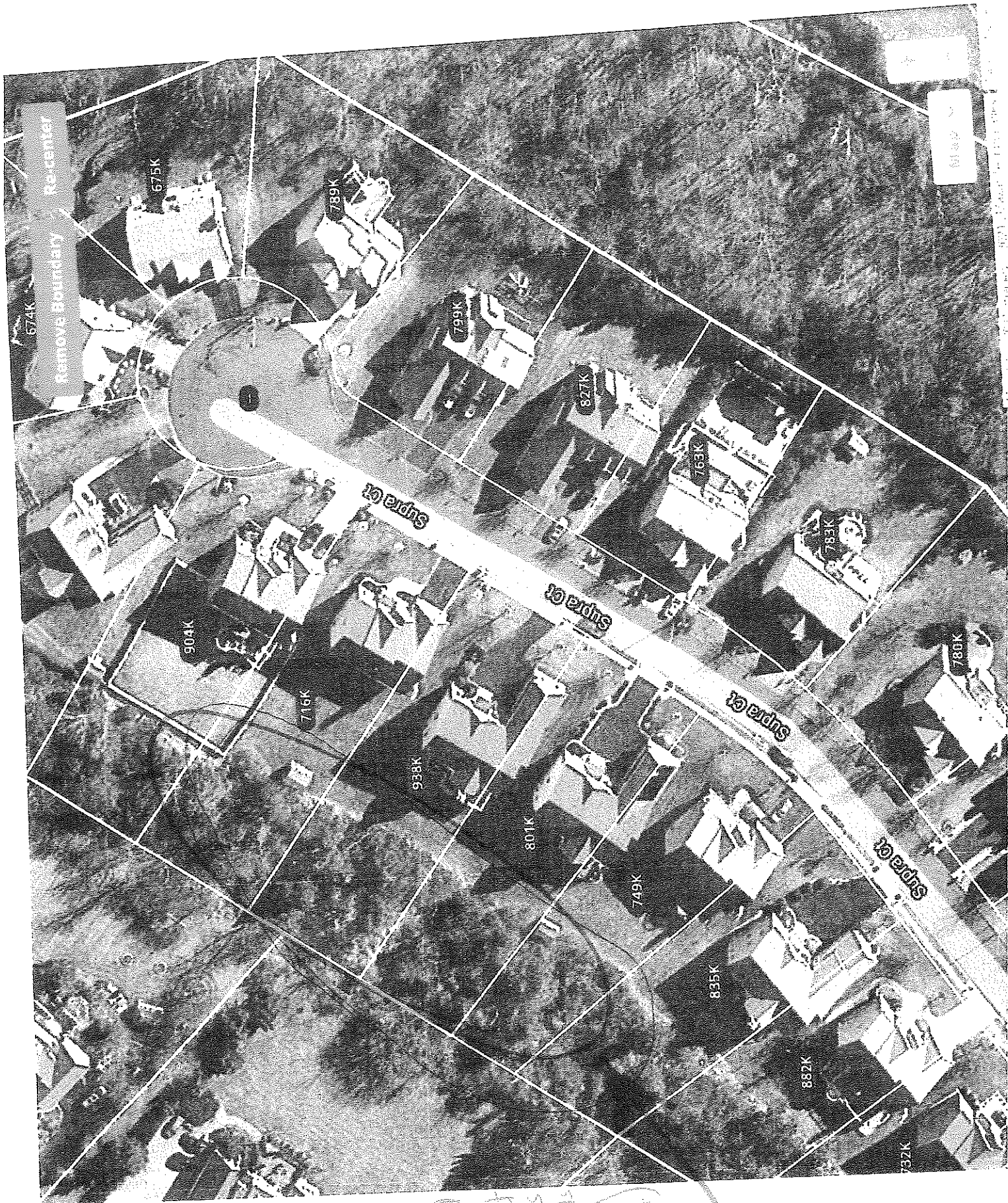
*Carroll Engineering*

Carroll Engineering  
 1000 North Brunswick Blvd.  
 North Brunswick, NJ 08902  
 Phone: 732-241-1100  
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 www.carrollengineering.com

DESC BY	DATE	09-22-10	CADD FILE	SHEET
DRAWN BY	400 NO	03-2010-109	03-2010-109-109	DRAWN
CHECKED BY	HEEN	SCALE	1" = 30'	FIELD BK
				PG
				100

**HAROLD E. NOON JR.**  
*Harold E. Noon Jr.*  
 NJ PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 240503-01409





Preserved  
land  
helps meet  
imperious  
requirements  
(usable  
space  
> similar)

Remove Boundary Re-center

Step

675K

789K

798K

827K

763K

783K

780K

904K

716K

938K

801K

749K

835K

882K

732K

10' wide

10' wide

10' wide

10' wide