

## Variance Application Form

TOWNSHIP OF FRANKLIN,  
SOMERSET COUNTY, NJ



- 1) The applicant may request a pre-application meeting prior to submission. This is provided as a courtesy to potential applicants so they receive input and is in no way to be considered as the start of the submission process. If you decide to schedule a pre-application meeting, please contact the Township Planning Director (contact information: <https://www.franklinwpnj.org/government/departments/planning-zoning>).
- 2) Submission shall be made with the forms supplied by the Township. The information required by the applicable checklist shall be supplied with the submission.
- 3) The applicant shall pay fees in accordance with §112-327 of the Land Development Ordinance and §112-213.B as applicable and shall pay an initial escrow deposit in accordance with §112-213.A of the Land Development Ordinance as applicable. Deposits and fees shall be made by check made out to "Franklin Township". In case of proposals requiring a combination of approvals, such as subdivision and variance(s), the applicant shall pay an amount equal to the sum of the fees required. In the case of a submission requiring application fee(s) and an escrow deposit, one separate check shall be provided for the required escrow deposit and another check shall be provided equal to the sum of the required fees.
- 4) All information contained in the submission checklist is required. Where the applicant believes a submittal item is not applicable or requests a waiver for submittal of an item, a letter providing justification for non-submittal of the item(s) shall be provided.
- 5) The submission will be reviewed by the Director of Planning or his/her designee to determine whether the submission constitutes an Application for Development (i.e., contains all of the information required on the applicable forms and checklists along with applicable fees and/or escrow deposit). During this review the Director of Planning or his/her designee shall determine whether each of the submittal items have been provided and/or whether any of the items are not applicable or whether a waiver may be granted with respect to any submittal items. These determinations by the Director of Planning or his/her designee pertain solely to the determination of whether the submission constitutes an Application for Development and shall in no way prevent the Board from requiring the information during the course of the hearing. If any submittal items are found to be missing, the applicant shall be notified in writing within 45 days of submission.
- 6) Once the application is deemed to constitute an Application for Development (i.e., contains all of the information required on applicable application forms and checklists along with applicable fees and/or escrow deposit), the application will be scheduled for a public hearing. The applicant will be advised in writing of the date scheduled for a public hearing on the application.
- 7) Pursuant to N.J.S.A 40:55D-12 all variance applications require a Public Hearing and must give Public Notice of said hearing in accordance with the requirements of the Municipal Land Use Law and §112-315 of the Franklin Township Land Use Ordinance. Notification must be completed at least 10 days prior to the scheduled hearing. Information and dates will be supplied to the applicant at the appropriate time for advertising and noticing.

A public hearing will be conducted on the scheduled date. The hearing may be continued to another meeting date if necessary.

On the evening of the public hearing meeting, the applicant, owner, contract purchaser or person having a real interest in the property, agent or attorney (corporations must be represented by an attorney), shall appear before the Board to submit or present proof in support of the application.

- 8) As part of the hearing procedure, the applicant must present testimony to the Board why the proposed project cannot comply with all provisions of the Franklin Township Land Use Ordinance. The Board will then make the determination whether to approve, approve with conditions or deny the requested variance(s).
- 9) During the course of the hearing, the Board may require such additional information and/or analyses deemed necessary by the Board to render an informed and reasonable decision.
- 10) The Board shall render a decision on the application within the timeframe mandated by the Municipal Land Use Law unless an extension for such decision has been provided on behalf of the applicant.
- 11) The action taken will be reduced to writing and presented to the Board for adoption in the form of a resolution at a subsequent meeting. The date of adoption of the resolution is the official date of approval of the application.
- 12) Upon adoption of the resolution by the Board, a copy of the resolution will be forwarded to the applicant within 10 days after adoption. The applicant must proceed to comply with all conditions of approval prior to the issuance of a permit.

ATTENTION: Applicants represented by engineers and/or architects (or other such professionals) are expected to use the video display systems available in Council Chambers to project hearing exhibits. Use of the video display system will improve visibility of these exhibits for the Board, the public and the Township's video broadcast of the hearing. In order to use the video display system available in Council Chambers; please bring a computing device capable of utilizing a VGA connection or an HDMI connection. Audio connections are available for both connections. Cables are provided, adapters are not. So please insure you have the required adapters to connect to either VGA or HDMA.

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.

The Applicant is an existing tenant at the subject shopping center. For some time, the Applicant has had significant visibility/exposure issues given the orientation of their sign/storefront as it relates to Veronica Avenue. The Applicant is proposing a second sign on the elevation facing Veronica Avenue. However, this portion of the elevation is not dedicated to the Applicant's tenant space. The sign will be 28.75 sq. ft. with a maximum height of 3 ft. in accordance with the Township's Zoning Ordinances. The sign will be identical to the existing Trinity Rehab sign already at the Property.

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)

Identify requested variances from the requirements of the Franklin Township Land Development Ordinance:

<u>Ordinance Section</u>	<u>Requirement</u>	<u>Proposed Deviation</u>
§112-111(l)	1 sign per tenant	2 signs proposed
§112-		
§112-		
§112-		
§112		
§112		
§112-		

**PART B**

APPLICANT:       Individual       Partnership       Corporation

APPLICANT:    Owner       Applicant       Other \_\_\_\_\_

Name Trinity Rehab

Street Address 554 Highway 35 Apt./Ste/Unit # \_\_\_\_\_

City Red Bank State NJ Zip Code 07701

Phone 732-219-5700 ext. 100 Fax 732-334-3003

Email tonya@trinity-rehab.com

OWNER (if different from Applicant):

Name 3 Ronson LLC

Street Address 115 East 11th Avenue Apt./Ste/Unit # \_\_\_\_\_

City Roselle State NJ Zip Code 07203

Phone 732-634-3900 Fax \_\_\_\_\_

Email peter@adonipropertygroup.com

PART C

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

SUBJECT PROPERTY:

Block/s 88.01 Lot/s 43 Zone G-B Zone

Street Address 1165 Rt. 27

City Somerset State New Jersey Zip Code 08873

Approximate Site Size \* N/A Acres/ \_\_\_\_\_ Sq. ft.

Present use of the property, specify: Mixed-use Shopping Center

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: None Known

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: \* \_\_\_\_\_

Has there been any previous appeal, request, or application to this or any other Township Boards involving this property?  Yes  No  To Be Determined

If, yes, state type, docket number, the nature and date of such appeal: \_\_\_\_\_

How long has the present owner had title to this property? \* N/A

Is the property under contract to be sold?  Yes  No

If yes, state the date of contract and name of the contract purchaser: \_\_\_\_\_

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 for Wall Signage)

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:

- 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.

The Applicant believes a hardship exists for its tenant space given its orientation as it relates to Veronica Avenue. Visibility is compromised and approving a second sign that faces Veronica Avenue will improve the situation.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ and/or

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:**

The Applicant believes there are several special reasons why this application advances the purposes of zoning. Specifically N.J.S.A. 40:55D-2(a)(g) and (i). The Applicant has had a difficult time with visibility due to the orientation of the facade as it relates to Veronica Avenue. By approving this second sign which faces Veronica Avenue, patients will have an easier time, which means safer, locating the Applicant from the street and within the center. Further, given the current sign layout for the subject facade the proposed sign will balance the facade signage and improve the facade's aesthetics.

**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:

---

---

---

---

---

---

---

**C and D Variance(s):**

Supply a statement of facts why relief can be granted without substantial detriment to the public good.

This sign will not be a substantial detriment because it is not creating a situation where aesthetically this center will not look to be overrun with wall signage. Aesthetically, the additional signage works well with the facade. In addition, the second sign is a benefit in that it is improving the tenant's visibility which in turn improves safety.

---

---

---

---

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.

It will not be a substantial detriment to the intent and purpose of the zone plan and zoning ordinances because the size and colors of the sign will conform with the ordinances. Furthermore, in certain circumstances tenants are permitted to have two signs. Therefore, the proposal is not introducing a sign layout that doesn't already exist in the Township.

---

---

---

---

---

PART F

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

<u>Quantity:</u>	<u>Description of Item:</u>
25	Signage Plan prepared by Fast Signs dated <u>May 24, 2021</u>

PART G

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 H 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 Andrew S. Kohut, Esq., Wells, Jaworski & Liebman, LLP

Street Address 12 Route 17 North Apt./Ste/Unit # \_\_\_\_\_

City Paramus State NJ Zip Code 07653-1827

Phone (201) 587-0888, ext. 6408 Fax (201) 587-8845

Email akohut@wellsllaw.com



PART H

APPLICANT'S CERTIFICATION

I, Michael Rizkalla, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 9 Hop Brook Lane in the County of Morristown 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 28 day of April, 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, Peter Mercati, of full age, being duly sworn according to law and upon my oath depose that: I reside at 65 HARROW DR. Colonia NJ in the County of Middlesex 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 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 13th day of April, 2021

[Signature]  
NOTARY PUBLIC



[Signature]  
OWNER'S SIGNATURE

## Variance Submission Checklist

TOWNSHIP OF FRANKLIN,  
SOMERSET COUNTY, NJ

		D Variance	C Variance	Applicant Use <sup>(1)</sup>	Official Use		
					Accepted	Not Applicable	Waived (Initials)
<b>SUBMITTAL REQUIREMENTS FOR ALL VARIANCES OTHER THAN SIGNAGE VARIANCES (ITEMS #1-38)</b>							
<b>SUBMISSION REQUIREMENTS</b>							
1	Twenty-five (25) sets (1 original and 24 copies) of the Variance Application Form, fully completed, signed and notarized	X	X				
2	Two (2) copies of the Variance Submission Checklist fully completed	X	X				
3	Twenty-five (25) sets of a clear, legible site layout plan, prepared by an appropriately licensed or certified professional (e.g., surveyor, engineer, architect, landscape architect, planner). See requirements #17-46, below for applicable requirements.	X	X <sup>(2)</sup>				
4	Twenty-five (25) sets of a dimensioned renderings or elevations of the existing and proposed buildings, and dimensioned floor plans, that include the use and square footage of each area with change of use areas clearly defined, where applicable.	X	X				
5	Fifteen (15) sets of a traffic impact report	X					
6	Fifteen (15) sets of an environmental assessment per §112-199	X					
7	Proof of submittal to the D&R Canal Commission	X	X				
8	Proof of submittal to the Somerset County Planning Board	X	X				
9	Proof of submittal to the State Department of Transportation, if applicable	X					
10	Proof of submittal to the Franklin Township Sewerage Authority, if applicable	X					
11	Proof of submittal to the State Department of Environmental Protection, if applicable	X					
12	Fees in accordance with §112-327 of the Land Development Ordinance and §112-213.B as applicable	X	X				
13	Escrow deposit in accordance with §112-213.A of the Land Development Ordinance as applicable. Applications requiring an escrow deposit shall be accompanied by a W-9 form.	X	X				
14	Submittal of digital copies of application materials pursuant to §112-320.1 <sup>(4)</sup>	X	X				
15	Certification that no taxes or assessments on the property are delinquent	X	X				
16	Disclosure of ownership as required pursuant to N.J.S.A. 40:55D-48.1 and 2.	X	X				

		D Variance	C Variance	Applicant Use <sup>(1)</sup>	Official Use		
					Accepted	Not Applicable	Waived (Initials)
<b>PLAN REQUIREMENTS</b>							
17	Plan no greater than 24 inch by 36 inch in size	X	X <sup>(3)</sup>				
18	Plan at a scale of no less than 1 inch equals 50 feet	X	X				
19	Each page numbered and titled	X	X				
<b>PLAN INFORMATION REQUIREMENTS</b>							
20	The name of the applicant and owner, the correct block and lot numbers, the legal title box, including the name, address and seal of the person preparing the plan, a North point, scale and date of plan	X	X				
21	All property lines of the site plotted from deed descriptions	X	X				
22	All adjacent lots with block and lot numbers, names of owners and approximate location of structures on such adjacent lots	X	X				
23	All required setbacks and proposed setbacks	X	X				
24	All existing and proposed street right-of-way lines, pavement widths and improvements on site	X	X				
25	Key map, scale, North arrow and legend	X	X <sup>(3)</sup>				
26	All street intersections within 500 feet of any property line of the subject premises and the distance to such intersections	X					
27	All zone boundary lines	X	X <sup>(3)</sup>				
28	All proposed methods of vehicular ingress and egress from the site to public streets, showing proposed widths and radii and distances from the nearest residential street in both directions	X	X				
29	The location and design of proposed off-street parking	X	X				
30	Analysis required by Chapter 222, Trees, including location of existing trees with indication of those proposed to remain or be removed, and tree replacement calculations	X	X				
31	General topographic data of sufficient detail to determine the general slope and natural drainage of the land.	X	X				
32	A lot data table that identifies compliance/ non-compliance with applicable zoning requirements that addresses, at a minimum, the zoning requirements identified in the Lot Data Table below.	X	X				
33	The method of providing utility services to the site including location of sanitary sewer, water, electric and telephone lines (and associated sizing and design, as applicable), indicating points of connection to existing utilities	X	X <sup>(3)</sup>				
34	Deed restrictions, covenants, easements and/or rights-of-way pertaining to the subject lot	X	X				
35	The location and dimensions of all existing and proposed structures	X	X				
36	The location of any wells and/or septic systems on site and within 100 feet of property lines	X	X				
37	Proposed means of stormwater management including location and design of existing and proposed drainage lines and facilities and supporting data/ reports sufficient to provide conformance with applicable rules	X	X <sup>(3)</sup>				

		D Variance	C Variance	Applicant Use <sup>(1)</sup>	Official Use		
					Accepted	Not Applicable	Waived (Initials)
38	Applicable environmental constraints (and regulated buffers) on the site including wetlands and streams as may be regulated by the NJDEP, DRCC and the Township	X	X <sup>(3)</sup>				
<b>SUBMITTAL REQUIREMENTS FOR SIGNAGE VARIANCES (ITEMS #39-46)</b>							
<b>Submission Requirements</b>							
39	All signage variances: Items #1, 2, 12 and 14 indicated above		X				
<b>Variations for Freestanding Signs<sup>(5)</sup></b>							
40	A clear, legible site layout plan, prepared by an appropriately licensed or certified professional (e.g., surveyor, engineer, architect, landscape architect, planner) that clearly identifies the location of all existing and proposed freestanding sign(s) including accurate depiction of existing and/or proposed setback from property lines		X				
41	Detail(s) of proposed signs, drawn to scale, reflecting their proposed design and indicating their total height from the ground, dimensions (length, width, square footage), materials, colors, lighting, lettering/ logos, support structure(s), etc.		X				
42	Detail(s) or photographs of existing freestanding sign(s) with indication of whether each is proposed to remain or be removed in association with the application		X				
<b>Variations for Building-Mounted Signs<sup>(5)</sup></b>							
43	A clear, legible site layout plan, prepared by an appropriately licensed or certified professional (e.g., surveyor, engineer, architect, landscape architect, planner) that identifies the location of all existing and proposed building-mounted sign(s)		X				
44	Dimensioned rendering or elevations of the existing and proposed buildings with depiction of proposed signage depicted to scale		X				
45	Detail(s) of proposed signs, drawn to scale, reflecting their proposed design and indicating their height, dimensions (length, width, square footage), materials, colors, lighting, lettering/ logos, support structure(s), etc		X				
46	Detail(s) or photographs of existing building-mounted sign(s) with indication of same are proposed to remain or be removed in association with the application		X				

Andrew S. Kohut, Esq.

Print name of person that prepared checklist

Signature

Date

- (1) In this column, the applicant shall indicate: ("X" for items that are provided; "N/A" for items that the applicant believes are not applicable; or "W" for items for which a waiver is requested.
- (2) For the purposes of an application pursuant to the provisions of N.J.S.A. 40:55D-70.C, wherein the applicant is not required to submit an application for subdivision, site plan or conditional use approval, and where the application is for an accessory structure associated within, or for an addition to or expansion of, an existing single-family or two-family dwelling, the applicant may provide 25 sets of a legible plot plan, to scale and in accordance with an accurate boundary line survey, amended by the applicant.
- (3) Not required for applications pursuant to the provisions of N.J.S.A. 40:55D-70.C, wherein the applicant is not required to submit an application for subdivision, site plan or conditional use approval, and where the application is for an addition to or

expansion of an existing single-family or two-family dwelling, or an accessory structure on the existing residential lot improved with a single-family or two-family dwelling.

- (4) Per Section §112-320.1 this requirement shall not apply to single- or two-family homeowners preparing submittals on their own behalf and shall not include submittal of the W-9 form (which shall be provided in hard copy only).
- (5) Twenty-five (25) sets shall be provided for each of the following.

**LOT DATA TABLE**

Zoning District: G-B Zone (N/A - Wall Signage Only)

Applicable Special Zoning Requirements (e.g., conditional use standards): \_\_\_\_\_

Category	Required	Existing	Proposed
Lot Area (sf or acres)			
Lot Frontage (ft)			
<b><u>Setbacks for Principal Structure</u></b>			
Front Yard (ft)			
One Side Yard (ft)			
Total Side Yard (ft)			
Rear Yard (ft)			
<b><u>Setback for Accessory Structure over 200 sf</u></b>			
Front Yard (ft)			
Side Yard (ft)			
Rear Yard (ft)			
<b><u>Setback for Accessory Structure 200 sf and under</u></b>			
Front Yard (ft)			
Side Yard (ft)			
Rear Yard (ft)			
<b><u>Height, Coverage and Building Requirements</u></b>			
Building Height (Stories)			
Building Height (ft)			
Lot (Building) Coverage (%)			
Impervious Coverage (%)			
FAR (floor area ratio)			
Off-Street Parking (# spaces)			

# Franklin Township

Somerset County, New Jersey



DEPARTMENT OF PLANNING AND ZONING  
Planning – Zoning – Affordable Housing  
Planning Board – Zoning Board of Adjustment

Municipal Building  
475 DeMott Lane  
Somerset, NJ 08873  
732.873.2500  
Fax: 732.873.0844  
www.franklintwpnj.org

## REQUEST FOR CERTIFIED LIST

A certified list includes all property owners who own land within 200 feet of the property line of the subject property. Per NJSA 40:55D-12(c), the cost of a certified list is \$10.00 which shall be provided at the time the request is submitted. You will receive your certified list within seven days. If the subject property is located outside Franklin Township, the request shall be accompanied by a tax map and/or other map(s) that clearly identify the location of the site in relation to the boundary between that municipality and Franklin Township. If your request includes more than one block and/or lot, they all must be contiguous. If not, you must request a separate list for each non-contiguous block and/or lot. The Township may request any additional information necessary to properly execute the request.

### Subject Property

Block(s) 88.01 Lots(s) 43  
\_\_\_\_\_  
\_\_\_\_\_

Address (Street, City): 1165 Rt. 27, Somerset

Type of Application for which certified list is required (check all that apply):

Site Plan:  Subdivision:  Variance:  Other:

### Requestor

Name: Andrew S. Kohut, Esq., Wells, Jaworski & Liebman, LLP

Address: 12 Route 17 North

City: Paramus State: NJ Zip Code: 07653

Phone: (201) 587-0888 Fax: (201) 587-8845 Email: akohut@wellslaw.com

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

#### Township Use Only

Stamp Date Received

Amount Paid: \$ \_\_\_\_\_

Cash: \_\_\_\_\_ Check #: \_\_\_\_\_

Receipt #: \_\_\_\_\_ Received by: \_\_\_\_\_

NOTES: (1) Applicants are responsible for ensuring that the appropriate entities are notified per NJSA 40:50D-12 d through g. (e.g., notice(s) to NJDOT, clerks of adjoining municipalities, etc.) and otherwise ensuring that all notice requirements of NJSA 40:55D-12 are satisfied. (2) If the site is located within 200-feet of another municipality, the applicant must seek the 200-foot radius list from the appropriate official in that municipality.