

FOR OFFICIAL USE ONLY

Planning Board                       Zoning Board of Adjustment

Name of Application: \_\_\_\_\_ Docket Number : \_\_\_\_\_

**PART A**

Identify the matter before the Board:

- Appeal (N.J.S.A. 40:55D-70a)
- Interpretation (N.J.S.A. 40:55D-70b)
- Certification of Pre-Existing Nonconforming Use
- Other. Describe: Relief of Condition

Explain, in detail sufficient for the Board to understand the nature of the proposal, issue, appeal, interpretation or matter:

See attached Exhibit "A".

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**PART B**

APPLICANT:             Individual             Partnership             Corporation  Limited Liability Company

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

Name Brentwood Bay, LLC

Street Address 780 Poole Avenue Apt./Ste/Unit # \_\_\_\_\_

City Hazlet State NJ Zip Code 07730

Phone 917-699-3587 Fax \_\_\_\_\_

Email fullspeedahead1962@yahoo.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 144 / 145 Lot/s 21.01 / 1.01 Zone HBD

Street Address 830 & 850 Hamilton Street

City Somerset State NJ Zip Code 08873

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: Use Variance, Site Plan and associated C Variance approval bearing Docket # ZBA-19-00006 memorialized September 5, 2019 and clarified by revised resolution on October 1, 2020.

How long has the present owner had title to this property? Since November 2020.

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**

**LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:**

<u>Quantity:</u>	<u>Description of Item:</u>
<u>25</u>	<u>Correspondence prepared by the owner of the property dated April 15, 2021.</u>
<u>25</u>	<u>Architectural drawings.</u>
_____	_____
_____	_____
_____	_____

**PART E**

**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 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 F**

**APPLICANT'S CERTIFICATION**

I, Brentwood Bay, LLC, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 780 Poole Avenue, Hazlet in the County of Monmouth 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 10 day of May, 20 21

[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, Brentwood Bay, LLC, of full age, being duly sworn according to law and upon my oath depose that: I reside at 780 Poole Avenue, Hazlet in the County of Monmouth 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.

  
OWNER'S SIGNATURE

Sworn to and subscribed before  
me this 10 day of  
May, 20 21

  
NOTARY PUBLIC

DANIELLE A CAMARCO  
Commission # 50096044  
Notary Public, State of New Jersey  
My Commission Expires  
January 02, 2024

## **Exhibit "A"**

### **Brentwood Bay, LLC**

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This office represented 7507 Properties, LLC who on June 6, 2019 obtained Preliminary and Final Site Plan Approval, D Variances and C Variances from the Zoning Board of Adjustment to construct two 4-story buildings consisting of 77 units (50 one-bedroom; 27 two-bedroom) at Hamilton Street, Mark Street and Pershing Avenue, Somerset, New Jersey. The resolution memorializing the approval was adopted on September 5, 2019. A resolution clarifying the conditions was memorialized on October 1, 2020.

In November 2020, the property/project was purchased by Brentwood Bay, LLC who will be constructing the project in accordance with the approval. This application is to request relief from condition 13 of the aforementioned resolution which states:

Building architecture, including but not necessarily limited to exterior materials, shall be as provided on the submitted plans and testified to by the project architect at the hearing including use of same materials around the side and rear of the buildings as provided along the front (e.g., masonry base and siding) and modifications to sides facing Pershing Avenue (e.g., more windows) to address the comments of the Zoning Committee of Hamilton Street Advisory Committee.

The owner is requesting relief to use CerlainTeed 7" Insulated vinyl siding instead of the Hardie Board 8" siding originally proposed.