

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.

To construct an additional 2 garage bays by adding on to existing garage. The new garage bays will house antique cars. The new garage space will primarily be built where there is existing driveway blacktop today. Applicant is requesting a "c" variance for minimum lot setback.

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-70.D(2)

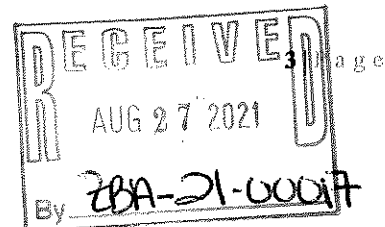
Deviation from a specification or standard pertaining solely to a conditional use - N.J.S.A. 40:55D-70. D(3)

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)

December 2018



P-08-21-00848

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- Minimum Lot Setback	_____	9 feet
§112- _____	_____	_____
§112- _____	_____	_____
§112- _____	_____	_____
§112 _____	_____	_____
§112 _____	_____	_____
§112- _____	_____	_____

PART B

APPLICANT: Individual Partnership Corporation

APPLICANT: Owner Applicant Other _____

Name Robyn Mandalakis _____

Street Address 1 Edna Court _____ Apt./Ste/Unit # _____

City Somerset _____ State NJ _____ Zip Code 08873 _____

Phone 732-239-2011 _____ Fax _____

Email robynjmandalakis@gmail.com _____

OWNER (if different from Applicant):

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 5905 Lot/s 4 Zone _____

Street Address 1 Edna Court

City Somerset State NJ Zip Code 08873

Approximate Site Size * _____ Acres/ _____ Sq. ft.

Present use of the property, specify: _____

Proposed use of the property, specify: _____

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* _____

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: * _____

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? * 24 years

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: _____)

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.

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 property is on a cul de sac and the construction of 2 garage bays connected to the existing structure will present a more appealing street view than the alternative of building a 2 car free standing garage.

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.
See above.

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.

PART F

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

<u>Quantity:</u>	<u>Description of Item:</u>
25	Property Survey
25	Site Plan

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 Robyn Mandalakis

Street Address 1 Edna Court Apt./Ste/Unit # _____

City Somerset State NJ Zip Code 08873

Phone 732-239-2011 Fax _____

Email robynjmandalakis@gmail.com

PART H

APPLICANT'S CERTIFICATION

I, Robyn Mandalakis, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 1 Edna Court in the County of Somerset 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 26 day of

August, 2021

Meena R Shah
NOTARY PUBLIC

Robyn Mandalakis
APPLICANT'S SIGNATURE

Meena Shah ID#2383040
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 03/05/2024