

ASNA

FOR OFFICIAL USE ONLY	
<input type="checkbox"/> Planning Board	<input type="checkbox"/> 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.

Installation of signage for a food store in the Somerset Plaza Shopping Center.

The application is seeking to install two signs on a corner unit of the Shopping Center. The signage exceeds that maximum allowable sign size and number of signs allowed per tenant.

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)

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- Attachment 5		
§112-		
§112-		
§112-		
§112		
§112		
§112-		

**PART B**

APPLICANT:  Individual  Partnership  Corporation

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

Name Guru Har Rai Grocery LLC d/b/a Apna Bazar

Street Address 1700 Oak Tree Rd Apt./Ste/Unit # \_\_\_\_\_

City Edison State NJ Zip Code 08820

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

Email Khadag.singh@yahoo.com

**OWNER (if different from Applicant):**

Name Somerset Shopping Plaza LLC

Street Address c/o Levin Mgt., 975 Route 22 West Apt./Ste/Unit # \_\_\_\_\_

City North Plainfield State NJ Zip Code 07060

Phone 908-226-5287 Fax 908-255-8084

Email swolff@levinmgt.com

PART C

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

SUBJECT PROPERTY:

Block/s 34.05 Lot/s 43 Zone Neighborhood Business

Street Address Somerset Plaza, 3151 NJ Route 27

City Franklin State NJ Zip Code 08823

Approximate Site Size \* Acres/ Sq. ft.

Present use of the property, specify: Retail Shopping Center

Proposed use of the property, specify: Retail Shopping Center (specific use- food store and in store restaurant)

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: \*

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? \*

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.

Storefront is located far from the street; sign size is consistent with similar signage and is appropriate for safer viewing from motorists on the roadway. The applicant is using what was formerly multiple tenant spaces in the shopping center as one larger unit. The tenant will have a grocery operation with a related food service business. The signage is appropriate for the nature of the space and the use.

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.

The proposed signage is a benefit to the public in creating greater roadway safety and appropriate identification of the store usage. There is no detriment to the public.

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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.

The signage is a benefit to the public and to the intent of the land use ordinance since consistent with Section (i) of the MLUL, it promotes "a desirable visual environment through ... good civic design" and further through good visibility it assists wayfinding and enhances traffic safety on Route 27.

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**PART F**

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

<u>Quantity:</u>	<u>Description of Item:</u>
_____	2 Sign Detail Sheets by sign contractor _____
_____	Illustration of proposed storefront _____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**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 W. Lane Miller

Street Address 1203 US Highway 9 South Apt./Ste/Unit # \_\_\_\_\_

City Woodbridge State New Jersey Zip Code 07095

Phone 732-855-1588 Fax \_\_\_\_\_

Email lane@wlmillerlaw.com

PART H

APPLICANT'S CERTIFICATION

I, DALBER SINGH, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 1700 OAKTREE RD, COISON NJ 08820 in the County of MIDDLESEX 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 5th day of August, 2021

[Signature]  
NOTARY PUBLIC



[Signature]  
APPLICANT'S SIGNATURE

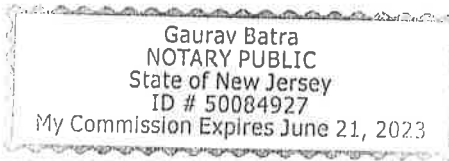
OWNER'S CERTIFICATION

(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, Maujib Batra, of full age, being duly sworn according to law and upon my oath depose that: I reside at 3 RICHMOND RD, EDISON NJ 08820 in the County of Middlesex 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 5th day of AUGUST, 2021

GAURAV BATRA  
NOTARY PUBLIC



[Signature]  
OWNER'S SIGNATURE



Beekman Plaza  
 3211 Route 27, Suite #4 Franklin Park,  
 NJ 08823  
 Ph: 732-366-7218, Fax: 732-419-3823,  
 contact@signs2go.com | www.signs2go.com

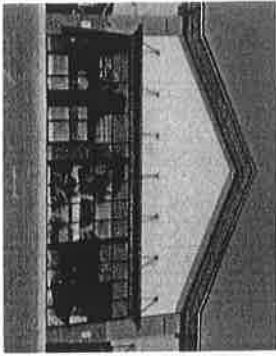
CLIENT: Apna Bazzar	DATE
CONTACT:	PRICE
OFFICE:	TAX
CELL #:	TOTAL
FAX:	DEPOSIT
ADDRESS:	BALANCE

**Description of Work: Apna Bazzar**

Completed  
 Date / Time:

**Before**

52ft



34 ft

**After**

52ft



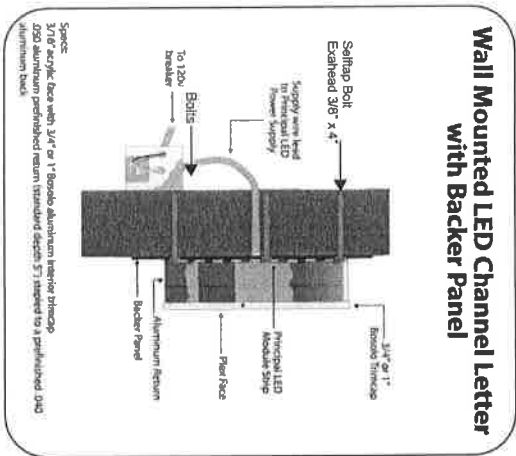
34 ft

**Front Face DIMENSIONS**  
 52w x 34h = 1768 sq ft.  
**DIMENSIONS**

**Symbol of Purity**  
 77"W x 15"H = 8 sq. ft.  
**Apna Bazar**  
 117"W x 57"H = 46 sq. ft.  
**Farmers Market**  
 258"W x 24"H = 43 sq. ft.  
**TOTAL 97 SQ. FT**



**Wall Mounted LED Channel Letter with Backer Panel**



**Please sign for approval :**

**Date:**

Clients are responsible for checking the layout and the correct spelling. Once you sign, we will expedite your order. Without your approval, the order will be on hold. When the sign is installed, should there be any changes, additional charges will be billed. We have a standard charge of \$100 for layouts. If you place an order it will be applied to your invoice. \*\*\*Our pay policy is 50% down and the balance is by C.O.D.\*\*\*





Beekman Plaza  
 3211 Route 27, Suite #4 Franklin Park,  
 NJ 08823  
 Ph: 732-305-7818, Fax: 732-419-3823  
 contact@signs2go.com | www.signs2go.com

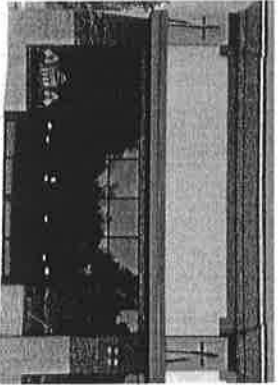
CLIENT: Apna Bazzar	DATE
CONTACT:	PRICE
OFFICE: CELL #:	TAX
FAX:	TOTAL
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	BALANCE

**Description of Work: Apna Bazzar**

Completed  
 Date / Time:

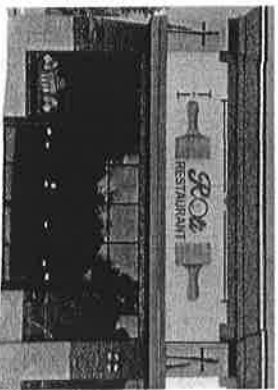
**Before**

28 ft



**After**

28 ft

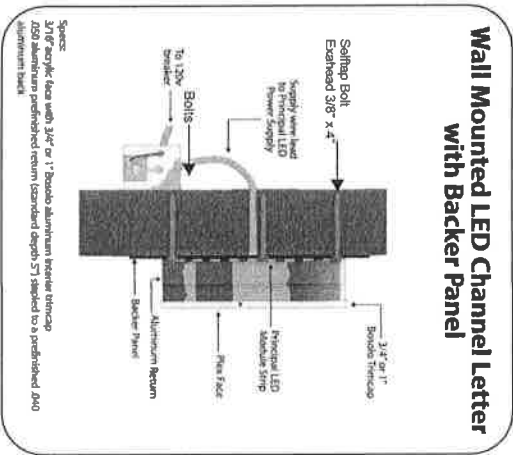


22 ft

22 ft

**Front Face DIMENSIONS**  
 28w x 22h = 616 sq ft  
**DIMENSIONS**

**RoTi**  
 198"W x 35"H  
**TOTAL 48.5 SQ. FT**



Please sign for approval :

Date:

Clients are responsible for checking the layout and the correct spelling. Once you sign, we will expedite your order. Without your approval, the order will be on hold. When the sign is installed, should there be any changes, additional charges will be billed. We have a standard charge of \$100 for layouts. If you place an order it will be applied to your invoice. \*\*\*Our pay policy is 50% down and the balance is by C.O.D.\*\*\*