

FOR OFFICIAL USE ONLY

Planning Board

Zoning Board of Adjustment

Name of Applicant: _____

Docket Number : _____

PART A

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 and/or building(s) including the proposed use of the premises.

Applicant is applying to the Planning Board for Preliminary & Final Major Site Plan approval and c(2) variance relief to construct a 3-story, self-storage facility with 120,750 square feet of gross floor area.

Applicant requests the Site Plan Approval(s) indicated below (check all that apply):

Preliminary Major Site Plan *and/or*

Final Major Site Plan

or

Check below if Waiver of Site Plan is requested

Waiver of Site Plan Provide explanation why Waiver of Site Plan is sought: _____

PART B

APPLICANT: Individual Partnership Corporation Limited Liability Company

APPLICANT: Owner Applicant Other _____

Name Franklin Storage LLC

Street Address c/o Randi Schillinger, 208 Gates Road Apt./Ste/Unit # _____

City Little Ferry State NJ Zip Code 07643

Phone _____ Fax _____

Email jake@murraycontracting.net

OWNER (if different from Applicant):

Name 297 Davidson Avenue, LLC
Street Address 45 River Road Apt./Ste/Unit # _____
City Flemington State NJ Zip Code 08822
Phone _____ Fax _____
Email _____

PART C

SUBJECT PROPERTY:

Block/s 502.01 Lot/s 45.01 & 46.01 Zone B-1

Street Address 297 & 305 Davidson Avenue

City Somerset State NJ Zip Code 08873

Approximate Site Size: 10.717 Acres/ 466,832.5 Sq. ft.

Present use of the property, specify: Vacant.

Proposed use of the property, specify: Self-storage facility.

Area of new disturbance: 67.4 % of the gross lot area: 152,219 Sq. ft.

Gross square footage of the building: Existing: 0 Sq. ft.
Proposed: 120,750 Sq. ft.

Public water available: Yes No If not, proposed? Yes No

Public sanitary sewer available: Yes No If not, proposed? Yes No

Is the site located within a Township-designated Historic District and/or located within 1000 feet of the Delaware & Raritan Canal?: Yes No

Describe any off tract improvement required or proposed No 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: _____

PART D

Has there been any previous appeal, request, or application to this or any other Township Boards or the Technical Review Committee involving this property? Yes No

If yes, in the space below state the type of approval (e.g., site plan and/or variances), docket number, the nature of the application and approval date. In particular, describe whether this submission is intended to supersede or further effectuate such previous approval(s) – e.g., site plan approval for a previously granted use variance.

Identify the associated development approvals sought at this time (check all that apply):

Note: Applicant must consult the respective Instruction Sheet(s) and Submission Checklist(s) for the associated development approvals (e.g., subdivision, variances) 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.

“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)

- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Other(s) Specify: _____

Check below if Conditional Use Approval is sought at this time and in the space provided demonstrate compliance with the applicable conditional use requirements (provide separate sheet if necessary). Note: Non-compliance with one or more conditional use requirements requires a D-3 use variance (Applicant must consult the respective Instruction Sheet and Submission Checklist)

Conditional Use Approval

PART E

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

<u>Quantity:</u>	<u>Description of Item:</u>
25	Preliminary and Final Site Plan
25	Architectural Drawings
3	Stormwater Impact Report
3	Stormwater Management Facility Operations & Maintenance Manual
15	Traffic Impact Statement
15	Environmental Impact Statement

PART F

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 G 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 NJ Zip Code 08902

Phone 732-422-1000 Fax 732-422-1016

Email peter@borrus.com & erin@borrus.com

PART G

APPLICANT'S CERTIFICATION

Randi Schillinger, Authorized Representative
I, of Franklin Storage LLC, of full age, being duly sworn according to law and upon my oath,
depose that: I reside at 208 Gates Road, Little Ferry in the County of
Bergen 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.

Franklin Storage LLC

Sworn to and subscribed before
me this 13 day of

September, 20 21

NOTARY PUBLIC

NICHOLAS ZURLA
NOTARY PUBLIC OF NEW JERSEY
Commission # 50037846
My Commission Expires 6/10/2026

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 297 Davidson Avenue, LLC, of full age, being duly sworn according to law and upon my oath
depose that: I reside at 45 River Road, Flemington in the County of
Hunterdon 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.

297 Davidson Avenue, LLC

Sworn to and subscribed before
me this _____ day of

_____, 20 21

OWNER'S SIGNATURE

NOTARY PUBLIC

To whom it may concern:

Re: **297 & 305 Davidson Avenue**
Township of Franklin, NJ
Block 502.01, Lots 45.01 & 46.01

I, Piyush J. Patel, am the Managing Member of 297 Davidson Avenue, LLC who is the owner of the property known as Block 502.01, Lots 45.01 & 46.01 also known as 297 & 305 Davidson Avenue in the Township of Franklin, Somerset County, New Jersey.

I hereby consent to Franklin Storage LLC, the contract purchaser of the above mentioned property, submitting any and all required development applications to obtain approvals not limited to the following Franklin Township, Franklin Township Sewerage Authority, Somerset County, Delaware and Raritan Canal Commission and, Somerset-Union Soil Conservation District.

297 Davidson Avenue, LLC



By: Piyush J. Patel, Managing Member

Dated: 9/13/21