FOR OFFICE	AL USE ONLY				
	Planning Board	Zoning Board of Adjustment			
Name of Appl	cation:	Docket Number :			
	PART	A			
APPLICAN	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.					
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.					
Identify the type of variance(s) requested. Check all that apply.					
⊠ "C" Variance(s)					
	The strict application of the provisions of the and exceptional practical difficulties or ex 70.C(1)	he Development Ordinance would result in peculiar ceptional and undue hardship - N.J.S.A 40:55D-			
×	The purposes of the Municipal Land Use La ordinance requirements and the benefits of detriment - N.J.S.A., 40:55D-70.C(2)	w would be advanced by a deviation from the zoning of the deviation would substantially outweigh any			
☐ "D" Var	iance(s):				
	Use or principal structure in a district re N.J.S.A., 40:55D-70.D(1)	stricted against such use or principal structure -			
	Expansion of a nonconforming use - N.J.S.A				
	Deviation from a specification or standard 40:55D-70. D(3)	I pertaining solely to a conditional use - N.J.S.A			
	Increase in the permitted floor area ratio - N Increase in the permitted density - N.J.S.A				
	Height of a principal structure exceeds by 1	0 feet or 10% the maximum height permitted in the			
	district for a principal structure - N.J.S.A., 4	0:55D-70.D(6)			

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

Ordinance Section 112 Attachment 4 -	ance Section Requirement 112 Attachment 4 -		<b>Proposed Deviation</b>	
Schedule 4 - <u>§112- Parking Requirements</u>	25 spac	ces	6 spaces	
<u>§112-</u>			-	
<u>§112-</u>			The second secon	
<u>§112-</u>	-			
0110				
<u>§112</u>				
<u>§112-</u>	***************************************			
		PART B		
APPLICANT: Inc	dividual	Partnership	☐ Corporation	X Limited Liability Company
APPLICANT: Owner	Applicant	Other		Combany
Name Franklin Storage	LLC			
Street Address <u>c/o Randi</u>				
City Little Ferry		StateN]	Zip Code	e_07643
Phone		Fax	The state of the s	
Email jake@murraycont		_		
OWNER (if different from App	olicant):			
Name 297 Davidson Av	enue, LLC			
Street Address 45 River Ro	oad		Apt./Ste/Unit #	
City Flemington			Zip Code	
Phone				-
Email				

### PART C

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

SUBJECT PROPERTY:			
Block/s502.01	Lot/s _ 4.	5.01 & 46.01	<b>Zone</b> B-1
Street Address 297 & 305 David	lson Aven	iue	as Gais Gine (, heck all that apply);
City Somerset	State NJ	Preliminary Sit	Zip Code 08873
Approximate Site Size * 10.717		Acres/466,83	2.5 <b>Sq. ft.</b>
Present use of the property, specify:	Vacant.	Fastice (any Sheet)	is and Sahmisson Checklistes)
Proposed use of the property, specify: _	Self-stor	age facility.	softmassions are provided fire
Public water available:*	⊠ Yes	□ No	If not, proposed?  Yes No
Public sanitary sewer available: *	<b>⊠</b> Yes	□ No	If not, proposed?  Yes No
Describe any off tract improvement req	uired or pro	posed*_No off t	ract improvement required or
Deed restrictions, covenants, easements,	, association	by-laws:	
∀es (Provide a copy)		Proposed (Must	be submitted for review)
Does the applicant own any contiguous	property?*		Yes 🛛 No
If yes, state the address, block and lot of	f such prope	rty: *	elinkon promise del montre de grandina and Campana a particologica del 1919
Has there been any previous appeal, rethis property?	quest, or ap	plication to this or	any other Township Boards involving
If, yes, state type, docket number, the na	ature and da	te of such appeal: _	
How long has the present owner had titl	le to this pro	perty? *_Since F	ebruary 27, 2007.
Is the property under contract to be sole	d?	X Yes	□ No
If yes, state the date of contract and nar	ne of the con	tract purchaser: _	January 27, 2021. Franklin
Storage LLC.	Walter Commence of the Commenc	*	

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 proposed self-storage facility will have one (1) employee. There is limited use of
the facility by renters for short periods of time.
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.
See above.

## 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

#### PART F

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

Quantity:	Description of Item:				
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 G				
CONTACT PERSO	ON INFORMATION/ CERTIFICATION				
and Zoning and sh form, in Part H bel	ed below shall serve as the point-of-contact with the Township Department of Planning all be the sole recipient of official correspondence from the Department. By signing this low, the Applicant and Owner certify that that the party listed below is authorized to act he designated contact person with the Department.				
Owner	Applicant Attorney Engineer Architect Other				
Name Peter U. I	Lanfrit, Esq., Borrus, Goldin, Foley, Vignuolo, Hyman and Stahl, P.C.				
Street Address 28	75 US Route OneApt./Ste/Unit#				
City North Bru	nswick State NJ Zip Code 08902				
Phone <u>732-422-</u>	1000 Fax 732-422-1016				
Email_peter@bo	orrus.com & erin@borrus.com				

## PART H

APPLICANT'S CERTIFICATION Randi Schillinger, Authorized Representative	
I, of Franklin Storage LLC, of full age, being duly sworn according to law and	unon my oath
depose that: I reside at 208 Gates Road, Little Ferry in the	e County of
Bergen and State of New Jersey , and the	hat the above
statements contained in this application and in the papers appended thereto are true. I furth	
am the individual applicant, or a general partner of the partnership applicant, or an officer of	
applicant and I am authorized to sign the application for the partnership or corporation.	of the corporate
Sworn to and subscribed before	
me this 12 day of	
Springly, 20 21  APPLICANT'S SI	CALACTIDE
APPLICANT'S SI	IGNATURE
NOTARY PUBLIC  NICHOLAS ZURLA  NOTARY PUBLIC OF NEW JERSEY  Commission # 50037846	
OWNER'S CERTIFICATION  My Commission Expires 5/10/2026	
(If the owner is a corporation, this section must be signed by an authorized corporate officer. I partnership, this section must be signed by a general partner.)	If the owner is a
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	e County of
Hunterdon and State of New Jersey , and the	
statements contained in this application and in the papers appended thereto are true. I further	er certify that I
am the owner of the property which is the subject of this application, and I am the appli	icant or I have
authorized the applicant to make this application, and I agree to be bound by the a	ipplication, 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	ATURE
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

frut blelt

Dated:  $\frac{9/13/21}{}$