

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.

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 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 4 - Schedule 4 - §112- Parking Requirements	25 spaces	6 spaces
§112-		
§112-		
§112-		
§112		
§112		
§112-		

**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**

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

**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.

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\* 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: \* \_\_\_\_\_

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? \* Since February 27, 2007.

Is the property under contract to be sold?  Yes  No

If yes, state the date of contract and name of the contract purchaser: January 27, 2021. Franklin Storage LLC.



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







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