

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 minor subdivision, preliminary and final major site plan and c(2) variance approval. The subdivision is a lot line adjustment between Lots 19.31 and 19.32 which will reconfigure the two existing lots. The size of the lots is as follows: Proposed Lot 19.31 - 218,748 sq. ft./5.02 acres and proposed Lot 19.32 - 341,409 sq. ft./7.84 acres. The existing one (1) story 50,262 sq. ft. office building located on Lot 19.31 will remain and all other improvements will be removed. The applicant proposes to construct a 153,010 sq. ft. warehouse building with 31 loading spaces and 98 parking spaces on the site on reconfigured Lot 19.32 and a new parking lot for the reconfigured Lot 19.31. Access to proposed Lot 19.31 is via the existing westerly driveway and a new driveway to the new parking lot on the west side of the building. Access to proposed Lot 19.32 is via one (1) driveway on Belmont Drive. There will be no Stormwater management for the project as there is no net change in the impervious coverage, but the stormwater piping will be reconfigured. Utilities are in Belmont Drive.

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

APPLICANT: Owner Applicant Other _____

Name The Harbor Group

Street Address 4301B New Brunswick Avenue Apt./Ste/Unit # _____

City South Plainfield State NJ Zip Code 07080

Phone _____ Fax _____

Email _____

OWNER (if different from Applicant):

Name See attached Exhibit "A".

Street Address _____ Apt./Ste/Unit # _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Email _____

PART C

SUBJECT PROPERTY:

Block/s 528.04 Lot/s 19.31 & 19.32 Zone B-I

Street Address 110-120 & 130 Belmont Drive

City Somerset State NJ Zip Code 08873

Approximate Site Size: 12.86 Acres/ 560,157 Sq. ft.

Present use of the property, specify: Offices

Proposed use of the property, specify: Lot 19.31 - Offices / Lot 19.32 - Warehouse

Area of new disturbance: ±78.69 % of the gross lot area: 440,778 Sq. ft.

Gross square footage of the building:

Existing: 50,299 sq. ft. & 60,134 sq. ft. (to be demolished) and
50,626 sq. ft. (to remain) **Sq. ft.**
Proposed: 153,010 sq. ft. **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 improvements 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.

Original approvals for both sites. Date of original approvals unknown.

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 | ALTA/NSPS Land Title Survey |
| 15 | Traffic Impact Study |
| 15 | Environmental Impact Assessment Report |
| 3 | Stormwater Management Analysis |
| 3 | Water and Sanitary Sewer Engineer's Report |
| | |
| | |
| | |
| | |
| | |
| | |

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 New Jersey Zip Code 08902

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

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

PART G

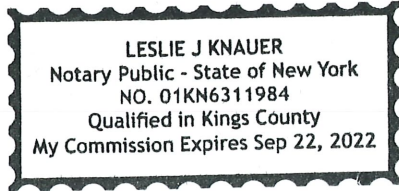
APPLICANT'S CERTIFICATION

Teddy Braha,
I, The Harbor Group, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 4301B New Brunswick Avenue, South Plainfield 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.

The Harbor Group

Sworn to and subscribed before me this 7th day of October, 20 21

Leslie J Knauer
NOTARY PUBLIC



[Signature]
APPLICANT'S SIGNATURE

OWNER'S CERTIFICATION

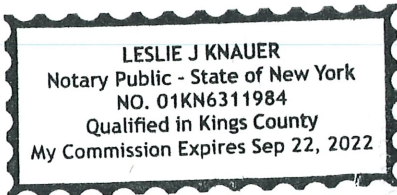
(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

Teddy Braha,
I, The Harbor Group, of full age, being duly sworn according to law and upon my oath depose that: I reside at 4301B New Brunswick Avenue, South Plainfield 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.

The Harbor Group

Sworn to and subscribed before me this 7th day of October, 20 21

Leslie J Knauer
NOTARY PUBLIC



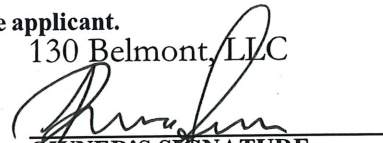
[Signature]
OWNER'S SIGNATURE

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, Brian Semcer, Manager,
130 Belmont, LLC, of full age, being duly sworn according to law and upon my oath
depose that: I reside at 140 Belmont Drive, Somerset 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 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.

130 Belmont, LLC


OWNER'S SIGNATURE

Sworn to and subscribed before
me this 12th day of
October, 20 21


NOTARY PUBLIC

DIANE YDOATE
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2364934
My Commission Expires 10/5/2022



Exhibit “A”
The Harbor Group

OWNER (if different from Applicant):

❖ Block 528.04, Lot 19.31

The Harbor Group
c/o Teddy Braha
4301B New Brunswick Avenue
South Plainfield, NJ 07080

❖ Block 528.04, Lot 19.32

130 Belmont, LLC
c/o Brian Semcer, Manager
140 Belmont Drive
Somerset, NJ 08873