

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, number and size of lots, means of providing vehicular access, utilities, etc.

Applicant is applying to the Planning Board for Preliminary and Final Major Subdivision approval to create ten (10) lots. Applicant is also applying for Preliminary and Final Site Plan approval to construct eight (8) single family homes. Proposed Block 11.06, Lots 1-8 will contain the single family dwellings, Lot 9 will contain a storm water infiltration basin and Block 20.01, Lot 16.01 will be open space. Proposed Lot sizes are as follows: Lot 1 - 10,439.55 sq. ft., Lot 2 - 9,988.93 sq. ft., Lot 3 - 9,365.01, Lot 4 - 12,086.06 sq. ft., Lot 5 - 19,354.14 sq. ft., Lot 6 - 11,855.54, Lot 7 - 13,572.59, Lot 8 - 9,627.93 sq. ft., Lot 9 - 13,261.04, and Lot 44,591.73. Access to the single family homes will be provided through a private road. Utilities are located in Route 27.

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

- Preliminary Major Subdivision *and/or*
- Final Major Subdivision

or

Minor Subdivision

PART B

APPLICANT: Individual Partnership Corporation Limited Liability Company

APPLICANT: Owner Applicant Other _____

Name Devin Developers, LLC

Street Address c/o Bhavin Patel, Manaing Member, 6 Pointer Lane Apt./Ste/Unit # _____

City Kendall Park State NJ Zip Code 08824

Phone 908-307-1598 Fax _____

Email byp213@gmail.com

OWNER (if different from Applicant):

Name Same as Applicant.

Street Address _____ Apt./Ste/Unit # _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Email _____

PART C

SUBJECT PROPERTY:

Block/s 11.06 / 20.01 Lot/s 11.01 / 16.01 Zone R-10B

Street Address 11 Bunker Hill Road & 3532 Route 27

City Somerset State NJ Zip Code 08873

Approximate Site Size: 4.03 Acres/ 175,444 Sq. ft.

Does the owner own any contiguous property? Yes No

If yes, state the address, block and lot of such property: _____

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

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

Location of utilities: _____

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:

Yes (Provide a copy) No Proposed (Must be submitted for review)

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? Unknown. 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., subdivision 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., site plan, 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-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)

- Preliminary Major Site Plan
- Final Major Site Plan
- Waiver of Site Plan
- Conditional Use Approval
- Other(s) Specify: _____

PART E

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

<u>Quantity:</u>	<u>Description of Item:</u>
25	Preliminary and final major subdivision plan
3	Boundary & Topographic Survey
15	Environmental Impact Statement
3	Stormwater Management Report
3	Water System Engineers Report
3	Sanitary Sewer System Engineers 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

Bhavin Patel, Manaing Member
I, of Devin Developers LLC, of full age, being duly sworn according to law and upon my oath,
depose that: I reside at 6 Pointer Lane, Kendall Park 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 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 29th day of
September, 20 21

[Signature] 9/29/21
NOTARY PUBLIC

Devin Developers LLC

[Signature] 9/29/21
APPLICANT'S SIGNATURE

YATIN PATEL
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2161340
My Commission Expires 1/29/2024

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.)

Bhavin Patel, Manaing Member
I, of Devin Developers LLC, of full age, being duly sworn according to law and upon my oath
depose that: I reside at 6 Pointer Lane, Kendall Park 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.

Sworn to and subscribed before
me this 29th day of
September, 20 21

[Signature] 9/29/21
NOTARY PUBLIC

Devin Developers LLC

[Signature] 9/29/21
OWNER'S SIGNATURE

YATIN PATEL
NOTARY PUBLIC OF NEW JERSEY
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