

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 Zoning Board of Adjustment for D(1) Use and D(4) FAR Variances with Preliminary and Final Site Plan to construct a residential development consisting of five (5) buildings containing a total of twelve (12) residential units with parking garages. Storm water management for this project will be addressed through porous pavement, rain gardens and roof leaders routed to a biorentention basin below the porous pavement. Access to the site is from Norma Avenue.

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 64 Casa Esencia, LLC

c/o Amira S Hasan, Blackstone 360

Street Address 570 Broad Street Apt./Ste/Unit # Suite 1206

City Newark State NJ Zip Code 07102

Phone 908-938-4093 Fax _____

Email amira@b360.us

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 234 Lot/s 3 - 7 Zone O-P

Street Address 64 Norma Avenue

City Somerset State NJ Zip Code 08873

Approximate Site Size: 1.696 Acres/ 73,875.0 Sq. ft.

Present use of the property, specify: Vacant.

Proposed use of the property, specify: Duplexes/Townhomes

Area of new disturbance: 100 % of the gross lot area: 73,875 Sq. ft.

Gross square footage of the building: Existing: 0 Sq. ft.

Proposed: See attached Exhibit "A". 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 & Final Site Plan
25	Architectural Drawings
15	Traffic & Parking Assessment Report
15	Environmental Assessment
3	Storm Water Drainage Calculations
3	Topographic Survey

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

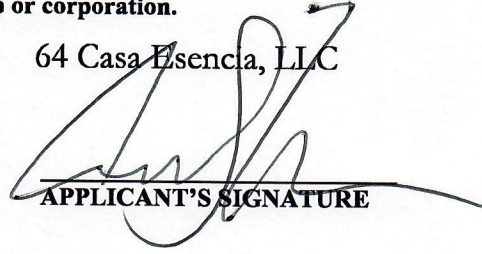
Email peter@borrus.com / erin@borrus.com

PART G

APPLICANT'S CERTIFICATION

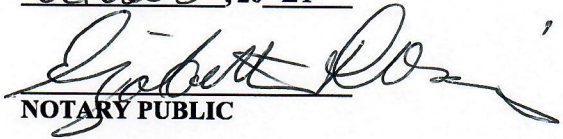
Ibrahim Hasan, Authorized Representative
I, of 64 Casa Esencia, LLC, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 570 Broad Street, Suite 1206, Newark in the County of Essex and State of New Jersey, and that the above statements contained in this application 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.

64 Casa Esencia, LLC



APPLICANT'S SIGNATURE

Sworn to and subscribed before
me this 22nd day of
October, 20 21



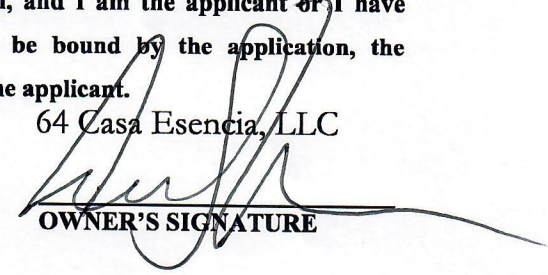
NOTARY PUBLIC

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.)

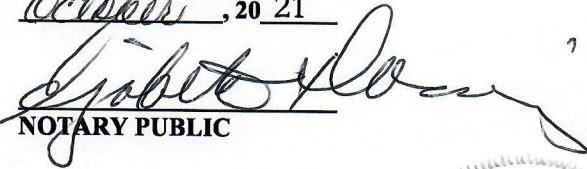
Ibrahim Hasan, Authorized Representative
I, of 64 Casa Esencia, LLC, of full age, being duly sworn according to law and upon my oath depose that: I reside at 570 Broad Street, Suite 1206, Newark in the County of Essex and State of New Jersey, and that the above statements contained in this application 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.

64 Casa Esencia, LLC



OWNER'S SIGNATURE

Sworn to and subscribed before
me this 22nd day of
October, 20 21



NOTARY PUBLIC

ELIZABETH DOMINGUEZ
NOTARY PUBLIC OF NEW JERSEY
Commission # 50147021
My Commission Expires 01/06/2026



Exhibit "A"
64 Casa Esencia, LLC

Gross square footage of the building:

Proposed: Total GSF = 34,263 SF

Building A:

- 4,735 SF
- Garage = 638 SF
- **Total = 5,373 SF**

Building B:

- 4,735 SF
- Garage = 638 SF
- **Total = 5,373 SF**

Building C:

- 5,871 SF
- Garage = 994 SF
- **Total = 6,865 SF**

Building D:

- 3,871 SF
- Garage = 645 SF
- **Total = 4,516 SF**

Building E:

- 3,871 SF
- Garage = 645 SF
- **Total = 4,516 SF**

Building F:

- 6,700 SF
- Garage = 920 SF
- **Total = 7,620 SF**