

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 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.

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-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)

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

<u>Ordinance Section</u>	<u>Requirement</u>	<u>Proposed Deviation</u>
Attachment 1 - Schedule 1 - §112- Permitted Uses - O-P	•One- and two-family dwellings •Professional office buildings •General office buildings •Mixed use buildings	Duplexes/Townhomes
Attachment 2 - Schedule 2 Lot and Yard Requirement - §112- Front Yard Setback	40 feet	26.6 feet
Attachment 3 - Schedule 3 Height, Coverage and Building Requirements - Impervious Coverage §112-	45%	46.9%
Attachment 3 - Schedule 3 Height, Coverage and Building Requirements - FAR §112-	0.25	0.37
§112		
§112		
§112-		

PART B

APPLICANT: Individual Partnership Corporation Limited Liability Company

APPLICANT: Owner Applicant Other _____

Name 64 Casa Esencia, LLC
 Street Address c/o Amira S Hasan, Blackstone 360 Apt./Ste/Unit # Suite 1206
570 Broad Street
 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

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

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

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 December 20, 2019.

Is the property under contract to be sold? Yes No

If yes, state the date of contract and name of the contract purchaser:

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

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:

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:

There has been no development of permitted uses in the zone and the area is transitioning to townhouse/apartment development.

C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good.
New market rate housing would benefit the public good.

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.

The project would enhance the area where the current permitted uses are in decline.

PART H

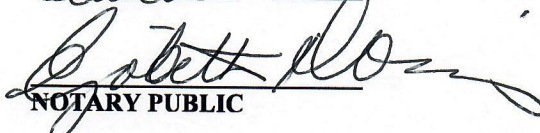
APPLICANT'S CERTIFICATION

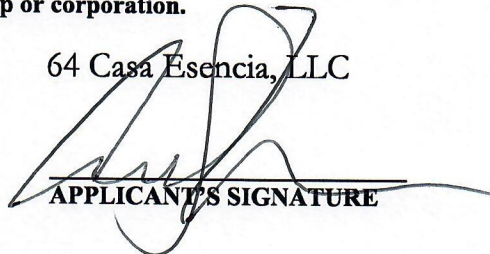
Ibrahim Hasan, Authorized Representative
I, of 64 Casa Esencia, LLC, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 570 Broad Street, Suite 1206, Newark in the County of Essex and State of New Jersey, and that the above statements contained in this application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

Sworn to and subscribed before
me this 27th day of

October, 20 21


NOTARY PUBLIC


APPLICANT'S SIGNATURE

OWNER'S CERTIFICATION

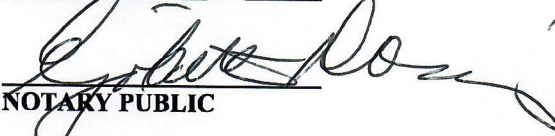
(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a partnership, this section must be signed by a general partner.)

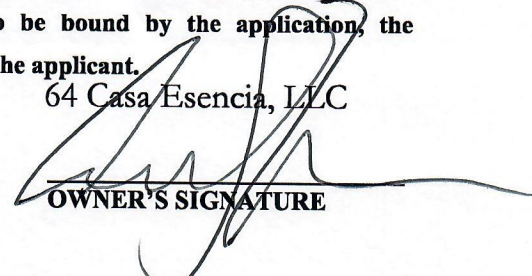
Ibrahim Hasan, Authorized Representative
I, of 64 Casa Esencia, LLC, of full age, being duly sworn according to law and upon my oath depose that: I reside at 570 Broad Street, Suite 1206, Newark in the County of Essex and State of New Jersey, and that the above statements contained in this application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

Sworn to and subscribed before
me this 22nd day of

October, 20 21


NOTARY PUBLIC


OWNER'S SIGNATURE

ELIZABETH DOMINGUEZ
NOTARY PUBLIC OF NEW JERSEY
Commission # 50147021
My Commission Expires 01/08/2026

