

**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 preliminary and final major site plan with c(2) variance approval for the construction of a 70,340 square foot warehouse. The first floor will consist of a 53,507 square foot open space warehouse area, a 894 square feet reception area, 1,229 square feet of office space, a 5,592 shipping & receiving area, a 364 square foot lounge and a 894 square foot bathroom. The second floor will contain a 7,594 square foot mezzanine area and a 645 square foot bathroom. Proposed are 52 parking spaces, 5 loading stalls and 1 drive-in ramp. Access to the site is proposed via a full movement driveway along Weston Canal Road (CR 623). Additional site improvements include constructing driveways, parking areas, grass swales, stormwater management basins, landscaping, lighting and other associated site improvements. The stormwater management basins include two (2) aboveground bioretention basins with underdrains, one (1) underground infiltration basin, two (2) green infrastructure manufactured treatment devices and one (1) structural manufactured treatment device.

**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** Baldwas Realty LLC

**Street Address** 606 West Union Avenue      **Apt./Ste/Unit #** \_\_\_\_\_

**City** Bound Brook      **State** NJ      **Zip Code** 08805

**Phone** \_\_\_\_\_      **Fax** \_\_\_\_\_

**Email** \_\_\_\_\_

**OWNER (if different from Applicant):**

Name Kenneth Selody, Sr. & Kenneth Selody, Jr.  
Street Address 549 Weston Canal Road Apt./Ste/Unit # \_\_\_\_\_  
City Somerset State NJ Zip Code 08873  
Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Email \_\_\_\_\_

**PART C**

**SUBJECT PROPERTY:**

Block/s 516.01 Lot/s 4.03 & 5 Zone B-I  
Street Address 545 & 549 Weston Canal Road  
City Somerset State NJ Zip Code 08873  
Approximate Site Size: 8.85 Acres/ 298,285 Sq. ft.  
Present use of the property, specify: Nursery/Greenhouse and residential dwelling.  
Proposed use of the property, specify: Warehouse.  
Area of new disturbance: 90.06 % of the gross lot area: 286,628 Sq. ft.

Gross square footage of the building: Existing: To be demolished. Sq. ft.  
Proposed: 70,340 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.

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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

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**PART E**

**LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:**

<u>Quantity:</u>	<u>Description of Item:</u>
25	Preliminary and Final Major Site Plan
25	Architectural Drawings
15	Traffic Impact Study
15	Environmental Impact Statement
3	Stormwater Management, Groundwater Recharge and Water Quality Analysis
3	ALTA/NSPS Land Survey
3	Stormwater Management Measures Maintenance Plan & Field Manuals



**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

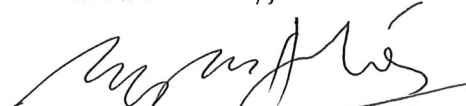
PART G

APPLICANT'S CERTIFICATION

Antony Cyriac, Member of  
I, Baldwas Realty, LLC, of full age, being duly sworn according to law and upon my oath,  
depose that: I reside at 606 West Union Avenue, Bound Brook 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.

Baldwas Realty, LLC

Sworn to and subscribed before  
me this 15 day of  
November, 20 22

  
APPLICANT'S SIGNATURE

  
NOTARY PUBLIC

EV RIM CICEK  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES DEC. 13, 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.)

Kenneth Selody, Sr. &  
I, Kenneth Selody, Jr., of full age, being duly sworn according to law and upon my oath  
depose that: I reside at 549 Weston Canal Road, 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.

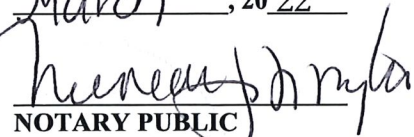
Kenneth Selody, Sr.

  
OWNER'S SIGNATURE

Sworn to and subscribed before  
me this 10th day of  
March, 20 22

Kenneth Selody, Jr.

OWNER'S SIGNATURE

  
NOTARY PUBLIC

NICOLAS J. DIMEGLIO  
Notary Public, State of New Jersey  
My Commission Expires  
February 22, 2026