

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 Minor Subdivision Committee for approval to subdivide existing Lot 36 into two (2) lots to be known as Lots 36.01 and 36.02. Lot 36.02 will then be conveyed to the Applicant and consolidated into Lot 37.01 to be known as 37.02. Lot 36.01 will be 3.013 acres and Lot 37.02 will be 7.532 acres. There is no construction proposed as part of this application.

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

APPLICANT:  Owner  Applicant  Other \_\_\_\_\_

Name Muslim Foundation, Inc.

Street Address c/o Hamid Majd, 47 Cedar Grove Lane Apt./Ste/Unit # \_\_\_\_\_

City Somerset State NJ Zip Code 08873

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

Email hamid@hamidcontractingllc.com

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

Name Holy Virgin Protection Church

Street Address 43 Cedar Grove Lane Apt./Ste/Unit # \_\_\_\_\_

City Somerset State NJ Zip Code 08873

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

Email \_\_\_\_\_

**PART C**

**SUBJECT PROPERTY:**

Block/s 468.09 Lot/s 36 Zone R-40

Street Address 43 Cedar Grove Lane

City Somerset State NJ Zip Code 08873

Approximate Site Size: 5.512 Acres/ 240,102.7 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: In Cedar Grove Lane.

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:**

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?**                       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-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)



- 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 Minor Subdivision Plan
25	Boundary & 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 NJ Zip Code 08902

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

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

PART G

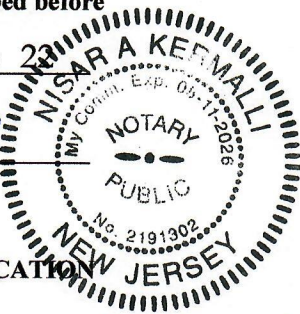
APPLICANT'S CERTIFICATION

AFTAB HUSAIN, of  
I, Muslim Foundation, Inc., of full age, being duly sworn according to law and upon my oath,  
depose that: I reside at 47 Cedar Grove Lane, 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 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.

Muslim Foundation, Inc.

Sworn to and subscribed before  
me this 25 day of

March, 20 22  
[Signature]  
NOTARY PUBLIC



[Signature]  
APPLICANT'S SIGNATURE  
Director MFI

OWNER'S CERTIFICATION

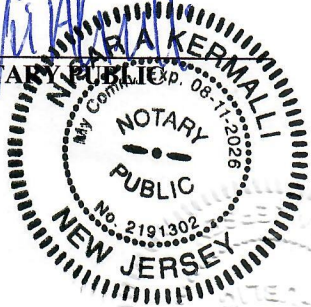
(If the owner is a corporation, this section must be signed by an authorized corporate officer. If the owner is a  
partnership, this section must be signed by a general partner.)

I, Holy Virgin Protection Church, of full age, being duly sworn according to law and upon my oath  
depose that: I reside at 43 Cedar Grove Lane, 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.

Holy Virgin Protection Church

Sworn to and subscribed before  
me this 25 day of

March, 20 22  
[Signature]  
NOTARY PUBLIC



[Signature]  
OWNER'S SIGNATURE  
Rev. Leonid Goferman,  
PARISH RECTOR