

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 Amended Preliminary & Final Site Plan approval to construct landscaping and signage in lieu of construction the rustic mill feature previously approved.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 Summerfields at Franklin, LLC

Street Address c/o Premier Development, 929 Route 202 Apt./Ste/Unit # \_\_\_\_\_

City Raritan State New Jersey Zip Code 08869

Phone 908-429-3000 Fax \_\_\_\_\_

Email ATendler@Premierdevelopment.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 516.09 Lot/s 55 Zone PAC  
Street Address 1101 Randolph Road  
City Somerset State New Jersey Zip Code 08873  
Approximate Site Size: 8.5 Acres/ 369,390 Sq. ft.

Present use of the property, specify: Commercial.

Proposed use of the property, specify: Commercial.

Area of new disturbance: 0.71 % of the gross lot area: 2,625 Sq. ft.

Gross square footage of the building: Existing: N/A Sq. ft.  
Proposed: \_\_\_\_\_ 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 improvements 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-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)



**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**

Anatol Hiller, Authorized Signatory  
I, Summerfields at Franklin LLC, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 929 Route 202, Raritan 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.

Summerfields at Franklin LLC

APPLICANT'S SIGNATURE

By: Anatol Hiller, Authorized Signatory

Sworn to and subscribed before me this 10 day of

January, 20 22

Erin Santora LaGrua

NOTARY PUBLIC

Erin E. Santora LaGrua  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 8/20/2024

**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.)

Anatol Hiller, Authorized Signatory  
I, Summerfields at Franklin LLC, of full age, being duly sworn according to law and upon my oath depose that: I reside at 929 Route 202, Raritan 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.

Summerfields at Franklin LLC

OWNER'S SIGNATURE

By: Anatol Hiller, Authorized Signatory

Sworn to and subscribed before me this 10 day of

January, 20 22

Erin Santora LaGrua

NOTARY PUBLIC

Erin E. Santora LaGrua  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 8/20/2024