

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 and c(1) & c(2) variance relief to construct a 37,460 square foot warehouse. The existing office/Light Manufacturing building to remain. The proposed warehouse will consist of 35,510 square feet of warehouse and 1,950 square feet of office. Parking will be provided via 70 on-site parking spaces. Additionally five (5) loading drive-in ramps are proposed. Access will be provided via a relocated driveway on Davidson Avenue and an emergency access only driveway on Atrium Drive. Stormwater will be handled via (3) three stormwater BMP's consisting of 3 porous pavement systems (2 in the front of the proposed building and one in the rear).

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 Davidson Properties, LLC

Street Address 100 Franklin Square Drive **Apt./Ste/Unit #** 207

City Somerset **State** NJ **Zip Code** 08873

Phone 732-809-8000 **Fax** _____

Email am@onyxrlt.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 468.01 Lot/s 20.01 Zone B-I

Street Address 230 Davidson Avenue

City Somerset State NJ Zip Code 08873

Approximate Site Size: 4.88 Acres/ 212,864 Sq. ft.

Present use of the property, specify: Office building, and light manufacturing.

Proposed use of the property, specify: Office building, light manufacturing, and warehouse.

Area of new disturbance: 93.1 % of the gross lot area: 212,864 Sq. ft.
8,258 SF (office)/9,425 SF (light manufacturing)

Gross square footage of the building: Existing: _____ Sq. ft.
Proposed: 8,258 SF (office)/9,425 SF (light manufacturing) /37,460 (warehouse) 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.

Previous approval for addition to existing office building.

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

~~Property is not within 500 feet of any residential zoning district. The warehouse will be serviced by public water and sewer.~~

PART E

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

Quantity:	Description of Item:
25	Preliminary & Final Major Site Plan
25	Architectural drawings
15	Traffic Impact Statement
15	Environmental Impact Statement
3	Stormwater Management Report
3	Stormwater Management Facilities Operations & Maintenance Manual
3	ALTA / NSPS Land Title 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

Chandra Mandalapu, Authorized Signatory

I, Davidson Properties, LLC, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 100 Franklin Square Drive, Suite 207, 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.

Sworn to and subscribed before
me this 18th day of

JANUARY, 20 23


JULIUS L. SALDANHA
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2457614

NOTARY PUBLIC

My Commission Expires 4/5/2023

Davidson Properties, LLC



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.)

Chandra Mandalapu, Authorized Signatory

I, Davidson Properties, LLC, of full age, being duly sworn according to law and upon my oath depose that: I reside at 100 Franklin Square Drive, Suite 207, 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.

Sworn to and subscribed before
me this 18th day of

JANUARY, 20 23


JULIUS L. SALDANHA
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2457614

NOTARY PUBLIC

My Commission Expires 4/5/2023

Davidson Properties, LLC



OWNER'S SIGNATURE