

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 C(2) Variance approval for sign area, height, lot line setback and number of freestanding signs. Applicant is proposing 3 wall-mounted signs, affixed to a white marble archway to be constructed over the existing driveway to the Temple. Sign on the top of the archway to be 57.2 SF and two signs on the at the base of each side of the archway to be 21 SF each.

Portions of the sidewalk have been removed for impervious compensation of the proposed archway.

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>
§112- See attached Rider.	_____	_____
§112-_____	_____	_____
§112-_____	_____	_____
§112-_____	_____	_____
§112_____	_____	_____
§112_____	_____	_____
§112-_____	_____	_____

PART B

APPLICANT: Individual Partnership Non-Profit Corporation

APPLICANT: Owner Applicant Other _____

Name The Jain Center of New Jersey

Street Address 111 Cedar Grove Lane Apt./Ste/Unit # _____

City Somerset (Franklin Township) State NJ Zip Code 08873

Phone _____ Fax _____

Email hvadi@yahoo.com

OWNER (if different from Applicant):

Name Same

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 468.07 Lot/s 45 Zone R-40

Street Address 111 Cedar Grove Lane

City Somerset (Franklin Township) State NJ Zip Code 08873

Approximate Site Size * 9.6 Acres/ 419,261 Sq. ft.

Present use of the property, specify: Temple

Proposed use of the property, specify: Same - no change.

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 improvements 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: _____

PLN 2000-33P - Original Site Plan Application; JS-2006-0616 - Administrative Approval; and
PLN 13-00003 - Solar (not constructed)

How long has the present owner had title to this property? * Since December 21, 2000

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:

Each wall-mounted (affixed to the Archway over the driveway to the Temple) denotes information concerning the Temple name, address, etc. The proposed sizes are necessary to remain with the scale of the archway.

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:

C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good.
Adequate signage for identification purposes that is appropriate to the scale of the archway would not cause a substantial detriment to 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.

Adequate signage serves to promote community services through increased recognition and visibility in the R-40 Zone and would not cause substantial detriment to the intent purpose of the Zone Plan and Zoning Ordinance.

PART H

APPLICANT'S CERTIFICATION

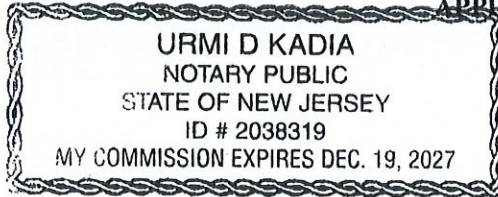
I, Hamir L. Vadi Mihir Shah, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 229 Durham Ave, Metuchen in the County of USA and State of NJ, and that the above statements contained in this application and in the papers appended thereto are true. I further certify 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 19 day of February, 2023

The Jain Center of New Jersey

M Shah
APPLICANT'S SIGNATURE

Urmi Kadia
NOTARY PUBLIC
2/19/23



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, Hamir L. Vadi Mihir Shah, of full age, being duly sworn according to law and upon my oath depose that: I reside at 229 Durham Ave, Metuchen in the County of USA and State of NJ, 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.

The Jain Center of New Jersey

M Shah
OWNER'S SIGNATURE

Sworn to and subscribed before me this 19 day of February, 2023

Urmi Kadia 2/19/23
NOTARY PUBLIC

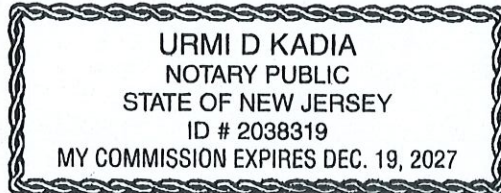


Exhibit "A"

The Jain Center of New Jersey

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

Ordinance Section	Requirement	Proposed Deviation
§112 Attachment 5 – Sign Regulations - Maximum # of Freestanding Signs	1	3 (All on archway)
§112 Attachment 5 – Sign Regulations Maximum Sign Area (square feet)	25 S.F.	99.2 S.F.
§112 Attachment 5 – Sign Regulations - Maximum Sign Height (feet)	10 Feet	28 feet
§112 Attachment 5 – Sign Regulations - Minimum Lot Line Setback	25 Feet	41 Feet
§112 Attachment 3 – Height, Coverage and Building Requirements - Maximum Percent of Impervious Coverage	20% (83,852 S.F.)	<p>48.8% Existing Non-Conforming (175,251 S.F.)</p> <p>Variance Granted by Township Board</p> <p><u>Impervious Coverage</u></p> <p>Impervious Area Removed (Concrete Sidewalk) = 177 S.F.</p> <p>Impervious Area Proposed (Archway Footings, New Driveway Radius) = 114 S.F.</p> <p>Total Decrease in Impervious Area With This Application = 63 S.F.</p>