

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 D(4) Variance, Amended Preliminary & Final Site Plan, and c(2) variances approval to construct a two-story 24,000 square foot expansion (12,000 square foot per floor) to the existing mixed-use warehouse, manufacturing, and office building, provide 176 total parking spaces with access via three (3) full-movement driveways from Franklin Square Drive. Additional site improvements will include stormwater management system, utilities, lighting, landscaping, grading, walkways, driveways, and other site amenities.

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)

PART C

Note: “*” indicates not required in association with signage variances

SUBJECT PROPERTY:

Block/s 502.02 Lot/s 39.05 Zone B-I

Street Address 300 Franklin Square Drive

City Somerset State NJ Zip Code 08873

Approximate Site Size * 8.658 Acres/ 246,462 Sq. ft.

Present use of the property, specify: Warehouse, manufacturing, and office.

Proposed use of the property, specify: Warehouse, manufacturing, and office.

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 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: * _____

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: Original approval in 1986, use variance and waiver of site plan approval in 2017. D(1) Use Variance, C Variances and Site Plan approved in 2020 bearing Docket # ZBA-19-00007.

How long has the present owner had title to this property? * Since June 28, 2017.

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:

See attached Exhibit "B".

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:

See attached Exhibit "B".

C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good.

See attached Exhibit "B".

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.

PART F

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

<u>Quantity:</u>	<u>Description of Item:</u>
25	Amended Site Plan
25	Architectural Drawings
15	Traffic & Parking Impact Assessment
15	Environmental Assessment Report
3	Stormwater Management, Groundwater Recharge and Water Quality Analysis
3	Boundary and Topographic Survey

PART G

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 H 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 H

APPLICANT'S CERTIFICATION

Veerappan Subramanian, Authorized Signatory of I, Odin Pharmaceuticals, LLC, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 300 Franklin Square Drive, 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.

Odin Pharmaceuticals, LLC

Veerappan M. Subramanian

APPLICANT'S SIGNATURE
Veerappan Subramanian,
Authorized Signatory

Sworn to and subscribed before me this 7th day of

June, 20 22

Erin E. Santora LaGrue

NOTARY PUBLIC

Erin E. Santora LaGrue
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.)

Veerappan Subramanian, Authorized Signatory of I, 800 Centennial Avenue, LLC, of full age, being duly sworn according to law and upon my oath depose that: I reside at 300 Franklin Square Drive, 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.

800 Centennial Avenue LLC

Veerappan M. Subramanian

OWNER'S SIGNATURE
Veerappan Subramanian,
Authorized Signatory

Sworn to and subscribed before me this 2nd day of

June, 20 22

[Signature]

NOTARY PUBLIC

RAVIKIRAN KARKERA
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JAN 14, 2027

Exhibit “A”

Odin Pharmaceuticals LLC

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-Attachment 2 - Schedule 2 - Lot and Yard Requirements – Minimum Front Yard Setback	50 feet	46.4 feet
§112-Attachment 3 - Schedule 3 - Height, Coverage and Building Requirements – Maximum Impervious Coverage	60%	74.5%
§112-Attachment 3 - Schedule 3 - Height, Coverage and Building Requirements – Maximum Floor Area Ratio (FAR)	0.5	0.57
§112-16 – Accessory buildings	No accessory building shall be placed in any required yard	Mechanical buildings located in Front Yard of Davidson Avenue
§ 112-102G – Off-street parking and loading space within required setback	No parking area shall be located in the required fifty-foot-wide front yard area nor closer than five feet from a side or rear property line. Ingress and egress shall be provided by not more than two driveways, each not less than 20 feet nor more than 36 feet in width. No parking lot may be located within buffer zone areas required in Schedule 6.	Parking proposed in front yard area and ingress and egress is provided by three driveways.
§ 112-88– Interior driveways	Interior driveways shall be at least 26 feet wide where used with ninety-degree angle parking	24 feet is proposed

Exhibit “B”
Odin Pharmaceuticals LLC

- Minimum Front Yard – The mechanical equipment in the front yard needs to be at that location in order to properly service the manufacturing within the building. There will be significant screening along Davidson Avenue to obscure the visibility of the equipment.
- Maximum Impervious Coverage – The impervious increase is 4% from what was previously approved and will be appropriately dealt with by stormwater management.
- Maximum Floor Area Ratio (FAR) – The FAR increase is 0.5 from what was previously approved and to provide for sufficient building space for the manufacturing of the pharmaceuticals in accordance with governmental requirement.
- Accessory buildings in front yard – See above Minimum Front Yard variance reasoning.
- Off -street parking and loading space within required setback – Parking in the front yard – the front yard violation is on Franklin Square Drive which services only three buildings. The parking will be appropriately buffered and screened. Ingress and egress by no more than two driveways - Two driveways are existing and the third driveway is being provided to access the parking so as not to create a dead-end parking isle.
- Interior Driveways – The driveways are sufficient to handle the vehicular parking and there is minimal truck traffic anticipated with the proposed use. Also, the reduced driveway width decreases impervious coverage.