

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 Use "D" Variance approval to allow a summer camp on the property. No site modifications are being proposed. Use of the adjacent Swim Club property is required for parking.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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>
Schedule 1 <del>§112-</del> Permitted Uses	Farming operations (See also § 112-27.) Single-family dwellings Golf courses	Summer Camp
<del>§112-</del>		
<del>§112-</del>		
<del>§112-</del>		
<del>§112</del>		
<del>§112</del>		
<del>§112-</del>		

**PART B**

APPLICANT:  Individual  Partnership  Corporation  Limited Liability Company

APPLICANT:  Owner  Applicant  Other

Name Cedar Hill Holdings, LLC

Street Address 100 Armstead Court Apt./Ste/Unit # \_\_\_\_\_

City South Plainfield State NJ Zip Code 07080

Phone 908-720-3844 Fax \_\_\_\_\_

Email nanmenon03@yahoo.com

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

Name Same as Applicant and Cedar Hill Club.

Street Address P.O. Box 5201 Apt./Ste/Unit # \_\_\_\_\_

City Somerset State NJ Zip Code 08875

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

Email \_\_\_\_\_

**PART C**

Note: "\*" indicates not required in association with signage variances

**SUBJECT PROPERTY:**

Block/s 424.12 Lot/s 6.03 & 5.01 Zone R-40

Street Address 152 & 156 Cedar Grove Lane

City Somerset State NJ Zip Code 08873

Approximate Site Size \* 8.50 Acres/ 370,665 Sq. ft. (Cedar Hill Property)

Present use of the property, specify: Preparatory school.

Proposed use of the property, specify: Preparatory school and summer camp.

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: Three (3) previous Site Plan applications for school, signage and other amenities between 2000 and present and a use variance approval in 2011. Use Variance denial & temporary use permit approval in 2023.

How long has the present owner had title to this property? \* Since December 28, 2006.

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:

---

---

---

---

---

---

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:

The summer camp will be attended by many of the same children attending the school. It also provides an effective use of the property during the summer when school is not in session.

---

---

---

---

C and D Variance(s):

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

This service provides a benefit to the resident of the community where summer programs are needed for children.

---

---

---

---

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	Use Variance Plan - Summer Camp

## 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 NJ Zip Code 08902

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

Email peter@borrus.com / erin@borrus.com

PART H

APPLICANT'S CERTIFICATION

I, Cedar Hill Holdings, LLC, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 100 Armstead Court, South Plainfield in the County of Middlesex 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 27th day of OCTOBER, 20 23

[Signature]
APPLICANT'S SIGNATURE

[Signature]
NOTARY PUBLIC

ARTIBEN V. PATEL
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 10, 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.)

I, Cedar Hill Holdings, LLC, of full age, being duly sworn according to law and upon my oath depose that: I reside at 100 Armstead Court, South Plainfield in the County of Middlesex 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 27th day of OCTOBER, 20 23

[Signature]
OWNER'S SIGNATURE

[Signature]
NOTARY PUBLIC

ARTIBEN V. PATEL
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 10, 2024

PART H

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, Cedar Hill Club, of full age, being duly sworn according to law and upon my oath depose that: I reside at P.O. Box 5201, Somerset (156 Cedar Grove Ln) 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.

Cedar Hill Club

OWNER'S SIGNATURE

Sworn to and subscribed before me this 13th day of NOVEMBER, 20 23

Douglas C. Lake  
NOTARY PUBLIC

STATE OF NEW YORK  
COUNTY OF RICHMOND

Douglas C Lake  
Notary Public, State of New York  
No. 01LA4682849  
Qualified in Suffolk County  
Commission Expires 08/31/2026



## **EXHIBIT "A"**

### **Owners Statement – Cedar Hill Club**

Please note that Cedar Hill Club is signing this application only as it relates to the provision of renting the parking lot and being the owner of same (Block 424.12, Lot 5.01). Cedar Hill Club is not directly requesting the variance but we are supportive of having the school get the necessary variance for the camp approval.

A lease for the use of the Cedar Hill Club has been approved and Cedar Hill is prepared to provide necessary parking as long as we have a current, signed contract with the Camp.