

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 proposes to subdivide the existing 25,648.17 sq ft. residential property to create a vacant 11,237.80 sq ft. residential lot. The property is located in the R-15 Zone. Variances are required for the following items: lot size, lot frontage, lot depth and existing non-confirming front set-backs AND EFFECTIVE SQUARE.

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-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)

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

<u>Ordinance Section</u>	<u>Requirement</u>	<u>Proposed Deviation</u>
<u>§112-13</u>	<u>Lot Area Interior 15,000 sq Ft.</u>	<u>11,237.8 sq ft.- Lot 55.02</u>
<u>§112-13</u>	<u>Lot Area Corner 18,000 sq Ft.</u>	<u>14,410.37 sq ft - Lot 55.03</u>
<u>§112-13</u>	<u>Lot Frontage Interior 100 Ft.</u>	<u>90 Ft. - Lot 55.02</u>
<u>§112-13</u>	<u>Lot Frontage Corner 120 Ft.</u>	<u>91.42 Ft. - Lot 55.03</u>
<u>§112 13</u>	<u>Hamilton Front Setback - 45 Ft</u>	<u>25.2 Ft. - Lot 55.03 (EXISTING)</u>
<u>§112 13</u>	<u>Wheeler Front Setback - 30 Ft</u>	<u>15.7 Ft. - Lot 55.03 (EXISTING)</u>
<u>§112-33.A</u>	<u>Effective Square 70' x 70'</u>	<u>70 Ft. x 62'</u>

PART B

APPLICANT: Individual Partnership Corporation

APPLICANT: Owner Applicant Other _____

Name Twelve31 Properties LLC.

Street Address 50 Westminster Road Apt./Ste/Unit # _____

City Somerset State NJ Zip Code 08873

Phone 609-462-1626 Fax _____

Email dunhaus@gmail.com

OWNER (if different from Applicant):

Name same as applicant

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 348 Lot/s 55.01 Zone R-15

Street Address 1231 Hamilton Street

City Somerset (franklin Twp) State NJ Zip Code 08873

Approximate Site Size * 0.59 Acres/ 25,648.17 Sq. ft.

Present use of the property, specify: Residential

Proposed use of the property, specify: Residential

Public water available: * [X] Yes [] No If not, proposed? [] Yes [] No

Public sanitary sewer available: * [X] Yes [] No If not, proposed? [] Yes [] No

Describe any off tract improvement required or proposed*

Deed restrictions, covenants, easements, association by-laws:

[] Yes (Provide a copy) [X] No [] Proposed (Must be submitted for review)

Does the applicant own any contiguous property?* [] Yes [X] 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 [X] No

If, yes, state type, docket number, the nature and date of such appeal:

How long has the present owner had title to this property? *

Is the property under contract to be sold? [] Yes [X] 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:

Testimony will be provided

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.

Testimony will be provided

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.

Testimony will be provided

PART F

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

<u>Quantity:</u>	<u>Description of Item:</u>
2	Minor Subdivision Plan
2	Property Survey
2	Stormwater Report

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 Dominic J. Cerninario

Street Address 707 Raritan Ave Apt./Ste/Unit # _____

City Highland Park State NJ Zip Code 08904

Phone 732-545-9860 Fax _____

Email cerninarolaw@optonline.net

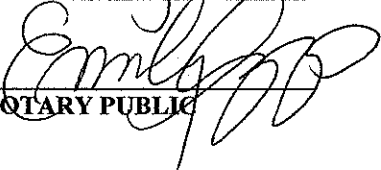
PART H

APPLICANT'S CERTIFICATION

I, Kevin S. Dunn, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 14 Surrey Drive, Hillsborough 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 16 day of

January, 2024


NOTARY PUBLIC

EMILY A. IZZO
NOTARY PUBLIC OF NEW JERSEY
Comm # 2438753
My Commission Expires Sept. 24, 2028


APPLICANT'S SIGNATURE

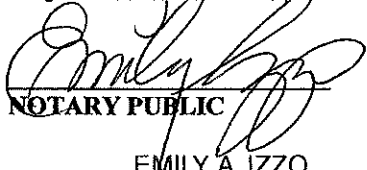
OWNER'S CERTIFICATION

(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.)

I, Kevin S. Dunn, of full age, being duly sworn according to law and upon my oath depose that: I reside at 14 Surrey Drive, Hillsborough 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 16 day of

January, 2024


NOTARY PUBLIC

EMILY A. IZZO
NOTARY PUBLIC OF NEW JERSEY
Comm # 2438753
My Commission Expires Sept. 24, 2028


OWNER'S SIGNATURE