

# SUBDIVISION APPLICATION.

FOR OFFICIAL USE ONLY	
<input type="checkbox"/> Planning Board	<input type="checkbox"/> 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, number and size of lots, means of providing vehicular access, utilities, etc.

Applicant seeks to subdivide a 16.54 Acre Lot into 15 lots of approximately 40,000 SF. in area each to accomodate 14 new single family homes and associated improvements, including stormwater improvements and a new cul-de-sac.

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Applicant requests the Subdivision Approval(s) indicated below (check all that apply):

Preliminary Major Subdivision *and/or*

Final Major Subdivision

or

Minor Subdivision

## PART B

APPLICANT:  Individual  Partnership  Corporation LLC X

APPLICANT:  Owner  Applicant  Other \_\_\_\_\_

Name Odin Dhun LLC

Street Address 55 Carter Drive Apt./Ste/Unit # L2

City Edison State NJ Zip Code 08817

Phone 732.752.3100 Fax 732.752.7997

Email akshay.joshi@me.com

OWNER (if different from Applicant):

Name Odin NJ Corp  
Street Address 55 Carter Drive Apt./Ste/Unit # L2  
City Edison State NJ Zip Code 08817  
Phone 732.752.3100 Fax 732.752.7997  
Email akshay.joshi@me.com

PART C

SUBJECT PROPERTY:

Block/s 508.02 Lot/s 12 Zone R-40  
Street Address 295 Cedar Grove Lane  
City Franklin Twp. (Somerset) State New Jersey Zip Code 08873  
Approximate Site Size: 16.54 AC Acres/720,657 Sq. ft.

Does the owner own any contiguous property?  Yes  No

If yes, state the address, block and lot of such property: \_\_\_\_\_

Public water available:  Yes  No If not, proposed?  Yes  No

Public sanitary sewer available:  Yes  No If not, proposed?  Yes  No

Location of utilities: See associated plans for utility locations

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: See accompanying plans

Deed restrictions, covenants, easements:

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

**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., subdivision approval for a previously granted use variance.

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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., site plan, 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-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)

- Preliminary Major Site Plan
- Final Major Site Plan
- Waiver of Site Plan (single family residences exempted from site plan review)
- Conditional Use Approval
- Other(s) Specify: Bulk Variance sought

**PART E**

**LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:**

<u>Quantity:</u>	<u>Description of Item:</u>
	See accompanying transmittal letter

**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 Bob Smith & Associates - Tim Arch, Esq.

Street Address 216 Stelton Rd. Apt./Ste/Unit # B-1

City Piscataway State NJ Zip Code 08854

Phone 732.752.3100 Fax 732.752.7997

Email Tarch@bobsmithandassociates.com

PART G

APPLICANT'S CERTIFICATION

I, Tim Arch, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 130 Emerson Rd, Franklin Twp in the County of Somerset 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 24<sup>th</sup> day of April, 2024  
[Signature]  
NOTARY PUBLIC

[Signature]  
APPLICANT'S SIGNATURE

**TIMOTHY M. ARCH**  
**ATTORNEY AT LAW**  
**OF THE STATE OF NEW JERSEY**

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, Tim Arch, of full age, being duly sworn according to law and upon my oath depose that: I reside at 130 Emerson Road, Franklin Twp in the County of Somerset 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.

Sworn to and subscribed before me this 24<sup>th</sup> day of April, 2024  
[Signature]  
NOTARY PUBLIC

[Signature]  
OWNER'S SIGNATURE

**TIMOTHY M. ARCH**  
**ATTORNEY AT LAW**  
**OF THE STATE OF NEW JERSEY**

KATHERINE M. DILETTO  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires October 2, 2028

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