

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, Princeton Route 27, LLC, is applying to the Zoning Board of Adjustment for D(1) use variance and preliminary and final site plan approval to allow the rental of all spaces in the exiting multi-tenant shopping center to prospective tenants for uses consistent with the General Business (G-B) Zoning District. A D(1) use variance is required since the property is located in the Rural Residential (RR3) Zone.

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 Attachment 1 Schedule 1- Permitted Uses <u>§112-in RR3 Residential</u>	•Farming operations •Single-family dwellings •Golf courses	Uses allowed in the G-B Zone in exiting multi-tenant shopping center.
<u>§112-</u>		
<u>§112-</u>		
<u>§112-</u>		
<u>§112</u>		
<u>§112</u>		
<u>§112-</u>		

PART B

APPLICANT: Individual Partnership Corporation Limited Liability Company

APPLICANT: Owner Applicant Other _____

Name Princeton Route 27, LLC

Street Address c/o James Prendamano, Prendamano Real Estate, Inc.
362 Saint Marks Place **Apt./Ste/Unit #** _____

City Staten Island **State** New York **Zip Code** 10301

Phone 718-866-8683 **Fax** 718-727-0137

Email james@prereal.com & rob@prereal.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 5.02 Lot/s 53 Zone RR-3

Street Address 3883 Route 27

City Princeton State New Jersey Zip Code 08540

Approximate Site Size * 5.5 Acres/ 239,580 Sq. ft.

Present use of the property, specify: Multi-tenant shopping center

Proposed use of the property, specify: Multi-tenant shopping center with uses allowed in G-B Zone.

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 of tract improvement 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: See attached Exhibit "A".

How long has the present owner had title to this property? * Since February 16, 2023

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: N/A

- 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:

Previous variances granted for retail use. Applicant is seeking approval to be able to rent the entire approved commercial space to prospective users without going back to the board for use variances for each change of tenant.

C and D Variance(s):

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

See above. Supporting testimony to be presented at the hearing.

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.

See above. Supporting testimony to be presented at the hearing.

PART F

LIST OF PLANS, REPORTS AND OTHER MATERIALS SUBMITTED:

<u>Quantity:</u>	<u>Description of Item:</u>
10	Site Plan
10	Architectural drawings
5	Parking Study
5	Environmental Impact Statement
3	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., Savo, Schalk, Corsini, Warner, Gillespie, O’Grodnick & Fisher, P.A.

Street Address 56 East Main Street **Apt./Ste/Unit #** Suite 301

City Somerville **State** New Jersey **Zip Code** 08876

Phone 908-526-0707 **Fax** 732-725-8483

Email lanfrit@centraljerseylaw.com & cc: erin@landuseconsultants.net

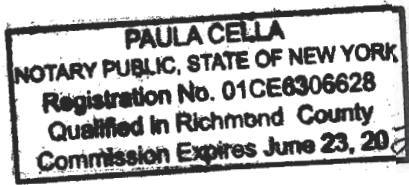
PART H

APPLICANT'S CERTIFICATION

James Prestimano, Authorized Signatory
I, Princeton Route 27, LLC, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 362 Saint Marks Place, Staten Island in the County of Richmond and State of New York, 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 16th day of August, 2024

Paula Cella
NOTARY PUBLIC



Princeton Route 27, LLC
[Signature]
APPLICANT'S SIGNATURE
Authorized Signatory

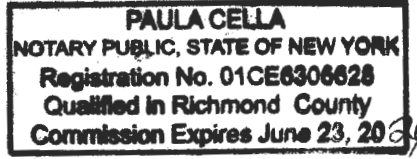
OWNER'S CERTIFICATION

(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.)

James Prestimano, Authorized Signatory
I, Princeton Route 27, LLC, of full age, being duly sworn according to law and upon my oath depose that: I reside at 362 Saint Marks Place, Staten Island in the County of Richmond and State of New York, 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 16th day of August, 2024

Paula Cella
NOTARY PUBLIC



Princeton Route 27, LLC
[Signature]
OWNER'S SIGNATURE
Authorized Signatory

William B. Savo 4
Charles Z. Schalk 3,4
Christopher M. Corsini 1
Steven K. Warner 1
Ellen M. Gillespie
Michael P. O'Grodnick 4
Alexander G. Fisher 1,4
Matthew R. Flynn

John J. DeLuca, Jr.
Christopher Sobieski

Peter U. Lanfrit
John F. Bracaglia, Jr.

THE LAW OFFICES OF
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Michael G. Friedman 2
Edward A. Halpern
Henry E. Rzemieniewski

George A. Mauro, Jr. (1933-2006)
Alan Bart Grant (1948-2015)

1. Also NY Bar
2. Also ME Bar
3. Cert. Civil Trial Atty
4. U.S. Supreme Court

Exhibit "A"

1. D-1 variance with Site Plan approval bearing Docket # ZBA-06-00019 in order to demolish a portion of the existing shopping center and construct a new Walgreen's Pharmacy store at property. Approved on July 19, 2007, resolution memorialized October 18, 2007.
2. D-1 Variance approval bearing Docket # ZBA 08-00008 for an existing restaurant be allowed to move from its current location on the property to another location on the same property. A D-1 Use Variance is required since the original D variance approval for the property specifically prohibits restaurants. Approved on September 4, 2008, resolution memorialized October 16, 2008.
3. D-1 Variance and Amended Site Plan approval bearing Docket # ZBA-11-00010 to construct a new Walgreens, continue existing retail and restaurant uses; and add an on-site wastewater treatment system. Approved on July 7, 2011, resolution memorialized February 2, 2012.