



**For Office Use Only**

Date Filed: \_\_\_\_\_ Appl. No.: \_\_\_\_\_

Appl. Fee: \$ \_\_\_\_\_ Escrow Deposit: \$ \_\_\_\_\_

**Check One:**

☐ Zoning Board of Adjustment

☐ Planning Board

Revision Date: 9/2020

**TOWNSHIP OF NORTH BRUNSWICK**

**Variance Application (FORM C)**

The original and fourteen (14) copies of the completed application form supplied by the Township and the required number of copies of supporting documents listed in the applicable checklist must be filed with the Department of Community Development. If a waiver is being requested for any item on the checklist, it must be noted in the "waiver requested" section, and each item must be listed by checklist number and a detailed reason for the request must be provided. Any application that does not include an item required by the checklist, and for which a waiver has not been requested, will be automatically deemed incomplete.

All applications must be accompanied by appropriate fees and escrow deposits together with a written explanation of the amount calculations. Separate application fee and escrow deposit checks must be provided.

In addition to submittal of hard copies of documents, copies of all applications, surveys, plans, reports and studies, such as environmental impact, traffic, stormwater, sewer and water reports, and any other documents associated with the application, shall be submitted on a CD in portable document format (pdf) at 400 × 400 dpi. Submittal of such digital copies shall be required to constitute an application for development, and all revised files shall be resubmitted as the originals are changed or amended. Every electronic submission must be accompanied by a cover letter listing all attached documents and any revisions, where applicable. Single-family or two-family homeowners preparing variance applications on their own behalf shall not be subject to this electronic submission requirement, provided that such applications do not require site plan or subdivision approval.

The following proof of satisfying the notice requirements must be filed with the Secretary of the appropriate Board at least five (5) days prior to the date fixed for the hearing:

- Affidavit of Service
- Copy of notice served
- Certified List of Property Owners within 200 feet and others served with manner of service
- Certified Mail receipts stamped by the USPS
- Affidavit of Publication from the newspaper in which the notice was published.



## PART I

### **SUBJECT PROPERTY:**

Block 140.01 Lot(s) 5.02 & 7.01 Zone I-1 & C-2  
Property Location 1460 Livingston Avenue & Route 1  
Size of Property 22.7 acres

**Present Use:** ☐ Residential ☒ Non-Residential ☐ Vacant  
**Proposed Use:** ☐ Residential ☒ Non-Residential **Specify:** Warehouses.

### **CONTACTS:**

**Applicant:** ☐ Corporation ☐ Partnership ☐ Individual  
☒ Other/Explain Limited liability company

Name: 1460 Livingston Avenue LLC  
Address: c/o Zev Spira, 1189 Lakewood Farmingdale Road, Howell, NJ 07731  
Telephone: 732-367-8273 Fax: \_\_\_\_\_  
Email: zspira@dmserviceus.com

### **Owner (if different from Applicant):**

Name: 1460 Livingston Ave. Investors, L.P.  
Address: 920 E County Line Road, Unit 103, Lakewood, NJ 08701  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

### **Engineer:**

Name: Gregory S. Oman, P.E., Menlo Engineering Associates, Inc.  
Address: 261 Cleveland Avenue, Highland Park, NJ 08904  
Telephone: 732-846-8585 Fax: 732-846-9439  
Email: goman@menloeng.com

### **Attorney:**

Name: Peter U. Lanfrit, Esq., Borrus, Goldin, Foley, Vignuolo, Hyman and Stahl, P.C.  
Address: 2875 US Route One, North Brunswick, NJ 08902  
Telephone: 732-422-1000 Fax: 732-422-1016  
Email: peter@borrus.com & erin@borrus.com



## PART II

### **Describe the Proposed Development/Request (continue on a separate sheet if necessary):**

Applicant is applying the Zoning Board of Adjustment for d(1) use variance, site plan and c(2) variance approval to construct two (2) 43,200 square foot warehouses. Access to the site is provided through Livingston Avenue, also known as New Jersey State Highway Route No. 26. Warehouses are not a permitted use in the C-2 zone.

### **VARIANCE(S) REQUESTED (Check all that apply):**

#### ☒ "C" Variance(s):

- ☐ C(1) - The strict application of the provisions of Chapter 205 would result in peculiar and exceptional practical difficulties or exceptional and undue hardship.
- ☒ C(2) - 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.

#### ☒ "D" Variance(s):

- ☒ D(1) - Use or principal structure in a district restricted against such use or principal structure.
- ☐ D(2) - Expansion of a nonconforming use.
- ☐ D(3) - Deviation from a specification or standard pertaining solely to a conditional use.
- ☐ D(4) - Increase in the permitted floor area ratio.
- ☐ D(5) - Increase in the permitted density.
- ☐ D(6) - Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.





**ASSOCIATED APPROVALS REQUESTED:**

**Site Plan:**

- ☒ Site Plan  
☐ Amended Site Plan  
☐ Conditional Use

**Subdivision:**

- ☐ Minor Subdivision  
☐ Preliminary Major Subdivision  
☐ Final Major Subdivision  
☐ Amended Preliminary Major Subdivision  
☐ Amended Final Major Subdivision

☐ Other (specify): \_\_\_\_\_

A change to a nonpermitted use shall require a site plan approval or, as a minimum, a site plan waiver request. Such request may be considered by the Board, and, if granted, will constitute an acknowledgment by the Board that the condition of the property is satisfactory and meets the requirements of Chapter 205. No site plan waiver will be granted if the condition of the property is not satisfactory in such matters as traffic, circulation, access, parking, lighting, setbacks, lot coverage, safety, landscaping, buffer, fire safety, noise or other requirements of Chapter 205

**Is a site plan waiver requested?**

☐ YES ☒ NO

☐ If a site plan waiver is sought, explain why the request shall be granted:

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**Is the application proposed to be bifurcated?**

☐ YES ☒ NO

If bifurcated, identify the nature of subsequent development approvals to be sought:

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**Identify Requested Variances:**

Ordinance Section:	Requirement:	Proposed Deviation:
§205-67A(5)	See attached Exhibit "A".	Warehouse.

Where a proposed commercial development abuts a residential zone or a lot developed for residential uses, a buffer shall be established; an additional thirty-foot buffer strip, designed in accordance with the requirements of Article XXVI, shall be added to any required rear or side yard which abuts said residential use. (10 feet + 30 feet = 40 feet required)



68B &  
§205- Article XXVI

7.67 feet

§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____

**Identify Requested Design Waivers:** N/A

Ordinance Section:	Requirement:	Proposed Deviation:
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____
§205-_____	_____	_____

**“C” Variance(s) (Check one that applies):**

☐ A variance under N.J.S.A. 40:55D-70.C(1):

Detail your argument for how 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 situations uniquely affecting the property or the structures lawfully existing thereon:



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and/or

☒ A variance under N.J.S.A. 40:55D-70.C(2):

Detail your argument for how this case conforms to this requirement: \_\_\_\_\_

Due to site layout and to provide proper on-site circulation, the buffer needs to be reduced but will provide adequate screening to the residential properties. Currently no buffers exist.

**D Variance(s):**

State special reasons why the refusal to allow the project would impose on the applicant an undue hardship and/or how the proposed project carries out a purpose of zoning as defined in N.J.S. 40:55D-2. Detail your argument for 1) how the proposed use inherently serves the public good, and/or 2) why the property cannot reasonably be adapted to a conforming use, and/or 3) what unique characteristics of the site make it particularly appropriate for the proposed use rather than a permitted use: \_\_\_\_\_

This property is in a split zone part of which allows for industrial use and has been developed accordingly. Access to the site is being provided through both the industrial and the C-2 district but no access is being provided to Route 1.

**C and D Variance(s):**

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

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 III

**Has there been any previous application to any Township Board involving these premises?**

☒ YES ☐ NO

If yes, provide file number(s) and state the nature, date and disposition of said mater:  
Numerous site plan and variance applications.

**Is public water available?**

☒ YES ☐ NO

If no, how will water service be supplied? \_\_\_\_\_

**Is public sewer available?**

☒ YES ☐ NO

If no, provide proposed method of sewage disposal: \_\_\_\_\_

**Are there any existing deed restrictions, easements or covenants?**

☒ YES ☐ NO

If yes, are copies provided? ☒ YES ☐ NO

**Are any deed restrictions, easements or covenants contemplated?**

☐ YES ☒ NO

If yes, are copies provided? ☐ YES ☐ NO

**Does the owner own or have any ownership interest in any contiguous property?**

☐ YES ☒ NO

If yes, provide type of ownership, address, block and lot(s): \_\_\_\_\_

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

Quantity:	Description of Item:
<u>15</u>	<u>Preliminary/Final Site Plan</u>
<u>15</u>	<u>Architectural drawings</u>
<u>15</u>	<u>Boundary &amp; Partial Topographic Survey</u>
<u>3</u>	<u>Stormwater Management Report</u>
<u>3</u>	<u>Operation and Maintenance Manual</u>
<u>3</u>	<u>Field investigation report</u>
<u>3</u>	<u>Traffic Statement</u>




**DISCLOSURE OF OWNERS OF CORPORATION OR PARTNERSHIP:**

A corporation or partnership applying to a Board for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stocks of any class or at least 10% of the interest in the partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1. Applications which do not comply with N.J.S.A. 40:55D-48.1 et seq. will be deemed incomplete.

Name: Zev Spira Address: 1189 Lakewood Farmingdale Road, Howell, NJ 07731

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

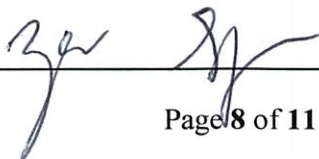
Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_



Date: 2-23-21





**ESCROW FUNDS AGREEMENT:**

The Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) authorizes the collection of Technical Review Escrow Fees to cover the costs incurred by the Township for professional services involved in the review of land use development applications. Subsection 205-139 of the North Brunswick Township Land Use Ordinance establishes the amount of Technical Review Escrow Fees and the procedures for collecting and replenishing same. I hereby acknowledge and agree to the following: 1) I am responsible for the cost of all reasonable professional services rendered to the Planning Board or Board of Adjustment during the review and processing of my development application. 2) If I receive a written Deficiency Notice from the Chief Financial Officer or his/her designee (CFO) that the balance of funds remaining in the account is insufficient to cover invoices, vouchers or bills submitted to the Township for services which have already been performed, no further consideration, review or processing of the application will be permitted until such time as the funds requested in the Deficiency Notice have been deposited, and this cessation of work could result in carrying my application to the next regularly scheduled public meeting of the designated land use agency. 3) Failure to deposit the amount requested in the Deficiency Notice within ten days of receipt shall toll the period for action by the Planning Board or Board of Adjustment as stipulated in N.J.S.A. 40:55D-1 et seq., and shall bar me from seeking a default approval under N.J.S.A. 40:55D-10.4. 4) Failure to post funds requested in the Deficiency Notice within 45 days shall be grounds for dismissal of my application without prejudice, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application. 5) In the event that my application is approved and a Deficiency Notice is received after the approval is memorialized, failure to pay the shortfall amount shall be grounds for voiding the approval. 6) In the event that my application is denied and a Deficiency Notice is received after the denial is memorialized, I am still obligated to pay any shortfall amount, and I acknowledge that failure to pay the shortfall shall result in the shortfall being deemed a lien on the property which is subject of the land development application.

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Owner's Signature (if different from Applicant): \_\_\_\_\_

Date: \_\_\_\_\_



**SITE INSPECTION AUTHORIZATION**

I hereby give permission for North Brunswick Professional staff or municipal agencies and their agents to come upon and inspect these premises with respect to this application.

Owner's Signature: [Signature] Date: 2-23-21

**APPLICANT'S CERTIFICATION:**

1460 Livingston Avenue LLC  
I, c/o Zev Spira, \_\_\_\_\_, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 189 Lakewood Farmingdale Road, Howell in the County of Monmouth 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.

[Signature]  
SIGNATURE

Sworn to and subscribed before  
me this 23 day of  
February, 20 21

[Signature]  
NOTARY PUBLIC

KIMBERLY A. FOSTER  
NOTARY PUBLIC OF NEW JERSEY  
Comm. # 50078619  
My Commission Expires 3/12/2023

**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):**

1460 Livingston Ave. Investors,  
I, L.P. Moshe Mendlowitz, of full age, being duly sworn according to law and upon my oath depose that: I reside at 920 E County Line Road, Unit 103, Lakewood in the County of Ocean 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 in fee of all that certain lot, piece or parcel of land



situated, lying, and being in the municipality aforesaid, and known and designated as Block(s)  
140.01 and Lot(s) 5.02 & 7.01,  
and that I am either 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.

  
SIGNATURE

Sworn to and subscribed before  
me this 23 day of  
February, 20 21

  
NOTARY PUBLIC

KIMBERLY A. FOSTER  
NOTARY PUBLIC OF NEW JERSEY  
Comm. # 50078619  
My Commission Expires 3/12/2023



## **Exhibit "A"**

### **Development Management Services**

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#### **Permitted Uses - C-2 Zone:**

(1) Apparel and accessories stores. (2) Assembly halls, bowling alleys, roller-skating and ice-skating rinks, mechanical amusement game rooms and other similar commercial recreational activities, provided that they are carried on within a building. (3) Banks. (4) Drugstores. (5) Educational services, but excluding primary and secondary schools and colleges. (6) Finance, insurance and real estate services. (7) Florists. (8) Furniture, home furnishings and equipment. (9) General business offices. (10) General merchandise. (11) Governmental services. (12) Grocery stores. (13) Municipal buildings, parks and playgrounds. (14) Personal services. (15) Professional services. (16) Publication of newspapers and periodicals. (17) Retail trade stores. (18) Restaurants and eating and drinking places (non-drive-in) which do not have live entertainment. (19) Variety stores. (20) Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of the construction work. (21) Shopping centers. (22) Hotels with a minimum of 75 units or more of accommodation. (23) Motor vehicle service stations.

#### **Permitted Uses - I-1 Zone:**

(1) Light manufacturing, processing, producing or fabricating operations which meet the performance standards for the zone, provided that all operations and activities, except parking, are conducted within enclosed buildings and that there is no outside storage of material, equipment or refuse. (2) Experimental, research or testing laboratories, provided that no operation shall be conducted or equipment used which would create hazardous, noxious or offensive operations beyond the boundaries of the property involved. (3) Administrative and general offices where no manufacturing is performed. (4) Federal, state, county and municipal buildings and grounds. (5) Warehouses and distribution centers.