



For Office Use Only

Date Filed: _____ Appl. No.: _____
Appl. Fee: \$ _____ Escrow Deposit: \$ _____

Check One:

- Zoning Board of Adjustment
- Planning Board

TOWNSHIP OF NORTH BRUNSWICK

Subdivision Application (FORM B)

The original and twenty-four (24) 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, storm water, 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.

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.

Revision Date: 7/2020



PART I

SUBJECT PROPERTY:

Block 143.03 Lot(s) 3 Zone R3 - Single Family Residential
Property Location 630 Dewey Road, North Brunswick, NJ 08902
Size of Property 100' x 218' (21,800 sq. ft.)

Present Use: Residential Non-Residential Vacant
Proposed Use: Residential Non-Residential **Specify:** Sale and/or construction of home

CONTACTS:

Applicant: Corporation Partnership Individual
 Other/Explain _____

Name: Estate of Hildegard Venus
Address: c/o Tracy Venus, Executor, 25 Park Lane, Princeton, NJ 08540
Telephone: 908-581-7096 Fax: 732-422-1016
Email: tracy@borrus.com

Owner (if different from Applicant):

Name: _____
Address: _____
Telephone: _____ Fax: _____
Email: _____

Engineer:

Name: _____
Address: _____
Telephone: _____ Fax: _____
Email: _____

Attorney:

Name: James E. Stahl, Esq.
Address: Borrus, Goldin, Foley, Vignuolo, Hyman & Stahl, P.C., 2875 U.S. Highway 1, North Brunswick, NJ 08902
Telephone: 732-422-1000 ext. 222 Fax: 732-422-1016
Email: jstahl@borrus.com



PART II

TYPE OF APPROVAL REQUESTED (Check all that apply):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Amended Preliminary Major Subdivision |
| <input type="checkbox"/> Preliminary Major Subdivision | <input type="checkbox"/> Amended Final Major Subdivision |
| <input type="checkbox"/> Final Major Subdivision | |

ASSOCIATED APPROVALS REQUESTED:

Variances:

(Complete and attach Form C, Part II)

- "C" Variance(s)
 "D" Variance(s)

Site Plan:

(Complete and attach Form A, Part II)

- Site Plan
 Amended Site Plan
 Conditional Use

Other (specify): _____

Describe Proposed Development (continue on a separate sheet if necessary):

Applicant is applying to the Planning Board for a minor subdivision, c(1) and c(2) variance approval to subdivide the existing property and create a total of two (2) lots. The size of the lots are as follows: Proposed Lot 3.01 - 10,900 sq. ft./0.25 acres; and proposed Lot 3.02 - 10,900 sq. ft./0.25 acres. The existing single-family dwelling on proposed Lot 3.02 will remain and the access/utilities to same will not change. The applicant proposes to construct a single-family dwelling on proposed Lot 3.01 with a private driveway. Utilities to service same are in Dewey Road.



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:

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:
15	Sketch prepared by Jeffrey W. Kusmick, RA, JWK Architect, 16 Henderson Road, Kendall Park, NJ 08824 Telephone: (732) 310-5714 - Email: jwkarchitect@pobox.com
15	Survey prepared by Brunswick Surveying Inc., 61 Stelton Road, Piscataway, NJ 08854, dated November 30, 2021 Telephone: (732) 752-0100 - Email: brunswicksurveying@gmail.com
15	Topographic Survey prepared by Gallas Surveying Group, 2865 U.S. Route 1, North Brunswick, NJ 08902, dated June 3, 2022, Telephone: (732) 422-6700
1	Consolidation Deed dated May 5, 1966



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: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Applicant's Signature: _____ **Date:** _____



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:** April 11, 2022
Tracy Venus, Executor of the Estate of Hildgard Venus

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: Tracy Venus Date: April 11, 2022
Tracy Venus, Executor of the Estate of Hildegard Venus

APPLICANT'S CERTIFICATION:

I, Tracy Venus, Executor of the Estate of Hildegard Venus, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 25 Park Lane, Princeton 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.

Tracy Venus
SIGNATURE
Tracy Venus, Executor of the Estate of Hildegard Venus

Sworn to and subscribed before me this 11th day of April, 2022

Donna L. Belliveau
NOTARY PUBLIC

DONNA L. BELLIVEAU
A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 5, 2026

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, _____, of full age, being duly sworn according to law and upon my oath depose that: I reside at _____ in the County of _____ and State of _____, 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) _____ and Lot(s) _____, 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 ____ day of
_____, 20____

NOTARY PUBLIC