



For Office Use Only	
Date Filed: _____	Appl. No.: _____
Appl. Fee: \$ _____	Escrow Deposit: \$ _____
Check One:	
<input type="checkbox"/> Zoning Board of Adjustment	
<input type="checkbox"/> Planning Board	

Revision Date: 9/2020

TOWNSHIP OF NORTH BRUNSWICK

Site Plan/Conditional Use Application (FORM A)

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, 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.



PART I

SUBJECT PROPERTY:

Block 148 Lot(s) 5.03 Zone I-2 (Industrial District) Zone
Property Location 2400 U.S. Route 1, North Brunswick, NJ 08902
Size of Property 955,601 sq. ft. (21.94 ac.)

Present Use: Residential Non-Residential Vacant
Proposed Use: Residential Non-Residential Specify: Multi-Purpose Warehouse
Distribution Facility

CONTACTS:

Applicant: Corporation Partnership Individual
 Other/Explain _____

Name: Ben Hur Brunswick, LLC

Address: 463 7th Avenue, 21st Floor, New York, NY 10018

Telephone: (732) 887-8488 Fax: (212) 354-5314

Email: leon@benhurrealty.com

Owner (if different from Applicant):

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

Engineer:

Name: Ryan McDermott, P.E. & John A. Palus, P.E. of the firm Dynamic Engineering

Address: 1904 Main Street, Lake Como, NJ 07719

Telephone: (732) 974-0198 Fax: (732) 974-3521

Email: rmcdermott@dynamiccec.com

Attorney:

Name: John J. DeLuca, Jr., Esq. of the firm Borrus, Goldin, Foley, Vignuolo, Hyman & Stahl, P.C.

Address: 2875 U.S. Route 1, North Brunswick, NJ 08902

Telephone: (732) 422-1000 Fax: (732) 422-1016

Email: jdeluca@borrus.com



PART II

TYPE OF APPROVAL REQUESTED (Check all that apply):

- Site Plan
- Amended Site Plan
- Conditional Use

ASSOCIATED APPROVALS REQUESTED:

Variances: **NO VARIANCES NECESSARY**
(Complete and attach Form C, Part II)

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

Subdivision: **NO SUBDIVISION REQUESTED**
(Complete and attach Form B, Part II)

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

Other (specify): _____

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

The Applicant proposes to expand the existing 234,009 sq. ft. warehouse by 46,641 sq. ft., bringing the entire structure to 280,650 sq. ft. Under the proposal, the northwesterly facing wall will be expanded outward by 86.9 ft. and the northeasterly facing wall will be expanded outward by 48.75 ft.



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:

To be submitted.

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 As indicated on plans.

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:


*Please see cover letter and checklist, submitted herewith, indicating what materials have been submitted and in what quantities.



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: Zvi BenHaim Address: 2125 East 2nd Street, Brooklyn, NY 11223
Name: Jerry Harary Address: 1904 East 2nd Street, Brooklen, NY 11223
Name: Michael Harary Address: 893 Elberon Ave, Long Branch, New Jersey 07740
Name: Leon J. Harary Address: 501 7th Avenue, 12th Floor, New York, NY 10018
Name: _____ Address: _____
Name: _____ Address: _____
Name: _____ Address: _____
Name: _____ Address: _____
Name: _____ Address: _____
Name: _____ Address: _____

Applicant's Signature:  Date: 1/27/22
MANAGER



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.

***To be submitted, per Andrei Alexeev, Zoning Officer.**




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:  Date: 1/27/22

APPLICANT'S CERTIFICATION:

I, Valmir Marke, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 2400 Route 1, North Brunswick, NJ in the County of Middlesex 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
Attorney At Law
State of New Jersey
305222019

Sworn to and subscribed before me this 27th day of January, 20 22


NOTARY PUBLIC

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, Valmir Marke, of full age, being duly sworn according to law and upon my oath depose that: I reside at 2400 Route 1, North Brunswick, NJ in the County of Middlesex 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)
148 and Lot(s) 5.03,

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.

A handwritten signature in blue ink, appearing to be "John J. De..." with a stylized flourish at the end.

SIGNATURE

Sworn to and subscribed before
me this 27th day of
January, 20 22

A handwritten signature in blue ink, appearing to be "John J. De...".
NOTARY PUBLIC