



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: 2019

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 x 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 226 Lot(s) 19 Zone G-O
Property Location 389 Old Georges Road
Size of Property .5 acre

Present Use: Residential Non-Residential Vacant
Proposed Use: Residential Non-Residential **Specify:** Office and Parking

CONTACTS:

Applicant: Corporation Partnership Individual
 Other/Explain Limited Liability Company

Name: GRMS Holdings LLC

Address: 28 Hilltop Blvd. East Brunswick, NJ

Telephone: 732-991-6683 Fax: _____

Email: malavalliravi@gmail.com

Owner (if different from Applicant):

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

Engineer:

Name: Kiersten Osterkorn PE, LS, PP

Address: Omland & Osterkorn Inc., 42 Central Ave., Midland Park, NJ

Telephone: 973-647-7820 Fax: _____

Email: kosterkorn@o-o-inc.com

Attorney:

Name: Priscilla J. Triolo, Esq.

Address: Bittiger Elias Triolo & Diehl PC

Telephone: 201-438-7770 Fax: 201-438-5726

Email: ptriolo@bittigerelias.com



PART II

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

The Applicant proposes to construct a small two-story office with a partial garage on the first level for the vehicles of the company principals. Parking is proposed for the front and one side of the building.

Landscaping is proposed for the side of the property that is adjacent to a residential building.

Because of pre-existing constraints on the size and dimensions of the property, variances are

requested for the number of parking spaces and to provide a buffer, rear yard and side yard adjacent to the residential building. The Applicant proposes mitigation through landscaping as well as the absence of site lighting on the building side that faces the residential building.

Also, variances are requested for the driveway and drive aisle width..

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): N/A

- 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): variances for parking, side yard setback, rear yard setback, driveway width, drive aisle width and buffer to residential building and provide no loading space. Also pre-existing conditions variances for lot area, lot width and lot depth.

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:

Is the application proposed to be bifurcated?

- YES NO

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

Identify Requested Variances: G-O Zone

Ordinance Section: Requirement:
 §205- 4.1 (Table 2) schedule of district regulations

Proposed Deviation:
side yard, rear yard
pre-existing lot size, lot width, lot depth



§205- .70	buffer to residential	to not provide it
§205- 97 (H)	loading area	to not provide it
§205- 100 (B) (4)	parking	provide 27 feet when 29 feet required
§205- 98 (B) (4)	driveway width	provide 22 feet when 25 feet required
§205- 98 (B) (5) (d)	drive aisle	provide 22 feet when 25 feet required
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____

Identify Requested Design Waivers:

Ordinance Section:	Requirement:	Proposed Deviation:
§205- _____	traffic study	to not provide it
§205- _____	soil analysis	to not provide it
§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:



The lot is a pre-existing non-conforming lot as to width, depth and area

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: The Application proposes
a conforming use; due to pre-existing lot size, to provide a development, variances are required
for side yard, rear yard, parking, driveway width, drive aisle width, buffer to residential building
and to not provide a loading space.

D Variance(s): N/A

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: _____

C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good: The proposed development is a permitted use that will remove a vacant lot and provide
a modest commercial building. The lot is adjacent on one side to a residential property. The design
of the building is residential in nature and the lack of a buffer is mitigated by a fence, landscaping and
the omission of building lights making the proposed application a transitional construction.

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: The zone plan has this property which is
bordered on two sides by commercial properties in the G-O zone. The proposed use conforms to the
G-O Zone. The bulk variances occur because it is a pre-existing non-conforming lot. The Applicant
has mitigated the variances requested with fencing and landscaping, and no side yard lighting.

The proposed building design creates a transition from residential to commercial uses.



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 matter:
The prior application for a commercial building was approved, and that applicant withdrew the application, and has since passed away to the best of our knowledge. Attached is the record.

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	Survey by Osterkorn Engineering Associates
15	Site Plan by Omland & Osterkorn Inc.
15	Architectural Plans by Kurt J. Ludwig AIA



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: Malavalli Ravi Address: 28 Hilltop Blvd., East Brunswick, NJ 50%
- Name: Sudhir Kiftur Address: 14 Lucas Drive, Hillsborough, NJ 50%
- Name: _____ Address: _____
- Name: _____ Address: _____
- Name: _____ Address: _____
- Name: _____ Address: _____
- Name: _____ Address: _____
- Name: _____ Address: _____
- Name: _____ Address: _____
- Name: _____ Address: _____

Applicant's Signature: _____ Date: Mar 3, 2020



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: Mar 9 2021
[Signature]

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:

[Handwritten Signature]
Ari Raghunathan

Date: May 3, 2022

APPLICANT'S CERTIFICATION:

I, Malavalli, Ravi, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 28 Hilltop Blvd., East Brunswick 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.

[Handwritten Signature]
SIGNATURE
Malavalli Ravi, Managing Member

Sworn to and subscribed before me this 3 day of May, 2022

[Handwritten Signature]
NOTARY PUBLIC

Evdoxia Hatzioannou
Notary Public, State of New Jersey
My Commission Expires
October 9, 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