



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

Subdivision Application (FORM B)

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.

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 143 Lot(s) 233 Zone R-3
Property Location 753 Myrtle Road
Size of Property 21,800 square feet

Present Use: Residential Non-Residential Vacant
Proposed Use: Residential Non-Residential **Specify:** Minor subdivision to create two (2) single-family lots

CONTACTS:

Applicant: Corporation Partnership Individual
 Other/Explain LLC

Name: 133 Old Beekman Road, LLC
Address: 952 Georges Road, Monmouth Junctio, NJ 08852
Telephone: 732-297-6969 Fax: _____
Email: ofirokr@gmail.com

Owner (if different from Applicant):

Name: Same as applicant
Address: _____
Telephone: _____ Fax: _____
Email: _____

Engineer:

Name: Sharif Aly, PE / Amertech Engineering, Inc.
Address: 757 Ridgewood Ave., South Brunswick, NJ 08902
Telephone: 732-828-3535 Fax: _____
Email: sharif@amertechengineering.com

Attorney:

Name: Peter H. Klouser / Heilbrunn Pape
Address: 516 State Highway 33, Millstone, NJ 08535
Telephone: 732-679-8844 Fax: 732-679-6554
Email: pklouser@hpnjlaw.com



PART II

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

The applicant proposes to subdivide the existing lot to create two (2) residential lots for two (2) new single-family dwellings. The existing single-family and associated structure is to be demolished and removed. The applicant requests variance relief for lot width of 50 feet for each new lot where 100 feet is required. The proposed lots are consistent with the surrounding neighborhood and otherwise meet all of the bulk requirements including lot area.

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): _____

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:

Ordinance Section:	Requirement:	Proposed Deviation:
§205- 6 _____	lot width of 100 feet _____	lot width of 50 feet _____



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

Identify Requested Design Waivers:

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:

The lot is oversized for the zone yet exceptionally narrow. If the variance relief is not



granted it would create a significant under utilization of the area. Additional testimony
to be provided by a professional planner at the time of the public hearing
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 proposed variance
serves as a better planning solution, will further the purposes of the Municipal Land Use
Law and will not have a negative impact on the surrounding properties or zone plan.

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: N/A

C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good: The proposed minor subdivision is consistent with the development in the area.
Additional testimony to be provided by a professional planner at the time of the public
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: The proposed minor subdivision is
consistent with the development in the area. Additional testimony to be provided by a
professional planner at the time of the public hearing.



Provide number of existing lots: 1

Provide number of lots to be created: 2

Have the lot(s) been previously subdivided within the past 12 months?

YES NO

Is a planned development proposed? YES NO

Are any new streets proposed? YES NO

Is any extension of off-tract improvements proposed?

YES NO

If yes, list proposed improvements and utilities:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____



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:
<u>1</u>	<u>Minor Subdivision Plan prepared by Amertech Engineering, Inc.</u>
<u>1</u>	<u>Survey prepared by Amertech Engineering, Inc.</u>



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.

133 Old Beekman Road, LLC

Applicant's Signature:

[Handwritten Signature]
Ofir Hillel, Managing Member

Date:

8.10.23

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.

133 Old Beekman Road, LLC

Owner's Signature: Ofir Hillel, Managing Member

Date: 8.10.23

APPLICANT'S CERTIFICATION:

I, Ofir Hillel, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 952 Georges Road, Monmouth Junction 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.

133 Old Beekman Road, LLC

SIGNATURE

Ofir Hillel, Managing Member

Sworn to and subscribed before me this 10 day of August, 2023

PETER H. KLOUSER
NOTARY PUBLIC
ATTORNEY AT LAW OF NEW JERSEY

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, Ofir Hillel, of full age, being duly sworn according to law and upon my oath depose that: I reside at 952 Georges Road, Monmouth Junction 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) 143 and Lot(s) 233,

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.

133 Old Beekman Road, LLC

SIGNATURE

Ofir Hillel, Managing Member

Sworn to and subscribed before
me this 19 day of
August, 2023

NOTARY PUBLIC

PETER H. KLOUSER
ATTORNEY AT LAW OF NEW JERSEY