



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

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 140.01 Lot(s) 6.04 Zone GC / I-1
Property Location Route 1 & Livingston Ave
Size of Property 8.848 acres

Present Use: Residential Non-Residential Vacant
Proposed Use: Residential Non-Residential **Specify:** self storage facility

CONTACTS:

Applicant: Corporation Partnership Individual
 Other/Explain _____

Name: M & M at North Brunswick Phase 2, LLC
Address: 1260 Stelton Road, Piscataway, NJ 08854
Telephone: 732-985-1900 Fax: _____
Email: raulenbach@edgewoodproperties.com

Owner (if different from Applicant):

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

Engineer:

Name: Pericles Stravidis, PE - EP Design Services
Address: 2901 Hamilton Blvd., South Plainfield, NJ 07080
Telephone: 908-205-0443 Fax: _____
Email: pstravidis@epdesignservices.com

Attorney:

Name: Douglas Wolfson, Esq. - Weingarten Law
Address: 1260 Stelton Road, Piscataway, NJ 08854
Telephone: 732-985-1900 Fax: _____
Email: dwolfson@weingartenlaw.com



PART II

TYPE OF APPROVAL REQUESTED (Check all that apply):

- Site Plan
- Amended Site Plan
- Conditional Use

ASSOCIATED APPROVALS REQUESTED:

Variances:

(Complete and attach Form C, Part II)

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

Subdivision:

(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):

Existing Quick Chek with gas service, existing Wendy's fast food with drive thru, +/- 5,000 SF retail strip under construction, partially constructed 24-hour fitness center to be demolished and in its place construct a multi-story self-storage facility



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:

PB 2529 11/10/2015 approved; PB 2529 1/9/2018 approved; BOA 2584 10/16/2018 approved

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>See Submission Cover Letter</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: _____ Address: See Ownership Disclosure

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Applicant's Signature: _____ Date: 9-6-23

Jack Morris - Managing Member
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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: 9-6-23
Jack Morris - Managing Member

APPLICANT'S CERTIFICATION:

I, Jack Morris, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 1260 Stelton Road, Piscataway 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.

Sworn to and subscribed before me this 6 day of SEPTEMBER, 2023

[Signature]
SIGNATURE
Jack Morris - Managing Member
M&M at North Brunswick Phase 2, LLC

Ronald C. Aulenbach
NOTARY PUBLIC

RONALD C. AULENBACH
Notary Public, State of New Jersey
My Commission Expires
September 17, 2024

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, Jack Morris, of full age, being duly sworn according to law and upon my oath depose that: I reside at 1260 Stelton Road 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) 140.01 and Lot(s) 6.04, 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

Jack Morris - Managing member
M&M at North Brunswick Phase 2, LLC

Sworn to and subscribed before
me this 6 day of
SEPTEMBER, 2023


NOTARY PUBLIC

RONALD C. AULENBACH
Notary Public, State of New Jersey
My Commission Expires
September 17, 2024