



TOWNSHIP OF NORTH BRUNSWICK
710 HERMANN ROAD
NORTH BRUNSWICK, NJ 08902
Tel.: (732) 247-0922 x440
Website: WWW.NORTHBRUNSWICKNJ.GOV
DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Mr. John Wiley, Jr., Esq.
Wiley, Lavender & Maknoor
Attorneys at Law
216 Amboy Avenue
Metuchen, NJ 08840

FROM: Sal Profaci, Zoning Officer

DATE May 14, 2024

SUBJECT: Block: 35 Lot(s): 2 & 3
Street Address: 1392 How Lane, North Brunswick, NJ 08902
Applicant: Sukhjinder Singh and Mina Sojitra

Dear Mr. Wiley:

I have reviewed the land use application package submitted for the above address, and I have determined that your client must appear before the North Brunswick Zoning Board of Adjustment for land use approvals including Minor Subdivision with C Bulk and D Use Variances. I am issuing the following report.

The following application materials were reviewed:

- o 11-Sheet Township of North Brunswick (Variance Application Form C) dated 4/09/2024.
- o 8-Sheet Subdivision Plan prepared by Leslie A. Walker III, P.E. of Meridian Engineering Group Inc. dated 4/03/2024.
- o 5-Sheet Township of North Brunswick (Minor Subdivision Completeness Checklist).

Administrative

1. This application seeks minor subdivision approval to create three (3) lots from an existing 1.148-acre (50,000 sq. ft.) parcel in the (G-O) General Office district, and requests a use

variance to construct (2) two single-family dwellings. The property is located within the General Office (G-O) Zoning District, and single-family dwellings are not permitted in the zone. One lot will consist of 30,000 square feet which will front on How Lane, containing the existing house. The other two lots will consist of 10,000 square feet each and will front on Larose Avenue, and each of those lots will contain a newly constructed single-family dwelling. Proposed lot 2 is on the corner of Larose and Aster.

Subject Property / Character of the Neighborhood

2. The subject property is situated on Block 35, Lots 2 & 3 on 1392 How Lane. There is an existing 1,372 square foot ranch on 1.148 acres. The subject property is bound by residential uses (single-family dwellings) to the North, and by General Office uses to the East, West and South.

Zoning and Bulk Review

“D” Use Variance

- a. Use: A use variance is required from Article XV. G-O General Office District section 205-69 of the Township Ordinance as the existing and proposed single family residential use is not a permitted or conditional use in the General Office District.

The applicant should justify these variances and present sufficient testimony to satisfy the Board that there are special reasons why the use is particularly suited for the property, and that the variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance, and benefits of granting the variance would substantially outweigh any detriments.

“C” Variances

- b. Bulk Regulations: Article II – Section 205-4.1A. Schedule of Area, Yard and Building Requirements Table 1 – G-O (General Office) Zone:

Bulk Requirements for Zone “G-O” (General Office)

	<u>Required</u>	<u>Prop. Lot 1</u>	<u>Corner Lot</u>	
		<u>(30,000 SF) *</u>	<u>Prop. Lot 2</u>	<u>Prop. Lot 3</u>
Minimum Lot Area (sq. ft.)	1.5 AC.		<u>(10,000 SF) *</u>	<u>(10,000 SF) *</u>
Minimum Lot Width	200 FT	150 FT	100 FT*	100 FT*
Minimum Lot Depth	250 FT	200 FT*	100 FT*	100 FT*

	<u>Required</u>	<u>Prop. Lot 1</u>	<u>Prop. Lot 2</u>	<u>Prop. Lot 3</u>
<u>Minimum Front Yard Setback:</u>	75 FT			
Aster Street		35.2 FT	35 FT*	(N/A)
Larose Avenue		(N/A)	35 FT*	35 FT*
How Lane		148 FT	(N/A)	(N/A)
Minimum Each Side Yard Setback	20 FT	19.6*/35.2 FT	20/32 FT	27.5/27.5 FT
Minimum Both Side Yard Setback	40 FT	54.8 FT	52 FT	55 FT
Minimum Rear Yard Setback	40 FT	(N/A)	32 FT*	32 FT*
Maximum Lot Coverage (Buildings)	40%	6.8%	14.85%	14.85%
Maximum Building Height	40 FT	30 FT	30 FT	30 FT
Maximum Lot Coverage (Impervious)	80%	15.2%	15.2%	23.5%

***Variances Requested**

The applicant should justify these variances and provide testimony to satisfy the C-1 (hardship) and/or C-2 (advancement) criteria to meet the Municipal Land Use Law definition for the “C” variance.

The Township reserves the right to further comment based upon the testimony at the public hearing.

Completeness

1. Checklist:

The application is administratively **deemed incomplete** since the following items from the checklist entitled “Minor Subdivision Completeness Checklist” have not been satisfied and/or submitted:

- Owner’s Consent.
- 15 complete sets of the plat shall be submitted (full size), together with 15 reduced copies of the plat measuring 11 inches by 17 inches.

- 3 copies of Tax Assessment Payment Report.
- 205-135.2 (L) Electronic copies of submitted plan, reports, applications etc.
- Required fees and escrow deposit (see below).

2. Fees and Escrow Deposits (§ 205-139):

The applicant must remit the following application fees and technical review escrow deposits in order for a completeness certification to be issued.

Land Use Application Fees:

Zoning Report	\$ 200.00
Minor Subdivision:	\$ 500.00
C Variances (\$200 each) X 14:	\$ 2,800.00
Use Variance (D1) (\$300) X 2:	\$ 600.00
TOTAL:	\$ 4,100.00

Technical Review Escrow Deposit:

Zoning Report	\$ 200.00
Minor Subdivision (\$750 per lot) X 3:	\$ 2,250.00
C Variances (\$350 each) X 14:	\$ 4,900.00
Use Variance (D1) (\$500 each) X 2:	\$ 1,000.00
TOTAL:	\$ 8,350.00

Please remit two separate checks in the above total amounts. Upon submission of the above referenced item(s) and their review by this office for compliance with the Land Use Ordinance, you will be notified regarding the status of your application with respect to a Board hearing, for which proper notification will be required. If you have any questions, you may contact Kristen Olcsvay, Secretary to the Zoning Board of Adjustment, at 732-247-0922, extension 440.

Sincerely,



Sal Profaci, Zoning Officer

Email: sprofaci@northbrunswicknj.gov

Phone: 732-247-0922 x 207

cc: Mayor and Council
 Michael Hritz, Director of Community Development
 Tom Vigna, Planner



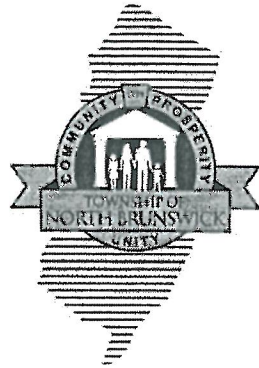
Street View from 1392 How Lane



View from Larose Avenue



Aerial View



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

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 × 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 35 Lot(s) 2 & 3 Zone G-O
Property Location 1392 How Lane
Size of Property 50,000sf

Present Use: Residential Non-Residential Vacant
Proposed Use: Residential Non-Residential Specify: 3 lots - 1 existing and 2 new houses

CONTACTS:

Applicant: Corporation Partnership Individual
 Other/Explain _____
Name: Sukhjinder Singh and Mina Sojitra
Address: 26 Cambridge Dr., Colonia NJ 07067
Telephone: 302-230-6047 Fax: _____
Email: sonu33152@yahoo.com

Owner (if different from Applicant):

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

Engineer:

Name: Meridian Engineering Group Inc. / Leslie Walker
Address: 1199 Amboy Ave., Suite 1D, Edison NJ 08837
Telephone: 732-205-8288 Fax: _____
Email: les@meridianegi.com

Attorney:

Name: John Wiley, Jr., Esq.
Address: 216 Amboy Ave. Metuchen NJ 08840
Telephone: 732-494-6099 Fax: 732-494-3944
Email: john@wileylavender.com holly@wileylavender.com



PART II

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

Applicant proposes to subdivision the current parcel into three lots. One lot will consist of 30,000sf and will front on How Lane, containing the existing house. The other two lots will be 10,000sf each, will front on Larose Avenue and each of those lots will contain a newly constructed single family house.

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):

- 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:

§205-4.1A(2) Minimum Lot Area - 1.5 acre

Proposed Deviation:

Proposed Lot A - 30,000sf
Proposed Lot B - 10,000sf
Proposed Lot C - 10,000sf



§205-4.1A(3)	Minimum Lot Width - 200ft	Proposed Lot A - 150ft Proposed Lot B - 100ft Proposed Lot C - 100ft
§205-_____	_____	_____
§205-4.1A(4)	Minimum Lot Depth - 250ft	Proposed Lot A - 200ft Proposed Lot B - 100ft Proposed Lot C - 100ft
§205-_____	_____	_____
§205-4.1A(5)	Minimum Front Yard - 75ft	Proposed Lot B - Aster 35ft / Larose 35ft Proposed Lot C - Larose 35ft
§205-_____	_____	_____
§205-4.1A(6)	Minimum Side Yard One - 20ft	Proposed Lot A - 19.6ft
§205-_____	_____	_____
§205-4.1A(8)	Minimum Rear Yard - 40ft	Proposed Lot B - 32ft Proposed Lot C - 32ft
§205-_____	_____	_____
§205-69A	Permitted Use	Residential
§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:



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 rationale for granting the C variances are subsumed by the D Variance request.

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: This application's special reasons are that the land is uniquely suited for single family residential use, as it is surrounded by single family homes. Further, the premises is presently suffering from economic distress due to the collapse of the office market. Finally, the application advances the following purposes of zoning - a, c, e, f, g, h and j.

C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good: The application will reinforce existing residential neighborhood uses by not inserting a commercial use into the existing residential neighborhood.

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 zoning plan and ordinance in this area does not reflect the current development trends.



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:
14	Subdivision Plan by Meridian Engineering Group Inc.
14	Floor Plans dated 10.3.23 by Sheffmaker Architecture
14	Elevations dated 10.3.23 by Sheffmaker Architecture



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: _____

Applicant's Signature: *John Jones* Date: 09/09/2024



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: Subhinder Singh Date: 04/09/2024

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: Sukhjinder Singh Date: 04/09/2024

APPLICANT'S CERTIFICATION:

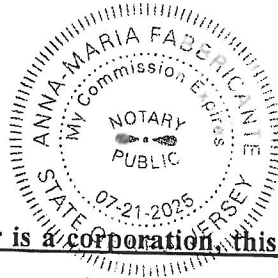
I, Sukhjinder Singh and Mina Sojitra, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 26 Cambridge Dr., Colonia in the County of Middlesex and State of New Jersey, and that the above statements contained in this application and in the papers appended thereto 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.

Sukhjinder Singh
SIGNATURE

Sworn to and subscribed before me this 8th day of

April, 2024

[Signature]
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, _____, 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.

Sworn to and subscribed before
me this ____ day of
_____, 20 ____

SIGNATURE

NOTARY PUBLIC



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 35 Lot(s) 2 & 3 Zone G-O
Property Location 1392 How Lane
Size of Property 50,000sf

Present Use: Residential Non-Residential Vacant
Proposed Use: Residential Non-Residential Specify: 3 lots - 3 single family houses

CONTACTS:

Applicant: Corporation Partnership Individual
 Other/Explain _____

Name: Sukhjinder Singh and Mina Sojitra
Address: 26 Cambridge Dr., Colonia, NJ 07067
Telephone: 302-230-6047 Fax: _____
Email: sonu33152@yahoo.com

Owner (if different from Applicant):

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

Engineer:

Name: Meridian Engineering Group Inc. / Leslie Walker
Address: 1199 Amboy Ave., Suite 1D, Edison NJ 08837
Telephone: 732-205-8288 Fax: 732-719-7208
Email: les@meridianegi.com

Attorney:

Name: John Wiley, Jr., Esq.
Address: 216 Amboy Ave., Metuchen NJ 08840
Telephone: 732-494-6099 Fax: 732-494-3944
Email: john@wileylavender.com holly@wileylavender.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) | Site Plan:
(Complete and attach Form A, Part II) |
| <input checked="" type="checkbox"/> "C" Variance(s) | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> "D" Variance(s) | <input type="checkbox"/> Amended Site Plan |
| | <input type="checkbox"/> Conditional Use |

Other (specify): _____

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

Applicant proposes to divide the existing parcel into 3 lots. One lot shall consist of 30,000sf,

which fronts on How Lane and contains the existing single family dwelling. The other two
proposed lots will each contain 10,000sf and both will front on Larose Avenue. Each of these
two new lots will contain a newly constructed single family house.



Provide number of existing lots: 2 _____

Provide number of lots to be created: 3 _____

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:
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14	Floor Plans dated 10/3/23 by Sheffmaker Architecture
14	Elevations dated 10/3/23 by Sheffmaker Architecture



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: Subhinder Singh Date: 09/09/2024



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: *Subhinder SVP* Date: *04/09/2014*

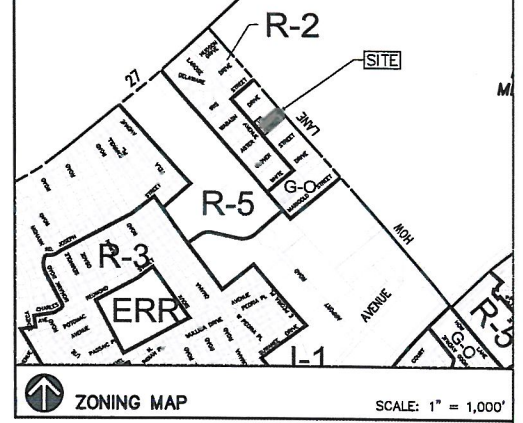
Owner's Signature (if different from Applicant): _____ Date: _____

CONSTRUCTION NOTES:

- PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY STATE, COUNTY AND CITY PERMITS.
- THE CONTRACTOR SHALL CONTACT THE UTILITIES COORDINATION COMMITTEE AT 1-800-272-1000 FOR A UTILITY MARK UP IN THE AREA OF THE CONSTRUCTION AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- THESE PLANS IN NO WAY SHOW ALL THE EXISTING UNDERGROUND OR ABOVE GROUND UTILITIES LOCATED WITHIN THE PROJECT SITE, HOW LANE R.O.W., ASTER STREET R.O.W. AND LAROSE AVENUE R.O.W. IT IS THEREFORE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL THE EXISTING UTILITIES IN THE AREA OF CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK.
- WHERE EXISTING UTILITIES ARE TO BE CROSSED BY THE PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. THE TEST PIT INFORMATION SHALL BE PROVIDED TO THE ENGINEER PRIOR TO CONSTRUCTION IN ORDER TO PERMIT ADJUSTMENTS, IF REQUIRED.
- ALL THE EXISTING CURBS, SIDEWALK AND DRIVEWAYS DISTURBED DUE TO THE PROPOSED IMPROVEMENTS SHALL BE RESTORED IN ACCORDANCE WITH THE CURRENT TOWNSHIP AND MIDDLESEX COUNTY'S STANDARDS AND SPECIFICATIONS.
- ALL THE EXISTING POWER POLES WITHIN 10 FEET OF THE PROPOSED IMPROVEMENTS SHALL EITHER BE RELOCATED OR SUPPORTED PER THE RECOMMENDATIONS OF THE UTILITY COMPANY.
- SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORMWATER FLOW, OR INDUSTRIAL FLOW SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- WHERE APPROPRIATE SEPARATION FROM WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE DEPARTMENT MAY REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR STORM SEWERS CROSSING OVER SEWER AS APPROPRIATE.
- THE IMPROVEMENTS SHOWN ON THESE PLANS ARE BASED ON SURVEY INFORMATION AVAILABLE AT THE TIME OF DESIGN. IF DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR IDENTIFIES UNDERGROUND UTILITIES OR OTHER SUBSURFACE CONDITION THAT DIFFERS FROM THAT INCLUDED HEREIN, SAID CONTRACTOR SHALL NOTIFY MERIDIAN ENGINEERING GROUP SO THAT ANY NECESSARY FIELD CHANGES CAN BE COORDINATED.
- THE CONTRACTOR SHALL SCHEDULE A PRE CONSTRUCTION MEETING WITH THE TOWNSHIP'S SUPERVISOR OF ENGINEERING PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- CONSTRUCTION WILL CONFORM WITH MEASURES OUTLINED IN THE LOCAL LAND USE ORDINANCE.
- LIGHT GRADING EQUIPMENT WILL BE USED WHEN GRADING LAWN AREAS TO HELP MEET THE LOW IMPACT DESIGN STANDARDS OF THE LOCAL LAND USE ORDINANCES. THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NJ AND THE NJ STORMWATER MANAGEMENT BMP MANUAL SEWERS CROSSING OVER SEWER AS APPROPRIATE.

GENERAL NOTES:

- PROPERTY KNOWN AND DESIGNATED AS LOTS 2 & 3 IN BLOCK 35 SHOWN ON THE CURRENT TAX MAP SHEET No. 6 OF THE TOWNSHIP OF NORTH BRUNSWICK, MIDDLESEX COUNTY, NEW JERSEY.
- AREA OF EX. LOT 2 = 45,000.00 S.F.± (1.033 ACRES±)
AREA OF EX. LOT 3 = 5,000.00 S.F.± (0.115 ACRES±)
TOTAL TRACT AREA = 50,000.00 S.F.± (1.148 ACRES±)
- LOTS 2 & 3 ARE SITUATED IN ZONE "G-0" (GENERAL OFFICE).
- EX. LOT 2 HAS AN EX. 2,038 S.F.± 1 STORY FRAME DWELLING WITH CONCRETE PATIO AND ASPHALT DRIVEWAY TO REMAIN. LOT 3 HAS NO EXISTING STRUCTURES.
- THE APPLICANT PROPOSES TO RECONFIGURE THE 2 EXISTING LOTS INTO 3 NEW LOTS. PROPOSED LOT "A" HAS THE 2,038 S.F.± 1 STORY FRAME DWELLING THAT SHALL REMAIN. PROPOSED LOTS "B" & "C" BOTH HAVE A NEW PROPOSED SINGLE-FAMILY RESIDENTIAL UNIT BUILDING.
AREA OF PROP. LOT A = 30,000.00 S.F.± (0.688 ACRES±)
AREA OF PROP. LOT B = 10,000.00 S.F.± (0.230 ACRES±)
AREA OF PROP. LOT C = 10,000.00 S.F.± (0.230 ACRES±)
TOTAL AREA = 50,000.00 S.F.± (1.148 ACRES±)
- SURVEY REFERENCE:
A. OUTBOUND SURVEY AND TOPOGRAPHIC INFORMATION AS SHOWN ON THIS PLAN HAS BEEN OBTAINED FROM A PLAN ENTITLED, "BOUNDARY AND TOPOGRAPHIC SURVEY, LOTS 2 & 3, BLOCK 35, TOWNSHIP OF NORTH BRUNSWICK, COUNTY OF MIDDLESEX, NEW JERSEY", DATED 05/10/2023, PREPARED BY MORGAN ENGINEERING & SURVEYING, TOMS RIVER, NEW JERSEY 08754.
B. SUPPLEMENTAL SITE INFORMATION PER SITE VISIT BY MERIDIAN ENGINEERING, INC. ON 03/28/24.
- VERTICAL DATUM IS NAVD88 ESTABLISHED THROUGH LEICA RTK GPS NETWORK.
- ALL PROPOSED IMPROVEMENTS SHALL CONFORM TO THE TOWNSHIP OF NORTH BRUNSWICK AND MIDDLESEX COUNTY STANDARDS AND SPECIFICATIONS.
- OWNER/APPLICANT:
SUKJINDER SINGH
26 CAMBRIDGE DRIVE
COLONIA, NJ 07067
TEL. (302) 230-8047
- OFF-STREET PARKING REQUIREMENTS:
RESIDENTIAL: R.S.I.S. (USING SINGLE FAMILY DETACHED)
LOT A
REQUIRED: 3BR: 2 PER UNIT = 2 SPACES REQUIRED
PROVIDED: 2 CAR GARAGE + 20' WIDE DRIVEWAY = 3.5 SPACES
LOT B
REQUIRED: 5BR: 3 PER UNIT = 3 SPACES REQUIRED
PROVIDED: 2 CAR GARAGE + 20' WIDE DRIVEWAY = 3.5 SPACES
LOT C
REQUIRED: 5BR: 3 PER UNIT = 3 SPACES REQUIRED
PROVIDED: 2 CAR GARAGE + 20' WIDE DRIVEWAY = 3.5 SPACES



ZONING MAP SCALE: 1" = 1,000'

TOWNSHIP OF NORTH BRUNSWICK - PROPERTY OWNERS WITHIN 200 FEET

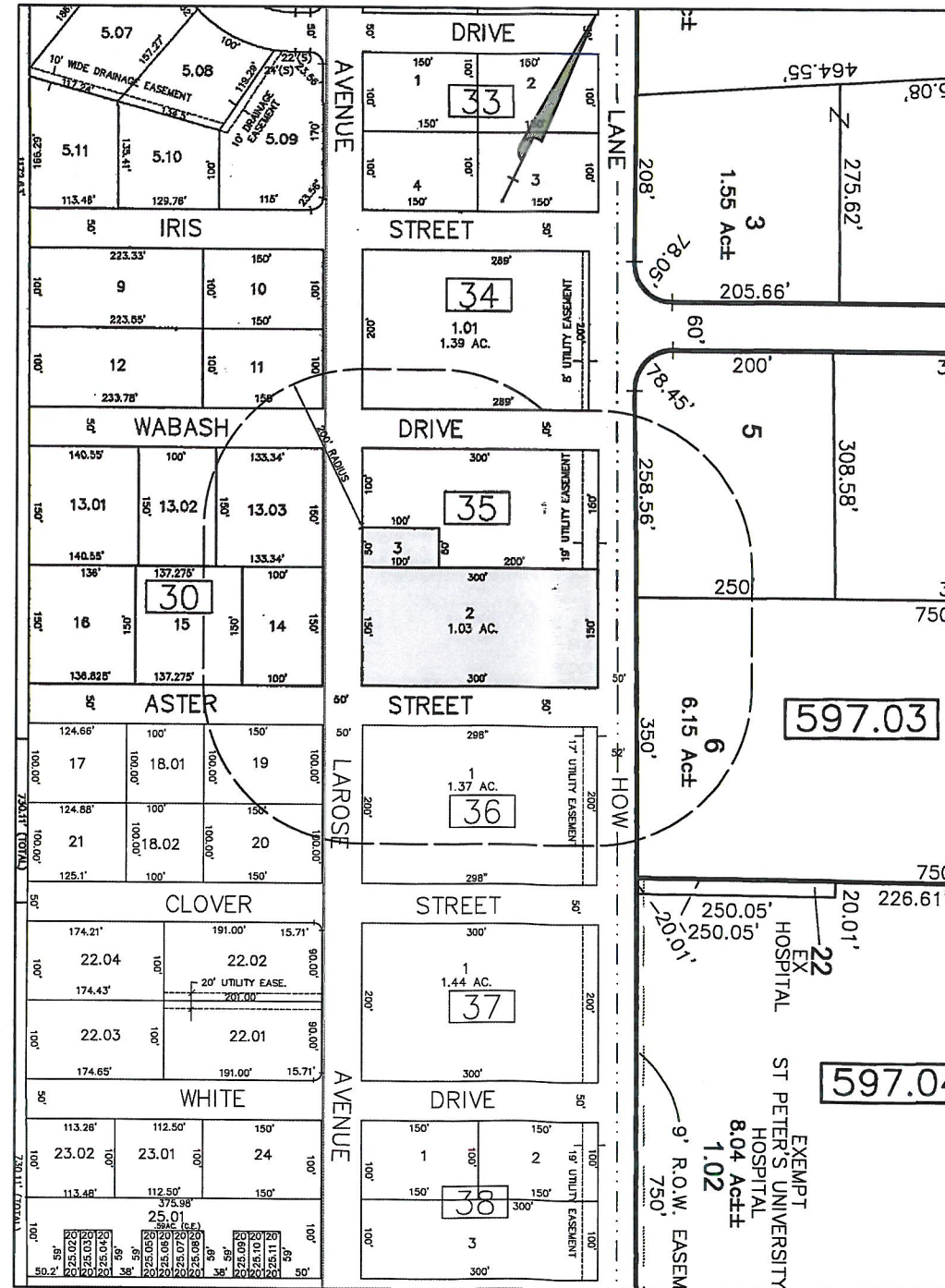
BLOCK	LOT	Property Location	Owner Name	Mailing Address	City, State	Zip
32	11	1245 WABASH DRIVE	LOMBARDO MARY A	1245 WABASH DRIVE	NORTH BRUNSWICK NJ	08902
32	12.03	1254 WABASH DRIVE	PATEL PRAKASH & VIJAY	1254 WABASH DRIVE	NORTH BRUNSWICK NJ	08902
32	13.03	1244 WABASH DRIVE	EST OF CENGHUL D MCERIGNUL SONIA	1244 WABASH DRIVE	NORTH BRUNSWICK NJ	08902
32	14	1394 LA ROSE AVENUE	LOESER MARK	14 LENNECKE LANE	EAST BRUNSWICK NJ	08816
32	15	1255 ASTER STREET	PRINZVALU GESUALDO & ANTONETTE	1255 ASTER STREET	NORTH BRUNSWICK NJ	08902
32	19	1244 ASTER STREET	PEREZ JOSE D & RITA	1244 ASTER STREET	NORTH BRUNSWICK NJ	08902
32	20	1348 LA ROSE AVENUE	BIELSKA ELZBIETA	1348 LA ROSE AVENUE	NORTH BRUNSWICK NJ	08902
34	1.01	1440 HOW LANE	WANG PROPERTIES LTD ATTND WANG	PO BOX 873	WEST WINDSOR NJ	08850
35	1	1408 HOW LANE	R2K VENTURES LLC	12 MAJESTIC WOODS DRIVE	MORRIS NJ	08831
36	1.01	1388 HOW LANE	SUN PACIFIC MANAGEMENT LLC	1388 HOW LANE	NORTH BRUNSWICK NJ	08902

AGENCIES TO NOTIFY

- Middlesex County Planning Board
County Administration Building
5th Floor
75 Bayard Street
New Brunswick, NJ 08901
- Public Service Electric & Gas Co.
Manager - Corporate Properties
80 Park Place, 16B
Newark, NJ 07102
- Cablevision of Raritan Valley
275 Centennial Avenue
CN 6805
Piscataway, NJ 08855-6805
Attn: Margurite Prenderville
- Construction Department Mr. Tim Allen
Texas Eastern Transmission Corp.
501 Coolidge Street
South Plainfield, NJ 07080
- North Brunswick Township
710 Hermann Road
North Brunswick, NJ 08902
Attn: Township Clerk
- Verizon
NJ Gen. Tax Administration
Broad Street - Room 305
Newark, NJ 07101
- Department of Transportation
State of New Jersey
1035 Parkway
Trenton, NJ 08625
- Sunoco Pipeline L.P.
Right of Way
Montello Complex
525 Fritztown Road
Sinking Spring, PA 19068

CITY OF NEW BRUNSWICK - PROPERTY OWNERS WITHIN 200 FEET

PUBLIC SERVICE ELECTRIC & GAS CO. 50 PARK PL CORP PROP 16B NEWARK, NJ 07102 RE: 597.03-6: 151 HOW LN	ROCKOFF, CLYDE, & MICHAEL 3 TERMINAL RD NEW BRUNSWICK, NJ 08901 RE: 597.03-6: 2 TERMINAL RD
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200 FT. RADIUS MAP
SCALE: 1" = 100'

BULK REQUIREMENTS FOR ZONE "G-0" (GENERAL OFFICE)

	REQUIRED	EX. LOT 2 & 3	PROP. LOT A	PROP. LOT B	PROP. LOT C
MINIMUM LOT AREA	1.5 AC. (50,000 SF)	1.148 AC. (50,000 SF)	0.688 AC. (30,000 SF)	0.230 AC. (10,000 SF)	0.230 AC. (10,000 SF)
MINIMUM LOT WIDTH	200 FT	(E) 150 FT	(E) 150 FT	(V) 100 FT	(V) 100 FT
MINIMUM LOT DEPTH	250 FT	300 FT	(V) 200 FT	(V) 100 FT	(V) 100 FT
MINIMUM FRONT YARD SETBACK:	75 FT	(E) 35.2 FT	(E) 35.2 FT	(V) 35 FT	(V) 35 FT
ASTER STREET		119.6 FT	(N/A)	(V) 35 FT	(V) 35 FT
LAROSE AVENUE		148 FT	(N/A)	(V) 35 FT	(V) 35 FT
HOW LANE		35.2 FT	(V) 19.6 FT/35.2 FT	20 FT/32 FT	27.5 FT/27.5 FT
MINIMUM EACH SIDE YARD SETBACK	20 FT	(N/A)	(N/A)	52 FT	55 FT
MINIMUM BOTH SIDE YARD SETBACK	40 FT	(N/A)	(N/A)	52 FT	55 FT
MINIMUM REAR YARD SETBACK	40 FT	(N/A)	(N/A)	(N/A)	(V) 32 FT
MAXIMUM LOT COVERAGE (BUILDINGS)	40% (2,038 SF±) 4.1%	(2,038 SF±) 6.8%	(1,485 SF±) 14.85%	(1,485 SF±) 14.85%	(1,485 SF±) 14.85%
MAXIMUM BUILDING HEIGHT	3 STY / <40 FT	1 STY / <40 FT	1 STY / <40 FT	2 STY / <40 FT	2 STY / <40 FT
MAXIMUM LOT COVERAGE (IMPERVIOUS)	80% (4,614 SF±) 9.2%	(4,554 SF±) 15.2%	(2,348 SF±) 23.5%	(2,348 SF±) 23.5%	(2,348 SF±) 23.5%
ACCESSORY BUILDING					
MINIMUM SIDE YARD SETBACK	5 FT	(N/A)	(N/A)	(N/A)	(N/A)
MINIMUM REAR YARD SETBACK	5 FT	(N/A)	(N/A)	(N/A)	(N/A)

(E) EXISTING NON-CONFORMING
(V) PROPOSED VARIANCE REQUIRED
(N/A) NOT APPLICABLE

NOTE:
A USE VARIANCE IS REQUIRED FROM SECTION 205-69 OF THE TOWNSHIP ORDINANCE AS THE EXISTING AND PROPOSED SINGLE FAMILY RESIDENTIAL USE IS NOT A PERMITTED, NOR CONDITIONAL USE IN THE G-0 GENERAL OFFICE DISTRICT.

INDEX OF DRAWINGS

	SHEET NO.	LAST REVISED
COVER SHEET & 200 FT. RADIUS MAP	1	-
EXISTING CONDITIONS & DEMOLITION PLAN	2	-
DIMENSIONING & SUBDIVISION PLAN	3	-
GRADING & UTILITY PLAN	4	-
TREE REPLACEMENT & LANDSCAPING PLAN	5	-
CONSTRUCTION DETAILS SHEET	6	-
SOIL EROSION & SEDIMENT CONTROL PLAN	7	-
SOIL EROSION & SEDIMENT CONTROL DETAILS	8	-

REVISIONS: DESCRPTION, DATE, BY

COVER SHEET & 200 FT. RADIUS MAP

GRAPHIC SCALE 1" = 100'

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MERIDIAN ENGINEERING GROUP, INC.
CERTIFICATE OF AUTHORIZATION NUMBER: 24025084700
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING • LANDSCAPE ARCHITECTURE
HYDRAULIC & HYDROLOGIC ENGINEERING
ENVIRONMENTAL & EROSION CONTROL ENGINEERING

1189 AMBOY AVENUE, SUITE 1D
EDISON, NEW JERSEY 08837
PHONE: (732) 205-8296 • FAX: (732) 719-7208
www.meridianeng.com • info@meridianeng.com

SUBDIVISION PLAN
PREPARED FOR:
**LOTS 2 & 3
IN BLOCK 35
1392 HOW LANE**

SITUATED IN:
TOWNSHIP OF NORTH BRUNSWICK
MIDDLESEX COUNTY, NEW JERSEY

CAD: 55-JS DATE: 04/03/24 SCALE: 1"=100'
FILE: 055.0029 DRAWN: DHA SHEET: 1 OF 8

LESLIE A. WALKER III, PE DATE: 04/03/24
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NUMBER: 240604291(3)