



**TOWNSHIP OF NORTH BRUNSWICK**

710 HERMANN ROAD  
NORTH BRUNSWICK, NJ 08902

Tel.: (732) 247-0922 x440

Website: [WWW.NORTHBRUNSWICKNJ.GOV](http://WWW.NORTHBRUNSWICKNJ.GOV)

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**MEMORANDUM**

**TO:** James E. Stahl, Esq.  
Borrus, Goldin, Foley, Vignuolo, Hyman & Stahl, P.C.  
2875 Route 1  
North Brunswick, New Jersey 08902

**FROM:** Sal Profaci, Zoning Officer

**DATE:** April 25, 2024

**SUBJECT:** Block: 259 Lot(s): 9.01, 10.01  
Street Address: 770-786 Carolier Lane  
Applicant: Bowlero North Brunswick LLC  
222 W. 44<sup>th</sup> Street, 4<sup>th</sup> Floor, New York, NY 10036

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Dear Mr. Stahl:

I have reviewed a variance application for the above-referenced address, and I am issuing the following report.

The following application materials were reviewed:

- 11-Sheet Township of North Brunswick Variance Application (Form C)
- 1-sheet sign plan prepared by Persona Signs LLC, dated 8/23/2023;
- 2-sheet property survey prepared by American Surveying & Mapping Inc., dated 12/11/2017.

**Administrative**

1. The applicant proposes to replace an existing multi-tenant freestanding sign with a new 37 ft. high 292.6 sq. ft. multi-tenant freestanding backlit sign. The proposed sign is 55.7' feet from the property line along Carolier Lane.

2. The subject property is a shopping center located in the General Commercial (C-2) District. A shopping center is a permitted use in the zone, and a sign is a permitted accessory use.
3. Variances associated with the development application are summarized in the following table(s):
  - a. The proposed sign requires the following "C" variance(s):

Description	Min. Required/Max. Permitted	Proposed	Variance	Ordinance
<b>Freestanding Sign, Height</b>	20 ft.	37 ft.	V	§ 205-102 (D)
<b>Freestanding Sign, Sign Area</b>	150 ft.	292.6 ft.	V	§ 205-105 (H) (2)

V = Variance

### Technical

1. Variances:

- a. **Freestanding Sign, Height** – The applicant proposes to replace an existing multi-tenant freestanding sign with a new 37 ft. high multi-tenant freestanding sign, whereas no freestanding sign shall exceed 20 feet in height above ground level (§205-102 (D)). The applicant should justify this variance request and provide testimony to satisfy the C-1 (hardship) and/or C-2 variance criteria.
- b. **Freestanding Sign, Sign Area** - The applicant proposes to replace an existing multi-tenant freestanding sign with a new 292.6 sq. ft. multi-tenant freestanding backlit sign, whereas freestanding signs for office, commercial and industrial buildings in excess of 50,000 sq. ft. of gross floor area shall not exceed 150 sq. ft. (§205-105 (H)(2)). The applicant should justify this variance request and provide testimony to satisfy the C-1 (hardship) and/or C-2 variance criteria.

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

Completeness

1. **Checklist:**

The applicant must remit the following items in order for a completeness certification to be issued:

- 14 copies of Township of North Brunswick Variance Application (Form C).
- W-9 form.
- 15 Sheets of page 1 property survey prepared by American Surveying & Mapping Inc. drawn to scale. Only 8 ½ by 11 have been provided.
- 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
C Variance (Commercial)x2:	<u>\$400.00</u>
<b>TOTAL:</b>	<b>\$600.00</b>

**Technical Review Escrow Deposit:**

C Variance (Commercial)x2:	<u>\$600.00</u>
<b>TOTAL:</b>	<b>\$600.00</b>

Please remit two separate checks in the above total amounts and provide the items identified above. Upon receipt and review of the requested materials, 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, at 732-247-0922, extension 440.

Sincerely,



\_\_\_\_\_  
Sal Profaci, Zoning Officer

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



Existing Freestanding Pylon Sign



Aerial View (Location of New Sign)

1



GRAPHICS DETAIL  
SCALE: 1/2"

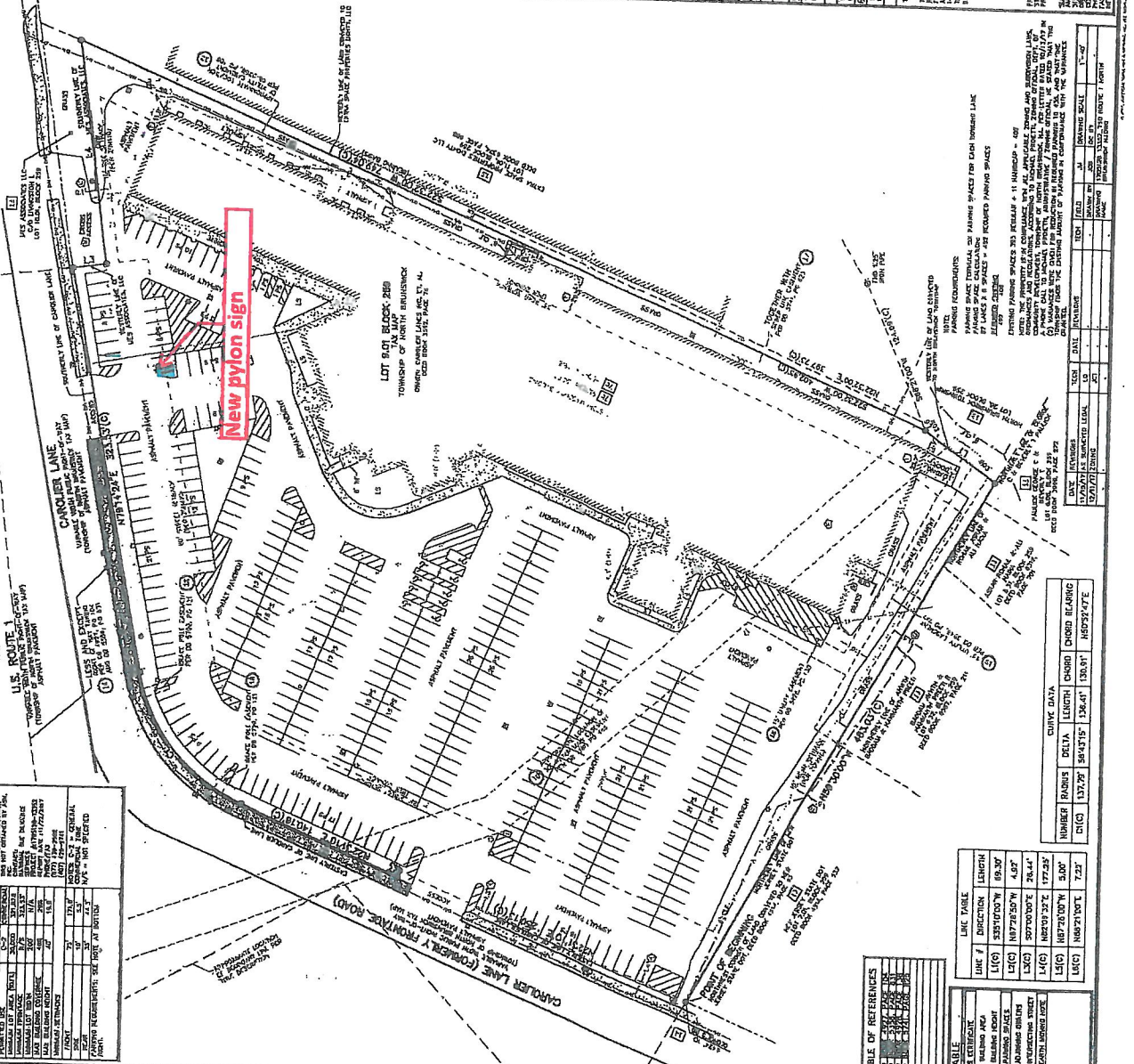
Customer: <b>BOWLERO</b>	Date: <b>8/23/23</b>	Prepared By: <b>TJ/MW/TJ</b>	Eng: <b>-</b>	<p><b>persona</b> SIGNS   LIGHTING   IMAGE</p> <p>Persona Signs, LLC 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.8888 - www.personasigns.com</p>
Location: <b>NORTH BRUNSWICK, NJ</b>	File Name: <b>314751 - R8 - NORTH BRUNSWICK, NJ 11X17</b>		<p><small>Note: Color and graphics will be seen when viewing printouts online. All colors used are PMS or the closest CMYK equivalent. If these colors are to be printed, please provide the correct PMS which will be used in this drawing for the next.</small></p>	

**SM SURVEYING INC.**  
 210 NORTH 10TH ST. SUITE 200  
 MINNEAPOLIS, MN 55401  
 PHONE: (612) 338-7200  
 FAX: (612) 338-7201  
 WWW.SMSURVEYING.COM

ALTAIR'S LAND TITLE SURVEY  
 OF  
 BRUNSWICK ZONE CAROLER LANE  
 780 ROUTE 1  
 TOWNSHIP OF NORTH BRUNSWICK, NEW JERSEY  
 MIDDLESEX COUNTY

**DATE:** 08/14/2013  
**PROJECT:** BRUNSWICK ZONE CAROLER LANE  
**SCALE:** 1" = 40'  
**DATE OF SURVEY:** 08/14/2013  
**DATE OF PLOT:** 08/14/2013

**7 SURVEYOR'S CERTIFICATE**  
 I, the undersigned, being a duly qualified and licensed Surveyor in the State of New Jersey, do hereby certify that I am the author of the foregoing plat, and that the same is a true and correct representation of the facts and conditions as shown to me by the parties to the same, and that I am not aware of any fraud or illegality in the same, and that I am not aware of any fraud or illegality in the same, and that I am not aware of any fraud or illegality in the same.



**6 ZONING INFORMATION**

REQUIREMENT	REQUIREMENT
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT WIDTH	40 FT.
MINIMUM LOT DEPTH	100 FT.
MINIMUM FRONT SETBACK	10 FT.
MINIMUM SIDE SETBACK	5 FT.
MINIMUM REAR SETBACK	5 FT.
MINIMUM FRONT YARD OPEN SPACE	10 FT.
MINIMUM SIDE YARD OPEN SPACE	5 FT.
MINIMUM REAR YARD OPEN SPACE	5 FT.
MINIMUM FRONT YARD TREE	10 FT. DIA.
MINIMUM SIDE YARD TREE	5 FT. DIA.
MINIMUM REAR YARD TREE	5 FT. DIA.

**7 SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS**

1. ENCROACHMENT ON ADJACENT PROPERTY

2. ENCROACHMENT ON PUBLIC RIGHT-OF-WAY

3. ENCROACHMENT ON EASEMENT

4. ENCROACHMENT ON UTILITY LINE

5. ENCROACHMENT ON EASEMENT

6. ENCROACHMENT ON EASEMENT

7. ENCROACHMENT ON EASEMENT

8. ENCROACHMENT ON EASEMENT

9. ENCROACHMENT ON EASEMENT

10. ENCROACHMENT ON EASEMENT

**8 LEGEND AND ABBREVIATIONS**

1. SURVEYOR'S MARK

2. SURVEYOR'S MARK

3. SURVEYOR'S MARK

4. SURVEYOR'S MARK

5. SURVEYOR'S MARK

6. SURVEYOR'S MARK

7. SURVEYOR'S MARK

8. SURVEYOR'S MARK

9. SURVEYOR'S MARK

10. SURVEYOR'S MARK

**9 SURVEYOR'S NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.

2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.

3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.

4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.

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**10 TABLE OF REFERENCES**

LINK #	DIRECTION	LENGTH
1(1)	S85°10'00"W	69.30'
1(2)	N87°25'00"W	4.50'
1(3)	S87°00'00"W	26.44'
1(4)	N62°03'21"E	177.25'
1(5)	N87°25'00"W	5.00'
1(6)	N88°21'00"E	7.21'

**11 ALTAIR'S LAND TITLE SURVEY IDENTIFICATION TABLE**

NO.	DESCRIPTION	DATE
1	FILE # 1000000000	08/14/2013
2	FILE # 1000000000	08/14/2013
3	FILE # 1000000000	08/14/2013
4	FILE # 1000000000	08/14/2013
5	FILE # 1000000000	08/14/2013
6	FILE # 1000000000	08/14/2013
7	FILE # 1000000000	08/14/2013
8	FILE # 1000000000	08/14/2013
9	FILE # 1000000000	08/14/2013
10	FILE # 1000000000	08/14/2013



<b>For Office Use Only</b>	
Date Filed: _____	Appl. No.: _____
Appl. Fee: \$ _____	Escrow Deposit: \$ _____
<b>Check One:</b>	
<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 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 259 Lot(s) 9.01 & 10.01 Zone C-2 (General Commercial)  
Property Location 770-786 Carolier Lane, North Brunswick, NJ 08902  
Size of Property 7.509 +/- acres

Present Use:  Residential  Non-Residential  Vacant  
Proposed Use:  Residential  Non-Residential Specify: Pylon Sign

CONTACTS:

Applicant:  Corporation  Partnership  Individual  
 Other/Explain \_\_\_\_\_

Name: Bowlero North Brunswick, LLC

Address: 222 W. 44th Street, 4th Floor, New York, NY 10036

Telephone: 908-285-3196 Fax: 212-777-2390

Email: aprice@bowlerocorp.com

Owner (if different from Applicant):

Name: Same as Applicant.

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Engineer:

Name: Thompson Engineering Services, LLC

Address: P.O. Box 1500, Englewood, TN 37329

Telephone: 423-781-7336 Fax: 423-781-7337

Email: carl@tesengrs.com

Attorney:

Name: James E. Stahl, Esq. of Borrus, Goldin, Foley, Vignuolo, Hyman & Stahl, P.C.

Address: 2875 US Highway 1, North Brunswick, NJ 08902

Telephone: 732-422-1000 ext. 222 Fax: 732-422-1016

Email: stahl@borrus.com cc: kstahl@borrus.com



## PART II

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

Proposed sign replacing existing sign exceeds that permitted pursuant to Section 205-68.10

Signage, in that the sign is in excess of 150 sq. ft., is an electronic sign and is

37 square feet in height from ground level. Proposed sign is 292.6 sq. ft. with an overall height of 37'.

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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): N/A

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:  
The only change that will be made is the replacement of the existing sign with the new pylon sign.  
\_\_\_\_\_  
\_\_\_\_\_

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:
<u>§205-102(D)</u>	<u>Max. Height - 20 feet</u>	<u>37 feet</u>



§205-105(H)(2)	Max. Size of Sign Face - 160 Sq. Ft.	292.6 sq. ft.
§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:



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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: Existing signage presently utilized by Applicant on the premises, due to the setback of the building from the high speed Route

1 corridor is inadequate to identify Applicant's and tenants' use to prospective and present customers. This represents a hardship and is negatively impacting the business of Applicant and tenants.

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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

C and D Variance(s):

Supply a statement of facts why relief can be granted without substantial detriment to the public good: The proposed sign is on a 7.509 acre site having no impact on adjoining properties, all of which are commercial in nature.

\_\_\_\_\_

\_\_\_\_\_

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: See above.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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:

Various minor site plan modifications and denial of prior sign application.

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	ALTA/NSPS Land Title Survey
15	Sign detail
15	Site Location Plan




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**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. See enclosed Ownership Disclosure.

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

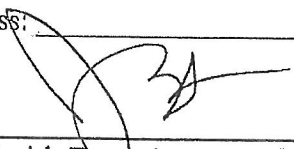
Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Applicant's Signature:  Date: 4/4/24

James E. Stahl, Esq., Attorney for Applicant  
Page 8 of 11



**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: 04/11/24  
James E. Stahl, Esq., Attorney for Applicant/Owner

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: [Signature] Date: 04.11.24  
James E. Stahl, Esq., Attorney for Owner

APPLICANT'S CERTIFICATION:

James E. Stahl, Esq.,  
I, Attorney for Applicant, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 2875 US Route One, North 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.

[Signature]  
SIGNATURE

Sworn to and subscribed before me this 11 day of April, 2024

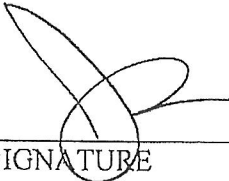
[Signature]  
NOTARY PUBLIC  
KERRI C. STAHL  
NOTARY PUBLIC  
State of New Jersey  
ID # 50103796  
My Commission Expires April 25, 2024

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):

James E. Stahl, Esq.,  
I, Attorney for Owner, of full age, being duly sworn according to law and upon my oath depose that: I reside at 2875 US Route One, North 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 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) 269 and Lot(s) 9.01 & 10.01, 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 11<sup>th</sup> day of April, 20 24

Kerri Stahl  
NOTARY PUBLIC

KERRI C. STAHL  
NOTARY PUBLIC  
State of New Jersey  
ID # 50103795  
My Commission Expires April 25, 2024