



PART I

SUBJECT PROPERTY:

Block 74 Lot(s) 21.02 Zone C-2
Property Location 1060 Aaron Road, No. Brunswick, J 08902
Size of Property _____

Present Use: ☐ Residential ☒ Non-Residential ☐ Vacant
Proposed Use: ☐ Residential ☒ Non-Residential Specify: _____

CONTACTS:

Applicant: ☒ Corporation ☐ Partnership ☐ Individual
☐ Other/Explain _____
Name: Megha International, LLC c/o Jolly Bansal
Address: 6 Seth Place, Dayton, NJ 08810
Telephone: 732.656.7770 Fax: 732.656.7779
Email: JBansal568@aol.com

Owner (if different from Applicant):

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

Engineer:

Name: Sharif H. Aly, PE, PP, CME
Address: Amertech Engineering, Inc., 757 Ridgewood Ave., No. Brunswick, NJ 08902
Telephone: 732.828.3535 Fax: 732.249.0859
Email: Sharif@amertechengineering.com

Attorney:

Name: Walter Toto, PA
Address: 317 Forsgate Drive, Monroe Township, NJ 08831
Telephone: 732.656.7770 Fax: 732.656.7779
Email: walter@waltertoto.com



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:

To be provided once applicant receives information via OPRA.

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:

16

Preliminary & Final Major Site Plan, dated April 15, 2025 and proposed
by Sharif Aly, PE of Amertech Engineering, Inc.



_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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: <u>Jolly Bansal</u>	Address: <u>6 Seth Place, Dayton, NJ 08810</u>
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____

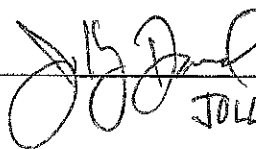
Applicant's Signature: _____ **Date:** _____



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: _____


JOLLY BANSAL

Date: 6-27-25

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: _____

Jolly Bansal

Date: 6-27-25

APPLICANT'S CERTIFICATION:

I, Jolly Bansal, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 6 Seth Place, Dayton 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.

Jolly Bansal
SIGNATURE

Sworn to and subscribed before
me this 27 day of
JUNE, 20 25

[Signature]
NOTARY PUBLIC
WALTER TOTO
An Attorney At Law Of
The State 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, Jolly Bansal, of full age, being duly sworn according to law and upon my oath depose that: I reside at 6 Seth Place, Dayton 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)
74 and Lot(s) 21.02

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 21 day of
JUN, 20 25


NOTARY PUBLIC

WALTER TOTO
An Attorney At Law Of
The State of New Jersey


SIGNATURE

Jolly Bansal,
Authorized
Signatory