



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 230 Lot(s) 15 Zone R2
Property Location Route 130 & Nimitz Place
Size of Property 3.5 acres

Present Use: ☐ Residential ☐ Non-Residential ☒ Vacant
Proposed Use: ☐ Residential ☒ Non-Residential Specify: Gas Station/Convenience Store

CONTACTS:

Applicant: ☒ Corporation ☐ Partnership ☐ Individual
☐ Other/Explain _____

Name: American Properties at North Brunswick LLC c/o Greg Kanter
Address: 517 Route 1 South, Suite 2100, Iselin, NJ 08830
Telephone: (732) 283-9700 Fax: (732) 283-1009
Email: gkanter@americanproperties.net

Owner (if different from Applicant):

Name: Joanne Labarbera, As administratrix C.T.A. of the estate of Santo Labarbera
Address: 101 Cricket Hill Circle, Princeton, NJ 08540
Telephone: (732) 236-0112 Fax: _____
Email: jlabor407@gmail.com

Engineer:

Name: Tung-To Lam, P.E. (Bohler Engineering)
Address: 30 Independence Blvd, Suite 200, Warren, NJ 07059
Telephone: (908) 668-8300 Fax: (908) 754-4401
Email: tlam@bohlereng.com

Attorney:

Name: Ronald L. Shimanowitz, Esq. (Hutt Shimanowitz & Plocker, P.C.)
Address: 459 Amboy Avenue, Woodbridge, NJ 07095
Telephone: (732) 634-6400 Fax: (732) 634-0718
Email: rshim@huttshim.com



PART II

TYPE OF APPROVAL REQUESTED (Check all that apply):

- ☒ Site Plan ☒ Preliminary/Final
☐ 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):

Proposal is for a +/- 5,670 square foot food/convenience store with 11 indoor seats and 8 outdoor seats, and an adjoining gas station canopy consisting of eight (8) multi-product fuel dispensers.



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:

See attached approved Use Variance Resolutions memorialized on September 20, 2022,

October 17, 2023, and December 10, 2024

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 ✓ "Relocation"

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	Cover Letters
30	6/10/2025: Bohler - Site Plans (15 Full Size and 15 reduced size copies 11" by 17")
30	5/30/25: GKA - Architecture Package (15 Full Size and 15 reduced size copies 11" by 17")
15	Site Plan Application
15	Site Plan Checklist
3	Tax and Assessment Payment Report
1	3/17/25: Van Note Harvey - Proof of submission of Wetlands LOI



<u>1</u>	<u>Use Variance Resolutions Memorialized 9/20/2022, 10/17/2023, and 12/10/2024</u>
<u>1</u>	<u>6/10/25: Bohler - Proof of Submission to the Middlesex County Planning Board</u>
<u>1</u>	<u>6/10/25: Bohler - Proof of Submission to the Freehold Soil Conservation District</u>
<u>1</u>	<u>4/1/25: Control Point - Survey of property less than 1 year old</u>
<u>1</u>	<u>Existing Easement/Easement Relocation Plan with Relocation Application</u>
<u>3</u>	<u>June 2025: Bohler - Stormwater Management Report</u>
<u>1</u>	<u>4/24/25: FPA - Report of Subsurface Exploration & Geotechnical Engineering Assessment</u>
<u>1</u>	<u>6/10/25: Stonefield - Evidence of submittal to DOT</u>
<u>3</u>	<u>5/30/25: Stonefield - Traffic Impact Studies</u>
<u>3</u>	<u>June 2025: Bohler - Stormwater Management Facilities Operation & Maintenance Manual</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: Randy Csik Address: 517 Route 1 South, Suite 2100, Iselin, NJ 08830

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Applicant's Signature: _____

Date: _____

5/9/25



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: 5/9/25

Owner's Signature (if different from Applicant): _____ Date: 5/7/25



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: _____

Date: _____

APPLICANT'S CERTIFICATION:

I, GREG KANTER, of full age, being duly sworn according to law and upon my oath, depose that: I reside at 5 Tulip Ct. Livingston in the County of Essex 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 _____

Sworn to and subscribed before me this 9th day of

May, 20 25

Daniel R. Hutt
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, Joanne LaBarbera, of full age, being duly sworn according to law and upon my oath depose that: I reside at 101 Cricket Hill Cir South 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)
230 and Lot(s) 15,

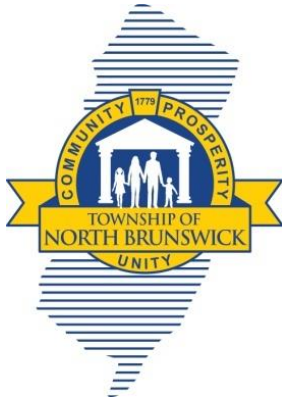
and that I am either the applicant or I have authorized the applicant to make this application, and
I agree to be bound by the application, the representations made and the decision in the same
manner as if I were the applicant.


SIGNATURE

Sworn to and subscribed before
me this 7th day of
May, 20 25


NOTARY PUBLIC





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Date Filed: _____ Appl. No.: _____
Appl. Fee: \$ _____ Escrow Deposit: \$ _____

Check One:

- ☒ Zoning Board of Adjustment
☐ 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 II

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

Proposal is for a +/- 5,670 square foot food/convenience store with 11 indoor seats and 8 outdoor seats, and an adjoining gas station canopy consisting of eight (8) multi-product fuel dispensers.

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- 102

ANY SIGNS NOT SPECIFICALLY
PERMITTED ARE HEREBY PROHIBITED.

Proposed Deviation:

FREESTANDING SIGN @ 20' HEIGHT; 74.8 SF
CANOPY WALL SIGNS: 2 @ 22.6 SF EACH
FOOD STORE WALL SIGNS: 2 @ 22.6 SF EACH & 1 @ 57.7 SF
ENTER/EXIT SIGNS: 3 @ 3 SF EACH



§205- <u>104</u>	A. NON-ILLUMINATED DIRECTIONAL SIGNS IDENTIFYING PARKING AREAS, ENTRANCES, LOADING ZONES, EXITS AND SIMILAR LOCATIONS AND NOT EXCEEDING THREE SQUARE FEET IN AREA.	<u>DIRECTIONAL SIGNS INTERNALLY ILLUMINATED</u>
§205- _____	_____	_____
§205- _____	_____	_____
§205- _____	_____	_____
§205- <u>98.C.2</u>	SIDEWALKS SHALL BE RAISED SIX INCHES ABOVE THE PARKING AREA, EXCEPT WHERE CROSSING STREETS OR DRIVEWAYS, AND CURBED AS A PROTECTION TO PEDESTRIANS USING THE WALKS.	<u>REQUESTING VARIANCE WHERE THE 6" BOLLARDS CROSS THE LOT</u>
§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:



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: _____

This will be discussed in testimony.

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: _____

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: _____
