

APPLICATION FOR RESIDENTIAL BULK VARIANCES

TOWNSHIP OF CRANBURY
23-A North Main Street
Cranbury, New Jersey 08512
Phone (609) 664-3122 - Fax (609) 664-3146
rtillou@cranbury-nj.com

The application, with supporting documentation, must be delivered & filed with the Planning/Zoning Administrative Officer for review 14 business days prior to meeting at which time the application will be considered for completeness.

CONSULT WWW.CRANBURYTOWNSHIP.ORG FOR MEETING DATES

SUBJECT PROPERTY

Location: 46 Cranbury Neck Road, Cranbury, New Jersey 08512

Tax Map: Page 6 Block 23 Lot(s) 141 Zoning District A-100
Page _____ Block _____ Lot(s) _____ Zoning District _____

Dimensions: Frontage 665.16 ft. Depth 828 ft. Total Area 13.4 Acres (specify whether Acres or SF)

APPLICANT

Applicant's Name: John P. Repko

Firm's Name: _____

Address: 46 Cranbury Neck Road

City, State, Zip: Cranbury, New Jersey 08512

Telephone Number: (609) 529-5044

Fax Number: _____

E-Mail Address: john.repko@gmail.com

- Applicant is a: Corporation (submit Disclosure Statement)
 Partnership (submit Disclosure Statement)
 Individual

OWNER

Owner's Name: John P. Repko and Deborah Pereira-Repko

Firm's Name: _____

Address: 46 Cranbury Neck Road

City, State, Zip: Cranbury, New Jersey 08512

Telephone Number: (609) 529-5044

Fax Number: _____

E-Mail Address: john.repko@gmail.com

CONTEMPLATED FORM OF OWNERSHIP:
(CHECK ALL THAT APPLY)

- Fee Simple
 Condominium
 Cooperative
 Rental

PROPERTY INFORMATION

Restrictions, covenants, easements, association proposed on the property:

Yes [attach copies] _____ No X Proposed

NOTE: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review and must be written in understandable English to be approved.

1. Section(s) of Ordinance from which a variance is requested: **See attached Addendum.**

[attach Zoning Officer violation notice, if applicable]

2. Waivers Requested of Development Standards and/or Submission Requirements: [additional pages as needed] **N/A**

3. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: [attach pages as needed]. **See attached Addendum.**

4. Is a public water line available? Yes / No

5. Is public sanitary sewer available? Yes / No

6. Does the application propose a well or septic system? Yes / No **Existing.**

7. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? **N/A**

8. Are any off-tract improvements required or proposed? **No.**

9. Is the subdivision to be filed by Deed or Plat? **N/A**

10. Other approvals which may be required:

	YES	NO
Middlesex County Health Department		X
Middlesex County Planning Board		X
Freehold Soil Conservation District		X
NJ Department of Environmental Protection		X
Sewer Extension Permit		X
Stream Encroachment Permit		X
Wetlands Permit		X
Potable Water Construction Permit (N.J. American Water Company)		X
NJ Department of Transportation		X
NJ Turnpike Authority		X
Public Service Electric & Gas Company		X
Historic Preservation Commission (within Historic District & 200-ft buffer zone)		X
Cranbury Township Environmental Commission		X

11. Include Certification from the Tax Collector that all taxes due on the subject property have been paid. **Yes.**
12. List of Maps, Reports and other materials accompanying application (attach additional pages as required for complete listing). **See attached Addendum.**

It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the members of the professional staff: Engineer, Planning Consultant, and Attorney for the Board to which the application is submitted for their review. The professional staff in accordance with the suggested deadline submission of 14 business days prior to date of meeting, must receive the documentation prior to the Development Review Committee meeting at which the application is to be considered for completeness, otherwise the application will be deemed incomplete.

David J Hoder, PE, PP, CPWM, CME
Hoder Associates
1101 Richmond Avenue
Suite 201-4
Point Pleasant, NJ 08742
Phone: 732-241-4543

Elizabeth Leheny, Board Planner
Phillips Preiss Grygiel, Inc.
70 Hudson Street, 5B
Hoboken, NJ 07030
Phone: (201) 420-6262 x 29

Robert Davidow, Esquire
Mason, Griffin & Pierson, P.C.
101 Poor Farm Road
Princeton, NJ 08540
Phone: (609) 436-1267

RESIDENTIAL BULK VARIANCE APPLICATION CHECKLIST <i>For sheds, fences, pools, residential additions, barns, etc.</i> <i>Please be sure your application contains each of the following</i>		
INCLUDED	NOT INCLUDED	Completed "c" Bulk Variance Application.
X		Payment of Application Fee for Bulk or other variance pursuant to N.J.S.A. 40:55D-70c: (1) Single-family or two-family residential: \$100.00 for first variance plus \$25.00 for each additional variance (<i>made payable to the Township of Cranbury</i>) AND Payment of Publication of Notice: \$100.00 (<i>all applications must include Publication of Notices Fee \$100.00, not to be confused with the applicant's publication of notice responsibilities</i>). Submit one (1) check for Application Fees and one (1) check for Escrow Fees
X		Payment of Escrow Fee for Bulk or other variance pursuant to N.J.S.A. 40:55D-70c: (1) Single-family or two-family residential: \$100.00 for the first variance plus \$50.00 for each additional variance (<i>made payable to the Township of Cranbury along with a copy of the signed escrow agreement and W9 form</i>). Submit one (1) check for Application Fees and one (1) check for Escrow Fees
X		Completed W-9 form.
		Signed escrow agreement indicating payment for all professionals' reviews and inspections.
X		Completed Bulk Requirements Table.
X		Current survey (to scale) showing all existing conditions. Must show location of existing and/or proposed houses, additions, driveways, pools, other buildings and structures with accurate distances from the property lines drawn to scale.
X		For adjoining properties, distance from structures to nearest property line of subject property.
X		Location of existing and/or proposed septic systems and wells on property.
X		Location of all easements (including conservation easements), public right of ways, etc.
X		Cut sheets, brochures, and/or architecture elevations showing details of type of structure proposing – including height, materials, design, color, etc.
X		Photographs of property views: 2 - from street (and any other area that can be viewed off site) showing where structure would be located, 2 – view from side yards, 2 – view from rear. Mark on photographs name of photographer, location/view and date taken.
N/A		Show on plan/survey any proposed landscaping and/or any relocation or removal of existing landscaping. Identify any trees that will be removed by species and size (caliper).
X		Written certification from Tax Collector verifying taxes are paid in full for the current quarter.
X		Certified list of property owners within 200-ft of subject property.
X		Aerial photograph of subject property including within 200-ft of subject property. (Aerials can be acquired on-line at Google.com)
X		Zoning Action Letter from the Zoning Officer.
N/A		Provide copy of resolution from any/all previous approvals granted by either the Planning Board or Zoning Board for the property in question.

REQUEST FOR BULK VARIANCE Per N.J.S.A. 40:55d-70c

Please answer the following questions:

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will there be land grading?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will there be underground utilities or piping?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will there be structures or building additions?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will they be constructing parking areas or sidewalks?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will they be building in the street (municipal improvements)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the use be other than single family residential?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will they be constructing lighting?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will there be retaining walls?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will there be soil disturbance? (See Page 6 and 7 of this application)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is there a known drainage problem on the site?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the site one with known contamination?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is it near a stream or lake?

BULK REQUIREMENTS TABLE		
<p><i>Most information can be found in documentation sent to applicant from the Zoning Officer (which you will attach as part of this application). Additional information can be found at the following links: http://www.cranburytownship.org/Zoning_Map.pdf and/or http://ecode360.com/6664900</i></p>		
	PERMITTED BY ORDINANCE	PROPOSED
ZONING CLASSIFICATION OF LAND	A-100	Not Applicable
LOT AREA	Min. 6 Acres	13.4 no change
LOT FRONTAGE	N/A	665' no change
LOT WIDTH	Min. 400'	665' no change
LOT DEPTH	Min. 250'	828' no change
FRONT YARD	Min. 150'	380' no change
SIDE YARD	Min. 100'	137'/161' no change
REAR YARD	Min. 150'	359' no change
OTHER		

SOIL DISTURBANCE N/A

§ 150-62. Soil disturbance.

No soil disturbance shall be permitted and no earth shall be moved on or off a site, regardless of the time span to accomplish such activity. However, nothing in this subsection shall be construed to prevent any owner, otherwise eligible in accordance with law, from excavating or cutting, stripping or otherwise disturbing lands or soil for the following purposes:

- A. Construction uses and modifications of a one-family dwelling and its normal accessory and appurtenant uses.
- B. Gardening for noncommercial purposes.
- C. Commercial, agricultural or horticultural use when in accordance with accepted farm agricultural practices, approved by the Freehold Soil Conservation District.
- D. Excavation or cutting, stripping or other land or soil disturbance, other than removal from the site, necessary for the construction or reconstruction of curbs, sidewalks, private residential driveways, drainage systems, sewage disposal systems, swimming pools and other utility service connections, provided that all other Township, County, State and district approvals have been received.
- E. Installation, removal, replacement or maintenance of landscaping, including trees, shrubs, flowers and cover, where the existing land contours are not changed by more than one foot.
- F. Subdivision or site plans where the Board has approved the proposed soil disturbance and earthwork balance.

1. Accompanying the application for major soil permit shall be eight (8) copies of a topographical map at a scale of not less than 1"=50 and showing contour intervals at five (5) feet for grades of ten percent or greater, and contour intervals at two (2) feet for grades of less than ten percent. The map shall be prepared and certified by a New Jersey licensed engineer and shall show:

- a. The present grades on a 100-foot grid layout.
- b. The proposed grades at said points when the work has been completed.
- c. The quantity, in cubic yards, of soil involved in the work.
- d. The grades of all abutting streets and lots.
- e. Proposed slopes and lateral supports.
- f. Present and proposed surface-water drainage.
- g. All areas within 100 feet of that portion of the property which will be involved in the soil mining activities, including trees and wooded therein.
- h. Such other pertinent data as the Board may hereafter by resolution require.

2. What is the purpose for moving the soil?

- To grade land by moving soil within the property lines.
- To grade land by removing soil outside property lines.
- To grade land by filling in.
- Other (specify):

1. Kind of soil to be removed:

_____	Topsoil	_____	Cubic yards
_____	Subsoil	_____	Cubic yards
_____	Sand	_____	Cubic yards
_____	Gravel	_____	Cubic yards
_____	Other	_____	Cubic yards

SOIL DISTURBANCE (Part 2) N/A

4. Total quantity of soil to be removed: _____ Cubic yards
 5. In case of removal, the address to where the soil is going.
 6. Date proposed work will be completed: _____
 7. Provide name and address of the excavator, contractor or the person having express charge, supervision and control of the proposed excavation work.
 8. Provide name and address of the person to have control of the operation of hauling away the excavated material.
 9. Number, capacity, type and description of each piece of equipment to be used in the operation and the number of truck loads to be removed.
 10. The routes over which the material will be transported and the method of traffic control.
 11. Method of abating noise and dust in the operation.
 12. Mean of assuring lateral support and preventing erosion, floods, the washing of silt into streams.
 1. The means of protection downstream properties from the effects of the operation.
 14. Any importation of soil shall be in accordance with the certification of Clean Fill Material being from virgin source or testing be provided for certification of the material prior to any importing.
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APPLICATION FOR A USE VARIANCE

1. Application is hereby made for the granting of a variance from the Zoning Ordinance to allow the following structures or uses:
See attached Addendum.

2. Said structures or uses are proposed to be located in **A-100**
Zoning District which is restricted against same by the following provision of the Zoning Ordinance.

3. The application is based upon the following special reasons:
See attached Addendum.

4. Said reasons are unique and peculiar to the lands or buildings for which the variance is sought and do not apply generally to land or buildings in the neighborhood, because:
See attached Addendum.

5. The strict application of the regulations prohibiting said structure or use would deprive applicant of the reasonable use of the lands or buildings involved, because:
See attached Addendum.

6. The requested variance is the minimum reasonable needed, because:
See attached Addendum.

CERTIFICATION OF APPLICANT

I certify that the foregoing statements and the materials submitted and the materials submitted are true. I further certify that I am the individual applicant or that I am the Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the Partnership applicant.

[If the applicant is a corporation, this must be signed by an authorized corporate office. If the Applicant is a partnership, a general partner must sign this.]

John P Repko

DATE: *7/6/23*

SIGNATURE OF APPLICANT

John P. Repko

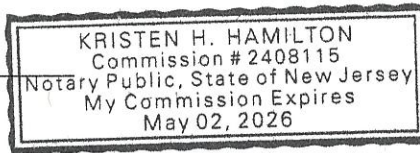
PRINT NAME AND TITLE

Sworn to and subscribed before me this

6 day of *July*, *2023* (year)

Kristen H. Hamilton

(NOTARY PUBLIC)



CERTIFICATION OF PROPERTY OWNER

I certify that I am the owner of the property, which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, that representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation, this must be signed by an authorized corporate office. If the owner is a partnership, a general partner must sign this.]

John P Repko

DATE: *7/6/23*

SIGNATURE OF OWNER

John P. Repko

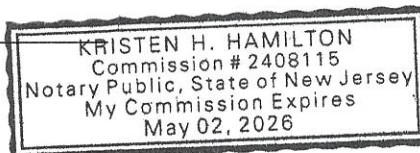
PRINT NAME AND TITLE

Sworn to and subscribed before me this

6 day of *July*, *2023* (year)

Kristen H. Hamilton

(NOTARY PUBLIC)



CERTIFICATION OF AUTHORIZATION

(If anyone other than property owner is making the application, the following must be executed)

_____ is hereby authorized to make the within application.
(Name of Applicant)

DATE: _____

SIGNATURE OF PROPERTY OWNER

PRINT NAME AND TITLE

Sworn to and subscribed before me this

_____ day of _____, _____ (year)

(NOTARY PUBLIC)

CERTIFICATION OF ESCROW

I understand that the sum of \$ 1,100.- has been deposited in an escrow account in accordance with the Ordinances of the Township of Cranbury. I further understand that the escrow account is established to cover the cost of professional service including engineering, planning, legal and other expenses associated the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary. I understand that I will be notified of the required additional amount that shall add the sum of the escrow account within fifteen (15) days.

[Please be sure to attach a copy of W-9 Form with an original signature]

John P Repko
SIGNATURE

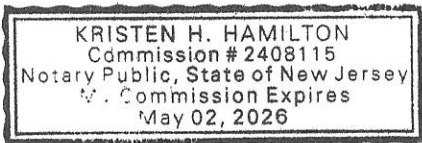
DATE: 7/6/23

John P. Repko
PRINT NAME AND TITLE

Sworn to and subscribed before me this

6 day of July, 2023 (year)

Kristen H. Hamilton
(NOTARY PUBLIC)



CONSENT TO ENTRY

The undersigned property owner hereby consents to the entry onto the property known as Block 23, Lot 141, on the Tax Map of the Township of Cranbury by members of the Township of Cranbury Zoning board to perform an inspection(s) of the property, at reasonable times, in combination with the application for a bulk variance, use variance, site plan or subdivision which has been submitted herewith.

This consent permits entry onto the property only by the above-mentioned Board Members for the purpose of conducting visual inspection during the pendency of the aforesaid application. This right of entry is limited to entry onto the subject property only by those persons hold the designated position listed herein.

DATE: 7/6/23

John P. Nephew
Property Owner