

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

JAN 27 2023

Planning and Zoning  
Land Use Administrator

The application, with supporting documentation, must be delivered & filed with the Planning/Zoning Administrative Officer for review by the Development Review Committee (ten (10) 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: 257 Prospect Plains Road  
Tax Map: Page \_\_\_\_\_ Block 3 Lot(s) 1.01 Zoning District LI  
Page \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_ Zoning District \_\_\_\_\_  
Dimensions: Frontage \_\_\_\_\_ Depth \_\_\_\_\_ Total Area 74.49 (specify whether Acres or SF)

APPLICANT

Applicant's Name: Link Logistics Real Estate LLC  
Firm's Name: \_\_\_\_\_  
Address: 90 Park Ave, 32nd Floor  
City, State, Zip: New York, NY 10016  
Telephone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_  
Applicant is a:  Corporation (submit Disclosure Statement)  
 Partnership (submit Disclosure Statement)  
 Individual

OWNER

Owner's Name: Icon Cranbury East Owner Pool 4 NJ, LLC  
Firm's Name: \_\_\_\_\_  
Address: Same as above  
City, State, Zip: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

CONTEMPLATED FORM OF OWNERSHIP:  
(CHECK ALL THAT APPLY)

- Fee Simple
- Condominium
- Cooperative
- Rental

APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:  
(CHECK ALL THAT APPLY)

**SUBDIVISION:**

- Minor Subdivision Approval
- Subdivision Approval (Preliminary)
- Subdivision Approval (Final)

**SITE PLAN:**

- Minor Site Plan Approval
  - Preliminary Site Plan Approval [Phases (if applicable) \_\_\_ ]
  - Final Site Plan Approval [Phases (if applicable) \_\_\_ ]
  - Amendment or Revision to an approved Preliminary and/or Final Site Plan
  - Request for waiver from Site Plan Review and Approval (if applicable) (attach sheets\*)
  - Informal / Conceptual Review (Optional)
  - Appeal decision of an Administrative Officer [N.J.S.A. 40:55D-70a]
  - Map or Ordinance Interpretation of Special Question [N.J.S.A. 40:55D-70b]
  - Variance Relief (hardship) [N.J.S.A. 40:55D-70c(1)]\*
  - Variance Relief (use) [N.J.S.A. 40:55D-70(2)]\*
  - Conditional Use Approval [N.J.S.A. 40:55D-67]\*
  - Exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.\*
  - Waivers from the RSIS (N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to and approval of the N.J. Site Improvement Advisory Board.]\*
  - Direct issuance of a permit for a structure in bed of a mapped street, public drainage way or flood control basin.[N.J.S.A. 40:55D-34]
  - Direct issuance of a permit for a lot lacking street frontage. [N.J.S.A. 40:55D-35]
- \* **NOTE: If any of the above \* are required, attached hereto separate exhibit(s) for each category of relief sought, stating factual basis, legal theory and whether they have been previously granted.**

**PROPERTY INFORMATION**

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

Yes [attach copies]  X  No \_\_\_\_\_ Proposed  To be supplied

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

PLEASE FILL OUT THE FOLLOWING CONTACT INFORMATION COMPLETELY

APPLICANT'S ATTORNEY

Name: R. Armen Mcomber

Firm Name: Mcomber Mcomber + Luber, PC

Field of Expertise: Zoning + Planning

Address: 54 Shrewsbury Ave, Red Bank, NJ 07701

Telephone Number: 732-842-6500

FAX Number: 732-530-8545

Email: ram@njlegal.com

APPLICANT'S ENGINEER

Name: Brian Lucas / Tom Holden

Firm Name: ABT Signage

Field of Expertise: Signage

Address: c/o Mcomber Mcomber + Luber, PC

Telephone Number: \_\_\_\_\_

FAX Number: \_\_\_\_\_

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

APPLICANT'S PLANNER

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

Firm Name: \_\_\_\_\_

Field of Expertise: \_\_\_\_\_

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

Telephone Number: \_\_\_\_\_

FAX Number: \_\_\_\_\_

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

TRAFFIC ENGINEER

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

Firm Name: \_\_\_\_\_

Field of Expertise: \_\_\_\_\_

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

Telephone Number: \_\_\_\_\_

FAX Number: \_\_\_\_\_

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

LIST ANY OTHER EXPERT WHO WILL SUBMIT A REPORT OR WHO WILL TESTIFY FOR THE APPLICANT: [ATTACH ADDITIONAL SHEETS AS MAY BE NECESSARY]

1. Section(s) of Ordinance from which a variance is requested: [attach Zoning Officer violation notice, if applicable] *see attached violation notice*
2. Waivers Requested of Development Standards and/or Submission Requirements: [additional pages as needed] *to be supplied*
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 attach sign plan*
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*
7. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? *No*
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: *to be supplied*

	YES	NO
Middlesex County Health Department		
Middlesex County Planning Board		
Middlesex Mosquito Control (all retention/detention basin, stormwater facilities, etc.)		
Freehold Soil Conservation District		
NJ Department of Environmental Protection		
Sewer Extension Permit		
Stream Encroachment Permit		
Wetlands Permit		
Potable Water Construction Permit (N.J. American Water Company)		
NJ Department of Transportation		
NJ Turnpike Authority		
Public Service Electric & Gas Company		
Historic Preservation Commission (within Historic District & 200-ft surrounding area)		
Cranbury Township Environmental Commission		

11. Include Certification from the Tax Collector that all taxes due on the subject property have been paid. *to be supplied*
12. List of Maps, Reports and other materials accompanying application (attach additional pages as required for complete listing). *sign plan 2/2/2022*

**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, Attorney, Traffic Consultant for the Board to which the application is submitted] for their review. The professional staff in accordance with the suggested deadline submission of ten (10) 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.**

**APPLICATION FOR BULK VARIANCE**

1. Application is hereby made for a variance from the strict application of the following provision of the Zoning Ordinance: (specify parts of ordinance involved).

See attached

2. Applicant requests a variance to the following extent: (set forth specific variances requested).

See attached

3. The strict application of said provisions would result in: (complete one or both of the following in detail).

- A. The following peculiar and exceptional practical difficulties:

Sign variances needed for ~~visibility~~.  
visibility - see plans.

- B. The following exceptional and undue hardship:

4. Said difficulties or hardship are by reason of:

5. 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:

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



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 authorizing 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.]

*[Handwritten Signature]*

DATE:

1/24/2023

SIGNATURE OF APPLICANT

R. Armer McOmber o/b/o Applicant

PRINT NAME AND TITLE

Sworn to and subscribed before me this

24<sup>th</sup> day of January, 2023 (year)

*[Handwritten Signature]*

(NOTARY PUBLIC)

DONNA C. GULINO  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JUNE 20, 2023

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.]

*[Handwritten Signature]*

DATE:

1/24/2023

SIGNATURE OF OWNER

R. Armer McOmber o/b/o Owner

PRINT NAME AND TITLE

Sworn to and subscribed before me this

24<sup>th</sup> day of January, 2023 (year)

*[Handwritten Signature]*

(NOTARY PUBLIC)

DONNA C. GULINO  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JUNE 20, 2023

**CERTIFICATION OF AUTHORIZATION**

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

Related Entities

\_\_\_\_\_ 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 \$ 3400 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]

\_\_\_\_\_  
SIGNATURE

R. Armen Mcomber, alt/ Applicant

DATE: 1/24/2023

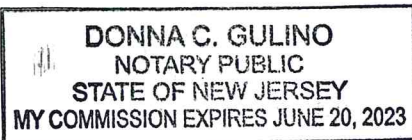
\_\_\_\_\_  
PRINT NAME AND TITLE

Sworn to and subscribed before me this

24th day of January, 2023 (year)

Donna C. Gulino

\_\_\_\_\_  
(NOTARY PUBLIC)





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DISCLOSURE STATEMENT

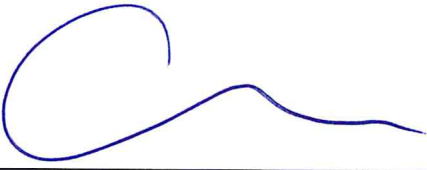
Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or Partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the mom-corporate stockholders and partners exceeding the 10% been disclosed.

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**CERTIFICATION OF OWNERSHIP OF APPLICANT  
AS REQUIRED BY THE NEW JERSEY LAW  
(P.L. 997, Chapter 336)**

	NAME	ADDRESS
1.	<i>None</i>	
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

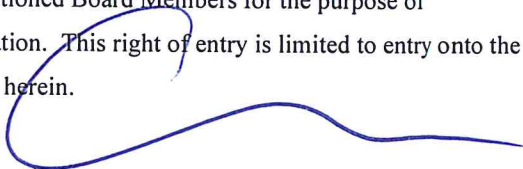
	DATE: <u>1/24/2023</u>
Signature of Officer/Partner	
<u>Link Logistics Real Estate LLC</u>	
Name of Applicant Corporation/Partnership	

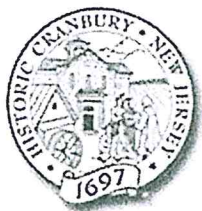
**CONSENT TO ENTRY**

The undersigned property owner hereby consents to the entry onto the property known as Block 3, Lot 1.01, 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: 1/24/2023

  
Property Owner o/b/o Icon



# CRANBURY TOWNSHIP

Middlesex County, New Jersey

## DENIAL OF ZONING PERMIT APPLICATION

7/14/2021

**SUBJECT PROPERTY: 257 PROSPECT PLAINS ROAD, BLOCK 3 LOT 1.01**

**ZONE: LI**

**PROPOSED USE / STRUCTURE: WALL SIGN**

Dear Applicant:

Your zoning permit application for a **WALL SIGN** was denied for the following reasons:

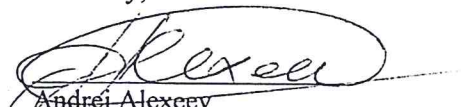
**A variance is required to increase the size of the existing wall sign. The proposed wall sign does not meet the following LI zone sign regulations:**

1. § 150-37 (H)(2)(b): The total area of the sign shall not exceed six square feet, the height shall not exceed 1.5 ft., and the width shall not exceed 4 ft., whereas a 10 ft. high by 33.5 ft. wide sign is proposed.
2. § 150-37 (H)(2)(d): In all cases, notwithstanding the number of tenants, the total area of wall signs on any one wall of the building shall not exceed 24 square feet.
3. § 150-37 (H)(5): Wall signs shall not be internally lit, whereas an internally illuminated sign is proposed.

Please contact Josette Kratz, Planning and Zoning Board Secretary ([jckratz@cranbury-nj.com](mailto:jckratz@cranbury-nj.com)) in order to obtain a site plan, subdivision, variance, or appeal application form.

If you have any further questions, please do not hesitate to contact me at the phone number provided below.

Sincerely,

  
Andrei Alexeev  
Zoning Officer  
(609) 664-3167

Appeal information:

Appeals to the Zoning Board of Adjustment may be taken by any interested party affected by any decision of a Zoning Officer based on or made in the enforcement of the Zoning Ordinance or Official Map, within 20 days of the issuance of the decision, in accordance with the provisions of § 150-70 (E) of the Land Development Ordinance.