

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 (COLATED) & 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: 2 Brick Yard Road

Tax Map: Page _____ Block 16 Lot(s) 1 Zoning District _____
Page _____ Block _____ Lot(s) _____ Zoning District _____

Dimensions: Frontage 516.3' Depth 316.4' Total Area 1.48 Acres (specify whether Acres or SF)

APPLICANT

Applicant's Name: Akshar Amin

Firm's Name: Shriji Estates

Address: 2 Brick Yard Road

City, State, Zip: Cranbury, NJ 08834

Telephone Number: _____

Fax Number: _____

E-Mail Address: shrijiestates1@gmail.com

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

OWNER

Owner's Name: Akshar Amin

Firm's Name: Shriji Estates

Address: 2 Brick Yard Road

City, State, Zip: Cranbury, NJ 08834

Telephone Number: _____

Fax Number: _____

E-Mail Address: shrijiestates1@gmail.com

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: N/A

- 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(I)]*
 - 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] _____ No Proposed

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: Walter Toto, Esq.
Firm Name: _____
Field of Expertise: Land Use
Address: 317 Forsgate Drive, Monroe Township, NJ 08831
Telephone Number: 732-656-7770
FAX Number: 732-656-7779
Email: walter@waltertotalaw.com

APPLICANT'S ENGINEER

Name: Sharif H. Aly
Firm Name: Amertech Engineering, Inc.
Field of Expertise: Engineer
Address: 757 Ridgewood Avenue, No. Brunswick, NJ 08902
Telephone Number: 732-828-3535
FAX Number: 732-249-0859
Email: pepl3pp@aol.com

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] *N/A*
2. Waivers Requested of Development Standards and/or Submission Requirements: [additional pages as needed] *• § 150-84(2)(c) - request for overnight parking of 10/31 parking spaces*
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]
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? *N/A*
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	
Middlesex Mosquito Control (all retention/detention basin, stormwater facilities, etc.)		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 surrounding area)		X
Cranbury Township Environmental Commission	X	

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

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.

APPEAL ALLEGING ERROR IN ADMINISTRATIVE DECISION N/A

1. Appeal is hereby made from the action of the _____ taken on _____, Based on or made in the enforcement of the Zoning Ordinance: (state action appealed from)

2. The following section of the Zoning Ordinance and State Statutes are involved:

3. Applicant is aggrieved or affected by said action and alleges that same is in error on the following grounds: (set forth legal and factual argument indicating error).

REQUEST FOR INTERPRETATION OF ZONING REGULATIONS MAP N/A

1. Request is hereby made for an interpretation of the following provision of the Zoning Ordinance and/or Map in their application to the following case: (state facts of case, parts of Zoning Ordinance involved, and questioned propounded)

SOIL DISTURBANCE

§ 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 point 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):

3. Kind of soil to be removed:

_____	Top Soil	_____	Cubic yards
_____	Subsoil	_____	Cubic yards
_____	Sand	_____	Cubic yards
_____	Gravel	_____	Cubic yards
_____	Other	_____	Cubic yards

TBD

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.
13. 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.

APPLICATION FOR BULK VARIANCE N/A

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).

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

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:

 - 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:

APPLICATION FOR A USE VARIANCE *N/A*

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

2. Said structures or uses are proposed to be located in _____
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:

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:

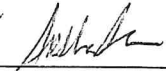
5. The strict application of the regulations prohibiting said structure or use would deprive applicant of the reasonable use of the lands or buildings involved, because:

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.]



DATE: November 8, 2023

SIGNATURE OF APPLICANT

Akshar Amin

PRINT NAME AND TITLE

Sworn to and subscribed before me this 8TH day of NOVEMBER, 2023 (year)



(NOTARY PUBLIC)
WALTER TOTO

An Attorney At Law Of
The State Of New Jersey

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.]



DATE: Nov. 8, 2023

SIGNATURE OF OWNER

Akshar Amin

PRINT NAME AND TITLE

Sworn to and subscribed before me this 8TH day of NOV., 2023 (year)



(NOTARY PUBLIC)
WALTER TOTO

An Attorney At Law Of
The State Of New Jersey

CERTIFICATION OF AUTHORIZATION

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

SHIRIJI ESTATES, LLC is hereby authorized to make the within application.
(Name of Applicant)

x [Signature]
SIGNATURE OF PROPERTY OWNER

DATE: NOV. 8, 2023

AKSHAR AMIN, MNG. MEMBER
PRINT NAME AND TITLE

Sworn to and subscribed before me this
8TH day of _____, _____ (year)

[Signature]
(NOTARY PUBLIC)
WALTER TOTO
An Attorney At Law Of
The State Of New Jersey

CERTIFICATION OF ESCROW

I understand that the sum of \$ 4,000⁰⁰ 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]

x [Signature]
SIGNATURE

DATE: NOV. 8, 2023

AKSHAR AMIN, MNG. MEMBER
PRINT NAME AND TITLE

Sworn to and subscribed before me this
8TH day of NOV., 2023 (year)

[Signature]
(NOTARY PUBLIC)

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.

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

NAME	ADDRESS
1. AKSHAR AMIN - 3390	} 21 MISSION DRIVE, MONROE TWP., NJ 08831
2. MAYUR AMIN - 33-590	
3. JIGNA AMIN - 33-590	
4.	
5.	
6.	
7.	
8.	
9.	
10.	


Ash Amin DATE: NOV-8, 2023
Signature of Officer/Partner
Shriji Estates, LLC
Name of Applicant Corporation/Partnership

CONSENT TO ENTRY

The undersigned property owner hereby consents to the entry onto the property known as Block 16, Lot 1, on the Tax Map of the Township of Cranbury by members of the Township of Cranbury Planning/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: Nov. 8, 2023

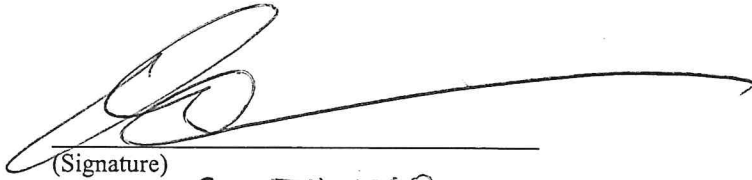

Property Owner Akshar Amin

TO: CRANBURY TOWNSHIP ASSESSOR TAX COLLECTOR'S OFFICE
FROM: WALTER TOTO, ESQ.
317 Forsgate Drive.
Monroe Township
DATE: November, 2023
SUBJECT: CERTIFIED LIST REQUEST

Request is hereby made for certified list of names and addresses of all property owners within a 200-ft radius of Block(s) 16, Lot(s) 1 on Sheet #4 of the Cranbury Township Tax Map.

I understand that the attached list of utility companies will also need to be notified.

Understand that upon application of said certified lists, payment in the amount of twenty-five cents (.25) per name or ten dollars (\$10.00), whichever is greater, must be rendered.



(Signature)
WALTER TOTO, ESQ.
PRINT FULL NAME: WALTER TOTO, ESQ.
ADDRESS: 317 Forsgate Drive, Monroe Twp., NJ 08831
FAX NUMBER: 732-656-7779
TELEPHONE NUMBER: 732-656-7770
E-MAIL ADDRESS: walter@waltertoto.com

Fax or mail above request to: