

SUBDIVISION APPLICATION.

FOR OFFICIAL USE ONLY	
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Zoning Board of Adjustment
Name of Applicant: _____	Docket Number: _____

PART A

Explain, in detail sufficient for the Board to understand the nature of the proposal, the exact nature of the proposed application and proposed physical modifications to be made to the site, number and size of lots, means of providing vehicular access, utilities, etc.

Applicant seeks to subdivide a 16.54 Acre Lot into 15 lots of approximately 40,000 SF. in area each to accomodate 14 new single family homes and associated improvements, including stormwater improvements and a new cul-de-sac.

Applicant requests the Subdivision Approval(s) indicated below (check all that apply):

- Preliminary Major Subdivision *and/or*
 Final Major Subdivision

or

Minor Subdivision

PART B

APPLICANT: Individual Partnership Corporation LLC X

APPLICANT: Owner Applicant Other _____

Name Odin Dhun LLC

Street Address ██████████ Apt./Ste/Unit # ██

City ██████ State ██ Zip Code ██████

Phone ██████████ Fax ██████████

Email ██████████

OWNER (if different from Applicant):

Name Odin NJ Corp
Street Address [REDACTED] Apt./Ste/Unit # [REDACTED]
City [REDACTED] State [REDACTED] Zip Code [REDACTED]
Phone [REDACTED] Fax [REDACTED]
Email [REDACTED]

PART C

SUBJECT PROPERTY:

Block/s 508.02 Lot/s 12 Zone R-40
Street Address 295 Cedar Grove Lane
City Franklin Twp. (Somerset) State New Jersey Zip Code 08873
Approximate Site Size: 16.54 AC Acres/720,657 Sq. ft.

Does the owner own any contiguous property? Yes No

If yes, state the address, block and lot of such property: _____

Public water available: Yes No If not, proposed? Yes No

Public sanitary sewer available: Yes No If not, proposed? Yes No

Location of utilities: See associated plans for utility locations

Is the site located within a Township-designated Historic District and/or located within 1000 feet of the Delaware & Raritan Canal? Yes No

Describe any off tract improvement required or proposed: See accompanying plans

Deed restrictions, covenants, easements:

Yes (Provide a copy) No Proposed (Must be submitted for review)

PART D

Has there been any previous appeal, request, or application to this or any other Township Boards or the Technical Review Committee involving this property? Yes No

If yes, in the space below state the type of approval (e.g., site plan and/or variances), docket number, the nature of the application and approval date. In particular, describe whether this submission is intended to supersede or further effectuate such previous approval(s) – e.g., subdivision approval for a previously granted use variance.

Identify the associated development approvals sought at this time (check all that apply):

Note: Applicant must consult the respective Instruction Sheet(s) and Submission Checklist(s) for the associated development approvals (e.g., site plan, variances) being sought at this time. The submission will not be deemed an Application for Development unless all required submissions are provided for all requested development approvals.

"C" Variance(s):

- The strict application of the provisions of the Development Ordinance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship - N.J.S.A. 40:55D-70.C(1)
- 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 - N.J.S.A. 40:55D-70.C(2)

"D" Variance(s):

- Use or principal structure in a district restricted against such use or principal structure - N.J.S.A. 40:55D-70.D(1)
- Expansion of a nonconforming use - N.J.S.A. 40:55D-70.D(2)
- Deviation from a specification or standard pertaining solely to a conditional use - N.J.S.A. 40:55D-70. D(3)
- Increase in the permitted floor area ratio - N.J.S.A. 40:55D-70.D(4)
- Increase in the permitted density - N.J.S.A. 40:55D-70.D(5)
- Height of a principal structure exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure - N.J.S.A. 40:55D-70.D(6)

PART G

APPLICANT'S CERTIFICATION

I, Tim Arch, of full age, being duly sworn according to law and upon my oath, depose that: I reside at [redacted] the County of [redacted] and State of [redacted], 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.

Sworn to and subscribed before me this 24th day of April, 2024
[Signature]
NOTARY PUBLIC

[Signature]
APPLICANT'S SIGNATURE

TIMOTHY M. ARCH
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, Tim Arch, of full age, being duly sworn according to law and upon my oath depose that: I reside at [redacted] the County of [redacted] and State of [redacted], 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 of the property which is the subject of this application, and I am 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 24th day of April, 2024
[Signature]
NOTARY PUBLIC

[Signature]
OWNER'S SIGNATURE

TIMOTHY M. ARCH
ATTORNEY AT LAW
OF THE STATE OF NEW JERSEY

KATHERINE M. DILLETTO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires October 2, 2028

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