

DEPARTMENT OF PLANNING AND ENGINEERING
EAST BRUNSWICK DEVELOPMENT APPLICATION

TYPE OF APPLICATION _____
(If additional space is required, attach a rider)

FEES \$

1. Applicant's Full Name Van Loon, LLC Phone # [REDACTED]

2. Applicant's Mailing Address [REDACTED]

2a. Email Address [REDACTED]

3. Is Applicant a Corporation Partnership Individual

3a. If Applicant is a Corporation or a Partnership, set forth the names and addresses of all stockholders having a 10% interest or more:

(name) Daniel Tarantini 100%

(address) [REDACTED]

4. Does Applicant own all this property? Yes No (Consent attached)

5. If not, set forth names and addresses of owners of any property covered by this Application which are not owned by Applicant: N/A

6. As to all property described in answer to question #5, set forth, in detail, the nature and source of the local or beneficial right by which you claim right to prosecute this application.

N/A

7. Location(street address) 30 Wallace Street

Block(s) 96 Lot(s) 11, 14 & 15 Zone(s) HC-2 Size 7,500 SF

8. Present Use of Property office building

9. Proposed Use of Property 2 family residence

10. Description of proposed structures or changes in existing structures
repurpose existing office building into 2- family residence

11. Was this tract formerly subdivided? No Yes When _____

12. Area of entire tract .172 plus or minus acres, or 7,500 square feet

13. Applicant plans to develop property by:
() Selling Lots Only
() Constructing Houses to Sell At \$ _____
(X) Other Owner will rent units
14. Does site adjoin any county road No state highway No
15. Location of nearest sanitary sewer existing building is connected to sewer at lot frontage
(Sewerage system must be approved by the East Brunswick Sewerage Authority and/or Director of Health before Planning Board will review application.)
16. Location of nearest water utility line existing building is connected to water at lot frontage
17. Are exterior utility systems to be installed on this site?
Propane Tanks Transformers X Air Conditioning Units
18. Are there new streets, extension of municipal facilities or utilities involved in this development?
Yes _____ No X _____
19. If any variances are required, circle those sections of municipal land use law the variance comes under -
A, B, C, or D. C & D
20. Describe variance requested use variance, minimum lot area, minimum lot width, front yard, side yard, lot coverage, landscape buffers - along lot frontage, parking area, minimum setback.
21. Section(s) of Zoning Ordinance from which variance(s) is requested
228.176
22. Reasons for requesting variance(s) see attached Schedule A
23. Have there been any previous Board of Adjustment or Planning Board hearings involving this property?
Yes _____ No X _____
24. If the answer to #23 is the affirmative, state the date of the hearing, nature and disposition.

25. Applicant's Attorney (All business entities other than a sole proprietorship must be represented by a licensed New Jersey attorney).
Name Kenneth L. Pape Phone# 732-679-8844
Address 516 Highway 33, Millstone, NJ Zip 08535
Firm Heilbrunn, Pape, LLC Email Address kpape@hpnjlaw.com

SCHEDULE A
Reasons for Variances

Lot Area: 40,000 sf required 7500 sf existing no changes proposed.

Lot Width: 200 feet required 50 feet existing no changes proposed.

- These are C1 variances that are a product of the lot in question. The property sits in a developed block with no ability to increase area or width, therefore these variances are a hardship and are not exacerbated by the proposed development application.

Front Yard setback: 60 feet required 15.7 feet existing

Side Yard Setback: 20 one side/50 combined required 4.1 and 12.2 existing

Landscaped buffer: 20 feet required and 0 feet existing

- These are also existing conditions given that the property already maintains a structure and associated circulation on site. These conditions are not exacerbated by the proposed development application.

Lot Coverage: 75% required, 77.7% existing 74.8% proposed

- While this is currently a variance condition, the proposed development application brings the site into compliance with respect to lot coverage

Lastly setback for parking areas: 10 feet required 0 existing 2 feet proposed

- This is still a variance condition; however the proposed development application is seeking to ensure RSIS compliant parking and it is an improvement over the current condition.

26. A Tax and Assessment Payment Report indicating all taxes and/or assessments required to be paid attached to this application Y
27. Are any easements or special covenants by deed involved in this site? TBD
 Yes _____ No _____ (If yes, attach copy)
28. I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to Punishment.

Sworn to and subscribed before me on this 27 day of March 2020

Van Loon, LLC

Signature of Applicant
 BY: Daniel Tarantini, Managing Member

Notary Public

Signature of Owner
 BY: Daniel Tarantini, Managing Member

AUTHORIZATION OF SIGNATURE (if Applicant is a Limited Liability Company (LLC) or Corporation)

This will certify that Daniel Tarantini Title Managing Member

of (Corporation of LLC name and address) Van Loon, LLC

who subscribed to the above application for development in the Township of East Brunswick has been authorized by this business entity to do so.

ATTEST _____
 _____ 20____

29. Address all correspondence concerning this Application to:
 () Applicant () Owner () Attorney
 Name Kenneth L. Pape
 Address 516 State Route 33, Millstone, NJ 08535
 Firm Heilbrunn, Pape, LLC
 Telephone # 732-679-8844
 Email Address kpape@hpnjlaw.com