

ORIGINAL

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APR 13 2022



Form 01/Board Application

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT
8 Springfield Avenue - Cranford, NJ 07016
Phone: (908) 709-7216 • Fax: (908) 276-7664
Email: Zoning@CranfordNJ.org

PLANNING & ZONING OFFICE
TOWNSHIP OF CRANFORD

Form Updated 10-12

The application, with supporting documentation, must be filed with the Planning and Zoning Department of the Township, and will be reviewed by Township professionals prior to scheduling the meeting at which the application is to be considered.

<u>To Be Completed by Township Staff Only</u>	
Dated Received:	<u>4/13/22</u>
Application No.:	<u>ZBA-22-003</u>

To Be Completed by Applicant

1. Subject Property

Location/Address: 49 South Avenue West
Tax Map: Block: 473, Lot(s): 1
Block: _____, Lot(s): _____
Dimensions: Frontage: $\frac{198.95' \text{ Lincoln}}{165.00' \text{ South}}$ Depth: N.A./2 front yards Total Area: 17,692 SF; .4062 acres
Zoning District: ORC

2. Applicant Information

Name: NAKT Real Estate Holdings, LLC
Address: 1 Charlotte Drive, Clark, NJ 07066
Phone: 908-531-4017 Email: tashmd@uchamd.com

Applicant is a: Corporation _____ Partnership _____ Individual _____
Limited Liability Company Other (Specify) _____

3. 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 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S.A. 40:55d-48.2 that disclosure requirement applies to any corporation, limited liability company or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate

stockholders and partners exceeding the 10% ownership criterion have been disclosed.
[Attach pages as necessary to fully comply.]

Name(s) Address(es)

**4. If Owner is other than the Applicant -
Please provide the following information on the Owner(s):**

Owner's Name: Calcedonia, Inc
Address: 285 Cherry Lane, Kennet Square, PA 19348
Telephone Number: 484-459-2018

5. Property Information:

Present use of the premises: vacant, former auto service station
Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
Yes [attach copies]: _____ No: X; other than municipal ROW
Proposed use of the premises: Medical Office Building & Urgent Care facility

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

6. Licensed professionals representing the Applicant before the Board (if any):

A. Attorney's Name: Stephen F. Hehl
Address: Javerbaum Wurgaff et al, 370 Chestnut Street, Union, NJ 07083
City/State/ZIP: Union, NJ 07083
Phone Number: 908-687-7000
E-mail: shehl@lawjw.com

B. Planner's Name: t/b/d
Address: _____
City/State/ZIP: _____
Phone Number: _____
E-mail: _____

C. Engineer's Name: James A Palus, PE, PP, Dynamic Engineering Consultants, PC
Address: 1904 Main Street
City/State/ZIP: Lake Como, NJ 07719
Phone Number: 732-974-0198
E-mail: japalus@dynamiccec.com

D. List any other Expert who will submit a report or will testify for the Applicant:
[Attach Additional sheets as may be necessary.]

Name: Paulo Dantas, RA, Dantas Carrete Architecture
Area of Expertise: Architect
Address: 427 Chestnut St.
City/State/ZIP: Union, NJ 07083
Phone Number: 908-998-2422
E-mail: pdantas@dantascarrete.com

7. Application Type

A. SUBDIVISION N.A.

- Minor Subdivision Approval
- Subdivision Approval [Preliminary]
- Subdivision Approval [Final]

B. 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 Site Plan
- Request for waiver from Site Plan review and approval

Reason requesting waiver of site plan approval (use additional pages if necessary):

N.A.

C. INFORMAL REVIEW: Subdivision Site Plan N.A.

D. CONDITIONAL USE APPROVAL per N.J.S.A. 40:55D-67 N.A.

E. DIRECT ISSUANCE OF A PERMIT: N.A.

- N.J.S.A. 40:55D-34 (permit building or structure in the bed of a mapped Street or public drainage way, flood control basin or public area reserved pursuant to N.J.S.A. 40:55D-32)
- N.J.S.A. 40:55D-36 (permit building or structure not related to an official suitably improved street pursuant to N.J.S.A. 40:55D-35).

F. VARIANCES PURSUANT TO N.J.S.A. 40:55D-70.C

- X (C1) "Hardship" Variance
- X (C2) "Flexible" Variance (benefits v. detriments)

G. VARIANCES PURSUANT TO N.J.S.A. 40:55D-70.D

- X (D1) A use or principal structure in a district restricted against such use or principal structure
- (D2) An expansion of a nonconforming use
- (D3) Deviation from a specification or standard pursuant to Section 54 of P.L. 1975, c.291 (C.40:55D-67) pertaining solely to a conditional use
- (D4) An increase in the permitted floor area ratio as defined in Section 3.1 of P.L. 1975, c.291 (C.40:55D-4)
- (D5) An increase in the permitted density as defined in Section 3.1 of P.L. 1975, c.291 (C.40:55D-4) except as applied to the required lot area for a lot or lots for detached one or two dwelling unit buildings which lot or lots are either an isolated undersized lot or lots resulting from a minor subdivision.
- (D6) A height of a principal structure which exceeds by 10 feet or 10% the maximum height permitted in the district for a principal structure.

H. APPEAL/INTERPRETATION PURSUANT TO N.J.S.A. 40:55D-70, (a) & (b):

- (a) Appeal to Board of Adjustment of Order, Requirement, Decision or Refusal by an administrative officer based on or made in the enforcement of the zoning ordinance.
- (b) Request for Interpretation of the zoning map or ordinance or for Decisions upon other special questions upon which the Board of Adjustment is authorized to pass by any zoning or offered map or ordinance.

8. **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 additional pages if needed]
Demolition of existing structure; construct new medical office building & urgent care facility, and
re-configure parking and ingress/egress, as well as adding landscaping and upgrade site lighting.

See attached Supplemental Information for additional information.

9. Is a public water line available? Yes

10. Is public sanitary sewer available? Yes

11. Does the application propose a well and septic system? N.A.

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

13. Are any off-tract improvements required or proposed? Yes, utility connections, and improvements to sidewalk, curb, landscaping and driveways.

14. Is the subdivision to be filed by Deed or Plat? N.A.

15. What form of security does the applicant propose to provide as performance and maintenance guarantees? _____

16. Other approvals which may be required and date plans submitted:

Yes _____ No _____ Date Plans Submitted _____

- _____ Any Utilities Authority
- _____ County Health Department
- X _____ County Planning Board
- X _____ County Soil Conservation District
- _____ NJ Dept. of Environmental Protection
- _____ Sewer Extension Permit
- _____ Sanitary Sewer Connection Permit
- _____ Stream Encroachment Permit
- _____ Waterfront Development Permit
- _____ Wetlands Permit
- _____ NJ Department of Transportation
- _____ Public Service Electric & Gas Company
- _____ Other _____

17. List of maps, reports and other materials accompanying the application (attach additional pages as required for complete listing.)

Quantity	Description of Item
_____	<u>Dynamic Engineerings Consultants, PC, dated 02-21-2022</u>
_____	<u>Dantas Carrette Architecture, last revised 02-10-2022</u>
_____	_____
_____	_____

18. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals.

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Reports Requested:

Send reports to:

all

Name/Address Stephen F. Hehl c/o Javerbaum Wurgaft, et al

370 Chestnut Street, Union, NJ 07083

Name/Address _____

Name/Address _____

Certifications

Complete #19 or #20 a and b as indicated:

19. Applicant is Property Owner: I certify that I am the Owner of the property which is the subject of this application, for which I am also the Applicant, and that the foregoing statements and the materials submitted are true. As such, I further certify that I am authorized to sign this application, and that I agree to be bound by the application and the decision. [If the Owner who is also the Applicant is a corporation this must be signed by an authorized corporate officer. If the Owner who is also the Applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this
_____ day of _____, 20

~~X~~

NOTARY PUBLIC

SIGNATURE OF APPLICANT and OWNER

20. a) Applicant Who is Not the Property Owner: I certify that the foregoing statements and materials submitted are true. I further certify that I am the individual applicant or that I am an 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 officer. If the Applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this
7 day of April, 2022

NAKT Real Estate Holdings, LLC

MARCELLE RAVELLO-ARCEO
NOTARY PUBLIC OF NEW JERSEY
Commission # 50027687
My Commission Expires 11/23/2025

Kamran Tasharofi
SIGNATURE OF APPLICANT
Kamran Tasharofi, Managing Member

b) Owner Who is Not the Applicant: 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, the 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 officer. If the Owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this
8 day of April, 2022 Calcedonia, Inc

MARCELLE RAVELLO-ARCEO
NOTARY PUBLIC OF NEW JERSEY
Commission # 50027687
My Commission Expires 11/23/2025

by: *X. [Signature]*
SIGNATURE OF OWNER
& Manager

Checklist Certification

21. To be completed by the applicant: I certify that all of the required checklist items and any waiver requests (which includes a listing of each waiver requested and a statement of arguments in support of granting each waiver requested) have been provided as part of this application. I understand that a determination of completeness is not a determination of approval and that the Board of jurisdiction has the right to request additional information. [If the Applicant is a corporation this must be signed by an authorized corporate officer. If the Applicant is a partnership, this must be signed by a general partner.]

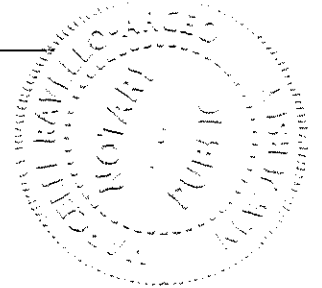
Sworn to and subscribed before me this
25 day of March, 2022



NAKT Real Estate Holdings, LLC

Marcello Ravello-Arceo
NOTARY PUBLIC 3/25/22

Kamran Tasharofi
SIGNATURE OF APPLICANT
Kamran Tasharofi, Managing Member



Escrow Certification

21. Escrow Certification I (please print name) Kamran Tasharofi, Managing Member understand that I have provided the non-refundable sum of \$ _____ to be deposited in a Township of Cranford escrow account. In accordance with the Ordinances of the Township of Cranford, I further understand that the escrow account is established to cover the cost of professional services including but not limited to engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned upon my written request to the Zoning Department for same. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

NAKT Real Estate Holdings, LLC

Kamran Tasharofi
SIGNATURE OF APPLICANT
Kamran Tasharofi, Managing Member

3/25/22
DATE

Form 04/Appeal for Relief from Zoning Requirements

NOTE: For "C" Variances and Design Waivers Only

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016

Phone: (908) 709-7216 • Fax: (908) 276-7664



Form Updated 8-12

To be completed by Township Staff Only

Application No.: ZBA-22-003 Date received: 4/13/22

Appeal is hereby made by the applicant pursuant to NJSA 40:55D-70(c) of the New Jersey Municipal Land Use Law, for permission to vary from the requirements set forth in the Land Development Code of the Township of Cranford as follows:

1. Applicant information

Name: NAKT Real Estate Holdings, LLC

Address: 1 Charlotte Drive, Clark, NJ 07066

Phone: 908-531-4017 Email: tashmd@uchamd.com

2. Appeal information

Section(s) of Land Development Code	Requirement(s) set forth in the Land Development Code	Relief Requested
Schedule 1 Zone district Area, Yard & Building Requirements	Min. front yard setback (30'); South Avenue	existing: 36.7'; proposed: 4.6'
Schedule 1 Zone district Area, Yard & Building Requirements	Min. rear yard setback	existing: 4.8'; proposed: 5.0'
section 255-37(J)(2)(A)	No parking front yard	proposed: parking in front yard
section 255-44.A(4)	number of parking spaces (required: 25 spaces)	proposed: 23 spaces
section 255-37(J)(1)	landscape buffer: side (5') & rear yard(7')	partial provided; not continuous

3. Please list all pre-existing non conforming conditions

Section(s) of Land Development Code	Requirement(s) set forth in the Land Development Code	Existing Conditions
Schedule 1 Zone district Area, Yard & Building Requirements	Minimum lot width; required: 100'	existing & proposed: 10.1'

4. Arguments submitted in support of the requested relief.

On a separate sheet of paper, for each variance requested, explain fully how the physical characteristics of the property in question prevents compliance with the strict application of the code requirements creating an undue hardship for the applicant.

See attached Supplemental Information

5. Public Hearing Notification Information

Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the Board Administrator in the Planning and Zoning Department at least four (4) business days prior to the date of the hearing.

Please circle responses:

1. Is the subject property located within two hundred feet (200') of any municipal boundary?

YES NO If yes, Municipal Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant. (Note 1)

2. Is the subject property adjacent to an existing or proposed county road or adjoining other County Land?

YES NO If yes, County Planning Board shall be notified of hearing by applicant. (Note 1).

Form 05/Use Variance Application

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016
Phone: (908) 709-7216 • Fax: (908) 276-7664



Form Updated 8-12

To be completed by Township Staff Only

Application No.: ZBA-22-003 Date received: 4/13/22

Request is hereby made pursuant to Section 40:55D-70(d) of the New Jersey Municipal Land Use Law to the Board for permission to permit as a use in ORC Zone which is specifically prohibited by the Municipal Land Use Ordinance of the Township of Cranford.

- 1. Arguments must be submitted in support of the requested "Use Variance."**
On a separate sheet, describe reasons why the requested use variance should be granted by the Board. See attached Supplemental Information

2. Public Hearing Notification Information

Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the Board Administrator in the Planning/Zoning Department at least four (4) business days prior to the date of the hearing.

Please circle responses:

- Is the subject property located within two hundred feet (200') of any municipal boundary? If yes, City Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant. (Note 1) YES NO
- Is the subject property adjacent to an existing or proposed county road or adjoining other County Land? YES NO If yes, County Planning Board shall be notified of hearing by applicant. (Note 1)
- Is the subject property adjacent to a State highway? YES NO If yes, applicant shall notify the Commissioner of Transportation of the hearing. (Note 2, Form No. 13)
- Is the subject property greater than one hundred fifty (150) acres or involve more than 500 dwelling units? YES NO If yes, applicant shall notify the Director of New Jersey State Planning Commission of the hearing. Notice shall include a copy of any maps or documents required to be on file with the Municipal Clerk. (Note 3)

3. Is the subject property adjacent to a State highway?

YES NO If yes, applicant shall notify the Commissioner of Transportation of the hearing. (Note 2).

4. Is the subject property greater than one hundred fifty (150) acres or involve more than 500 dwelling units?

YES NO If yes, applicant shall notify the Director of New Jersey State Planning Commission of the hearing. Notice shall include a copy of any maps or documents required to be on file with the Municipal Clerk. (Note 3).

THE APPLICANT SHALL NOTIFY ALL OWNERS OF PROPERTY LOCATED WITHIN TWO HUNDRED FEET (200') IN ALL DIRECTIONS OF THE PROPERTY IN QUESTION AND OTHERS AS REQUIRED.

6. Disclosure Information

Is applicant and/or owner a corporation, Limited Liability Company or partnership and does the application involve variances to construct a multiple dwelling of twenty-five (25) or more family units or approval of a site to be used for commercial purposes?

YES NO If yes, submit disclosure of all stockholders holding ten percent (10%) or greater interest in the partnership pursuant to N.J.S.A. 40:55D-48.1 et.seq. (see Form 01)

NOTES:

"1" Union County Planning Board
Attn: Union County Department of Engineering and Planning
Union County Administration Building, Elizabethtown Plaza
Elizabeth, New Jersey 07207

"2" New Jersey Department of Transportation
P.O. Box 600
Trenton, NJ 08625

"3" New Jersey Business Action Center
Office for Planning Advocacy
State Planning Commission
Department of State
P.O. Box 820
Trenton, New Jersey 08625-0820

THE APPLICANT SHALL NOTIFY ALL OWNERS OF PROPERTY LOCATED WITHIN TWO HUNDRED FEET (200') IN ALL DIRECTIONS OF THE PROPERTY IN QUESTION AND OTHERS AS REQUIRED.

3. Disclosure Information

Is applicant and/or owner a corporation, limited liability company or partnership and does the application involve variances to construct a multiple dwelling of twenty-five (25) or more family units or approval of a site to be used for commercial purposes? **YES NO**
If yes, submit disclosure of all stockholders holding ten percent (10%) or greater interest in the partnership pursuant to N.J.S.A. 40:55D-48.1 et.seq.

NOTES:

- "1" Union County Planning Board
Attn: Union County Department of Engineering and Planning
Union County Administration Building, Elizabethtown Plaza
Elizabeth, New Jersey 07207
- "2" New Jersey Department of Transportation
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625
- "3" New Jersey State Planning Commission
150 West State Street
P.O. Box 204
Trenton, New Jersey 08625

Form 09/Preliminary Approval of Site Plan Application

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT
8 Springfield Avenue - Cranford, NJ 07016
Phone: (908) 709-7216 • Fax: (908) 276-7664



Form Updated 8-12

To be completed by Township Staff Only

Application No.: ZBA-22-003 Date received: 4/13/22

Application is hereby made for approval of the proposed Site Plan for the land herein described:

1. PLAN DESCRIPTION:

Dynamic Engineerings Consultants, PC

a) **PREPARED BY:** John A. Palus, PE, PP

b) **LATEST REVISION:** 02-21-2022

2. **CLASSIFICATION OF SITE PLAN:** Major X Minor _____

a) Does the site plan involve the creation of any new streets? YES **NO**

b) Does the site plan involve the extension of any off-tract improvements?
YES **NO** see, Form 01; para. 13

c) Does the site plan involve a planned development? YES **NO**

3. UNION COUNTY PLANNING BOARD REVIEW:

A Union County Development Review application form must be filed with the Union County Planning Board by the applicant on ALL site plans. (Note 1) The application form may be obtained at their website:

<http://www.ucnj.org/p&cr/landstd/applform.pdf> (Note 1)

4. NOTIFICATION INFORMATION:

Notification of the hearing shall be given to the Union County Planning Board by the applicant. (Note 1)

5. PUBLIC HEARING NOTIFICATION INFORMATION:

Notice shall be given by the applicant at least ten (10) days prior to the date of the hearing to the following parties where applicable. Notice shall be by personal service or certified mail. An affidavit of proof of service demonstrating compliance with this requirement shall be filed with the Board Administrator in the Planning/Zoning Department at least four (4) business days prior to the date of the hearing.

Please circle responses:

- a) Is the subject property located within two hundred feet (200') of any municipal boundary? YES NO If yes, City Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant. (Note 1)
- b) Is the subject property adjacent to a State highway? YES NO If yes, applicant shall notify the Commissioner of Transportation of the hearing. (Note 2)
- c) Is the property in question greater than one hundred fifty (150) acres or involves more than five hundred (500) dwelling units? YES NO If yes, applicant shall notify the Director of the New Jersey State Planning Commission of the hearing. Notice shall include a copy of maps and documents required to be on file with the Municipal Clerk. (Note 3)

THE APPLICANT SHALL NOTIFY ALL OWNERS OF PROPERTY LOCATED WITHIN TWO HUNDRED FEET (200') IN ALL DIRECTIONS OF THE PROPERTY IN QUESTION AND OTHERS AS REQUIRED.

6. DISCLOSURE INFORMATION:

Is applicant and/or owner a corporation, limited liability company or partnership and does the application involve variances to construct a multiple dwelling of twenty-five (25) or more family units or approval of a site to be used for commercial purposes? YES NO
If yes, submit disclosure of all stockholders holding ten percent (10%) or greater interest in the partnership pursuant to N.J.S.A. 40:55D-48.1 et.seq.

NOTES:

- "1" Union County Planning Board
Attn: Union County Department of Engineering and Planning
Union County Administration Building, Elizabethtown Plaza
Elizabeth, New Jersey 07207
- "2" New Jersey Department of Transportation
1035 Parkway Avenue
P.O. Box 600
Trenton, NJ 08625
- "3" New Jersey State Planning Commission
150 West State Street
P.O. Box 204
Trenton, New Jersey 08625

Form 10/Final Approval of Site Plan Application

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

8 Springfield Avenue - Cranford, NJ 07016
Phone: (908) 709-7216 • Fax: (908) 276-7664



Form Updated 8-12

To be completed by Township Staff Only

Application No.: ZBA 22-003 Date received: 4/13/22

Application is hereby made for approval of the proposed site plan for the land hereinafter more particularly described.

1. a) DATE OF PRELIMINARY APPROVAL: simultaneous preliminary & final approval being requested
- b) DATE OF ANY EXTENSIONS GRANTED (attach documentation): N.A.

Pursuant to N.J.S.A. 40:55D-49, preliminary site plan approvals expire three (3) years from the date of preliminary approval. The applicant may apply to the reviewing Board for extensions for additional periods of at least one (1) year but not to exceed a total extension of two (2) years.

- c) DATE OF LATEST REVISION: 02-21-2022
- d) CONTACT PERSON: John A. Palus, PE, PP
Phone: 732-974-0198 Email: japalus@dynamicec.com

2. Does the Application include (check all that apply):

- a) Drainage Plan X
- b) Paving Plan X
- c) Utility Plan X
- d) Landscaping Plan X
- e) Sign Plan _____
- f) Lighting Plan X
- g) Elevation Drawing X (architect)

3. Does the final plan follow exactly the plan granted preliminary approval in regard to development plans, area covered, other details? YES NO If not, indicate any changes (attach copy if necessary). simultaneous preliminary & final approval being requested

4. Have all conditions of preliminary approval been met? YES NO Attach evidence of compliance, if not included on plans. If conditions have not been met, specify reasons. simultaneous preliminary & final approval being requested

Hold Harmless And Indemnification Agreement

FORM 15/Updated 4/09

This agreement made this _____ day of March, 2022, witnesses:

WHEREAS, NAKT Real Estate Holdings, LLC, Applicant, has submitted an application to the _____ Zoning (Board) of the Township of Cranford with said application designated as Application No. _____; and

WHEREAS, it may be necessary for the members of the _____ Zoning (Board) to inspect and walk the subject property known as 49 South Avenue West Block 473, Lot 1; and

WHEREAS, the _____ Zoning (Board) deems it advisable and fiscally prudent to obtain permission from the individual applicants for the members inspection of said property and to preclude claims for alleged damage in connection with the inspection;

NOW, THEREFORE, BE IT RESOLVED, in consideration of the mutual promises and covenants made by and between the parties, and is hereby agreed as follows:

I, NAKT Real Estate Holdings, LLC
by: Kamran Tasharofi, Managing Member, Applicant, shall indemnify and hold harmless the _____ Zoning (Board) with regard to claims for damages associated with the inspection and shall preclude claims for alleged damage in connection with the inspection and give my permission for members of said Board to walk the property listed above.

NAKT Real Estate Holdings, LLC

by:

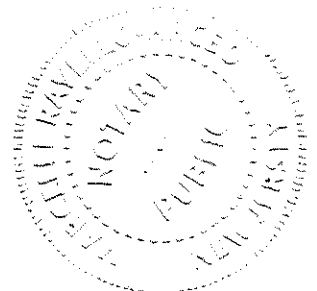
Kamran Tasharofi, Managing Member
Signature of Applicant

Sworn and subscribed to before me
this 25 day of March, 2022

Marcelle Ravello-Arceo

Notary Public of the State of New Jersey
My Commission Expires on 11/23/25

MARCELLE RAVELLO-ARCEO
NOTARY PUBLIC OF NEW JERSEY
Commission # 50027687
My Commission Expires 11/23/2025



**SUPPLEMENTAL INFORMATION
USE VARIANCE AND SITE PLAN
APPLICATION**

**CRANFORD, NJ
ZONING BOARD OF ADJUSTMENT**

**NAKT Real Estate Holding, LLC
("Applicant")**

**49 South Avenue West
Block: 473 Lot: 1 ("Property")**

A. Site & Variance Information:

ZONE REQUIREMENT	ORC ZONE	EXISTING	PROPOSED
MINIMUM LOT AREA	15,000 SF (0.344 Ac)	17,692 SF (0.41 Ac)	17,692 SF (0.41 Ac)
MINIMUM LOT WIDTH	100 FT	10.1 FT (E)	10.1 FT (E)
MAXIMUM BUILDING HEIGHT	2.5 STORIES/35 FT	< 35 FT	2 STORIES / 34'-4 1/2"
MINIMUM FRONT YARD SETBACK (LINCOLN AVE WEST)	30 FT	41.6 FT	41.6 FT
MINIMUM FRONT YARD SETBACK (SOUTH AVE WEST)	30 FT	36.7 FT	4.6 FT (V)
MINIMUM REAR YARD SETBACK	25 FT	4.8 FT (E)	5.0 FT (V)
MINIMUM SIDE YARD SETBACK	10% OF THE LOT WIDTH (10 FT MINIMUM)	N/A	N/A
MINIMUM COMBINED SIDE YARD SETBACK	20% OF THE LOT WIDTH (20 FT MINIMUM)	N/A	N/A
MINIMUM DISTANCE FROM BUILDING TO 1 OR 2 FAMILY RESIDENCE	20 FT	N/A	N/A
MAXIMUM FLOOR AREA RATIO	0.5	0.11	0.33 (5,802 SF)
MAXIMUM BUILDING COVERAGE	30%	11.2% (1,982 SF)	16.0% (2,836 SF)
MAXIMUM LOT IMPERVIOUS COVERAGE	75%	86.2% (15,251 SF) (E)	71.0% (12,567 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE (V): VARIANCE (E): EXISTING NON-CONFORMANCE

B. Operational Details of the Applicant:

The Applicant will operate a 2 businesses at the site: a Medical Office and an Urgent Care facility, providing medical services, including treatments, therapy and urgent care.

Applicant anticipates a daily volume of approximately 20 appointments per day for the Medical Office and 20 appointments per day for the Urgent Care facility; there will be approximately ___ employees total (*not all of whom will be present at the same time*).

The hours of operation will be Monday-Friday, 8:00 a.m. to 8:00 p.m. and 8:00 a.m. to 4:00 p.m. Saturday; closed on Sundays

C. Statement in Support of Site Plan with Use and Bulk Variances.

Proposal

This statement is offered in support of the Applicant's proposal to convert a vacant former auto service station to a Medical Office and Urgent Care facility. Applicant proposes to demolish the existing vacant auto service building and canopy. New construction, as depicted on the plans, will include a new two-story medical office building and urgent care facility, and reconfiguration of

the parking area with some modifications to the access driveways, curbing and driveway aprons. Additionally, there will be new landscaping, generic building signage as depicted on plans and an upgrade of the site lighting. The subject property, located at 49 South Avenue West, Cranford, NJ, on Lot: 1 in Block: 473, is in the ORC (Office Residential Character District) ("ORC Zone") and is owned by the Calcedonia, Inc. which consented to this Application; Applicant is a contract-purchaser of the Property.

The Applicant seeks Preliminary and Final Major Site Plan approval, with a Use (D(1)) Variance, for Urgent Care and Medical Office uses ("D(1)") which are not permitted in the ORC Zone, and new or continued Bulk Variances from, Cranford's Land Development Ordinance, as follows: Minimum Front Yard Setback (§255 Attachment 1): required: 30', existing: 36.7', proposed: 4.6'; Minimum Rear Yard Setback (§255 Attachment 1): required: 30', existing: 4.8', proposed: 5.0'; Parking in Front Yard (§255-37(J)(2)(A)): permitted: no, proposed: parking in front yard; Number of Parking Spaces (§255-44.A(4)): required: 25 spaces, proposed: 23 spaces; Landscape Buffer (§255-37(J)(1)): required (side): 5.0', proposed: partial, required (rear): 7.0', proposed: partial; Minimum Lot Width (§255 Attachment 1): required: 100', existing & proposed: 10.1'; all as shown, more specifically, on the Plans and in the Variance section (§A) above.

Benefits (positive criteria)

The proposed use as a medical office and urgent care will re-purpose a vacant commercial site, and provide the residents of Cranford, with a convenient, accessible location for medical services, and is, therefore, particularly suited to the Property, and meets the required positive criteria. The proposed use will benefit the Township, surrounding environs, and the residents of Cranford who utilize the services of the medical uses proposed. A commercial use has been in the current location for many years, as the triangular shape of the Property (with streets on two sides; and medical office use on the third side) provides for ease of access and limits the impact on surrounding properties.

Detriments (negative criteria)

The proposal presents no detriment to the public good or to the zoning ordinance or zone plan. Although the proposed use is not permitted in the ORC Zone, a commercial use has been located at this site for many years, therefore, the Property is particularly suited to the proposed use. The Applicant's requested variances can be granted, or continued, without substantial detriment to the public good (negative criteria). The benefits of the deviations outweigh any detriment, and the variances will not impair the intent and purpose of the zone plan and zoning ordinance. The Applicant requests the variances, including the D(1), be granted as the deviations have minimal impact on the neighboring properties and the neighborhood. The project will be aesthetically pleasing and well maintained.

The Applicant will provide expert testimony that the proposal is of significant benefit to the neighborhood, and Township of Cranford, and that the benefits outweigh any detriments.

Conclusion

By way of summary, granting the Use Variance, and the Bulk Variances, as set forth and described above, should be approved or continued. The Application is certainly consistent with the goals and objectives of the Township's Master Plan and Land Development Ordinance in that it is improving a vacant site and will bring additional tax ratables to Cranford, by re-purposing a vacant site. The dimensional variances being requested are justified based upon benefits provided by the project and same can be granted with no negative impact on the site or surrounding areas. Finally, the Applicant is requesting any design waivers deemed necessary for the site plan and architectural design.

The Applicant will produce expert testimony that: (1) Property is particularly suited to the site, (2) Special Reasons exist for approving the Application, (3) the benefits of the project outweigh any detriments; (4) the proposal will not create any substantial detriment to neighboring properties or the public good; and (5) will not substantially impair the zoning ordinance or the zone plan. For these reasons and those Applicant's experts will provide at the hearing, the Zoning Board should approve the proposed site plan and variances.

Respectfully submitted
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Attorney for Applicant