

RECEIVED

ORIGINAL

JAN 13 2020

PLANNING & ZONING OFFICE
TOWNSHIP OF CRANFORD
Address of Property: 189 North Ave E

Checklist 1. Required items for all applications submitted to the Planning and Zoning Board of Adjustment.

Item Number	Required Item	To be completed by applicant.		To be completed by the Planning and Zoning Office.	
		Provided ("P") or Waiver Requested ("W")	Applicant's Initials	Date item received by Planning and Zoning Office	Zoning Officer's initials
1.	One original and 17 copies of the completed Standard Board Application Form (see Form 01).	P	QSG	JB	
2.	One original and 17 copies of the Hold Harmless Indemnification Agreement (see Form 15).	P	QSG	JB	
3.	One original and 17 copies of the property survey of the subject property prepared by a New Jersey licensed surveyor and that details the following items: <ul style="list-style-type: none"> - All existing site conditions. - All proposed site conditions. - The location of all easements and encumbrances upon the subject property. - Graphic scale, north arrow, and reference meridian. - A scale of not more than 1:40. - The existing and proposed lot coverage totals. - Title block containing the survey preparer's name and the date the survey was prepared and any revision dates. 	P	QSG	JB	
4.	18 copies of any protective covenants and deed restrictions related to the subject property.	NA	QSG	JB	
5.	One original and 17 copies of the certification from the Tax Collector that all taxes are paid in full (see Form 1).	P	QSG	JB	
6.	Proof that all fees are paid in full and all escrow accounts (if required) are current.	P	QSG	N/A	
7.	One original and 17 copies of the checklist documenting all items provided and all checklist items waivers requested and statement of arguments in support of waiver requests (see Form 18).	P	QSG	JB	
8.	One original application for the list of owners within 200 ft. of the subject property.	P	QSG	JB	
9.	One original and 17 copies of any approved site plans for the subject site. The original must be sealed by licensed professional.	P	QSG	JB	

Address of Property: 189 North Ave E.

Checklist 5. Required items for "D" (a.k.a "use") variance applications pursuant to NJSA 40:55D-70d.

Item Number	Required Item	To be completed by applicant.		To be completed by the Planning and Zoning Office.	
		Provided ("P") or Waiver Requested ("W")	Applicant Initials	Date item received by Planning and Zoning Office	Zoning Officer initials
1.	One original and 17 copies of the Use Variance Request application form (Form 05).	(959)P	959		JB
2.	One original and 17 copies of the plans detailing all existing and proposed conditions.	P	959		JB
3.	One original and 17 copies of any approved site plans for the subject property.	P	959		JB
4.	If the proposed use is not a single or two family use, all plans must be prepared by a New Jersey licensed design professional.	P	959		JB

Form 01/Board Application

TOWNSHIP OF CRANFORD - ZONING DEPARTMENT

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



Form Updated 4-09

The application, with supporting documentation, must be filed with the Planning/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.

To Be Completed by Township Staff Only

Dated Received: 1/13/2020
Date of Determination of Completeness: _____
Application Fees Paid: Yes _____ No _____ Date Paid: _____
Escrow Deposits: Yes _____ No _____ Date Deposited: _____
Date Scheduled for DRC: _____
Application No.: ZBA-20-001
Hearing Date: _____

To Be Completed by Applicant

1. Subject Property

Location/Address: 189 North Avenue East
Tax Map: Block: 312, Lot(s): 13
Block: _____, Lot(s): _____
Dimensions: Frontage: 48 Depth: 150 Total Area: 7,200 .
Zoning District: _____

2. Applicant Information

Name: Dr. Mehdi Saber / SEAK Holdings LLC
Address: 191 North Avenue East, Cranford NJ 07016
Phone: _____ Email: _____

Applicant is a: Corporation _____ Partnership _____ Individual X
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: Mehdi Saber

Address: 191 North Avenue East, Cranford NJ 07015

Telephone Number: _____

5. Property Information:

Present use of the premises: one-family house plus repair shop

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [attach copies]: _____ No: X

Proposed use of the premises: Two-family in two separate structures

**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: GARY S GOODMAN ESQ.
Address: 23 NORTH AVENUE EAST
City/State/ZIP: CRANFORD NJ 07016
Phone Number: 908-272-6900
E-mail: garysgoodmanesq@hotmail.com

B. Planner's Name: Anthony G. Gallerano / Harbor Consultants, Inc.
Address: 320 North Avenue East
City/State/ZIP: Cranford NJ 07016
Phone Number: 908-276-2715, x124
E-mail: tonyg@hcicg.net

C. Engineer's Name: Anthony G. Gallerano, PE, PP / Harbor Consultants Inc.
Address: 320 North Avenue East, Cranford NJ 07016
City/State/ZIP: Cranford NJ 07016
Phone Number: 908-276-2715, x124
E-mail: tonyg@hcicg.net

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

Name: Ronald A. Meeks, AIA

Area of Expertise: Architect

Address: 404 Central Avenue
City/State/ZIP: Cranford NJ 07016
Phone Number: 908-276-7844
E-mail: ronaldameeksais@gmail.com

7. Application represents a request for the following:

SUBDIVISION

- Minor Subdivision Approval
- Subdivision Approval [Preliminary]
- Subdivision Approval [Final]
- Number of lots to be created (including remainder lot)
- Number of proposed dwelling units (if applicable)

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
- Area to be disturbed (square feet)
- Total number of proposed dwelling units
- Request for waiver from Site Plan review and approval

REASON FOR REQUEST:

INFORMAL REVIEW: Subdivision Site Plan

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

DIRECT ISSUANCE OF A PERMIT:

- 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).

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

Bulk Variances

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

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

"Use" Variances

- (D1) A use or principal structure in a district restricted against such use or principal structure
- (D2) An expansion of a nonconforming use
- X (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.

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]

Applicant proposes to convert a repair shop in the rear of the property to a one-bedroom apartment thereby creating a two-family in two structures on one tax lot. Rear building was previously used as a clock repair shop.

9. Is a public water line available? YES

10. Is public sanitary sewer available? YES

Does the application propose a well and septic system? NO

12. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? NO

13. Are any off-tract improvements required or proposed? NO

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? N/A

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

Yes _____ No _____ Date Plans Submitted _____

- _____ Any Utilities Authority
- _____ County Health Department

- _____ County Planning Board
- _____ 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>18</u>	<u>Site Plan</u>
<u>18</u>	<u>Architectural drawings</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: GARY S GOODMAN, ESQ.
23 North Ave East, Cranford NJ 07016

ALL

Name/Address: Anthony G. Gallerano, PE, PP
320 North Avenue East, Cranford NJ 07016

All

Name/Address: Ronald A. Meeks, AIA
404 Central Avenue, Cranford NJ 07016

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

13 day of January, 2020


NOTARY PUBLIC


SIGNATURE OF APPLICANT and OWNER

Mehdi Saber

LINDA LYNN MESSNER
A Notary Public of New Jersey
My Commission Expires October 30, 2022

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
_____ day of _____, 20__

NOTARY PUBLIC

SIGNATURE OF APPLICANT

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
_____ day of _____, 20__

NOTARY PUBLIC

SIGNATURE OF OWNER
Mehdi Saber

Escrow Certification

21. Escrow Certification I (*please print name*) _____ **Mehdi Saber** _____ 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



SIGNATURE OF APPLICANT
Mehdi Saber

1-13-2020

DATE

TAX STATEMENT

22. Applicant is to complete and sign form, and bring it to the Cranford Township Tax Collector for signature. If you would like the signed form returned to you by mail, please provide a self-addressed, stamped envelope for same. One copy of the signed Tax Statement should be included in each of the *eighteen completed sets* of Form 01.

I, Mehdi Saber of 191 North Avenue East, Cranford NJ 07016
Name Address

am submitting an application to the

PLANNING BOARD ZONING BOARD OF ADJUSTMENT

for the development of Block 312 Lot 13 in Zone ORC

located at 189 North Avenue East, Cranford NJ 07016. Address

The owner of record is Mehdi Saber of 191 North Avenue East, Cranford NJ 07016 Address

I acquired interest in this property on 2019 and request the Tax
Date

Collector to determine whether or not there are any delinquent taxes or other assessments due.


Applicant's Signature
Mehdi Saber

1-13-2020
Date

TO BE COMPLETED BY TAX COLLECTOR

- All taxes due have been paid.
- All assessments due have been paid.
- The following are delinquent and past due:
verify that this information accurately reflects municipal tax records.





**Tax Collector
Cranford Township
Union County**



Tax Collector's Signature

01/13/2020
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.: _____ Date received: _____

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: Mehdi Sabex / SEAK Holdings LLC

Address: 191 North Avenue East, Cranford NJ 07016

Phone: _____ Email: _____

2. Appeal information

Section(s) of Land Development Code	Requirement(s) set forth in the Land Development Code	Relief Requested

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
§136 Attachment 1 Schedule 1	ORC Minimum area 15,000 Minimum width 100' Rear Yard 25' Side yard (one side) 10' Side Yard (both) 20'	7,200 s.f. 48 14.5 1.51 16.2

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.

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).

**Argument in Support of
Pre-Existing Non-Conforming Conditions**

The pre-existing non-conforming conditions are based on the size of the property and the location of the structures.

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
§ 136 Attachment 1 Schedule 1	R-5 Minimum width 50' Rear yard 52.5 Side yard (one side) ImperVIOUS 45% Lot area from Row 5000	48' 14.5 1.5 53.4% 4800

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.

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).

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

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.: _____ Date received: _____

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.

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:

- a) 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**
- b) 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)
- c) 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)
- d) 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)

Arguments in support of the Use Variance

The property has been used as a one-family house with a clock repair shop in the rear structure. The conversion of the rear building into a one-bedroom apartment is in conformity with the neighborhood which has two-family homes.

Also, the applicant owns the adjacent property (191 North Avenue East) where he operates his dental practice and contains an apartment. The shared ingress and egress will be beneficial to both properties.

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

Form 06/Conditional Use 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.: _____ Date received: _____

Request is hereby made pursuant to Section 40:55D-67 of the New Jersey Municipal Land Use Law to the Board for authorization of two residential buildings as a use in Zone R-5 which is conditionally permitted by the Municipal Land Use Ordinance of the Township of Cranford.

1. The following is a description of the proposed use:

one family house with the conversion of the rear structure into a one bedroom apartment

2. Does the proposed use meet all required conditions of the Municipal Land Use Ordinance of the Township of Cranford? (Circle response) YES NO

3. 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? If yes, City Clerk of adjacent municipality and County Planning Board shall be notified of hearing by applicant. (Note 1) YES NO
- b) 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)
- c) 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)

d) 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.

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.: _____ Date received: _____

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

1. PLAN DESCRIPTION:

Preliminary and final site plan for 189 North Avenue East.

a) **PREPARED BY:** Harbor Consultants

b) **LATEST REVISION:** 12/10/2019

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

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**

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.: _____ Date received: _____

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

1. a) DATE OF PRELIMINARY APPROVAL: _____

b) DATE OF ANY EXTENSIONS GRANTED (attach documentation):

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: 12-10-2019

d) CONTACT PERSON: GARY S. GOODMAN, Esq.
Phone: 908-272-6900 Email: goodmanlaw23@outlook.com

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

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

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).

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.

Hold Harmless And Indemnification Agreement

FORM 15/Updated 4/09

This agreement made this 13 day of Jan., 2020, witnesses:

WHEREAS, Mehdi Saber, 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 189 North Avenue East Block 312, Lot 13; 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, Mehdi Saber, 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.



Signature of Applicant
mehdi saber

Sworn and subscribed to before me
this 13 day of January, 2020



Notary Public of the State of New Jersey
My Commission Expires on _____

LINDA LYNN MESSNER
A Notary Public of New Jersey
My Commission Expires October 30, 2022