

Zoning Department
(908)769-2900 Ext. 2915

Board of Adjustment/Planning Board Application

Address of Property: 380-84 Somerset Street
Block: 79 Lot: 10 Zone: B
Name of Applicant or Project: HZC Equity LLC

Applicant's Name: HZC Equity LLC is owner - leasee - purchaser
under contract
Applicant's Address: 1427 Read Place, Lakewood NJ 08701
Daytime Phone Contact: (848) 525-5946

Attorney (if any):
Name/Firm: John J. Sullivan, Jr., Esq.
Address: 495 Union Avenue, Middlesex, NJ 08846
Daytime Phone Contact: (732) 560 0888 Fax: (732) 302 - 1207

Where do you want correspondence regarding this application sent?

Attorney Applicant Pickup Other

Type of Application:

1. One and two family "C" bulk variance
2. Use variance "D" with/without site plan
3. Minor Sub Division
4. Sub Division with "C" variance
5. Site Plan Review with/without "C" variances ~~without "C" variances~~
6. "A" appeal of Zoning Officer's Decision
7. "A" appeal of Historic Preservation Commission Decision
8. Other _____

Documents Submitted:

Application	Date: <u>11/14/2019</u>	Number of Copies <u>15</u>
Survey	Date: <u>11/30/2018</u>	Number of Copies <u>15</u>
Site Plan	Date: <u>10/25/2019</u>	Number of Copies <u>15</u>
Checklist	Date: _____	

For Board of Adjustment/Planning Board use only:

Date of Final Application: _____ Going to Board of Adjustment/Planning Board
Date of Hearing: _____ File #: _____

Brief Description of Project/Relief Requested

Project Name: Alterations for apartment building

Address: 380-84 Somerset Street

Block: 79 Lot: 10 Zone: B

Proposed Use: apartment building Permitted Use: per ordinance 22-107.1

Site Information:

Bulk Requirements	Required	Proposed	Ord. Section
Lot Area	-	-	-
Front Yard	10' or average	0' - existing	22-107.2(b)
Rear Yard	25'	47'	22-107.2(c)
Side Yard	-	-	-
Combined Side Yard	-	-	-
Accessory Buildings	-	-	-
Pool Set Backs	-	-	-
Buffer Area	-	-	-
Building Coverage	30%	39% existing	22-107.2(g)
Landscaping Coverage	-	-	-
Paving Coverage Floor Area	-	-	-
Height	35' 2 1/2 story	35' 2 1/2 story	22-107.2(a)
Parking Required	40 spaces	11 spaces	22-117
Lighting	-	-	-
Dumpster Shielding	yes	yes	-
Fencing	-	-	-
Other Requirements			

Shahid Hussain
Applicants Signature

11/26/19
Date

Rider to Application

The property in question consists of an improved tract of land located in the B zoning district at 380-84 Somerset Street, North Plainfield, New Jersey.

The existing structure was last used as a mixed use, 8 unit commercial and 12 unit residential building.

The Applicant proposes to renovate and convert the existing structure for use as a 20 unit residential apartment building and to perform related improvements to the site and parking area.

A bulk variance for the number of parking stalls and a use variance as well as preliminary and final site plan approval are necessary and are requested.

In particular, the Applicant requires a use variance as follows:

To permit the use of the building as a residential apartment building which is not a permitted use in the B zoning district in which the property is located.

The Applicant also requests the following bulk variances:

Item	Required	Proposed	Existing/New
Parking spaces	40	11	Existing

It is submitted that the proposed use will result in the need for less parking than a permitted commercial use at least from a practical standpoint.

The applicant also requests the following waivers:

<u>Item</u>	<u>Reason</u>
New parking lot lighting	Site is fully improved/no changes proposed.
Spot Elevations/Topography	Site is fully improved/no changes proposed.
Stormwater Management	Site is fully improved/no changes proposed.

The proposed witnesses at the hearing of this matter are Hillel Hertz and/or Chaim Schepansky; Brian Taylor, AIA; and John McDonough, PP.