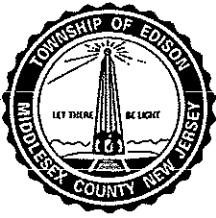


ORIGINAL



TOWNSHIP OF EDISON

Sam Joshi, Mayor

Division of Planning & Zoning

100 Municipal Boulevard
Edison, NJ 08817☒ PLANNING BOARD☐ ZONING BOARD OF ADJUSTMENT

DEEMED COMPLETE

DATE: _____

48 UNITS
4 STORY
AGE RESTR.

TYPE OF APPLICATION

FEE PAID

DATE

APPLICATION

☐ MINOR SUBDIVISION

(APP) \$11,000 - CK# 3007 (3/3/23) P11-2023

☐ PRELIMINARY SUBDIVISION

(ESC) \$26,000 - CK# 3065 (3/3/23)

☐ FINAL SUBDIVISION☒ SITE PLAN (PRELIMINARY)☒ SITE PLAN (FINAL)☐ CONDITIONAL USE

1. APPLICANT'S NAME: YASH RATS LLC

ADDRESS: 20 ARBOR CIR. EDISON NJ PHONE: 732-762-2570

1A. NAME OF DEVELOPMENT: 39 THOMAS PL.

ADDRESS: 39 THOMAS PL. EDISON PHONE: 732-762-2570

2. NAME OF PRESENT OWNER: SAME

ADDRESS: _____ PHONE: _____

3. IS APPLICANT A CORPORATION ☒ PARTNERSHIP ☐ INDIVIDUAL ☐

4. INTEREST OF APPLICANT IF OTHER THAN OWNER: N/A

5. LOCATION OF SITE/SUBDIVISION (STREET): 39 THOMAS PL.

6. BLOCK: 692.04 LOT: 30.02 ZONE: R1 (39 Thomas Pl) RDA

7. PRESENT USE OF PROPERTY: VACANT

8. PROPOSED USE OF PROPERTY: 4 STORY ART BLDG - AGE RESTRICTED



TOWNSHIP OF EDISON

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9. DESCRIPTION OF PROPOSED STRUCTURES OR CHANGES IN EXISTING STRUCTURES:

4 STORY AGE RESTRICTED APT BLDG WITH 2
LEVEL OF PARKING

10: IF WAREHOUSE, LIST ITEMS TO BE STORED:

N/A

IF MANUFACTURING, ATTACH DESCRIPTION OF RAW MATERIALS USED, PROCESS OF MANUFACTURING AND
FINISHED PRODUCT

N/A

11: ARE ANY EASEMENTS OR SPECIAL COVENANTS BY DEED INVOLVED IN THIS APPLICATION. (YES OR
NO) NO IF YES ATTACH A COPY.

12. PERSON PREPARING PLANS: FLETCHER ENG. INC

NAME: PAUL FLETCHER

FAX:

ADDRESS: 52 WEST POND ROAD

PHONE: 732-738-8809

13. ATTACH A COPY OF PROPERTIES OWNERS LIST: PROPERTIES WITHIN 200 FT.

14. CAN SEWAGE BE DISPOSED OF BY CONNECTION WITH AN EXISTING MUNICIPAL SEWER

(YES OR NO) YES IF NO, HOW DO YOU PROPOSE TO DISPOSE OF SEWAGE

15. IS A VARIANCE REQUIRED (YES OR NO): YES

16. HAVE THERE BEEN ANY PREVIOUS BOARD OF ADJUSTMENT OR PLANNING BOARD HEARING INVOLVING
THIS PROPERTY (YES OR NO) NO

IF YES, DATE: _____

WHICH BOARD: _____



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17. DRAFT AFFORDABLE HOUSING PLAN-Must be submitted with application.

FOR SUBDIVISIONS ONLY:

NUMBER OF PROPOSED LOTS: N/A

AREA OF ENTIRE TRACT: _____

AND PORTION BEING SUBDIVIDED: _____

SELL LOTS ONLY (YES OR NO) _____

IF YES, ESTIMATED UNIT PRICE _____

CONSTRUCT HOUSES FOR SALE (YES OR NO) _____

IF YES, ESTIMATED UNIT PRICE _____

FOR SITE PLAN ONLY:

LAND AREA: 27,235.46 ACREAGE: 0.625 SQUARE FEET: 27,235.46

BUILDING AREA: 60'x244' SQUARE FEET: 12840 SF

% OF BUILDING COVERAGE OF LAND 47.1

IF TOWNHOUSES OR APARTMENTS: _____ # OF UNITS 42 1 BEDROOM + studio

_____ # OF UNITS 6 2 BEDROOMS

_____ # OF UNITS _____ 3 BEDROOMS

_____ # OF UNITS _____ 4 BEDROOMS

PARKING SPACES REQUIRED 88 PARKING SPACES PROVIDED 67



TOWNSHIP OF EDISON

Division of Planning & Zoning

Sam Joshi, Mayor

100 Municipal Boulevard
Edison, NJ 08817

APPLICANT'S ATTORNEY (CORPORATIONS MUST BE REPRESENTED BY N.J. ATTORNEY)

NAME: BOB SMITH LAW OFFICE FAX: _____
ADDRESS: 216 STEVEN RD SUITE B-1 PLISCATAWAY PHONE: 732 752-3100
FIRM NAME: TIM ARCH EMAIL: tarch@bobsmithand
associate.com

AUTHORIZATION OF SIGNATURE (IF APPLICANT IS A CORPORATION)

THIS WILL CERTIFY THAT: RAJ PANDYA
TITLE: MEMBER

(CORPORATION NAME AND ADDRESS):

YASHRAT 5 LLC
20 ARBOR CIR. EDISON 08837

WHO SUBSCRIBED TO THE ABOVE APPLICATION FOR DEVELOPMENT IN THE TOWNSHIP OF EDISON HAS
BEEN AUTHORIZED BY THIS CORPORATION TO DO SO.

ATTEST: K. Diliato
WITNESS

[Signature]
SIGNATURE OF OFFICER

I CERTIFY THAT THE FOREGOING STATEMENT 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 FOR
CONTEMPT OF COURT

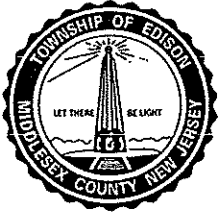
SWORN TO AND SUBSCRIBED BEFORE ME ON
28th DAY OF February 2023

K. Diliato
NOTARY PUBLIC

KATHERINE M. DILIETO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires October 2, 2023

BY: [Signature]
SIGNATURE OF APPLICANT

BY: [Signature]
SIGNATURE OF OWNER



TOWNSHIP OF EDISON

Division of Planning & Zoning

Sam Joshi, Mayor

**100 Municipal Boulevard
Edison, NJ 08817**

CORPORATION OR PARTNERSHIP APPLYING TO A PLANNING BOARD OR A BOARD OF ADJUSTMENT OR TO THE GOVERNING BODY OF A MUNICIPALITY FOR PERMISSION TO SUBDIVIDE A PARCEL OF LAND INTO SIX (6) OR MORE LOTS, OR APPLYING FOR A VARIANCE TO CONSTRUCT A MULTIPLE DWELLING OF TWENTY-FIVE (25) OR MORE FAMILY UNITS OR FOR APPROVAL OF A SITE TO BE USED FOR COMMERCIAL PURPOSES SHALL LIST THE NAMES AND ADDRESSES OF ALL STOCKHOLDERS OR INDIVIDUAL PARTNERS OWNING AT LEAST TEN (10%) PERCENT OF ITS STOCK OF ANY CLASS OR AT LEAST TEN (10%) PERCENT OF THE INTEREST IN THE PARTNERSHIP, AS THE CASE MAY BE.

NAME YASH PANDYA ADDRESS 20 ARBOR CIR. EDISON 08837

NAME SHILPA PANDYA ADDRESS "

[illegible][illegible][illegible][illegible]



X Planning Board
 _____ Zoning Board of Adjustment



Township of Edison
 100 Municipal Boulevard
 Edison, New Jersey 08817

(updated)
VARIANCE APPLICATION

PLEASE TYPE OR PRINT LEGIBLY

ORIGINAL

DATE DEEMED COMPLETE: _____
 HEAR BY: _____

DATE OF MEETING: _____
 APPLICATION # P11-2023
 SITE PLAN: X
 SUBDIVISION: _____

APPLICANT: Yashraj5 Realty, LLC
 ADDRESS: 20 Arbor Circle, Edison NJ
 PHONE: 732.762.2570 ZIP CODE: 08837

OWNER: SAME
 ADDRESS: _____
 PHONE: _____ ZIP CODE: _____

AN APPLICATION IS HEREBY MADE FOR VARIATION OF THE EDISON TOWNSHIP ZONING ORDINANCE:

Describe the purpose of the BULK or USE Variance: To construct an age-restricted, four-story apartment building.

****THE SECTION BELOW HAS TO BE FILLED OUT IN ITS ENTIRETY BY THE APPLICANT OR HIS/HER ATTORNEY****

SECTION NUMBER	SPECIFY WHICH REQUIREMENT AREA, YARD, BUILDING, ETC.	REQUIRED	PROPOSED
Route 1 & Thomas Place RDP	Min. Front Yard Setback	20 feet	1 foot to Thomas Place 5.76 to Rt. 1
Route 1 & Thomas Place RDP	Parking	86 spaces	63 (67 w/ EV credit)
Rt. 1 Thomas Place RDP	Parking - distance to prop. line	5ft	2ft
_____	_____	_____	_____
_____	_____	_____	_____

Describe the present use of the property: Vacant - previously hotel

The affected property is located in the Rt. 1 & _____ Zone and located at 39 Thomas Place
 and designated as Block # 692.04 Lot # 30.02 on the Edison Township Tax Map.

SWORN TO BEFORE ME THIS 8th DAY
 OF June 20 23
Katherine M. Dilieto
 Notary Public

[Signature]
 Applicant's Signature
[Signature]
 Property Owner's Signature

KATHERINE M. DILIETO
NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires October 2, 2023



LAND USE APPLICATION CHECKLIST

**ALL ITEMS LISTED BELOW MUST BE SUBMITTED TOGETHER
OR LAND USE APPLICATION WILL NOT BE ACCEPTED.**

***MUST SUBMIT TO ADMINISTRATIVE OFFICER FOR COMPLETENESS REVIEW
AND AGENDA PLACEMENT.***

(1) One application COMPLETELY filled out.

*Application must be signed by both the applicant and the owner & must be notarized.



(1) One copy of a Certification from the Township Tax Collector.

*To certify that taxes and/or assessments are not delinquent on the property.



(4) Four copies of any protective covenant, deed restrictions or easements.

*If any exist on said property.



N/A



(16) Sixteen copies of current survey or site plan to scale of the subject property.

*Survey must reflect all existing/current improvements on the site.

*All copies of surveys must also clearly indicating the proposed scope of work for said application.



(16) Sixteen copies of FOLDED complete plans.

*Complete plans to include: Architectural plans for proposed construction, any required Engineering plans and any additional supporting or relative professional reports/studies.



(16) Sixteen copies of FAR Certification (floor area ratio)

*To be signed and sealed by NJ licensed engineer or architect.

(Required for all additions, add a levels, new homes, as well as new commercial.)



N/A



(16) Sixteen copies of any waivers being requested for the application.

*Letter listing waiver(s) requested.



N/A



Associated application and Escrow fees. – *Separate checks.*

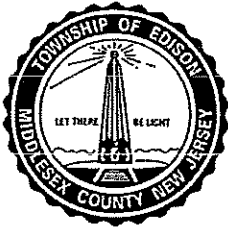


Application fee: Bulk Variance - \$500 PER Bulk/ "C"

Use Variance - \$1,000 PER Use/ "D"

ALL APPLICATION AND ESCROW FEES ARE DUE AT TIME OF SUBMISSION

****No escrow required for a variance on a single family home applications.***



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*No escrow required for a variance on a single family home applications.



TOWNSHIP OF EDISON

Division of Planning & Zoning

Sam Joshi, Mayor

100 Municipal Boulevard
Edison, NJ 08817

ORIGINAL

CHECK LIST FOR PRELIMINARY SITE PLAN SUBMITTAL

Plats shall be no larger than 24" X 36" and must be folded.
A mylar shall be submitted upon preliminary approval.

Submitted Not Submitted Waiver Req

- | | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 1. The date of the site plan. All revisions shall be noted and dated. | ☒ | ☐ | ☐ |
| 2. A key map showing the location of the tract with reference to surrounding areas and existing street intersections. | ☒ | ☐ | ☐ |
| 3. The title of the development, North point, scale, block & lot number, name and address of record owner. Also, name, address, license number and seal of the person preparing the site development plan. | ☒ | ☐ | ☐ |
| 4. The location and all existing and proposed signs. | ☒ | ☐ | ☐ |
| 5. A scale of not more than fifty (50) feet to the inch. All distances shall be in feet and decimals of a foot. All bearings shall be given to the nearest ten (10) seconds. The error of closure shall not exceed one (1) to ten thousand (10,000). | ☒ | ☐ | ☐ |
| 6. The name and owners of record within two-hundred (200) feet and the block and Parcel number of the property. | ☒ | ☐ | ☐ |
| 7. Zone boundaries shall be shown on the site plan as they affect the parcel. | ☒ | ☐ | ☐ |
| 8. Boundaries of the property, building or setback lines and lines of Existing streets, lots, reservations, easements and areas dedicated to public use. Including, grants, restrictions and rite-of-way. | ☒ | ☐ | ☐ |
| 9. A copy of any covenants, deed restrictions, prior resolutions or exceptions that are intended to cover all or any part of the tract. | ☐ | ☒ | ☐ |
| 10. All distances as measured along the center lines of existing streets abutting the property to the nearest intersection with any other public street. | ☒ | ☐ | ☐ |

11. The location of existing buildings, which shall remain and all other structures such as walls, fences, culverts, bridges, roadways, etc. which spot elevations of such structures. Structures to be removed shall be indicated by dashed lines.	☒	☐	☐
12. The location of all storm drainage structures and utility lines, whether publicly or privately owned, with pipe sizes, inverts, grades and direction of flow. If any existing utility lines are underground, the estimated location of the underground lines shall be shown.	☒	☐	☐
	Submitted	Not Submitted	Waiver Req
13. Existing contours with intervals of two (2) feet referred to United States Coast and Geodetic Survey datum and to be indicated by a dashed line. Where any changes in contours are proposed, finished grades should be shown as solid lines.	☒	☐	☐
14. The location of existing rock outcrops, high points, watercourses, depressions, ponds, marshes, wooded areas and single trees not in wooded areas with the diameter of twelve (12) inches or more; measured three (3)ft from the base of the trunk. Any other significant existing features, including previous flood elevations of watercourses, ponds and marsh areas as determined by the survey. When and where applicable, the plan shall delineate the flood hazard boundaries.	☒	☐	☐
15. A survey prepared by a licensed surveyor of the State of New Jersey shall accompany the site plan and shall show streets, recreation areas and other property to be dedicated to public uses. The site plan shall be accompanied by an architectural rendering and building elevation plans.	☒	☐	☐
16. All proposed easements, public and community areas. All proposed streets with profiles indicating grading and cross sections showing the width of the roadway, and location and width of the sidewalks. Also, the size of utility lines, according to the standards and specifications of the Township.	☒	☐	☐
17. The proposed use(s) of the land and buildings. The proposed location of the building including the proposed grades. No site plan shall show future buildings if the applicant does not apply for a building permit upon approval of the site plan. However, a site plan application may be accompanied by an overall development plan for purposes of information. Plans shall be accompanied by elevations.	☒	☐	☐
18. All means of vehicular access for ingress and egress to and from the site onto public streets showing the size and location of driveways and curb cuts including the size and location of driveways and curbs. Must include the possible utilization of traffic channels, channelization, acceleration and deceleration lanes; additional width and any other device necessary to prevent a difficult traffic situation. The plan shall also show all walkways.	☒	☐	☐
19. The location and design of any off-street parking areas or loading area. Show size and location of bays, aisles and barriers.	☒	☐	☐

20. The location of all proposed waterlines, valves, hydrants and all sewer lines or alternative means of water supply or sewage disposal and treatment in conformance with the applicable standards of the Township and the appropriate utility company.



21. The proposed location, direction, illumination, power and time of Proposed outdoor lighting.



Submitted Not Submitted Waiver Req

22. The proposed screening and landscaping. Including a planting plan which identifies the type, size and quantity of the plantings. All site plans shall be accompanied by a landscaping plan.



23. The proposed stormwater drainage system is to conform with design standards set forth hereinafter. All site plans shall be accompanied by a plan sketch showing existing drainage within five hundred (500) feet of any boundary. All areas such as paved areas, grassed areas, wooded areas and any other surface area contributing to the calculations should show methods used in determination.



24. The method of providing garbage collection is to be indicated and screening to be provided about all dumpsters.



25. A Woodlands Management Plan shall be submitted in accordance with the ordinance.

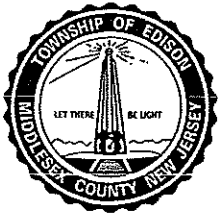


CERTIFICATION THAT THE AFOREMENTIONED ITEMS ARE INCLUDED IN THE PLANS SUBMITTED:

Applicant: Print Name YASHRAS 5 LLC Signature  Date: 2/9/23

Attorney: Print Name TIM ARCH Signature  Date: 2/9/23

Engineer: Print Name PAUL J. FLETCHER Signature  Date: 2/9/23
PE



TOWNSHIP OF EDISON

Division of Planning & Zoning

Sam Joshi, Mayor

100 Municipal Boulevard
Edison, NJ 08817

CHECK LIST FOR FINAL SITE PLAN SUBMITTAL

Submitted Not Submitted Waiver Req

1. The final site plan shall be accompanied by a statement by the Township Engineer that he is in receipt of a map showing all utilities or extensions thereof in exact location and elevation, identifying those portions already installed and those to be installed and that the developer has complied with one or both of the following:

a) Installation of all improvements in accordance with the Requirements of this chapter.

☐
☒
☐

b) A performance guarantee in sufficient amount to assure the Completion of all required improvements which are proposed to be dedicated to the Township for maintenance.

☐
☒
☐

***When these plans are submitted to the Township Engineer, the Engineer should be supplied with a copy of the statement that they are to sign that they did, in fact, receive the required documentation.**

2. **Utilities approval notice required.** In approving the final site plan, the Board shall condition such approval upon a notice of approval of plans for water and sewerage installation from the Township and approval notices from the Health Department.

☐
☒
☐

3. **Performance guarantee:** In approving the final site plan, the Board shall require that the applicant first furnish a performance guarantee. The guarantee is to be approved by the Board for the purpose of guaranteeing the completion of the items set forth in the site plan which will affect the public interest. Such as, but not limited to, drainage, streets (public and private), public recreation areas, shade trees and parking lots where same are open to the general public or serve multifamily dwellings.

☐
☒
☐

4. **Approval requirements:** Board approval of the site plan shall be granted in the event that site plan complies with the following standards and regulations:

a) The applicant has submitted a site plan containing all of the Information and data as provided for in this chapter.

☒
☐
☐

- | | Submitted | Not Submitted | Waiver Req |
|---|-------------------------------------|--------------------------|--------------------------|
| b) The details of the site plan are in accord with the standards of this chapter and of all ordinances of the Township, including the Master Plan as may be in existence at the time of the application. | ☒ | ☐ | ☐ |
| c) All parking and traffic issues shall be addressed and reasonably resolved. | ☒ | ☐ | ☐ |
| d) Adequate provisions are made so as to prevent and drainage problems | ☒ | ☐ | ☐ |
| e) Reasonable screening at all seasons of the year of playgrounds, parking and service areas from the view of adjacent properties and streets. It shall be provided where necessary for the purpose of protecting health, safety, general welfare, comfort and convenience to the public. | ☒ | ☐ | ☐ |
| f) The location, power, direction and time of any outdoor lighting will not have an adverse effect upon any properties in adjoining residential districts by impairing the established character or the potential use of properties in such districts. | ☒ | ☐ | ☐ |
| g) The details of the site plan for the authorized use will be such that the operation. | ☒ | ☐ | ☐ |

CERTIFICATION THAT THE AFOREMENTIONED ITEMS ARE INCLUDED IN THE PLANS SUBMITTED:

Applicant: Print Name RAJ PANDYA Signature [Signature] Date: 2/9/23

Attorney: Print Name TIM ARCH Signature [Signature] Date: 2/9/23

Engineer: Print Name PAUL FURER PE Signature [Signature] Date: 2/9/23