

**APPLICANT: KHAN, AHMED & CHAND, SALMA**

**APPLICATION #: 20-000007**

**DESCRIPTION: minor sub with a side yard setback 9.23 instead of 10.**

**SUBDIVISION:** Minor:  Preliminary: Final:  
**SITE PLAN:** Minor: Major:  
**CAPITAL PROJECT REVIEW:**  
**CONDITIONAL USE:**  
**VARIANCE:** Use: Bulk:

**SCHEDULED HEARING DATE: 7/22/2020**

**CONTINUED TO:** 1st: 2nd:  
3rd: 4th:  
5th: 6th:

**REVIEW AGENCIES**

**DATE COMMENTS/REVISIONS RECEIVED**

A:	<input type="checkbox"/>	Board of Education	
B:	<input checked="" type="checkbox"/>	Code Enforcement	June 19, 2020 No Comment
C:	<input checked="" type="checkbox"/>	Collector of Revenue	June 15, 2020 Taxes Current
D:	<input checked="" type="checkbox"/>	Construction Official	June 17, 2020 No Comment
E:	<input type="checkbox"/>	Environmental Commission	
F:	<input checked="" type="checkbox"/>	Fire District	June 8, 2020 No Comment
G:	<input type="checkbox"/>	Fire Inspection	
H:	<input type="checkbox"/>	Health/Environment	
I:	<input type="checkbox"/>	Middlesex County Planning Board	
J:	<input type="checkbox"/>	N.J.D.O.T.	
K:	<input type="checkbox"/>	Planning & Engineering	
L:	<input type="checkbox"/>	Public Safety	
M:	<input checked="" type="checkbox"/>	Public Works	June 22, 2020
N:	<input checked="" type="checkbox"/>	Recycling & Solid Waste	June 22, 2020
O:	<input type="checkbox"/>	Recreation & Parks	
P:	<input checked="" type="checkbox"/>	Sewerage & Water Resources	June 22, 2020
Q:	<input type="checkbox"/>	Turnpike Authority	
R:	<input type="checkbox"/>	Other	



# Township of East Brunswick

DEPARTMENT OF PLANNING AND ENGINEERING  
KEITH T. KIPP  
DIRECTOR

## MEMORANDUM

July 14, 2020

TO: East Brunswick Planning Board

FROM: Department of Planning & Engineering

RE: Application #20-07 Minor Subdivision with a Bulk Variance, Salma Chand and Jamal Khan

### Plans Reviewed

A copy of a survey for Block 827 Lot 5 dated April 8, 2020 by Saladin Assoc., LLC and a Minor Subdivision plan by East Point Engineering, LLC dated May 5, 2020.

#### 1. Description:

A. Applicant's Proposal - Applicant is proposing to subdivide one residential lot into two lots. Lot 5 contains 40,000 sf and the proposed two lots would each contain 20,000 sf.

B. Zoning -The following chart indicates the zoning requirements for the R-3 Zone:

<u>R-3 Zone</u>	<u>Required</u>	<u>Existing</u>	<u>Lot 5.01</u>	<u>Lot 5.02</u>	<u>Code</u>
Lot Area	15,000 sf	40,000	20,000	20,000	228-30C
Lot Width	100'	200'	100'	100'	228-30B
Front Yard Setback	35'	80.4'	No change	75'	228-30D
Side Yard Setback	10'	19.5'	9.23'	23'	228-30E V
Total Side Setback	25'	129'	28.73'	68.68'	228-30E
Rear Yard Setback	20'	95'	No change	82.66	228-30F
Accessory Side Yard Setback	5'	10'	No change	N/A	228-222D
Accessory Rear Yard Setback	5'	31'	No change	N/A	228-222D
Max Building Height	35'	35'	35'	35'	228-30H
Max Building Coverage	25%	4.6%	9.23%	8.83%	228-30I
Max Lot Coverage	30%*	9.7%	19.41%	17.27%	228-224G

(V) Variance required  
\*35% with attenuation

**2. Findings**

**A. Property In Question**

The property is located at 8 Gates Avenue, Block 827 Lot 5 in the R-3 District. The lot is on the eastern side of Gates Avenue and contains a two-story single-family dwelling. The surrounding area is mainly single-family dwellings. Directly to the south of the lot is the Latvian Evangelical Lutheran Church.

**B. Applicant's Proposal**

The applicant is proposing to subdivide one residential lot into two equally sized lots of 5,000 sf. The existing two-story dwelling would remain and a new dwelling is proposed on the second lot.

**3. Bulk Variances:**

- a. Side yard setback – The existing side yard setback of 110' is being reduced to 9.23'. The required minimum setback is 10'. The variance is being created due to the location of the existing dwelling and the applicant's desire to create two equally sized lots with the required minimum 100' lot width.

**4. Recommendations/Comments:**

Should the Planning Board consider granting the approval, staff recommends the following:

The applicant shall obtain a tree removal permit in accordance with section 192-38(I).

The grading plan for proposed Lot 5.02 shall be revised to increase the grade/slope adjacent to the foundation along the rear of the proposed dwelling. The finished floor elevation shall also be raised.

In order to mitigate the increased impervious coverage, the applicant should install a drywell system for all roof leaders on the new dwelling. The depth of the drywell system shall be dependent on soil test pit logs which demonstrate acceptable infiltration rates. The drywell system shall be designed for a 10 year design storm.

All roof leaders shall face the street.

The electrical service for the new dwelling shall be installed underground from the existing utility pole located at the Southwest corner of the property.

All utilities must be installed underground.



Colleen McGurk, PP/AICP  
Planner/Zoning Officer



Keith Kipp  
Director of Planning and Zoning

TO: (X) KEITH KIPP, DIRECTOR, PLANNING & ENGINEERING  
 (X) COLLEEN MCGURK, ZONING OFFICER  
 ( ) C.M.E. ASSOCIATES, PLANNING BOARD ENGINEER  
 (X) LARRY SACHS, PLANNING BOARD ATTORNEY  
 ( ) COLLEEN MCGURK, PLANNER



(X) DAN LOSIK, DIRECTOR, PUBLIC WORKS  
 (X) DIRECTOR OF WATER/SEWER UTILITY  
 (X) MARC COLEMAN, RECYCLING & SOLID WASTE COORDINATOR

( ) EAST BRUNSWICK DEPARTMENT OF HEALTH & ENVIRONMENT  
 ( ) ENVIRONMENTAL COMMISSION

(X) CHIEF, PUBLIC SAFETY (NOTICE ONLY)  
 (X) TRAFFIC SAFETY

(X) RICHARD A. VIGLIOTTI, CONSTRUCTION OFFICIAL  
 (X) KRISTI SACKTIG, CODE ENFORCEMENT OFFICER  
 ( ) BOARD OF EDUCATION  
 ( ) NEW JERSEY TURNPIKE AUTHORITY  
 ( ) JOHN TALBOT, FIRE DISTRICT NO. 1 (2 PLANS)  
 (X) SEAN VERDI, FIRE DISTRICT NO. 2 (2 PLANS)  
 ( ) FIRE DISTRICT NO. 3 (ALSO SEND A COPY TO FIRE DISTRICT NO. 1)  
 ( ) NEW JERSEY DEPARTMENT OF TRANSPORTATION

*6/19/2020  
 No comments  
 KS*

FROM: DEPARTMENT OF PLANNING AND ENGINEERING

SITE PLAN	MINOR	( )	SUBDIVISION	MINOR	(X)
	MODIFICATION	( )		PRELIMINARY	( )
	PRELIMINARY	( )		FINAL	( )
	FINAL	( )	VARIANCE	BULK	(X)
				USE	( )

APPLICATION # 20-000007  
 NAME: Ahmed Khan & Salma Chand  
 LOCATION OF SITE: 8 GATES AVE  
 Zone: R3 Block: 827 Lot: 5

DUE DATE: 6/19/2020

DATE SENT: 6/8/2020

Please review all plans for compliance with requirements of concern to your office and return review and plans to this office. Thank You.

EAST BRUNSWICK TOWNSHIP  
DEPARTMENT OF PLANNING AND ENGINEERING  
TAX AND ASSESSMENT PAYMENT REPORT

APPLICATION # \_\_\_\_\_ DESCRIPTION \_\_\_\_\_

Under provisions of East Brunswick Land Use Procedures Ordinance, Chapter 132, an applicant for all development must submit proof that no taxes or assessments for local improvements are due or delinquent on the property.

Applicant will complete Section I of this form and submit them with the application. The Department of Planning and Engineering will forward the form to the Collector of Revenue Office for verification that no delinquent taxes or assessments are due.

\*\*\*\*\*

Section I (to be completed by Applicant)

I Ahmed J. Khan & Salma T. Chand of 8 Gates Avenue, East Brunswick, NJ 08816

\_\_\_\_\_ (name) (address)

am making application to the (Planning Board) (Zoning Board) for Development

of Lot(s) 5 in Block(s) 827 in

the R-3 Zone, located at 8 Gates Avenue, East Brunswick, NJ 08816 Street(s)

whose owner of record is Ahmed J. Khan & Salma T. Chand of 8 Gates Avenue, East Brunswick, NJ 08816  
(name) (address)

I request the Collector of Revenue determine whether there are any delinquent taxes and/or assessments due.

Ahmed Khan  
\_\_\_\_\_  
(Applicant's Signature)

5-11-2020  
\_\_\_\_\_  
(Date)

\*\*\*\*\*

Section II (To be completed by Collector of Revenue)

I find that:

( )  
 ( )  
 ( )

All taxes due have been paid.  
All assessments due have been paid.  
The following are delinquent and past due.

Michelle A. O'Hara  
\_\_\_\_\_  
MICHELLE A. O'HARA  
ASSISTANT FINANCE DIRECTOR/TAX COLLECTOR

6/15/20  
\_\_\_\_\_  
(Date)



**MEMORANDUM**

June 16, 2020

TO: Keith Kipp, Director  
Planning & Engineering

FROM: Richard A. Vigliotti, Construction Official

A handwritten signature in black ink, appearing to read "RAV", written over the printed name of the sender.

RE: Application No. 20-000007  
Ahmed Khan & Salma Chand  
8 Gates Avenue  
Zone: R3 Block: 827 Lot (s): 5

No Comments

## **Loren Morace**

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**From:** Sean Verdi <firemarshal@ebfd2.org>  
**Sent:** Monday, June 8, 2020 1:14 PM  
**To:** Loren Morace  
**Subject:** Re: Application #20-07 - 8 Gates Avenue

Loren,  
Everything looks good.  
Sean

Get [Outlook for iOS](#)

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**From:** Loren Morace <LMorace@eastbrunswick.org>  
**Sent:** Monday, June 8, 2020 12:31:14 PM  
**To:** Sean Verdi <firemarshal@ebfd2.org>  
**Subject:** Application #20-07 - 8 Gates Avenue

Hi Sean,

Attached please find a new application for the Planning Board. The site plan has the wrong address which is getting corrected but everything else is correct.

If you have any questions please do not hesitate to email or call.

Thank you,

*Loren Morace*

Board Secretary  
Department of Planning & Engineering  
Township of East Brunswick  
1 Civic Center Drive  
East Brunswick, NJ 08816  
732-390-6870  
Fax 732-390-6898





## Township of East Brunswick

Department of Public Works - Water & Sewer Utility Division



**To:** Colleen McGurk, Planning and Engineering  
**From:** Dan Losik, Director, Public Works & Water and Sewer Utility  
**Cc:** Keith T Kipp, Director, Planning & Engineering  
Michael Dixon, Project Manager  
George Smith, Water Production Coordinator  
Matt Dolinski, Water Maintenance Coordinator  
Tim Mullane, Sewer Maintenance Coordinator

**Date:** June 18, 2020

**Re:** Application #20-00000-7  
Ahmed Khan & Salma Chand  
Location: 8 Gates Avenue  
Zone: R3 Block: 827; Lots: 5  
Township of East Brunswick

### WATER SERVICE

We have reviewed the above referenced Application for the Minor Subdivision and Bulk Use Variance and have the following comments for the existing & proposed water services:

#### Item 1. Proposed New Water Connection

The Utility Plan shall be modified to incorporate the following design changes or comments for the proposed water service:

- a. The Utility shall not be liable for the maintenance of any minimum pressure in the water system.
- b. Show proposed irrigation system, location of connection, type of connection and meter location.
- c. A professional engineer shall determine the adequacy of the static line pressure to meet the demands of the building for domestic consumption and fire protection.
- d. Materials and construction methods shall conform to East Brunswick Water & Sewer Utility standard specifications.

#### Item 2. Water for Construction Purposes

The need for water during construction for mobile equipment/tanks shall conform to Township Ordinance 218-3. The contractor must obtain a Water Usage Permit from the East Brunswick Water and Sewer Utility for access to the hydrant located at the Tices Lane Pump Station. If the contractor needs water at the construction site, they must obtain a Hydrant Usage Permit from the East Brunswick Water and Sewer Utility. Permits may be obtained at the Tices Lane Pump Station. Failure to obtain the appropriate permits is in

violation of the Township Ordinance and shall result in fines.

**Item 3. Fees**

Any changes to the water service that are proposed, all appropriate water connection, construction and meter fees must be paid to the East Brunswick Office of Revenue **prior to the issuance** of construction permits. An Application for Connection with the fee schedule shall be completed by the Utility office after all requested information is submitted. The application permit will then be sent to the Office of Revenue for payment when the Applicant is ready for permit release.

Escrow in the amount of \$1,000 shall be placed in an account to cover engineering reviews and inspections. **Please provide** a W-9 and check.

**SANITARY SEWER SERVICE**

**We have reviewed the above referenced Application for the Site Plan Modification and Bulk Use Variance and have the following comments for the existing and proposed sewer services:**

**Item 1. Proposed and existing Sewer Connections**

The Utility Plan shall be modified to incorporate the following design changes or comments for the proposed sewer services:

- a. The property owner shall be responsible to maintain the interior of the entire sewer lateral to the connection point in the sanitary sewer main, including but not limited to blockages, grease accumulation or root intrusion.
- b. All materials and connections must comply with East Brunswick Water & Sewer Utility standard specifications.
- c. Provide locations, size, and material for all proposed laterals and clean outs.
- d. A check valve shall be installed on the property to protect the premises from potential flooding of sewage.

**Item 2. Fees**

All appropriate sewer connection, and filing fees must be paid to the East Brunswick Office of Revenue prior to the issuance of certificate of occupancy. The fess shall be calculated based on commercial tenant information. An Application for Connection with the fee schedule shall be completed by the Utility Office and sent to the Office of Revenue for payment when the Applicant is ready for permit release. These fees shall be paid prior to the issuance of a Certificate of Occupancy.

**STORMWATER**

**We have reviewed the above referenced Application for the Minor Subdivision and Bulk Use Variance and have the following comments for the Stormwater:**

N/A

**ROADS**

**We have reviewed the above referenced Application for the Minor Subdivision and Bulk Use Variance and have the following comments for the roads:**

N/A

**SOLID WASTE & RECYCLING**

**We have reviewed the above referenced Application for the Minor Subdivision and Bulk Use Variance and have the following comments for the Solid Waste:**

All recycling and solid waste services will be provided by the Township.