

City of New Brunswick  
 Department of Planning, Community and Economic Development  
 25 Kirkpatrick Street  
 P.O. Box 269  
 New Brunswick, NJ 08903-0269

## SITE PLAN/SUBDIVISION/VARIANCE APPLICATION

### 1. PROJECT INFORMATION

Project Address	23 Duke Street, New Brunswick, NJ 08901			<b>Actions Requested</b>	
				Major Site Plan	<input type="checkbox"/>
Project Name				Minor Site Plan	<input type="checkbox"/>
				Major Subdivision	<input type="checkbox"/>
Block/Lot	Block	62	Lot(s)	49.01	Minor Subdivision
				"C" Variance(s)	<input type="checkbox"/>
Zoning District	H-1			"D" Variances(s)	<input type="checkbox"/>

Present Use of Property

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Proposed Use of Property

Addition of roof canopy and generator

### 2. APPLICANT & PROPERTY OWNER INFORMATION

	Applicant	Property Owner
Name	Soba College Recovery, LLC	Duke Street Detox, LLC
Address (No P.O. Boxes)	104 Bayard Street	104 Bayard Street
Mailing Address		
City, State, Zip	New Brunswick, NJ 08901	New Brunswick, NJ 08901
Phone Number	914-629-1104	914-629-1104
Fax Number		
E-mail Address	brianc@sobanewjersey.com	brianc@sobanewjersey.com

Applicant's Legal Interest In Property

Owner   
 Contract Purchaser   
 Designated Redeveloper

✓

### 3. CORPORATE OR PARTNERSHIP OWNERSHIP DISCLOSURE

	Name	Address
<b>Corporation</b>		
Stockholders with 10% or > of corporate stock	Gregory Hannley	104 Bayard Street, New Brunswick, NJ 08901
	Isaac Glasman	104 Bayard Street, New Brunswick, NJ 08901
	Philip Chasin	104 Bayard Street, New Brunswick, NJ 08901
	Brian Chasin	104 Bayard Street, New Brunswick, NJ 08901
<b>Partnership</b>		
Partners with 10% or > partnership interest		
<b>L.P.</b>		
Managing Partner		
<b>L.L.C.</b>		
Managing Member		

### 4. PROFESSIONALS' INFORMATION

	Attorney	Engineer	Architect	Planner
Name	David B. Himelman	Marc Leber	Frank S. Aiello	
Firm	David B. Himelman, Attorney at Law, LLC	East Point Engineering, LLC	Aiello Associates, LLC	
Street Address	190 Route 18, Suite 205	11 South Main Street	46 Bayard Street, Suite 421	
City State Zip Code	East Brunswick, NJ 08816	Marlboro, NJ, 07746	New Brunswick, NJ 08901	
Phone Number	732-659-6130	732-577-0180	732-214-9400	
Fax Number	732-659-6387			
E-mail Address	davidh@dbhattorney.com	mleber@eastpointeng.com	info@aielloassociates.net	

### 5. SITE INFORMATION

<b>Easements</b>	Are any easements or special deed covenants associated with the property?	Yes	<input checked="" type="checkbox"/>	No	
		If yes, attach copy		attached	
<b>Previous Reviews</b>	Have there been any previous or simultaneous reviews of this property by the Board of Adjustment or Planning Board?	Which Board?		Date of Review	
<b>Bulk Requirements</b>		Required	Proposed		
	Lot Area	10,000 SF	12,500 FT		
	Lot Width	100 FT	100 FT		
	Lot Depth	100 FT	125 FT		
	Height	150 FT	20 FT		
	Front Yard Setback	10 FT	0 FT		
	Side Yard Setback (one side)	5 FT	12.93 FT		
	Side Yard Setback (total)	10 FT	N/A		
	Rear Yard Setback	10 FT	68.79 FT		
	Building Coverage	50 %	36.1%		
	Impervious Coverage	90 %	96.6%		
	Floor Area Ratio (FAR)	6.0:1	0.65		
Parking	10 SPACES	17 SPACES			
<b>Subdivisions Only</b>	Number of Lots	Existing		Proposed	
	Lot Line Elimination	Yes		No	
	Propose to sell lots	Yes		No	
	Propose to construct house to sell	Yes		No	



## 7. Tree Protection Information

Example:

A. List of all trees to be removed with a Diameter at Breast Height (DBH) of 6" or greater, identified by size, species and purpose for removal.

Tree #	DBH	Species	Purpose For Tree Removal
Ex.	8"	White Oak	New construction
Ex.	7"	White Oak	Driveway
Ex.	12"	Maple	Utility easement
Ex.	6"	Bartlett Pear	New Construction

Example: White Oak	2
Example: Maple	1
Example: Bartlett Pear	1
Example: Total Trees To Be Removed	4

B. Number of trees to be removed by total number of each species

A. List of all trees to be removed with a Diameter at Breast Height (DBH) of 6" or greater, identified by size, species and purpose for removal.

Tree #	DBH	Species	Purpose For Tree Removal
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

B. Number of trees to be removed by total number of each species

Total:	

C. Landscape Plan

The landscape plan must comply with the requirements of Tree Replacement Requirements landscape plan base information and design requirements (RGO 17.07.A.6.B)

**8. SUPPORT DOCUMENTS**

Required To Be Submitted With Application

SEE SITE PLAN/SUBDIVISION/VARIANCE APPLICATION GUIDANCE DOCUMENT.

**9. SIGNATURES**

**Property Owner**

I, the undersigned, hereby affirm that this application is being made with the consent and knowledge of the owner and that the information contained herein is true and correct to the best of my knowledge.

Brian Chasin  
Name (print or type)

[Signature] 12/3/20  
Property Owner's Signature date

**Applicant**

I, the undersigned, hereby affirm that the information contained herein and on the supporting documentation submitted herewith is true and complete to the best of my knowledge.

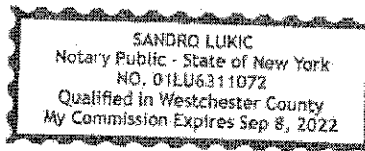
Brian Chasin  
Name (print or type)

[Signature] 12/3/20  
Applicant's Signature date

Sworn and subscribed before me this

3<sup>rd</sup> day of December 2020

[Signature]  
Notary Signature



**Division of Planning Use Only**

Board Jurisdiction	Planning Board	Board of Adjustment
Designation	Minor Site Plan	
	Preliminary Major Site Plan	
	Final Major Site Plan	
	Minor Subdivision	
	Major Subdivision	
	"C" Variance	
	"D" Variance	