

Name of Applicant RAMAKRISHNA NUNUGONDA Email RKNUNU@  
Address 143 SCARBOROUGH RD Phone (Daytime) [REDACTED]  
City BELLE MEAD State NJ Zip 08502 (Fax) \_\_\_\_\_  
Applicant interest in property (owner, lessee, etc.) OWNER  
Name of Owner (if not applicant) SAME

Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

\* When property was acquired by applicant 11/02/2018

Tax Map Page \_\_\_\_\_ Block 4022 Lot 3

Address of property 143 SCARBOROUGH RD BELLE MEAD

Present Use of Property: RESIDENTIAL SINGLE FAMILY

Proposed Use of Property: RESIDENTIAL SINGLE FAMILY

\* Development Name COUNTRY CLUB ESTATES

\* Is the property served with public sewer system? Yes ☒ No ☐

\* Is the property served with public water system? Yes ☒ No ☐

Is the applicant willing to dedicate land for the widening of roads in compliance with Township and/or County Master Plan? Yes ☐ No ☒

Is the proposed use located on a Municipal ☒ County \_\_\_\_\_ State \_\_\_\_\_ road? \_\_\_\_\_

Area of property 23,318 acres or \_\_\_\_\_ sq. ft.

Frontage on an improved street 178 ft. Present Zoning: \_\_\_\_\_

Number of Lots: Existing 1 Proposed 1

Number of buildings: Existing 1 Proposed 1

Proposed principal building height: 33.81 EXISTING Proposed accessory building height 13' FT

Gross square footage of proposed building(s) 816 SF

Floor area of all structures: Existing 4438 (0.19) Proposed 5254 (0.22)

Percentage of coverage by buildings 14.49% by impervious coverage 23.09% INCLUDES NEW

Bulk restrictions provided: Front Yard 45 Side Yard 43.23 Rear Yard 30 Height 13' NEW SUNROOM

Parking spaces required \_\_\_\_\_ and provided \_\_\_\_\_

Has a subdivision previously been granted? NO Date \_\_\_\_\_

Has a variance previously been granted? NO Date \_\_\_\_\_

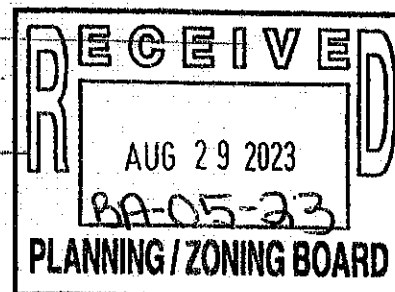
If previous applications were applied for please indicate the case number(s) \_\_\_\_\_

Are there any existing or proposed covenants or deed restrictions on the property? \_\_\_\_\_

If yes, explain \_\_\_\_\_

Is a variance requested? Yes ( ) No ( ) No. of variances requested 1

TYPE OF APPLICATION 'USE' F.A.R.



Describe in detail section of Zoning Ordinance from which applicant seeks design waivers:

FLOOR AREA RATIO REQUIRED 20%  
EXISTING 19% 22.5% PROPOSED

Describe in detail section of Zoning Ordinance from which applicant seeks submission waivers:

**PLANS**

Name of Engineer/Surveyor: \_\_\_\_\_ Email \_\_\_\_\_

Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

Name of Architect: LARRY GRANGE Email LGRAN@AOL.COM

Address: 14 PLAZA NINE

City MANLAPAN State NJ Zip 07726 Phone 782-303-7822 Fax \_\_\_\_\_

**CERTIFICATION**

I hereby certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the attached authorization. I further authorize Township Officials to inspect the site noted above.

DATED: 07/28/23 RAMAKRISHNA NUNUGONDA *Ramakrishna N.*  
(Owner's Name Printed and Owner's Signature)

DATED: \_\_\_\_\_  
(Applicant's Name Printed and Applicant's Signature)

**SWORN TO AND SUBSCRIBED BEFORE**

THIS 28 day of July.

20 23 *[Signature]* / Sudhaker Yaskhi  
(Notary)

Persons to be contacted regarding matters pertaining to this application, if other than applicant.

**APPLICANT'S ATTORNEY:**

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

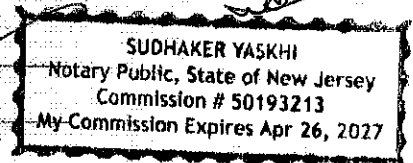
Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Fax: \_\_\_\_\_



I, the developer/applicant, as signed below, acknowledge familiarity with the procedure set forth in the Montgomery Township Land Development Ordinance for submittals and required action and agree to be bound by it.

Date

Applicant's Name Printed and Applicant's Signature

**AGREEMENT TO PAY FOR PROFESSIONAL REVIEW**

THIS AGREEMENT made this 28<sup>th</sup> day of JULY, 2022 between:

Name: RAMAKRISHNA NUNUGONDA

Address: 143 SCARBOROUGH RD

Type of Application: VARIANCE FOR F.A.R. Block: 4022 Lot 3

Hereinafter call "Applicant"

and:

The Township of Montgomery, in the County of Somerset, a municipal corporation of the State of New Jersey, hereinafter call "Township"

WITNESSETH

That the Applicant has submitted a development application to the Township's Planning Board/Zoning Board for consideration in accordance with the New Jersey Municipal Land Use Law and the Montgomery Township Land Use Ordinances and Applicant hereby covenants and agrees as follows:

1. Applicant agrees to pay all costs related to the Township's review and administration of the proposed application with said costs including but not limited to:
  - A. Review by the Development Review Committee, which entails professional consultant costs for: Planner, Engineering, Legal and other extraordinary consultant services as may be required by the Township;
  - B. Full application professional review by the Site Plan Committee, Subdivision Committee, Planning Board, and Zoning Board, which entails professional consultant costs for: Planner, Engineering, Legal and other extraordinary consultant services as may be required by the Township;
2. Applicant understands and agrees to pay all costs as set forth above from the date of initial application submission through the Township's signature of approved plans which shall include any costs for extensions and revalidation's.
3. Applicant understands and agrees to deposit with the Township's Planning/Zoning Office an initial application filing fee which is non-refundable and an initial escrow deposit in accordance with Section 16-9.1 of the Land Development Ordinance.
4. Applicant understands and agrees that the Township will withdraw from said escrow deposit to cover costs as set forth in Section 1 above.
5. Applicant understands and agrees to pay within TEN BUSINESS DAYS of receipt of the Township's statement/billing all additional costs as may be incurred and billed to the applicant by the Township relative to the review and administration of the application even if the costs of said review and administration exceed the initial escrow deposit.
6. Applicant understands and agrees that in the event Applicant fails to pay a billed amount the Township may discontinue Planning Board/Zoning Board review and consideration on said application or if Planning Board/Zoning Board approval has been previously given Township may deny issuance of a construction permit and/or certificate of occupancy or if permit has been previously issued Township may initiate a Stop Work Order.
7. Township agrees to refund to applicant any escrow sum deposited with Township for review and administration of the application and neither spent nor needed by Township. A refund will be issued upon request by Applicant by Township following completion of the Township's review and administration of the application.
8. **APPLICANT AGREES AND UNDERSTANDS THAT IT IS INCUMBENT ON APPLICANT TO PERIODICALLY MONITOR THE STATUS OF SAID ESCROW ACCOUNT. APPLICANT AGREES AND UNDERSTANDS THAT RESPONSIBILITY TO PAY ALL ESCROW CHARGES IS THE APPLICANT'S EVEN IF APPLICANT SELLS OR CONVEYS SAID PROPERTY CITED ABOVE TO ANOTHER PARTY.**

RAMAKRISHNA NUNUGONDA

APPLICANT'S NAME (PRINTED)

Ramakrishna N. N.  
APPLICANT'S SIGNATURE

07/28/2023

DATE

**ESCROW ACCOUNTING ADMINISTRATIVE PROCEDURE  
(CONTINUED)**

5. Failure by applicants to maintain sufficient positive escrow balances may subject applications to delays in review.
6. Professionals billing against escrow accounts must send a duplicate copy, marked or stamped, "FOR INFORMATIONAL PURPOSES ONLY" to the applicant at the same time the bills are sent to the Township.

**D. QUESTIONS CONCERNING BILLINGS**

1. Applicant inquiries regarding billing must be made in writing to the Director of Community Development specifying concerns, in detail, within two weeks of date of invoice.
2. Invoices will be scrutinized a second time for possible billing errors.
3. The Director of Community Development will determine the appropriateness of the billing, make a decision on whether or not the bill will be paid, and inform both parties concerned.

Applicant agrees and understands the "Escrow Accounting Administrative Procedure" and agrees to be bound by same.

RAMAKRISHNA NUNUGONDA

APPLICANT'S NAME (PRINTED)

x

Ramakrishna N.

APPLICANT'S SIGNATURE

x

07/28/2023

DATE

# MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS

## Application for a Use Variance

(See N.J.S.A. 40:55D-70(d) and Zoning Ordinance)

1. Application is hereby made for the granting of a variance from the Zoning Ordinance to allow for the following:

- A. A use or principal structure in a district restricted against such use or principal structure
- B. An expansion of a nonconforming use
- C. A deviation from a specification or standard of a conditional use
- ☒ D. An increase in the permitted floor area ratio
- E. An increase in the permitted density
- F. The height of a principal structure exceeds the maximum height allowed in the zone by 10 feet or 10%

2. Said structures or uses are proposed to be located in the \_\_\_\_\_ Zoning District, which is restricted against same by the following provisions of the Zoning Ordinance:

FLOOR AREA RATIO MAX 20% PROPOSED 22.2%

3. This application is based upon the following special reasons:

SO WE CAN ENJOY AN OPEN & AIRY  
RELAXING ATMOSPHERE YEAR ROUND WHERE  
EXISTING DECK DOES NOT

4. Said reasons are unique and peculiar to the lands or building for which the variance is sought and do not apply generally to land or buildings in the neighborhood because:

WILL HAVE NO EFFECT ON  
NEIGHBORING HOMES

5. The strict application of the regulations prohibiting said structure or use would deprive applicant of the reasonable use of the lands or buildings involved, because:

TO HAVE THE YEAR ROUND OUTSIDE  
ASPECT, SUNROOM IS DESIGNED TO BE  
ARCHITECTURALLY PLEASING TO THE HOUSE

6. The requested variance is the minimum reasonably needed, because:

THE WHOLE FAMILY CAN  
ENJOY THE HARMONIOUS AND RELAXING  
CONDITIONS OF THE SUNROOM.

7. The variance requested will not result in substantial detriment to the public good because:

SUNROOM COMPLIES TO MAX BUILDING COVERAGE,  
MAX IMPERVIOUS COVERAGE AND SET BACKS

8. The variance will not substantially impair the intent and purpose of the Zoning Ordinance and Master Plan because:

SAME AS (7)

**MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS**

### ***Applicant's Disclosure Statement***

(Corporation or Partnership)

See N.J.S.A. 40:55D-48.1 and 48.2 and Zoning Ordinance

**A Corporation or Partnership applying to the Planning Board or Zoning Board of Adjustment for:**

- A. Subdivision with three (3) or more lots; or  
B. Site Plan for Commercial Purpose; or  
C. Variance to construct multi-dwelling or twenty-five (25) or more family units;

must complete the following:

APPLICANTS

PRIMARY RESIDENCE

The names and addresses of all persons, stockholders, or individual partners owning at least ten percent (10%) interest in the corporation, partnership, or applicant are as follows:

Name \_\_\_\_\_

## Address

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be from a notebook or a standard sheet of stationery. The edges of the paper are slightly irregular, suggesting it might be a scan of a physical document. There is no handwriting or other markings on the paper.

MONTGOMERY TOWNSHIP PLANNING/ZONING BOARDS

Affidavit of Ownership

STATE OF NEW JERSEY

SS

COUNTY OF SOMERSET

RAMAKRISHNA NUNUGONDA of full age being duly sworn according to law on oath deposes and says  
that the deponent resides at 143 SCARBOROUGH RD in the Township of (Montgomery) BELLE MEAD  
in the County of SOMERSET and State of NJ that  
is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Township of  
Montgomery, New Jersey, and known and designated as Block 4022 Lot 3

4 DATED 07/28/2023 RAMAKRISHNA NUNUGONDA Ramakrishna N.

Owner's Name Printed and Owner's Signature

SWORN TO AND SUBSCRIBED TO BEFORE ME

THIS 28 DAY OF July 20 23

Sudhaker Yaskhi  
(Notary Public)

Sudhaker Yaskhi  
SUDHAKER YASKHI  
Notary Public, State of New Jersey  
Commission # 50193213  
My Commission Expires Apr 26, 2027

AUTHORIZATION

(If anyone other than the above owner is making this application, the following authorization must be executed.)

To the Board of Adjustment/Planning Board:

\_\_\_\_\_ is hereby authorized to make the within application.

DATE: \_\_\_\_\_, 20\_\_\_\_

Owner's Name Printed and Owner's Signature

# CHECKLIST

## Details Required for Variance Applications

Note: See subsection 16-8.2c of the Montgomery Township Land Development Ordinance for further details of submission requirements and procedures.

Applicant: RAMAKRISHNA NUNUGONDAY Block 4022 Lot 3  
Address: 143 SCARBOROUGH RD

| Item # | Provided | Not Relevant | Waiver Asked For | Item of Information Required by the Land Development Ordinance                                                                                                                                                                                  |
|--------|----------|--------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1      | ✓        |              |                  | Application Form(s) and Checklist(s) (8 copies) and electronic portable document format (PDF).                                                                                                                                                  |
| 2      | ✓        |              |                  | Application and Recrow Fees in accordance with subsection 16-9.1.                                                                                                                                                                               |
| 3      | ✓        |              |                  | Sketch plat or plans (8 copies and PDFs) or related materials outlining the location, nature and extent of any variance(s) requested, which may be provided on a signed and sealed survey of the property prepared by a licensed land surveyor. |
| 4      | ✓        |              |                  | Title Block:                                                                                                                                                                                                                                    |
| 5      | ✓        |              |                  | Name, title, address and telephone number of the applicant.                                                                                                                                                                                     |
| 6      | ✓        |              |                  | Name, title, address, telephone number, license number, seal and signature of the professional or professionals who prepared the plat, plan, and/or survey.                                                                                     |
| 7      | ✓        |              |                  | Name, title and address of the owner or owners of record.                                                                                                                                                                                       |
| 8      | ✓        |              |                  | Plan scale; and                                                                                                                                                                                                                                 |
| 9      | ✓        |              |                  | Date of original preparation and of each revision.                                                                                                                                                                                              |
| 10     | ✓        |              |                  | Acreage figures (both with and without areas within the public rights-of-way).                                                                                                                                                                  |
| 11     | ✓        |              |                  | North Arrow.                                                                                                                                                                                                                                    |
| 12     | ✓        |              |                  | Certification that the applicant is the owner of the land or his property authorized agent, or that the owner has given his consent under an option agreement, either on the plat or plan or in the application.                                |



|    |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13 |  |  |  | <p>The location of existing property lines (with bearings and distances), streets, structures (with their numerical dimensions and an indication of whether existing structures will be retained or removed), parking spaces, loading area(s), driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features, and any historical features such as family burial grounds and buildings more than 50 years old, both within the tract and within 200 feet of its boundary.</p> |
| 14 |  |  |  | Approval signature lines for "d" variance applications only                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 15 |  |  |  | Existing block and lot number(s) of the lot(s) as they appear on the Township Tax Map                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 16 |  |  |  | The location and width of all existing and proposed easements and rights-of-way, the use(s) for which they are intended, and to whom they will be granted                                                                                                                                                                                                                                                                                                                                               |
| 17 |  |  |  | Zoning district(s) applicable to the tract, including district names and all area and bulk requirements, with a comparison to the proposed development                                                                                                                                                                                                                                                                                                                                                  |
| 18 |  |  |  | Existing and proposed landscaped and wooded areas                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 19 |  |  |  | Delineation of any flood plains and Township stream corridors                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 20 |  |  |  | Wetlands and wetland transition areas                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 21 |  |  |  | Designation of topographic slopes 15% or greater                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 22 |  |  |  | Designation of any hydric soils, as noted in subsection 16-6.4g                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 23 |  |  |  | The names and addresses of all property owners within 200 feet of the subject property, including block and lot numbers as they appear on the most recent tax list prepared by the Township Tax Assessor                                                                                                                                                                                                                                                                                                |
| 24 |  |  |  | Certification from the Township Tax Collector that all taxes and assessments are paid to date and certification from the CFO or his/her designee that all prior escrow fees have been posted                                                                                                                                                                                                                                                                                                            |
| 25 |  |  |  | A sketch of the proposed addition to new construction for which a variance is sought, demonstrating how same is architecturally consistent with the existing structure or an improvement thereof                                                                                                                                                                                                                                                                                                        |
| 26 |  |  |  | A written statement describing the exact proposed use requested, for "use" variance applications only. The statement should include hours of operation, number of employees, and other pertinent information to aid the Board in a full understanding of the proposed use                                                                                                                                                                                                                               |

|    |  |  |  |                                                                                              |
|----|--|--|--|----------------------------------------------------------------------------------------------|
| 27 |  |  |  | Environmental Impact Statement, for "d" variances only (see subsection 16-5.46).             |
| 28 |  |  |  | Stormwater management methods for Minor Developments (see subsections 16-5.263 and 16-5.24). |

*Rama Krishna N. N.*

SIGNATURE AND TITLE OF PERSON  
WHO PREPARED THE  
CHECKLIST [Ord. #20-1646, §11]

*RAMA KRISHNA N. N. GONDA*

DATE *07/28/2023 K*