

TOWN OF HARRISON

STANDARD DEVELOPMENT APPLICATION

GENERAL INSTRUCTIONS: To the extent possible, applicant shall complete every question. When completed, this application shall be submitted to the Board Secretary. The proper application and escrow fees must accompany the application. **Do not advertise for a public hearing until you are advised to do so by the Board.**

Indicate to which Board application is being made:

☒ Planning Board

☐ Board of Adjustment

Indicate all approvals and variances being sought:

☐ Informal Review	☒ Major Site Plan	☐ Conditional Use Variance
☒ "C" Variance(s)	☐ Minor Subdivision	☐ Interpretation
☐ "D" Variance	☐ Prelim. Major Subdivision	
☐ Waiver of Site Plan	☐ Final Major Subdivision	
☐ Minor Site Plan	☐ Appeals from Decision of Admin. Officer	

1. APPLICANT

Name	Accordia Harrison Urban Renewal LLC		
Address	100 Passaic Avenue #150		
City	State	Zip	Telephone
Fairfield	NJ	07004	
NOTE: If applicant is not the property owner an affidavit of ownership granting permission to apply must accompany this form.			

2. PROPERTY OWNER (if other than applicant) N/A

Name	Address		
City	State	Zip	Telephone

3. APPLICANT'S ATTORNEY (if applicable)

Name	Thomas Trautner, Esq. Chiesa Shahinian & Giantomasi		
Address	1 Boland Drive		
City	State	Zip	Telephone
West Orange	NJ	07052	973-530-2079

TO BE COMPLETED BY TOWN STAFF ONLY

Date Filed	Application No.
☐ Planning Board	Application Fees
☐ Board of Adjustment	Escrow Deposit
Scheduled for Completeness Review	Scheduled for Hearing

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Applicant is a(n):

- ☐ Corporation
- ☐ Partnership
- ☐ Individual
Limited Liability Company

Pursuant to N.J.S.A. 40:55D - 48.1 & 48.2 corporations and partnerships making certain applications are required to list the names and addresses of partners or shareholders owning ten percent or more interest in the partnership or corporation.

4. SUBJECT PROPERTY

Street Address 700 Frank E. Rodgers Blvd.	Block(s) and Lot(s) Numbers Block 133; Lots 1.03 & 1.05	
Site Acreage 5.8	Zone District(s) Redev: Mixed Use	Tax Sheet No. 16
Present Use Vacant		
Proposed Use Mixed Use - one 16 story and one 26 story mixed use building Residential, commercial/retail, hotel, sports hub, automated parking		

5. SITE AND BUILDING STATISTICS (attach additional sheets if necessary)

Area 5.8	Dimensions Irregular
Does Property Front on a County or State Road? yes, Frank E. Rodgers Blvd (CR 697)	Number of Parking Spaces and Dimensions 1,324 (sizes vary)
Dimensions of Loading Area 5,580 SF	Number of New Buildings 2
Square Feet of New Buildings 1,515,246	Height Building 1: 26 stories Building 2: 16 stories
Exterior Construction Material Brick, Metal, Glass	Total Cost of Building and Site Improvements TBD
Number of Lots Before Subdivision N/A	Number of Lots After Subdivision N/A
Are Any New Streets or Utility Extensions Proposed? Water Main Extension	Number of Proposed Signs and Dimensions N/A
Are Any Structures to be Removed? No	Is the Property Within 200 Feet of an Adjacent Municipality? If so, which? No

Are there any existing or proposed deed restrictions or covenants? Please detail. Yes
Deed Notice recorded on February 21, 2019 attached as Exhibit I.

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6. VARIANCES

Indicate Type of Variance(s) sought:

☐ "D" Variance Type (use, density, etc.)☒ "C" Variance Type (use, density, etc.) See List of Variances and Design Waivers attached as Exhibit B

7. HISTORY OF PAST APPROVALS

☐ Check Here if None

	APPROVED	DENIED	DATE
Subdivision	X		1/13/2016
Site Plan	X		1/13/2016
Variance(s)	X		1/13/2016
Building Permit	X		2017 (Phase I)

8. NAMES OF APPLICANT'S EXPERTS

Engineer's Name Kevin Shelly PE Mid Atlantic Engineering Partners		Address 5 Commerce Way Ste 200		
City Hamilton	State NJ	Zip 08691	Telephone 609-910-4450	License #
Surveyor's Name		Address		
City	State	Zip	Telephone	License #
Planner's Name		Address		
City	State	Zip	Telephone	License #
Traffic Engineer's Name Charles Olivo, Stonefield Engineering		Address 92 Park Avenue		
City Rutherford	State NJ	Zip 07070	Telephone 201-340-4468	License #
List any other expert who will submit a report or who will testify for the Applicant (include field of expertise).				
Name and Field of Expertise Conrad Roncati, Architect		Address One Executive Drive Ste LL100		
City Fort Lee	State NJ	Zip 07024	Telephone 201-346-1400	License #
Name and Field of Expertise		Address		
City	State	Zip	Telephone	License #

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9. OTHER APPROVALS WHICH MAY BE REQUIRED AND DATE OF PLANS SUBMITTED

	YES	NO	DATE PLANS SUBMITTED
Hudson County Health Department		X	
Hudson County Planning Board	X		pending
Hudson-Bergen-Essex Soil Conservation Service	X		pending
NJDEP			
• Sanitary Sewer Connection Permit	X		pending
• Waterfront Development Permit	X		pending
• Other (specify) Flood Hazard Area & Water Permits			
New Jersey Department of Transportation			
Other (specify) Passaic Valley Sewerage Commission	X		pending
Other (specify)			
Other (specify)			

10. FEES SUBMITTED

Application Fees	
Variance Fees	
Escrow Fees	
Total Fees	

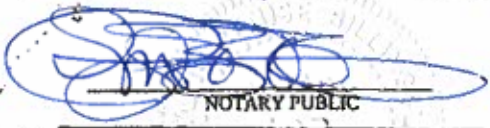
11. CERTIFICATION

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I hereby permit authorized Town officials to inspect my property in conjunction with this application.


SIGNATURE OF APPLICANT

PROPERTY OWNER AUTHORIZING APPLICATION

Sworn to and subscribed before me this
26th day of SEPTEMBER 19 2019


NOTARY PUBLIC

PHYLLIS BENISE BILLINGSLEY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 3, 2022

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY)

SS:

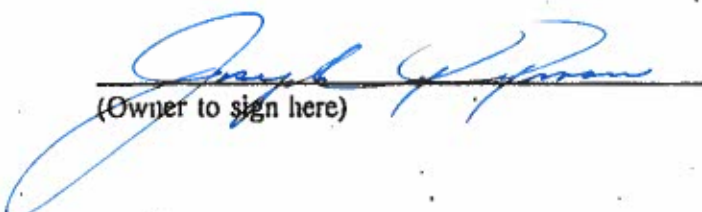
COUNTY OF ESSEX)

Joseph R. Romano of full age, being duly sworn according to
law on oath deposes and says that the deponent's place of business is located at 100 Passaic Avenue #150
~~deponent's residence~~

in the Municipality of Fairfield in the County of Essex

and is the owner in fee of all that certain lot, piece or parcel of land situated and designated

Block 133, Lots 1.03
as ~~Case Number~~ and 1.05


(Owner to sign here)

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.

Dated: _____

(Owner to sign here)

Sworn and subscribed to before me
this _____ day of _____
19__.

NOTARY PUBLIC OF

17-74.5 Application Checklist

TOWN OF HARRISON			
APPLICATION CHECKLIST			
GENERAL REQUIREMENTS FOR ALL DEVELOPMENT APPLICATIONS		Yes	No
Applicant's Name _____			
Application # _____			
Items Required:			
1. Fees and escrow.		X	
2. Certification of taxes paid.		X	
3. Plot plan, site plan or subdivision plan; number of copies specified on applicable checklists.		X	
4. Affidavit of Ownership. If applicant is not the owner, applicant's interest in land must be indicated; e.g., tenant, contract/purchaser, lien holder, etc., and permission of property owner to file the application must be submitted.			X
5. If applicant is a corporation or partnership applying to the Board or the Council 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 units or for approval of a site to be used for commercial purposes, list the names and addresses of all stockholders or individual partners owning at least ten (10) percent of its stock of any class as required by N.J.S.A. 40:55D-48.1 and 48.2.		X	
6. A statement from the property owner granting permission for the Board and any of its experts to enter the subject premises for purposes of inspection in relation to a development application.		X	
7. Statements as to any requirements for which waiver or variance is sought, together with a statement of reasons why same should be granted.		X	
8. For minor site plans, minor subdivisions, preliminary major site plans and preliminary major subdivisions, a statement of any and all approvals which are required from other governmental or quasi-governmental entities.		X	
9. If approval from the Hudson County Planning Board is required pursuant to P.L. 1968, c. 285, a copy of the application submitted to the Hudson County Planning Board must be submitted.			
10. For minor site plans, minor subdivisions, preliminary major site plans, preliminary major subdivisions and variance applications, a copy of any protective covenants or deed restrictions, if any, affecting the property in question; provided that if none exist, an affidavit from the owner certifying that no such covenants or restrictions exist, shall be submitted.		X	
11. Complete checklist provided for one of the following development proposals (Applicant check one or more as required). Minor Subdivision And Minor Site Plan X Preliminary Major Subdivision And Site Plan X Final Major Subdivision And Site Plan X Variance Application			

VARIANCE APPLICATION CHECKLIST

	Submitted	Not Applicable	Waiver Requested
24. Submit the following documents with the application: (a) Copy of an area map showing all lots within two hundred (200) feet of the property. (b) List of names, addresses, lot and block numbers, as they appear on the official tax records of the Town, of all owners of property within two hundred (200) feet of the property affected by the application and upon whom the notice must be served in the manner provided by law. (c) Copy of survey clearly indicating the buildings and improvements thereon with all front, side and rear yard dimensions and setbacks from the property lines. (d) Copies of subdivision, site plan or conditional use applications when applicable. (e) Certification that taxes are paid.	X		
25. If the survey is more than one (1) year old, attach certification of the applicant or owner that the survey accurately represents the status of the premises and all improvements at the time of filing for the variance.		X	
26. At least ten (10) days prior to the hearing, the applicant shall serve prescribed notice on all owners of property within two hundred (200) feet. Note: This may require the inclusion of an adjoining municipality; the County Planning Board when county roads or lands are involved; and the Commissioner of Transportation of the State of New Jersey when a state or interstate highway is involved.	TBS		
27. The applicant must submit the original and twenty (20) copies of the application, property completed, and twenty (20) folded copies of a plot plan, map or survey, drawn to scale, an affidavit of proof of service, with a copy of the notice and the list furnished by the Administrative Officer of the municipality of all those persons or entities served (service shall be made by certified mail or personal service).	TBS		
28. All applications for consideration of the Board of Adjustment must be filed fourteen (14) days prior to the date of hearing. Proper notice given to those requiring service upon them, and publication made, at least ten (10) days prior to the date of hearing before the Board of Adjustment	X		
29. Written consent of the owner, if the owner is different from the applicant.		X	
30. The name, address and phone number of the attorney, if any, representing the applicant.	X		
Checklist prepared by: Kevin Shelly - MidAtlantic Engineering 5/25/15 Date:			
Checklist reviewed by Town: Date:			
Application found complete on:			
Application found incomplete on:			

VARIANCE APPLICATION CHECKLIST		Submitted	Not Applicable	Waiver Requested
Applicant notified on: _____				
The following variances/waivers were granted: _____				
The following variances/waivers were denied: _____				

4/30/98

OWNER AUTHORIZATION FOR ACCESS TO PROPERTY

Accordia Harrison Urban Renewal, LLC, the owner of property designated on the Tax Assessor's database as Block 133, Lots 1.03 and 1.05, and indicated as 700 Frank E. Rogers Boulevard South and 600 S. Fifth Street respectively (the "Property"), in the Town of Harrison, New Jersey, hereby grants permission and authorizes the members of the Planning Board of the Town of Harrison, along with their respective professionals and consultants, to access the Property for purposes of inspection in connection with the review and processing of Accordia Harrison Urban Renewal LLC's application for site plan approval for development of the Property. Access to the Property shall be coordinated with the property owner and all persons entering the Property shall be accompanied by a representative of the property owner.

ACCORDIA HARRISON URBAN RENEWAL, LLC


By: Joseph R. Romane

OWNERSHIP DISCLOSURE STATEMENT

In accordance with the requirements of N.J.S.A. 40:55D-48.1 and N.J.S.A. 40:55D-48.2, the following is a listing of all persons or entities owning a ten percent (10%) or greater interest in the applicant, Accordia Harrison Urban Renewal, LLC:

<u>Name</u>	<u>Address</u>
Mills at Harrison LLC	c/o Eastone Equities 130 East 40 th Street 5 th Floor New York, NY 10016

The following is a listing of all persons or entities owning a ten percent (10%) or greater interest in Mills at Harrison, LLC:

<u>Name</u>	<u>Address</u>
Eastone Harrison Property (DE) LLC	c/o Eastone Equities 130 East 40 th Street 5 th Floor New York, NY 10016

The following is a listing of all persons or entities owning a ten percent (10%) or greater interest in Eastone Harrison Property (DE) LLC:

<u>Name</u>	<u>Address</u>
Eastone Harrison Phase I Property LLC	c/o Eastone Equities 130 East 40 th Street 5 th Floor New York, NY 10016

☐ The following is a listing of all persons or entities owning a ten percent (10%) or greater interest in Eastone Harrison Phase I Property LLC:

<u>Name</u>	<u>Address</u>
Eastone Harrison Property LLC	c/o Eastone Equities 130 East 40 th Street 5 th Floor New York, NY 10016

The following is a listing of all persons or entities owning a ten percent (10%) or greater interest in Eastone Harrison Property LLC:

<u>Name</u>	<u>Address</u>
Eastone Equities LLC	c/o Eastone Equities 130 East 40 th Street 5 th Floor New York, NY 10016

The following is a listing of all persons or entities owning a ten percent (10%) or greater interest in Eastone Equities LLC:

<u>Name</u>	<u>Address</u>
Kevin Yu	c/o Eastone Equities 130 East 40 th Street 5 th Floor New York, NY 10016

ACCORDIA HARRISON URBAN RENEWAL, LLC

By: 
Joseph R. Romano

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